



**PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT**

Planning Commission
August 12, 2015 - 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 July 8, 2015 Planning Commission Meeting**
- 8. Consent Agenda**
 - (A) **Affidavit of Mortgage Declaration**
Jeremy Todd Property - Lot C
 - (B) **Affidavit of Mortgage Declaration**
Joseph M Caruso Property - Lot B-4
 - (C) **Affidavit of Mortgage Declaration**
W. W. Webb Property - Lot M (Jill & Brandon Swindle)
 - (D) **Affidavit of Mortgage Declaration**
Gilbert Brown Property (David Shackelford) - 40219 Cotton Field Drive, Gonzales)
- 9. Public Hearing to Approve or Deny the Following Family Partition:**
 - (A) **Carlton D. Savoy Property - Lots B-1-A-1 and B-1-A-2**
Earles and Associates, LLC
(Council District 6)
 - (B) **Clyde Schexnaydre Property - Lots 1-A-2-A-1 and 1-A-2-A-2**
Earles and Associates, LLC
(Council District 2)
 - (C) **Margaret Ficklin Estate - Lots B-12-A-1 and B-12-A-2**

Earles and Associates, LLC
(Council District 7)

(D) Mike Templet Property - Lots F-1 and F-2
Earles and Associates, LLC
(Council District 6)

(E) John Vernon II Property - Lots 6-A and 6-B
Earles and Associates, LLC
(Council District 6)

(F) Ruth C. LeBlanc Property - Lots RL-1 thru RL-4
Earles and Associates, LLC
(Council District 11)

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

(A) Oaks on the Bluff - Phase 3
Centerline Engineering & Land Surveying, LLC
(Council District 8)

(B) Hidden Farms
Louisiana Land Engineering, LLC
(Council District 7)

(C) The Meadows at Oak Grove
MR Engineering & Surveying, LLC
(Council District 7)

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

(A) Keystone of Galvez - Seventh & Eighth Filing
Quality Engineering & Surveying, LLC
(Council District 5)

12. Ordinances - Public Hearing to Recommend Approval or Denial to the Parish Council Amendments to the Ascension Parish Unified Land Development Code

(A) Ordinance DR15-01: Revisions to the Drainage Regulations in the Unified Land Development Code pertaining to Drainage Impact Study Expiration

13. Staff Report

14. Engineering Staff Report

15. Adjourn

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

August 12, 2015

A) Jeremy Todd Property – Lot C
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



Tommy Martinez
Parish President

June 29, 2015

Regions Bank
508 N Airline Hwy
Gonzales, LA 70737

COPY

RE: Application to Subdivide Lot C – Jeremy Todd

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 Jeremy Todd 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 August 5, 2015 or can appear at a public hearing on August 12, 2015 at 6pm 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,

Ben Moran
Planner, Planning and Development Department

Cc: Ricky Compton, Planning and Development Director

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, Jeremy C. Todd who, avers that he/she is the legal owner of Lot C, Containing 2.00 Acres (lot/tract description), Sec 2, T9S, R3E 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) 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) _____	_____
2) _____	_____
3) _____	_____

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)
Regions Acct# 0006451629
- Lender's Address (the address to which payments on the mortgage are mailed)
508 N. Aileen Hwy, Gonzales, La 70737

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

- Name of the Borrower (debtor on the mortgage)
Jeremy Clay Todd
- Account number or Reference number
0006451629
- 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
Lot C
- Name of Subdivision in which the property is located
Partition of the Alton E. Michael Estate
- Township, Range, Section Number and Acreage (if appropriate) of the property
Township 9 South - Range 3 East Contains 2.00 Acres

(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:

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
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.

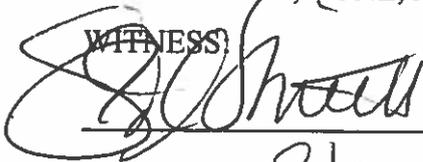
The penalty for violation of La. R.S. 14:133 as provided in Section (C) states:

“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.

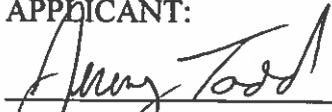
THUS SWORN, DONE, AND SIGNED on the 19th day of June, 2015.

WITNESS:



Printed Name: Stacy A Smith

APPLICANT:



Printed Name: Jeremy Todd



NOTARY

Printed Name:

65196
Notary # or La. Bar #



GENERAL NOTES:

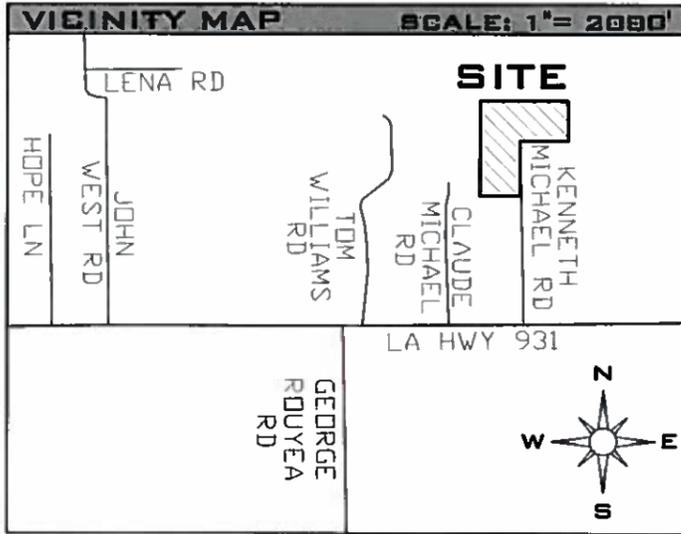
1. THE ORIGINAL DRAWING OF THIS WORK IS THE PROPERTY OF BEI SURVEYING, LLC & SETH J. MOSBY, P.L.S. REPRODUCTION OF THIS PLAT IS PROHIBITED EXCEPT BY PERMISSION OF THE FIRM/SURVEYOR. ADDITIONAL INFORMATION IS OFTEN ADDED IN A CONTINUOUS UPDATING PROCESS. CHECK FOR LATEST REVISION DATA BEFORE ACTING ON DATA SHOWN. BEI SURVEYING, LLC OR SETH MOSBY, P.L.S., IS NOT RESPONSIBLE FOR ACTIONS OR PROJECTS BASED UPON OBSOLETE DRAWINGS FOR WHICH HE WAS NOT SPECIFICALLY CONSULTED.
2. THIS SURVEY IS BASED SOLELY ON INFORMATION PROVIDED BY THE CLIENT. PROPERTY RESTRICTIONS, IMPROVEMENTS, SERVITUDES, RIGHTS-OF-WAY, EASEMENTS AND/OR OTHER BURDENS, OTHER THAN THOSE NOTED, MAY EXIST ON THIS PROPERTY. OWNERS OR POTENTIAL BUYERS SHOULD BE AWARE THAT ABSTRACTING FOR VERIFICATION OF TITLE AND/OR ACTUAL OWNERSHIP WAS NOT IN THE SCOPE OF THIS SURVEY MADE BY BEI SURVEYING, LLC & SETH J. MOSBY, P.L.S.
3. WETLAND DELINEATION OR DETERMINATION WAS NOT REQUESTED NOR INCLUDED IN THIS SURVEY.
4. * INDICATES INFORMATION TAKEN FROM REFERENCE AND NOT SURVEYED.

FLOOD CERTIFICATION:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN FLOOD ZONE(S) "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 220013, MAP NO. 22005C0045E, WHICH BEARS AN EFFECTIVE DATE OF 8/16/2007. BASE FLOOD ELEVATION = 14.5'

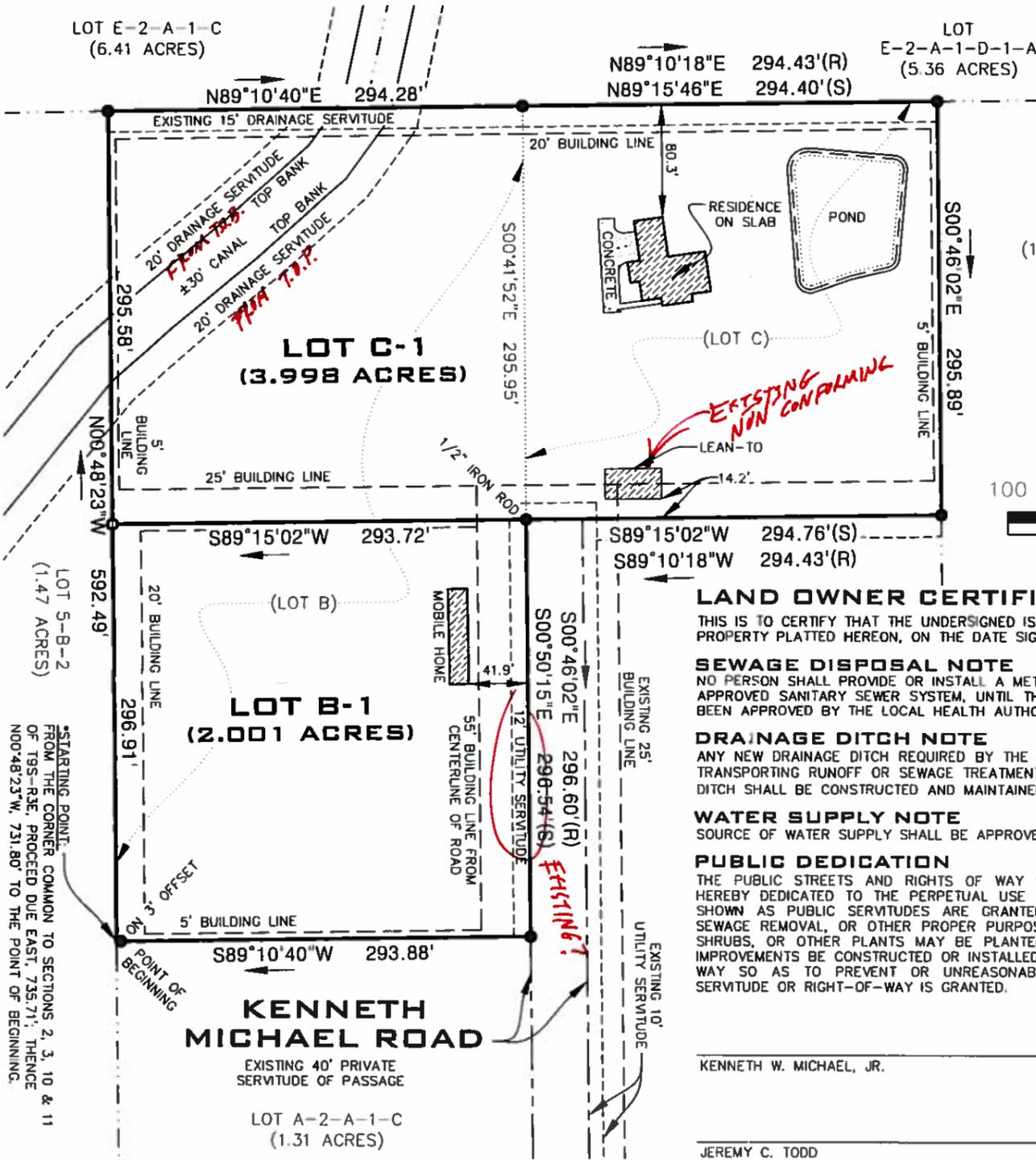
****BASIS OF BEARING:**

THE BEARINGS SHOWN HEREON ARE BASED ON THE WESTERN LINE OF THE OF LOT "B", AS BEING N00°48'23"W, (AS PER REFERENCE #1)



LEGEND

- FOUND 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD



LAND OWNER CERTIFICATION(S):

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OR LEGAL OFFICER OF THE PROPERTY PLATTED HEREON, ON THE DATE SIGNED.

SEWAGE DISPOSAL NOTE

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.

DRAINAGE DITCH 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).

WATER SUPPLY NOTE

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

PUBLIC DEDICATION

THE PUBLIC STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS PUBLIC SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. 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 PUBLIC SERVITUDE OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED.

KENNETH W. MICHAEL, JR. _____ DATE _____
 JEREMY C. TODD _____ DATE _____

REFERENCE(S):

1. "FAMILY PARTITION OF THE JANET MICHAEL PROPERTY BEING A PORTION OF LOTS 6, 7, 8 AND 9, OF THE PARTITION AMONG ALTON E. MICHAEL, et als...", DATED 9-18-2001, BY W.J. COINTMENT, JR., P.L.S. FILED IN THE ASCENSION PARISH CLERK OF COURT AS ENTRY #499239.

APPROVED:

ASCENSION PARISH PLANNING COMMISSION

FILE NO. _____
 DATE _____
 PLANNING DEPARTMENT CHAIRMAN

CERTIFICATION:

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

PRELIMINARY DOCUMENT FOR REVIEW ONLY
 This document is not to be used for construction, bidding, recordation, conveyance, sales, or as the basis for the issuance of a permit.

SETH J. MOSBY, P.L.S. _____ DATE _____
 PROFESSIONAL LAND SURVEYOR #5073
 FILE: "MICHAELS, KENNETH..."



SITE DATA:

TOTAL AREA BEING SUBDIVIDED.....5.999 ACRES
 TOTAL NUMBER OF LOTS.....2
 STREETS.....PRIVATE 40' SERVITUDE OF PASSAGE
 SEWER.....INDIVIDUAL TREATMENT PLANTS
 ZONING.....RESIDENTIAL MEDIUM INTENSITY (RM)

TITLE: MAP SHOWING THE EXCHANGE OF PROPERTY BETWEEN LOT B, CALLED 4.00 ACRES & LOT C, CALLED 2.00 ACRES INTO LOTS B-1 & C-1

PROJECT: LOT B, CALLED 4.00 ACRES & LOT C, CALLED 2.00 ACRES INTO LOTS B-1 & C-1

LOCATION: LOCATED IN SECTION 2, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA

CLIENT: KENNETH W. MICHAEL, JR & JEREMY C. TODD

FIELD BOOK: 201-036
PAGE(S): 2 & 3
PARTY CHIEF: SJM
JOB NO.: 15-091

BEI SURVEYING, LLC
 PHONE: 225-715-8307
 EMAIL: smosby3@gmail.com
 ADDRESS: 18253 LITTLE RD. LIVINGSTON, LOUISIANA, 70754

DWG Path: E:\BEI Surveying\~\BEI Surveys\15-091 Jeremy Todd & Kenneth Michael Resub\15-091 Lot B & C Exchange.dwg

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

August 12, 2015

B) Joseph M Caruso Property – Lot B-4
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



Tommy Martinez
Parish President

June 17, 2015

Everhome Mortgage
301 W Bay Street
Jacksonville, FL 32202

RE: Application to Subdivide Lot B-4 – Joseph M Caruso

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 B-4 for Joseph M Caruso (46335 S Hwy 936, 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 August 5, 2015 or can appear at a public hearing on August 12 at 6pm 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,

Ben Moran
Planner, Planning and Development Department

Cc: Ricky Compton, Planning and Development Director

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, Joseph M. Caruso Jr. who, avers that he/she is the legal owner of Lot B-4, Sec. 8, T10S, R4E. (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) e 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>Everhome</u>	<u>P.O. Box 301 W. Bay Street</u> <u>Jacksonville, FL</u> <u>32202</u>
2) _____	_____
3) _____	_____

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)
 - Lender's Address (the address to which payments on the mortgage are mailed)
- Everhome Mortgage P.O. Box 530579 Atlanta, GA
30353-0579

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

- Name of the Borrower (debtor on the mortgage)
BRENDA KRUMHOLT CARUSO
JOSEPH ~~MARTINEZ~~ MICHEAL CARUSO JR.
- Account number or Reference number
1222007072
- Borrower's municipal address
46335 S HWY 936 ST AMANT LA 70724
- 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
LOT # B-4
- Name of Subdivision in which the property is located
N/A
- Township, Range, Section Number and Acreage (if appropriate) of the property
TOWNSHIP 10; RANGE 4; SECTION 8; 2.70Ac

(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:

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
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 3rd day of June, 2015

WITNESS:

Loretta Lejeune
Printed Name: LORETTA LEJEUNE

APPLICANT:

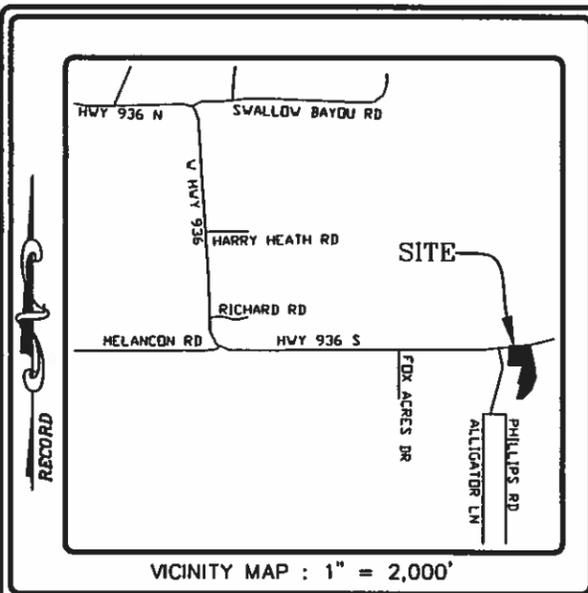
Joseph M. Caruso, Jr.
Printed Name: JOSEPH M. CARUSO, JR.

