



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

**Planning Commission**

September 14, 2016 - 6:00 PM

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

**AGENDA**

- 1. Call to Order**
- 2. Roll Call of Members**
- 3. Pledge of Allegiance**
- 4. Introduction of Staff**
- 5. Chairman's Comments**
- 6. General Business**
- 7. Minutes**
  - (A) **Approval or Denial of the Minutes of the August 10, 2016 Planning Commission Meeting**
- 8. Consent Agenda**
  - (A) **Affidavit of Mortgage Declaration**  
James M Hebert Jr Property - Lot 30 of Summerfield North Subd
- 9. Public Hearing to Approve or Deny the Following Preliminary Plats:**
  - (A) **Camellia Cove**  
Quality Engineering & Surveying, LLC  
(Council District 3)
  - (B) **Oakbourne Subdivision**  
McLin Taylor, Inc.  
(Council District 8)
- 10. Staff Report**
- 11. Engineering Staff Report**
- 12. Adjourn**



**Description: Approval or Denial of the Minutes of the August 10, 2016 Planning Commission Meeting**

**ATTACHMENTS:**

**Description**

Planning Commission Minutes Aug 10 2016

**Upload Date**

8/30/2016

**Type**

Cover Memo

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

**MINUTES  
PLANNING COMMISSION  
August 10, 2016**

The Planning Commission of the Parish of Ascension held a Public Meeting on Wednesday, August 10, 2016 at 6:00 p.m. in the Courthouse East Meeting Room, Gonzales, Louisiana in a regular session convened.

**I. Meeting was Called to Order**

Meeting was called to order by Chairman Matthew Pryor.

**II. Roll Call of Members**

*The following members were present:*

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

*The following members were absent:*

None

**III. Pledge of Allegiance**

**IV. Introduction of Staff**

Stacie Webb – Secretary, Planning and Development

Cody Martin, Legal Counsel

Eric Poche, Planner

Lance Brock, Zoning Official

Shaun Sherrow, Engineering Review Agent

Jerome Fournier, Director, Planning and Development

Chairman Pryor welcomed the new Planner, Eric Poche.

**V. Chairman's Comments**

Chairman had no comments.

**VI. General Business**

Mr. Jerome Fournier explained staff is implementing and will get started on Phase 2 of the EPA Lake Pontchartrain Basin Restoration Program whereby the Parish is going out and testing the waters in Ascension Parish. This is an effort in trying to clean the waters leading into Lake Maurepas, which in turn lead into Lake Pontchartrain. Mr. Fournier expressed he plans to give a full presentation of this project at a later meeting with details.

**VII. Approval or Denial of the Minutes of the July 13, 2016 Planning Commission Meeting**

**Commission Action:** Moved by Mr. Anthony Christy, seconded by Mr. Julio Dumas and unanimously adopted, to approve the July 13, 2016 Planning Commission minutes as presented.

**VIII. Approval or Denial of the Minutes of the July 13, 2016 Joint Planning and Zoning Commission Meeting**

Mr. Edward Dudley stated the motion for Item “B”, first paragraph, should have stated the motion died for lack of a second.

**Commission Action:** Moved by Edward Dudley, seconded by Mr. Aaron Chaisson and unanimously adopted, to approve the July 13, 2016 Joint Planning and Zoning Commission minutes as amended per discussion regarding Item “B”.

**IX. Consent Agenda**

**A) Affidavit of Mortgage Declaration**

Earl O Miller Property – Lots 5-B-1-B & 5-B-1-C (L&L Ascension Properties, LLC)

**B) Affidavit of Mortgage Declaration**

Mark and Tammie Acosta Property – Lot 11

**C) Affidavit of Mortgage Declaration**

Ronald Means Property

- 1) John K & Robin S Becnel – 1.00 acre tract, 42391 Hw 621, Gonzales, LA
- 2) Jeremiah K Johnson – Tract A, 42369 Hyw 621, Gonzales, LA

**~~D) Affidavit of Mortgage Declaration~~**

~~Cody M Powers Property – Lot C (Cody and Haleigh Powers)~~

~~*This item was pulled from the agenda prior to the meeting by the Director of Planning and Development*~~

**Commission Action:** Moved by Mr. Edward Dudley, seconded by Mr. Julio Dumas and unanimously adopted, to approve the consent agenda.

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

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

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

The owner is proposing a family partition of a 6.321 acre tract into Lots 7-A-1 (1.00 acres), and Lot 7-A-2 (5.321 acres). The applicant will retain lot 7-A-2 and

transfer Lots 7-A-1 to his daughter. Lots 7-A-1, and Lot 7-A-2 will be accessed by an existing 40' private servitude of passage.

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

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

The owner purchased the property in 2016.

**STAFF REVIEW COMMENTS**

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

**STAFF RECOMMENDATIONS**

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

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

*Public hearing was open.*

The following spoke:

- 1- Brian Miranda – owner of property

*Public hearing was closed.*

**Commission Action:** Moved by Mr. Julio Dumas, seconded by Mr. Morrie Bishop and adopted by the following roll call vote, to approve this family partition and granting the variance requested subject to all existing users of the 40' existing road servitude signing the plat.

YEAS: Julio Dumas, Morrie Bishop, Anthony Christy, Matthew Pryor

NAYS: Edward Dudley, Aaron Chaisson, Douglas Foster

ABSENT: None

4 YEAS, 3 NAYS, 0 ABSENT and the motion CARRIED.

**B) Jerome Babin Property – Lots A-1-A-1, A-1-A-2 & A-1-A-3**

The subject property is located off LA Hwy. 621 in Council District 9 and is zoned Medium Intensity Residential (RM). The application is on behalf of Blane Babin by Earles and Associates, LLC.

