



PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT

Planning Commission
September 9, 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 August 12, 2015 Planning Commission Meeting](#)**
8. **Consent Agenda**
 - (A) **[Affidavit of Mortgage Declaration](#)
[Guy Carpenter Property - Lot F \(Kirk and Deshea Waguespack\)](#)**
9. **Public Hearing to Approve or Deny the Following Family Partition:**
 - (A) **[Leon J. Ficklin Property - Lots 3-A, 3-B and 3-C](#)
[Earles and Associates, LLC](#)
[\(Council District 5\)](#)**
 - (B) **[O. W. Stevens Property - Lots 4-A-1, 4-A-2 and 4-A-3](#)
[Earles and Associates, LLC](#)
[\(Council District 5\)](#)**
10. **Public Hearing to Approve or Deny the Following Preliminary Plats:**
 - (A) **[Myrtle Grove Townhomes](#)
[MR Engineering & Surveying, LLC](#)
[\(Council District 4\)](#)**
11. **Public Hearing to Approve or Deny the Following Subdivision Final Plat:**
 - (A) **[Sunshine Business Park - Lot SB and remainder of Lot A-1-B-2-A](#)**

GWS Engineering, Inc.
(Council District 1)

12. Staff Report

(A) **Planning Commission Request - Discussion on Moratorium**

13. Engineering Staff Report

14. Adjourn



Description: Approval or Denial of the Minutes of the August 12, 2015 Planning Commission Meeting

ATTACHMENTS:

Name:

Description:

[Aug_12_2015_Planning_Comm_Minutes.pdf](#)

Aug 12 2015 Planning Comm Minutes

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

MINUTES
Planning Commission
August 12, 2015

The Planning Commission of the Parish of Ascension held a Public Meeting on Wednesday, August 12, 2015 at 6:00 p.m. in the Courthouse Meeting Room, Gonzales, Louisiana in a regular session convened.

I. Meeting Called to Order

Meeting was called to order by Chairman Jackie Callender.

II. Roll Call of Members

The following members were present:

Robert Burgess, Morrie Bishop, Gasper Chifici, Jackie Callender, Donald Songy, Matthew Pryor, Joshua Ory

The following members were absent:

None

III. Pledge of Allegiance

IV. Introduction of Staff

Stacie Webb – Secretary, Planning and Development

Lindsey Manda – Legal Counsel

Ricky Compton – Director, Planning and Development

Ben Moran – Planner

Lance Brock – Zoning Official

Rhonda Braud – Engineer

Bob Turner – Engineer

V. Chairman's Comments

Chairman Callender acknowledged Councilwoman Terri Casso and Councilmen Chris Loar and Daniel Satterlee in attendance.

VI. Minutes

A) Approval or Denial of the Minutes of the July 8, 2015 Planning Commission Minutes

Commission Action: Moved by Mr. Joshua Ory, seconded by Mr. Donald Songy and unanimously adopted, to approve the July 8, 2015 Planning Commission minutes as presented.

VII. 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

Commission Action: Moved by Mr. Gasper Chifici, seconded by Mr. Morrie Bishop and unanimously adopted, to approve the consent agenda.

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

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

Mr. James Falgout with Earles and Associates, LLC presented this family partition.

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Gasper Chifici, seconded by Mr. Morrie Bishop and unanimously adopted, to approve this family partition with the variance being granted for Lot B-1-A-1 and contingent on all existing users of Carlton Place Drive signing the plat.

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.

Mr. James Falgout with Earles and Associates, LLC presented this family partition.

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Matthew Pryor, seconded by Mr. Donald Songy and unanimously adopted, to approve this family partition as presented.

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.

Mr. James Falgout with Earles and Associates, LLC presented this family partition.

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Matthew Pryor, seconded by Mr. Gasper Chifici and unanimously adopted, to approve this family partition as presented.

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.

Mr. James Falgout with Earles and Associates, LLC presented this family partition.

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Donald Songy, seconded by Mr. Joshua Ory and unanimously adopted, to approve this family partition contingent on all existing users of John Sutton Road signing the plat.

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.

Mr. James Falgout with Earles and Associates, LLC presented this family partition.

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Donald Songy, seconded by Mr. Robert Burgess and unanimously adopted, to approve this family partition contingent upon required variances being granted and signing and recording of predial servitude agreement.

F) Ruth C. LeBlanc Property – Lots RL-1 thru 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.

Mr. James Falgout with Earles and Associates, LLC presented this family partition.

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Joshua Ory, seconded by Mr. Gasper Chifici and unanimously adopted, to approve this family partition with the variance being granted for Lot RL-1.

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

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. 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.
 - c. 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

Mr. Bo Booty with Centerline Engineering & Land Surveying, LLC presented this preliminary subdivision plat.

Public hearing was opened.

The following spoke:

1 – Councilwoman Terri Casso – Neither in favor of or against development. Would like the development to have a 2nd entrance.

2 – David Hebert – Against plat presented. Asked that letter from POA be part of the minutes (***See Attachment B***).

- 3 – Glen Hale – Not against development, just some safety concerns.
- 4 – Todd Zirkle – Against plat presented.
- 5 – Tommy Gildersleeve (Atty for POA) – Neither in favor of or against development.
- 6 – George Kurz (Terrace Land Co) – Not against development but has concerns with not having a stub-out for growth of undeveloped adjacent land.
- 7 – Bryan Haydel – In favor of development.

Mr. Callender read aloud Section 17-4032 (E) and asked that it be part of the minutes:

17-4032. Street Requirements

Subdivisions should have more than one exit street, preferably on different streets or in different directions. The street network should facilitate the separation of local and through traffic.

(SR07-01, 1/18/07; DC09-09, 12/17/09)

- 8 – Rodney Dodson – Not against development. Just objects to the pond near Bluff Road and lot sizes.
- 9 – Kane Merritt – In favor of development.
- 10 – Lou Ryan – Not against development. Just concerned about traffic going through neighborhood.

Public hearing was closed.

Commission Action: Moved by Mr. Matthew Pryor, seconded by Mr. Joshua Ory, this preliminary subdivision plat was approved by the following roll call vote:

YEAS: Morrie Bishop, Robert Burgess, Donald Songy, Matthew Pryor, Joshua Ory

NAYS: Gasper Chifici

ABSENT: None

The Chairman did not vote.

5 Yeas, 1 Nay, 0 Absent and the motion CARRIED.

At this time (7:42 p.m.) the Chairman called for a break.

Meeting was called back to order at 7:52 p.m.

Chairman Callender announced this will be the last session Legal Advisor Lindsey Manda will be sitting in with the Planning Commission. He acknowledged and thanked Mrs. Manda for her expertise and keeping the Commission on track.

B) Hidden Farms

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 64-6 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. 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

Mr. Ross Bruce with Dantin Bruce Development, LLC presented this preliminary subdivision plat.

Mr. Nick Ferlito with Neel-Shaffer was also present to explain the traffic impact study that was performed.

Public hearing was opened.

The following spoke:

- 1 – Karen Trichel – Against development (*See Attachment “C”*)
- 2 – Billy Goodwin – Against development
- 3 – Celeste Goodwin – Against development
- 4 – Linda Ezernack – Against development
- 5 – Beetsy Plaisance – Against development
- 6 – Donald Plaisance – Against development
- 7 – Kyle Trichel – Against development
- 8 – Lane Luttrell – Neither in favor or against development
- 9 – Doug Hillensbeck – Against development
- 10 – Devin Graham – In favor of development
- 11 – Keelen Ezernack – Neither in favor or against development
- 12 – Dempsey Pendarvus – In favor of development
- 13 – Councilman Daniel Satterlee – Against development
- 14 – Councilman Chris Loar – Neither in favor or against development
- 15 – Arthur Smith – In favor of development
- 16 – Duston Cornett – Neither in favor or against development

Public hearing was closed.