NOTARY

Rhonda L. Vinet #65467

Printed Name:

Notary # or La. Bar #



REFERENCE MAP:

1) MAP SHOWING SURVEY FOR LEANNA MUSE BY EARLES & ASSOCIATES DATED DECEMBER 14, 1994 AND RECORDED AS INSTRUMENT #384535.

*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 46, LXI 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 = RURAL

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NO. 22005C 080 E FOR ASCENSION PARISH, MAP DATED AUGUST 16, 2007, THIS PROPERTY LIES IN FLOOD HAZARD ZONE = AE

BASE FLOOD ELEV. = 8.0'

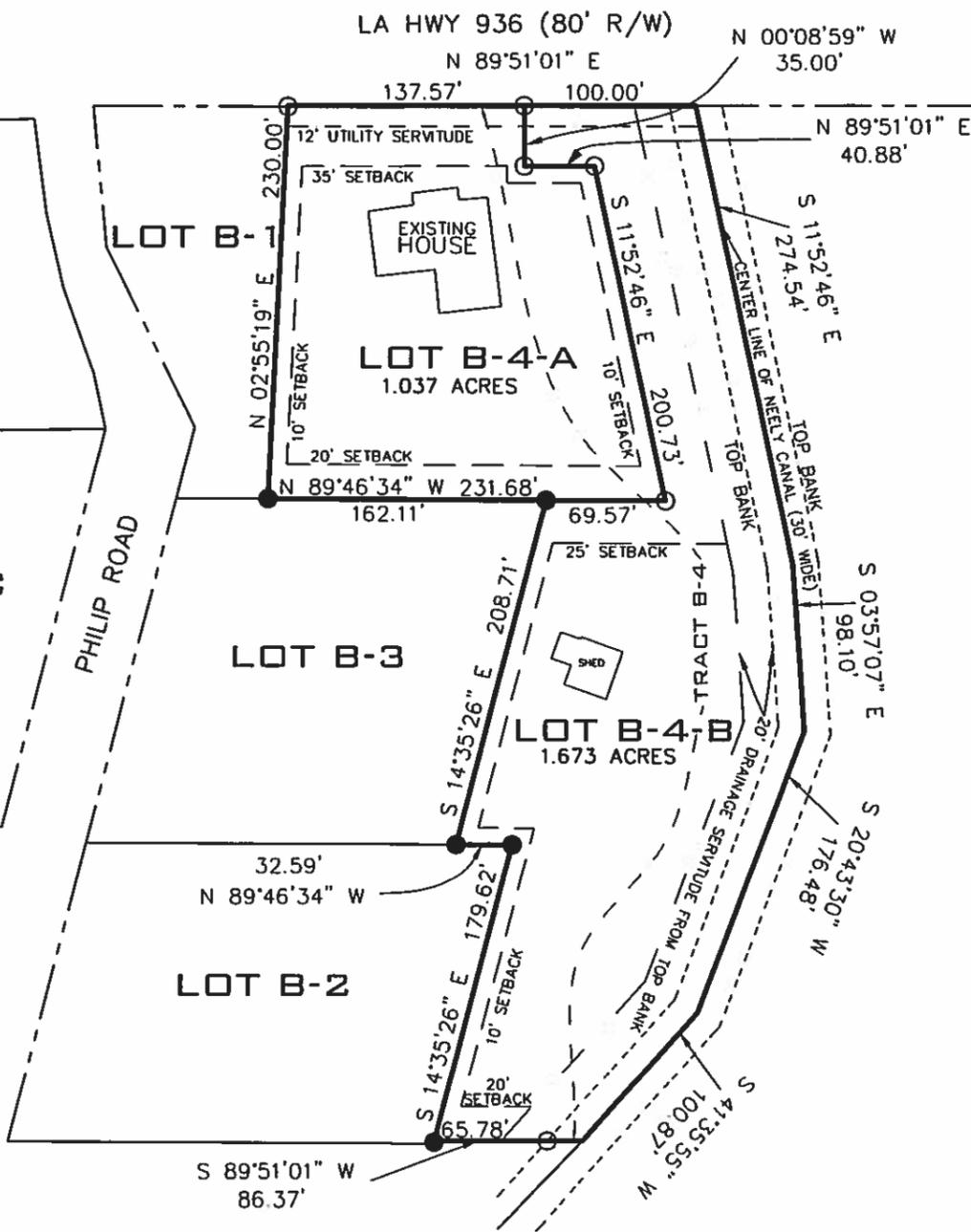
NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWER DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOCAL HEALTH AUTHORITY.

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

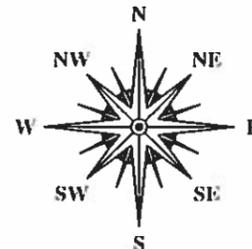
SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.

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.

LOT C



(IN FEET)
1 inch = 100 ft.



JOSEPH M. CARUSO

DATE

PRELIMINARY SIMPLE DIVISION
 MAP SHOWING SURVEY OF
 LOT B-4-A & B-4-B
 BEING THE RESUBDIVISION OF LOT B-4,
 A PORTION OF THE JOSEPH CARUSO PROPERTY,
 LOCATED IN SECTION 8 T10S - R4E, SOUTHEASTERN LAND DISTRICT,
 EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LA.
 FOR
JOSEPH M. CARUSO

No comments

LEGEND:

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

APPROVED:
ASCENSION PARISH PLANNING COMMISSION

CHAIRMAN

DATE:

FILE:

DATE: 06/12/2015	DRAWING No. 15310
DRAWN BY: JWF	JOB. No. 15310
CHECKED BY: JWF	REF. No.

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

I CERTIFY THAT IN JUNE 2015, 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.

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

06/12/2015
DATE



15310.DWG
 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.

EA 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	SECTION
10S	8
RANGE	
4E	

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

August 12, 2015

C) W. W. Webb Property – Lot M (Jill & Brandon Swindle)
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



Tommy Martinez
Parish President

July 13, 2015

Iberville Bank
17463 Jefferson Highway
Prairieville, LA 70769

RE: *Application to Subdivide the southern portion of Lot M – Brandon and Jill Swindle*

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 the southern portion of Lot M for Brandon and Jill Swindle (14200 Tiggy Duplessis Road, 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 August 5, 2015 or can appear at a public hearing on August 12 at 6pm 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,

Ben Moran

Planner, Planning and Development Department

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, Brandon & Jill Swindle who, avers that he/she is the legal owner of 14200 Tiggy Duplessis Rd Gonzales, 70737 (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) 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>Iberville bank</u>	<u>17443 Old Jefferson Hwy Prairieville, LA 70769</u>
2)	_____	_____
3)	_____	_____

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)

Iberville Bank

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

17443 Old Jefferson Hwy Prairieville, LA 70769

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

- Name of the Borrower (debtor on the mortgage)
Brandon & Jill Swindle
- Account number or Reference number
065400603
- Borrower's municipal address
15202 Melrose Dr. Prairieville, LA 70769
- Municipal address of the property (if different from the Borrower's address)
14200 Tiggy Duplessis Rd. Gonzales, LA 70737
- Lot Number and Square Number (if appropriate) of the property subject to mortgage

- Name of Subdivision in which the property is located
n/a
- Township, Range, Section Number and Acreage (if appropriate) of the property

(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:

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
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 8th day of July, 2015

WITNESS:

Charles Carter

Printed Name: Charles Carter

APPLICANT:

Jill Swindle Brandon Swindle

Printed Name: Jill Swindle Brandon Swindle

J. Ashley Mitchell Carter
NOTARY

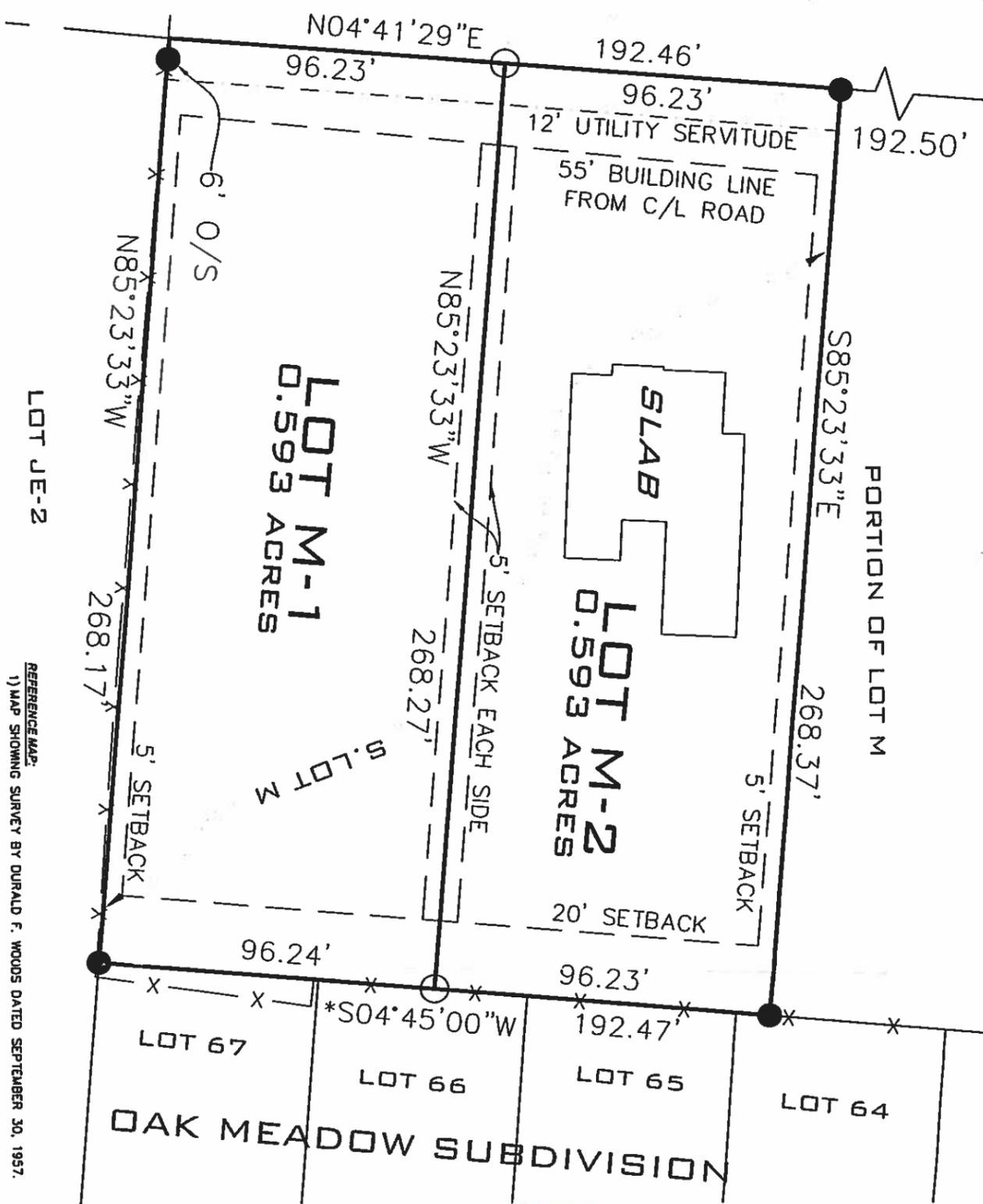
Printed Name:

34949 Lifetime Commission

Notary # or La. Bar #



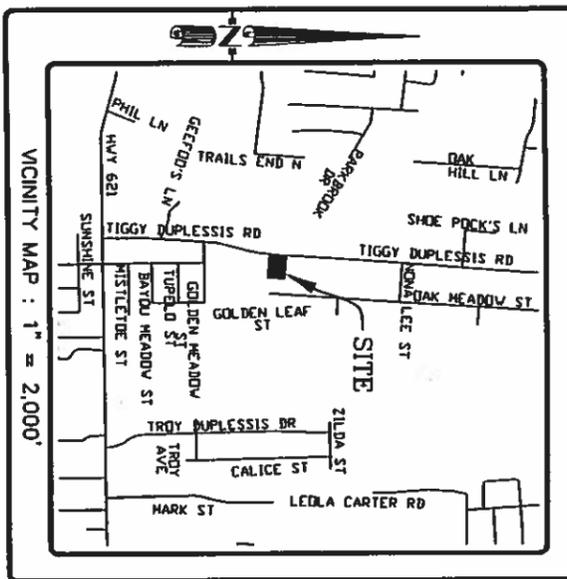
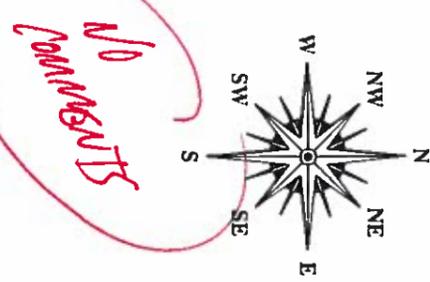
C/L TIGGY DUPLESSIS RD. (40' R/W)



PRELIMINARY SIMPLE DIVISION
 MAP SHOWING SURVEY OF
 LOT M-1 & LOT M-2,
 BEING THE RESUBDIVISION OF THE SOUTHERN PORTION OF LOT M,
 FORMERLY A PORTION OF THE W.W. WEBB PROPERTY,
 LOCATED IN SECTION 33, T9S - R2E, SOUTHEASTERN LAND DISTRICT,
 EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LA.
 FOR
JILL & BRANDON SWINDLE

REFERENCE MAP:
 1) MAP SHOWING SURVEY BY DURAND F. WOODS DATED SEPTEMBER 30, 1957.
 2) MAP SHOWING SURVEY FOR THOMAS SERPAS RECORDED AS INSTRUMENT #617514.
 3) MAP SHOWING SURVEY FOR JAMES ELLSWORTH RECORDED AS INSTRUMENT #400298.
 4) MAP SHOWING SURVEY FOR JILL & BRANDON SWINDLE BY EARLES & ASSOCIATES, LLC DATED SEPTEMBER 19, 2014.
 * BASE BEARING = S 4° 45' 00" W FROM REFERENCE MAP #1.
 THIS SURVEY CONFORMS TO CURRENT STANDARDS OF PRACTICE AS DEFINED IN TITLE 46, CHAPTER 29 OF 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 FED. EMERGENCY MGMT. AGENCY, FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NO. 22005C 0040 E FOR ASCENSION PARISH, THIS PROPERTY LIES IN FLOOD HAZARD ZONE = X.

