



PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT

Planning Commission

October 12, 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 September 14, 2016 Planning Commission Meeting**
- 8. Consent Agenda**
 - (A) **Affidavit of Mortgage Declaration**
Ricky and Sherri Villar Property - Lot 2-A-2 (44196 Gerald Villar Rd, St. Amant, LA)
 - (B) **Affidavit of Mortgage Declaration**
Jeff Gautreau/Masie Pines, LLC - Lot D (40359 Hwy 621, Gonzales, LA)
This item was removed from agenda. Letter of No Objection was received from lending agency.
 - (C) **Affidavit of Mortgage Declaration**
Rowan Mark and Annette Boutwell Property - 0.50 acre lot (45330 Gold Place Rd, St. Amant, LA)
- 9. Public Hearing to Approve or Deny the Following Family Partition:**
 - (A) **Danny and Patricia Thibodeaux Property - Lots A-1-A & A-1-B**
Louisiana Land Surveying, Inc.
(Council District 4)
- 10. 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)

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

- (A) **Hidden Farms**
~~Centerline Engineering & Land Surveying, LLC
(Council District 7)~~
This item was pulled from the agenda prior to the meeting by the engineer.
- (B) **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.
- (C) **Maple Grove**
Quality Engineering & Surveying, LLC
(Council District 6)

12. Staff Report

13. Engineering Staff Report

14. Adjourn



Description: Approval or Denial of the Minutes of the September 14, 2016 Planning Commission Meeting

ATTACHMENTS:

Description

Sept 14, 2016 Planning Commission Minutes

Upload Date

9/28/2016

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
September 14, 2016**

The Planning Commission of the Parish of Ascension held a Public Meeting on Wednesday, September 14, 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, Julio Dumas

The following members were absent:

Edward Dudley

III. Pledge of Allegiance

IV. Introduction of Staff

Stacie Webb – Secretary, Planning and Development
Cody Martin, Legal Counsel
Jerome Fournier, Director, Planning and Development
Eric Poche, Planner
Lance Brock, Zoning Official
Shaun Sherrow, Engineering Review Agent

Chairman Pryor recognized the following Parish Councilmen in the audience:
Councilman John Cagnolatti, Councilman Aaron Lawler, Councilman Bill Dawson
and Councilman Doc Satterlee

V. Chairman's Comments

Chairman had no comments.

VI. Approval or Denial of the Minutes of the August 10, 2016 Planning Commission Meeting

Commission Action: Motion by Mr. Morrie Bishop, seconded by Mr. Anthony Christy and unanimously adopted, to approve the August 10, 2016 Planning Commission minutes as presented.

VII. Consent Agenda

A) Affidavit of Mortgage Declaration

James M. Hebert Jr. Property – Lot 30 of Summerfield North Subd

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

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

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.

Mr. Deric Murphy with Quality Engineering and Surveying, LLC representing America Homeland, LLC presented this preliminary subdivision plat.

Mr. Murphy expressed with light of recent events they are asking to defer hearing this preliminary plat until next month's regularly scheduled meeting in order to address any items that may need to be addressed.

Public hearing was opened.

No comments.

Public hearing was closed.

B) Oakbourne Subdivision

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.

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.

Mr. Ross Berthelot with Berthelot Holdings, LLC presented this preliminary subdivision plat.

Mr. Berthelot explained he reached out to Councilwoman Terri Casso on August 1st and shared with her his plans for the development of this subdivision. At that time he said to her he would be available to answer any questions or concerns she or her constituents might have regarding his development. He said she thanked him for letting her know and would let him know if there were any concerns. Just today Mr. Berthelot stated Councilwoman Casso contacted him asking him to defer his project until next month's Planning Commission meeting in light of the recent devastating floods in the Parish. He went on to say that Councilwoman Casso stated she has received several calls and emails concerning flooding in her district and she thought it might be beneficial for all if Mr. Berthelot took some time to meet with the concerned residents and explain how his approved drainage plans will affect the area. Mr. Berthelot stated, at Councilwoman Casso's request, he would like to defer his item until next month's regularly scheduled Planning Commission meeting and he will take this time to address the adjacently property owners drainage concerns.

Public hearing was opened.

The following spoke:

- 1 – Jeff Heggland** – concerns regarding waiver of block requirements, future road connection and green space, traffic, drainage and waiver of the setbacks.
- 2 – Randy Ishee** – concerns regarding drainage, traffic, and environmental impact on neighboring residences during construction.
- 3 – Al Babin** – concerns regarding traffic and drainage.
- 4 – James Falgout** – doesn't have a problem with the subdivision type, just have concerns with the traffic study.
- 5 – Councilman Bill Dawson** – explained some of the reasons for the increased traffic post flood event and also concerns regarding the temporary relaxations on elevations that's been put in place since the flood.
- 6 – Councilman Aaron Lawler** – would like to have the restrictions of this subdivision at next month's meeting.
- 7 – Joel Sanchez** – concerns regarding the traffic study and the overflow of drainage.
- 8 – Steve Lessard** – concerns regarding traffic and drainage.
- 9 – Richard Kelley** – concerns regarding setbacks and privacy.
- 10 – Leslie Dupre** – concerns regarding privacy and road connectivity into their subdivision in the future.