The owner is proposing a family partition of a 10.635 acre tract (Lot A-1-A) into Lots A-1-A-1 (4.583 acres), Lot A-1-A-2 (4.587 acres), and Lot A-1-A-3 (1.465 acres). The applicant will retain lot A-1-A-3 and transfer Lots A-1-A-1 and Lot A-1-A-2, to his daughter and son. Lots A-1-A-1 and A-1-A-2 will be accessed by a 30' 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. Morrie Bishop, seconded by Mr. Julio Dumas and unanimously adopted, to approve this family partition as presented.

**C) Amy Smith Property – Lots 3C1-A and 3C1-B**

The subject property is located off Gervis Sheets Road in Council District 6 and is zoned Rural (R). The application is on behalf of Randal L. Dixon by Earles and Associates, LLC.

The owner is proposing a family partition of a 1.822 acre tract (3C1) into Lots 3C1-A (0.911 acres), and Lot 3C1-B (0.911 acres). The applicant will retain lot 3C1-B and transfer Lot 3C1-A to his son. Lot 3C1-B will be accessed by an existing 30' 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. Aaron Chaisson, seconded by Mr. Edward Dudley and unanimously adopted, to approve this family partition as presented.

**D) Mark Pierce Property – Lots CC-1-A thru CC-1-F**

The subject property is located off Pierce Road in Council District 3 and is zoned Light Industrial (LI). The application is on behalf of Mark Pierce by McLin Taylor, Inc.

The owner(s) are proposing a family partition of a 5.205 acre tract (Lot CC-1) into Lot CC-1-A (1.766 acres), Lot CC-1-B (0.545 acres), Lot CC-1-C (0.542 acres), Lot CC-1-D (0.544 acres), Lot CC-1-E (0.543 acres) and Lot CC-1-F (1.265 acres). The applicant(s) are now legally divorced and will each retain 1 lot, Mark Pierce (lot CC-1-A) and Debra Samuel (lot CC-1-F) and transfer Lots CC-1-B and CC-1-C to the daughters of Debra Samuel, and lots CC-1-D and CC-1-E to Mark Pierce's daughter and son. Lots CC-1-A, CC-1-B, CC-1-C, CC-1-D, CC-1-E and CC-1-F will be accessed by a 30' private servitude of passage.

**STAFF REVIEW COMMENTS**

The owner of lot CC-2 is required to sign the plat.

**STAFF RECOMMENDATIONS**

Staff recommends approval contingent upon the owner of lot CC-2 signing the plat.

Mrs. Ellen Jackson with McLin Taylor, Inc. presented this family partition.

*Public hearing was opened.*

The following spoke:

1 – Mr. Leo H. Wilson – Neither for or against this family partition. He asked that the adjoining property owners not be landlocked.

*Public hearing was closed.*

Mr. Douglas Foster stated he has a professional association with Mr. Pearce and will recuse himself from this vote.

**Commission Action:** Moved by Julio Dumas, seconded by Mr. Anthony Christy and unanimously adopted, to approve this family partition contingent on **a)** the redundant names be removed and corrected to the satisfaction of staff; and **b)** the owner of Lot CC-2 signing the plat.

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

**A) Hollows of Dutchtown – First Filing**

The subdivision is located on La Hwy 73 approximately 342 feet north of LA Hwy 621 in Council District 4 and zoned Medium Intensity (RM) and Mixed Use

(MU). The application is on behalf of Hollows of Dutchtown, LLC by MR Engineering & Surveying, LLC.

The property consists of 26.195 acres. The applicant is proposing a final plat to create 67 lots, ranging from 65 to 80 feet in width, with a minimum size of 9,450 square feet. The subdivision filing will contain 3.747 acres of common area which includes a pool and clubhouse.

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

**Project Timeline:**

- February 12, 2014 -Planning Commission approves the preliminary plat
- August 20, 2015- Construction plans approved

**STAFF REVIEW COMMENTS**

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

**STAFF RECOMMENDATIONS**

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

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

Mr. Shaun Sherrow stated there were a couple items on the project close-out list requesting notes on the final plat. He expressed he did not see these in the meeting packet and if the Commission should happen to approve this final subdivision plat, he ask they approve contingent on addressing any outstanding items on the punchlist.

*Public hearing was opened.*

No comments.

*Public hearing was closed.*

**Commission Action:** Moved by Mr. Julio Dumas, seconded by Mr. Morrie Bishop and adopted by the following roll call vote, to approve this final subdivision plat subject to satisfying all staff requirements prior to signature.

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

NAYS: Edward Dudley

ABSENT: None

The Chairman did not vote.

5 YEAS, 1 NAYS, 0 ABSENT and the motion CARRIED.

**B) Legacy Oaks – First Filing**

The subject property is a 44 acre tract located on Cornerview Road approximately one third mile east of its intersection with W. Main Street. Cornerview Road is a public road with a 50' R.O.W. The property is located in Council District 3 and zoned Medium Intensity Residential (RM). The application is on behalf of D.R. Horton, Inc. – Gulf Coast by Quality Engineering & Surveying, LLC.

The overall development was approved on November 12, 2014 and is approximately 44.353 acres in size with a net developable acreage of 42.3. The development contains 52 lots. This is the first phase of the development.

**STAFF REVIEW COMMENTS**

As of the preparation of this report:

SWWP plan has been filed but implementation is not in compliance with plan at this time.

Pursuant to section 17-408 C. 1. Procedures for Construction: “When construction (public and private) is complete and in accordance with the approved plans and specifications and complies with the provisions of these regulations, the Developer's Engineer shall certify such and request, in writing, final approval and acceptance from the Designated Engineering Review Agency. This request shall be given to the Planning & Zoning Commission and the Department of Public Works.”

Construction is not complete.

- Electricity is not installed.

Developer proposes to secure a performance bond to ensure the placement of the improvements.

- Bond has not been approved through legal department.

Final inspections:

- Final inspection has not taken place.

Punch list from final inspection is not complete.

**STAFF RECOMMENDATIONS**

Staff recommends denial of this final plat based on the above referenced notes.