SEWER DISPOSAL SHALL BE INDIVIDUAL SANITARY SEWER PLANTS.
 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.
 SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH 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 OWNERS(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.



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

I CERTIFY THAT IN JUNE 2015, EARLES AND ASSOC., LLC 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.

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

DATE: 07/13/2015

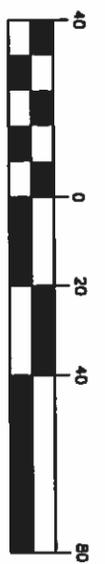


JILL & BRANDON SWINDLE

DATE: _____

APPROVED: _____
 ASCENSION PARISH PLANNING COMMISSION

CHAIRMAN: _____
 DATE: _____
 FILE: _____



15392 DWG
 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., LLC. 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:	07/13/2015	DRAWING No.	15392
DRAWN BY:	JWF	JOB No.	15-392
CHECKED BY:	JE	REF. No.	

EA EARLES AND ASSOCIATES, LLC.
 PROFESSIONAL LAND SURVEYORS
 1034 EAST WORTHY ROAD, SUITE B
 GONZALES, LOUISIANA 70737
 Tel: 225-647-9798 Fax: 225-647-9700

TOWNSHIP: 9S RANGE: 2E SECTION: 33

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

August 12, 2015

D) Gilbert Brown Property (David Shackelford) – 40219 Cotton Field Drive, Gonzales
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



Tommy Martinez
Parish President

July 17, 2015

Whitney Bank
908 N Airline Hwy
Gonzales, LA 70737

RE: Application to Subdivide Property – David Shackelford

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 15250 Braud Road for David Shackelford (40219 Cotton Field Drive, 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 August 5, 2015 or can appear at a public hearing on August 12 at 6pm 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,

Ben Moran
Planner, Planning and Development Department

Cc: Ricky Compton, Planning and Development Director

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, DAVID SHACKELFORD who, avers that he/she is the legal owner of 15250 BRAND RD - 30.46 ACRES (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) 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>DAVID WHITNEY BANK</u>	<u>Gonzales, LA, 70737</u>
2)	_____	_____
3)	_____	_____

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)
Whitney Bank
- Lender's Address (the address to which payments on the mortgage are mailed)
908 N. Airline Hwy Gonzales, LA 70737

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

- Name of the Borrower (debtor on the mortgage)

DAVID: KELLY SHACKELFOLD / SHACKELFOLD FARMS

- Account number or Reference number

40219 COTTON FIELD GONZALES, LA 70737

- Borrower's municipal address

15250 BRAND RD. GONZALES, LA. 70737

- 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

ASCENSION PARISH, GONZALES, LA.

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

(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:

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
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 30th day of June, 2015

WITNESS:

Angela Artigue

Printed Name: DAVID SHACKELFORD

Angela Artigue

APPLICANT:

David Shackelford

Printed Name: David Shackelford

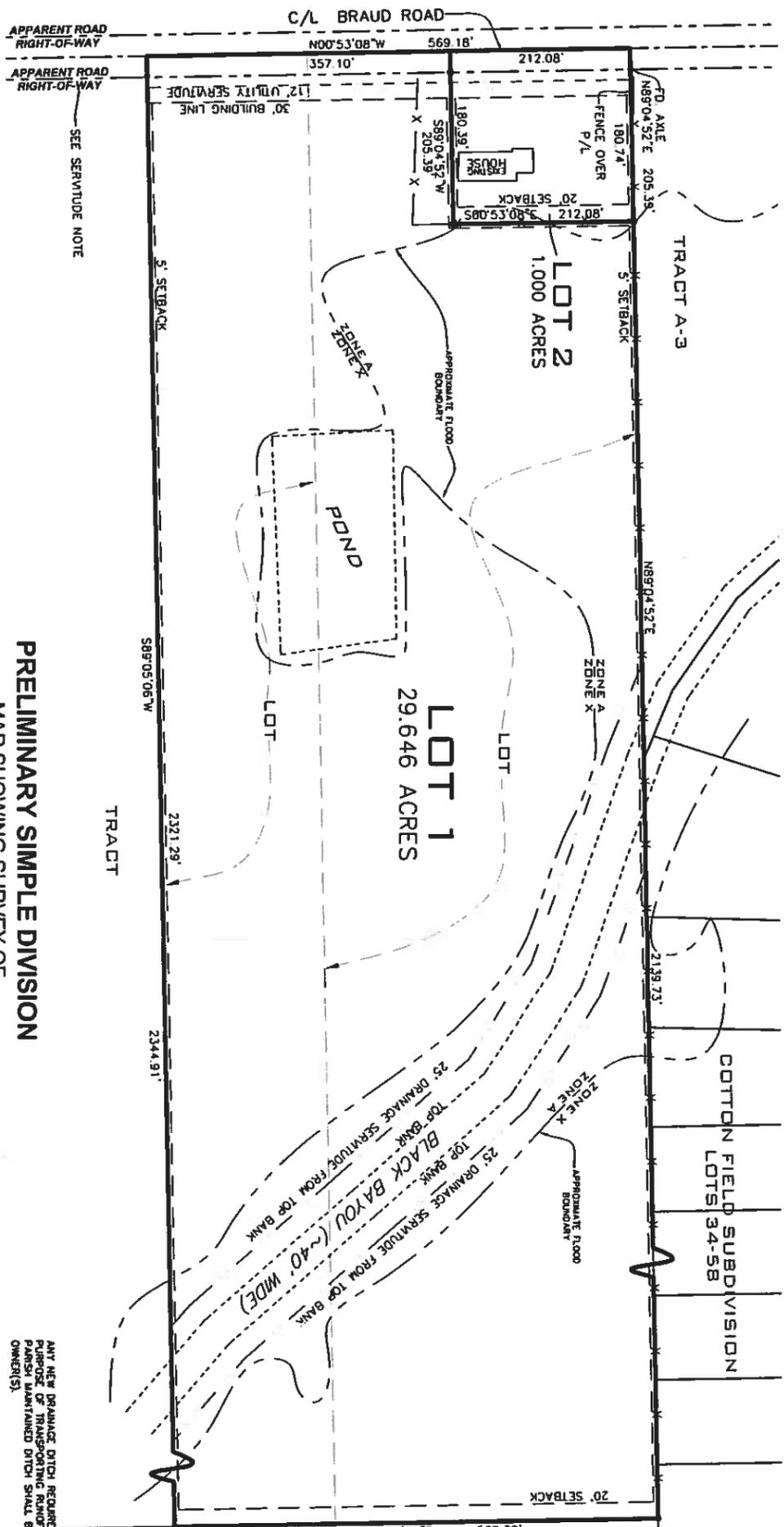
Terry P. Babin

NOTARY

Terry P. Babin

Printed Name:

#064691
Notary # or La. Bar #



REFERENCE MAP:

- 1) MAP SHOWING SURVEY FOR GILBERT B. BROWN BY HEWITT E. KEMPKER, C.E. DATED DECEMBER 22, 1964 AND RECORDED AS INSTRUMENT #102300.
- 2) MAP SHOWING SURVEY FOR ALVIN ROBERT BY WILLIAM C. FEAZEL, P.L.S. DATED MARCH 7, 1997 AND RECORDED AS INSTRUMENT #422135.

*REMARKS ARE BASED ON GPS MEASUREMENTS, LSU GALT NET, VRS, NORTH AMERICAN DATUM (1983) COORDINATE SYSTEM, CONIC PROJECTION, LOUISIANA SOUTH ZONE, STATE PLANE COORDINATE SYSTEM.

THIS SURVEY CONFORMS TO CURRENT STANDARDS OF PRACTICE AS SET FORTH IN TITLE 48, L.S.I. AND REVISIONS THEREOF. THIS SURVEY WAS PERFORMED BY A LICENSED PROFESSIONAL SURVEYOR AND ENGINEER AND LAND SURVEYORS FOR A CLASS "C" SURVEY.

THIS PROPERTY IS ZONED = MEDIUM INTENSITY (MI)

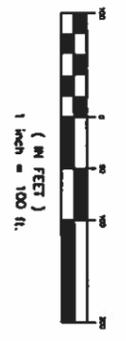
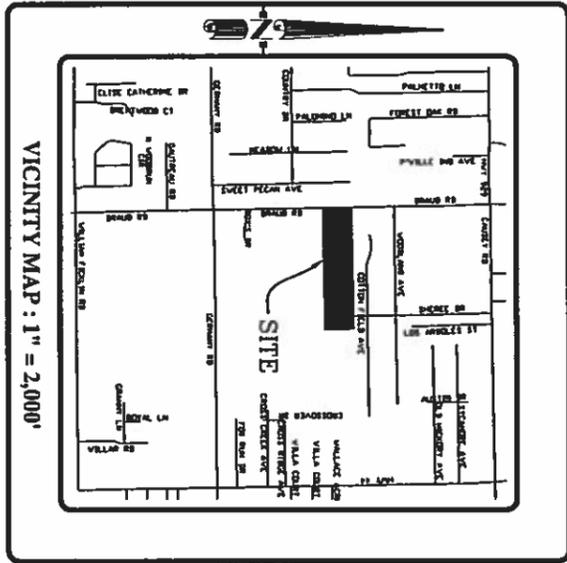
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD HAZARD BOUNDARY MAP NO. 22000C 0004 & 0005 E FOR ASCENSION PARISH, LA. MAP DATED AUGUST 16, 2007, THIS PROPERTY LIES IN FLOOD HAZARD ZONE = "X"

BASE FLOOD ELEVATION = WAITING ON PARISH SEWER DISPOSAL SHALL BE THROUGHOUT 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, UNLESS THE METHOD OF SEWAGE TREATMENT AND DISPOSAL IS APPROVED BY THE LOCAL HEALTH AUTHORITY.

PRELIMINARY SIMPLE DIVISION
MAP SHOWING SURVEY OF
LOT 1 & LOT 2,
BEING THE RESUBDIVISION OF 2 UNNAMED LOTS,
FORMERLY A PORTION OF THE GILBERT BROWN PROPERTY,
LOCATED IN SECTION 5, T9S - R3E, SOUTHEASTERN LAND DISTRICT,
EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LA.
FOR
DAVID SHACKELFORD



APPROVED:
 ASCENSION PARISH PLANNING COMMISSION

CHAIRMAN _____
 DATE: _____
 FILE: _____

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

I CERTIFY THAT IN JULY 2015, 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 ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

DATE: 07/16/2015

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



15386 DWG

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	07/16/2015	DRAWING NO.	15386
DRAWN BY	JWF	JOB NO.	15-386
CHECKED BY	ST	REF. NO.	

EA 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	SECTION	5
RANGE	3E		

August 12, 2015

FAMILY PARTITION

A) Carlton D Savoy Property – Lots B-1-A-1 and B-A-1-A-2

The subject property is located at the intersection of Carlton Place Drive and LA Hwy 431 in Council District 6 and is zoned Rural (R). The application is on behalf of Carlton D Savoy by Earles and Associates, LLC.

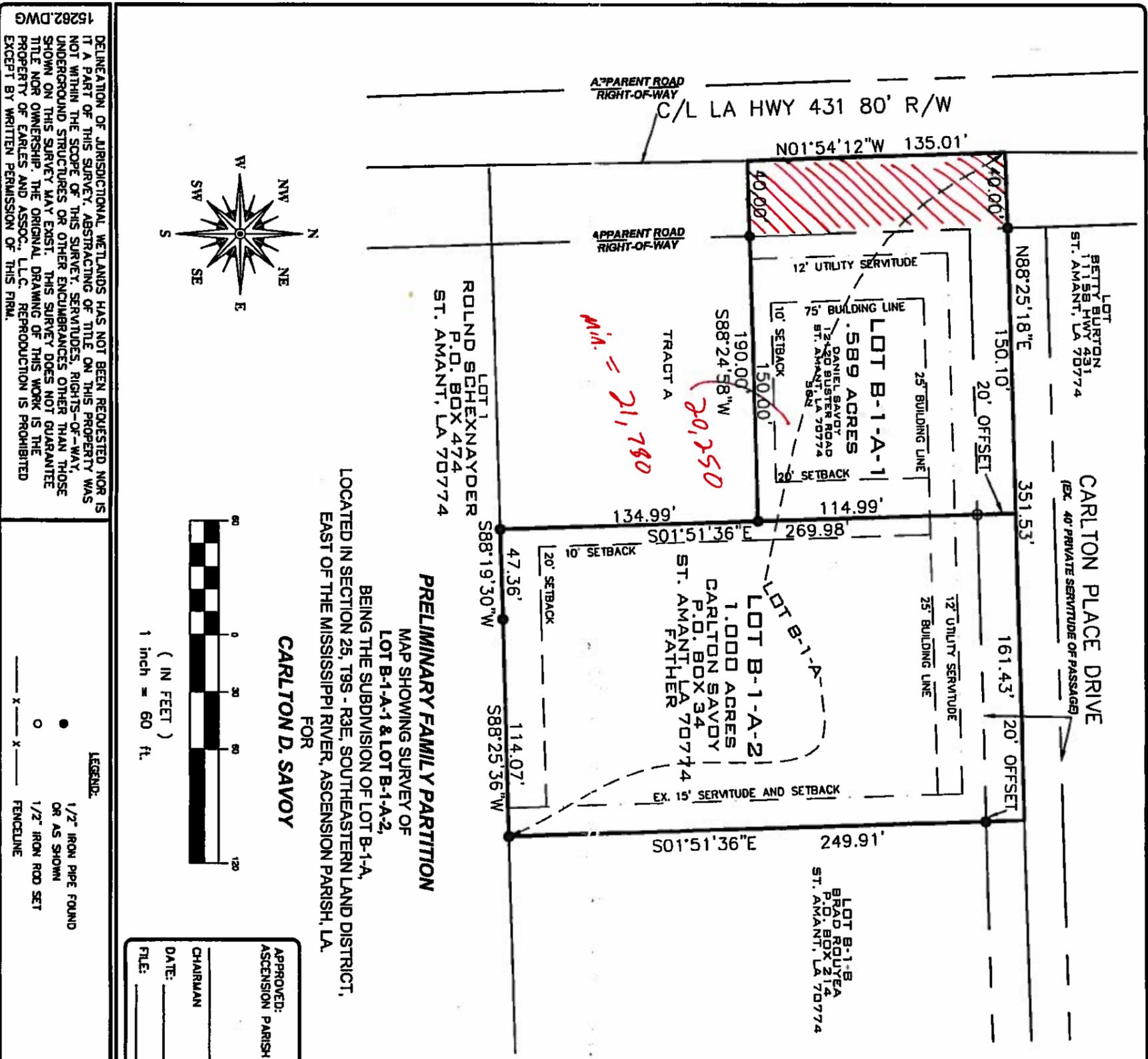
The owner is proposing a Family Partition of Lot B-1-A into Lots B-1-A-1 (.589 acres) and B-1-A-2 (1.000 acres). The applicant will retain Lot B-1-A-2 and transfer Lot B-1-A-1 to his son. Lot B-1-A-1 is accessed by LA Hwy 431 and Lot B-1-A-2 will be accessed by Carlton Place Drive, an existing forty foot private servitude of passage.