Commission Action: Moved by Mr. Matthew Pryor, seconded by Mr. Gasper Chifici and unanimously adopted, to approve this preliminary subdivision plat as presented, contingent on the drainage impact study being approved by engineering.

C) The Meadows at Oak Gove

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

Mr. Mickey Robertson with MR Engineering & Surveying, LLC presented this preliminary subdivision plat.

Public hearing was opened.

The following spoke:

- 1 – Councilman Chris Loar – Neither in favor or against development
- 2 – David Dyson – In favor of development
- 3 – Denene Dudley – Neither in favor or against development
- 4 – Polly Glover – Neither in favor or against development
- 5 – Ron Porche – Neither in favor or against development
- 6 – Marvin Stephens – Neither in favor or against development
- 7 – Gerald Achee – Against development
- 8 – Ben Faulkner – Neither in favor or against development
- 9 – Bill Bergeron – Neither in favor or against development
- 10 – Doug Hillensbeck – not present when name was called
- 11 – Duston Cornett - Neither in favor or against development
- 12 – Donna Sprung – Neither in favor or against development

Public hearing was closed.

Commission Action: Moved by Mr. Robert Burgess, seconded by Mr. Donald Songy and unanimously adopted, to approve this preliminary subdivision plat contingent on John Broussard Road being closed off.

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

A) Keystone of Galvez – Seventh & 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 but 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.

Mr. Deric Murphy with Quality Engineering and Surveying, LLC presented this final subdivision plat.

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Gasper Chifici, seconded by Mr. Morrie Bishop and unanimously adopted, to approve this final subdivision plat contingent on the developer and staff agreeing on the remaining items related to construction.

XI. 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

Mrs. Rhonda Braud explained the revisions being made to the Drainage Regulations pertaining to Drainage Impact Study Expiration (*See Attachment A*).

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Donald Songy, seconded by Mr. Joshua Ory and unanimously adopted, to recommend approval to the Parish Council revisions to the Drainage Regulations in the Unified Land Development Code pertaining to Drainage Impact Study Expiration as presented.

XII. Staff Report

No report.

XIII. Engineering Staff Report

No report.

Mr. Robert Burgess asked that an item regarding a moratorium on development be placed on next month's meeting agenda under "staff report" for discussion.

XIV. Adjourn

A motion was made by Mr. Gasper Chifici and unanimously approved, meeting adjourned at 10:08 p.m.

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
OFFICE OF PLANNING AND DEVELOPMENT
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:

- 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)

Attachment B

August 5, 2015

Board of Directors
Oaks on the Bluff Property Owners Association
8773 Siegen Lane Suite 388
Baton Rouge, LA 70810

Mr. Ricky Compton
Director of Planning & Zoning
Ascension Parish Planning & Zoning Commission
42077 Churchpoint Road
Gonzales, LA 70737

Dear Mr. Compton,

The Oaks on the Bluff Property Owners Association (POA), on July 23, 2015, elected its 2015-2016 Board of Directors (Board). Some were re-elected and some were newly elected. Our first significant Board activities revolve around a proposed development adjacent to our neighborhood. Please see the attached preliminary plat of the presumptuously named "Oaks on the Bluff - Phase 3", currently a wooded tract of land just south our neighborhood. This matter is of significant concern for many of our neighbors, and especially for us, as we were just elected, and we understand that the development of this property is up for review and approval by the Planning & Zoning Board as early as the August 12, 2015 meeting. This has left us with little time as a new board to explore our rights and/or options.

On April 15th, the developer (Devon Overall) approached the previous Board to share his intentions of developing this aforementioned property. He shared that he would like to become Phase/Filing 3 of our neighborhood and wished to abide by our existing restrictions and covenants. At our annual POA meeting on May 28th, the developer shared his intentions with those present. The comments and concerns presented at that meeting prompted a subsequent meeting on July 7th to allow additional discussion on the topic. The topic of this development, and the course of action desired by the developer, has created much concern for many property owners in our neighborhood.

The Board (previous or current) has never received any written proposal from the developer concerning his intentions other than the attached preliminary plat drawing and verbal information given out at the recent POA meetings.

Due to feedback given by residents at the meetings on May 28, July 7 & 23, the Board has been looking into several issues that come with the proposed development as presented. These issues/concerns are many.

The biggest concerns are related to safety and the need for a second permanent access to Bluff Road via the new development, which would address most of the safety concerns, some of which are:

- Traffic/safety impact of an extra 150 additional vehicles flowing through the neighborhood.
- Safety of our children.
- Ability of first responders to access and respond to neighborhood emergencies.
- Limited egress by residents during emergencies (Storm damage, etc.) by having only one entrance with more residents. We have a very long entrance with several very large oaks trees.

- Entry/exit design as one way streets.
- A hair-pin turn from entry onto Bluff Lakes Drive and a blind-spot in curve on descending grade where Bluff Lakes Drive meets Oak Path Drive. Additional traffic will magnify this concern.
- Concern that the existing sewer treatment system is at maximum capacity.

The Ascension Parish Subdivision Regulations, SR 17-4032, and good planning practices require a second means of ingress and egress. Moreover, the proposed development includes a stub-out that could be used to funnel even more traffic from future development into Oaks on the Bluff, thus further exacerbating the already significant problems that would be created by adding additional traffic with no means of additional access.

Other non-safety, but genuine and significant concerns are:

- Adverse impact on our entrance landmark Centennial Oak Trees due to increased traffic.
- Impact on our pavers in the existing entry drive, which were installed to save the oak trees.
- Impact on property values moving forward as well as the impact it may have on future marketability of existing homes based on the proposed layout and design.

At our May 28 POA meeting, the developer indicated that he had no intention of adding a second entrance to Bluff Road. At the July 7 meeting, he indicated that he had changed his position and would be willing to do so, however, he had a meeting with Chris Ewing of the DOTD, and that the results of that meeting were that a 2nd access to Bluff Road would be denied. It is also understood that the developer never actually applied for the access to Bluff Road to have it formally rejected. The Board and Teri Casso (Parish Councilwoman and property owner) contacted DOTD concerning this to see if the access could be granted given that Bluff Road is primarily residential and considering other factors such as traffic, safety, emergency response, access, etc. After a meeting of Teri Casso and the DOTD, it was decided that if the developer applied for access to Bluff Road, and if the design presented was acceptable, it would be approved. This information was shared with the developer and his response was that he was now not interested in moving forward with that access to Bluff Road.

This is perplexing, since at our July 7 meeting on this topic, the developer was asked several times if the second entrance could be granted DOTD approval, would he then put in that entrance to Bluff Road. Our meeting minutes reflect that the developer agreed that he would do so.

Finally, although we have not been presented with any formal plans by the developer, we understand that the developer proposes to tie-in to Oaks on the Bluff's existing sewerage system. We have no means to evaluate the extent to which doing so would create operational issues and additional costs. We do not consent to the use of the existing sewerage treatment facilities and would like to better understand how the developer intends to address sewerage from the proposed development.

The position of our Board is not against development, but in favor of smart development and careful consideration of the impact to our residents. Our Board is in agreement that in order for the developer to become part of Oaks on the Bluff, the following points (at a minimum), should be accepted by the developer at no cost to our POA:

- A second access to Bluff Road
- Adoption of our By-Laws, Restrictions & Covenants. Also consideration of minimum square footage requirements as it pertains to lot sizes

- Construction entrance built to prevent any pass-through traffic and to not connect the streets to our subdivision until such time that all improvements are completed and approved by The Oaks on the Bluff Board of Directors
- To match our infrastructure with curb and gutter, sidewalks, etc.
- All street signs and street lighting poles to match what we have
- All mailboxes to match what we have
- All posted speed limits to match
- Continue our subdivision perimeter fence along Bluff Road
- Provide fountains for any ponds created for drainage or water retention to match what we have
- Sprinkler systems in common areas.

