



PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT

Planning Commission

July 13, 2016 - 6:00 PM

Courthouse East, 2nd Floor, Council Meeting Room
Gonzales, Louisiana

AGENDA

- 1. Call to Order**
- 2. Roll Call of Members**
- 3. Pledge of Allegiance**
- 4. Introduction of Staff**
- 5. Chairman's Comments**
- 6. General Business**
- 7. Minutes**
 - (A) **Approval or Denial of the Minutes of the June 8, 2016 Planning Commission Meeting**
- 8. Consent Agenda**
 - (A) **Affidavit of Mortgage Declaration**
Cody M. Powers Property - Lot C (Cody and Haleigh Powers)
 - (B) **Affidavit of Mortgage Declaration**
River Highlands Estates, First Filing - Lot 3-A (Jan M Breaud)
 - (C) **Affidavit of Mortgage Declaration**
Voisin Subdivision - Lot 7 East (Christopher C Comeaux)
- 9. Public Hearing to Approve or Deny the Following Family Partition:**
 - (A) **Agnes C. Babin Property - Lots 7-A-1, 7-A-2 and 7-A-3**
Earles and Associates, LLC
(Council District 8)
 - (B) **Elvira Babin Caillouet Property - Tracts B-1, B-2, B-3 and B-4**
Earles and Associates, LLC
(Council District 9)
 - (C) **Estate of Luella Daigle - Lots Z-2-A, Z-2-A-2 and Z-2-A-3**
W. J. Cointment Surveyors
(Council District 3)

- (D) **Mark and Tammie Acosta Property - Lots 1-A-1 and 1-A-2**
W. J. Cointment Surveyors
(Council District 2)
- (E) **Douglas Rheams Property - Lots C-2-A thru C-2-D & C-3-F-1**
McLin Taylor, Inc.
(Council District 5)

10. Public Hearing to Approve or Deny the Following Preliminary Plats:

- (A) **Grand Oaks**
Quality Engineering & Surveying, LLC
(Council District 3)
- (B) **Lakeside Terrace - Major Revision to Preliminary**
Quality Engineering & Surveying, LLC
(Council District 5)

11. Public Hearing to Approve or Deny the Following Subdivision Final Plat:

- (A) **Hollows of Dutchtown - First Filing**
~~MR Engineering & Surveying, LLC
(Council District 4)~~
This item was pulled from the agenda prior to the meeting by the engineer.
- (B) **Woodland Manor - Second Filing**
Quality Engineering & Surveying, LLC
(Council District 10)
- (C) **Legacy Oaks - First Filing**
~~Quality Engineering & Surveying, LLC
(Council District 3)~~
This item was pulled from the agenda prior to the meeting by the engineer.
- (D) **Legacy Oaks - Second Filing**
~~Quality Engineering & Surveying, LLC
(Council District 3)~~
This item was pulled from the agenda prior to the meeting by the engineer.

12. Resolution

- (A) **Public Hearing to Recommend Approval or Denial to the Parish Council a Resolution to Create a Transportation Master Plan**

13. Staff Report

14. Engineering Staff Report

15. Adjourn



Description: Approval or Denial of the Minutes of the June 8, 2016 Planning Commission Meeting

ATTACHMENTS:

Description	Upload Date	Type
Minutes of June 8 2016 Planning Commission	6/16/2016	Cover Memo

The below minutes are taken from the meeting to represent items addressed and actions taken by this board. All meetings are recorded with video and audio for our records. In the event these minutes are ever in question or controversy, the audio/video archive shall be used to determine the actual item or action taken by individuals present at this meeting.

**MINUTES
PLANNING COMMISSION
June 8, 2016**

The Planning Commission of the Parish of Ascension held a Public Meeting on Wednesday, June 8, 2016 at 6:00 p.m. in the Courthouse East Meeting Room, Gonzales, Louisiana in a regular session convened.

I. Meeting was Called to Order

Meeting was called to order by Chairman Matthew Pryor.

II. Roll Call of Members

The following members were present:

Douglas Foster, Aaron Chaisson, Matthew Pryor, Morrie Bishop, Edward Dudley, Julio Dumas, Anthony Christy

The following members were absent:

None

III. Pledge Of Allegiance

IV. Introduction of Staff

Stacie Webb – Secretary, Planning and Development

Cody Martin – Legal Counsel

Lance Brock – Zoning Official

Shaun Sherrow – Engineering Review Agent

V. Chairman's Comments

Chairman Matthew Pryor spoke on the Parish's inadequate infrastructure, being mainly drainage and roads/traffic. He stated drainage is pretty much covered under the Parish's ordinances. Road infrastructure on the other hand is simply inadequate to handle the growth Ascension Parish is experiencing. He expressed one of the fundamental services a government must provide is adequate infrastructure. He also went on to say that it would be unfair to focus all of the blame on Ascension Parish because not all the roads in Ascension are parish roads. Some of these roads are state and federal roads and are under the control of those entities.

Chairman Pryor asked the Commission to amend the agenda to add an item to hold a public hearing at the next regularly scheduled Planning Commission meeting to recommend to the Parish Council an overall master plan that is limited to transportation.

Commission Action: A motion was made by Mr. Julio Dumas, seconded by Mr. Aaron Chaisson and unanimously adopted by the following roll call vote, to add this item after item #10 on tonight's agenda.

YEAS: Julio Dumas, Edward Dudley, Morrie Bishop, Anthony Christy,
Aaron Chaisson, Douglas Foster

NAYS: None

ABSENT: None

The Chairman did not vote.

6 YEAS, 0 NAYS, 0 ABSENT, and the motion CARRIED.

VI. Approval or Denial of the Minutes of the May 11, 2016 Planning Commission Meeting

Commission Action: Moved by Mr. Aaron Chaisson, seconded by Mr. Morrie Bishop and unanimously adopted, to approve the May 11, 2016 Planning Commission minutes as presented.

VII. Consent Agenda

A) Affidavit of Mortgage Declaration

Tracie Bradshaw and Novie T. Cason Property

- 1) Lot BK1A1A2 – James C & Tracie Bradshaw
- 2) Tract JC – Novie Cason

B) Affidavit of Mortgage Declaration

Pietro Liotto Property

- 1) Tract R – Michael and Patricia Liotto
- 2) 17368 Penn Blvd, Prairieville, LA

~~C) Affidavit of Mortgage Declaration~~

~~**Rita Babin Property – Tract A (Bentley & Jessica Samrow)**~~

~~This item was pulled from agenda prior to meeting as Letter of No Objection was received from lending agency.~~

~~D) Affidavit of Mortgage Declaration~~

~~**LJG Land Company, LLC**~~

- ~~1) Lot 87-A (Cornerstone Development of Ascension, LLC – Robbie Fenn)~~
- ~~2) Lot LJG 2 A 1 A 1 A 1 (Ascension Commerce Center, LLC – LJ Grezaffi)~~

~~This item was pulled from agenda as staff received a letter from lending agency.~~

E) Affidavit of Mortgage Declaration

Johnny L. Norman Property – Tract A-1-B (Roland Stevens)

Commission Action: Moved by Mr. Julio Dumas, seconded by Mr. Aaron Chaisson and unanimously adopted, to approve the consent agenda.

VIII. Public Hearing to Approve or Deny the Following Family Partitions:

A) Raymond J. Lemaire Property – Lots B-1-A-1 thru B-1-A-4

The subject property is located on LA Hwy. 931 in Council District 5 and is zoned Medium Intensity Residential (RM). The application is on behalf of Raymond Lemaire by W.J. Cointment Surveyors.

The owner is proposing a family partition of a 8.30 acre tract into Lots B-1-A-1 (.500 acre), Lot B-1-A-2 (.500 acre) , Lot B-1-A-3 (.500 acre) and Lot B-1-A-4 (6.8+/- acres).The applicant will retain lot B-1-4-A and transfer Lots B-1-A-1, Lot B-1-A-2, and Lot B-1-A-3 to his daughters. Lots B-1-A-1, Lot B-1-A-2, Lot B-1-A-3 and B-1-A-4 will be accessed by an existing and proposed 30' private servitude of passage.

STAFF REVIEW COMMENTS

All existing users of Circle R Lane are required to sign the plat.

STAFF RECOMMENDATIONS

Staff recommends approval contingent upon all existing users of Circle R Lane signing the plat.

Mr. Clint Cointment with W. J. Cointment Surveyors presented this family partition.

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Morrie Bishop, seconded by Mr. Anthony Christy and unanimously adopted, to approve this family partition contingent on all existing users of Circle R Lane signing the plat.

B) David Penalber Property – Lots B-2-B-1-A and B-2-B-1-B

The subject property is located on Magnolia Ridge Road in Council District 6 and is zoned Rural (R). The application is on behalf of David Penalber by W.J. Cointment Surveyors.

The owner is proposing a family partition of 1.49 acre tract into Lots B-2-B-1-A (.500 acre), Lot B-2-B-1 (.991 acre). The applicant will retain lot B-2-B-1-B and transfer Lot B-2-B-1-A to his mother. Lots B-2-B-1-A, Lot B-2-B-1 will be accessed by an existing 60' private servitude of passage.

STAFF REVIEW COMMENTS

All existing users of Magnolia Ridge Road are required to sign the plat.

STAFF RECOMMENDATIONS

Staff recommends approval contingent upon all existing users of Magnolia Ridge Road signing the plat.

Mr. Clint Cointment with W. J. Cointment Surveyors presented this family partition.

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Julio Dumas, seconded by Mr. Edward Dudley and unanimously adopted, to approve this family partition contingent on all existing users of Magnolia Ridge Road signing the plat.

C) Todd Elisar Property – Lots A-2-A, A-2-B and A-2-C

The subject property is located on Black Bayou Road in Council District 9 and is zoned Medium Intensity Residential (RM). The application is on behalf of Kenneth Parker by Earles and Associates, LLC.

The owner is proposing a family partition of 5.13 acre tract into Lots A-2-A (2.304 acres), Lot A-2-B (1.472 acres), and Lot A-2-C (1.357 acres). The applicant will retain lot A-2-A and transfer Lots A-2-B and A-2-C to his daughter and son. Lots A-2-A, Lot A-2-B, Lot A-2-C will be accessed by a proposed 30' private servitude of passage.

STAFF REVIEW COMMENTS

Lot designations need to match Title Block

STAFF RECOMMENDATIONS

Staff recommends approval contingent upon the comments being addressed.

Mr. Clint Cointment, on behalf of Earles and Associates, LLC, presented this family partition.

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Aaron Chaisson, seconded by Mr. Morrie Bishop and unanimously adopted, to approve this family partition.

D) Clay J Schexnayder Property – Tracts A-1-A, A-1-B and A-1-C

The subject property is located on Keller Road in Council District 6 and is zoned Rural(R). The application is on behalf of Clay J Schexnayder by Quality Engineering & Surveying, LLC.

The owner is proposing a family partition of a 4.79 acre tract into Lots A-1-A (1.58 acres), Lot A-1-B (1.58 acres), and Lot A-1-C (1.58 acres). The applicant will retain lot A-1-A and transfer Lots A-1-B, Lot A-1-C, to his step-sons. Lots A-1-A, Lot A-1-B, and A-1-C will be accessed by an existing 40' private servitude of passage.

STAFF REVIEW COMMENTS

1. Private Dedication Statement needs to be stated on plat to reflect the correct lot designations (Plat states Private dedication to Lots S-1-A, S-1-B, T & S-2)
2. All owners of George Brignac Road are required to sign the plat.

STAFF RECOMMENDATIONS

Staff recommends approval contingent upon all existing users of George Brignac Road signing the plat.

Mr. George McCallum with Quality Engineering & Surveying, LLC presented this family partition.

Public hearing was opened.

The following spoke:

- 1 – George Dearmond – neither for or against this family partition

Public hearing was closed.

Commission Action: Moved by Mr. Morrie Bishop, seconded by Mr. Julio Dumas and unanimously adopted, to approve this family partition subject to a) all existing users of George Brignac Road signing the plat; b) clarify owner of Lot A-1-A; and c) amend the plat to read George Brignac Road and not Keller Road for the 40' Existing Private Servitude of Passage.

IX. Public Hearing to Approve or Deny the Following Subdivision Final Plats:

A) ~~Legacy Oaks – First Filing~~

~~Quality Engineering & Surveying, LLC
(Council District 3)~~

~~This item was pulled from the agenda prior to the meeting by the engineer.~~

B) ~~Woodland Manor – Second Filing~~

~~Quality Engineering & Surveying, LLC
(Council District 10)~~

~~This item was pulled from the agenda prior to the meeting by the engineer.~~

**C) Eagles Landing Subdivision
Second Filing – Phase 2A and Tract CA-7 &
Third Filing – Phase 3A**

The subject property is located on the southwest corner LA Highway 42, a public road with a 80' R.O.W., and Wirth Evans Road approximately 335' east from the intersection of Joe Sevario Road and LA Hwy. 42. The property is located in Council District 5 and zoned Medium Intensity Residential (RM). The application is on behalf of D.R. Horton, Inc. by Forte and Tablada.

The overall development, approved on January 10, 2007, is approximately 103.13 acres in size and contains 236 lots. This final plat contains 64 lots and one common area tract (Tract CA-7).

Project Timeline

- January 10, 2007- Planning Commission approved overall development with 236 lots.
- May 22, 2014 – Revised Preliminary Plat to divide 2nd and 3rd Filings in 2A, 2B, 3A & 3B.

STAFF REVIEW COMMENTS

Engineering Dept/ERA outstanding items: See attached punch list from final inspection

STAFF RECOMMENDATIONS

Staff recommends approval contingent upon satisfactory completion of all outstanding comments and all punch list items.

Mr. Jim Percy on behalf of the developer presented this final subdivision plat.

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Julio Dumas, seconded by Mr. Edward Dudley and unanimously adopted, to approve this final subdivision plat subject to having all paperwork and documentation to the close out completed prior to signing the plat.

D) Parker Place Estates – Phase 2

The subject property is located on LA Hwy 929 1,026 feet south of Parker Road, in Council District 7 and zoned Medium Intensity (RM). The application is on behalf of Parker Place Estates, LLC by MR Engineering and Surveying, LLC.

The property is 11.7 acres and the applicant is proposing a final plat to create 27 single family residential lots, varying in width between 61 and 71 feet, and having a minimum size of 8,662 square feet. The subdivision will include 1.97 acres of common area, including 1.205 acres of designated park space.

Note: Signature by the Planning Commission Chairman shall be withheld until an agreement has been reached between the Parish of Ascension and the applicant concerning sewer impact fees.

Project Timeline:

November 12, 2014- Planning Commission approves the preliminary plat.
August 27, 2015- Construction Plans approved

STAFF REVIEW COMMENTS

All tree requirements shall be in place prior to signing final plat.

Engineering Dept/ERA outstanding items: See attached punch list from final inspection.

STAFF RECOMMENDATIONS

Staff recommends approval contingent upon satisfactory completion of all outstanding comments and all punch list items.

Mr. Chad Stevens with MR Engineering and Surveying, LLC presented this final subdivision plat.

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: A motion was made by Mr. Julio Dumas to approve this final subdivision plat subject to the stolen street sign being replaced and all outstanding comments and punch list items being satisfied. Mr. Douglas Foster expressed there is a health, safety and welfare issue regarding the drainage of previous studies of the first phase of this subdivision and something that should be addressed before granting approval of this final subdivision phase. The original motion was seconded by Mr. Morrie Bishop and adopted by the following roll call vote:

YEAS: Julio Dumas, Edward Dudley, Morrie Bishop, Anthony Christy

NAYS: Aaron Chaisson, Douglas Foster

ABSENT: None

The Chairman did not vote.

4 YEAS, 2 NAYS, 0 ABSENT, and the motion CARRIED.

E) Oakland Crossing

The proposed subdivision is located on Oakland Drive approximately 560 feet east of Old Jefferson Hwy in Council District 7 and zoned Medium Intensity (RM). The application is on behalf of Ken-Dar Construction, INC by Benchmark Group, LLC.

The property consists of 39.04 acres. The applicant is proposing a final plat to create 92 lots, ranging from 60 to 80 feet in width, with a minimum size of 7,500

square feet. The proposed subdivision will contain 2.4 acres of dedicated park space.

Note: Signature by the Planning Commission Chairman shall be withheld until an agreement has been reached between the Parish of Ascension and the applicant concerning impact fees.

Project Timeline:

- July 9, 2014 -Planning Commission approves the preliminary plat
- January 27, 2015- Construction plans approved.

STAFF REVIEW COMMENTS

Engineering Dept/ERA outstanding items: See attached punch list from final inspection.

STAFF RECOMMENDATIONS

Staff recommends approval contingent upon satisfactory completion of all outstanding comments and punch list items.

Mr. Brian Aguiard on behalf of Benchmark Group, LLC presented this final subdivision plat.

Mr. Lance Brock stated he received an email from the Public Works Department stating all punch list items had been addressed. The only thing remaining is the signature by the Planning Commission Chairman shall be withheld until an agreement has been reached between the Parish of Ascension and the applicant concerning impact fees.

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Julio Dumas, seconded by Mr. Morrie Bishop and unanimously adopted, to approve this final subdivision plat subject to the signature by the Planning Commission Chairman shall be withheld until an agreement has been reached between the Parish of Ascension and the applicant concerning impact fees.

X. Transportation Master Plan (Added Agenda Item)

Commission Action: Moved by Mr. Julio Dumas, seconded by Mr. Anthony Christy and unanimously adopted, to hold a public hearing at next month's regularly scheduled Planning Commission meeting to recommend to the Parish Council to create a transportation master plan.

XI. Staff Report

No report.

XII. Engineering Staff Report

Mr. Shaun Sherrow gave a status report on projects:

- Approximately 13 projects in construction
- 2 to 4 projects in construction plan review process at this time
- 3 to 4 projects looking to be submitted in the next couple months for construction plan review

XIII. Adjourn

A motion was made by Mr. Julio Dumas, seconded by Mr. Morrie Bishop and unanimously adopted, meeting adjourned at 6:33 p.m.

Matthew Pryor, Chairman



Description: Affidavit of Mortgage Declaration

Cody M. Powers Property - Lot C (Cody and Haleigh Powers)

ATTACHMENTS:

Description

Cody M Powers

Upload Date

6/16/2016

Type

Cover Memo

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



July 13, 2016

A) Cody M. Powers Property – Lot C (Cody and Haleigh Powers)
Affidavit of Mortgage Declaration

Staff has reviewed and approved this simple division of property. The lending institution has been notified via certified mail that the loan holder wishes to subdivide his/her property. The Planning Department has not yet received a response.

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



May 26, 2016

Pacific Union Financial
8900 Freeport Pkwy; Suite 150
Irving, TX 75063

RE: *Application to Subdivide Lot C (Cody and Haleigh Powers)*

To whom it may concern:

Pursuant to Ascension Parish Ordinance SR12-11, passed by Parish Council on 19 March 2013, the planning and development department is notifying you, as the lending institution holding a mortgage on Lot C for Cody and Haleigh Powers (41319 Hwy 621, Gonzales, LA 70737) that the applicant has applied through our office to subdivide his or her property.

As defined by the ordinance, you may submit a letter of objection or no objection to our office by July 5, 2016 or can appear at a public hearing on July 13, 2016 to hear the proposed subdivision and be given the opportunity to influence the planning commission as to whether or not the proposed division of property should be approved.

If no letter is received by the date listed above, the item will appear on the Planning Commission agenda at the date and time listed above, as a consent agenda item, and will be approved if no one from your institution is present to object.

Please find attached a copy of the affidavit of mortgage verification received from the applicant by our office which further describes the property and loan information.

If you require additional information or have any questions, feel free to email or give me a call.