Mr. Ross Berthelot stated he will arrange a meeting with the organized HOA's of Lakes at Dutchtown and Moss Pointe and any adjacent property owner that

wishes to voice these concerns. He also stated he would make available for this meeting as well as next month's meeting, a draft of the subdivision restrictions.

Public hearing was closed.

IX. Staff Report

No report.

X. Engineering Staff Report

Mr. Shaun Sherrow gave a status report on projects:

6 – Subdivisions under construction

8 – Sets of construction plans that are under review

XI. Adjourn

Motion was made by Mr. Aaron Chassion, seconded by Mr. Julio Dumas and unanimously approved, meeting was adjourned at 6:33 p.m.

Matthew Pryor, Chairman



Description: Affidavit of Mortgage Declaration

Ricky and Sherri Villar Property - Lot 2-A-2 (44196 Gerald Villar Rd, St. Amant, LA)

ATTACHMENTS:

Description

Ricky & Sherri Villar-Consent

Upload Date

9/28/2016

Type

Cover Memo

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



October 12, 2016

A) Ricky and Sherri Villar Property – Lot 2-A-2 (44196 Gerald Villar Rd, St. Amant)
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



August 31, 2016

J P Morgan Chase and Co.
P. O. Box 78420
Phoenix, AZ 85062

RE: Application to Subdivide Lot 2-A-2 (Ricky P. and Sherri L. Villar)

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 2-A-2 for Ricky P. and Sherri L. Villar (44196 Gerald Villar Road, St. Amant, LA 710774) that the applicant has applied through our office to subdivide his or her property.

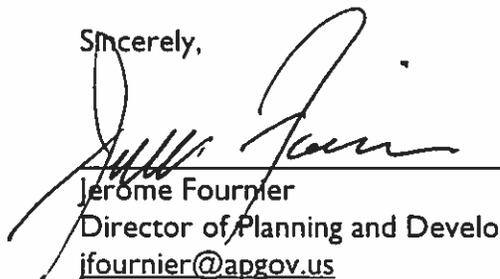
As defined by the ordinance, you may submit a letter of objection or no objection to our office by October 4, 2016 or can appear at a public hearing on October 12, 2016 to hear the proposed subdivision and be given the opportunity to make a presentation to the planning commission as to whether or not 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

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, Ricky P Villar, Sr who, avers that he/she is the legal owner of Lot 2-A-2, Sec 12, T9S, R3E (lot/tract description), for which the Applicant seeks approval of a plat to subdivide the above described immovable property.

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

	<u>Name</u>	<u>Mailing Address</u>
1)	<u>Ricky Villar</u>	<u>44196 Gerald Villar Rd St. Amant, LA 70774</u>
2)	<u>Sherril Villar</u>	<u>44196 Gerald Villar Rd St. Amant, LA 70774</u>
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)

JPMORGAN CHASE AND CO.

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

P.O. Box 78420 Phoenix, AZ 85062

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



- Name of the Borrower (debtor on the mortgage)

Ricky P. Villar & Sherri L. Villar

- Account number or Reference number

1786098729

- Borrower's municipal address

44196 Gerald Villar Rd St. Amant LA 70774

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

Lot 2-A-2

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

- Name of Subdivision in which the property is located

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

Sec. 12, T9S, R3E, 8.69 AC.

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.

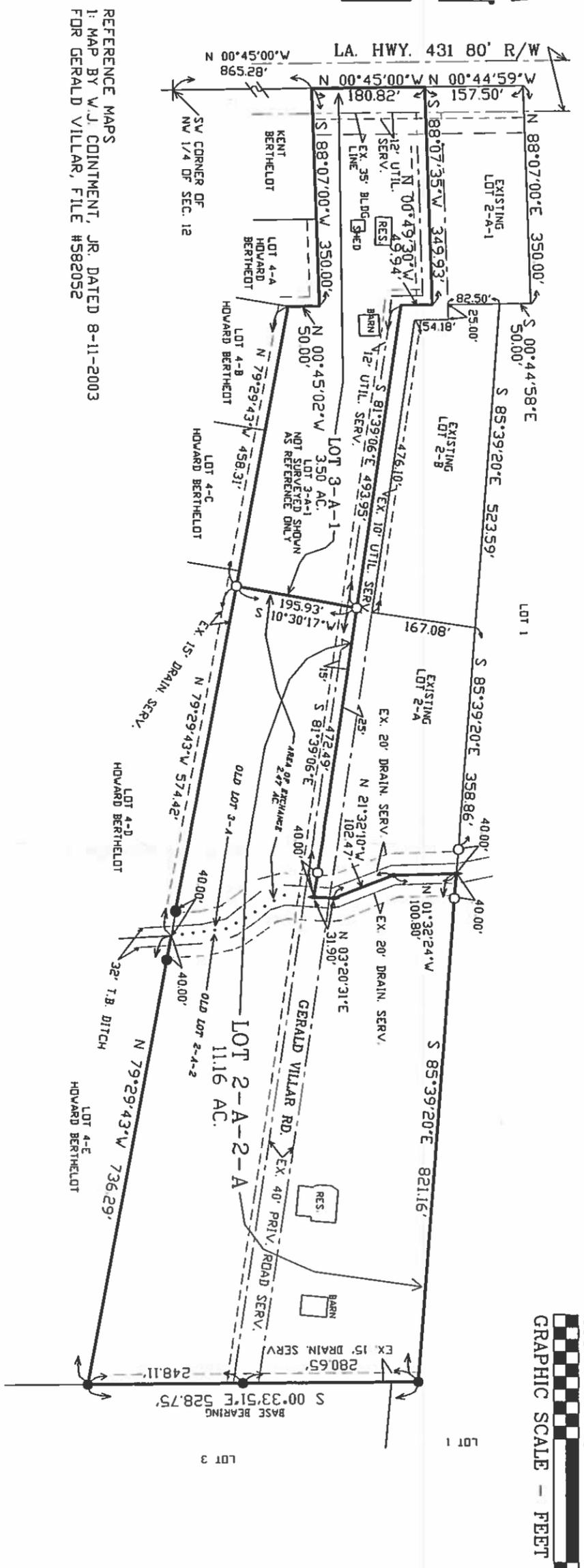
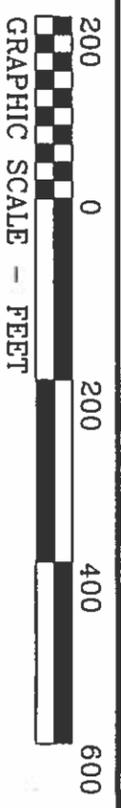
THUS SWORN, DONE, AND SIGNED on the 4 day of August, 2016