Note: The above list is for illustration purposes only, not a formal written proposal to the developer. We still look forward to a written proposal by the developer that we can consider and share with our neighborhood.

There are other concerns that the Board and property owners have about a possible additional development to the south of the current proposed development, as a stub out road is included in the preliminary plat, and there is additional vacant land that a developer could purchase in the future and tie-in, further impacting the safety and quality of our neighborhood.

If the developer will not work with us to ensure our concerns are addressed, we ask you to not allow access to this new development through our neighborhood, and require him to build his own stand-alone neighborhood, accessed via Bluff Road, since it appears DOTD is willing to grant Bluff Road access to him.

We know that growth will continue coming to Ascension Parish. We need smart growth and your help to make sure that current residents and taxpayers benefit from that growth and not suffer through it.

Sincerely,

The Oaks on the Bluff Property Owners Association Board of Directors

Tony Rhodes

Glen Hale

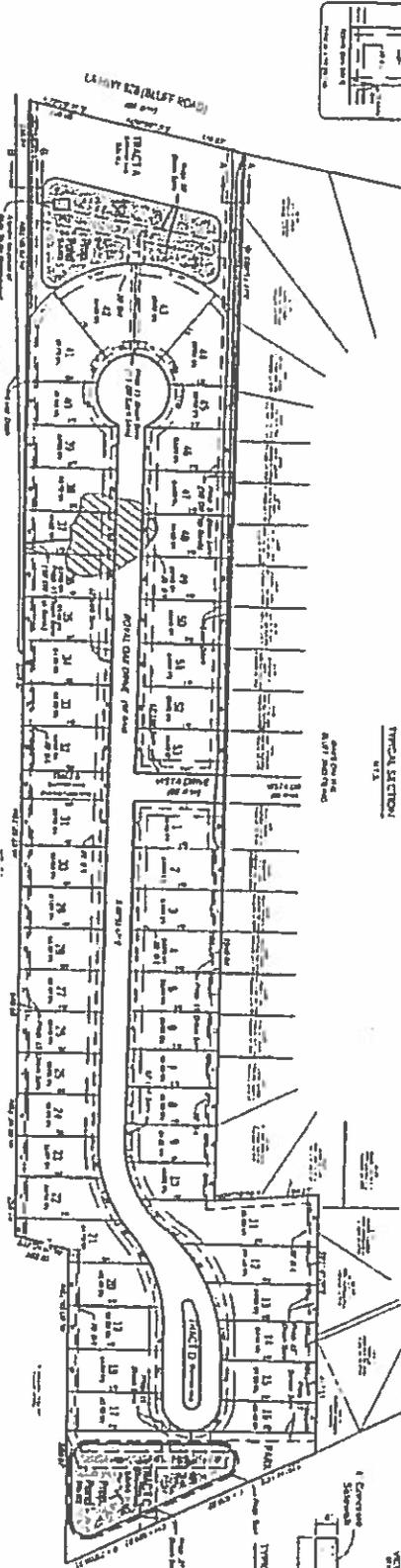
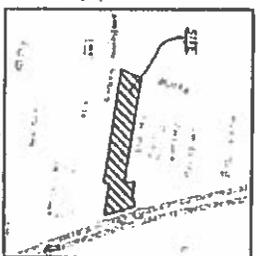
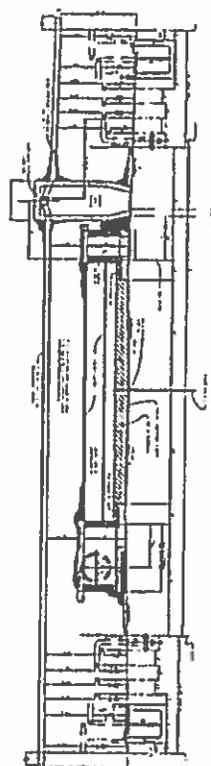
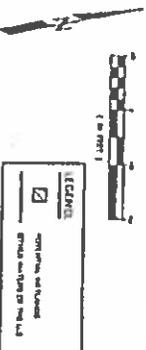
Lonnie Gaines

Todd Zirkle

David Hebert

copy: Teri Casso (Parish Councilwoman and property owner)

Attachment: Preliminary Plat of Oaks on the Bluff Phase 3



PRELIMINARY PLAT

OF OAKS ON THE BLUFF, PHASE 3

BEING PORTIONS OF THE ANDREW GREEN ESTATE THE MRS. B. SMITH TRACT, W. VALLERY TRACT & LOT DN.1 OF THE DANIEL G. MELANCON PROPERTY LOCATED IN SECTIONS 10 & 9, 17S, 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, LLC
200 Government St., Suite 200 Baton Rouge, LA 70802
7738 512 4448 Office 7738 413 1571 Fax 7738 413 1571

REFERENCE MAP

1. A plat of the Bluff, Phase 3, was recorded in the public records of the State of Louisiana on 07/27/2011.
2. The Bluff, Phase 3, is located in Sections 10 & 9, 17S, R2E, Southeastern Land District, East of the Mississippi Ascension Parish, Louisiana.
3. A plat of the Bluff, Phase 2, was recorded in the public records of the State of Louisiana on 07/27/2011.
4. A plat of the Bluff, Phase 1, was recorded in the public records of the State of Louisiana on 07/27/2011.
5. A plat of the Bluff, Phase 4, was recorded in the public records of the State of Louisiana on 07/27/2011.

NOTE

The owner of the Bluff, Phase 3, is the Andrew Green Estate, The Mrs. B. Smith Tract, W. Vallery Tract & Lot DN.1 of the Daniel G. Melancon Property. The Bluff, Phase 3, is located in Sections 10 & 9, 17S, R2E, Southeastern Land District, East of the Mississippi Ascension Parish, Louisiana.

NOTE

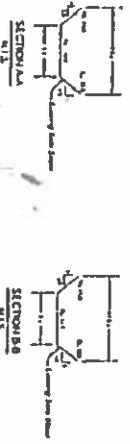
This plat is a preliminary plat and is subject to the approval of the State of Louisiana. The Bluff, Phase 3, is located in Sections 10 & 9, 17S, R2E, Southeastern Land District, East of the Mississippi Ascension Parish, Louisiana.

NOTE

The Bluff, Phase 3, is located in Sections 10 & 9, 17S, R2E, Southeastern Land District, East of the Mississippi Ascension Parish, Louisiana.

NOTE

The Bluff, Phase 3, is located in Sections 10 & 9, 17S, R2E, Southeastern Land District, East of the Mississippi Ascension Parish, Louisiana.



HANDLED OUT BY DEVELOPER AT JULY 7 PDA Mtg

Attachment C

Kyle and Karen Trichel
38285 Brown Rd Ext.
Prairieville, La 70769

8-12-2015

To: Dantin Bruce Development, LLC
Louisiana Land Engineering, LLC

cc: Parish of Ascension, Office of Planning and Development

re: Hidden Farms

The objections to your proposed subdivision that you will hear tonight will be many and various. There are many valid reasons that this plan is unsuitable for our existing neighborhood, reasons ranging from: Demographics, Crime Rates, Sanitation, Inadequate roads and lack of Traffic controls, and so on. I will let my neighbors address those issues, though we do concur.

What we intend to address tonight is the subject of ownership and right-of-way in regards to Brown Rd Ext. Brown Road Extension is not a public road, but a private driveway. Ours. This property is owned by Arthur Smith and ourselves. Our property line can be clearly seen running down the center in your plans. The area belonging to us comprises a paved area approximately 250 feet long and 11 feet wide, attached to our driveway and adjacent to our house, barn and acreage.