Sincerely,

Lance Brock
Interim Director, Planning and Development

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

UNITED STATES OF AMERICA

STATE OF LOUISIANA

PARISH OF ASCENSION

AFFIDAVIT OF MORTGAGE DECLARATION

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified, personally came and appeared, the Applicant, Cody Powers who, avers that he/she is the legal owner of 41319 Hwy 621 Sec 16 T9 S R E3 (lot tract description), for which the Applicant seeks approval of a plat to subdivide the above described immovable property.

1) Applicant avers that the above described property is not encumbered by any mortgage or lien.

2) *CP* Applicant avers that the above described property is encumbered by mortgage(s) or lien(s) in favor of the following persons or entities:

(Applicant must initial Number 1 or Number 2)

	<u>Name</u>	<u>Mailing Address</u>
1)	<u>Haleigh powers</u>	<u>same</u>
2)	<u> </u>	<u> </u>
3)	<u> </u>	<u> </u>

The Applicant attaches the following information to enable the Planning Commission to send a Certified Letter to the lending institution to notify them of the Public Hearing Date and to advise them of their ability to object to the division in person or in writing:

- Name of the lender (to which payments on the mortgage are being made)

Pacific Union Financial

- Lender's Address (the address to which payments on the mortgage are mailed)

pay online or by phone - 877-516-7998

8900 Freepart Pkwy Suite 150 Irving, TX 75063

42077 Churchpoint Road
Gonzales, Louisiana 70737

Phone: (225) 621-5700 / Fax: (225) 644-6044 / Fax: CPU (225) 621-5705

Web: www.ascensionparish.net

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

- Name of the Borrower (debtor on the mortgage)

Cody & Haleigh Powers

- Account number or Reference number

41319 Hwy 621 Gonzales, La 70737

- Borrower's municipal address

- Municipal address of the property (if different from the Borrower's address)

- Lot Number and Square Number (if appropriate) of the property subject to mortgage

- Name of Subdivision in which the property is located

- Township, Range, Section Number and Acreage (if appropriate) of the property

1.28 AC

(Applicant must initial Number 1 or Number 2)

The applicant acknowledges that he/she has verified the truthfulness of the above described statement regarding the Declaration(s) of Mortgage(s) or lien(s) on the property which he/she requests to be subdivided.

The Applicant acknowledges that providing false information in completing this document may result in civil fines in accordance with the rules and regulations of the Ascension Parish Land Development Code, not to exceed \$500.00 per day for such violation, with each day the false statement exists without correction to be a separate violation; and/or forwarded for prosecution for violation of La. R.S. 14:133 A. (3) which states in pertinent part:

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PLANNING DEPARTMENT



Tommy Martinez
Parish President

Filing false public records is the filing or depositing in any public office or with any public official, or the maintaining as required by law, regulation, or rule, with knowledge of its falsity, of any of the following:

- (3) Any document containing a false statement or false representation of material fact.

The penalty for violation of La. R.S. 14:133 as provided in Section (C) states:

“Whoever commits the crime of filing false public records shall be imprisoned for not more than five years with or without hard labor or shall be fined not more than five thousand dollars, or both.”

I have read the above and have verified the above described information to be true and correct.

THUS SWORN, DONE, AND SIGNED on the _____ day of _____, 20__.

WITNESS:

Printed Name: _____

APPLICANT:

Printed Name: _____

NOTARY

Printed Name:

Notary # or La. Bar #



Description: Affidavit of Mortgage Declaration

River Highlands Estates, First Filing - Lot 3-A (Jan M Breaud)

ATTACHMENTS:

Description

River Highlands Estates, 1st Filing (Jan Breaud)

Upload Date

6/16/2016

Type

Cover Memo

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



July 13, 2016

B) River Highlands Estates, First Filing – Lot 3-A (Jan M Breaud)
Affidavit of Mortgage Declaration

Staff has reviewed and approved this simple division of property. The lending institution has been notified via certified mail that the loan holder wishes to subdivide his/her property. The Planning Department has not yet received a response.

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



May 31, 2016

Wells Fargo
MAC X3802-03A
8480 Stagecoach Circle
Frederick, MD 21701

RE: Application to Subdivide Lot 3-A of River Highlands Estates (Jan M Breaud)

To whom it may concern:

Pursuant to Ascension Parish Ordinance SR12-11, passed by Parish Council on 19 March 2013, the planning and development department is notifying you, as the lending institution holding a mortgage on Lot 3-A of River Highlands Estates, 1st Filing for Jan M. Breaud (11728 River Highlands Dr, St. Amant, LA 70774) that the applicant has applied through our office to subdivide his or her property.

As defined by the ordinance, you may submit a letter of objection or no objection to our office by July 5, 2016 or can appear at a public hearing on July 13, 2016 to hear the proposed subdivision and be given the opportunity to influence the planning commission as to whether or not the proposed division of property should be approved.

If no letter is received by the date listed above, the item will appear on the Planning Commission agenda at the date and time listed above, as a consent agenda item, and will be approved if no one from your institution is present to object.

Please find attached a copy of the affidavit of mortgage verification received from the applicant by our office which further describes the property and loan information.

If you require additional information or have any questions, feel free to email or give me a call.

Sincerely,

Lance Brock
Interim Director, Planning and Development

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

UNITED STATES OF AMERICA

STATE OF LOUISIANA

PARISH OF ASCENSION

AFFIDAVIT OF MORTGAGE DECLARATION

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified, personally came and appeared, the Applicant, Jan M. Breaud who, avers that he/she is the legal owner of River Highlands lot 3A (lot/tract description), for which the Applicant seeks approval of a plat to subdivide the above described immovable property.

- 1) Applicant avers that the above described property is not encumbered by any mortgage or lien.
- 2) YMB Applicant avers that the above described property is encumbered by mortgage(s) or lien(s) in favor of the following persons or entities:

<u>Name</u>	<u>Mailing Address</u>
1) <u>Jan Breaud</u>	<u>11728 River Highlands Dr. St. Amant, La. 70774</u>
2) <u> </u>	<u> </u>
3) <u> </u>	<u> </u>

The Applicant attaches the following information to enable the Planning Commission to send a Certified Letter to the lending institution to notify them of the Public Hearing Date and to advise them of their ability to object to the division in person or in writing:

- Name of the lender (to which payments on the mortgage are being made)
Wells Fargo
- Lender's Address (the address to which payments on the mortgage are mailed)
MAC X3802-03A
8480 Stagecoach Circle Frederick, MD 21701

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PLANNING DEPARTMENT



Tommy Martinez
Parish President

- Name of the Borrower (debtor on the mortgage)
Jan M. Breaud
- Account number or Reference number
0471876177
- Borrower's municipal address
11728 River Highlands Dr. St. Amant, La.
- Municipal address of the property (if different from the Borrower's address)
170774
- Lot Number and Square Number (if appropriate) of the property subject to mortgage
3A
- Name of Subdivision in which the property is located
River Highlands
- Township, Range, Section Number and Acreage (if appropriate) of the property
Ascension - St. Amant

(Applicant must initial Number 1 or Number 2)

The applicant acknowledges that he/she has verified the truthfulness of the above described statement regarding the Declaration(s) of Mortgage(s) or lien(s) on the property which he/she requests to be subdivided.

The Applicant acknowledges that providing false information in completing this document may result in civil fines in accordance with the rules and regulations of the Ascension Parish Land Development Code, not to exceed \$500.00 per day for such violation, with each day the false statement exists without correction to be a separate violation; and/or forwarded for prosecution for violation of La. R.S. 14:133 A. (3) which states in pertinent part:

42077 Churchpoint Road
Gonzales, Louisiana 70737
Phone: (225) 621-5700 / Fax: (225) 644-6044 / CPU (225) 621-5705
Web: www.ascensionparish.net

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PLANNING DEPARTMENT



Tommy Martinez
Parish President

Filing false public records is the filing or depositing in any public office or with any public official, or the maintaining as required by law, regulation, or rule, with knowledge of its falsity, of any of the following:

(3) Any document containing a false statement or false representation of material fact.

The penalty for violation of La. R.S. 14:133 as provided in Section (C) states:

"Whoever commits the crime of filing false public records shall be imprisoned for not more than five years with or without hard labor or shall be fined not more than five thousand dollars, or both."

I have read the above and have verified the above described information to be true and correct.

THUS SWORN, DONE, AND SIGNED on the 24 day of May, 2016

WITNESS:

[Signature]
Printed Name: Robin Melancon

APPLICANT:

[Signature]
Printed Name: Jan M. Breaud

NOTARY

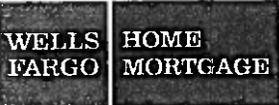
[Signature]
Printed Name: Donna Sheets

Printed Name:

32596
Notary # or La. Bar #

DONNA SHEETS
NOTARY PUBLIC #32596
ASCENSION PARISH, LA
MY COMMISSION IS FOR LIFE

42077 Churchpoint Road
Gonzales, Louisiana 70737
Phone: (225) 621-5700 / Fax: (225) 644-6044 / Fax: CPU (225) 621-5705
Web: www.ascensionparish.net



Wells Fargo Home Mortgage
MAC X3802 03A
8480 Stagecoach Circle
Frederick, MD 21701

Application for Modification to
Original Mortgage Document and/or Collateral

Check applicable:

- Partial Release of Lien
- Substitution of Security
- Release of Oil/Gas Royalties
- Easement
- Division of Security (Subdivision)
- Lot Line Adjustment(s) / ~~Add~~ land Less

(Submit the proposed legal document(s) to be executed by
Wells Fargo Bank, N. A. with all requests.)
11728 River Highlands Dr. St. Amant, La. 70774
Property address:

Reason for request: Moving lot line in 22 inches (Selling to neighbor)
on right side AI Stirling

Future use of that portion of the property to be released or divided:
Neighbor will own
1.83 ft x 180 ft = 330 sq ft. @ \$6 sq ft - sold to AI Stirling

Please list the loan number for every Wells Fargo loan account that has the property attached as security. A subordination will be needed for every loan that has the property attached as security. If you have a Wells Fargo Home Equity loan, please call their toll free number for additional information.

Wells Fargo Home Mortgage : 0471876177
Wells Fargo Home Equity: _____
Other: _____

Describe any taxes now due and payable, judgments, or other liens against the property (other than this mortgage):
Taxes, judgments or other liens: _____

Gross cash consideration to be received by mortgagor through this transaction \$ 2000

* Please note: a principal curtailment may be required in order to release collateral whether or not funds are received for the land being released.

Mortgagor(s) agree that Wells Fargo Bank, N. A. may, at its option, apply any of the proceeds from this transaction to taxes, assessments, ground rents, insurance, cost or reconditioning or restoration, or to such other items as it may deem proper, or to his or her account. Mortgagor(s) further agree that no rights or remedies of Wells Fargo Bank, N. A. under the mortgage are or shall be waived, limited, or in any way impaired by any action taken on this application.

SO002/A8A/Pg1

Together we'll go far





Wells Fargo Home Mortgage
MAC X3802-03A
8480 Stagecoach Circle
Frederick, MD 21701

It being understood and agreed that all costs or expenses incurred in connection with the examination and perfection of title, credit investigation and reports, property inspections or appraisal reports, preparation and recordation of instruments, or other items incidental to the consideration of this application or consummation of the transaction will be paid by the mortgagor(s). It is further agreed that the mortgagor(s) will execute all instruments or papers necessary or required by Wells Fargo Bank, N. A. in connection with this transaction and will obtain the consent or waiver of any obligor, co-makers, endorsers, guarantors, etc., to the application.

In the event of the withdrawal or rejection of this application, or failure or refusal on the part of the mortgagor(s) to execute the necessary instruments, or papers upon request, nothing herein contained or action taken in conformity herewith shall be deemed to constitute a forbearance, an extension, or a prejudice, to impair or affect Wells Fargo Bank, N. A. 's rights or remedies under the mortgage.

(Authorization to be completed by the homeowner)

On the lines below, please provide the name and phone number of individuals and/or companies that you authorize as your agent to receive information in regards to your submitted transaction. Please include any attorney, title company, appraiser, etc. that may be contacted in regards to this transaction.

Authorized Agent

Phone

All statements made in connection herewith and contained herein are made for the purpose of inducing Wells Fargo Bank, N. A. , to grant the request set forth herein and are true and complete to the best of my knowledge and belief of the undersigned mortgagor(s).

Dated: 5/13/16

Jan M Breaud
Signature of Mortgagor

Third Co-Mortgagor
(If applicable)

Signature of Co-Mortgagor

Fourth Co-Mortgagor
(If applicable)

Enclosure

S0002/A8A/Pg2

SWORN TO AND SUBSCRIBED BEFORE ME
THIS 13 DAY OF May, 2016
Dh

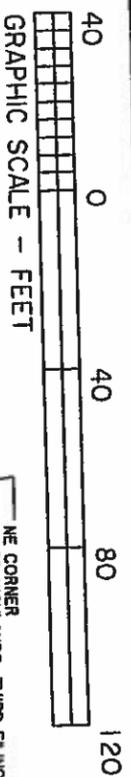
NOTARY PUBLIC

**INSTRUMENT NOT PREPARED
BY THIS NOTARY PUBLIC,
ATTESTING TO SIGNATURES ONLY**

Together we'll go far



DONNA SHEETS
NOTARY PUBLIC #32596
ASCENSION PARISH, LA
MY COMMISSION IS FOR LIFE



BASE BEARING: * N 35°23'57"E (REF #1)
 FLOOD ZONE: "AE" BASE FLOOD ELEVATION: 7.0
 F.E.M.A. F.I.R.M. COMMUNITY PANEL NO. 220013-0135-E DATE 8-16-07

GENERAL NOTES:

TOTAL AREA: 0.774 AC.
 A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT A PART OF THIS SURVEY.
 ZONING DISTRICT: C
 WATER: SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.

THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT



THIS SURVEY WAS PREPARED AT THE REQUEST AND FOR THE EXCLUSIVE USE OF: **JAN BREAUD & ALEXANDER STIRLING**
 THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT SERVITUDES DATA AND THAT OTHER SERVITUDES, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.

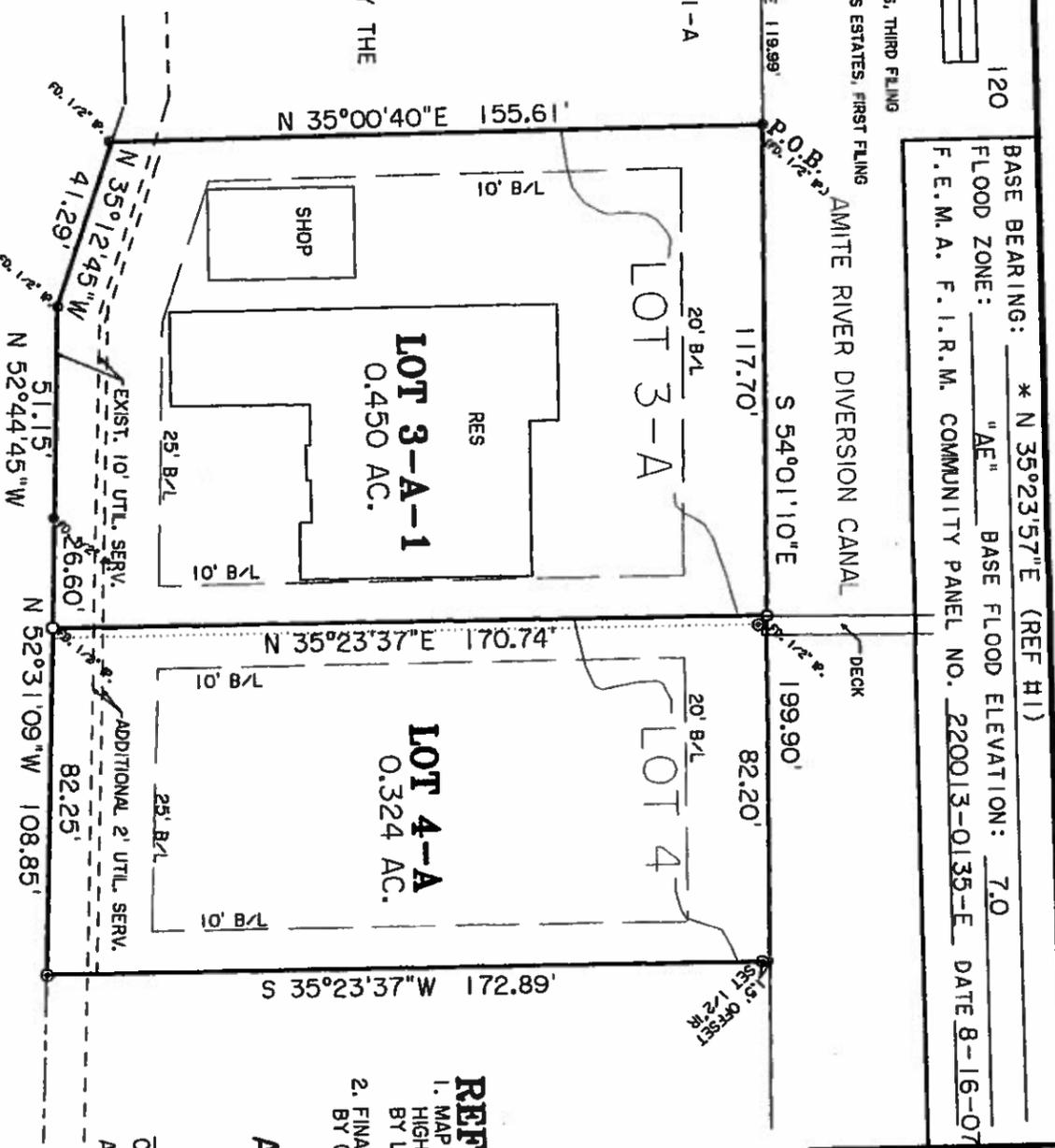
CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR CLASS "C" SURVEYS AND IT WAS THE INTENT TO SUBDIVIDE THE TRACT INTO THE PLATTED SUBDIVISION. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT SAME.

PRELIMINARY

BRETT J. MARTIN
 PROFESSIONAL LAND SURVEYOR
 MCLIN TAYLOR, INC.

DATE 5-26-16



RIVER HIGHLANDS DRIVE
 (50' PRIV. ACCESS SERV.)

NOTE:

ANY NEW DRAINAGE DITCH REQUIRED BY THE SUBDIVISION OF THIS PROPERTY FOR THE PURPOSE OF TRANSPORTING RUNOFF OR SEWAGE TREATMENT PLANT EFFLUENT TO AN EXISTING PARISH MAINTAINED DITCH SHALL BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNER(S).

SEWAGE DISPOSAL:

OR INSTALL A METHOD OF SEWAGE DISPOSAL. NOT PERSON SHALL PROVIDE AN APPROVED SANITARY SEWER SYSTEM, UNTIL EXCEPT CONNECTION TO AN TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOCAL HEALTH AUTHORITY.

DEDICATION:

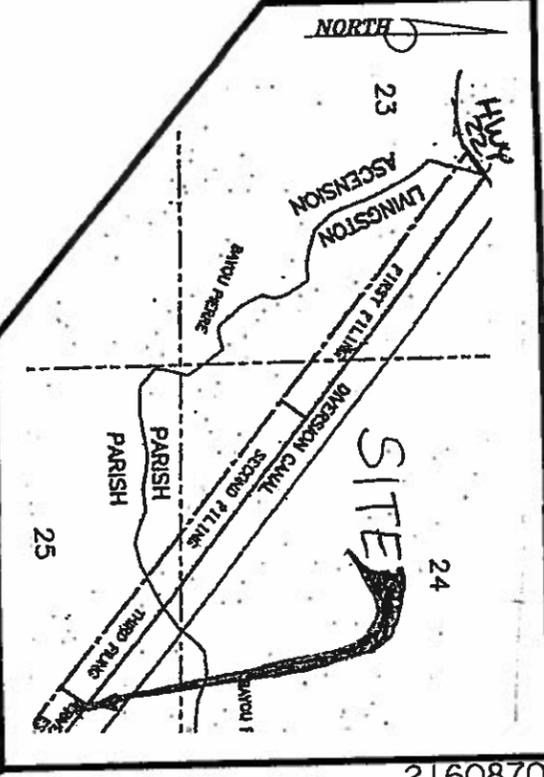
THE RIGHTS-OF-WAY OF STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR THE USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, AND OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC, AND BUILDING, STRUCTURE OR FENCE SHALL BE CONSTRUCTED, NOR SHRUBBERY PLANTED, WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE WAS GRANTED.