WITNESS:
[Signature]
Printed Name: Lindsey Delaine

APPLICANT:
[Signature] Sherril Villar
Printed Name: ROCKY PULLAROSE Sherril Villar

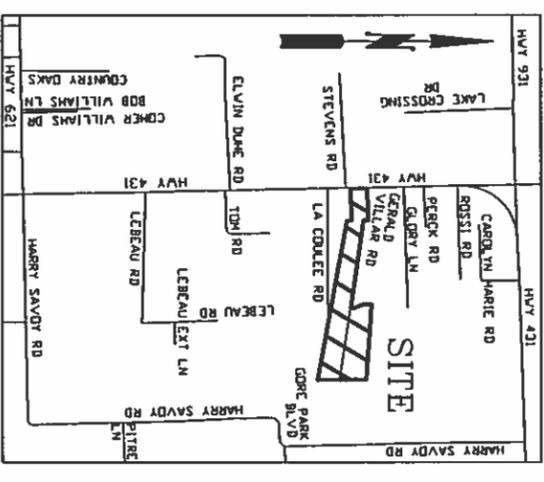
[Signature]
NOTARY
Donna Sheets
Printed Name:
32596
Notary # or La. Bar #

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



REFERENCE MAPS
 1: MAP BY W.J. COINTMENT, JR. DATED 8-11-2003
 2: FOR GERALD VILLAR, FILE #582052

VICINITY MAP SCALE 1" = 2000'



- LEGEND**
- CLASS "C" SURVEY
 - SET IRON RODS 1/2"
 - ▲ FOUND IRON PIPE 1/2"
 - △ FOUND NAIL & WASHER
 - SET NAIL & WASHER
 - ◆ LDM R/V MARKER
 - POWER POLE
 - ↓ CALCULATED POINT
- ASCENSION PARISH ZONING SETBACKS
 APPROX. BASE FLOOD ELEV. = 12.5'
 DELINEATION OF JURISDICTION WETLANDS
 HAS NOT BEEN REQUESTED NOR IS PART
 OF THIS SURVEY.

BASE BEARING FROM MAP BY W.J. COINTMENT, JR. DATED 8-11-2003
 THE ORIGINAL BEARING OF THIS WORK IS THE PROPERTY OF
 THE SURVEYOR. REPRODUCTION OF THIS PRINT IS
 PROHIBITED EXCEPT BY WRITTEN PERMISSION OF THIS FIRM.
 ADDITIONAL INFORMATION IS OFTEN ADDED IN A CONTINUOUS
 UPDATING PROCESS. CHECK FOR LATEST REVISION DATE BEFORE
 ACTING ON DATA SHOWN. THIS FIRM IS NOT RESPONSIBLE FOR
 ACTIONS OR PROJECTS TAKEN BASED UPON OBSOLETE DRAWINGS
 FOR WHICH THIS FIRM WAS NOT SPECIFICALLY CONSULTED AND
 WRITTEN PERMISSION RECEIVED. SERVICES AND/OR RIGHTS-
 OF-WAY OTHER THAN THOSE NOTED MAY EXIST ON THIS PROPERTY
 AND OWNERS OR POTENTIAL BUYERS SHOULD BE AWARE THAT
 ABSTRACTING OF TITLE TO THIS PROPERTY TO SHOW ALL
 ENCUMBRANCES WAS NOT WITHIN THE SCOPE OF THIS SURVEY.

APPROX. BASE FLOOD ELEV. = 12.5'
 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 COMM. 221013-0065 E
 OF ASCENSION PARISH, LA. THIS PROPERTY
 LIES WITHIN FLOOD HAZARD ZONE AC
 PARISH ZONING... PER MAP DATED 8-3-2011



PROPERTY BOUNDARY SURVEY

OF
 THE SUBDIVISION OF LOT 2-A-2, BEING THE
 PROPERTY OF RICKY P. VILLAR AND LOT 3-A,
 BEING THE PROPERTY OF GYLYNN VILLAR, INTO
 LOTS 2-A-2-A AND 3-A-1, SITUATED IN THE NW
 1/4 OF SECTION 12, T9S, R3E, SED., EAST OF
 THE MISS. RIVER, ASCENSION PARISH, LA.
 NOTE: THIS IS AN EXCHANGE OF PROPERTY, NO NEW LOTS ARE CREATED.