Mr. Jimmy Percy was present and spoke on behalf of the developer. He explained at the time of the final inspection, the power company and the water company had not completed the utility hookups at the development site. Mr. Percy stated there is a provision in the Parish's Unified Development Code that states final approval of the final plat can be obtained if a performance bond is posted for those items being completed. Mr. Percy said they are asking for approval with no execution of the final plat or recordation of final plat until

compliance with and the submission of the appropriate performance bond for those issues.

Mr. Percy expressed, despite all punchlist items having been resolved; staff raised questions about the storm water plan and compliance with the storm water plan. He stated they have assured staff they do not expect final execution of the final plat until they have resolved those issues with staff.

Mr. Jerome Fournier stated staff's recommendation for denial was based on final inspection which had not taken place at the time meeting packets went out. Since then, final inspection has been done. He said one issue they found was electrical was not installed. He also said they were not able to inspect the sewer facility that the Parish will be taking over because they were unable to power it up to make sure it was operational, and that continues to be the case as they are still installing the electrical utilities. The performance bond will assure everything will be operational once all utilities are installed.

Mr. Fournier also mentioned the Parish is emphasizing the Storm Water Pollutant Prevention Plan in which every developer has to file a plan. It basically assures us that developers are trying to retain all the pollutants with on their site. Mr. Fournier presented photographs whereby the developer for this site is working diligently to comply with this program.

*Public hearing was opened.*

The following spoke:

- 1- Ronald Daigle – against moving forward with development until something is done to save the large oak trees that are dying on the site.

*Public hearing was closed.*

**Commission Action:** Moved by Mr. Julio Dumas, seconded by Mr. Edward Dudley and adopted by the following roll call vote, to approve this final subdivision plat subject to **a)** complying with all the code requirements in posting the appropriate bond, in the appropriate manner, and approved by staff and Parish Council; and **b)** to make sure they apply with the environmental requirements to protect the discharge of pollutants into public waterways.

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

NAYS: Aaron Chaisson, Douglas Foster

ABSENT: None

The Chairman did not vote.

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

**C) Legacy Oaks – Second Filing**

~~Quality Engineering & Surveying, LLC~~

~~(Council District 3)~~

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

**XII. Staff Report**

No report.

**XIII. Engineering Staff Report**

Mr. Shaun Sherrow gave a status report on projects:

- Approximately 5 subdivision projects in active construction
- Approximately 5 subdivision projects in construction plan review process
- Approximately 4 to 6 subdivision projects that have completed the preliminary plat process

Chairman Pryor recognized Mr. Ken Dawson in the audience.

**XIV. Adjourn**

A motion was made by Mr. Julio Dumas and unanimously adopted, meeting adjourned at 6:32 p.m.

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Matthew Pryor, Chairman



**Description: Affidavit of Mortgage Declaration**

James M Hebert Jr Property - Lot 30 of Summerfield North Subd

**ATTACHMENTS:**

**Description**

James Hebert

**Upload Date**

8/30/2016

**Type**

Cover Memo

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**PLANNING DEPARTMENT**



September 14, 2016

A) **James M. Hebert Jr. Property – Lot 30 of Summerfield North Subd**  
*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**  
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**PLANNING DEPARTMENT**



August 3, 2016

Regions Mortgage  
P. O. Box 2153  
Dept. 2520  
Birmingham, AL 35287-2520

**RE: Application to Subdivide Lot 30 of Summerfield North Subd. (James M. Hebert Jr)**

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 above Lot 30 of Summerfield North Subdivision for James M. Hebert, Jr., that the applicant has applied through our office to subdivide his or her property.

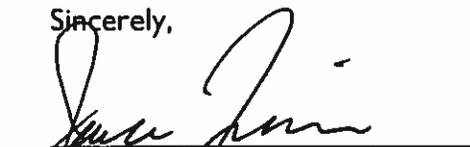
As defined by the ordinance, you may submit a letter of objection or no objection to our office by September 6, 2016 or can appear at a public hearing on September 14, 2016 to hear the proposed subdivision and be given the opportunity to make a presentation to the Planning Commission as to whether or 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,



Jerome Fournier  
Director of Planning and Development  
[jfournier@apgov.us](mailto:jfournier@apgov.us)

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



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, James M. Hebert Jr who, avers that he/she is the legal owner of Lot 30 Summerfield North, (30-8-4) (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:

(Applicant must initial Number 1 or Number 2)

| <u>Name</u>                | <u>Mailing Address</u>   |
|----------------------------|--|
| 1) <u>Regions Mortgage</u> | <u>Regions Mortgage P.O. Box 2153 Dept 2520 Birmingham AL 35287-2520</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)

Regions Mortgage

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

Regions Mortgage P.O. Box 2153 Dept. 2520 Birmingham, AL 35287-2520

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



- Name of the Borrower (debtor on the mortgage)

James M. Hebert JR

- Account number or Reference number

7297024699

- Borrower's municipal address

17387 Summerfield Rd N.

- 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

30

- Name of Subdivision in which the property is located

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

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

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

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



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

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

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

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

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

THUS SWORN, DONE, AND SIGNED on the 2 day of August, 2016

WITNESS:

[Signature]

Printed Name: Dawne Gill

APPLICANT:

[Signature]