STAFF REVIEW COMMENTS

All existing users of Carlton Place Drive will be required to sign the plat. The applicant is requesting a variance for the minimum lot size of Lot B-1-A-1. The minimum size required for family partition lots is .5 acres (21,780 square feet). Area within a road right of way does not count toward meeting the minimum. This lot is 20,250 sf not including area within the Hwy 431 right of way.

STAFF RECOMMENDATIONS

Staff recommends denial of the variance and approval of the family partition contingent upon all existing users of Carlton Place Drive signing the plat and Lot B-1-A-1 being increased to meet the minimum required acreage.



PRELIMINARY FAMILY PARTITION
 MAP SHOWING SURVEY OF
 LOT B-1-A-1 & LOT B-1-A-2,
 BEING THE SUBDIVISION OF LOT B-1-A,
 LOCATED IN SECTION 25, T9S - R3E, SOUTHEASTERN LAND DISTRICT,
 EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LA.
FOR
CARLTON D. SAVOY

REFERENCE MAP:
 1) MAP SHOWING SURVEY FOR CARLTON D. SAVOY BY EARLES & ASSOCIATES DATED SEPTEMBER 16, 1997 AND RECORDED AS INSTRUMENT #419728
 BEARINGS ARE BASED ON GPS MEASUREMENTS, LSU GULF NET, '98, 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, LXI 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 = RURAL
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NO. 22005C 0130 E FOR ASCENSION PARISH, MAP DATED AUGUST 16, 2007, THIS PROPERTY LIES IN FLOOD HAZARD ZONE = AE
 BASE FLOOD ELEVATION = 8'0"
 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 AND SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOCAL HEALTH AUTHORITY.
 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-A-1 & LOT B-1-A-2. 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, MAINTAINED, AND IMPROVED 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 HAND 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.

MARK	LOT	DATE
CARLTON SAVOY	LOT B-1-A-2	DATE
BRAD ROUYEAU	LOT B-1-B	DATE
MARK SAVOY	LOT B-2-A-2	DATE
VALERIE BELLEU	LOT B-3-A	DATE

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).

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

I CERTIFY THAT IN JUNE 2015, EARLES AND ASSOC., LLC, 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.

JAMES W. FALGOUT
 REGISTERED PROFESSIONAL LAND SURVEYOR
 REG. NO. 5017
 DATE: 07/14/2015

EARLES AND ASSOCIATES, LLC.
 PROFESSIONAL LAND SURVEYORS
 104 EAST WORTHY ROAD, SUITE B
 COZADELLE, LOUISIANA 70737
 TEL: 225-657-9798 FAX: 225-657-9700

TOWNSHIP: 9S SECTION: 25 RANGE: 3E

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., LLC. 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: 07/14/2015
 DRAWN BY: JWF
 CHECKED BY: JE

APPROVED:
 ASCENSION PARISH PLANNING COMMISSION
 CHAIRMAN
 DATE:
 FILE:

DRAWING NO. 15282
 JOB NO. 15282
 REF. NO.

STATE OF LOUISIANA
 REGISTERED PROFESSIONAL LAND SURVEYOR
 JAMES W. FALGOUT
 REG. NO. 5017

August 12, 2015

FAMILY PARTITION

B) Clyde Schexnaydre Property – Lots 1-A-2-A-1 and 1-A-2-A-2

The subject property is located at the end of Raymond Tullier Road in Council District 2 and is zoned Conservation (C). The application is on behalf of Erik and Raynell Hernandez by Earles and Associates, LLC.

The owner is proposing a Family Partition of Lot 1-A-2-A into Lots 1-A-2-A-1 (.502 acres) and 1-A-2-A-2 (1.663 acres). The applicant will retain Lot 1-A-2-A-2 and transfer Lot 1-A-2-A-1 to his mother. Lot 1-A-2-A-1 is accessed by Raymond Tullier Road and Lot 1-A-2-A-2 will be accessed by an existing twenty foot private servitude of passage that will be widened to thirty feet.

STAFF REVIEW COMMENTS

All comments addressed.

STAFF RECOMMENDATIONS

Staff recommends approval.

August 12, 2015

FAMILY PARTITION

C) Margaret Ficklin Estate – Lots B-12-A-1 and B-12-A-2

The subject property is located on John Broussard Road 520 feet south of Shelton Lane in Council District 7 and is zoned Residential Medium (RM). The application is on behalf of Crystal Dixon by Earles and Associates, LLC.

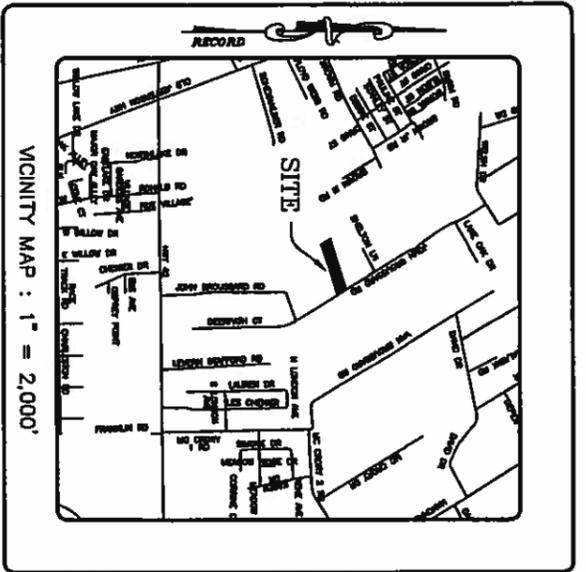
The owner is proposing a Family Partition of Lot B-12-A into Lots B-12-A-1 (2.000 acres) and B-12-A-2 (2.561 acres). This is a division among co heirs with each of the two heirs receiving one lot. Lot B-12-A-1 has direct access to John Broussard Road and B-12-A-2 will be accessed by a proposed thirty foot private servitude of passage.

STAFF REVIEW COMMENTS

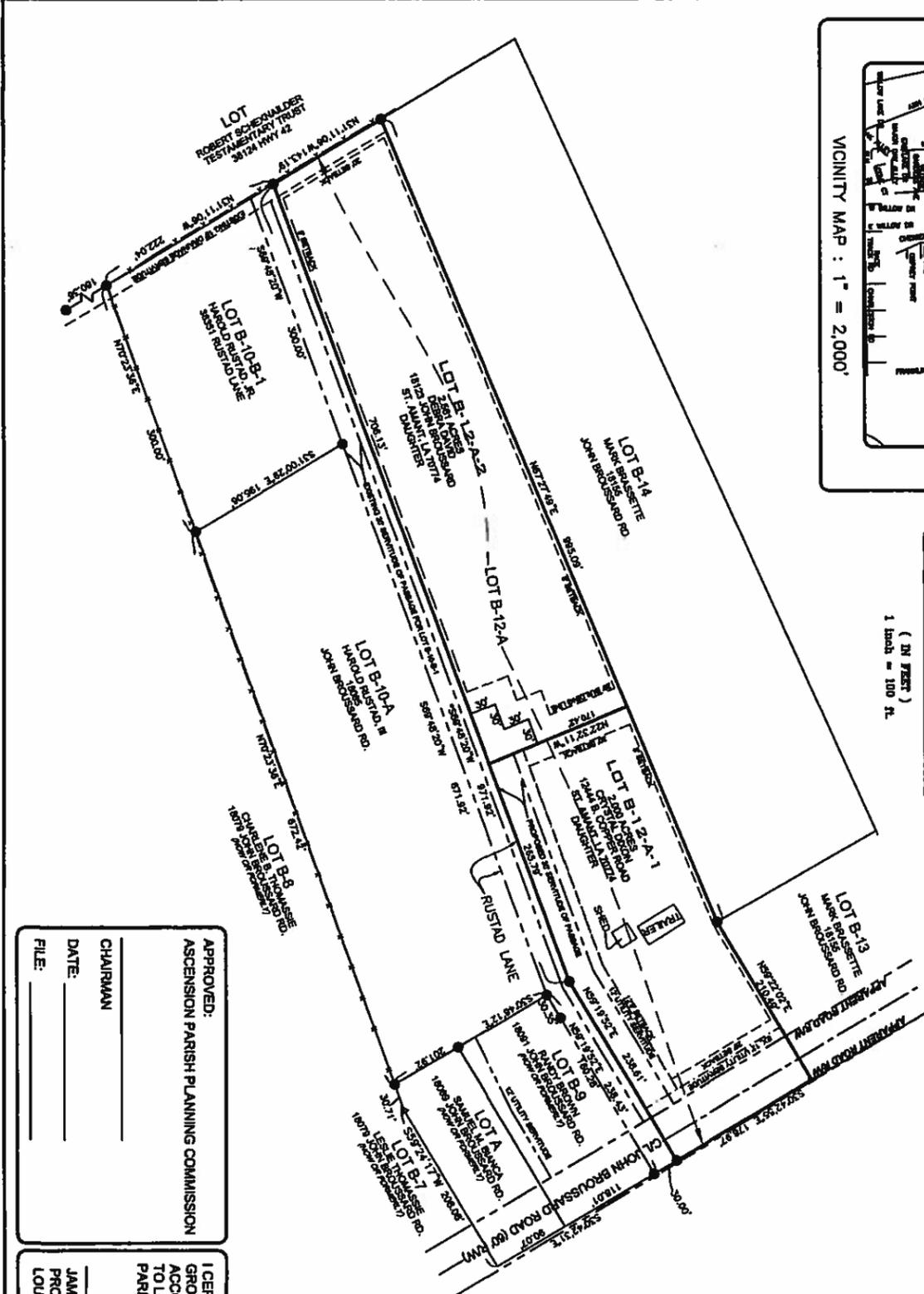
All comments have been addressed.

STAFF RECOMMENDATIONS

Staff recommends approval.



PRELIMINARY FAMILY PARTITION
MAP SHOWING SURVEY OF
LOT B-12-A-1 AND LOT B-12-A-2,
BEING THE RESUBDIVISION OF LOT B-12-A
OF THE MARGARET FICKLIN ESTATE,
LOCATED IN SECTION 21, T8S - R2E, SOUTHEASTERN LAND DISTRICT,
EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LA.
FOR
CRYSTAL DIXON



APPROVED:
 ASCENSION PARISH PLANNING COMMISSION
 CHAIRMAN _____
 DATE: _____
 FILE: _____

I CERTIFY THAT IN JULY 2015, 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.

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

07/03/2015 DATE



REFERENCE MAP:

- 1) SURVEY PLAT SHOWING SURVEY OF THE JOHN BROUSSARD SUBDIVISION FOR JOHN BROUSSARD, JR. SURVEYED BY EARLES & ASSOCIATES, BY JOHN P. EARLES, IN P.L.S., DATED JUNE 21, 1984, RECORDED AS INSTRUMENT #00706.
- 2) MAP SHOWING SURVEY OF LOT B-10-A AND B-10-B FOR HAROLD EVANS RUSTAD, JR. SURVEYED BY JAMES H. CHURCH, JR., P.L.S., DATED AUGUST 28, 2008, RECORDED AS INSTRUMENT #03882.
- 3) MAP SHOWING SURVEY FOR HAROLD RUSTAD, JR. & MARGARET FICKLIN SURVEYED BY EARLES & ASSOCIATES, LOT B-12-A, DATED JULY 29, 2010 AND RECORDED AS INSTRUMENT #07124.
- 4) 37 STRIP OF PROPERTY WAS PURCHASED BY HAROLD RUSTAD, JR. FROM MARGARET B. FICKLIN RECORDED AS INSTRUMENT # 0070332.
- 5) BASE BEARING = N 99° 49' 20" E FROM REFERENCE MAP NUMBER 1.

THIS SURVEY CONFORMS TO CURRENT STANDARDS OF PRACTICE AS DEFINED IN TITLE 48, LAC AND REVISED STATUTES 33:501 OF PROFESSIONAL AND OCCUPATIONAL STANDARDS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.

THIS PROPERTY IS ZONED = **ARBOREAL INTENSITY (AI)**

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NO. 22080 (050) E FOR ASCENSION PARISH, MAP REVISED AUGUST 19 2007, THIS PROPERTY LIES IN FLOOD HAZARD ZONE 1 X

100 YEARS FLOOD ELEV. = N/A

SEWER DISPOSAL SHALL BE INDIVIDUAL SANITARY SEWER PLANTS.

THERE IS A 25' FRONT BUILDING LINE, 20' REAR BUILDING LINE AND A 5' SIDE BUILDING LINE ON EACH LOT.

ALL NEW DRAINAGE DITCHES REQUIRED BY THE SUBMISSION OF THIS PROPERTY FOR THE PURPOSE OF TRANSPORTING RUNOFF FROM SERVICE EFFLUENT TO AN EXISTING PARISH MAINTAINED DITCH SHALL BE CONSTRUCTED BY THE PROPERTY OWNERS. NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL, EXCEPT CONSTRUCTION TO AN APPROVED SANITARY SEWER SYSTEM UNTIL THE METHOD OF DISPOSAL AND TREATMENT HAS BEEN APPROVED BY THE ASCENSION PARISH HEALTH UNIT.

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

DELIMITATION OF JURISDICTIONAL WETLANDS HAS NOT BEEN REQUESTED AND IS NOT A PART OF THE SURVEY.

THE STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USES. AREAS SHOWN AS SERVICED ARE GRANTED TO THE PUBLIC FOR THE USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, OR OTHER PROPER PURPOSES PLANTED WITHIN THE LIMITS OF ANY STRUCTURE OR FENCE SHALL BE CONSTRUCTED AND NO SHRUBBERY PLANTED WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE IS GRANTED.

THE PRIVATE ACCESS SERVITUDE SHOWN HEREON IS HEREBY DEDICATED AS A MEANS OF ACCESS TO LOT B-12-A-1 & LOT B-12-A-2. 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 DRAINAGE 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 DRAINAGE SERVITUDE. THE PARISH OF ASCENSION SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THIS PRIVATE DRAINAGE SERVITUDE. THE PARISH OF ASCENSION SHALL NOT MAINTAIN, UPGRADE, OR ACCEPT SAID ROAD INTO THE PUBLIC SYSTEM LINES AND UNTIL BROUGHT UP TO HARD SURFACE STANDARDS ACCORDING TO THE SUBDIVISION REGULATIONS FOR THE PARISH OF ASCENSION. THE SUBDIVIDER AND LOT OWNERS FURTHER AGREE NOT TO NOTICE THAT SCHOOL BUSES DO NOT ON 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.