JAN BREAUD, OWNER LOT 3-A

ALEXANDER STIRLING, OWNER LOT 4

DATE

DATE



- REFERENCE(S):**
1. MAP SHOWING RESUBDIVISION OF LOTS 1, 2 & 3, RIVER HIGHLANDS ESTATES, FIRST FILING... FOR JAN BREAUD & JERRY HANNA BY LESTER A. MCLIN, JR., P.L.S. DATED 1-5-2011 (INSTRUMENT #765570)
 2. FINAL PLAT OF RIVER HIGHLANDS ESTATES, FIRST FILING... BY G.L. LESSARD, SR., P.L.S. DATED 4-25-01 (INSTRUMENT #4485967)

APPROVED:

CHAIRMAN
 ASCENSION PARISH PLANNING COMMISSION

FILE NUMBER

DATE

MAP SHOWING RESUBDIVISION

OF LOTS 3-A & 4

RIVER HIGHLANDS ESTATES
 FIRST FILING

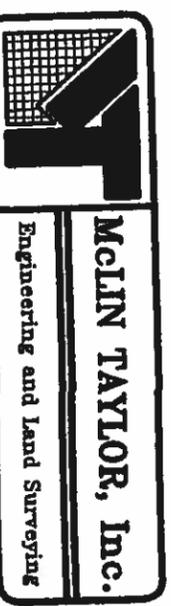
INTO

LOTS 3-A-1 & 4-A

LOCATED IN SECTION 25, T9S-R4E
 ASCENSION PARISH, LOUISIANA

FOR

JAN BREAUD
 ALEXANDER STIRLING



1724 N. BURNSIDE, STE 5 GONZALES, LA. 70737 (225)844-4778



Description: **Affidavit of Mortgage Declaration**
Voisin Subdivision - Lot 7 East (Christopher C Comeaux)

ATTACHMENTS:

Description	Upload Date	Type
Voisin Subd Lot 7 East (C Comeaux)	6/16/2016	Cover Memo

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



July 13, 2016

C) Voisin Subdivision – Lot 7 East (Christopher C Comeaux)
Affidavit of Mortgage Declaration

Staff has reviewed and approved this simple division of property. The lending institution has been notified via certified mail that the loan holder wishes to subdivide his/her property. The Planning Department has not yet received a response.

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



May 19, 2016

Nationstar Mortgage
P. O. Box 619098
Dallas, TX 75261-9741

RE: Application to Subdivide Lot 7 East (Christopher C Comeaux)

To whom it may concern:

Pursuant to Ascension Parish Ordinance SR12-11, passed by Parish Council on 19 March 2013, the planning and development department is notifying you, as the lending institution holding a mortgage on Lot 7 East for Christopher C Comeaux (12338 Allison Dr., Geismar, LA 70734) that the applicant has applied through our office to subdivide his or her property.

As defined by the ordinance, you may submit a letter of objection or no objection to our office by July 5, 2016 or can appear at a public hearing on July 13, 2016 to hear the proposed subdivision and be given the opportunity to influence the planning commission as to whether or not the proposed division of property should be approved.

If no letter is received by the date listed above, the item will appear on the Planning Commission agenda at the date and time listed above, as a consent agenda item, and will be approved if no one from your institution is present to object.

Please find attached a copy of the affidavit of mortgage verification received from the applicant by our office which further describes the property and loan information.

If you require additional information or have any questions, feel free to email or give me a call.

Sincerely,

A handwritten signature in black ink, appearing to read "Lance Brock", is written over a horizontal line.

Lance Brock
Interim Director, Planning and Development

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



- Name of the Borrower (debtor on the mortgage)
Christopher C Comeaux
- Account number or Reference number
12338 Allison Dr. Geismar, La. 70734
- Borrower's municipal address
- Municipal address of the property (if different from the Borrower's address)
Lot 7E-
- Lot Number and Square Number (if appropriate) of the property subject to mortgage
Voison Subdivision
- Name of Subdivision in which the property is located
Section 22, T3E, R2E Approx. 1.02 Acres
- Township, Range , Section Number and Acreage (if appropriate) of the property

The applicant acknowledges that he/she has verified the truthfulness of the above described statement regarding the Declaration(s) of Mortgage(s) or lien(s) on the property which he/she requests to be subdivided.

The Applicant acknowledges that providing false information in completing this document may result in civil fines in accordance with the rules and regulations of the Ascension Parish Land Development Code, not to exceed \$500.00 per day for such violation, with each day the false statement exists without correction to be a separate violation; and/or forwarded for prosecution for violation of La. R.S. 14:133 A. (3) which states in pertinent part:

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Filing false public records is the filing or depositing in any public office or with any public official, or the maintaining as required by law, regulation, or rule, with knowledge of its falsity, of any of the following:

- (3) Any document containing a false statement or false representation of material fact.

The penalty for violation of La. R.S. 14:133 as provided in Section (C) states:

“Whoever commits the crime of filing false public records shall be imprisoned for not more than five years with or without hard labor or shall be fined not more than five thousand dollars, or both.”

I have read the above and have verified the above described information to be true and correct.

THUS SWORN, DONE, AND SIGNED on the 15th day of May, 2016.

WITNESS:

Ruble Encalade

Printed Name: Ruble Encalade

APPLICANT:

Christopher C. Comeaux

Printed Name: Christopher C Comeaux

Lori C Encalade
NOTARY

Lori C Encalade

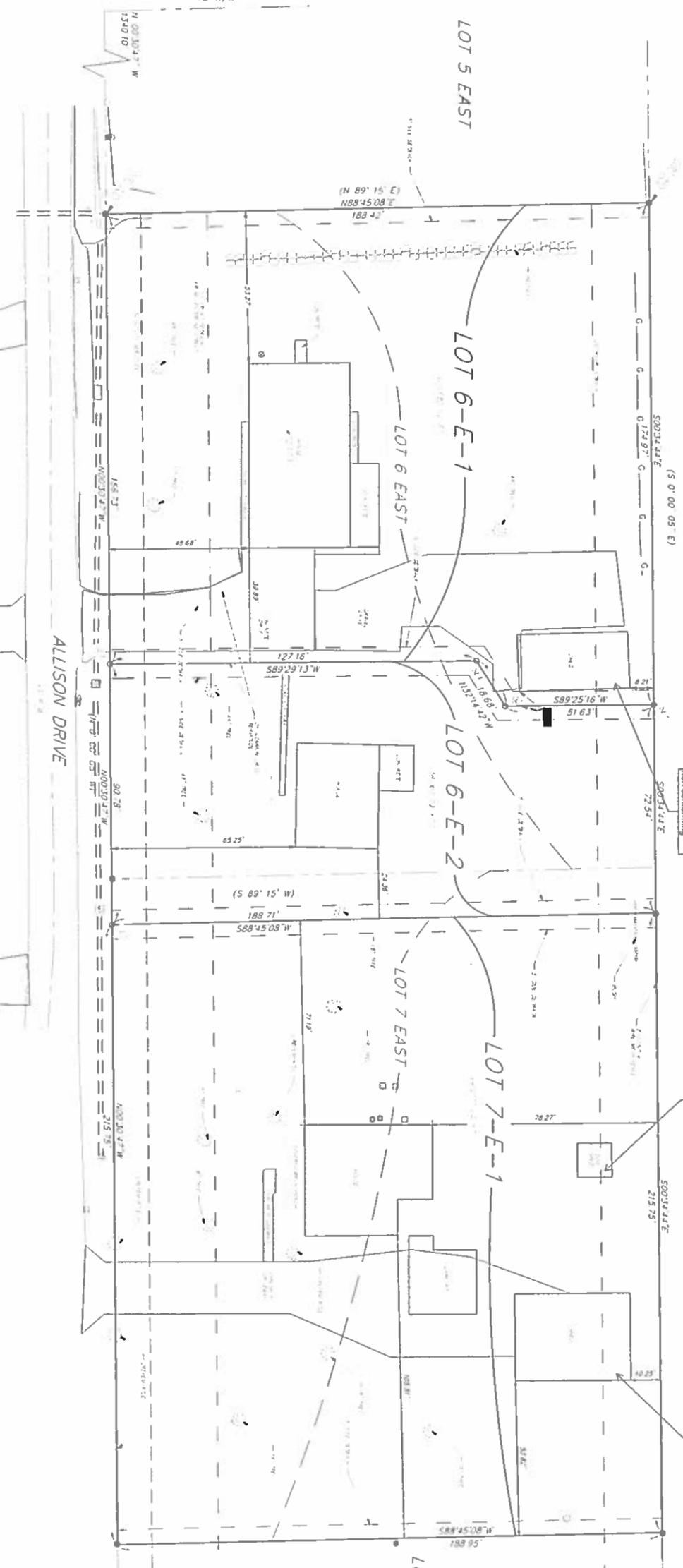
Printed Name:

138703

Notary # or La. Bar #

LOUISIANA STATE HIGHWAY No. 74
70' R/W

NOW OR FORMERLY
HOPSON ARCENEAUX



Label as existing non conforming

Label as existing non conforming

Label as existing non conforming



LOT 8 EAST

VICINITY MAP:
SCALE: 1"=2000'
GRID (NAD 83)



LEGEND

- EXISTING STRUCTURE
- EXISTING NON CONFORMING STRUCTURE
- EXISTING NON CONFORMING STRUCTURE
- EXISTING NON CONFORMING STRUCTURE

ZONING:

REFERENCE MAP:

REFERENCE BEARING:

REFERENCE STATION(S):

PUBLIC DEDICATION:

SEWAGE DISPOSAL:

DRAINAGE:

WATER SUPPLY:

GENERAL NOTES:

PLAT SHOWING
A RESUBDIVISION PLAT
OF
VOISIN SUBDIVISION
LOT 6 EAST & LOT 7 EAST
INTO LOTS
6-E-1, 6-E-2 AND 7-E-1
LOCATED IN
SECTION 22, T3S, R2E
SOUTHEASTERN LAND DISTRICT OF
LOUISIANA, EAST OF THE MISSISSIPPI RIVER
ASCENSION PARISH, LOUISIANA
FOR
PERRY COMEAUX

APPROVED, ASCENSION PARISH PLANNING COMMISSION:



CERTIFICATION
PRELIMINARY

FIELD SURVEY COMPLETED 4-11-16

RESUBDIVISION PLAT
FOR
PERRY COMEAUX

SJB GROUP, LLC
QUALITY BY DESIGN
P.O. BOX 1751 • BAYOU BOULEVARD, LA 70621 • (225) 999-3600 • FAX (225) 999-2396

CAD ORIGINAL	DA	1" = 50'	4/14/2016
	KG		
	16/08	1 OF 1	31469.0



Description: Agnes C. Babin Property - Lots 7-A-1, 7-A-2 and 7-A-3
Earles and Associates, LLC
(Council District 8)

ATTACHMENTS:

Description	Upload Date	Type
Agnes C Babin	7/6/2016	Cover Memo

July 13, 2016

FAMILY PARTITION

A) **Agnes C. Babin Property – Lots 7-A-1, 7-A-2 and 7-A-3**

The subject property is located off Alligator Bayou Road in Council District 8 and is zoned Medium Intensity Residential (RM). The application is on behalf of Brian Miranda by Earles and Associates, LLC.

The owner is proposing a family partition of a 6.321 acre tract into Lots 7-A-1 (1.00 acres), Lot 7-A-2 (4.321 acres), and Lot 7-A-3 (1.00 acres). The applicant will retain lot 7-A-2 and transfer Lots 7-A-1, Lot 7-A-3, to his daughter and grandson. Lots 7-A-1, Lot 7-A-2, and 7-A-3 will be accessed by an existing 40' private servitude of passage.

The owner is requesting a variance of the family partition section of the Unified Development Code Section 17-4026. Family Partition (B)

Family partitions shall only be considered if the applicant has been the owner of the property since January 1, 2015 or has owned the property for a minimum of 3 years.

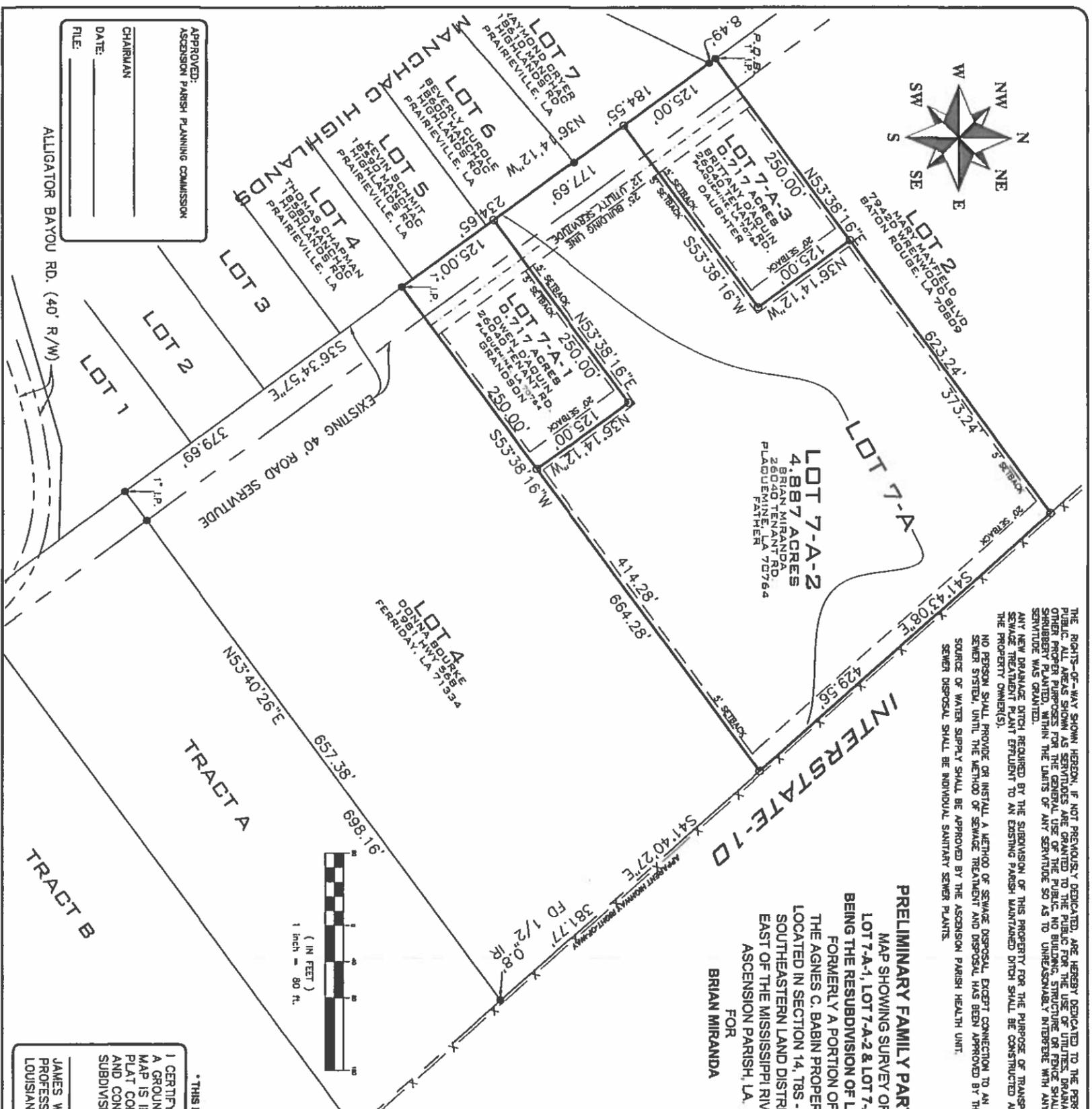
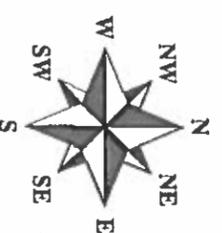
The owner purchased the property in 2016.

STAFF REVIEW COMMENTS

1. All owners of existing 40' Road Servitude are required to sign the plat.
2. The variance being requested should be denied based on the owner not showing unnecessary hardship.

STAFF RECOMMENDATIONS

Staff recommends denying the family partition based on the requested variance does not reflect an unnecessary hardship. If the variance is granted all existing users of the 40' existing Road Servitude are required to sign the plat.

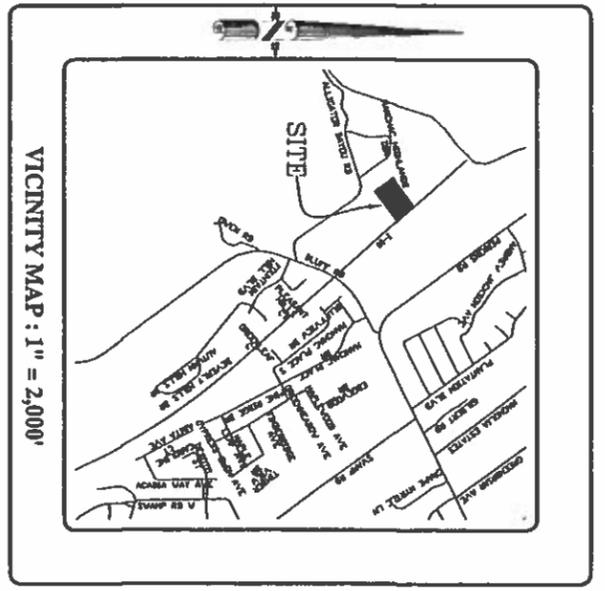


THE RIGHTS-OF-WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR THE USE OF UTILITIES, SEWERAGE, SEWER REMOVAL AND OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE OR FENCE SHALL BE CONSTRUCTED, NOR SHRUBBERY PLANTED, WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH SERVITUDE WAS GRANTED.

ANY NEW DRAINAGE DITCH REQUIRED BY THE SUBDIVISION OF THIS PROPERTY FOR THE PURPOSE OF TRANSPORTING RUNOFF OR SEWERAGE TREATMENT PLANT EFFLUENT TO AN EXISTING PUBLICLY MAINTAINED DITCH SHALL BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNER(S).

NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOCAL HEALTH UNIT. SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT. SEWER DISPOSAL SHALL BE INDIVIDUAL SANITARY SEWER PLANTS.

PRELIMINARY FAMILY PARTITION
MAP SHOWING SURVEY OF
LOT 7-A-1, LOT 7-A-2 & LOT 7-A-3,
BEING THE RESUBDIVISION OF LOT 7A
 FORMERLY A PORTION OF
 THE AGNES C. BABIN PROPERTY,
 LOCATED IN SECTION 14, T8S - R2E,
 SOUTHEASTERN LAND DISTRICT,
 EAST OF THE MISSISSIPPI RIVER,
 ASCENSION PARISH, LA.
BRIAN MIRANDA
 FOR



- REFERENCE MAP:**
- 1) MAP SHOWING SURVEY FOR THE ESTATE AGNES C. BABIN RECORDED AS INSTRUMENT #62438.
 - 2) MAP SHOWING SURVEY OF MANCHAC HIGHLANDS SUBDIVISION RECORDED AS INSTRUMENT #348834.
 - 3) MAP SHOWING SURVEY OF MANCHAC HIGHLANDS INC. RECORDED AS INSTRUMENT #378972.
 - 4) MAP SHOWING SURVEY THE RIGHT-OF-WAY MAPS FOR STATE PROJECT 450-10-17 & 450-11-06 (-10 PROJECT).
 - 5) MAP SHOWING SURVEY BY EARLES & ASSOCIATES, LLC DATED MAY 4, 2016 AND NOT RECORDED.