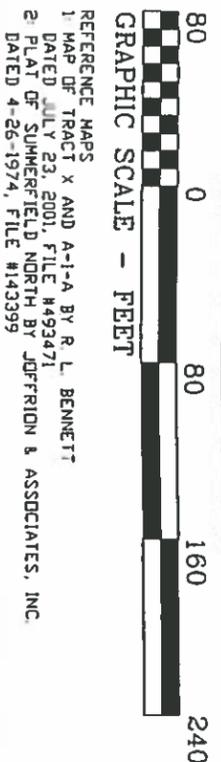
Printed Name: James M. Hebert Jr

[Signature]  
NOTARY  
Donna Sheets

Printed Name: 32596

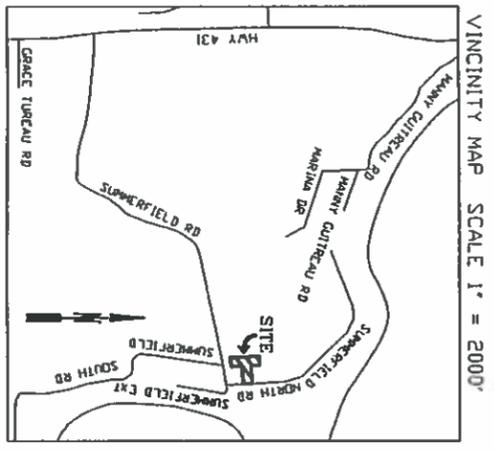
Notary # or La. Bar #

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



GRAPHIC SCALE - FEET

REFERENCE MAPS  
 1. MAP OF TRACT X AND A-1-A BY R. L. BENNETT  
 DATED JULY 23, 2001, FILE #493471  
 2. PLAT OF SUMMERFIELD NORTH BY JOFFRION & ASSOCIATES, INC.  
 DATED 4-26-1974, FILE #143399



DEDICATION OF WAY OF STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, AND OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO BUILDINGS, STRUCTURE, SHRUBBERY PLANTED, WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH SERVITUDE WAS GRANTED.

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 TRANSFERRING FLOODPLAIN OR EXISTING TREATMENT PLANT EFFLUENT TO AN EXISTING PARISH MAINTAINED DITCH SHALL BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNERS.

APPROVED: \_\_\_\_\_  
 DATE: \_\_\_\_\_

APPROVED: \_\_\_\_\_  
 ASCENSION PARISH PLANNING COMMISSION

SUBDIVIDER: JAMES M. HEBBERT, JR.  
 ESTATE OF PEYRONNIN  
 Add 'Walter W.'

PROPERTY BOUNDARY SURVEY

THE SUBDIVISION OF TRACT X, BEING THE PROPERTY OF THE ESTATE OF WALTER W. AND YANDELL L. PEYRONNIN, ET ALS AND LOT 30 OF SUMMERFIELD NORTH SUBD., BEING THE PROPERTY OF JAMES M. HEBBERT, JR., INTO ~~TRACT X-1~~ AND LOT 30-A, SITUATED IN SEC. 30, T8S, R4E, SED, EAST OF THE MISS. RIVER, ASCENSION PARISH, LA.

W. J. COINTMENT SURVEYORS  
 PROFESSIONAL LAND SURVEYING  
 CLINT J. COINTMENT, PLS  
 11411 BDN TERRE BLVD.  
 GONZALES, LA. 70737  
 PH. 225-544-5454 FAX. 225-644-5248

CERTIFICATION  
 THIS PLAT WAS PREPARED AND CERTIFIED FOR THE EXCLUSIVE USE OF  
 JAMES M. HEBBERT, JR.  
 ESTATE OF WALTER W. AND YANDELL L. PEYRONNIN, ET ALS  
 NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT  
 CLINT J. COINTMENT, PLS REG. 4960  
 6-23-2016

SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON. I CERTIFY PLAN IN ACCORDANCE WITH MINIMUM STANDARDS FOR BOUNDARY SURVEYS TITLE 46 LXI AND REVISED STATUTES 33:5051 GONZALES, LA.  
 SCALE 1" = 80'  
 DATE: 6-22-2016  
 CLINT J. COINTMENT, PLS.  
 LAND SURVEYOR

ASCENSION PARISH ZONING SETBACKS  
 FRONT SETBACKS: 25' MINIMUM  
 SIDE SETBACKS: 10'  
 REAR SETBACKS: 20'  
 NOTE: ALL STRUCTURES WITHIN SETBACKS AND INDICATED ON PLAT AND LABELED AS NON-COMFORMING.

25' or 55' from street centerline, whichever is greater.

PRELIMINARY CERTIFICATE OF SURVEY REGISTERED PROFESSIONAL LAND SURVEYOR

NO ATTEMPT HAS BEEN MADE BY W.J. COINTMENT SURVEYORS TO DETERMINE THE EXISTING RIGHTS OF WAY OR OTHER ENCUMBRANCES ON THE PROPERTY AS SHOWN ON THIS PLAT OTHER THAN THOSE FURNISHED BY THE OWNER OR CLIENT.