The front gate of your proposed subdivision is at the end of a road that Dantin Bruce Development does not presently own and will not gain sole control of through the land purchase being negotiated with Arthur Smith. We have not been approached for our consent for its use, and given the nature of this proposal and its many inadequacies, Our permission would not be granted.

This is our notice to the aforementioned respondents, that it is our intention to enforce our property rights. If any phase of the proposed plan, Hidden Farms, is approved, we will be obtaining an injunction prohibiting the use of Brown Road Extension for construction vehicles of every description, including transportation of materials. The unauthorized use Brown Road Ext. will be regarded as Trespassing, and being that the road in question is inadequate to such usage and would almost certainly sustain damage if used by heavy equipment, possibly Criminal Trespass.

Should the developers choose to bring their equipment and material into the proposed site in some other manner and later move to annex our portion of Brown Rd by Process of Imminent Domain, be advised that this may be regarded as Conspiracy to Defraud. As the Parish is aware of the issue of ownership, they may be regarded as being complicit.

This is our little piece of the American Dream. You may not drive 300 plus vehicles through what is literally our front yard each morning and evening. We are saying "No".

Thank you for your time and consideration.

Karen Trichel & Kyle Trichel



Description: **Affidavit of Mortgage Declaration**
Guy Carpenter Property - Lot F (Kirk and Deshea Waguespack)

ATTACHMENTS:

Name:

Description:

[Guy_Carpenter.pdf](#)

Guy Carpenter Property - Lot F

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

September 9, 2015

A) Guy Carpenter Property – Lot F (Kirk and Deshea Waguespack)
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 28, 2015

GMFS, LLC
PO Box 11733
Newark, NJ 07101-4733

RE: Application to Subdivide Lot F – Kirk and Deshea Waguespack

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 F for Kirk and Deshea Waguespack (41112 Hwy 933 Prairieville, LA 70769) 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 September 2, 2015 or can appear at a public hearing on September 9 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, deShea W who, avers that he/she is the legal owner of tract section 28, T8SR3E 41112 Hwy 933 Prairieville (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) deW Applicant avers that the above described property is encumbered by mortgage(s) or lien(s) in favor of the following persons or entities:

Name	Mailing Address
1) <u>Kirk & deShea Wagnersville</u>	<u>41112 Hwy 933 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)

GMFS LLC

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

P.O. Box 11733 Newark, NJ 07101-4733
866-305-6946

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

- Name of the Borrower (debtor on the mortgage)

deShea Carpenter Waguspach Kirk Patrick Waguspach

- Account number or Reference number

03986

- Borrower's municipal address

41112 Hwy 933 Prairieville, LA 70769

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

Section 28 T8SR3E same as above

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

Section 28 T8SR3E

- Name of Subdivision in which the property is located

NA

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

Section 28 T8SR33 1 ac

(Applicant must initial Number 1 or Number 2)

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

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

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 20th day of July, 20 .

WITNESS:

Reigan Kennedy

Printed Name: Reigan Kennedy

APPLICANT:

DeShea Wagrespack

Printed Name: DeShea Wagrespack

Heleve C. Edwards
NOTARY

Printed Name:

05280

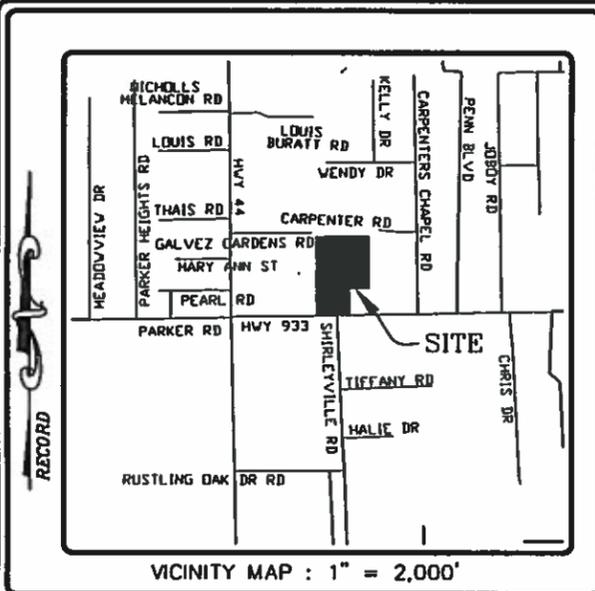
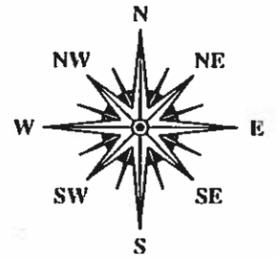
Notary # or La. Bar #

PRELIMINARY SIMPLE DIVISION

MAP SHOWING SURVEY OF
LOT F-1 & LOT F-2

BEING THE RESUBDIVISION OF LOT F AND UNNAMED LOT,
FORMERLY A PORTION OF THE GUY CARPENTER PROPERTY,
LOCATED IN SECTION 28, T8S - R3E, SOUTHEASTERN LAND DISTRICT,
EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LA.

FOR
DESHEA WAGUESPACK



REFERENCE MAP:

- 1) MAP SHOWING SURVEY FOR GUY H. CARPENTER RECORDED AS INSTRUMENT #203591.
- 2) MAP SHOWING SURVEY FOR SHIRLEY STRICKLAND RECORDED AS INSTRUMENT #274992.
- 3) MAP SHOWING SURVEY FOR DALTON CARPENTER RECORDED AS INSTRUMENT #766949.
- 4) MAP SHOWING SURVEY OF GALVEZ GARDENS RECORDED AS INSTRUMENT #84331.

*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 0035 E FOR ASCENSION PARISH, MAP DATED AUGUST 16, 2007, THIS PROPERTY LIES IN FLOOD HAZARD ZONE = AE&X.

BASE FLOOD ELEVATION = 17.0'.

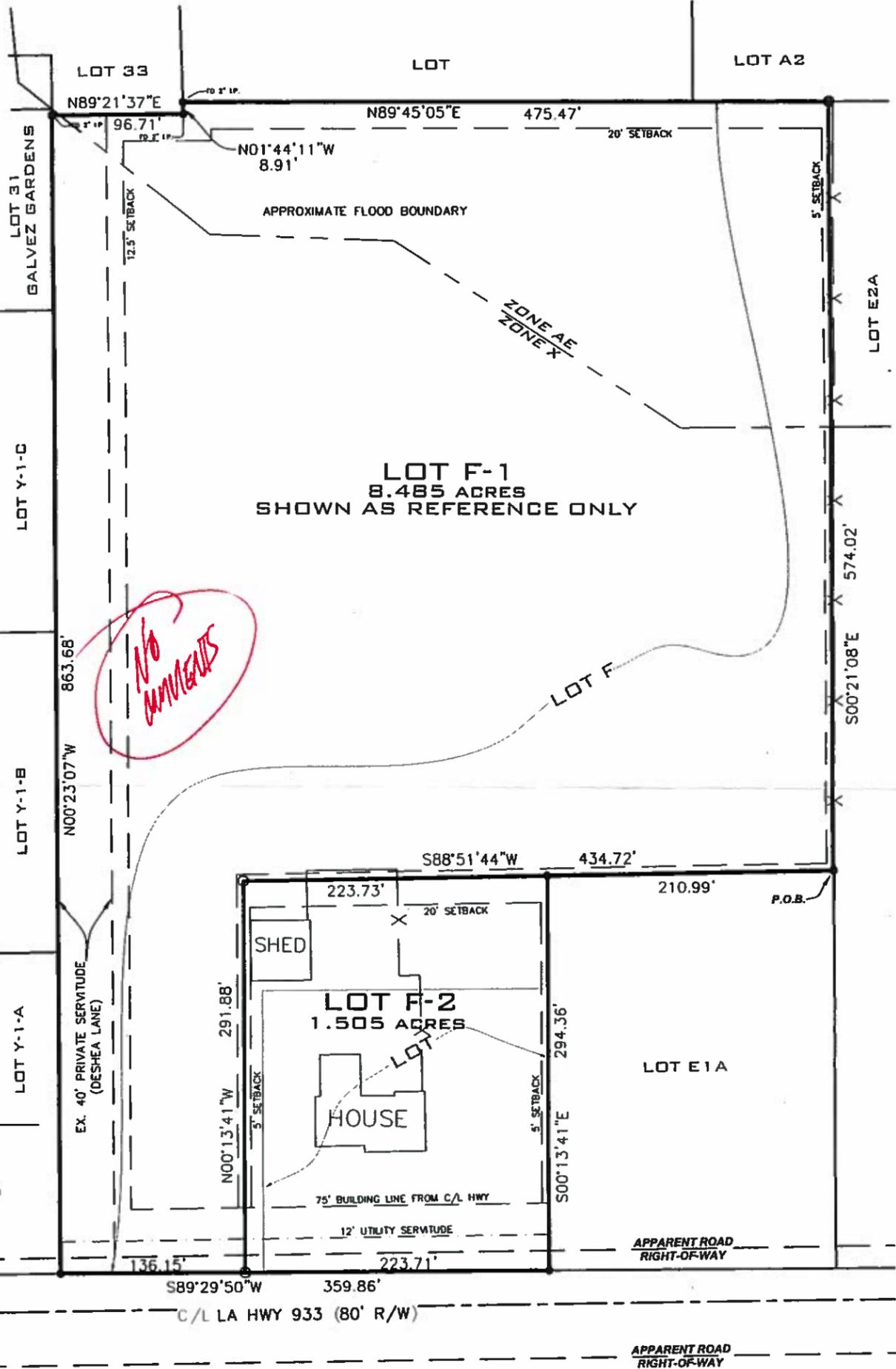
SEWER DISPOSAL SHALL BE INDIVIDUAL SANITARY SEWER PLANTS.