THIS SURVEY CONFORMS TO CURRENT STANDARDS OF PRACTICE AS DEFINED IN TITLE 49, LAC AND REVISED STATUTES 33:5051 OF THE PROFESSIONAL AND OCCUPATIONAL STANDARDS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.

THIS PROPERTY IS ZONED = MEDIUM INTENSITY (RM)

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NO. 22004C 0025 E FOR ASCENSION PARISH MAP DATED AUGUST 16, 2007, THIS PROPERTY LIES IN FLOOD HAZARD ZONE - X

THE PRIVATE ACCESS SERVITUDE SHOWN HEREON IS HEREBY DEDICATED AS A MEANS OF ACCESS TO LOT 7A-1, LOT 7A-2 & LOT 7A-3. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED WITHIN OR OVER ANY PRIVATE DRIVEWAY SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH THE SERVITUDE IS GRANTED. THE EASEMENT OF ASCENSION HAS NO RESPONSIBILITY FOR THE MAINTENANCE OF THE SERVITUDE. THE PARISH OF ASCENSION HAS NO RESPONSIBILITY FOR THE MAINTENANCE OF THE SERVITUDE. THE PARISH OF ASCENSION SHALL NOT MAINTAIN, UPGRADE, OR ACCEPT SAID ROADS INTO THE PUBLIC SYSTEM UNLESS AND UNTIL BROUGHT UP TO HARD SURFACE AND ALL OTHER STANDARDS BY THE PUBLIC SYSTEM DEVELOPER, ACCORDING TO THE SUBDIVISION REGULATIONS FOR THE PARISH OF ASCENSION. THE SUB-DIVIDER AND LOT OWNERS FURTHER ARE PUT ON NOTICE THAT SCHOOL BUSES DO NOT OR ARE NOT REQUIRED TO TRAVEL DOWN PRIVATE ROADS AND IT IS THE OBLIGATION OF THE LOT OWNERS TO BRING THEIR CHILDREN TO A PUBLIC ROAD FOR SCHOOL BUS PICK UP.

BRIAN MIRANDA
 DATE _____

*** THIS PLAT IS VOID UNLESS SIGNED AND STAMPED BY THE LICENSED PROFESSIONAL SHOWN BELOW ***

PRELIMINARY PLAT
 NOT TO BE USED FOR CONSTRUCTION, BIDDING,
 RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS
 FOR THE ISSUANCE OF A PERMIT.

JAMES W. FALGOUT
 PROFESSIONAL LAND SURVEYOR
 LOUISIANA REGISTRATION NO. 5017
 DATE _____



APPROVED:
 ASCENSION PARISH PLANNING COMMISSION

CHAIRMAN _____
 DATE: _____
 FILE: _____

DELINEATION OF JURISDICTIONAL WETLANDS HAS NOT BEEN REQUESTED NOR IS IT A PART OF THIS SURVEY. ABSTRACTING OF TITLE ON THIS PROPERTY WAS NOT WITHIN THE SCOPE OF THIS SURVEY. SERVITUDES, RIGHTS-OF-WAY, UNDERGROUND STRUCTURES OR OTHER ENCUMBRANCES OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST. THIS SURVEY DOES NOT GUARANTEE TITLE NOR OWNERSHIP. THE ORIGINAL DRAWING OF THIS WORK IS THE PROPERTY OF EARLES AND ASSOC., L.L.C. REPRODUCTION IS PROHIBITED EXCEPT BY WRITTEN PERMISSION OF THIS FIRM.

LEGEND:

- 1/2" IRON PIPE FOUND OR AS SHOWN
- 1/2" IRON ROD SET
- - - - - FENCELINE

DATE: 06/20/2016
 DRAWN BY: JWF
 CHECKED BY: ST

DRAWING No.	16196
JOB No.	16-196
REF. No.	

EA EARLES AND ASSOCIATES, L.L.C.
 PROFESSIONAL LAND SURVEYORS
 1034 EAST WORTHY ROAD, SUITE B
 CONZALEE, LOUISIANA 70737
 Tel: 225-647-8798
 Fax: 225-647-9700

TOWNSHIP 8S
 RANGE 2E
 SECTION 14



Description: Elvira Babin Caillouet Property - Tracts B-1, B-2, B-3 and B-4
Earles and Associates, LLC
(Council District 9)

ATTACHMENTS:

Description	Upload Date	Type
Elvira B Caillouet	7/6/2016	Cover Memo

July 13, 2016

FAMILY PARTITION

B) Elvira Babin Caillouet Property- Tracts B-1, B-2, B-3, and B-4

The subject property is located on Bayou Narcisse Road in Council District 9 and is zoned Rural(R). The application is on behalf of Susett Byrd by Earles and Associates, LLC.

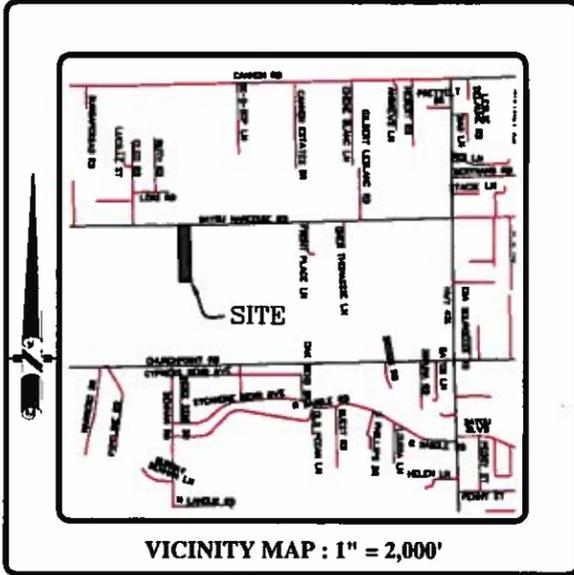
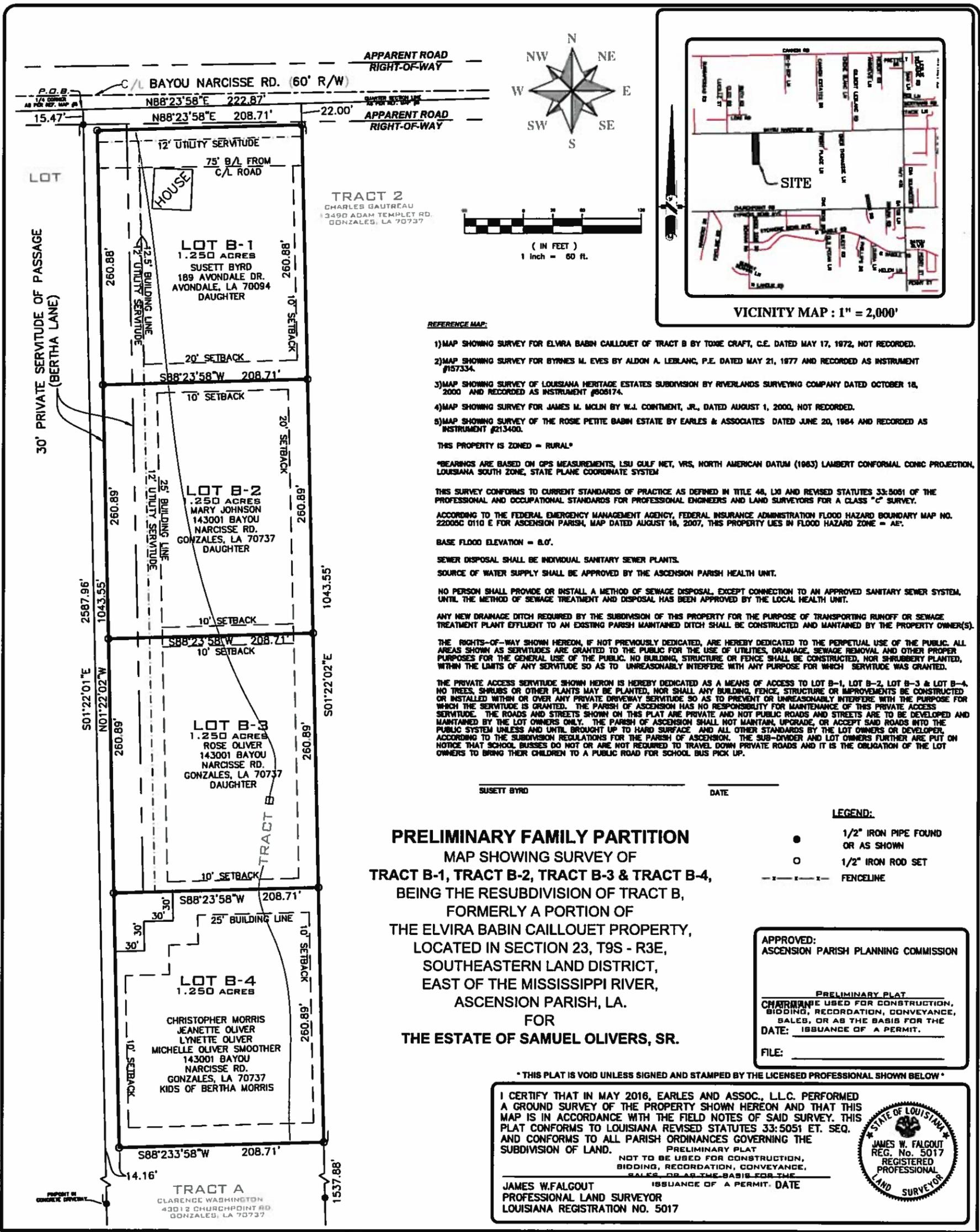
The owner is proposing a family partition of a 5 acre tract into Lots B-1 (1.250 acres), Lot B-2 (1.250 acres), Lot B-3 (1.250 ac) and Lot B-4 (1.250 acres). The applicant will transfer Lots B-1 thru B-4 to the daughters. Lots B-1 thru B-4 will be accessed by a 30' private servitude of passage.

STAFF REVIEW COMMENTS

All Comments Addressed

STAFF RECOMMENDATIONS

Staff recommends approval



REFERENCE MAP:

- 1) MAP SHOWING SURVEY FOR ELVIRA BABIN CAILLOUET OF TRACT B BY TOXE CRAFT, C.E. DATED MAY 17, 1972, NOT RECORDED.
- 2) MAP SHOWING SURVEY FOR BYRNES M. EVES BY ALDON A. LEBLANC, P.E. DATED MAY 21, 1977 AND RECORDED AS INSTRUMENT #157334.
- 3) MAP SHOWING SURVEY OF LOUISIANA HERITAGE ESTATES SUBDIVISION BY RIVERLANDS SURVEYING COMPANY DATED OCTOBER 18, 2000 AND RECORDED AS INSTRUMENT #608174.
- 4) MAP SHOWING SURVEY FOR JAMES M. MOLIN BY W.J. CONTMENT, JR., DATED AUGUST 1, 2000, NOT RECORDED.
- 5) MAP SHOWING SURVEY OF THE ROSE PETITE BABIN ESTATE BY EARLES & ASSOCIATES DATED JUNE 20, 1984 AND RECORDED AS INSTRUMENT #213400.

THIS PROPERTY IS ZONED = RURAL

*BEARINGS ARE BASED ON GPS MEASUREMENTS, LSU GULF NET, VRS, NORTH AMERICAN DATUM (1983) LAMBERT CONFORMAL CONIC PROJECTION, LOUISIANA SOUTH ZONE, STATE PLANE COORDINATE SYSTEM

THIS SURVEY CONFORMS TO CURRENT STANDARDS OF PRACTICE AS DEFINED IN TITLE 48, LQ AND REVISED STATUTES 33:5051 OF THE PROFESSIONAL AND OCCUPATIONAL STANDARDS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NO. 22000C 0110 E FOR ASCENSION PARISH, MAP DATED AUGUST 18, 2007, THIS PROPERTY LIES IN FLOOD HAZARD ZONE = AE.

BASE FLOOD ELEVATION = 8.0'

SEWER DISPOSAL SHALL BE INDIVIDUAL SANITARY SEWER PLANTS.

SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.

NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOCAL HEALTH UNIT.

ANY NEW DRAINAGE DITCH REQUIRED BY THE SUBDIVISION OF THIS PROPERTY FOR THE PURPOSE OF TRANSPORTING RUNOFF OR SEWAGE TREATMENT PLANT EFFLUENT TO AN EXISTING PARISH MAINTAINED DITCH SHALL BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNER(S).

THE RIGHTS-OF-WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR THE USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL AND OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE OR FENCE SHALL BE CONSTRUCTED, NOR SHRUBBERY PLANTED, WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH SERVITUDE WAS GRANTED.

THE PRIVATE ACCESS SERVITUDE SHOWN HEREON IS HEREBY DEDICATED AS A MEANS OF ACCESS TO LOT B-1, LOT B-2, LOT B-3 & LOT B-4. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY PRIVATE DRIVEWAY SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH THE SERVITUDE IS GRANTED. THE PARISH OF ASCENSION HAS NO RESPONSIBILITY FOR MAINTENANCE OF THIS PRIVATE ACCESS SERVITUDE. THE ROADS AND STREETS SHOWN ON THIS PLAT ARE PRIVATE AND NOT PUBLIC ROADS AND STREETS ARE TO BE DEVELOPED AND MAINTAINED BY THE LOT OWNERS ONLY. THE PARISH OF ASCENSION SHALL NOT MAINTAIN, UPGRADE, OR ACCEPT SAID ROADS INTO THE PUBLIC SYSTEM UNLESS AND UNTIL BROUGHT UP TO HARD SURFACE AND ALL OTHER STANDARDS BY THE LOT OWNERS OR DEVELOPER. ACCORDING TO THE SUBDIVISION REGULATIONS FOR THE PARISH OF ASCENSION, THE SUB-DIVIDER AND LOT OWNERS FURTHER ARE PUT ON NOTICE THAT SCHOOL BUSES DO NOT OR ARE NOT REQUIRED TO TRAVEL DOWN PRIVATE ROADS AND IT IS THE OBLIGATION OF THE LOT OWNERS TO BRING THEIR CHILDREN TO A PUBLIC ROAD FOR SCHOOL BUS PICK UP.

SUSETT BYRD _____ DATE _____

PRELIMINARY FAMILY PARTITION
 MAP SHOWING SURVEY OF
 TRACT B-1, TRACT B-2, TRACT B-3 & TRACT B-4,
 BEING THE RESUBDIVISION OF TRACT B,
 FORMERLY A PORTION OF
 THE ELVIRA BABIN CAILLOUET PROPERTY,
 LOCATED IN SECTION 23, T9S - R3E,
 SOUTHEASTERN LAND DISTRICT,
 EAST OF THE MISSISSIPPI RIVER,
 ASCENSION PARISH, LA.
 FOR
 THE ESTATE OF SAMUEL OLIVERS, SR.

- LEGEND:**
- 1/2" IRON PIPE FOUND OR AS SHOWN
 - 1/2" IRON ROD SET
 - x-x-x- FENCELINE

APPROVED:
 ASCENSION PARISH PLANNING COMMISSION

PRELIMINARY PLAT
 CHAIRMAN USE FOR CONSTRUCTION,
 BIDDING, RECORDATION, CONVEYANCE,
 SALES, OR AS THE BASIS FOR THE
 DATE: ISSUANCE OF A PERMIT.

FILE: _____

* THIS PLAT IS VOID UNLESS SIGNED AND STAMPED BY THE LICENSED PROFESSIONAL SHOWN BELOW *

I CERTIFY THAT IN MAY 2016, EARLES AND ASSOC., L.L.C. PERFORMED A GROUND SURVEY OF THE PROPERTY SHOWN HEREON AND THAT THIS MAP IS IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY. THIS PLAT CONFORMS TO LOUISIANA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

PRELIMINARY PLAT
 NOT TO BE USED FOR CONSTRUCTION,
 BIDDING, RECORDATION, CONVEYANCE,
 SALES, OR AS THE BASIS FOR THE
 ISSUANCE OF A PERMIT. DATE _____

JAMES W. FALGOUT
 PROFESSIONAL LAND SURVEYOR
 LOUISIANA REGISTRATION NO. 5017

16147.DWG	DATE:	05/09/2016	DRAWING No.	16147	EARLES AND ASSOCIATES, L.L.C. PROFESSIONAL LAND SURVEYORS 1034 EAST WORTHY ROAD, SUITE B GONZALES, LOUISIANA 70737 Tel: 225-647-9798 Fax: 225-647-9700	TOWNSHIP	9S	23
	DRAWN BY:	JWF	JOB. No.	16-147		RANGE	3E	
	CHECKED BY:	ST	REF. No.					
	DELINEATION OF JURISDICTIONAL WETLANDS HAS NOT BEEN REQUESTED NOR IS IT A PART OF THIS SURVEY. ABSTRACTING OF TITLE ON THIS PROPERTY WAS NOT WITHIN THE SCOPE OF THIS SURVEY. SERVITUDES, RIGHTS-OF-WAY, UNDERGROUND STRUCTURES OR OTHER ENCUMBRANCES OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST. THIS SURVEY DOES NOT GUARANTEE TITLE NOR OWNERSHIP. THE ORIGINAL DRAWING OF THIS WORK IS THE PROPERTY OF EARLES AND ASSOC., L.L.C. REPRODUCTION IS PROHIBITED EXCEPT BY WRITTEN PERMISSION OF THIS FIRM.							



Description: Estate of Luella Daigle - Lots Z-2-A, Z-2-A-2 and Z-2-A-3
W. J. Cointment Surveyors
(Council District 3)

ATTACHMENTS:

Description	Upload Date	Type
Estate of Luella Daigle	7/6/2016	Cover Memo

July 13, 2016

FAMILY PARTITION

C) **Estate of Luella Daigle- Lots Z-2-A-1 and Z-2-A-2**

The subject property is located on Cornerview Road in Council District 3 and is zoned Medium Intensity Residential (RM). The application is on behalf of the Estate of Luella Daigle by WJ Cointment Surveyors.

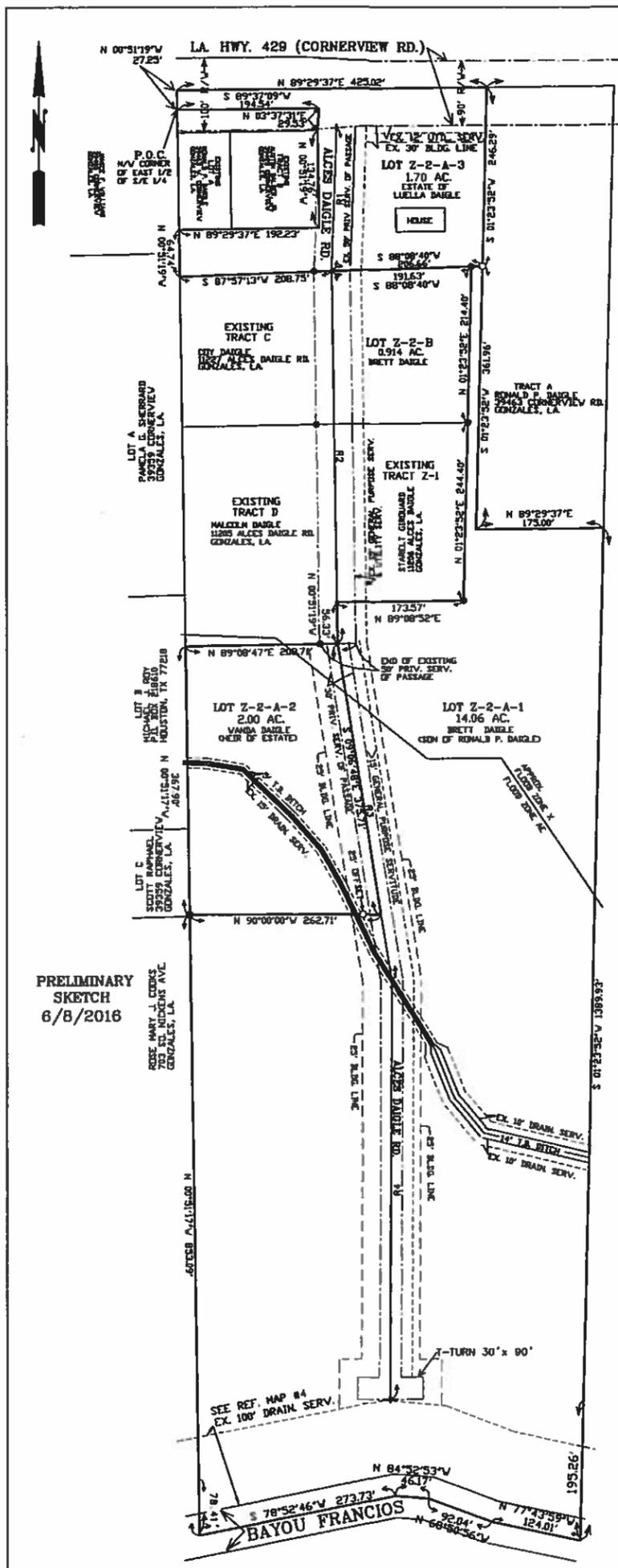
The owner is proposing a family partition of a 17 +/- acre tract into Lots Z-2-A-1 (14.06 acres), Lot Z-2-A-2 (2.00 acres), and Lot Z-2-A-3 (1.70 acres). The estate will retain lot Z-2-A-3 and transfer Z-2-A-1 to the son, Lot Z-2-A-2, to an heir of the estate. Lots Z-2-A-1 and Z-2-A-2 will be accessed by an existing 30' private servitude of passage.