CRYSTAL DIXON _____ DATE _____

15373.DWG

DELIMITATION 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. SERVICED 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
- 1/2" IRON PIPE SET
- FENCE LINE
- △ CALCULATED POINT

DATE:	07/03/2015	DRAWING No.	15373
DRAWN BY:	JWF	JOB. No.	15-373
CHECKED BY:	JF	REF. No.	09184
			10184

EA EARLES AND ASSOCIATES, L.L.C.
 PROFESSIONAL LAND SURVEYORS
 1104 EAST WORTHY ROAD, SUITE B
 GONZALES, LOUISIANA 70727
 TEL: 225-447-4778 FAX: 225-447-4770

TOWNSHIP **8S** SECTION **21**
 RANGE **2E**

August 12, 2015

FAMILY PARTITION

D) Mike Templet Property – Lots F-1 and F-2

The subject property is located on John Sutton Road in Council District 6 and is zoned Rural (R). The application is on behalf of Mike Templet by Earles and Associates, LLC.

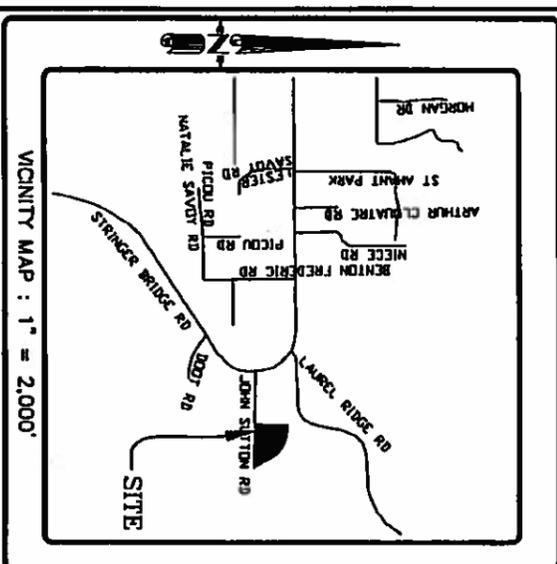
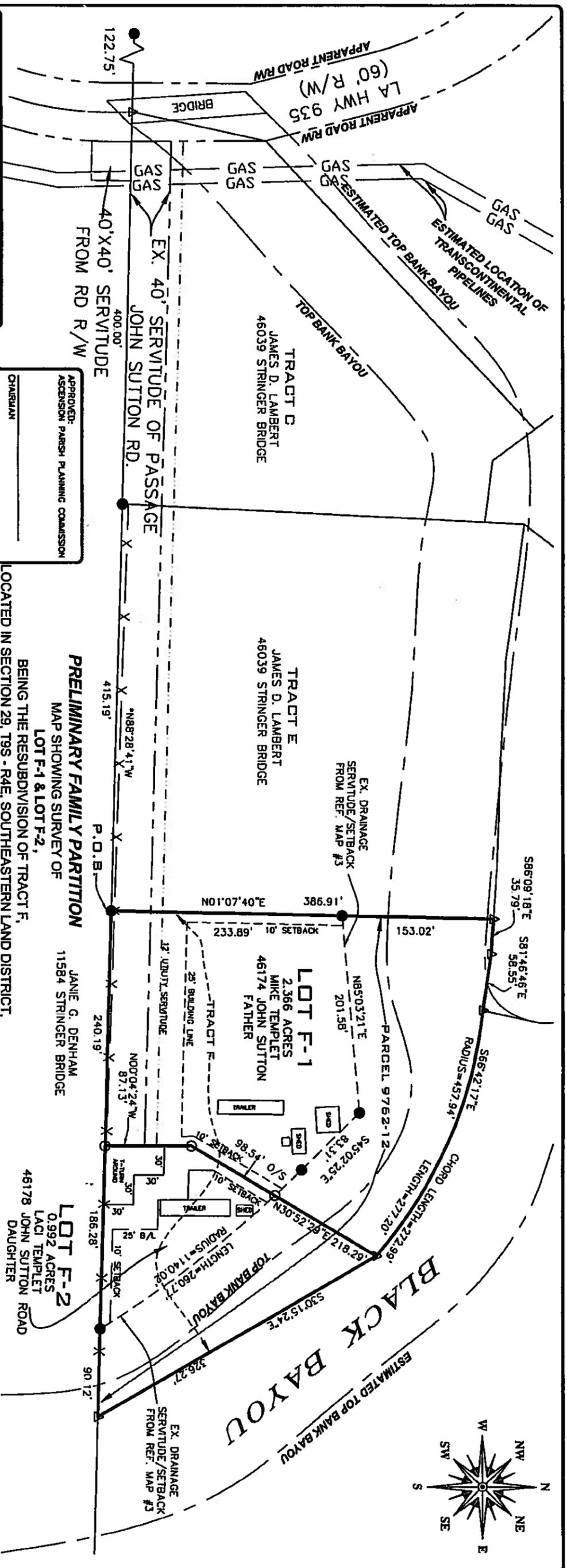
The owner is proposing a Family Partition of Lot F into Lots F-1 (2.135 acres) and F-2 (1.043 acres). The applicant will retain Lot F-1 and transfer Lot F-2 to his daughter. Both lots are accessed by John Sutton Road, an existing forty foot private servitude of passage.

STAFF REVIEW COMMENTS

All comments addressed.

STAFF RECOMMENDATIONS

Staff recommends approval.



APPROVED:
ASCENSION PARISH PLANNING COMMISSION

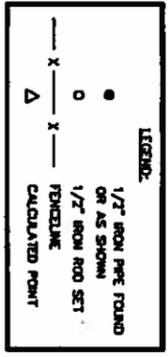
CHAIRMAN
DATE: _____
FILE: _____

PRELIMINARY FAMILY PARTITION
MAP SHOWING SURVEY OF
LOT F-1 & LOT F-2,
BEING THE RESUBDIVISION OF TRACT F,
LOCATED IN SECTION 29, T9S - R4E, SOUTHEASTERN LAND DISTRICT,
EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LA.

MIKE TEMPLET
FOR

THIS PROPERTY IS ZONED = RURAL RW.
THE SURVEY CONFORMS TO CURRENT STANDARDS OF PRACTICE AS SET FORTH IN TITLE 48, LA AND REVISED STATUTES SECTION 9 OF THE PROFESSIONAL AND OCCUPATIONAL STANDARDS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.
NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SERVICE, DISPOSAL, OR CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SERVICE, TREATMENT AND DISPOSAL, HAS BEEN APPROVED BY THE LOCAL HEALTH AUTHORITY.
THE RIGHTS-OF-WAY SHOWN HEREON, IF NOT PREVIOUSLY INDICATED, ARE HEREBY DEDICATED TO THE POTENTIAL USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR THE USE OF UTILITIES, DRAINAGE, SERVICE REMOVAL, AND OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING, PRACKING OR TRUCK SHALL BE CONSTRUCTED, NOR SPRENGER PLANTED, WITHIN THE LIMITS OF ANY SERVITUDE, SO AS TO UNDESIRABLY 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 F-1 & LOT F-2. 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 OBSTRUCT OR UNDESIRABLY INTERFERE WITH THE PURPOSE FOR WHICH THE SERVITUDE IS GRANTED. THE PARISH OR NEAREST LOCAL HEALTH AUTHORITY, WITHIN THE LIMITS OF THE SERVITUDE, SHALL MAINTAIN, REPAIR, OR REPLACE ANY SERVITUDE SHOWN ON THIS PLAT AND NOT PUBLIC ROADWAYS. THE SERVITUDE SHALL NOT MAINTAIN, REPAIR, OR REPLACE ANY SERVITUDE BY THE LOT OWNERS OR DEVELOPERS. ACCORDING TO THE SUBDIVISION REGULATIONS FOR THE PARISH OF ASCENSION, THE SUB-DRAINER AND LOT OWNERS FURTHER ARE PUT ON NOTICE THAT SPOCK BUSES DO NOT OPERATE THROUGH TRAVEL DOWN PRIVATE ROADS AND IT IS THE OBLIGATION OF THE LOT OWNERS TO MAKE THEIR OWNERSHIP TO A PUBLIC ROAD FOR SCHOOL BUS PICK UP.

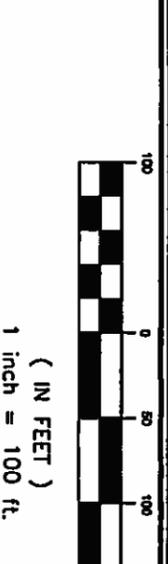
SEWER DISPOSAL SHALL BE INDIVIDUAL SANITARY SEWER PLANTS.
SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.
ACCORDING TO THE FEDERAL DEPARTMENT OF MANAGEMENT AND BUDGETING, THE FEDERAL REGISTERED HAZARDOUS WASTE MAP NO. 2200C D-50 F FOR ASCENSION PARISH, MAP DATED AUGUST 16, 2007, THIS PROPERTY LIES IN FLOOD HAZARD ZONE = AE.
BASE FLOOD ELEV. = 6'.



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

DATE: 07/14/2015

15388.DWG
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.



DATE:	07/14/2015
DRAWN BY:	JWF
CHECKED BY:	

EARLES AND ASSOCIATES, L.L.C.
PROFESSIONAL LAND SURVEYORS
1034 EAST WORTNER ROAD, SUITE B
LAFAYETTE, LOUISIANA 70503
TEL: 225-647-9798 FAX: 225-647-9700

TOWNSHIP: 9S
RANGE: 4E
SECTION: 29

August 12, 2015

FAMILY PARTITION

E) John Vernon II Property – Lots 6-A and 6-B

The subject property is located at the end of WE Bill Stevens Road in Council District 6 and is zoned Rural (R). The application is on behalf of John Vernon II by Earles and Associates, LLC.

The owner is proposing a Family Partition of Lot 6 into Lots 6-A (1.980 acres) and 6-B (.500 acres). The applicant will retain Lot 6-A and will transfer Lot 6-B to his daughter. Lot 6-A is accessed by WE Bill Stevens Road and 6-B will be accessed by an existing twenty foot private servitude of passage that will be widened to thirty feet.

STAFF REVIEW COMMENTS

A variance must be granted for the 3 existing structures being within the front setback. A predial servitude agreement must be signed and recorded with the Clerk of Court for the placement of the required L-turnaround on adjacent Lot 5.

STAFF RECOMMENDATIONS

Staff recommends approval contingent upon required variances being granted and signing and recording of predial servitude agreement.

August 12, 2015

FAMILY PARTITION

F) Ruth C LeBlanc Property – Lots RL-1 – RL-4

The subject property is located on Germany Road approximately 2000 ft west of Braud Road in Council District 11 and is zoned Residential Medium (RM). The application is on behalf of Mignon LeBlanc Aubert by Earles and Associates, LLC.

The owner is proposing a Family Partition of an unnamed tract into Lots RL-1 (.594 acres), RL-2 (.500 acres), RL-3 (.500 acres) and RL-4 (3.180 acres). All lots are to be distributed among co heirs as shown on the plat. Lot RL-1 has direct access to Germany Road and RL-2, RL-3 and RL-4 will be accessed by a proposed thirty foot private servitude of passage.

STAFF REVIEW COMMENTS

The applicant is requesting a variance for the minimum lot size of Lot RL-1. The minimum size required for family partition lots is .5 acres (21,780 square feet). Area within a road right of way does not count toward meeting the minimum. This lot is 20,036 sf not including area within the Germany Road right of way.

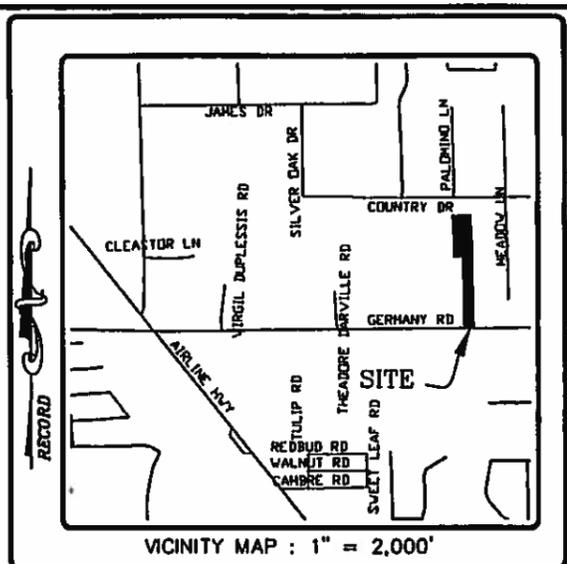
There is an existing mobile home on the property that crosses a proposed property line and therefore must be moved before the final plat can be signed by the Planning Commission.

STAFF RECOMMENDATIONS

Staff recommends denial of the variance and approval of the family partition contingent upon the mobile home being moved and Lot RL-1 being increased to meet the minimum required acreage.

COUNTRY RIDGE SUBDIVISION
 LOT 36-B YOLANDA SANTIAGO 39229 COUNTRY DRIVE N89°19'11"E
 LOT 36-A GINA BERNAL 39241 COUNTRY DRIVE 221.92'

PRELIMINARY FAMILY PARTITION
 MAP SHOWING SURVEY OF
 LOT RL-1 THRU LOT RL-4,
 BEING THE RESUBDIVISION
 OF AN UNNAMED TRACT,
 FORMERLY A PORTION OF
 THE RUTH C. LEBLANC PROPERTY,
 LOCATED IN SECTION 6, T9S - R3E,
 SOUTHEASTERN LAND DISTRICT,
 EAST OF THE MISSISSIPPI RIVER,
 ASCENSION PARISH, LA.
 FOR
MIGNON LEBLANC AUBERT



REFERENCE MAP:

- 1) MAP SHOWING SURVEY FOR WILBERT J. LAVERGNE, SR., RECORDED AS INSTRUMENT #521721.
 - 2) MAP SHOWING SURVEY FOR PATUREAU PROPERTIES, LLC RECORDED AS INSTRUMENT #833344.
 - 3) MAP SHOWING SURVEY FOR PATUREAU PROPERTIES, LLC RECORDED AS INSTRUMENT #866981.
- *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 46, LXI 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. 22005C 0040 E FOR ASCENSION PARISH, MAP DATED AUGUST 16, 2007, THIS PROPERTY LIES IN FLOOD HAZARD ZONE = X.
 SEWER DISPOSAL SHALL BE INDIVIDUAL SANITARY SEWER PLANTS.