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.

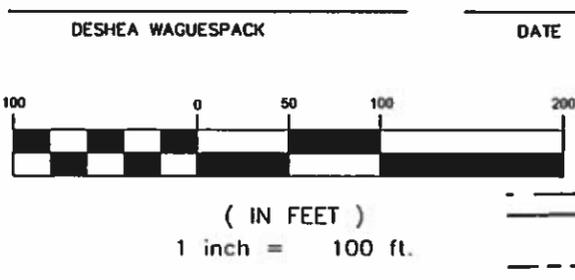
SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.

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 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.



No COMMENTS



LEGEND:

- 1/2" IRON PIPE FOUND OR AS SHOWN
- 1/2" IRON ROD SET
- x — x — FENCELINE
- ⊙ CALCULATED PT

DATE: 07/23/2015	DRAWING No. 15415
DRAWN BY: JWF	JOB. No. 15-415
CHECKED BY: ST	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 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

07/23/2015
DATE

15415.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
85	28
RANGE	
3E	



Description: Leon J. Ficklin Property - Lots 3-A, 3-B and 3-C
Earles and Associates, LLC
(Council District 5)

ATTACHMENTS:

Name:

[Leon_J_Ficklin.pdf](#)

Description:

Leon J Fickl

September 9, 2015

FAMILY PARTITION

A) **Leon J Ficklin Property – Lots 3-A, 3-B and 3-C**

The subject property is located on Joe Sevario Road south of Devall Road in Council District 5 and is zoned Medium Intensity (RM). The application is on behalf of Michael and Timothy Gayle by Earles and Associates, LLC.

The owners are proposing a Family Partition of Lot 3 into Lots 3-A (1.986 acres), 3-B (0.993 acres) and 3-C (0.993 acres). Each of the 2 owners was given half ownership of the original lot in 2010. This application reflects the donation from their mother to them and also adds Lot 3-C to Michael Gayle's son. All lots are accessed by an existing 20 foot private servitude of passage that will be widened to thirty feet and extended.

STAFF REVIEW COMMENTS

All existing users of private servitude of access must sign plat and a predial servitude agreement must be signed and recorded for the placement of the additional 10' of private access servitude on the adjacent lots to the north.

STAFF RECOMMENDATIONS

Staff recommends approval contingent upon signing and recording of predial servitude agreement and all users of existing private servitude of passage signing plat.

lcc

ACT OF DONATION

INSTRUMENT # 0044926
FILED AND RECORDED
ASCENSION CLERK OF COURT
2010 APR 16 02:17:07 PM
FOR JOB OTHER

STATE OF LOUISIANA

PARISH OF ASCENSION

BE IT KNOWN, that before the undersigned notaries and witnesses at the place and on the dates indicated, PERSONALLY CAME AND APPEARED:

DEPUTY CLERK & RECORDER
CERTIFIED TRUE COPY BY

AUDREY PENALBER GAYLE TYLER DEPUTY CLERK
(S.S. #***-**-4952) SLIPPT802

born Penalber, a person of sound mind, having first been married to Thomas Conrad Gayle, from whom she was widowed, and then to Louis I. Tyler, from whom she was widowed, whose current mailing address is declared to be 3113 Pin Oak Drive, Tuscaloosa, Alabama;

hereinafter called "DONOR", and;

MICHAEL CONRAD GAYLE
(S.S. #***-**-4315)

married to and living with Teresa Harris Gayle, appearing herein to acknowledge that this is her husband's separate and paraphernal property, residents of the legal age of the Parish of Ascension, State of Louisiana, whose current mailing address is declared to be 15482 Joe Sevario Road, Gonzales, Louisiana 70737;

and

TIMOTHY KYLE GAYLE
(S.S. #***-**-6634)

married to and living with Kimberly Reep Gayle, appearing herein to acknowledge that this is her husband's separate and paraphernal property, residents of the legal age of the County of Shelby, State of Alabama, whose current mailing address is declared to be 2441 Vale Drive, Birmingham, Alabama 35244;

hereinafter called "DONEES";

Donor, AUDREY PENALBER GAYLE TYLER, does by these presents hereby donate to Donees, MICHAEL CONRAD GAYLE and TIMOTHY KYLE GAYLE, an undivided one-half (1/2) interest in and to the following described property:

One certain lot or parcel of land, together with all buildings and improvements thereon, situated in Ascension Parish in the Northwest Quarter of Section Three (3), Township 9 South, Range 3 East, Southeastern Land District of Louisiana, designated as LOT NUMBER THREE (3) containing 3.97 acres as per survey by W.J. Coismant, Jr., R.L.S. dated May 7, 1979, recorded in File No. 170866 of Ascension Parish records and incorporated herein by reference, wherein said Lot 3 is more particularly described as follows: From the NW corner of Section 3, T9S, R3E, travel S 00° 34' 51" E 626.13 feet to the center of La. Hwy. 932 right of way, then go N 89° 30' 43" E 624.20 feet to the POB, then go S 03° 33' 17" E 302.40 feet, then go N 89° 30' 43" E 572.83 feet, then go N 03° 38' 17" W 302.40 feet, then go S 89° 30' 43" W 572.83 feet to the POB, which Lot 3 is subject to a 20 foot servitude of passage on its western boundary with Lot 1 in favor of Lot 4 and which Lot 3 has in its favor a 20 foot servitude of passage on the northern boundary of Lot 1 for access to La. Hwy 932, all as is shown on said survey.

4

to have and to hold unto Donees, their heirs, successors and assigns forever; with full and general warranty of title and subject to any and all liens, reservations, servitudes, leases or encumbrances which may appear of record in the Parish of Ascension, Louisiana, but with full subrogation to all and any rights of warranty and all other rights as may be held therein by said Donor.

Taxes on said property for the current year will be paid by Donees.

The parties hereto estimate the value of the one-half (1/2) interest in the amount of TWENTY THOUSAND DOLLARS and NO/100 (\$20,000.00).