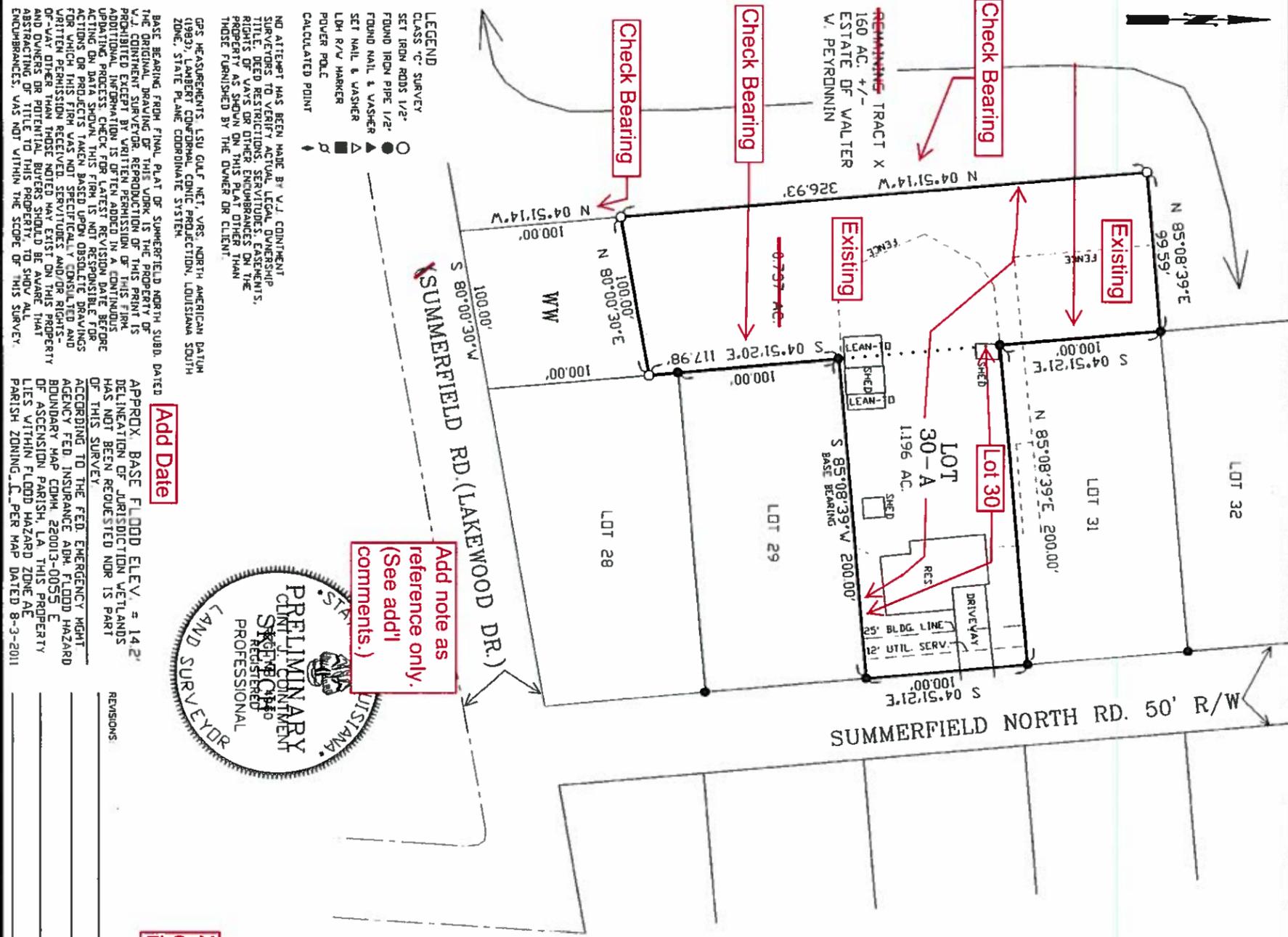
GPS MEASUREMENTS, LSI GULF NET, VRS, NORTH AMERICAN DATUM (1983), LAHERT CONFORMAL CONIC PROJECTION, LOUISIANA SOUTH ZONE, STATE PLANE COORDINATE SYSTEM.

BASE BEARING FROM FINAL PLAT OF SUMMERFIELD NORTH SUBD. DATED 09/23/2001.

APPROX. BASE FLOODED ELEV. = 14.2'

DELINEATION OF JURISDICTION WETLANDS HAS NOT BEEN REQUESTED NOR IS PART OF THIS SURVEY.

ACCORDING TO THE FED. EMERGENCY MGMT. AGENCY FED. INSURANCE ADM. FLOOD HAZARD BOUNDARY MAP CDH4 220013-0055 E OF ASCENSION PARISH, LA. THIS PROPERTY LIES WITHIN FLOODED HAZARD ZONE AE PARISH ZONING C PER MAP DATED 8-3-2011



ADD DATE

ADD NOTE AS REFERENCE ONLY. (See add'l comments.)



**Description:** **Camellia Cove**  
Quality Engineering & Surveying, LLC  
(Council District 3)

**ATTACHMENTS:**

| <b>Description</b> | <b>Upload Date</b> | <b>Type</b> |
|--------------------|--------------------|-------------|
| Camellia Cove      | 9/6/2016           | Cover Memo  |

September 14, 2016

## MAJOR SUBDIVISION PRELIMINARY PLAT

A) **Camellia Cove**

The subject property is located on the west side of Boudreaux Road approximately 1,100 feet south of Cornerview Road (LA Hwy. 429) in Council District 3 and zoned Medium Intensity (RM). The application is on behalf of America Homeland, LLC by Quality Engineering & Surveying, LLC.

The property is approximately 12.2 acres and the applicant is proposing a major subdivision containing 36 single family residential lots. Lots range from 50 – 60 feet wide with a minimum size of 6,250 square feet. The subdivision will include 1.5 acres of designated park space.

### **STAFF REVIEW COMMENTS**

Record inundation has been updated. All other comments have been addressed

### **ENGINEER REVIEW COMMENTS**

Preliminary Plat:

The Preliminary Plat has been reviewed by the Engineer Review Agent (ERA)  
Comments are attached.

Drainage impact study:

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

Traffic impact study:

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

### **STAFF RECOMMENDATIONS**

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



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

September 2, 2016

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

**RE: Camellia Cove  
Preliminary Plat Review**

Mr. Fournier:

As the Engineering Review Agency for the Ascension Parish Planning Commission, we have reviewed the Preliminary Plat, Drainage Impact Study, and Traffic Impact Study submitted for the above referenced development for compliance with the Ascension Parish Subdivision Regulations and the Ascension Parish Development Code. Shown below are the comments made to the Consulting Engineer for the project as a result of our review of their submittals, as well as a description of their correction or response made to our comments (shown in bold print).