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

CERTIFICATION
 THIS PLAT WAS PREPARED AND CERTIFIED FOR THE EXCLUSIVE USE OF
RICKY P. VILLAR
GYLYNN VILLAR

NO ATTEMPT HAS BEEN MADE BY W.J. COINTMENT
 SURVEYORS TO VERIFY ACTUAL LEGAL OWNERSHIP
 TITLE, DEED RESTRICTIONS, SERVITUDES, EASEMENTS,
 PROPERTY AS STIPULATED OR OTHER THAN
 THOSE FURNISHED BY THE OWNER OR CLIENT.

REVISIONS:
 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" = 200'
 DATE: 8-30-2016

CLINT J. COINTMENT, PLS.
 LAND SURVEYOR
 FB F PG REF. 5896
 16408



Description: Affidavit of Mortgage Declaration

Jeff Gautreau/Masie Pines, LLC - Lot D (40359 Hwy 621, Gonzales, LA)

This item was removed from agenda. Letter of No Objection was received from lending agency.



Description: Affidavit of Mortgage Declaration

Rowan Mark and Annette Boutwell Property - 0.50 acre lot (45330 Gold Place Rd, St. Amant, LA)

ATTACHMENTS:

Description

Rowan Mark & Annette Boutwell-Consent

Upload Date

9/28/2016

Type

Cover Memo

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



October 12, 2016

C) Rowan Mark and Annette Boutwell Property – 0.50 acre lot (45330 Gold Place Road, St. Amant)
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



September 13, 2016

Ocwen Loan Servicing, LLC
P. O. Box 24738
West Palm Beach, FL 33416-4738

RE: Application to Subdivide 0.50acre lot (Rowan Mark & Annette Boutwell)

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 a 0.50 acre lot for Rowan Mark and Annette Boutwell (45330 Gold Place Road, St. Amant, LA 70774) that the applicant has applied through our office to subdivide his or her property.

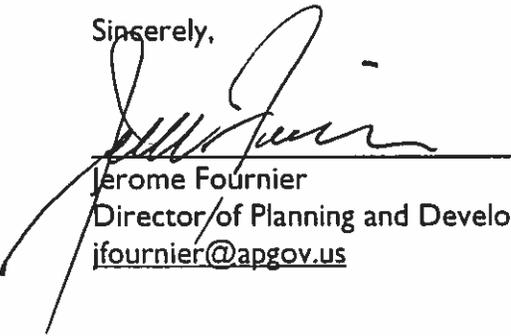
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Please find attached a copy of the affidavit of mortgage verification received from the applicant by our office which further describes the property and loan information.

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

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

- Name of the Borrower (debtor on the mortgage)

Rowan Mark + Annette Boutwell

- Account number or Reference number Account # 7438757122

- Borrower's municipal address 45330 Gold Place Rd. St. Amant, LA 70774

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

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

- Name of Subdivision in which the property is located N/A

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

Section 18, T9S, R4E,

(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.

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Tommy Martinez
Parish President

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

THUS SWORN, DONE, AND SIGNED on the 14 day of July, 2016

WITNESS:

Leslie Delahoussaye

Printed Name: Leslie Delahoussaye

APPLICANT:

Roman Mark Bontwell

Printed Name: Roman Mark Bontwell

John C. Hebert
NOTARY

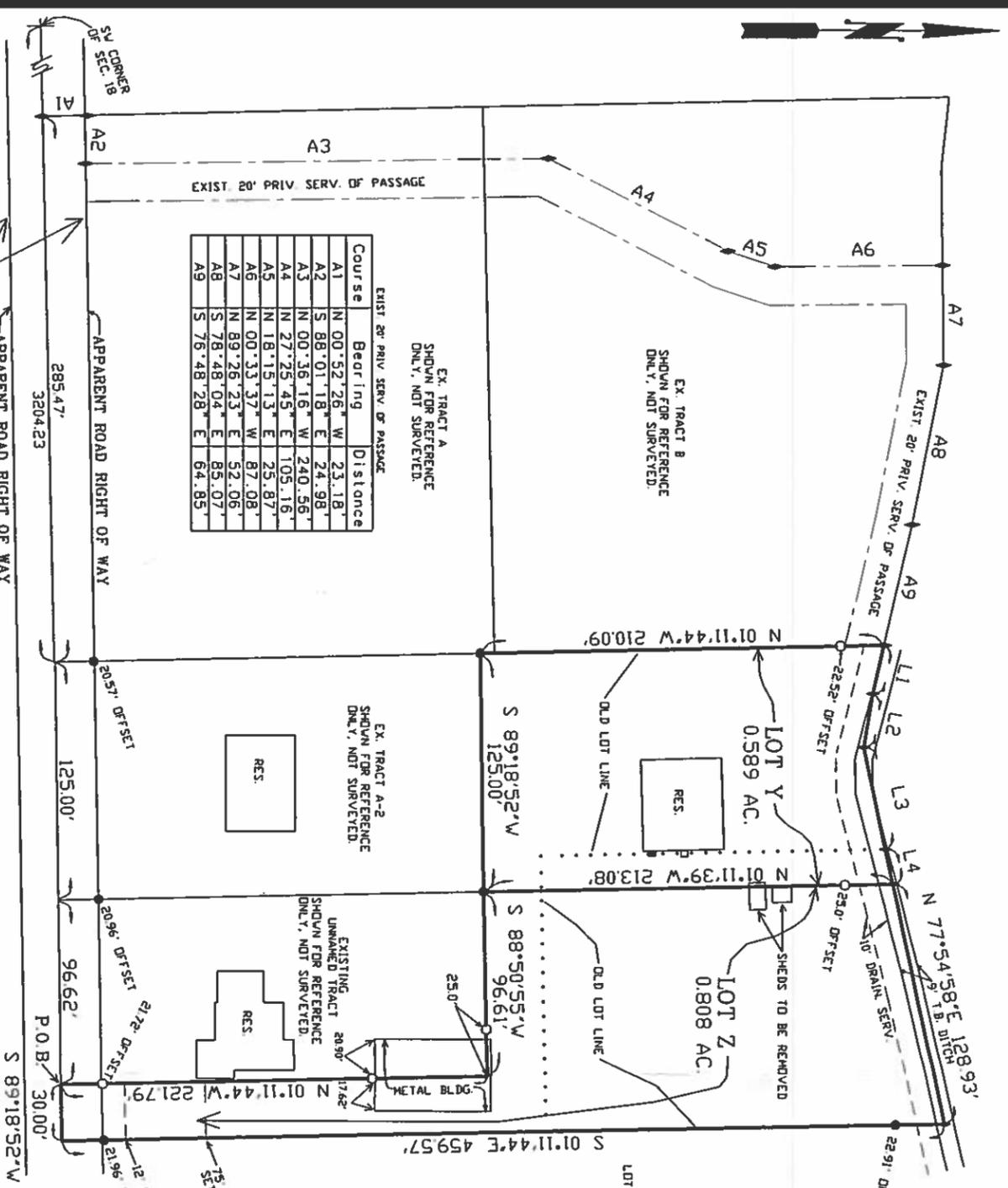
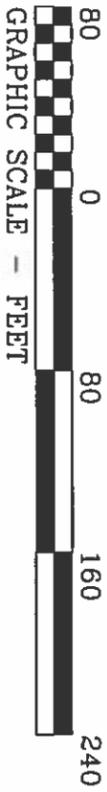
Printed Name:

JP 03-3

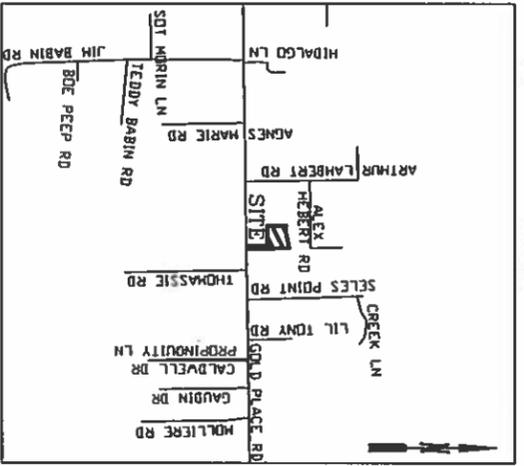
Notary # or La. Bar #

John C. Hebert
Judge 3rd Justice Court
44073 Gold Place Rd.
St. Amant, LA 70774

Course	Bearing	Distance
L1	S 76°48'25" E	25.84'
L2	S 80°29'15" E	28.43'
L3	N 78°11'58" E	54.59'
L4	N 77°54'58" E	18.73'



Course	Bearing	Distance
A1	N 00°52'26" W	23.18'
A2	S 88°01'18" E	24.98'
A3	N 00°36'16" W	240.56'
A4	N 27°25'45" E	105.16'
A5	N 18°15'13" E	25.87'
A6	N 00°33'37" W	87.08'
A7	N 89°26'23" E	52.06'
A8	S 78°48'04" E	85.07'
A9	S 76°48'28" E	64.85'



PROPERTY BOUNDARY SURVEY OF

THE SUBDIVISION OF AN UNNAMED LOT, BEING THE PROPERTY OF BRENT SCHEXNAYDER, AND A 0.50 AC. + LOT AS SHOWN ON MAP OF LESTER A. MCLIN, JR. DATED 9-25-1991 AND RECORDED IN THE PARISH OF ASCENSION FILE #294682, INTO LOTS Y AND Z, SITUATED IN SEC. 18, T9S, R4E, SED., EAST OF THE MISS. RIVER, ASCENSION PARISH, LA.
 NOTE: THIS IS AN EXCHANGE OF PROPERTY, NO NEW LOTS ARE BEING CREATED.