The property being conveyed herein is being donated by AUDREY PENALBER GAYLE TYLER out of the love and affection she has for her two sons, MICHAEL CONRAD GAYLE and TIMOTHY KYLE GAYLE.

Donees appearing as aforesaid do hereby accept and by their signatures acknowledge due delivery and possession of the said gift of the aforesaid and described property from Donors.

No title examination was requested nor was one performed by the undersigned notary public.

THIS DONE AND PASSED at my office in Tuneboata, Alabama on the 2nd day of March, 2010 in the presence of the undersigned competent witnesses who herunto sign their names with the said appearers and me, Notary, after reading of the whole.

WITNESSES:

[Signature]
PRINT NAME Michelle Taylor
[Signature]
PRINT NAME Michael Taylor

[Signature]
AUDREY PENALBER GAYLE TYLER
Donor

[Signature]
NOTARY PUBLIC
My commission expires at: 1/23/2011
Seal:

THUS DONE AND PASSED at my office in Gonzales, Louisiana, on the 10th
day of February, 2010 in the presence of the undersigned competent
witnesses who herunto sign their names with the said appearers and me, Notary, after
reading of the whole.

WITNESSES:

Betsy LaTourne
PRINT NAME Betsy LaTourne

Alicia Parker
PRINT NAME Alicia Parker

Michael Conrad Gayle
MICHAEL CONRAD GAYLE, Deputee

Teresa Harris Gayle
TERESA HARRIS GAYLE, Appraiser

H. Benjamin Valant
NOTARY PUBLIC
My commission expires at: Death
Seal:

THUS DONE AND PASSED at my office in The UPS Store
5185 Lakeland Blvd, on the 22 day of March, 2010 in the presence of
the undersigned competent witnesses who hereto sign their names with the said
appears and me, Notary, after reading of the whole.

WITNESSES:

[Signature]
PRINT NAME: ARCHIE T. CREECH

[Signature]
TIMOTHY RYLE GAYLE, Donor

[Signature]
PRINT NAME: Brian McBoyer

[Signature]
KIMBERLY REEP GAYLE, Appraiser

[Signature]
NOTARY PUBLIC
My commission expires at:
Seal:

My Commission Expires Nov. 20, 2011

APPARENT ROAD RIGHT-OF-WAY

JOE SEVARIO RD.(80' R/W)

APPARENT ROAD RIGHT-OF-WAY

LOT
MICHAEL GAYLE
15442 JOE SEVARIO ROAD
CONZULES, LA 70737

LOT 1
DON FICKLIN
15409 JOE SEVARIO
CONZULES, LA 70737

LOT 2
JAMES PEABODY
15398 JOE SEVARIO RD.
CONZULES, LA 70737

LOT
MICHAEL GAYLE
15442 JOE SEVARIO ROAD
CONZULES, LA 70737

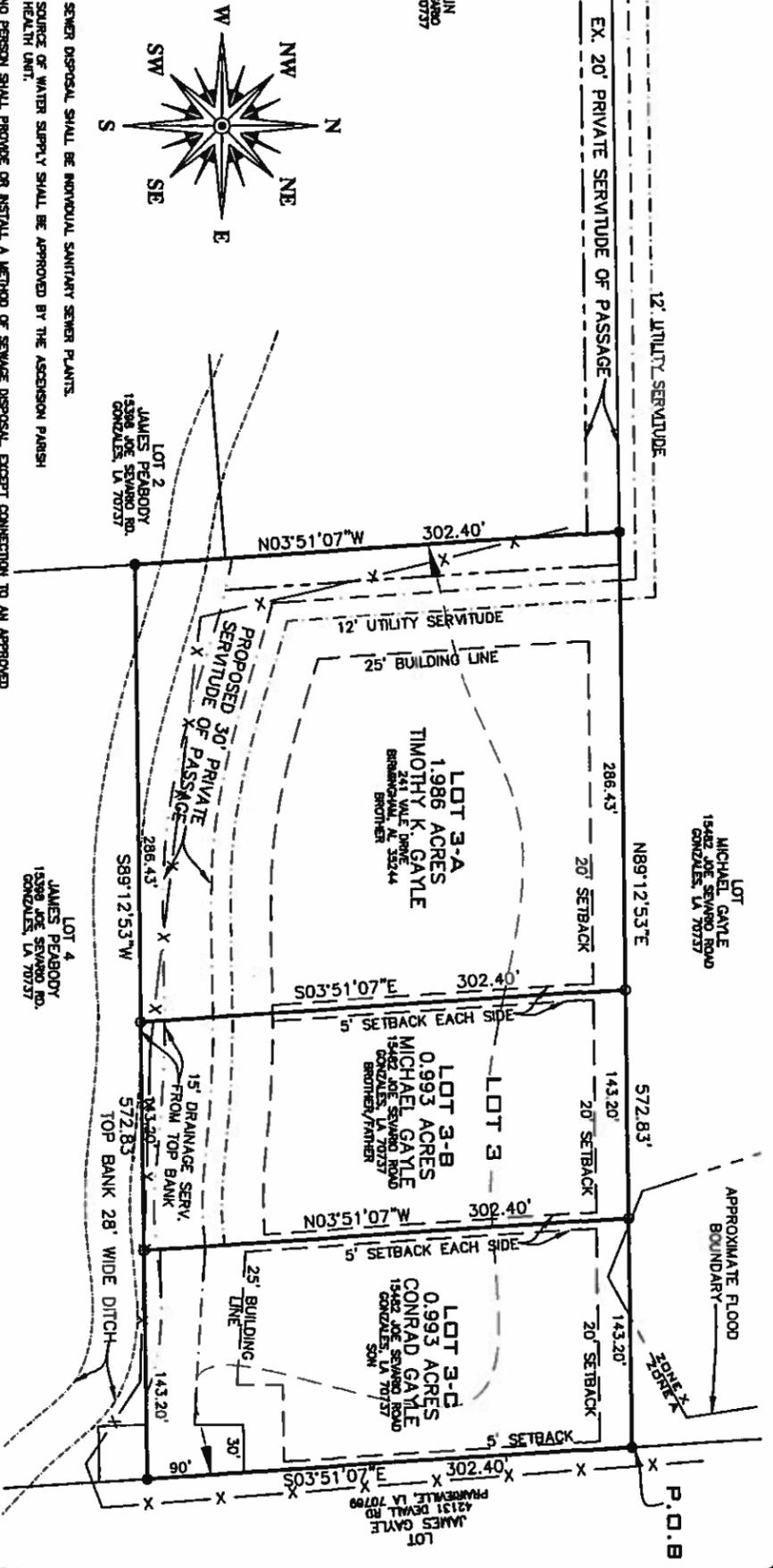
LOT 3-A
1.986 ACRES
TIMOTHY K. GAYLE
BROTHERS

LOT 3-B
0.993 ACRES
MICHAEL GAYLE
BROTHERS

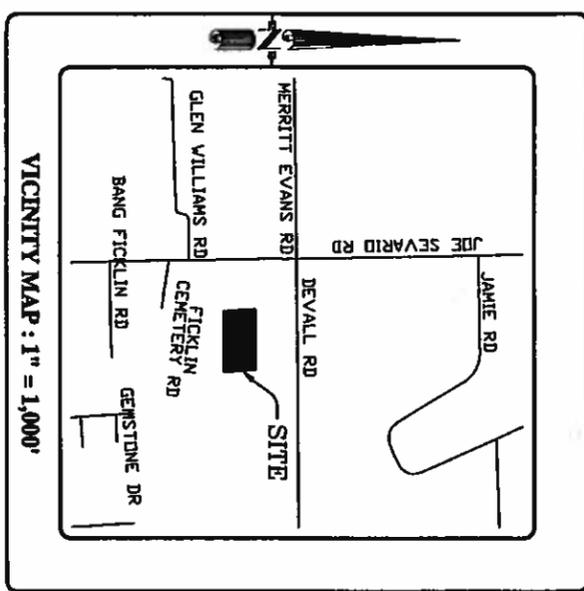
LOT 3-C
0.993 ACRES
CONRAD GAYLE
BROTHERS