**Preliminary Plat Comments:**

1. Depict all proposed rear-yard swales and servitudes per Section 17-4044H. **This has been updated on the plat.**
2. Show any existing drainage servitudes for the bayou. **This has been updated on the plat.**
3. Show proposed drainage servitudes for the bayou in accordance with Section 17-4045E. **This has been updated on the plat.**
4. Depict the proposed pond outfall location. **This has been updated on the plat.**
5. Note statement: "This project is subject to development and traffic impact fees in accordance with Ascension Parish ordinances." **This has been updated on the plat.**
6. Depict the proposed driveway connection to Boudreaux Road. **This has been updated on the plat.**
7. Show any pre-existing drives. **This has been updated on the plat.**
8. Depict the location of the entrance to Bayou View Estates Subdivision on Boudreaux Road. **This has been updated on the plat.**
9. Label Smith Bayou and show flow direction arrows. **This has been updated on the plat.**
10. The school districts listed on the plat are outside the property's zoning and should be corrected. **This has been corrected on the plat.**
11. The 25' drainage servitude for the bayou that lies within the property bounds should be labeled as proposed. **This has been updated on the plat.**

12. Add a note stating: "Lots 1 – 7 and Lot 28 shall not have direct access connection to Boudreaux Road." **This has been updated on the plat.**
13. Google Earth suggests there may be an existing drive on the north-eastern corner of the property connecting to Boudreaux Rd. This should be depicted on the plat if it still exists. **There is no existing drive on the north-eastern corner of the property.**
14. Pumping sanitary sewer (aka "cascading") to an offsite private treatment plant is not allowed. Show proposed location of treatment plant. Please make the necessary changes to your preliminary plat to show a treatment plant or pumping to an Ascension Parish owned treatment plant. **Consultant has revised to show a proposed treatment plant.**

#### *Staff Comments*

1. Include adjacent property owner's addresses on plat. **This has been updated on the plat.**
2. Show location of proposed pump station or STP should cascading prove impossible. **This has been updated on the plat.**
3. Include inundation of 10.1' as discussed in pre-application meeting. **This has been updated on the plat.**
4. Lots 11, 12, 29 and 32 do not meet minimum square foot sizes according to the ordinance. Please revise or request a variance on the lot sizes. **The layout has been revised to accommodate the required lot sizes.**
5. Per drainage ordinance 17-505A4, the lowest gutter elevation of all proposed public and private roadways cannot be lower than record inundation. The Planning Department should be contacted to determine if the August 2016 flood established a new record inundation for this site. **Consultant responded, "We will be sure to get with the parish during the construction plan phase and determine the minimum road elevation."**

#### **Drainage Impact Study Comments:**

1. Because there are areas on this site below BFE, provide preliminary estimates for how much flood plain volume this site provides, how much storage is taken away from the proposed fill, how much additional storage will be generated, and note the proposed method for storage creation. **Consultant has provided.**
2. Provide a cross-section showing the grading of Smith Bayou and both sides of the proposed pond to better understand the intent of the pond design relative to the existing bayou. **Consultant has provided.**
3. Per section 17-4044H, rear yard swales are required for all lots unless a natural ridge exists. The post developed drainage map suggests a ridge lies exactly on the southern property line and thus allows zero water to enter the site from the south. Provide the information (e.g. ditches, topography, etc.) available to make this determination. **Consultant has provided.**
4. Depict existing contours on the proposed drainage layout. **Consultant has provided.**
5. The models for Reach 1: Smith Bayou give average flow depths, but do not provide an elevation to correlate this with. Knowing this information is imperative because it could impact the design depths for the entirety of the site. Therefore, all existing and proposed input values of the HydroCAD models should be provided. **Consultant has provided.**
6. Provide HydroCAD model files electronically so we may complete this review. **Consultant has provided.**

7. State whether the proposed pond is to be dry or wet in the description section. **Consultant has provided.**

**Traffic Impact Study Comments:**

1. The traffic study only accounts for 34 lots, whereas the plat includes 36 total lots. The traffic study should be revised to reflect this increase. **Consultant provided updated study.**

**Drainage Impact Study Summary:**

|                           |   |
|---------------------------|---|
| Consulting Engineer:      | Deric J. Murphy, P.E., L.S.I., Quality Engineering & Surveying, LLC |
| Date of Study:            | July 2016   |
| Size of Development:      | 12.2 acres  |
| Existing Land Use:        | Heavily Wooded  |
| Receiving Basin:          | Smith Bayou   |
| FEMA Flood Zone:          | AE  |
| 100-year Flood Elevation: | 12.0 ft   |
| Record Inundation:        | 10.1 ft (Prior to Aug. 2016 Flood)                                  |
| Offsite Drainage Area:    | Large- 5,664 acres upstream   |
| Fill Mitigation:          | Fill mitigation is being addressed with the proposed pond.          |
| Storm Water Mitigation:   | Detention pond proposed   |

The Drainage Impact Study substantially conforms to the requirements of the Drainage Impact Study Policy included in the Subdivision Regulations. The Engineering Review Agency has performed a review of the input parameters and results of the submitted drainage calculations for compliance with the Subdivision Regulations and generally accepted practices for storm water hydrologic design. The Engineering Review Agency has not performed a detailed numerical check of the analysis submitted. Upon approval of the preliminary plat, the applicant can proceed with final drainage design in accordance with the concepts submitted in the impact study.

**Traffic Impact Study Summary:**

|                            |   |
|----------------------------|---|
| Consulting Engineer:       | Nick Ferlito, P.E., PTOE, Neel-Schafer, Inc.  |
| Date of Study:             | August 2016   |
| Number of Proposed Lots:   | 36  |
| Peak Hour A.M. Trips:      | 25  |
| Peak Hour P.M. Trips:      | 42  |
| Study Threshold Level:     | 1   |
| Conclusion:                | No improvements are required.   |
| Sight Distance Evaluation: | Sight distance was evaluated at the current condition and concluded that sight distance will cause no traffic operational problems for this proposed development. |

The following intersections were studied with the following conclusions:

Boudreaux Road at Bayou View Avenue & Proposed Entrance: All approaches are anticipated to operate at a LOS of B or better during AM and PM peak periods. Additionally, turn lane warrants analyses performed at this intersection indicated that turn lanes are not warranted.