STAFF REVIEW COMMENTS

1. All owners of Alces Daigle Road are required to sign the plat.
2. Is Lot Z-2-B and existing lot?
3. What is the relationship of created Lot Z-2-A-2 in the Estate? (Wanda Daigle)

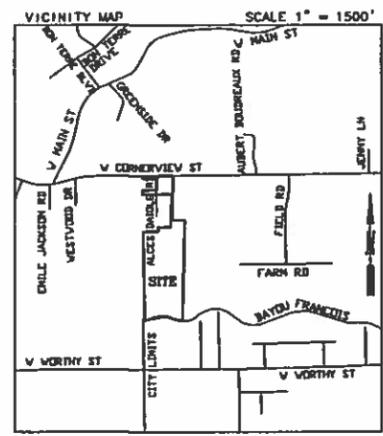
STAFF RECOMMENDATIONS

Staff recommends approval contingent upon all existing users of George Brignac Road signing the plat.

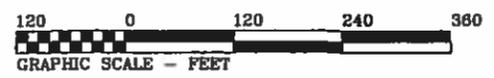


C/L OF ALCEA DAIGLE RD.

Course	Bearing	Distance
R1	S 01°45'37" W	198.15'
R2	S 00°51'19" E	511.42'
R3	S 09°08'48" E	487.59'
R4	S 00°16'18" W	575.00'



LEGEND
 CLASS 'C' SURVEY
 SET IRON RODS 1/2"
 FOUND IRON PIPE 1/2"
 FOUND NAIL & WASHER
 SET NAIL & WASHER
 LHM R/W NUMBER
 FOUND POLE
 CALCULATED POINT



REGISTRATION
 THE RIGHT OF WAY OF STREETS SHOWN HEREON IF NOT PREVIOUSLY REGISTERED, ARE HEREBY REGISTERED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS RESERVES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, SEWERAGE, SEWERAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE, OR FENCE SHALL BE CONSTRUCTED AND NEARBY PLANTED WITHIN THE LIMITS OF ANY RESERVE TO BE TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE RESERVE IS GRANTED.

THE SEWER AND STREETS SHOWN ON THIS PLAN ARE PRIVATE AND NOT PUBLIC SEWER AND STREETS AND ARE MAINTAINED BY THE LOT OWNERS ONLY. THE PERSON OF ACCESION SHALL NOT MAINTAIN, UPGRADE OR ACCEPT SAID SEWER INTO THE PUBLIC SYSTEM UNLESS AND UNTIL, SUBJECT UP TO HANS SUFFICE, AND ALL OTHER STATUTES BY THE LOT OWNERS OR DEVELOPER, ACCORDING TO THE SUBDIVISION REGULATIONS FOR THE PARISH OF ASCENSION. THE SURVEYOR AND LOT OWNERS FURTHER ARE PUT ON NOTICE THAT SEWER, BASED ON SET OR ARE NOT REQUIRED TO TRAVEL FROM PRIVATE SEWER AND IT IS THE OBLIGATION OF THE LOT OWNERS TO BRING THEIR CHILDREN TO A PUBLIC ROAD FOR SEWER. SEE PAGE 10.

THE PRIVATE ACCESS SERVITUDE SHOWN HEREON IS HEREBY REGISTERED AS A EASE OF ACCESS TO Z-2-A-1, Z-2-A-2, Z-2-A-3, Z-2-B AND Z-2-C. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NEAR SAID ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY PRIVATE SERVITUDE SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH THE SERVITUDE IS GRANTED.

NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE ASCENSION PARISH HEALTH UNIT.

ANY NEW SEWERAGE SYSTEM REQUIRED BY THE SUBDIVISION OF THIS PROPERTY FOR THE PURPOSE OF TRANSPORTING SEWAGE TO SEWAGE TREATMENT TO AN EXISTING PUBLIC MAINTAINED SYSTEM SHALL BE CONSTRUCTED BY THE PROPERTY OWNERS.

SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.

I HEREBY CERTIFY I HAVE EXAMINED THE ABOVE PLAT ONLY TO THE REGISTERED FAMILY MEMBERS AS SHOWN ON THIS PLAT.

SUBDIVISION CITY DAIGLE
 JOHN WAYNE DAIGLE
 MALCOLM DAIGLE
 RONALD DAIGLE
 WANDA DAIGLE

APPROVED: ASCENSION PARISH PLANNING COMMISSION

DATE: _____
 P.C. FILE #: _____

USERS OF EXISTING PRIVATE SERVITUDE OF PASSAGE (ALCEA DAIGLE RD)
 CITY DAIGLE (TRACT C)
 MALCOLM DAIGLE (TRACT D)
 STARLET GURDARD (TRACT Z-1)

- REFERENCE MAPS:
 1. MAP BY W.J. COINTMENT, JR., DATED 12/15/1970 AND REVISED 4/5/1974, FOR RONALD DAIGLE
 2. MAP BY W.J. COINTMENT, JR., DATED 5/8/1979, FOR CITY DAIGLE, ET ALS, OF TRACTS C AND D
 3. MAP BY W.J. COINTMENT, JR., DATED 2/6/2003, FOR THE ESTATE OF LUELLA DAIGLE, OF TRACTS Z-1 AND Z-2
 4. DRAINAGE RIGHT OF WAY GRANT, FILE #228747, RECORDED 12/23/1965, IN ASCENSION PARISH, LA.

FAMILY PARTITION
 OF
 THE SUBDIVISION OF TRACT Z-2-A, OF
 THE ESTATE OF LUELLA DAIGLE, INTO
 LOTS Z-2-A, Z-2-A-2 AND Z-2-A-3,
 SITUATED IN THE SE 1/4 OF SECTION 30,
 T9S, R3E, SED., EAST OF THE MISS. RIVER,
 ASCENSION PARISH, LA.



W. J. COINTMENT SURVEYORS
 PROFESSIONAL LAND SURVEYING
 CLINT J. COINTMENT, PLS
 15411 MON TERRE BLVD.
 GENEALES, LA. 70707
 PH. 225-644-3434 FAX. 225-644-3248

CERTIFICATION
 THIS PLAT WAS PREPARED AND CERTIFIED FOR THE EXCLUSIVE USE OF

ESTATE OF LUELLA DAIGLE
 BRETT AND JODIE DAIGLE
 WANDA DAIGLE

SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON. I CERTIFY PLAN IN ACCORDANCE WITH MINIMUM STANDARDS FOR BOUNDARY SURVEYS TITLE 46 LXI AND REVISED STATUTES 335051 GENEALES, LA. SCALE 1"=120' DATE: 6-8-2016

CLINT J. COINTMENT, PLS.
 LAND SURVEYOR 227 30
 FB P PG REF. 6-356, 8396 16239

ASCENSION PARISH ZONING SETBACKS
 APPROXIMATE BASE FLOODE ELEVATION: 96'
 DELINEATION OF JURISDICTION VETLANS HAS NOT BEEN REQUESTED NOR IS PART OF THIS SURVEY.
 ACCORDING TO THE FED. EMERGENCY MGMT. AGENCY FED. INSURANCE AID. FLOODE HAZARD BOUNDARY MAP CDMA 22002L-DMS C 03/14/2007 OF ASCENSION PARISH, LA. THIS PROPERTY LIES WITHIN FLOODE HAZARD ZONE AC & X PARISH ZONING, SEE MAP DATED 2-2-2003

NO ATTEMPT HAS BEEN MADE BY W.J. COINTMENT SURVEYORS TO VERIFY ACTUAL LEGAL OWNERSHIP TITLE, DEED RESTRICTIONS, SERVITUDES, EASEMENTS, RIGHTS OF WAY OR OTHER ENCUMBRANCES ON THE PROPERTY AS SHOWN ON THIS PLAT OTHER THAN THOSE FURNISHED BY THE OWNER OR CLIENT.
 APPROXIMATE BASE FLOODE ELEVATION: 96'
 DELINEATION OF JURISDICTION VETLANS HAS NOT BEEN REQUESTED NOR IS PART OF THIS SURVEY.
 ACCORDING TO THE FED. EMERGENCY MGMT. AGENCY FED. INSURANCE AID. FLOODE HAZARD BOUNDARY MAP CDMA 22002L-DMS C 03/14/2007 OF ASCENSION PARISH, LA. THIS PROPERTY LIES WITHIN FLOODE HAZARD ZONE AC & X PARISH ZONING, SEE MAP DATED 2-2-2003

ASCENSION PARISH ZONING SETBACKS
 ASCENSION PARISH ZONE C-1 5' FRONT SETBACKS; 25' MINIMUM SIDE SETBACKS; 5' REAR SETBACKS; 5' NOTE: ALL STRUCTURES WITHIN SETBACKS ARE INDICATED ON PLAT AND LABELS AS NON-CONFORMING.

PRELIMINARY SKETCH
 6/8/2016

ROSE HARTY, J. COOKS
 703 ST. ANDREWS AVE.
 GENEALES, LA.

TRACT Z-2-A-1
 RUSSELL A. TEMPLET, ET ALS
 15411 MON TERRE BLVD.
 GENEALES, LA.



Description: Mark and Tammie Acosta Property - Lots 1-A-1 and 1-A-2
W. J. Cointment Surveyors
(Council District 2)

ATTACHMENTS:

Description	Upload Date	Type
Mark & Tammie Acosta	7/6/2016	Cover Memo

July 13, 2016

FAMILY PARTITION

D) Mark and Tammie Acosta Property- Lots 1-A-1 and 1-A-2

The subject property is located on Pertuis Road in Council District 2 and is zoned Rural (R). The application is on behalf of Mark and Tammie Acosta by W J Cointment Surveyors.

The owner is proposing a family partition of a 1.562 acre tract into Lots A-1-A (.781 acres), and Lot 1-A-2 (.781 acres), The applicant will retain lot A-1-2 and transfer Lot 1-A-1 to his son. Lots A-1-A, and 1-A-2 will be accessed by an existing 30' private servitude of passage.

STAFF REVIEW COMMENTS

1. All owners of Wilford Acosta Road are required to sign the plat.

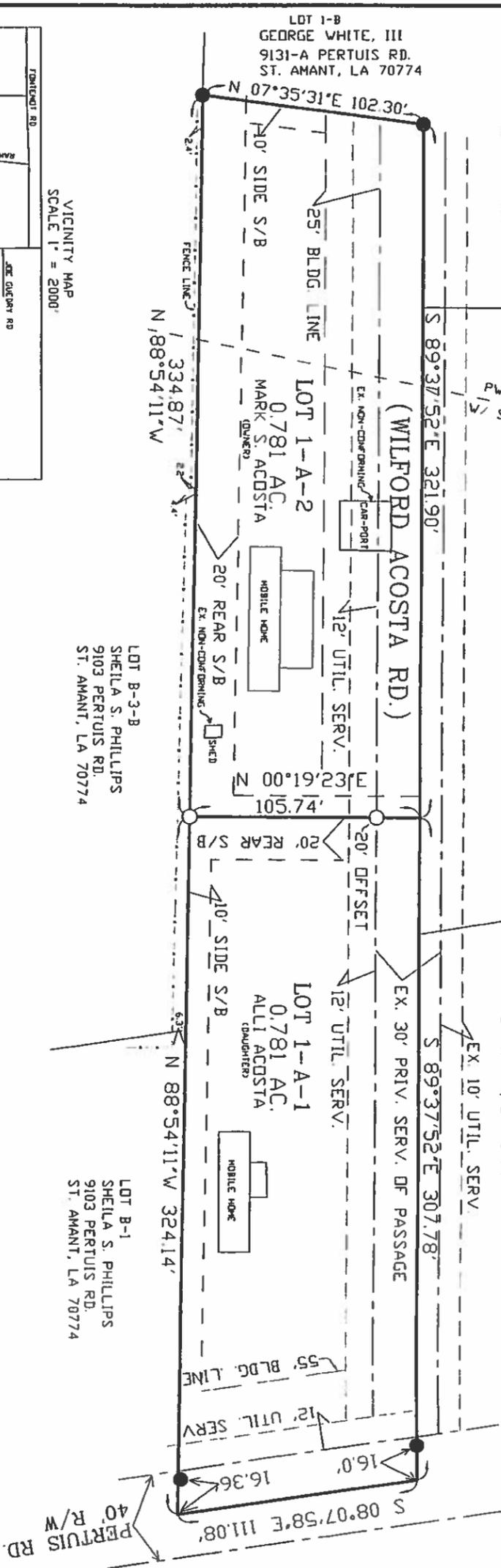
STAFF RECOMMENDATIONS

Staff recommends approval contingent upon all existing users of Wilford Acosta Road signing the plat.

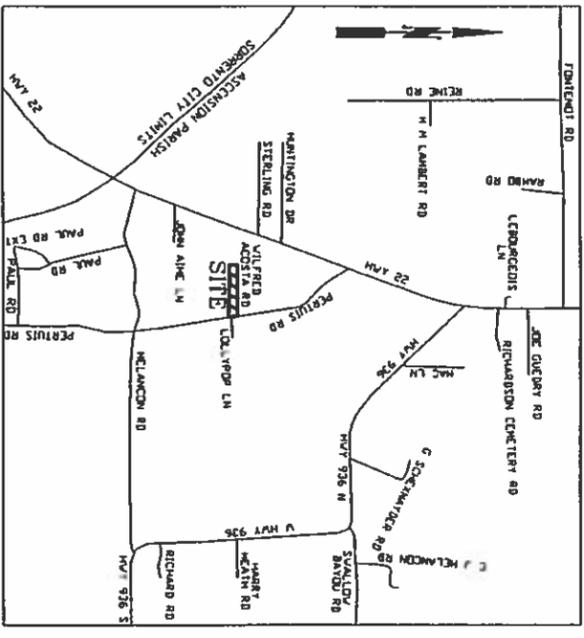
LOT 2-A-2-A
 MARK S. ACOSTA
 P.O. BOX 280
 ST. AMANT, LA 70774

LOT 2-A-1-A-1
 MARK S. ACOSTA
 P.O. BOX 280
 ST. AMANT, LA 70774

LOT 2-B-1
 MARK S. ACOSTA
 P.O. BOX 280
 ST. AMANT, LA 70774



VICINITY MAP
 SCALE 1" = 2000'



- LEGEND**
- CLASS 'C' SURVEY
 - SET IRON RODS 1/2"
 - ▲ FOUND IRON PIPE 1/2"
 - △ FOUND NAIL & WASHER
 - SET NAIL & WASHER
 - ◆ LHM R/V MARKER
 - POWER POLE
 - ⊙ CALCULATED POINT

ASCENSION PARISH ZONING SETBACKS
 FENCED PARISH ZONE 1 R
 SIDE SETBACKS: 25' MINIMUM
 REAR SETBACKS: 20'
 NOTE: ALL STRUCTURES WITHIN SETBACKS ARE INDICATED ON PLAT AND LABELED AS NON-CONFORMING.

REFERENCE MAPS
 1. V.J. COINTMENT, JR. DATED 3-15-1998
 FOR MARK SHANE ACOSTA, FILE #274403
 2. JOHN P. EARLES, III DATED 5-5-1998
 FOR MARK S. ACOSTA, FILE #432061

GPS MEASUREMENTS, LSU GOLF NET, VRS, NORTH AMERICAN DATUM (NAD83), LAMBERT CONFORMAL CONIC PROJECTION, LOUISIANA SOUTH ZONE, STATE PLANE COORDINATE SYSTEM.

THE ORIGINAL DRAFTING OF THIS WORK IS THE PROPERTY OF V.J. COINTMENT SURVEYOR. REPRODUCTION OF THIS PRINT IS PROHIBITED EXCEPT BY WRITTEN PERMISSION OF THIS FIRM. ADDITIONAL INFORMATION IS OFTEN ADDED IN A CONTINUOUS UPDATING PROCESS. CHECK FOR LATEST REVISION DATE BEFORE ACTING ON DATA SHOWN. THIS FIRM IS NOT RESPONSIBLE FOR ACTIONS OR PROJECTS TAKEN BASED UPON OBSOLETE DRAWINGS FOR WHICH THIS FIRM HAS NOT SPECIFICALLY CONSULTED AND WRITTEN PERMISSION RECEIVED. SERVICES AND/OR RIGHTS AND OF-VAAY OTHER THAN THOSE NOTED MAY EXIST ON THIS PROPERTY AND OWNERS OR POTENTIAL BUYERS SHOULD BE AWARE THAT ABSTRACTING OF TITLE TO THIS PROPERTY TO SHOW ALL ENCUMBRANCES, WAS NOT WITHIN THE SCOPE OF THIS SURVEY.

FAMILY PARTITION
 OF
 OF LOT 1-A, OF THE MARK & TAMMIE ACOSTA PROPERTY,
 INTO LOTS 1-A-1 AND 1-A-2, SITUATED IN THE SW 1/4
 OF SECTION 6, T10S, R4E, SED, EAST OF THE MISS.
 RIVER, ASCENSION PARISH, LA.



NO ATTEMPT HAS BEEN MADE BY V.J. COINTMENT SURVEYORS TO DETERMINE THE EXACT BOUNDARY OF THE PROPERTY. THEREFORE, RESTRICTIONS, EASEMENTS, ENCUMBRANCES, RIGHTS OF WAY OR OTHER ENCUMBRANCES ON THE PROPERTY AS SHOWN ON THIS PLAT OTHER THAN THOSE FURNISHED BY THE OWNER OR CLIENT.

REVISIONS:

DEDICATION OF WAY OR STREET FROM HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVICES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWER REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC AND BUILDINGS, STRUCTURE, OR FENCE SHALL BE CONSTRUCTED, MAINTAINED, AND REPAIRED BY THE OWNER OF THE LOT. NO AS TO UNREASONABLE INTERFERENCE WITH ANY PURPOSE FOR WHICH SERVICE WAS GRANTED. MOBILE HOME.