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

BRENT SCHEXNAYDER
ROWAN M. BOUTWELL

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: 8-24-2016



LEGEND
 CLASS 'C' SURVEY
 SET IRON RODS 1/2"
 FOUND IRON PIPE 1/2"
 FOUND NAIL & WASHER
 SET NAIL & WASHER
 LDH R/V MARKER
 POWER POLE
 CALCULATED POINT

REFERENCE MAPS
 1. MAP BY DAVID L. PATERSON DATED 9-25-2001, OF THE WILLIAM P. LAMBERT PROPERTY, FILE #717428
 2. MAP BY LESTER A. MCLIN, JR. DATED 9-25-1991 FOR KENNETH WOODS, FILE #294682
 3. MAP BY JOHN P. EARLES, III DATED 10-27-1983 FOR ANGELA & ROBERT LAMBERT, FILE #206520

NO ATTEMPT HAS BEEN MADE BY U.J. COINTMENT SURVEYORS TO VERIFY ACTUAL LEGAL DIMENSIONS. TITLE DEED RES. ON FILED RECORDS ON THE PROPERTY AS SHOWN ON THIS PLAT OTHER THAN THOSE FURNISHED BY THE OWNER OR CLIENT.
 APPROX. BASE FLOOD ELEV. = 8.7'
 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 COMM. 220013-0065 E OF ASCENSION PARISH, LA. THIS PROPERTY LIES WITHIN FLOOD HAZARD ZONE AC PARISH ZONING, R, PER MAP DATED 8-3-2011

CLINT J. COINTMENT, PLS.
 LAND SURVEYOR
 FBF PG REF.
16274



Description: Danny and Patricia Thibodeaux Property - Lots A-1-A & A-1-B
Louisiana Land Surveying, Inc.
(Council District 4)

ATTACHMENTS:

Description	Upload Date	Type
Danny & Patricia Thibodeaux	10/4/2016	Cover Memo

October 12, 2016

FAMILY PARTITION

- A) **Danny and Patricia Thibodeaux Property – Lots A-1-A & A-1-B**
The subject property is located on the east side of LA Hwy 73 approximately 2,250 feet north of LA Hwy 621 in Council District 4 and is zoned Medium Intensity Residential (RM). The application is on behalf of Danny and Patricia Thibodeaux by Louisiana Land Surveying, Inc.

The owner is proposing a family partition of a 2.476 acre tract (Tract A-1) into Tract(s) A-1-A (1.786 acres) and A-1-B (.690 acres). The applicant(s) will retain Tract A-1-A and transfer Tract A-1-B to their daughter. Lot A-1-B will be accessed by an existing 20' servitude of passage.

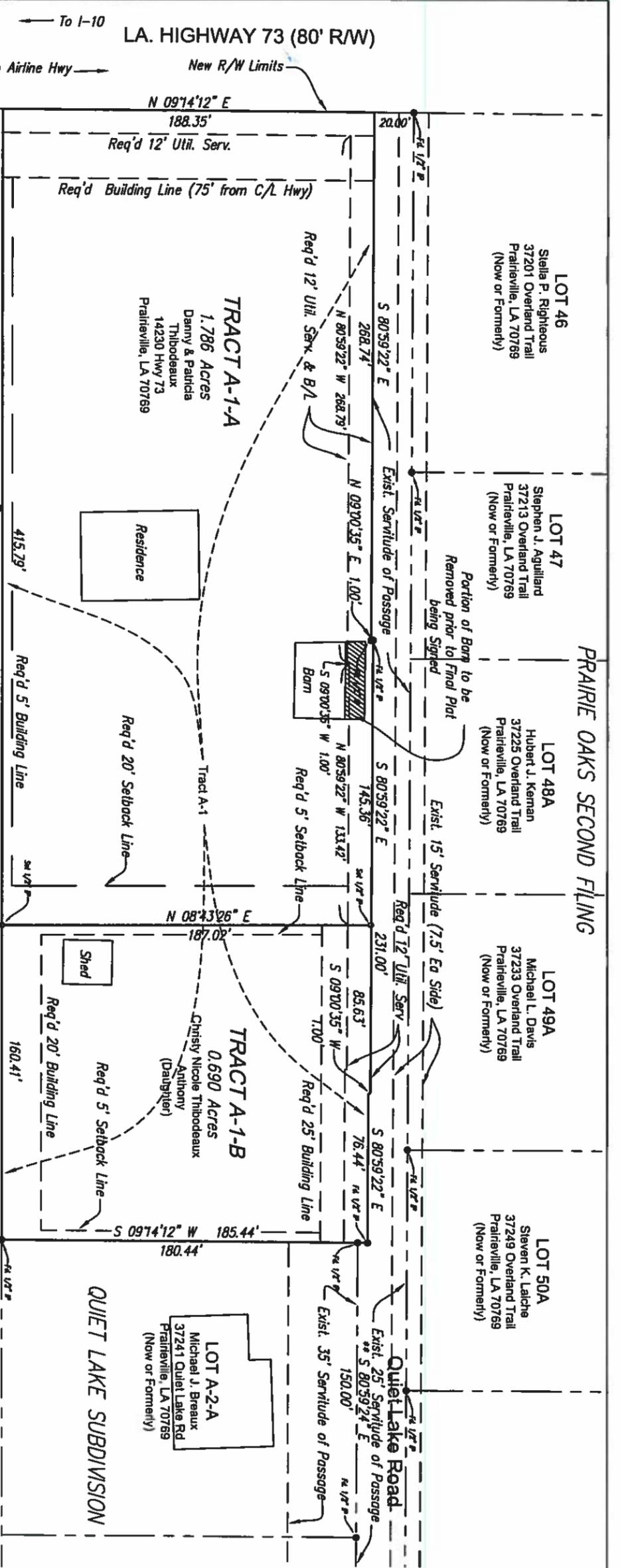
STAFF REVIEW COMMENTS

All items as per ordinance have been addressed on the plat along with the required notes, labels, setbacks and servitudes as per Paragraph 17-406 of the Subdivision Regulations.