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**The following items should be considered by the Planning Commission in their analysis of the case:**

- **No comments.**
- 

If you have any questions or comments, please do not hesitate to contact me at (225) 769-0546.

Sincerely,

**Engineer Review Agency for the Ascension Parish Planning Commission**



Shaun Sherrow, P.E.

CC: Deric J. Murphy, P.E., L.S.I., Quality Engineering & Surveying, LLC





**Description:** **Oakbourne Subdivision**  
McLin Taylor, Inc.  
(Council District 8)

**ATTACHMENTS:**

**Description**

Oakbourne Subdivision

**Upload Date**

9/6/2016

**Type**

Cover Memo

**MAJOR SUBDIVISION PRELIMINARY PLAT**

**A) Oakbourne**

The subject property is located on the north side of LA Hwy. 74 approximately 1,980 feet east of Bluff Road (LA Hwy. 928) in Council District 8 and zoned Medium Intensity (RM). The application is on behalf of Berthelot Holdings, LLC by McLin Taylor, Inc.

The property is approximately 19.9 acres and the applicant is proposing a private major subdivision containing 60 single family residential lots. Lots range from 65 – 75 feet wide with a minimum size of 9,122 square feet. The subdivision will include 1.8 acres of designated park space. The applicant is also asking for a waiver from the block length for the west side of Oakbourne Ave. (Section 17-4020.B) The applicant is also asking for a waiver for the side setback requirements for housing types ‘D’ and ‘E’ that would allow a reduction to 5’. (Section 17-4020.D.1.a)

**STAFF REVIEW COMMENTS**

Developer is proposing cascading sewer to a private sewer system which is against parish policy.

Staff agrees with lot length waiver request. Lot GS-3 is shown as park space and is doubling as a block break to comply with the ordinance. Notes were added to state that no obstructions would be placed on the lot and that, should the subdivision ever desire the streets go public, the HOA will provide the street connection to Oak Crossing Ave. to parish standards.

Staff does NOT agree with waiver request for side setbacks. Table ‘C’ of the Zoning Code is the standard for Major Subdivisions and requires side setbacks according building classification and lot width.

**ENGINEER REVIEW COMMENTS**

Preliminary Plat:

The Preliminary Plat has been reviewed by the Engineer Review Agent (ERA)  
Comments are attached.

Drainage impact study:

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

Traffic impact study:

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

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**STAFF RECOMMENDATIONS**

Staff recommends approval contingent on the plat being revised to reflect the developer providing an on-site sewer system following the parameters of the sewer ordinance or cascading to a parish owned facility.



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

September 2, 2016

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

**RE: Oakbourne Subdivision  
Preliminary Plat Review**

Mr. Fournier:

As the Engineering Review Agency for the Ascension Parish Planning Commission, we have reviewed the Preliminary Plat, Drainage Impact Study, and Traffic Impact Study submitted for the above referenced development for compliance with the Ascension Parish Subdivision Regulations and the Ascension Parish Development Code. Shown below are the comments made to the Consulting Engineer for the project as a result of our review of their submittals, as well as a description of their correction or response made to our comments (**shown in bold print**).

**Preliminary Plat**

1. Since this is a private subdivision, Section 17-4024 requires that the subdivisions restrictions must be approved by planning commission and recorded prior to acceptance of final plat. These restrictions need to address to accommodations for school buses, emergency vehicles, public utilities access, and street maintenance. Add note to preliminary plat stating that "Subdivision restrictions must be reviewed and approved by planning commission and recorded prior to acceptance of final plat." **Consultant has provided**
2. Remove the note stating, "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." This project is not proposing a ditch to convey sanitary sewer. **Consultant addressed this comment.**
1. Add a note stating, "This project is subject to development fees and traffic impact fees in accordance with the Ascension Parish ordinances. **Consultant has provided.**
2. The waiver request ("Section 17-4038 for block length for west side of Oakbourne Ave") does not fall under the proper ordinance section and should be updated to reflect the correct section. **Consultant has provided.**
3. Show the location and configuration of the proposed access gate. **Consultant has provided.**
4. The existing ditch is difficult to see as depicted and should be darkened or otherwise depicted more clearly. **Consultant addressed this comment.**
5. Note the flow direction of the existing ditch. **Consultant addressed this comment.**

6. Label the existing and rerouted portions of the ditch separately. **Consultant addressed this comment.**
7. Provide all greenspace landscaping details (e.g. tree and park space standards) as required per ordinance and denote upland park acreage. **Consultant addressed this comment.**
8. Depict all proposed pedestrian systems including sidewalks, walking paths, and trails in order to verify connectivity to greenspace. **Consultant addressed this comment.**
9. Depict the proposed pond outfall location. **Consultant has provided.**
10. Show line work to depict proposed roadway and medians. **Consultant has provided.**
11. Provide proposed cross-section of sidewalk details and any other pedestrian walkways. **Consultant has provided.**
12. Show all proposed drainage servitudes and widths in accordance with Section 17-4045E. **Consultant has provided.**
13. The side inlet drainage boxes on the typical section are to be precast instead of the currently depicted brick. **Consultant addressed this comment.**
14. Show the proposed sanitary sewer stacks with the typical street section. **Consultant has provided.**
15. Note the thickness of the asphalt and roadway base in the typical street section and ensure the specifications match the requirements for public roadways unless a variance is otherwise requested. **Consultant addressed this comment.**
16. Section 17-4044H states rear yard swales are required unless there exists a natural ridge or a variance is granted. In addition, all private drainage servitudes for swales should be noted. **Consultant addressed this comment.**
17. In order to ensure adequacy of the finished floor elevation, provide record inundation of the August 2016 flood. **Consultant will coordinate with the Parish to determine a record inundation for the project.**
18. State the proposed plan for all school buses picking up children. We recommend coordinating with the school board in order to have an acceptable plan in place. **Consultant responded, "The school bus pickup is planned to occur at the front entrance and use the turnaround outside of the front gate. We have been in contact with the Ascension Parish Board and will continue to refine the front entrance geometry in the construction planning phase."**
19. Clearly label the proposed drainage servitude of the ditch through GS-1. **Consultant has provided.**
20. Section 17-4044H states rear yard swales are required unless there exists a natural ridge or a variance is granted. This needs to be addressed on the preliminary plat. **Consultant has provided.**
21. Provide a legend showing hatching designations for the shaded region and sidewalks. **Consultant has provided.**
22. Pumping sanitary sewer (aka "cascading") to an offsite private treatment plant is no longer allowed. Show proposed location of treatment plant. **Consultant responded, "This exact system design concept was approved by the Parish and Parish Attorney a few months ago in the spring of 2016 for the Grove at Ascension subdivision (Lift station onsite pumping to an offsite non-parish owned plant). We would like to know when these changes (new requirements) were made and if they were by ordinance. We also aren't sure why the Parish would want to create an additional discharge point when they are trying to consolidate the sewer systems. We have contacted the Parish with these inquiries and are awaiting input/response."**