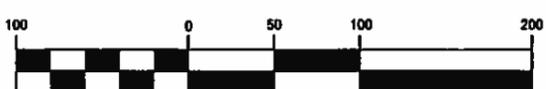
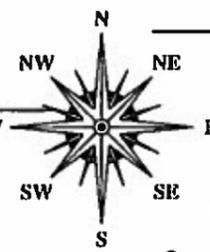
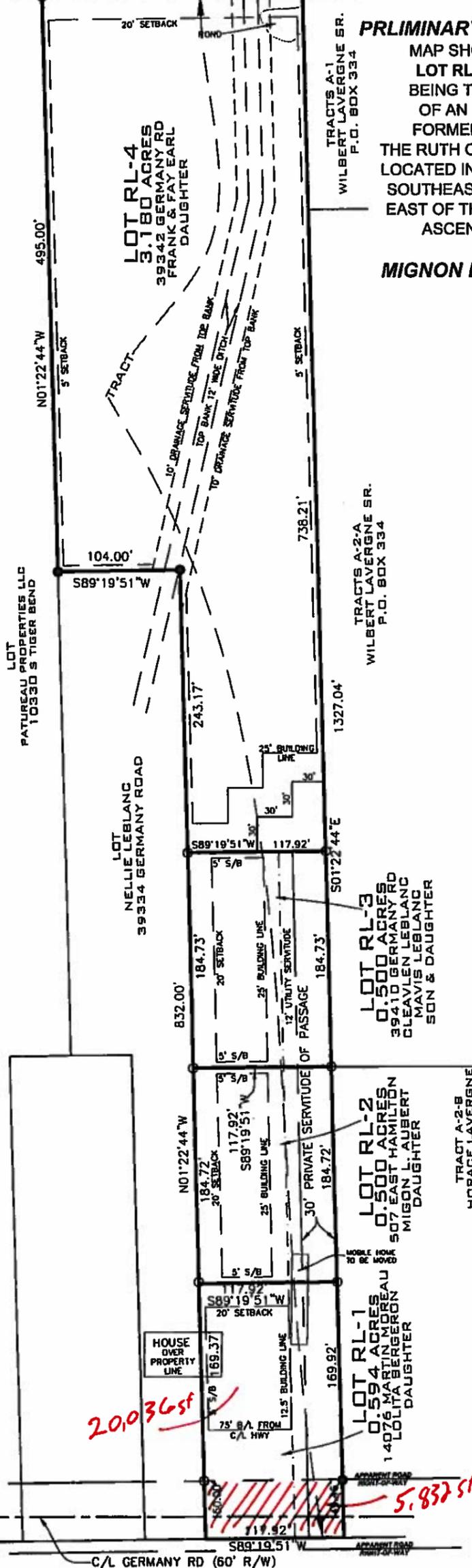
NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOCAL HEALTH AUTHORITY.

SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH 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 SERVICED 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 SERVIDUE SO AS TO UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH SERVIDUE WAS GRANTED.

THE PRIVATE ACCESS SERVIDUE SHOWN HEREON IS HEREBY DEDICATED AS A MEANS OF ACCESS TO LOT RL-1, RL-2, RL-3 & RL-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 SERVIDUE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH THE SERVIDUE IS GRANTED. THE PARISH OF ASCENSION HAS NO RESPONSIBILITY FOR MAINTENANCE OF THIS PRIVATE ACCESS SERVIDUE. 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.



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

DATE: 07/23/2015	DRAWING No. 15197
DRAWN BY: JWF	JOB. No. 15-197
CHECKED BY: JWF	REF. No.

APPROVED:
 ASCENSION PARISH PLANNING COMMISSION

CHAIRMAN _____

DATE: _____

FILE: _____

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

I CERTIFY THAT IN JUNE 2015, 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.



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

07/23/2015
 DATE

15197.DWG
 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. SERVICEDS, 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.

EA EARLES AND ASSOCIATES, L.L.C.
 PROFESSIONAL LAND SURVEYORS
 1034 EAST WORTHY ROAD, SUITE 8
 GONZALES, LOUISIANA 70737
 Tel: 225-647-9798 Fax: 225-647-9700

TOWNSHIP	SECTION
9S	6
RANGE	
3E	

August 12, 2015

MAJOR SUBDIVISION PRELIMINARY PLAT

A) Oaks on the Bluff - Phase 3

The subject property is located on the east side of Bluff Road in Council District 8, adjacent to the Oaks on the Bluff 2nd filing, and is zoned Medium Intensity (RM). The application is on behalf of Coastal Contractors, Inc by Centerline Engineering and Land Surveying, LLC.

The property is 24.0 acres and the applicant is proposing to add a third phase to the existing Oaks on the Bluff subdivision. This proposal contains 53 single family residential lots. Typical lot widths range from 70 to 80 feet; and have a minimum size of 11,900 square feet. The subdivision will include 1.5 acres of designated park space and complies with the newly adopted major subdivision regulations.

This phase will be accessed by Vista Drive, an existing street within Oaks on the Bluff. Sewer treatment will be through the existing plant between existing lot 113 and proposed lots 27-29.

STAFF REVIEW COMMENTS

All planning department plat review comments have been addressed.

Engineering review comments:

The revised drainage impact study is pending review and approval.

STAFF RECOMMENDATIONS

While this plat is consistent with all applicable codes and ordinances with regards to major subdivision development, until efforts are made by the Parish Council to address the explosive growth in the Parish, and the un-encumbered impact major subdivision development has on the regions traffic and sewage infrastructure, at this time the staff cannot recommend approval as it is inconsistent with the Parish's Master Plan:

1. Principle 1: Protect the public safety and property values by providing adequate separation of industrial, commercial, and residential uses. Public safety issues arise in four areas.
 - b. The second major public safety issue involves increasing traffic volumes on the parish roads. Ascension Parish operates with a largely rural road system. Roads and road beds are narrow. Higher traffic volumes on these roads increases the likelihood of serious accidents.
 - c. The third major public health and safety issue involves sewage disposal. In adequate waste water treatment

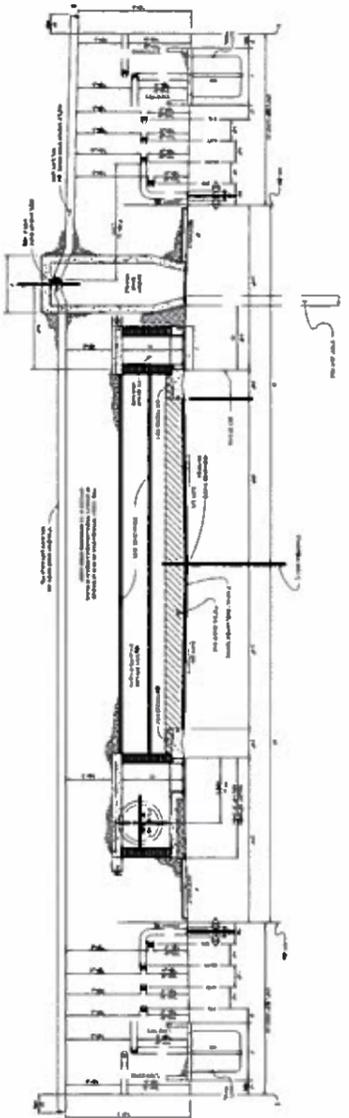
systems create a serious public health risk in the parish. This risk increases with development.

2. **Principle 2: Manage growth. Encourage growth only in areas of the parish which can support it with adequate soils, drainage, and physical infrastructure.**
 - a. **Residential and commercial growth requires the infrastructure to support it. In many respects, Ascension Parish is not prepared for the growth which is occurring. Roads are clogged. The drainage systems can easily overload. Inadequate sewage disposal creates public health hazards. To help the Parish Council plan basic infrastructure investments, the Planning Commission will manage growth in the parish through land use regulation.**
 - b. **Managed growth encourages public and private development investment to follow the guiding principles of this Master Plan. Managed growth means that the decisions of the Planning Commission and the Parish Council will be made in concert with the land's natural carrying capacity, the parish's ability to financially support development through the provision of infrastructure and related community services and facilities, and the desire of parish residents for additional growth and development.**
 - d. **Managing growth involves balancing individual property interests with the interests of neighbors and the other residents of the parish. Often there are several approaches to consider. In implementing the Master Plan and related plans, the Parish Council and the Planning Commission will minimize the adverse impacts on individual property owners**

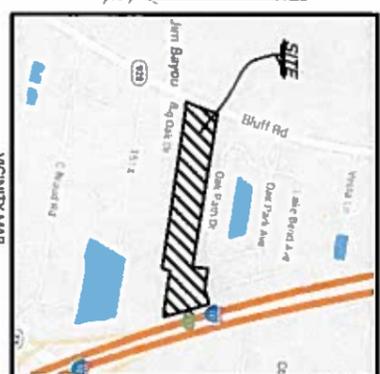
(IN FEET)



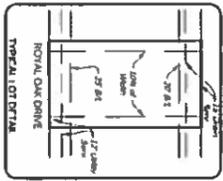
LEGEND:
[Symbol] POTENTIAL WETLANDS
[Symbol] OTHER WATERS OF THE U.S.



TYPICAL SECTION
N.T.S.

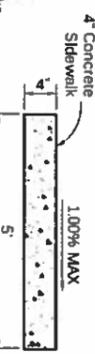
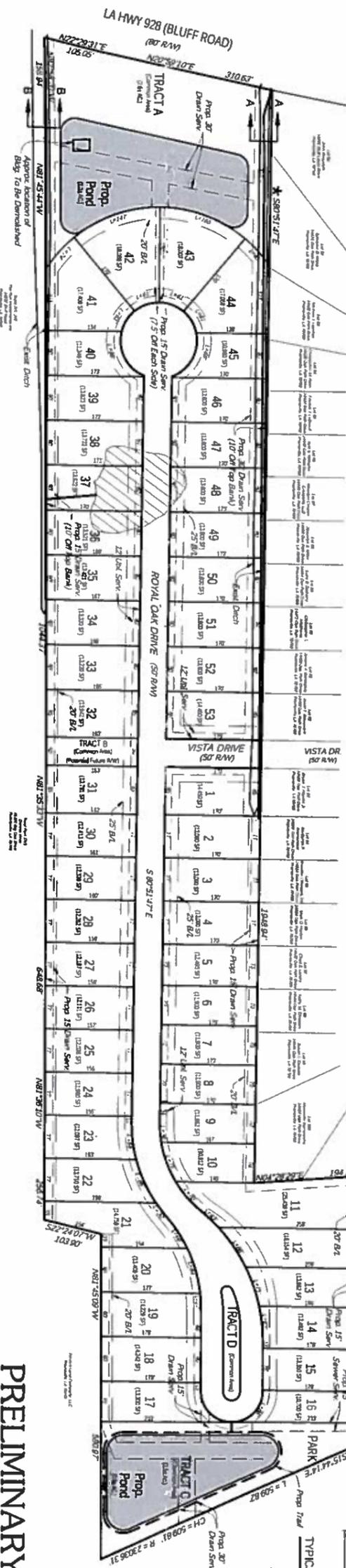


VICINITY MAP
SCALE 1:1000



TYPICAL LOT DETAIL

OAKS ON THE
BLUFF AND FLANK



TYPICAL 5' SIDEWALK DETAIL
N.T.S.

REFERENCE MAP:

1. FINAL PLAT OF OAKS ON THE BLUFF AND FLANK BY GEORGE ENGINEERING & SURVEYING, L.L.C., DATED JUNE 15, 2008, REVISED JULY 14, 2008, PARCEL NUMBER 402120370
2. SURVEY PLAT SHOWING DANIEL G. MELANCON, BY EARLES & ASSOCIATES, DATED 04/21/2008, INSTRUMENT 402421141
3. MAP SHOWING RESUBDIVISION OF TRACT BK 14, 14 TRACT D, W/O TRACT BK 14, 14 TRACT D, 1, BY ESTER MCKAY, DATED 08/12/88, INSTRUMENT 400419159

* BASIS OF BEARING: S 80°51'47" E

GENERAL NOTES:

1. ZONING: RHT (RESIDENTIAL TRACTS);
2. MIN. DRIVE FRONT: 25'
3. SERVICE DISPOSAL: COMMUNITY TREATMENT PLANT (PRIVATE)
4. 100-YEAR FLOOD ELEVATION: 111'
5. 50-YEAR FLOOD ELEVATION: 110'
6. GAS: CEC, ALAMOS ENERGY
7. WATER: ASCENSION WATER CO.
8. TELEPHONE: EATL
9. TELEPHONE: 240 ACRES
10. ACREAGE: 240 ACRES
11. DENISTY: 20 UNITS PER ACRE
12. STREETS: ASPHALT CONCRETE WITH CURB AND GUTTER
13. ALL LOT FRONTAGES, AREA AND SETBACKS SHALL MEET ZONING REQUIREMENTS.
14. ALL LOT FRONTAGES, AREA AND SETBACKS SHALL MEET ZONING REQUIREMENTS.
15. NO. OF LOTS: 53
16. SCHOOLS:
 - PRIMAIRY: DUTCHMAN PRIMARY
 - JUNIOR: DUTCHMAN JHS
 - HIGH: DUTCHMAN HIGH
17. THERE ARE NO EXISTING CURVES ON PUBLIC STREETS WITHIN ONE-FOURTH (1/4) MILE OF THE PROPOSED ENTRANCE.
18. THERE IS ONE EXISTING HOUSE TO BE DEMOLISHED ON THE SITE.

NOTE:
THE MAINTENANCE OF ALL PARKS AND COMMON AREAS IS THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

PARK/TRAIL NOTE:
A STAGE 1 PARK WILL BE UTILIZED FOR THE PROPOSED DEVELOPMENT. THE PARK WILL CONTAIN A SIGN, 12 CLASS A TREES, AND 24 ORNAMENTAL TREES PER ACRE, AS DEFINED BY ASCENSION PARISH SUBDIVISION REGULATIONS.
THE TRAIL FOR THE PARK AREA WILL BE CONCRETE AND MATCH THE SIDEWALK WITHIN THE SUBDIVISION.

NOTE:
BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ASCENSION PARISH FLOOD PLAN ADMINISTRATION.

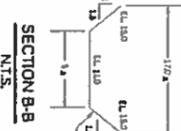
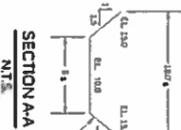
NOTE:
BY GARAGING A LOTTING ONLY THIS PROPERTY IS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 22005C DATED 8/16/2007.

NOTE:
SIDEWALK MUST BE CONSTRUCTED PRIOR TO C.C. BEING ISSUED FOR EACH LOT.

NOTE:
ONE (1) CLASS A TREE MUST BE PROVIDED PER LOT. TREES MUST BE PLANTED PRIOR TO C.C. BEING ISSUED FOR EACH LOT.

NOTE:
THIS MAP IS SOLELY FOR THE PURPOSE OF IDENTIFYING A PRELIMINARY DEVELOPMENT PLAN AND IS NOT TO BE CONSIDERED AS BEING TOTALLY ENGINEERED AND DESIGNED. THE ELEMENTS OF DESIGN SHOWN HEREON ARE SUBJECT TO CHANGES AS REQUIRED FOR THE DETAILED ENGINEERING NECESSARY FOR THE ACTUAL CONSTRUCTION PLANS.

NOTE:
NO ATTEMPT HAS BEEN MADE BY CENTERLINE ENGINEERING & LAND SURVEYING, L.L.C. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY. OTHER THAN PLANS FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.



PRELIMINARY PLAT
OF
OAKS ON THE BLUFF,
PHASE 3

BEING PORTIONS OF THE ANDREW GREEN ESTATE,
THE MRS. B. SMITH TRACT, W. VALLEY TRACT &
LOT DM-1 OF THE DANIEL G. MELANCON
PROPERTY
LOCATED IN SECTIONS 10 & 60, T9S, R2E
SOUTHEASTERN LAND DISTRICT, EAST OF THE
MISSISSIPPI ASCENSION PARISH, LOUISIANA
FOR

COASTAL CONTRACTORS, INC.
P.O. BOX 14715
BATON ROUGE, LA 70808

CENTERLINE
ENGINEERING & LAND SURVEYING, L.L.C.
200 Government St., Ste. 200 Baton Rouge, LA 70802
(225) 412-4848 - Office (225) 412-4849 - Fax centerlinehda.com

August 12, 2015

MAJOR SUBDIVISION PRELIMINARY PLAT

B) Hidden Farm

The subject property is located at the end of Brown Road in Council District 7 and is zoned Medium Intensity (RM). The application is on behalf of Dantin Bruce Development, LLC by Louisiana Land Engineering, LLC.