THE ROADS AND STREETS SHOWN ON THIS PLAT ARE PRIVATE AND NOT PUBLIC ROADS AND STREETS AND ARE TO BE VETTERED AND MAINTAINED BY THE OWNERS OF THE ADJACENT LOTS. THE PUBLIC SHALL NOT MAINTAIN, UPGRADE OR ACCEPT SAID ROADS INTO THE PUBLIC SYSTEM UNLESS AND UNTIL BROUGHT UP TO HARD SURFACE AND ALL OTHER STANDARDS BY THE LOT OWNERS OR DEVELOPER, ACCORDING TO THE SUBDIVISION REGULATIONS FOR THE PARISH OF ASCENSION. THE SUB-DIVIDER AND LOT OWNERS SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF PRIVATE ROADS AND STREETS TO BRING THEIR CHILDREN TO A PUBLIC ROAD FOR SCHOOL BUS PICK UP.

THE PRIVATE ACCESS SERVICE SHOWN HERE ON IS HEREBY DEDICATED AS A RIGHT OF ACCESS TO LOT 1-A-1 AND SHALL BE MAINTAINED BY THE OWNER OF THE ADJACENT LOTS. NO AS TO UNREASONABLE INTERFERENCE WITH ANY PURPOSE FOR WHICH SERVICE WAS GRANTED. MOBILE HOME.

NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOCAL HEALTH AUTHORITY.

ANY NEW DRAINAGE DITCH REQUIRED BY THE SUBDIVISION OF THIS PROPERTY FOR THE PURPOSE OF TRANSPORTING RAINFALL OR SEWAGE TREATMENT PLANT EFFLUENT TO EXISTING PARISH MAINTAINED DITCH SHALL BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNERS.

SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.

THE GREAT GREAT I WILL TRANSFER THE ABOVE LOTS DUE TO THE REASON OF THE HEALTH OF THE OWNERS.

SUBDIVIDER MARK S. ACOSTA

APPROVED _____
 ASCENSION PARISH PLANNING COMMISSION

DATE: _____

P.C. FILE #: _____

W. J. COINTMENT SURVEYORS
 PROFESSIONAL LAND SURVEYING
 CLINT J COINTMENT, PLS
 11411 BON TERRE BLVD.
 GONZALES, LA 70737
 PH. 225-644-5454 FAX 225-644-5248

CERTIFICATION
 THIS PLAT WAS PREPARED AND CERTIFIED FOR THE EXCLUSIVE USE OF
MARK S. ACOSTA

PRELIMINARY
 NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A LICENSE.
 CLINT J COINTMENT, PLS REG. 0980

SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON. I CERTIFY PLAN IN ACCORDANCE WITH MINIMUM STANDARDS FOR BOUNDARY SURVEYS TITLE 46 LXI AND REVISED STATUTES 33:5051 GONZALES, LA.
 SCALE 1" = 60'
 DATE 5-30-2016

CLINT J COINTMENT, PLS
 LAND SURVEYOR 3141 6671 5979 7094
 FB F PG REF. 6438 7194 16177 6



Description: Douglas Rheams Property - Lots C-2-A thru C-2-D & C-3-F-1
McLin Taylor, Inc.
(Council District 5)

ATTACHMENTS:

Description	Upload Date	Type
Douglas Rheams	7/6/2016	Cover Memo

July 13, 2016

FAMILY PARTITION

E) Douglas Rheams Property – Lots C-2-A thru C-2-D & C-3-F-1

The subject property is located on Moody Dixon Road in Council District 5 and is zoned Rural(R). The application is on behalf of Lyle J. Decoteau by McLin Taylor Inc.

The owner is proposing a family partition of a 2.00 acre tract into Lots C-2-A (.500 acres), Lot C-2-B (.500 acres), Lot C-2-C (.500 acre) and Lot C-2-D (.500 acres). The applicant will transfer Lots C-2-A, Lot C-2-D, to his sons Lot C-2-B to his stepson and Lot C-2-C to his stepdaughter. Lots C-2-A, C-2-B, C-2-C and C-2-D will be accessed by an existing 30' private servitude of passage.

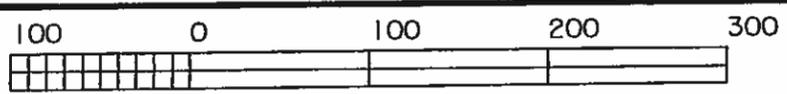
STAFF REVIEW COMMENTS

1. All owners of Lillian Lane are required to sign the plat.

STAFF RECOMMENDATIONS

Staff recommends approval contingent upon all existing users of Lillian Lane signing the plat.

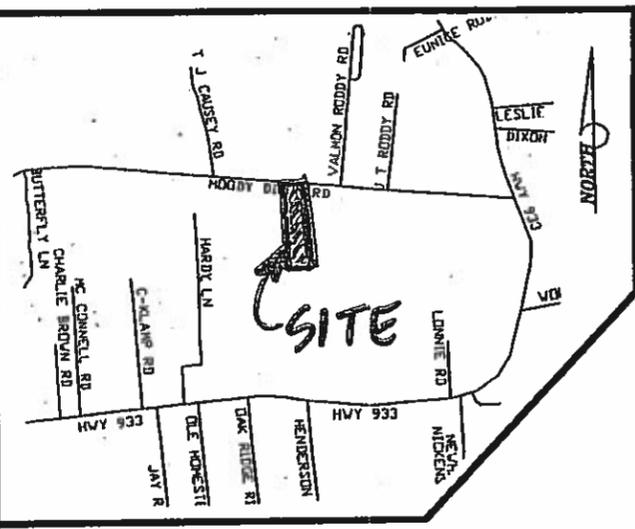
100+ AC.
(TRAVIS J. CAUSEY, JR.)



LOTS 1-5
(SHADY OAK DEVELOPMENT, LLC)
43218 MOODY-DIXON RD. PRAIRIEVILLE, LA 70769

(MANUEL B. ARCHILETA, JR.)
43234 MOODY-DIXON RD.
PRAIRIEVILLE, LA 70769

MOODY - DIXON ROAD (50' R/W)



VICINITY MAP
SCALE: 1" = 2000'

NOTE:
THE ROADS AND STREETS SHOWN ON THIS PLAT ARE PRIVATE AND NOT PUBLIC ROADS AND STREETS AND ARE TO BE DEVELOPED AND MAINTAINED BY THE LOT OWNERS ONLY. THE PARISH OF ASCENSION SHALL NOT MAINTAIN, UPGRADE OR ACCEPT SAID ROADS INTO THE PUBLIC SYSTEM UNLESS AND UNTIL BROUGHT UP TO HARD SURFACE AND ALL OTHER STANDARDS BY THE LOT OWNERS OR DEVELOPER, ACCORDING TO THE SUBDIVISION REGULATIONS FOR THE PARISH OF ASCENSION. THE SUBDIVIDER AND LOT OWNERS FURTHER ARE PUT ON NOTICE THAT SCHOOL BUSES DO NOT OR ARE NOT REQUIRED TO TRAVEL DOWN PRIVATE ROADS AND IT IS THE OBLIGATION OF THE LOT OWNERS TO BRING THEIR CHILDREN TO A PUBLIC ROAD FOR SCHOOL BUS PICK UP.

TRANSFERENCE OF LOTS:
THE LOTS OR TRACTS SHOWN HEREON AS PART OF THIS PARTITION WILL BE TRANSFERRED TO THE OWNER AS SHOWN ON EACH LOT OR TRACT.

NOTE:
ANY NEW DRAINAGE DITCH REQUIRED BY THE SUBDIVISION OF THIS PROPERTY FOR THE PURPOSE OF TRANSPORTING RUNOFF OR SEWAGE TREATMENT PLANT EFFLUENT TO AN EXISTING PARISH MAINTAINED DITCH SHALL BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNER(S).

PRIVATE DEDICATION:
THE PRIVATE ACCESS SERVITUDE SHOWN HERE ON IS HEREBY DEDICATED AS A MEANS OF ACCESS TO LOT(S) C-3-A thru C-3-F. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE, OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER THIS PRIVATE DRIVEWAY SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH THE SERVITUDE IS GRANTED. THE PARISH OF ASCENSION HAS NO RESPONSIBILITY FOR THE MAINTENANCE OF THIS PRIVATE ACCESS SERVITUDE.

SEWAGE DISPOSAL:
NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOCAL HEALTH AUTHORITY.

DEDICATION:
THE RIGHTS-OF-WAY OF STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR THE USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, AND OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC, NO BUILDING, STRUCTURE, OR FENCE SHALL BE CONSTRUCTED, NOR SHRUBBERY PLANTED, WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE WAS GRANTED.

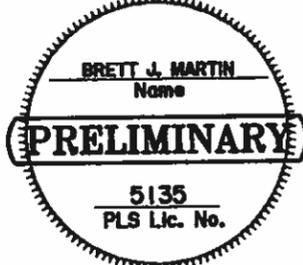
CODY DECOTEAU, OWNER C-3-A KYLE FOX, OWNER C-3-B KATE FOX, OWNER C-3-C
KASH DECOTEAU, OWNER C-3-D JOANN DECOTEAU, OWNER C-3-E

LYLE J. DECOTEAU, OWNER C-3-F & C-2 DATE _____

- REFERENCE(S):**
- FAMILY PARTITION OF LOTS C-3 & C-4 of the DOUGLAS RHEAMS PROPERTY INTO C-3-A thru C-3-F...FOR LYLE J. DECOTEAU BY LESTER A. McLIN, JR., P.L.S. DATED 11-12-14 (INSTR. H872868)
 - MAP SHOWING RESUBDIVISION OF LOTS A, B & C of the DOUGLAS RHEAMS PROPERTY INTO A-1, A-2, B-1, B-2, B-3, C-1, C-2, C-3 & C-4...FOR JOANN DECOTEAU BY LESTER A. McLIN, JR., P.L.S. DATED 6-23-2010 (INSTRUMENT H752072)

BASE BEARING: * S 08°39'14"W (REF H1)
FLOOD ZONE: "AE" BASE FLOOD ELEVATION: 17.0
F.E.M.A. F.I.R.M. COMMUNITY PANEL NO. 220013-0035-E DATE 8-16-07

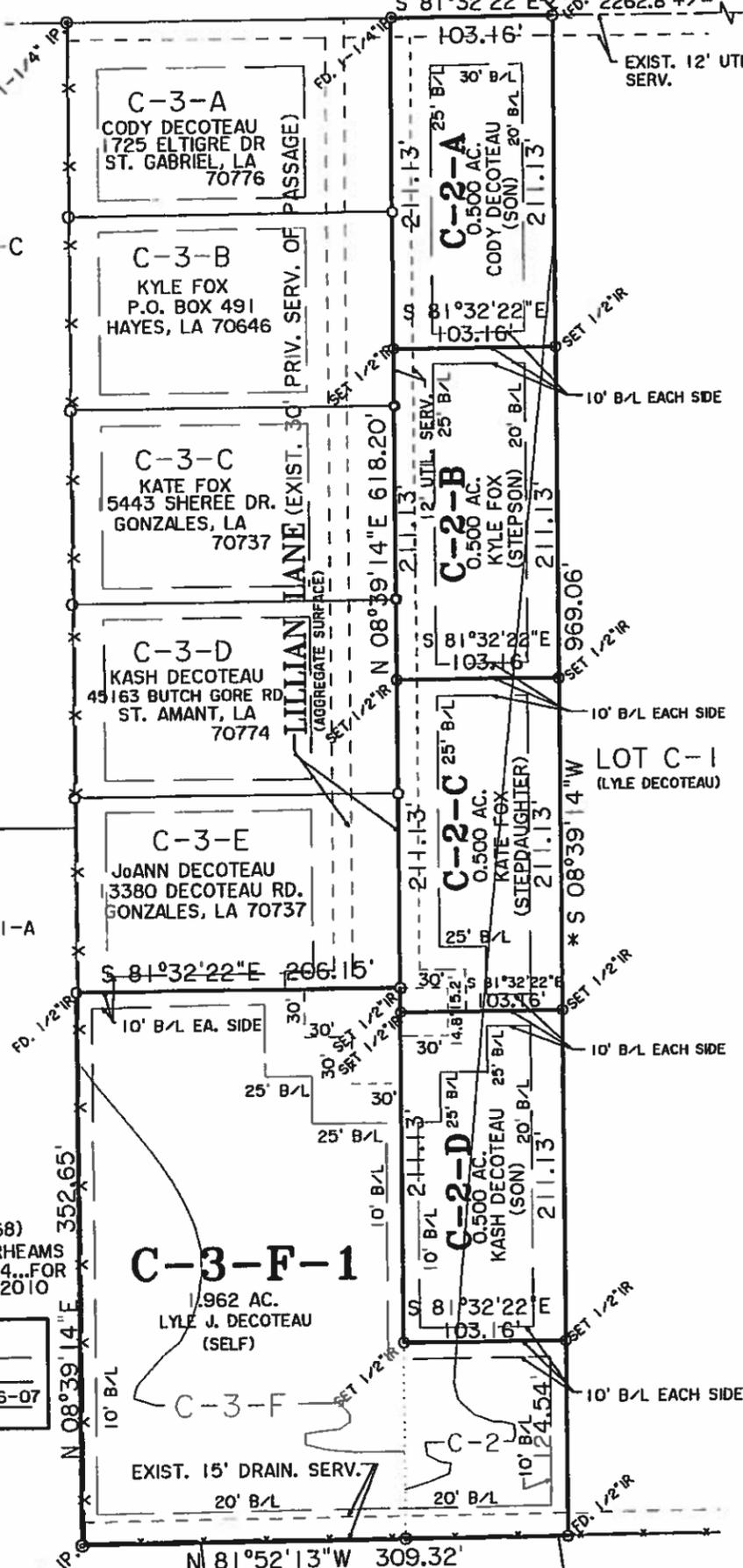
GENERAL NOTES:
TOTAL AREA: 3,962 AC.
A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT A PART OF THIS SURVEY.
ZONING DISTRICT: RURAL
WATER: SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.



THIS SURVEY WAS PREPARED AT THE REQUEST AND FOR THE EXCLUSIVE USE OF:
LYLE J. DECOTEAU
THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT SERVITUDES SHOWN HEREON WERE TAKEN FROM REFERENCE DATA AND THAT OTHER SERVITUDES, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.

CERTIFICATION:
THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR CLASS "C" SURVEYS AND IT WAS THE INTENT TO SUBDIVIDE THE TRACT INTO THE PLATTED SUBDIVISION. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT SAME.

BRETT J. MARTIN DATE 6-29-2016
PROFESSIONAL LAND SURVEYOR
McLIN TAYLOR, INC.



C-1-A (IRA H & JOY DECOTEAU 42215 HWY 621 GONZALES, LA 70737)
A-1 & A-2 (JENNIFER BOGGS 43186 HWY 933 PRAIRIEVILLE, LA 70769)
LOT BB (STEPHEN W. COX 43204 HWY. 933 PRAIRIEVILLE, LA 70769)

FAMILY PARTITION OF LOTS C-2 & C-3-F of the DOUGLAS RHEAMS PROPERTY INTO C-2-A thru C-2-D & C-3-F-1 LOCATED IN SECTION 13, T8S-R3E ASCENSION PARISH, LOUISIANA FOR LYLE J. DECOTEAU

THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT

APPROVED: _____
CHAIRMAN
ASCENSION PARISH PLANNING COMMISSION

McLIN TAYLOR, Inc.
Engineering and Land Surveying
1724 N. BURNSIDE, STE 5 GONZALES, LA 70737 (225)644-4778



Description: **Grand Oaks**
Quality Engineering & Surveying, LLC
(Council District 3)

ATTACHMENTS:

Description	Upload Date	Type
Grand Oaks	7/6/2016	Cover Memo

July 13, 2016

MAJOR SUBDIVISION PRELIMINARY PLAT

A) Grand Oaks

The subject property is located on Cornerview Road approximately 475 feet east of Boudreaux Road in Council District 3 and is zoned Medium Intensity (RM). The application is on behalf of America Homeland, LLC by Quality Engineering & Surveying, LLC.

The property is 22 acres and the applicant is proposing a major subdivision containing 66 single family residential lots. Lots range from 50 – 80 feet wide with a minimum size of 6,250 square feet. The subdivision will include 3.5 acres of designated park space.

STAFF REVIEW COMMENTS

Planning department comments:

Green Space located between Lots 28 and 29 needs to be labeled along with dimensions need to be shown.

Negotiations must continue with the Parish utilities department regarding sewer treatment/discharge.

ENGINEER REVIEW COMMENTS

Drainage impact study:

The drainage impact study has been reviewed by the Engineer Review Agent (ERA) Comments are attached.

Traffic impact study:

The traffic impact study has been reviewed by the Engineer Review Agent (ERA) Comments are attached.

STAFF RECOMMENDATIONS

The proposed plat meets all guidelines for a major subdivision and recommends approval.



June 27, 2016

Mr. Shaun Sherrow
Engineer Review Agency for Ascension Parish Planning Commission
c/o CSRS, Inc.
6767 Perkins Road, Suite 200
Baton Rouge, Louisiana 70808

Re: **Grand Oaks
Preliminary Plat Submittal Review (1st)**

Mr. Sherrow,

We have reviewed your comments on the captioned project and appreciate your objective opinion. To facilitate future communication, our responses are listed below in the same order as the engineering comments in your review letter of 6/21/16. Attached (with the electronic copy of the transmittal) is an updated copy of the plat and revised drainage impact study as you requested. I hope you find them satisfactory.

Preliminary Plat Comments:

1. Depict the existing driveway culvert. **Added to the Drainage Impact Study exhibits**
2. Depict the existing ditch that runs along the rear of proposed lots 62-66 and connects to the existing north-to-south ditch. **Added to the Drainage Impact Study exhibits**
3. Show the existing edges of roadway of Cornerview Road rather than just the existing right of way. **Street name, width and pavement type shown as per checklist.**
4. Show the proposed edge of roadway of the subdivision including the radii and connection to Cornerview Road. **Due to limited space on the Preliminary Plats edges of roadway (existing or proposed) are not typically shown. This information is typically shown on construction documents after field surveys have been completed.**
5. Provide arrows to note the direction of flow for the bayou and all onsite ditches. **Shown on DIS Exhibits.**
6. Show the existing cross drains under Cornerview Road. **Added to plat.**
7. Provide a cross section on the plat that runs from proposed lot 6, through the proposed pond, and to the existing property line. **This type of information is not normally shown until construction documents after an onsite topographic survey has been completed.**
8. The existing contours indicate that approximately 70% of the offsite lots north of lots 57-66 drain onsite. Therefore, rear drainage and a proposed drainage servitude will be needed at the rear of lots 57-66. Please add rear servitude along these lots. **A rear drainage servitude has been added.**
9. Contours suggest that some of the offsite property west of the site drains across the site. Please review and add rear yard drainage servitudes if water is draining across the site. **The contours indicate that flow is running due south and should not be coming on to the site. A drainage servitude has been added along the western property line to allow for collection of either offsite**



flow and/or to prevent drainage from leaving the project site. This will be further detailed in construction documents as needed.

10. The proposed walking trail is along the bank of the existing bayou. Will this walking trail be inundated for the 10 year storm event? Based on LIDAR contours and the FEMA FIS profiles, it appears that some of the walking trail could be inundated in a 10-year storm event
11. Note on the plat if the contours are based on actual survey or LIDAR contours. Note regarding LIDAR contours has been added.

Drainage Impact Study Comments:

1. Lidar contours suggest about 75% of drainage area 2S is draining towards project site. Revise Pre & Post Development Drainage maps and calculations to reflect this additional drainage area. This has been updated and adjusted in the DIS.
2. Contours suggest that some of the offsite property west of the site drains across the site. Please review and revise calculations as necessary. See comment 9 above.
3. Provide water surface elevations downstream of 2 – 36" culverts crossing Cornerview Road in pre & post development calculations to verify that the proposed fill of lot 1 and conversion to a pond system does not increase the tailwater of these cross drains. Attached in DIS
4. Provide calculations and supporting information to show that proposed lot 1 will not take away the overbank conveyance of the large ditch that runs through the site. This ditch is to be realigned so as not to take away the conveyance area.
5. Provide calculations and supporting information to show that proposed lots 9-26 will not take away the overbank conveyance of Smith Bayou and impact the water surface elevation. By providing mitigation on the lots through excavation of the pond and allowing Smith Bayou the ability to flow into the pond area so as to maintain/reduce water surface elevation.