To remove the conflict, a portion of the existing barn must be removed from the proposed 12' utility servitude as noted on the map prior to the final plat being signed.

STAFF RECOMMENDATIONS

This property division appears to follow the intent of the family partition section of the ordinance. The owner(s) have owned the property for at least three years or prior to January 1, 2015 as required by Paragraph 17-4026.B. In the event the commission concurs with the staff analysis, staff recommends approval contingent on that portion of the existing barn being removed out of the proposed 12' utility servitude as noted on the family partition plat and that all conveyance documents be completed and recorded according to Paragraph 17-4026.F of the Subdivision Regulations.



Bertheau Properties LLC
14214 Hwy 73
Prairieville, LA 70769
(Now or Formerly)

Joshua M. Beck
14200 Hwy 73
Prairieville, LA 70769
(Now or Formerly)

LOT A-2-A
Michael J. Braux
37241 Quiet Lake Rd
Prairieville, LA 70769
(Now or Formerly)

REFERENCE MAP:
1. Survey Plat of Tract A-1, A-2, A-3 & A-4, Situated in Section 33, T-9S, R-2E, S.E.D., East of the Mississippi River, Ascension Parish, for Steve M. Johnson, Jr. by W.J. Carment, Jr., Last revised November 14, 1990. Recorded as Map # 245219 in the Official Records for Ascension Parish, Louisiana.
2. Survey of Quiet Lake Subdivision, Situated in the SW/4 Section 33, T-9S, R-2E, Southeastern Land District, East of the Mississippi River, Ascension Parish for Steve Johnson, Jr. by W.J. Carment, Jr., Dated December 3, 1992. Recorded as Map # 311048 in the Official Records for Ascension Parish, Louisiana.
3. Final Plat of Prairie Oaks, Second Filing, Recorded as Map #372231 in the Official Records for Ascension Parish, Louisiana.

BUILDING SETBACKS:
Rear: 20 ft.
Side: 5 ft.
Front: 10 ft. (Per Table B of the LDC)

- NOTES:**
1. THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. NO ATTEMPT HAS BEEN MADE BY LOUISIANA LAND SURVEYING, INC. TO VERIFY TITLE, ACTUAL OWNERSHIPS, OR OTHER BURDENS ON THE PROPERTY.
 2. THE BEARINGS SHOWN HEREON ARE BASED ON REFERENCE MAP NO. 111157.
 3. NO WETLANDS DETERMINATION WAS REQUESTED NOR MADE AND IS NOT PART OF THIS SURVEY.
 4. ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP PANEL NO. 22095C 0040E, EFFECTIVE AUGUST, 18 2007, THIS PROPERTY IS LOCATED IN FLOOD ZONE X.
 5. BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE ASCENSION OFFICE OF PLANNING AND ZONING, FLOOD OFFICE AT 225-421-5700.
 6. DATE OF FIELD SURVEY: JULY 2016
 7. ZONING: MEDIUM INTENSITY RESIDENTIAL (MUR)
 8. SEWER: INDIVIDUAL SEWER TREATMENT SYSTEMS.
 9. DRAINAGE NOTE: ANY NEW DRAINAGE DITCH REQUIRED BY THE SUBDIVISION OF THIS PROPERTY FOR THE PURPOSE OF TRANSPORTING RUNOFF OR SEWAGE TREATMENT PLANT EFFLUENT TO AN EXISTING PARISH MAINTAINED DITCH SHALL BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNERS.
 10. WATER SUPPLY: SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.

PERMITS:
The construction of streets shown hereon, if not previously dedicated, are hereby dedicated to the general use of the public. All easements shown as servitudes are granted to the public for use of utility, sewer, water, 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 the purpose for which the servitude was granted.

SEWERAGE:
No person shall provide or install a method of sewage treatment and 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.

PRIVATE ACCESS SERVITUDE USE & MAINTENANCE NOTE:
The roads and servitudes shown on this plat subject to private access servitudes are hereby dedicated to the general use of the public. All easements shown as servitudes are granted to the public for use of utility, sewer, water, 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 the purpose for which the servitude was granted.

APPROVED:
CHAIRMAN - ASCENSION PARISH PLANNING COMMISSION

TRACT A-1 - DANNY AND PATRICIA THIBODEAUX PROPERTY
INTO
TRACTS A-1-A & A-1-B
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, T-9-S, R-2-E, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH LOUISIANA

CERTIFICATION
THIS IS TO CERTIFY THAT THIS PLAT CONFORMS TO LA REVISED STATUTES AS SET BY SEC. 1 AND COMPLIES WITH ALL PARISH REQUIREMENTS FOR THE SUBDIVISION OF LAND AND EXCEEDS THE REQUIREMENTS OF THE PARISH RECORDS.