LOT 4
JAMES PEABODY
15398 JOE SEVARIO RD.
CONZULES, LA 70737

FAMILY PARTITION
MAP SHOWING SURVEY OF
LOT 3-A, LOT 3-B & LOT 3-C,
BEING THE RESUBDIVISION OF LOT 3,
FORMERLY A PORTION OF THE LEON J. FICKLIN PROPERTY,
LOCATED IN SECTION 3, T9S - R3E, SOUTHEASTERN LAND DISTRICT,
EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LA.
FOR
MICHAEL GAYLE & TIMOTHY K. GAYLE



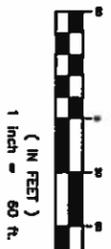
REFERENCE MAP:
1) MAP SHOWING SURVEY FOR MR. LEON J. FICKLIN BY W.L. COMBETT, JR. DATED MAY 7, 1979 AND RECORDED AS INSTRUMENT 623757.
2) MAP SHOWING SURVEY FOR MIKE GAYLE BY EARLES & ASSOCIATE DATED JANUARY 6, 1997 AND RECORDED AS INSTRUMENT 841042.
REMARKS ARE BASED ON GPS MEASUREMENTS, LSU GULF NET, NRS, 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, LA AND REVISED STATUTES 33:5051 OF THE PROFESSIONAL AND OCCUPATIONAL STANDARDS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NO. 22005C 0045 E FLOOD HAZARD ZONE = AE & X.
BASE FLOOD ELEVATION = 15.75'.
THIS PROPERTY IS ZONED = MEDIUM DENSITY (M4)



NAME GAYLE	DATE
TIMOTHY GAYLE	DATE
DON FICKLIN	DATE
JAMES PEABODY	DATE

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 MAP CONFORMS TO LOUISIANA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.
* THIS PLAT IS VOID UNLESS SIGNED AND STAMPED BY THE LICENSED PROFESSIONAL SHOWN BELOW.*
JAMES W. FALGOUT
PROFESSIONAL LAND SURVEYOR
LOUISIANA REGISTRATION NO. 5017
DATE: 08/18/2015



15408.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: 08/18/2015
DRAWING NO. 15408
DRAWN BY: JWF
JOB NO. 15-408
CHECKED BY: ST

EARLES AND ASSOCIATES, L.L.C.
PROFESSIONAL LAND SURVEYORS
1034 EAST WORRY ROAD, SUITE B
CONZULES, LOUISIANA 70737
Tel: 225-647-9788 Fax: 225-647-9700

TOWNSHIP 9S
RANGE 3E
SECTION 3



Description: O. W. Stevens Property - Lots 4-A-1, 4-A-2 and 4-A-3
Earles and Associates, LLC
(Council District 5)

ATTACHMENTS:

Name:

[O. W. Stevens.pdf](#)

Description:

O. W. Stevens

September 9, 2015

FAMILY PARTITION

B) O.W. Stevens Property – Lots 4-A-1, 4-A-2 and 4-A-3

The subject property is located at the end of Jimmy Michael Road in Council District 5 and is zoned Medium Intensity (RM). The application is on behalf of O.W. Stevens, Jr by Earles and Associates, LLC.

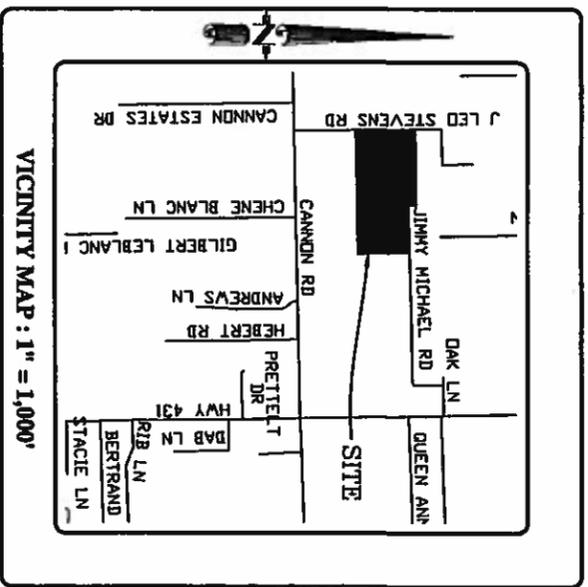
The owner is proposing a Family Partition of Lot 4-A into Lots 4-A-1 (8.772 acres), 4-A-2 (2.585 acres) and 4-A-3 (2.584 acres). The applicant will retain Lot 4-A-1 and will transfer Lots 4-A-2 and 4-A-3 to his son and daughter. All lots will be accessed by a proposed 30 foot private servitude of passage extending from the end of Jimmy Michael Road.

STAFF REVIEW COMMENTS

All comments addressed.

STAFF RECOMMENDATIONS

Staff recommends approval.



- 1) MAP SHOWING SURVEY BY EARLES & ASSOCIATES, DATED MARCH 12, 1994 AND RECORDED AS INSTRUMENT #213496.
- 2) MAP SHOWING SURVEY FOR JAMES MICHAEL, RECORDED AS INSTRUMENT #417707.

REMARKS ARE BASED ON GPS MEASUREMENTS, LSU GULF NET, NRS, 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, LI 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 DENSITY (MD)

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NO. 22005C 0045 E FOR ASCENSION PARISH, MAP DATED AUGUST 18, 2007, THIS PROPERTY LIES IN FLOOD HAZARD ZONE - AE&X

BASE FLOOD ELEVATION = 8.0'

SEWER DISPOSAL SHALL BE INDIVIDUAL SANITARY SEWER PLANTS.