Traffic Impact Study Comments:

1. There are existing trees in the roadside ditch that is near the proposed entrance that may impede the necessary site distance for cars exiting the subdivision. Please review site distance and provide recommendations for addressing site distance requirements. The report states that the trees within the existing ROW need to be removed in order to achieve adequate sight distance.



I trust that we have satisfactorily answered your comments; however, if you should have any questions or comments concerning this matter, please do not hesitate to contact me directly.

Sincerely,

QUALITY ENGINEERING & SURVEYING, LLC

Deric J. Murphy

Deric J. Murphy, P.E.
President

Electronic Attachments only

cc: Lance Brock



Description: Lakeside Terrace - Major Revision to Preliminary
Quality Engineering & Surveying, LLC
(Council District 5)

ATTACHMENTS:

Description	Upload Date	Type
Lakeside Terrace Rev Prelim	7/6/2016	Cover Memo

MAJOR SUBDIVISION PRELIMINARY PLAT REVISION

B) Lakeside Terrace

The subject property is located on the south side of LA Hwy 42 near Bill Morgan Road in Council District 5 and is zoned Medium Intensity (RM). The application is on behalf of America Homeland, LLC by Quality Engineering & Surveying, LLC.

Project Timeline:

- October 14, 2015 – Planning Commission approves the Woodland Manor preliminary plat.

Ascension Parish Unified Land Development Code (LDC) Section 17-405.

Preliminary Plat Procedure

(D) (3):

Any changes made by the owner/subdivider subsequent to approval of the preliminary plat shall be submitted in electronic format and reviewed by the Planning Commission Chairman and his staff. If the change suggested by the owner/subdivider is to be of a substantial nature which is defined below, then approval can only be granted by the Planning Commission and then only after a public hearing is held for that purpose. If the suggested change is not substantial in nature, then approval will be granted.

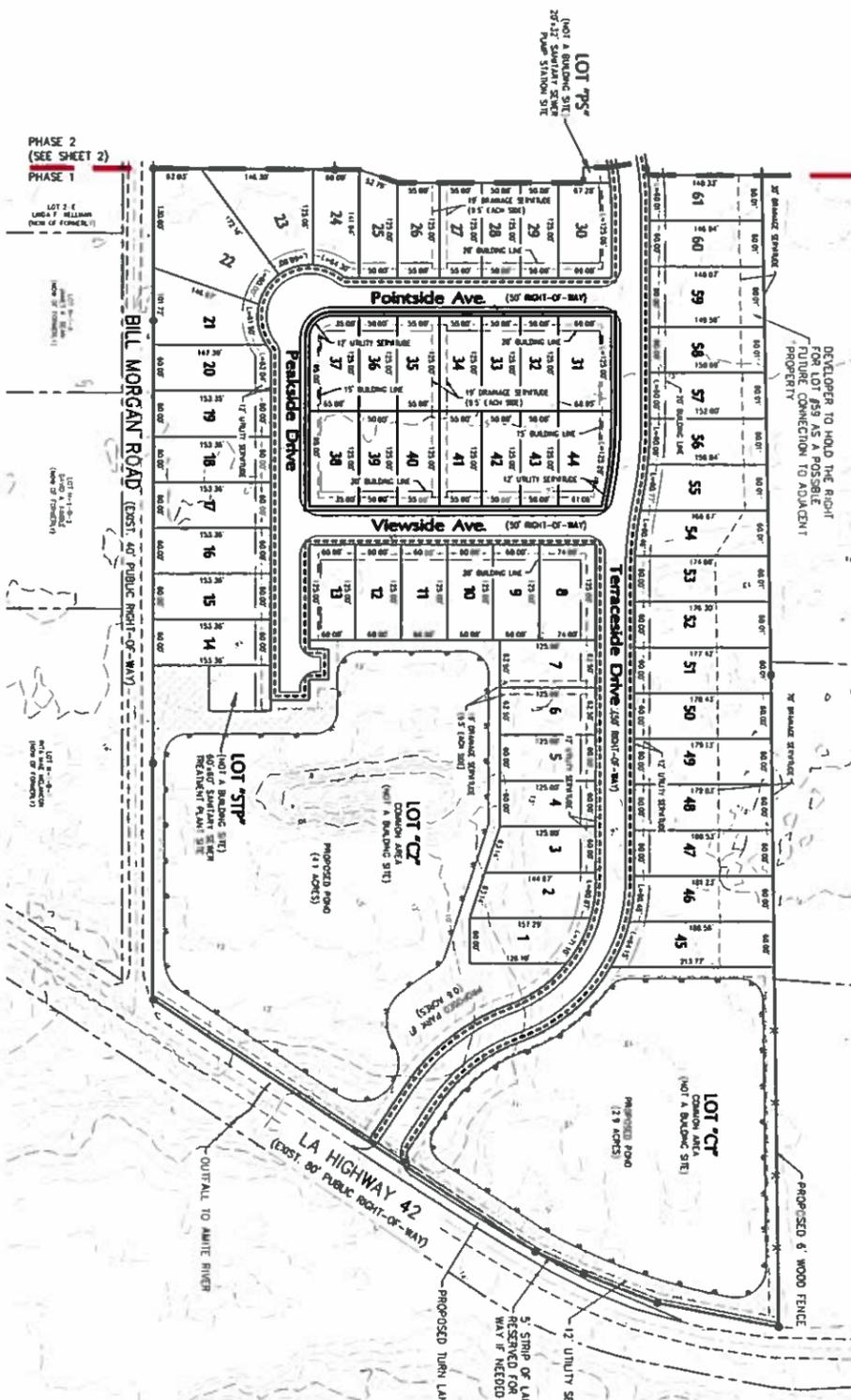
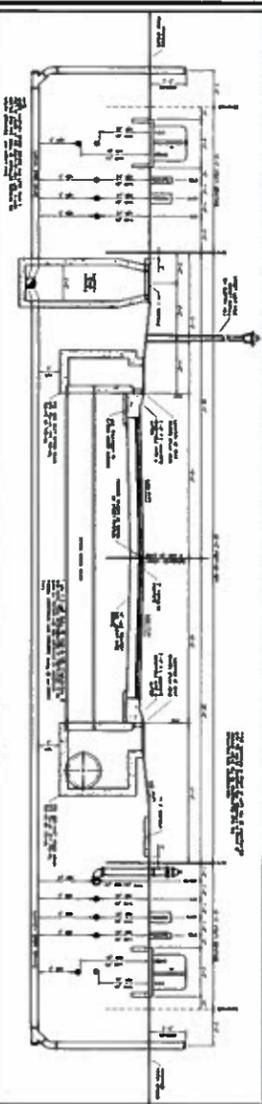
- a. A change in the size of lots, amounting to an increase of ten (10) percent or more of the total number of lots from the previously approved plat.
- b. **Re-design of the subdivision or any portion thereof which would change the street pattern or overall layout of the previously approved plat.**
- c. Relocation or addition of any sewerage treatment facility.
- d. Relocation or addition of any drainage facility, except as mandated by an agency with the legal authority to govern the change.
- e. A change in the amount of green space dedicated, amounting to reduction of ten (10) percent or more from the previously approved plat.

It has been determined that the proposed revised preliminary plat is a change of a substantial nature. The street pattern changed from the previous approved preliminary plat. A Street has been removed and it will dead end to an L-turnaround. Also the approved preliminary plat reflects two streets at the rear of the subdivision with T-turnarounds at the end of Pineside Ave. and Parkside Ave. The revised plat will have L-turnarounds.

The property is 52.4+/- acres and the applicant is proposing a major subdivision containing 154 single family residential lots. Typical lot widths range from 50 to 80 feet with a minimum size of 6,250 square feet. The subdivision will include 3.1 acres of designated park space and complies with the major subdivision regulations.

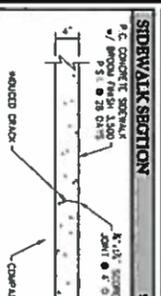
STAFF RECOMMENDATIONS

To approve the revised preliminary plat based on the revision will not change the traffic flow of the development.

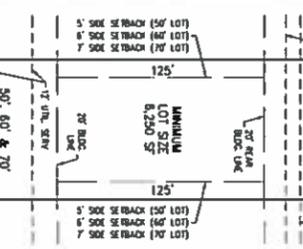
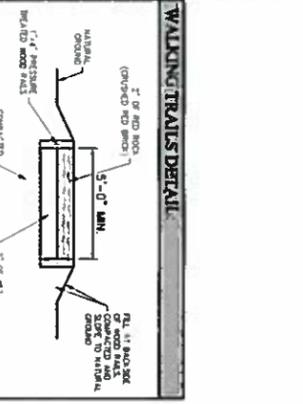


LEGEND:

- DONOR'S GREEN SPACE COMMON AREA (NOT A BUILDING SITE)
- DONOR'S PARK SPACE COMMON AREA (SEE PRELIMINARY PROPOSED PLANS)
- PHASE LINE
- PROPOSED SIDEWALK SYSTEM
- FLOOD ZONE
- RAILING TRAIL
- X PROPOSED 6' WOOD FENCE



- GENERAL NOTES:**
- NO ATTEMPT WAS MADE BY QUALITY ENGINEERING & SURVEYING, LLC TO VERIFY THE ACTUAL LEGAL BOUNDARIES, EASEMENTS, EASES OR RIGHTS OF WAY, ETC. OF THE PROPERTY. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE BOUNDARIES, EASEMENTS, EASES OR RIGHTS OF WAY, ETC. OF THE PROPERTY. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE BOUNDARIES, EASEMENTS, EASES OR RIGHTS OF WAY, ETC. OF THE PROPERTY.
 - LOT LINES AND LOT PERIMETERS WILL BE FIELD CHECKED BY THE SURVEYOR AT THE TIME OF THE SURVEY. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE BOUNDARIES, EASEMENTS, EASES OR RIGHTS OF WAY, ETC. OF THE PROPERTY.
 - ADDITIONAL PROPERTY OWNERS SHALL BE NOTIFIED BY THE SURVEYOR AT THE TIME OF THE SURVEY. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE BOUNDARIES, EASEMENTS, EASES OR RIGHTS OF WAY, ETC. OF THE PROPERTY.
 - ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITION OF THE INTERNATIONAL PLUMBING CODE (IPC).
 - THIS PLAN IS FOR CONCEPTUAL PLANNING USES ONLY. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE BOUNDARIES, EASEMENTS, EASES OR RIGHTS OF WAY, ETC. OF THE PROPERTY.
 - ALL LOTS SHOWN HEREIN HAVE THE MINIMUM LOT SIZE AND LOT FRONTAGE FOR THE ZONING DISTRICTS AS SET FORTH IN THE ASSOCIATION PARSH DEVELOPMENT CODE.
 - NO CHANGE EXIST ON PUBLIC STREETS WHEN 1/4 MILE OF THE PROPOSED SUBDIVISION BOUNDARY.
 - ALL STREET, DRIVE, OR WAY AND SERVICES SHALL BE DEDICATED TO THE PUBLIC FOR PUBLIC USE.
 - A RELEASE DETERMINATION WAS NOT REQUESTED FOR THIS SUBDIVISION. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE BOUNDARIES, EASEMENTS, EASES OR RIGHTS OF WAY, ETC. OF THE PROPERTY.
 - ALL LOTS SHOWN AND LABELED AS "PROPOSED FUTURE CONNECTION" SHALL BE CONSIDERED AS "PROPOSED FUTURE CONNECTION" UNLESS OTHERWISE NOTED.
 - LOTS 11-12 SHALL HAVE ACCESS FROM THE VERTICAL ROAD.



TREE AND PARK SPACE STANDARDS:

- ONE (1) TREE SHALL BE PROVIDED FOR EVERY 1,000 SQ. FT. OF LOT AREA.
- THE TREES SHALL BE OF A SPECIES THAT IS APPROPRIATE TO THE CLIMATE AND SOIL CONDITIONS OF THE AREA.
- THE TREES SHALL BE PLANTED WITHIN THE PROPOSED PARK SPACE.
- THE TREES SHALL BE PLANTED WITHIN THE PROPOSED PARK SPACE.

PROPOSED PARKS:

- PROPOSED PARK 1: 0.8 ACRES
- PROPOSED PARK 2: 2.9 ACRES

GENERAL SUBDIVISION INFORMATION:

LAND USE	RESIDENTIAL
LAND CHARACTERISTICS	RESIDENTIAL, WOODLAND, ETC.
NO. OF LOTS	61
STREETS	POINTSIDE AVE, VIEWSIDE AVE, TERRACE DRIVE, BILL MORGAN ROAD
UTILITIES	WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE
ADDITIONAL INFORMATION	SEE PRELIMINARY PROPOSED PLANS

PRELIMINARY PLANS
THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION, RECORDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

REVISED PRELIMINARY PLAT
LAKESIDE TERRACE

CLIENT:
AMERICA HOMELAND, LLC.
P.O. BOX 8028
BATON ROUGE, LOUISIANA 70808



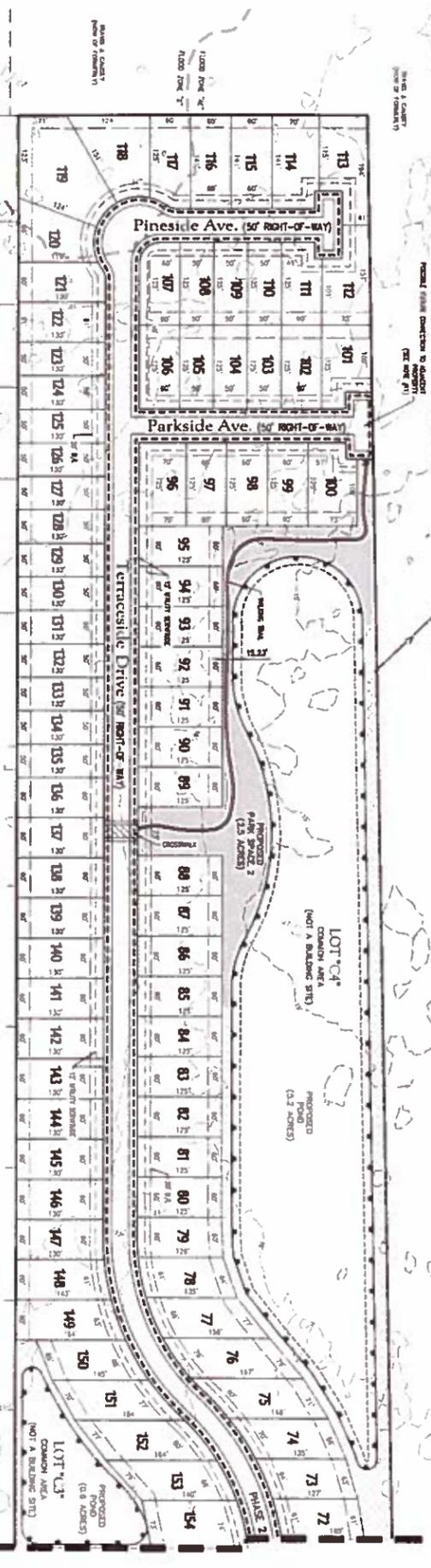
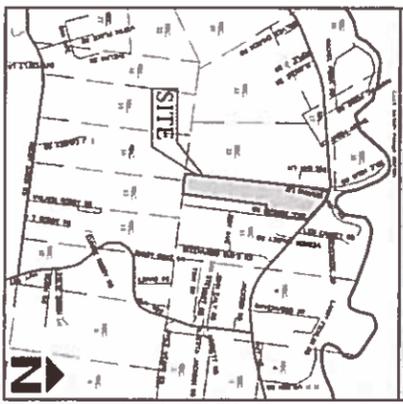
TYPICAL STREET SECTION (SW RIGHT-OF-WAY)



N.T.S.



VICINITY MAP SCALE: 1" = 200'



PHASE 2
PHASE 1
(SEE SHEET 1)

LEGEND:

- DEDICATED DRIVE SPACE COMMON AREA (NOT A BALDING STRIP)
- ADJACENT PARK SPACE COMMON AREA (SEE SPECIFICATIONS)
- PROPOSED PERMEABLE SYSTEM
- FLOOD ZONE
- WALKING TRAIL

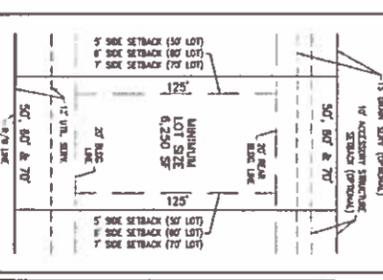
SIDEWALK SECTION



GENERAL NOTES:

1. NO ATTEMPT HAS BEEN MADE BY QUALITY ENGINEERING & SURVEYING, L.L.C. TO VERIFY THE EXISTING UTILITIES OR TO IDENTIFY ANY UNRECORDED UTILITIES. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. LOT AREAS AND LOT FRONTAGE METERS ON EXISTING LOTS SHALL BE AS SHOWN ON THE RECORD PLANS FOR THE SUBDIVISION.
3. THE PLANS ARE FOR CONSTRUCTION, PLANNING USES ONLY. THE LAYOUT IS SUBJECT TO CHANGE BASED UPON FINAL ENGINEERING DESIGN AND APPROVAL.
4. ALL IMPROVEMENTS HEREON SHALL BE SUBJECT TO APPROVAL BY THE APPLICABLE AGENCIES.
5. THE PLANS SHOW THE MINIMUM LOT SIZE AND LOT FRONTAGE FOR THE SUBDIVISION.
6. THE PLANS SHOW THE MINIMUM LOT SIZE AND LOT FRONTAGE FOR THE SUBDIVISION.
7. NO DRIVEWAYS EXIST ON PUBLIC STREETS WITHIN 1/4 MILE OF THE PROPOSED SUBDIVISION DRIVEWAY.
8. ALL STREETS, RIGHTS-OF-WAY, AND SEWERLINES SHALL BE REDUCED TO THE PUBLIC FOR PUBLIC USE.
9. A METEASUREMENT DETERMINATION HAS NOT BEEN MADE FOR THIS SUBDIVISION. SEVERAL LOTS BE CONSIDERED AS BEING SUBJECT TO CONVEYANCE OF OCCUPANCY.
10. SEVERAL LOTS BE CONSIDERED AS BEING SUBJECT TO CONVEYANCE OF OCCUPANCY.
11. ALL AREAS SHOWN AND LABELED AS "PROPOSED DRIVE CONNECTIONS" SHALL BE SUBJECT TO ANY FUTURE DEVELOPMENT OF ADJACENT PROPERTIES. THE DEVELOPER CHOOSES TO BUILD A RESIDENTIAL STRUCTURE ON LOT 100. THE DEVELOPER CHOOSES TO BUILD A RESIDENTIAL STRUCTURE ON LOT 101. THE DEVELOPER CHOOSES TO BUILD A RESIDENTIAL STRUCTURE ON LOT 102.
12. LOTS 10-20 WILL NOT HAVE ACCESS FROM THE WORKING ROAD.

TYPICAL LOT DETAIL:



TREE AND PARK SPACE STANDARDS:

- 1) ONE CLASS "A" TREE TO BE PROVIDED PER LOT. TREES MUST BE PLANTED PRIOR TO CO. BOOK ISSUED FOR EACH LOT.
- 2) 12 CLASS "A" TREES AND 24 DIMENSIONAL TREES ARE TO BE PLANTED PER ACRE OF PARK SPACE.
- 3) THE PLANTS WILL BE OF A STAGE 1 RECOMMENDATION AND THE MAINTENANCE AND WATERING OF ALL COMMON AREAS WILL BE THE RESPONSIBILITY OF THE HOA.