#### *Staff Comments*

3. Verify park space acreage is correct, consistent, and meets ordinance requirements. **Consultant has provided.**
4. Note the existing and proposed ditch widths at the front of the property. **Consultant has provided.**

5. Hatch or otherwise make the delineation between flood zones 'X' and 'A' more clear. **Consultant has provided.**
6. Since there are no plans to construct a street on lot GS-3, it should be stated that no obstructions of any kind will be placed on Lot GS-3. It should also be noted that if the streets in Oakbourne are ever made public, the roadway shall be paved to the rear of Lot GS-3 so that it may tie in to Oak Crossing Ave. **Consultant has provided.**

#### **Drainage Study**

1. Separate all onsite areas from the pre developed and post developed hydrographs in order to ensure that the site does not increase post developed runoff when compared to pre developed conditions. There may be additional comments regarding CN values and time of concentration values after reviewing the drainage areas have been revised and resubmitted. **Consultant addressed this comment.**
2. According to the HEC-RAS model for the post-developed re-routed ditch, the top bank width will be about 30 ½ feet. Per section 17-4045-E, a minimum servitude width of twenty (20) feet must be provided on each side from the top banks of the ditch. The proposed preliminary plat only leaves about 7 ½ feet on the left side of the ditch, which is not sufficient for satisfying servitude width requirements. **Consultant revised plat to show necessary servitude width.**
3. Provide preliminary estimates for how much flood plain volume this site provides, how much is taken away from the proposed fill, how much additional storage will be generated, and note the proposed method for storage creation. **Consultant has provided.**
4. More in-field topographic surveying is needed during the construction planning phase in order to verify that onsite areas 10B and 10C are draining towards the rear wales of Lakes at Dutchtown Subdivision as indicated on the pre-developed watershed map. **Consultant acknowledged this requirement.**
5. The combined flow from the onsite areas draining to Outfall 20 is greater than the existing conditions. Therefore, additional detention is required for the proposed pond. **Consultant provided additional information to confirm that total flows are correct and that additional detention is not warranted.**

#### **Traffic Impact Study Comments:**

1. No comments.

#### **Drainage Impact Study Summary:**

|                           |  |
|---------------------------|--|
| Consulting Engineer:      | William L. "Billy" Taylor, II, P.E., P.L.S                 |
| Date of Study:            | July 2016  |
| Size of Development:      | 19.9 acres   |
| Existing Land Use:        | Pasture with Trees   |
| Receiving Basin:          | Johnson Bayou  |
| FEMA Flood Zone:          | A & X  |
| 100-year Flood Elevation: | 15.0 ft  |
| Record Inundation:        | None provided by Parish.                                   |
| Offsite Drainage Area:    | Approximately 60 acres                                     |
| Fill Mitigation:          | Fill mitigation is being addressed with the proposed pond. |

Storm Water Mitigation: Detention pond proposed

The Drainage Impact Study substantially conforms to the requirements of the Drainage Impact Study Policy included in the Subdivision Regulations. The Engineering Review Agency has performed a review of the input parameters and results of the submitted drainage calculations for compliance with the Subdivision Regulations and generally accepted practices for storm water hydrologic design. The Engineering Review Agency has not performed a detailed numerical check of the analysis submitted. Upon approval of the preliminary plat, the applicant can proceed with final drainage design in accordance with the concepts submitted in the impact study.

**Traffic Impact Study Summary:**

Consulting Engineer: Pranseth Malisetty, P.E., PTOE, Neel-Schafer, Inc.  
Date of Study: June 2016  
Number of Proposed Lots: 60  
Peak Hour A.M. Trips: 52  
Peak Hour P.M. Trips: 66  
Study Threshold Level: 1  
Conclusion: No improvements are required.  
Sight Distance Evaluation: Sight distance was evaluated at the current condition and concluded that sight distance will cause no traffic operational problems for this proposed development.

The following intersections were studied with the following conclusions:

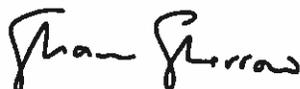
La 74 at Proposed Entrance: All approaches are anticipated to operate at a LOS of C or better during AM and PM peak periods. Consultant does not recommend any improvements.

The following items should be considered by the Planning Commission in their analysis of the case:

- The applicant needs to resolve the sewer collection options with the Parish prior to submitting construction plans.
- Approval of the preliminary plat as submitted requires granting approval to waivers for:
  - Block length for west side of Oakbourne Ave.
  - Side setback requirements of housing types D & E

If you have any questions or comments, please do not hesitate to contact me at (225) 769-0546.

Sincerely,  
Engineer Review Agency for the Ascension Parish Planning Commission



Shaun Sherrow, P.E.

CC: William L. "Billy" Taylor, II, P.E., P.L.S., McLin Taylor, Inc.