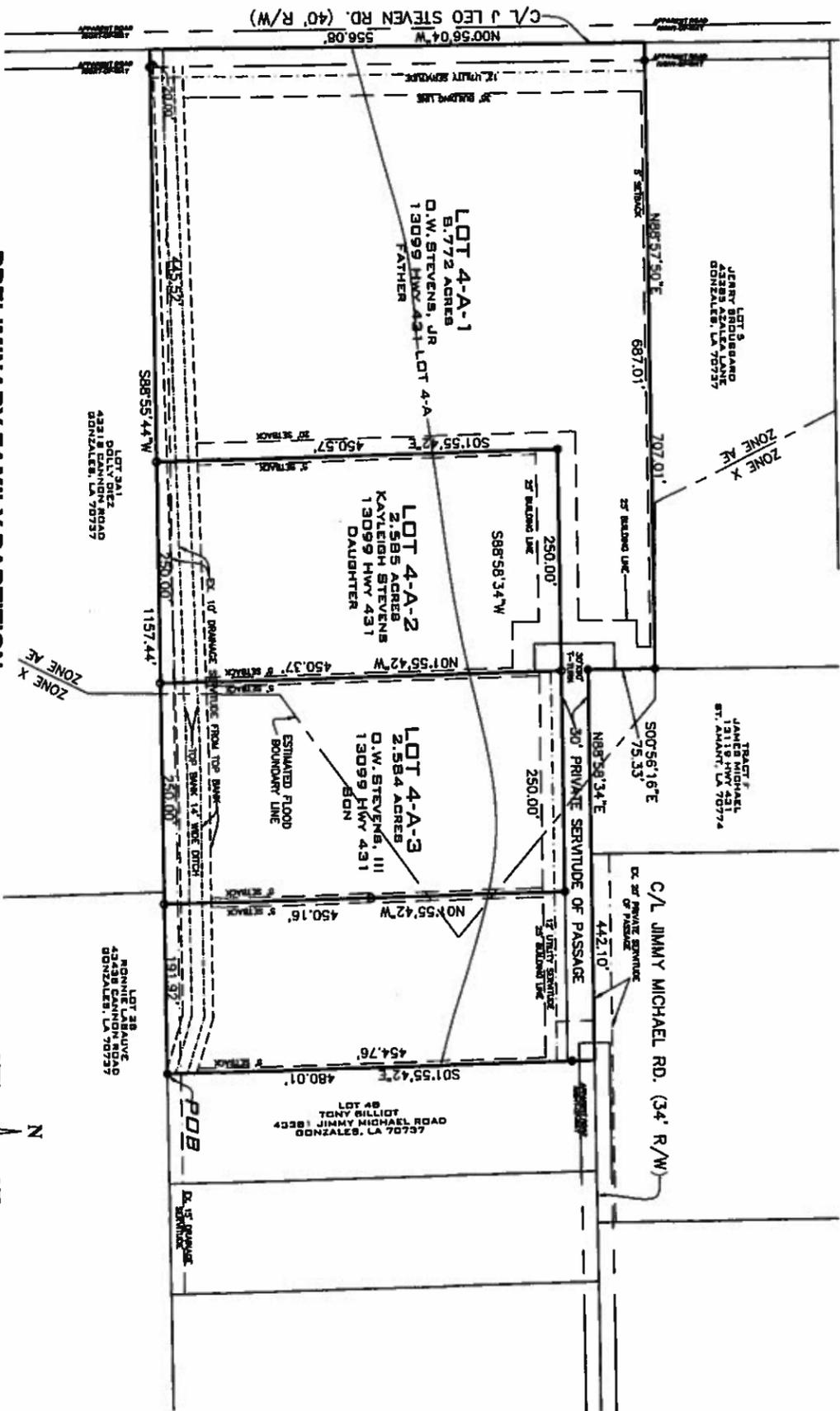
SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.

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

THE RIGHTS-OF-WAY SHOWN HEREON, IF NOT PREVIOUSLY DEPOSITED, 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, BRIDGE, SEWAGE REMOVAL AND OTHER PROPER PURPOSES FOR THE GENERAL PLANTING, 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 4-A-1, LOT 4-A-2 & LOT 4-A-3. NO TREES, SHRUBS OR OTHER PLANTS SHALL BE CUT, REMOVED, DESTROYED, OR DAMAGED BY THE CONSTRUCTION OF ANY SERVITUDE. THE CONSTRUCTION OF ANY SERVITUDE SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ACT AND THE PROVISIONS OF THE SUBDIVISION ACT 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 PLAN 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 ACT AND THE PROVISIONS OF THE SUBDIVISION ACT, THE SUB-DIVIDER AND LOT OWNERS FURTHER WARRANT AND WARRANT THAT SPECIAL ASSESSOR, NOT OR ARE NOT REQUIRED TO TRAVEL DOWN A PUBLIC ROAD FOR SCHOOL BUS PICK UP.



PRELIMINARY FAMILY PARTITION
 MAP SHOWING SURVEY OF
 LOT 4-A-1, LOT 4-A-2 & LOT 4-A-3,
 BEING THE RESUBDIVISION OF LOT 4-A
 LOCATED IN SECTION 14, T9S - R3E, SOUTHEASTERN LAND DISTRICT,
 EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LA.
 FOR
O. W. STEVENS, JR.



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

THIS PLAN 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 PLAN 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: 07/28/2015



15361FAM.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 PIPE SET
 ○ SET P/K NAIL
 --- FENCELINE

DATE:	07/28/2015	DRAWING No.:	15361FAMILY
DRAWN BY:	JWF	JOB No.:	15-361
CHECKED BY:	JF	REF. No.:	

EA EARLES AND ASSOCIATES, L.L.C.
 PROFESSIONAL LAND SURVEYORS
 1034 EAST WORTHY ROAD, SUITE B
 DONZALEE, LOUISIANA 70737
 Tel: 225-647-9788 Fax: 225-647-9700

TOWNSHIP	9S	SECTION	14
RANGE	3E		



Description: Myrtle Grove Townhomes
MR Engineering & Surveying, LLC
(Council District 4)

ATTACHMENTS:

Name:

- [Myrtle Grove Townhomes.pdf](#)
- [Traffic.pdf](#)

Description:

- Myrtle Grove Townhomes
- Myrtle Grove Townhomes - Traffic

September 9, 2015

Townhouse Subdivision Preliminary Plat

A) Myrtle Grove Townhomes

The subject property is located on LA Hwy 73 approximately 505 feet north of Post Office Road in Council District 4 and is zoned Mixed Use 2 (MU2). The application is on behalf of Myrtle Grove Townhomes, MR Engineering and Surveying, LLC.

The property is 2.88 acres and the applicant is proposing a townhouse subdivision containing 22 lots. Lots are 27 feet wide and have a minimum size of 3,105 square feet. The subdivision complies with the newly adopted townhouse subdivision regulations.

STAFF REVIEW COMMENTS

All plat review comments have been addressed. The applicant is requesting a variance of the 25' required setback in the areas adjacent to the railroad and adjacent commercial property.

This project falls within traffic impact analysis threshold level 0, which requires a submittal of proposed trip generation and distribution. This was received with the applicant's submittal and approved by the Department of Engineering.

Department of Engineering has reviewed the drainage impact study and provided the engineer with comments on August 27. A revised drainage impact study was received on 9/1/2015 but has not yet been approved by the department of engineering.

STAFF RECOMMENDATIONS

The proposed plat meets all guidelines for a townhouse subdivision and the Department of Engineering has approved the trip generation submitted. A revised drainage impact study has not yet been approved.

Benjamin Moran

From: Rhonda Braud
Sent: Thursday, August 27, 2015 12:11 PM
To: Mickey Robertson
Cc: Richard Compton; Benjamin Moran; Bob Horner; Charles "Bob" Turner; Chad Stevens (chad@mresmail.com)
Subject: Myrtle Grove Townhomes - 15-042 TIS
Attachments: Application-TIS-DIS submittal 11Aug2015.pdf

Mr. Robertson,

Based on the information submitted, a Traffic Impact Study will not be required since the number of peak-hour trips (approximately 13 based on 10% of the total daily trips) is well below our 100-trip/peak hour threshold.

Thanks,

Rhonda F. Braud, P.E.

Engineering Division
Ascension Parish Government
42077 Churchpoint Rd.
Gonzales LA, 70737
rbraud@apgov.us
(225) 450-1387





Description: Sunshine Business Park - Lot SB and remainder of

Lot A-1-B-2-A

GWS Engineering, Inc.
(Council District 1)

ATTACHMENTS:

Name:

[Sunshine Business Park - Lot SB.pdf](#)

Description:

Sunshine Business Park - Lot SB

September 9, 2015

MINOR SUBDIVISION – FINAL PLAT

A) Sunshine Business Park – Lot SB (50' Private Servitude of Access)

The subject property is located on the north side of LA Highway 70 approximately one thousand and fifty six feet east of LA Highway 3120 in Council District 2 and is zoned Mixed Use (MU). The application is on behalf of Keas Rental Properties, LLC by GWS Engineering, INC.

The owner is proposing a Subdivision of Lot A-1-B-2-A into Lot SB and the remainder of Lot A-1-B-2-A. Lot SB is an existing private servitude of access that is being extended with this subdivision.

STAFF REVIEW COMMENTS

All plat review comments have been addressed.

Department of Engineering Comments:

There are outstanding punch list items from final inspection.

STAFF RECOMMENDATIONS

Staff recommends approval contingent upon all outstanding punch list items being satisfactorily completed.



Description: Planning Commission Request - Discussion on Moratorium

ATTACHMENTS:

Name:

Description:

No Attachments Available