PROPOSED PARKS:

- THE PROPOSED PARK SPACE IS 3.11 ACRES
- PARK SPACE 1: 0.1 AC (UNLAND)
- PARK SPACE 2: 2.3 AC (UNLAND)

GENERAL SUBDIVISION INFORMATION:

Zone:	Residential
Land Use:	Single Family Residential
Land Characteristics:	Private, Residential, ETC.
Acres:	31.4
No. of Lots:	134 (RESIDENTIAL)
	67 LOTS - 34 LOTS
	67 LOTS - 21 LOTS
	67 LOTS - 3 LOTS
SHEETS:	SHEETS TWENTY SEVEN (27) SHEETS MUST BE SUBMITTED WITH THIS SUBDIVISION INFORMATION. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
DATE:	10/14/15
DESIGNED BY:	AMERICA HOMELAND, L.L.C.
DRAWN BY:	DAVID H. DUNN, L.P.

PRELIMINARY PLANS

THIS PLAN IS FOR PRELIMINARY PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION, RECORDING, PERMITTING, CONTRACTING, SUELS OR AS THE BASIS FOR THE ESTIMATE OF A PROJECT.

PRELIMINARY LAYOUT

AMERICA HOMELAND, L.L.C.
P.O. BOX 4000
BATON ROUGE, LOUISIANA, 70802



Project No.:	15-081
Date:	OCTOBER 2015
Sheet No.:	2 OF 2



Description: ~~Hollows of Dutchtown - First Filing~~

~~MR Engineering & Surveying, LLC~~

~~(Council District 4)~~

This item was pulled from the agenda prior to the meeting by the engineer.



Description: Woodland Manor - Second Filing
Quality Engineering & Surveying, LLC
(Council District 10)

ATTACHMENTS:

Description	Upload Date	Type
Woodland Manor - Second Filing	7/6/2016	Cover Memo

MAJOR SUBDIVISION FINAL PLAT

B) Woodland Manor – Second Filing

Woodland Manor subdivision is located on Coontrap Road approximately, 2,302 feet south of LA Hwy 74 in Council District 10 and zoned Medium Intensity (RM). The application is on behalf of America Homeland, LLC by Quality Engineering & Surveying, LLC.

This filing will create 69 residential lots and an area of recreation behind lots 108-113. Lots in this subdivision range from 50' – 70' in width. The applicant is requesting approval of the final plat.

Project Timeline:

- December 11, 2013 – Planning Commission approves the Woodland Manor preliminary plat.
- April 27, 2015 – Construction plans approved and minor revisions made to preliminary plat

STAFF REVIEW COMMENTS

Engineering Dept/ERA outstanding items: See attached punch list from final inspection

STAFF RECOMMENDATIONS

Staff recommends approval contingent upon satisfactory completion of all outstanding comments and punch list items



CSRS, INC.
6767 Perkins Road, Suite
200
Baton Rouge, LA 70808
Phone. (225) 769-0546
Fax. (225) 767-0060

July 1, 2016

Mr. Jerome Fournier
Ascension Parish Planning Commission
P.O. Box 1659
Gonzales, La 70707

RE: Woodland Manor, 2nd Filing
Final Inspection Punch List

Dear Mr. Fournier:

The final inspection for the above referenced project was held on 6/28/2016 at 7:45 am. The contractor, the project engineer, inspection department, and DPW were present.

By electronic copy of this letter, we are transmitting our comments to Quality Engineering & Surveying, LLC. They will contact DPW inspection or me when these items have been addressed and the applicable items are ready for a re-inspection.

Project Closeout

1. Provide as-builts after the punch list items have been provided. As builts need to reflect the final design of the pond control structure.
2. Provide engineering certification.
3. Provide testing lab certification.
4. Provide all testing reports if not already submitted.
5. Make sure the final plat has the following note regarding traffic impact fee. "All single family residences are required to pay a transportation impact fee in accordance with the established Ascension Parish Ordinances."
6. Any applicable sewer agreement with the Parish needs to complete prior to the Final Plat being signed.

Drainage

1. The swale ditch behind lots 12-14 and 72-76 is holding water. Regrade and/or remove obstructions to box b4 to eliminate ponding. Rip rap needs to also be placed on-tip of control pipe.
2. Clean bottom of boxes E1.1 and E1.2
3. Clean bottom of boxes F3
4. Add rip rap around the exit area of the pond near the outfall pipe of control structure.
5. Regrade and add erosion control fabric or some other material to protect the erosion around pond control structure F4.



CSRS, INC.
6767 Perkins Road, Suite
200
Baton Rouge, LA 70808
Phone: (225) 769-0546
Fax: (225) 767-0060

Sanitary Sewer

1. Clean and re-grout manhole Z-11

Landscape Requirements

1. No comments.

Roadway

1. No comments.

Lots/grading

1. No comments.

Erosion Control

1. Implement erosion control measures as stipulated by the owner's SWPPP.
2. Repair rills in north and south pond slopes and re-apply the Flexterra product as needed to stabilize pond slopes.

Do not hesitate to contact me should you have any questions.

Sincerely,

Engineering Review Agency for the Ascension Parish Planning Commission

Shaun Sherrow, P.E., PMP

cc: (via email) Deric Murphy, P.E., PLS, Quality Engineering & Surveying, LLC.; Joey Tureau, PE,

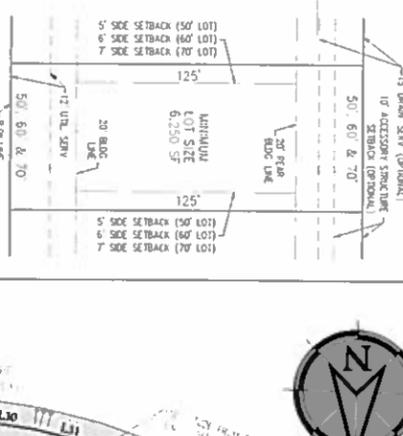
SITE DATA:

PROJECT: WOODLAND MANOR SECOND FILING
 LOCATION: 1789.66' E, 350.68' N OF LOT 15, COONTRAP ROAD (LA HWY 98), BAYTOWN, TEXAS 77520
 DATE: 08/21/2024
 DRAWN BY: JACOB R. BOGDAN
 CHECKED BY: JACOB R. BOGDAN
 SCALE: 1" = 100'
 SHEET NO. 1 OF 1

GENERAL NOTES:

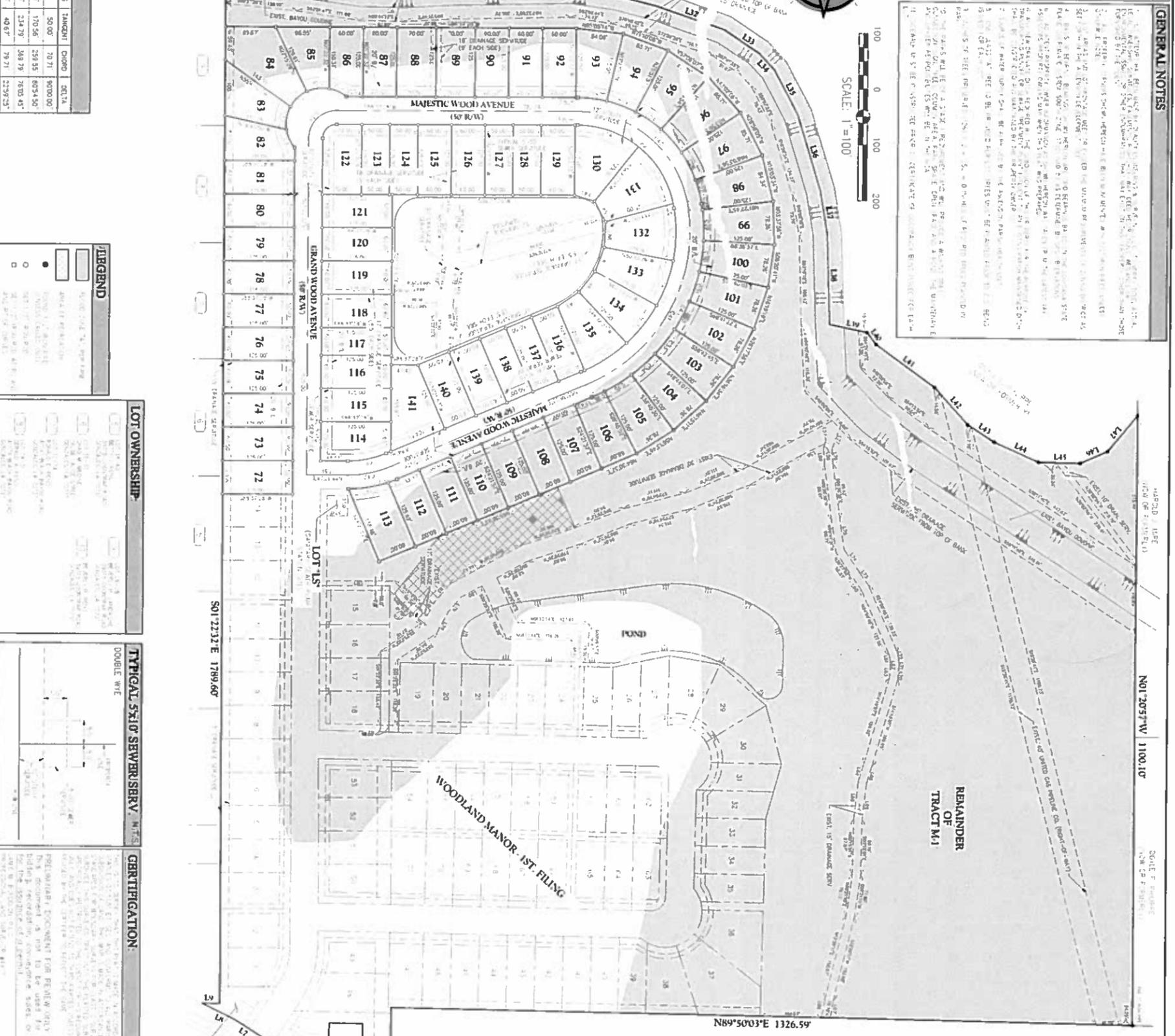
1. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.
 2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURVEY DATA AND RECORDS.
 4. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITY LOCATIONS AND RECORDS.
 5. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY.
 6. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND DOCUMENTS.
 7. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND DOCUMENTS.
 8. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND DOCUMENTS.
 9. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND DOCUMENTS.
 10. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND DOCUMENTS.

TYPICAL LOT DETAIL:



CURVE TABLE:

CHORD LENGTH	RADIUS	TANGENT CHORD	DELTA
C1	30.27	23.00	33.30
C2	184.72	63.00	689.17
C3	317.75	225.00	191.88
C4	431.64	325.00	294.36
C5	545.23	425.00	395.84
C6	658.82	525.00	497.32
C7	772.41	625.00	598.80
C8	886.00	725.00	699.28
C9	999.59	825.00	799.76
C10	1113.18	925.00	899.24
C11	1226.77	1025.00	998.72
C12	1340.36	1125.00	1098.20
C13	1453.95	1225.00	1197.68
C14	1567.54	1325.00	1297.16
C15	1681.13	1425.00	1396.64
C16	1794.72	1525.00	1496.12
C17	1908.31	1625.00	1595.60
C18	2021.90	1725.00	1695.08
C19	2135.49	1825.00	1794.56
C20	2249.08	1925.00	1894.04
C21	2362.67	2025.00	1993.52
C22	2476.26	2125.00	2093.00
C23	2589.85	2225.00	2192.48
C24	2703.44	2325.00	2291.96
C25	2817.03	2425.00	2391.44
C26	2930.62	2525.00	2490.92
C27	3044.21	2625.00	2590.40
C28	3157.80	2725.00	2689.88
C29	3271.39	2825.00	2789.36
C30	3384.98	2925.00	2888.84
C31	3498.57	3025.00	2988.32
C32	3612.16	3125.00	3087.80
C33	3725.75	3225.00	3187.28
C34	3839.34	3325.00	3286.76
C35	3952.93	3425.00	3386.24
C36	4066.52	3525.00	3485.72
C37	4180.11	3625.00	3585.20
C38	4293.70	3725.00	3684.68



CURVE TABLE

CHORD LENGTH	RADIUS	TANGENT CHORD	DELTA
C39	4407.29	3825.00	3784.16
C40	4520.88	3925.00	3883.64
C41	4634.47	4025.00	3983.12
C42	4748.06	4125.00	4082.60
C43	4861.65	4225.00	4182.08
C44	4975.24	4325.00	4281.56
C45	5088.83	4425.00	4381.04
C46	5202.42	4525.00	4480.52
C47	5316.01	4625.00	4580.00
C48	5429.60	4725.00	4679.48
C49	5543.19	4825.00	4778.96
C50	5656.78	4925.00	4878.44
C51	5770.37	5025.00	4977.92
C52	5883.96	5125.00	5077.40
C53	5997.55	5225.00	5176.88
C54	6111.14	5325.00	5276.36
C55	6224.73	5425.00	5375.84
C56	6338.32	5525.00	5475.32
C57	6451.91	5625.00	5574.80
C58	6565.50	5725.00	5674.28
C59	6679.09	5825.00	5773.76
C60	6792.68	5925.00	5873.24
C61	6906.27	6025.00	5972.72
C62	7019.86	6125.00	6072.20
C63	7133.45	6225.00	6171.68
C64	7247.04	6325.00	6271.16
C65	7360.63	6425.00	6370.64
C66	7474.22	6525.00	6470.12
C67	7587.81	6625.00	6569.60
C68	7701.40	6725.00	6669.08
C69	7814.99	6825.00	6768.56
C70	7928.58	6925.00	6868.04
C71	8042.17	7025.00	6967.52
C72	8155.76	7125.00	7067.00
C73	8269.35	7225.00	7166.48
C74	8382.94	7325.00	7265.96
C75	8496.53	7425.00	7365.44
C76	8610.12	7525.00	7464.92
C77	8723.71	7625.00	7564.40
C78	8837.30	7725.00	7663.88
C79	8950.89	7825.00	7763.36
C80	9064.48	7925.00	7862.84
C81	9178.07	8025.00	7962.32
C82	9291.66	8125.00	8061.80
C83	9405.25	8225.00	8161.28
C84	9518.84	8325.00	8260.76
C85	9632.43	8425.00	8360.24
C86	9746.02	8525.00	8459.72
C87	9859.61	8625.00	8559.20
C88	9973.20	8725.00	8658.68
C89	10086.79	8825.00	8758.16
C90	10200.38	8925.00	8857.64
C91	10313.97	9025.00	8957.12
C92	10427.56	9125.00	9056.60
C93	10541.15	9225.00	9156.08
C94	10654.74	9325.00	9255.56
C95	10768.33	9425.00	9355.04
C96	10881.92	9525.00	9454.52
C97	10995.51	9625.00	9554.00
C98	11109.10	9725.00	9653.48
C99	11222.69	9825.00	9752.96
C100	11336.28	9925.00	9852.44
C101	11449.87	10025.00	9951.92
C102	11563.46	10125.00	10051.40
C103	11677.05	10225.00	10150.88
C104	11790.64	10325.00	10250.36
C105	11904.23	10425.00	10349.84
C106	12017.82	10525.00	10449.32
C107	12131.41	10625.00	10548.80
C108	12245.00	10725.00	10648.28
C109	12358.59	10825.00	10747.76
C110	12472.18	10925.00	10847.24
C111	12585.77	11025.00	10946.72
C112	12699.36	11125.00	11046.20
C113	12812.95	11225.00	11145.68
C114	12926.54	11325.00	11245.16
C115	13040.13	11425.00	11344.64
C116	13153.72	11525.00	11444.12
C117	13267.31	11625.00	11543.60
C118	13380.90	11725.00	11643.08
C119	13494.49	11825.00	11742.56
C120	13608.08	11925.00	11842.04
C121	13721.67	12025.00	11941.52
C122	13835.26	12125.00	12041.00
C123	13948.85	12225.00	12140.48
C124	14062.44	12325.00	12239.96
C125	14176.03	12425.00	12339.44
C126	14289.62	12525.00	12438.92
C127	14403.21	12625.00	12538.40
C128	14516.80	12725.00	12637.88
C129	14630.39	12825.00	12737.36
C130	14743.98	12925.00	12836.84
C131	14857.57	13025.00	12936.32
C132	14971.16	13125.00	13035.80
C133	15084.75	13225.00	13135.28
C134	15198.34	13325.00	13234.76
C135	15311.93	13425.00	13334.24
C136	15425.52	13525.00	13433.72
C137	15539.11	13625.00	13533.20
C138	15652.70	13725.00	13632.68
C139	15766.29	13825.00	13732.16
C140	15879.88	13925.00	13831.64
C141	15993.47	14025.00	13931.12
C142	16107.06	14125.00	14030.60
C143	16220.65	14225.00	14130.08
C144	16334.24	14325.00	14229.56
C145	16447.83	14425.00	14329.04
C146	16561.42	14525.00	14428.52
C147	16675.01	14625.00	14528.00

LEGEND

- Lot boundaries
- Street boundaries
- Easements
- Setbacks
- Utility lines
- Water features
- Other features

LOT OWNERSHIP:

LOT NO.	OWNER NAME
72-147	WOODLAND MANOR HOMEOWNERS ASSOCIATION

TYPICAL ST/IO SEWER/SERV. N.T.S.

CERTIFICATION:

I, the undersigned, being a duly licensed Professional Engineer in the State of Texas, do hereby certify that the above is a true and correct copy of the original plan as filed in my office.

JACOB R. BOGDAN
 LICENSE NO. 12345
 PROFESSIONAL ENGINEER
 STATE OF TEXAS

APPROVED: ASCENSION PARISH PLANNING COMMISSION

TITLE: FINAL PLAT
PROJECT: WOODLAND MANOR SECOND FILING

OWNER: AMERICA HOMELAND, L.L.C.
 P.O. BOX 8026
 BAYTOWN, TEXAS 77520

PREPARED BY: QUALITY ENGINEERING & SURVEYING, L.L.C.
 1810 Hwy 42, Baytown, TX 77520
 PHONE: 281-221-1100
 WWW: QUALITYENGINEERING.COM

DATE: 08/21/2024

SCALE: 1" = 2000'

VICINITY MAP: Shows the project location relative to Coontrap Road and other nearby streets.

RESTRICTIONS NOTE: This plat is subject to the restrictions of the Woodland Manor Subdivision, as shown on the original plat filed in the public records of the State of Texas.

EANDOWNER/OFFICER CERTIFICATION: I, the undersigned, being a duly licensed Professional Engineer in the State of Texas, do hereby certify that the above is a true and correct copy of the original plan as filed in my office.

SEWAGE DISPOSAL NOTE: The sewer service lines shown on this plan are to be installed in accordance with the requirements of the local health department.

PUBLIC UTILITIES: The utility lines shown on this plan are to be installed in accordance with the requirements of the local utility companies.

FLOOD ZONE NOTE: The project is located in a flood zone. The owner is responsible for obtaining flood insurance and for any necessary flood mitigation measures.

BENCHMARK: The benchmark used for this project is the benchmark located at the intersection of Coontrap Road and Grand Wood Avenue.

BASIS OF BEARING: The basis of bearing for this project is the bearing of the line between Lot 15 and Lot 16, as shown on the original plat.



Description: ~~Legacy Oaks - First Filing~~

~~Quality Engineering & Surveying, LLC
(Council District 3)~~

This item was pulled from the agenda prior to the meeting by the engineer.



Description: ~~Legacy Oaks - Second Filing~~

~~Quality Engineering & Surveying, LLC
(Council District 3)~~

This item was pulled from the agenda prior to the meeting by the engineer.



Description: Public Hearing to Recommend Approval or Denial to the Parish Council a Resolution to Create a Transportation Master Plan