The property is 56 acres and the applicant is proposing a subdivision containing 142 single family lots. Typical lot widths range from 50 to 70 feet; and have a minimum size of 6,250 square feet. The subdivision will include 2.8 acres of designated park space and complies with the newly adopted major subdivision regulations.

STAFF REVIEW COMMENTS

Planning department review comments:

Has the overlap of the public drainage servitude and the existing Entergy servitude in the rear of lots 64-66 been approved by Entergy? Applicant is requesting a letter of no objection.

Engineering review comments:

The revised drainage impact study was submitted by the Engineer on 8/4/2015 and is pending review and approval.

STAFF RECOMMENDATIONS

While this plat is consistent with all applicable codes and ordinances with regards to major subdivision development, until efforts are made by the Parish Council to address the explosive growth in the Parish, and the un-encumbered impact major subdivision development has on the regions traffic and sewage infrastructure, at this time the staff cannot recommend approval as it is inconsistent with the Parish's Master Plan:

1. Principle 1: Protect the public safety and property values by providing adequate separation of industrial, commercial, and residential uses. Public safety issues arise in four areas.
 - b. The second major public safety issue involves increasing traffic volumes on the parish roads. Ascension Parish operates with a largely rural road system. Roads and road beds are narrow. Higher traffic volumes on these roads increases the likelihood of serious accidents.
 - c. The third major public health and safety issue involves sewage disposal. In adequate waste water treatment

systems create a serious public health risk in the parish. This risk increases with development.

2. **Principle 2: Manage growth. Encourage growth only in areas of the parish which can support it with adequate soils, drainage, and physical infrastructure.**
 - a. Residential and commercial growth requires the infrastructure to support it. In many respects, Ascension Parish is not prepared for the growth which is occurring. Roads are clogged. The drainage systems can easily overload. Inadequate sewage disposal creates public health hazards. To help the Parish Council plan basic infrastructure investments, the Planning Commission will manage growth in the parish through land use regulation.
 - b. Managed growth encourages public and private development investment to follow the guiding principles of this Master Plan. Managed growth means that the decisions of the Planning Commission and the Parish Council will be made in concert with the land's natural carrying capacity, the parish's ability to financially support development through the provision of infrastructure and related community services and facilities, and the desire of parish residents for additional growth and development.
 - d. Managing growth involves balancing individual property interests with the interests of neighbors and the other residents of the parish. Often there are several approaches to consider. In implementing the Master Plan and related plans, the Parish Council and the Planning Commission will minimize the adverse impacts on individual property owners

August 12, 2015

MAJOR SUBDIVISION PRELIMINARY PLAT

C) The Meadows at Oak Grove

The subject property is located on the north side of LA Hwy 42 approximately 1,184 feet east of Airline Hwy in Council District 7 and is zoned Mixed Use 2 (MU2) and Medium Intensity (RM). The application is on behalf of Oak Grove Meadows, LLC by MR Engineering & Surveying, LLC.

The property is 70.4 acres and the applicant is proposing a major subdivision containing 212 single family residential lots. Typical lot widths range from 63 to 73 feet with a minimum size of 8,820 square feet. The subdivision will include 2.505 acres of designated park space, including a pool and club house, and complies with the newly adopted major subdivision regulations.

STAFF REVIEW COMMENTS

Planning department comments:

All plat review comments have been addressed.

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

Engineering department comments regarding Drainage Impact Study:

The drainage impact study has been received a conditional approval by the Department of Engineering. See attached letter granting preliminary approval.

STAFF RECOMMENDATIONS

While this plat is consistent with all applicable codes and ordinances with regards to major subdivision development, until efforts are made by the Parish Council to address the explosive growth in the Parish, and the un-encumbered impact major subdivision development has on the regions traffic and sewage infrastructure, at this time the staff cannot recommend approval as it is inconsistent with the Parish's Master Plan:

1. Principle 1: Protect the public safety and property values by providing adequate separation of industrial, commercial, and residential uses. Public safety issues arise in four areas.
 - b. The second major public safety issue involves increasing traffic volumes on the parish roads. Ascension Parish operates with a largely rural road system. Roads and road beds are narrow. Higher traffic volumes on these roads increases the likelihood of serious accidents.
 - c. The third major public health and safety issue involves sewage disposal. Inadequate waste water treatment systems create a serious public health risk in the parish. This risk increases with development.

2. **Principle 2: Manage growth. Encourage growth only in areas of the parish which can support it with adequate soils, drainage, and physical infrastructure.**
 - a. **Residential and commercial growth requires the infrastructure to support it. In many respects, Ascension Parish is not prepared for the growth which is occurring. Roads are clogged. The drainage systems can easily overload. Inadequate sewage disposal creates public health hazards. To help the Parish Council plan basic infrastructure investments, the Planning Commission will manage growth in the parish through land use regulation.**
 - b. **Managed growth encourages public and private development investment to follow the guiding principles of this Master Plan. Managed growth means that the decisions of the Planning Commission and the Parish Council will be made in concert with the land's natural carrying capacity, the parish's ability to financially support development through the provision of infrastructure and related community services and facilities, and the desire of parish residents for additional growth and development.**
 - d. **Managing growth involves balancing individual property interests with the interests of neighbors and the other residents of the parish. Often there are several approaches to consider. In implementing the Master Plan and related plans, the Parish Council and the Planning Commission will minimize the adverse impacts on individual property owners**

DEVELOPMENT CRITERIA:

RECD. GREENSPACE:
 8.00 ACRES ± 1000 PEOPLE
 2.5412/1000 = 0.251 ± 8.00 ACRES (REQUIRED)
 * 4.2442/1000 = 1.77 ACRES (REQUIRED)
 (70% REDUCTION FOR STAGE 4 PARK)

GREENSPACE (PARKS):
 TRACT CA-2 = 3.211 ACRES
 TRACT CA-3 = 1.881 ACRES
 TRACT CA-4 = 0.888 ACRES
 10.007 ACRES

GREENSPACE (COMMON):
 TRACT CA-2 = 0.294 ACRES
 TRACT CA-3 = 0.294 ACRES
 TRACT CA-4 = 0.294 ACRES
 0.882 ACRES

LOT DATA

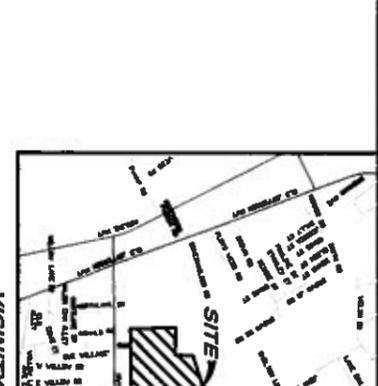
NO. OF LOTS	LOT SIZE	ALLOWED	PROPOSED
228	67.27 SQ. FT.	159	69
142	149.54 SQ. FT.	54	18

LEGAL DESCRIPTION:
 CHARLES C. BROWN PROPERTY LOCATED IN SEC. 24, T-9-S, R-2-E, ASCENSION PARISH, LOUISIANA.

REFERENCE MAPS:
 1. MAP SHOWING SUBDIVISION OF A 42,462 ACRE TRACT OF THE CHARLES C. BROWN PROPERTY INTO LOT 1 AND LOT 2 FOR LAURENCE HWY. BY MCM TRACTOR, INC. DATED FEBRUARY 11, 2015 AND RECORDED AT INSTRUMENT # 587202.
 2. MAP SHOWING SURVEY OF THE CHARLES C. BROWN PROPERTY FOR ROBERT SCHEMVALDER, BY TOME CHART, DATED DECEMBER 2, 1991 AND RECORDED AT INSTRUMENT # 189035.

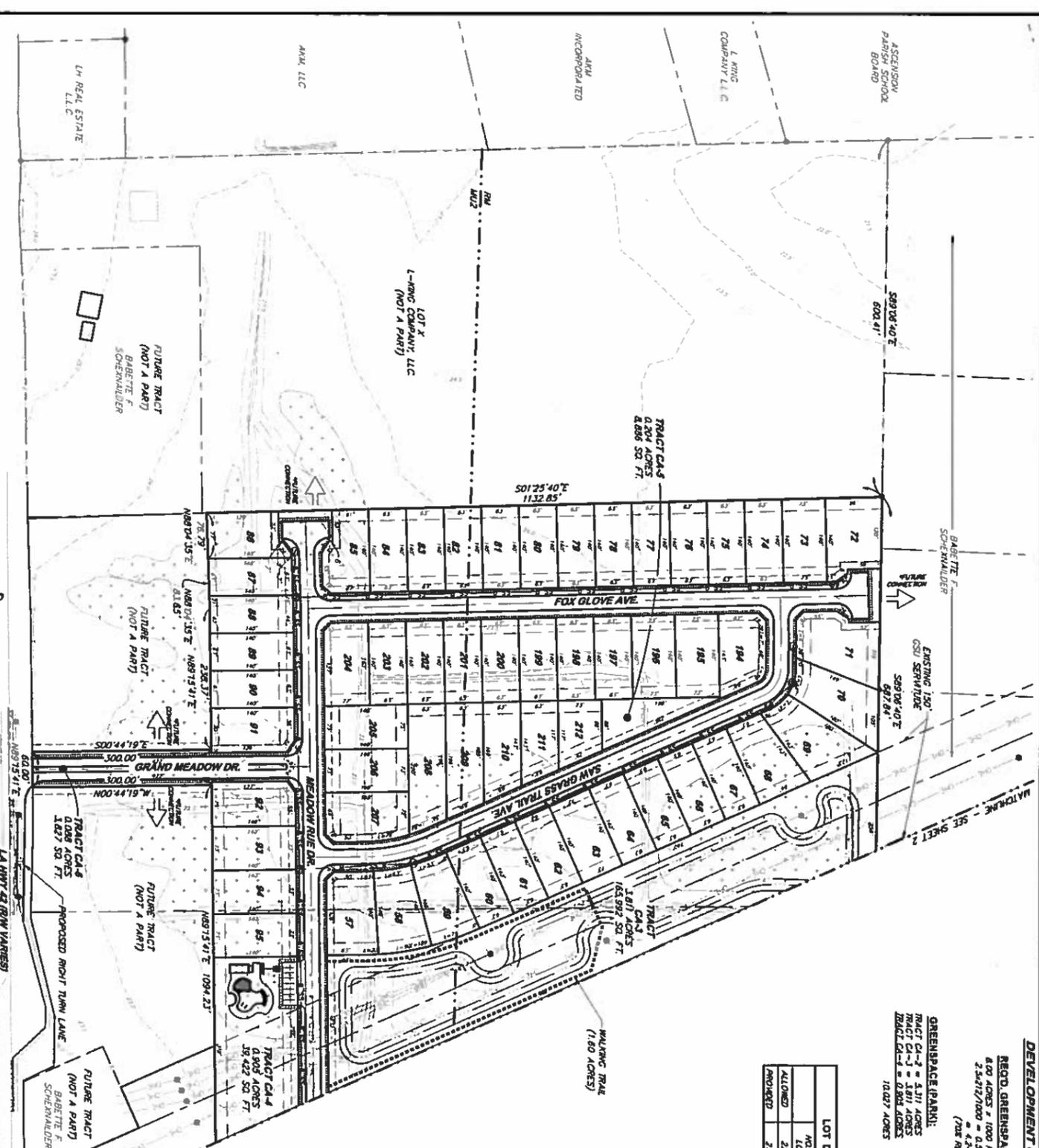
SITE ACREAGE

SUBDIVISION ACREAGE: 70.430
 RM ACREAGE: 11.408
 M2 ACREAGE: 17.024



GENERAL NOTES:

- ZONING: RM (31.41 ACRES), M2-2 (17.02 ACRES)
- SEWAGE DISPOSAL: PUBLIC PUMP STATION (PARKS)
- 100 YEAR FLOOD ELEVATION: 21.0'
- ELECTRIC OR ENERGY
- GAIS OR: 4.800S
- WATER: ASCENSION WATER CO
- TELEPHONE: ENTEL
- ADAPTION: 70.430 ACRES
- STREETS: 27' ASPHALTIC CONCRETE WITH CURB AND GUTTER
- TOTAL NO. OF LOTS: 212
- SCHOOLS
- PARK: OAK GROVE PARKWAY (PROPOSED) (1.70 ACRES) (WALKING TRAIL) (1.80 ACRES)
- THERE ARE NO EXISTING CURVES ON PUBLIC STREETS WITHIN ONE-TWOHUNDRED (1/2) MILE OF THE PROPOSED ENTRANCE
- SANITARY SEWER IS PROPOSED GRAVITY COLLECTION TO A PUMP STATION AND THENCE VIA FORCE MAIN TO THE PANSY SYSTEM ALONG HWY 42
- EXISTING SITE IS PASTURE/WOODS WITH NO EXISTING STRUCTURES
- TYPICAL LOT DIMENSION: 63'x140' & 73'x140'
- THE SUBJECT PROPERTY AS SHOWN HERETOBY LIES WITHIN ZONE "C" (AREAS DETERMINED TO BE QUINCEY 100 YEAR FLOOD PLAIN) AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR ASCENSION PARISH, LOUISIANA, COMMUNITY-PANEL NUMBER 220003000E DATED AUGUST 16, 2007. ADJUSTMENT BASE FLOOD ELEVATION IS 21.0'
- THE HORIZONTAL POSITIONS AND GRID BEARINGS SHOWN ARE THE RESULT OF A SURVEY CONDUCTED BY MR. MICHAEL L. ROBERTSON, P.E., REGISTERED PROFESSIONAL SURVEYOR AND ARE GIVEN IN VALUES CORRESPONDING TO THE STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE.
- WHERE FOUND, PHYSICAL ABOVE GROUND EVIDENCE OF UTILITIES HAVE BEEN SHOWN HEREON. THE LOCATION OF UNDERGROUND AND OTHER REMISSIBLE UTILITIES HOWEVER, HAVE BEEN DETERMINED FROM RECORDS MADE AVAILABLE BY THE CONTROLLING AGENCIES. THE ACTUAL LOCATIONS OF UNDERGROUND AND OTHER REMISSIBLE UTILITIES MAY VARY FROM THOSE SHOWN ON THIS SURVEY. ANY REQUEST FOR UTILITY LOCATIONS SHOULD BE MADE THROUGH LOUISIANA ONE CALL. CONTACT LOUISIANA ONE CALL AT 1-800-272-2000 BEFORE DIGGING.
- DEPARTMENT OF JURISDICTIONAL METEOROLOGICAL HAS NOT BEEN REQUESTED NOR IS A PART OF THIS SURVEY.
- NO ATTEMPT HAS BEEN MADE BY MR. ENGINEERING & SURVEYING, LLC TO VERIFY TITLE ACTUAL LEGAL OWNERSHIP, SERVICES, EASEMENTS, RIGHTS OF WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
- THE APPROVAL OF THIS PLAN OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE, AND PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY.
- ONE CLASS "4" TREE TO BE PROVIDED PER LOT. TREES MUST BE PLANTED PRIOR TO C.D.
- BEING ISSUED FOR EACH LOT.
- THE NUMBER OF PAIR TREES REQUIRED WILL BE PROVIDED ONCE THE MCKEES OF TREES THAT WILL BE PRESERVED IS DETERMINED.
- THE PARK AT TRACT CA-5 WILL BE OF A STAGE 4 REQUIRMENT AND WILL PROVIDE TENNIS, VOLLEBALL, BASKETBALL OR WALK USE COURT, CLUB HOUSE, LIT SENSUALY/THAT CONNECTING PARK TO HOMES, SON IDENTIFYING THIS PLACE AS A PRIVATE PARK AND UNDER THE OWNERSHIP/MAINTENANCE OF THE HOA. 12 CLASS 4 TREES PER ACRE, 24 ORNAMENTAL TREES PER ACRE & 3 TRASH BINS AND 3 BENCHES PER 1000 POPULATION SERVED.
- IT WILL BE CONSTRUCTED WHEN THERE ARE 108 HOMES (50%) CONSTRUCTED.
- THE PARK AT TRACT CA-3 WILL BE OF A STAGE 1 REQUIRMENT AND WILL PROVIDE SENSUALY/WALKING TRAIL THAT CONNECTS THE PARK TO THE HOMES, SON IDENTIFYING THIS PLACE AS A PRIVATE PARK AND UNDER THE OWNERSHIP/MAINTENANCE OF THE HOA. 12 CLASS 4 TREES PER ACRE & 24 ORNAMENTAL TREES PER ACRE.
- SANITARY SEWER TREATMENT SHALL BE PROVIDED BY ASCENSION PARISH. THE SANITARY SEWER COLLECTION SYSTEM SHALL BE OWNED AND MAINTAINED BY ASCENSION PARISH.
- ALL AREAS SHOWN AND LABELED AS FUTURE CONNECTIONS SHALL CONNECT TO ANY FUTURE DEVELOPMENT OF ADJACENT PROPERTIES.



PRIVATE DEDICATION:
 THE COMMON AREAS SHOWN HEREON ARE DEDICATED FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE RESIDENTS OF THE MEADOWS AT OAK GROVE. ALL MAINTENANCE SHALL BE BY THE MEADOWS AT OAK GROVE HOMEOWNERS ASSOCIATION. DPM SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR USER OF THE LANE'S, SHOULDER, OR ANY OTHER COMMON AREAS.

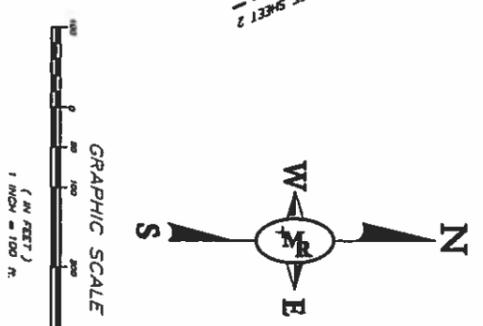
FUTURE CONNECTIONS
 ALL AREAS SHOWN AND LABELED AS FUTURE CONNECTIONS SHALL CONNECT TO ANY FUTURE DEVELOPMENT OF ADJACENT PROPERTIES. CONNECTIONS SHALL BE CONSTRUCTED BY THE DEVELOPER OF THE ADJACENT PROPERTY.

ZONING:
 ZONING FOR PROPERTY: RM/M2
 SETBACKS:
 FRONT: 25'±2.5' FT.
 SIDE: 6.7' (10% OF FRONTAGE)
 REAR: 20' FT.

CERTIFICATION:
 I HEREBY CERTIFY THAT THE PLAN SHOWN WAS MADE IN ACCORDANCE WITH LOUISIANA CERTIFIED SURVEYING ACT, E.T. SETD. AND COMPARIS TO ALL PREVIOUS GREENSPACE COVERING THE EXTENSION OF LAURENCE HWY. BY MCM TRACTOR, INC. DATED FEBRUARY 11, 2015 AND RECORDED AT INSTRUMENT # 587202. I AM A LICENSED SURVEYOR IN THE STATE OF LOUISIANA AND I AM A MEMBER OF THE NATIONAL BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

Michael L. Robertson
 MICHAEL L. ROBERTSON, P.E., P.L.S.
 MR. ENGINEERING & SURVEYING, LLC

DATE: 8-04-15



PRELIMINARY PLAN
THE MEADOWS AT OAK GROVE
 LOTS 1 THRU 212 (INCLUSIVE),
 TRACTS CA-1 THRU CA-6
 FORMERLY BEING
 THE CHARLES C. BROWN PROPERTY
 LOCATED IN

SECTION 25 T8S-R2E
 SOUTHEAST LAND DISTRICT
 ASCENSION PARISH
 STATE OF LOUISIANA

FOR

OAK GROVE MEADOWS, LLC
 9191 SIEGEN LANE, STE 118
 BATON ROUGE, LA 70810
 225.789.4075 225.789.9075

MR. ENGINEERING & SURVEYING, LLC
 9305 Interline Avenue, Baton Rouge, LA 70809 225.480.9592

CAD ORIGINAL
 DATE: 08/04/2015
 CHECKED: MJP

March 11, 2015

MAJOR SUBDIVISION FINAL PLAT

A) Keystone of Galvez PUD – Seventh and Eighth Filing

The Subject property is located on LA Highway 933, a public road with an 80' R.O.W., approximately 3730' east from the intersection of Joe Sevario Road. The property is located in Council District 5 and zoned PUD. The application is on behalf of Keystone of Galvez, LLC by Quality Engineering and Surveying, LLC.

The Conceptual Plan, originally approved on March 10, 2010 was revised in November, 2013 to add 8 lots, for a total of 493. The owner is proposing a final plat to the seventh and eighth filings, for a total of 174 Lots.

Project Timeline

November 11, 2009	Planning Commission approves Keystone of Galvez Preliminary Plat Subdivision.
March 10, 2010	Planning Commission recommends approval of the Keystone of Galvez PUD.
April 1, 2010	Council adopts several amendments to the Keystone of Galvez PUD
May 6, 2010	Council adopts ordinance for Keystone of Galvez PUD, with specific provisions
October 13, 2010	Planning Commission holds a hearing for the Final Plat, in consideration for approval.
January 6, 2011	The Parish Council approves the Development Plan for Keystone of Galvez.
July 13, 2011	Planning commission approves Third Filing, Final Plat
May 13, 2013	Planning commission approves 9 th Filing, Final Plat
November 13, 2013	Planning Commission recommends approval of the revised concept plan
December 19, 2013	Council adopts revised concept plan
May 14, 2014	Planning commission approves Fourth and Fifth Filing, Final Plat
March 11, 2015	Planning commission approves Fourth and Fifth Filing, Final Plat

STAFF REVIEW COMMENTS

All plat review comments have been addressed.

As per the approved Developer's agreement for the Keystone PUD, the following items are missing and/or incomplete:

1. Sheet 3 of 5
 - a. There should be a sidewalk constructed across the common area between lots 809 and 810
2. Sheet 5 of 5
 - a. Landscaping provided is inconsistent with what is depicted on the Landscaping plan in 3 of the 5 cul-de-sacs
3. Within the 3rd Filing, where homes have been constructed and occupancy has been granted, the landscaping as agreed upon in the developer's agreement is deficient. Within Developer's Agreement, Section C.d. the size of the required trees is 2.5" caliper.
 - a. By our count, 86 homes have been final-ed, which should have resulted in 215 inches of trees.
 - b. By our observations, it has been determined that trees of an inadequate size were planted therefore there is a deficiency of 131 inches of required landscaping.

Until such time that all of these deficiencies have been addressed to the satisfaction of the Planning and Development Staff, no further final plats shall be signed with the Keystone PUD.

Additionally,

1. The Commercial Tract within the 5th filing has not yet been constructed. All standards agreed to within the Developer's Agreement shall remain in place until the parcel is completely developed.
 - a. The commercial square footage shall be limited to 27,138 sf
 - b. Parking counts and Landscaping shall be consistent with the approved plans.
 - c. Vehicular connection shall continue on Timberstone Drive
 - d. Sidewalks shall be constructed
2. An additional 2.75 acres of land east of Tract CH-1 must be donated to the parish.
3. With the commercial development, there shall be impact fees in accordance with the table as stated in the Developer's Agreement. These fees must be paid in full prior to CO being issued.
4. Owner shall construct additional roadway improvements on LA 933 at the retail entrance as part of the commercial development permit.
5. Please explain how item E.d. of the Developer's agreement will be resolved.
 - a. "Prior to the signing of the final plat of the Eighth Filing, the owner shall construct a paved pedestrian connection between the existing park and proposed improvements, a playground area with equipment, a pavilion, and other ancillary items such as benches and trash cans. The final plans will be approved by the

Parish buy may not exceed a monetary value of \$50,000 including installation and not be less than \$45,000.”

Engineering Department outstanding items: Punch list from final inspection and approval of as built drawings, engineer certification, all required testing information, and maintenance bond.

Per the Development Agreement, the owner shall pay a traffic impact fee to the parish of \$600 per lot for all residential lots in excess of the 749 included in the original traffic impact study. This current quantity of lots is 756; these additional 174 lots prompt a payment from the owner to the parish for a sum of \$104,400.

STAFF RECOMMENDATIONS

Staff recommends approval contingent upon satisfactory completion of all outstanding items including landscaping, all sidewalks being constructed across common areas, the donation of 2.75 acres to the parish, the resolution of the installation of park equipment, and receipt of the traffic impact fee prior to the signing of the final plat.

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

DR 15-01

Item for Consideration:

Ordinance DR-01: Revisions to the Drainage Regulations in the Unified Land Development Code pertaining to Drainage Impact Study Expiration.

The current regulations pertaining to the design criteria for a drainage impact study are poorly written and do not have expiration date for the implementation of an approved drainage impact study.

We would like to revise the code so that an approved Drainage Impact Study expires after twenty-four (24) months without commencing construction.

What the LDC says now:

17-5013. Design Criteria:

- A. Storm drainage design, unless otherwise noted, shall utilize at a minimum a ten year 24-hour storm duration as determined by Technical Paper 40 published by the National Weather Service (Currently 8.5 inches over a 24-hour period).
- B. Drainage Impact Studies shall be prepared in accordance with the latest revision of the Drainage Impact Study Policy, as established by the Ascension Parish Planning Commission.
- C. All drainage impact studies, construction plans, and final drainage calculations for residential subdivisions and commercial developments submitted to the Office of Planning & Development shall be performed under the direction of and sealed by a Professional Engineer licensed to practice Civil Engineering in the State of Louisiana. Exceptions will be considered by the Planning Director for cases showing a clear reduction in total impervious area and no modifications to existing drainage elements.
- D. The Parish Floodplain Administrator may require a flood elevation certificate from a Professional Land Surveyor or Professional Engineer for residential and commercial structures at his/her discretion.
- E. Interior subsurface stormwater system conveyance may be designed based upon the five year storm event provided peak flows for the ten year event do not cause a design failure.

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

(Ord.# DR07-01, 9/6/07; DR09-01, 7/16/09; DC09-09, 12/17/09)

What the LDC should say:

17-5013. Design Criteria:

- A. Storm drainage design, unless otherwise noted, shall utilize at a minimum a ten year 24-hour storm duration as determined by Technical Paper 40 published by the National Weather Service (Currently 8.5 inches over a 24-hour period). (Ord.# DR07-01, 9/6/07; DR09-01, 7/16/09; DC09-09, 12/17/09)
- B. Drainage Impact Studies shall:
 - 1. Be prepared in accordance with the latest revision of the Drainage Impact Study Policy, as established by the Ascension Parish Planning Commission.
 - 2. If no construction has begun within twenty-four (24) months following the acceptance of the drainage impact study by the Ascension Parish Office of Planning and Development, the owner, subdivider, and/or developer shall resubmit a new Drainage Impact Study for review.
- C. All drainage impact studies, construction plans, and final drainage calculations for residential subdivisions and commercial developments submitted to the Office of Planning & Development shall be performed under the direction of and sealed by a Professional Engineer licensed to practice Civil Engineering in the State of Louisiana. Exceptions will be considered by the Planning Director for cases showing a clear reduction in total impervious area and no modifications to existing drainage elements.
- D. The Parish Floodplain Administrator may require a flood elevation certificate from a Professional Land Surveyor or Professional Engineer for residential and commercial structures at his/her discretion.
- E. Interior subsurface stormwater system conveyance may be designed based upon the five year storm event provided peak flows for the ten year event do not cause a design failure. (Ord.# DR07-01, 9/6/07; DR09-01, 7/16/09; DC09-09, 12/17/09; DR15-01, date)

PARISH OF ASCENSION
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PLANNING DEPARTMENT



Tommy Martinez
Parish President

ORDINANCE NO. DR15-01

**REVISIONS TO SECTION 17-5013 (B) IN APPENDIX
V OF THE PARISH UNIFIED LAND DEVELOPMENT
CODE PERTAINING TO THE DESIGN CRITERIA OF
DRAINAGE IMPACT STUDIES PROVIDING AN
EXPIRATION DATE.**

PURPOSE: The purpose of this ordinance is to revise language in Section 17-5013 in Appendix V of the Drainage Regulations of the Unified Land Development Code to add an expiration date to approved drainage impact studies.

WHEREAS: Ascension Parish is a local governmental subdivision as defined by Article VI, Section 44 of the Louisiana Constitution of 1974, and

WHEREAS: The Parish of Ascension is the governing and responsible body within this jurisdiction, and

WHEREAS: Article VI of the Home Rule Charter of Ascension Parish, adopted May 4, 1993, identifies the process and manner in which to adopt ordinances regulating the lands of this Parish, and

WHEREAS: This code was incorporated as Appendix V – Drainage Regulations of the Parish Unified Land Development Code adopted October 2, 2014, and

BE IT ORDAINED by the Ascension Parish Governing Authority that Section 17-5013 in Appendix V of the Unified Land Development Code is hereby amended as follows. These changes are adopted as follows:

See attached Appendix V – Section 17-5013 (B) – Exhibit 1

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

SEVERABILITY: In the event that any portion of this Ordinance is ever held invalid or unconstitutional for any reason by any court of competent jurisdiction over it, such portion shall be deemed a separate, distinct, and independent provision(s) and shall not affect the validity of the remaining portion(s) of the Ordinance.

EFFECTIVE DATE: This ordinance shall be in full effect as permitted by law

EXHIBITS: Appendix V – Section 17- 5013

ADOPTION: This ordinance having been submitted to a vote, the vote thereon was as follows:

Oliver Joseph, Kent Schexnaydre, Travis Turner, Dempsey Lambert, Teri Casso,
Randy Cloutre, Chris Loar, Todd Lambert, Bryan Melancon, Benny Johnson,
Daniel Satterlee

Yeas:

Nays:

Not Voting:

Absent:

And this ordinance was passed on this ____ day of _____, 2015.

Attest: President's Clerk

Tommy Martinez, Parish President

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

Exhibit 1

17-5013. Design Criteria:

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- B. Drainage Impact Studies shall:
 - 1. Be prepared in accordance with the latest revision of the Drainage Impact Study Policy, as established by the Ascension Parish Planning Commission.
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