PRELIMINARY ONLY

FOR PARISH REVIEW (RE-SUBMITTED 9/6/2016)

CURTIS M. CHANEY, P.L.S.

DATE: _____



DANNY THIBODEAUX (PROPERTY OWNER) _____ DATE _____

PATRICIA THIBODEAUX (PROPERTY OWNER) _____ DATE _____

DRAWN	DATE	CHECKED	FILE NAME	SCALE
RS/PA	02/26/2016	CMC	16-067 RS1.DWG	AS SHOWN



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

ATTACHMENTS:

Description	Upload Date	Type
Camellia Cove	10/4/2016	Cover Memo

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

All elements of the subdivision as per ordinance have been provided and addressed on the plat along with the required notes, labels, setbacks and servitudes as per Paragraph 17-406 of the Subdivision Regulations.

The record inundation has been updated (10.35') and is below the current Base Flood Elevation (12.0') for the property. The entire site lies within the 'AE' Flood Zone and all homes will be constructed in compliance with current elevation requirements. The developer is proposing a sewer treatment plant that will eventually be donated to the parish. All other comments have been addressed by the consultant.

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 per current ordinance and should the commission concur with staff's analysis, staff recommends approval.

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.

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



September 27, 2016

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

RE: **Camellia Cove**
Preliminary Plat Submittal
QES W.O. # 16-045

Dear Mr. Fournier:

As you are aware, we asked the Planning Commission to defer the Preliminary Plat for Camellia Cove from on the September 14th meeting to the October 12th meeting. We originally submitted the Preliminary Plat package on July 20th in order to meet the planning deadline. Since that time, we have worked diligently to address any questions, concern, or revisions that the parish had requested from us. Prior to the September 14th meeting, all of the outstanding items had been addressed and as noted under Staff Recommendations, "The proposed plat meets all guidelines for a major subdivision and staff recommends approval."

However, due to the weather events of August and the pursuant flooding that occurred we wanted to take time to evaluate how they affected the area immediate to this development. The Preliminary Plat package was submitted with the understanding that the Base Flood Elevation for this area is 12.0'. We investigated the peak water level for this property and determined it to be 10.35', or 1.65' below the Base Flood Elevation.

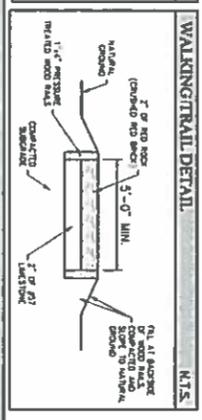
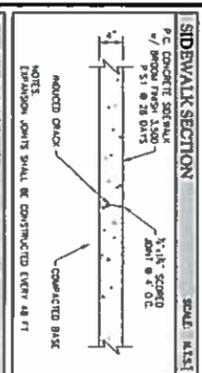
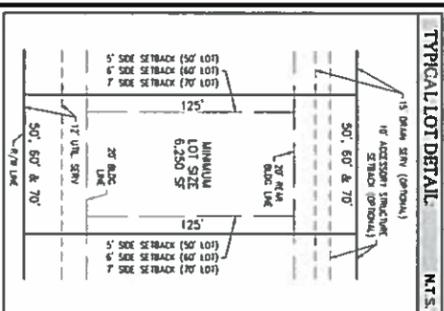
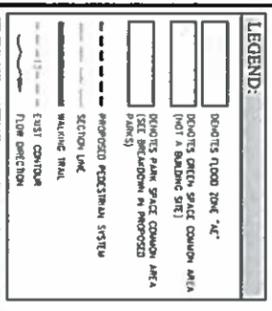
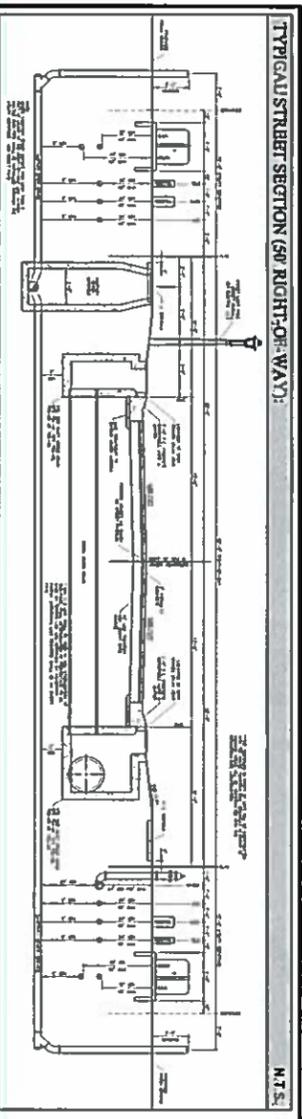
Therefore, no additional changes are currently needed at this time and we ask that the previously submitted Preliminary Plat, Traffic Impact Study and Drainage Impact Study submittals that received your recommendation for approval stand as submitted. However, if you should have any questions or comments concerning this matter, please do not hesitate to contact me.

Sincerely,
QUALITY ENGINEERING & SURVEYING, LLC

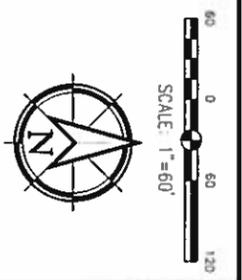
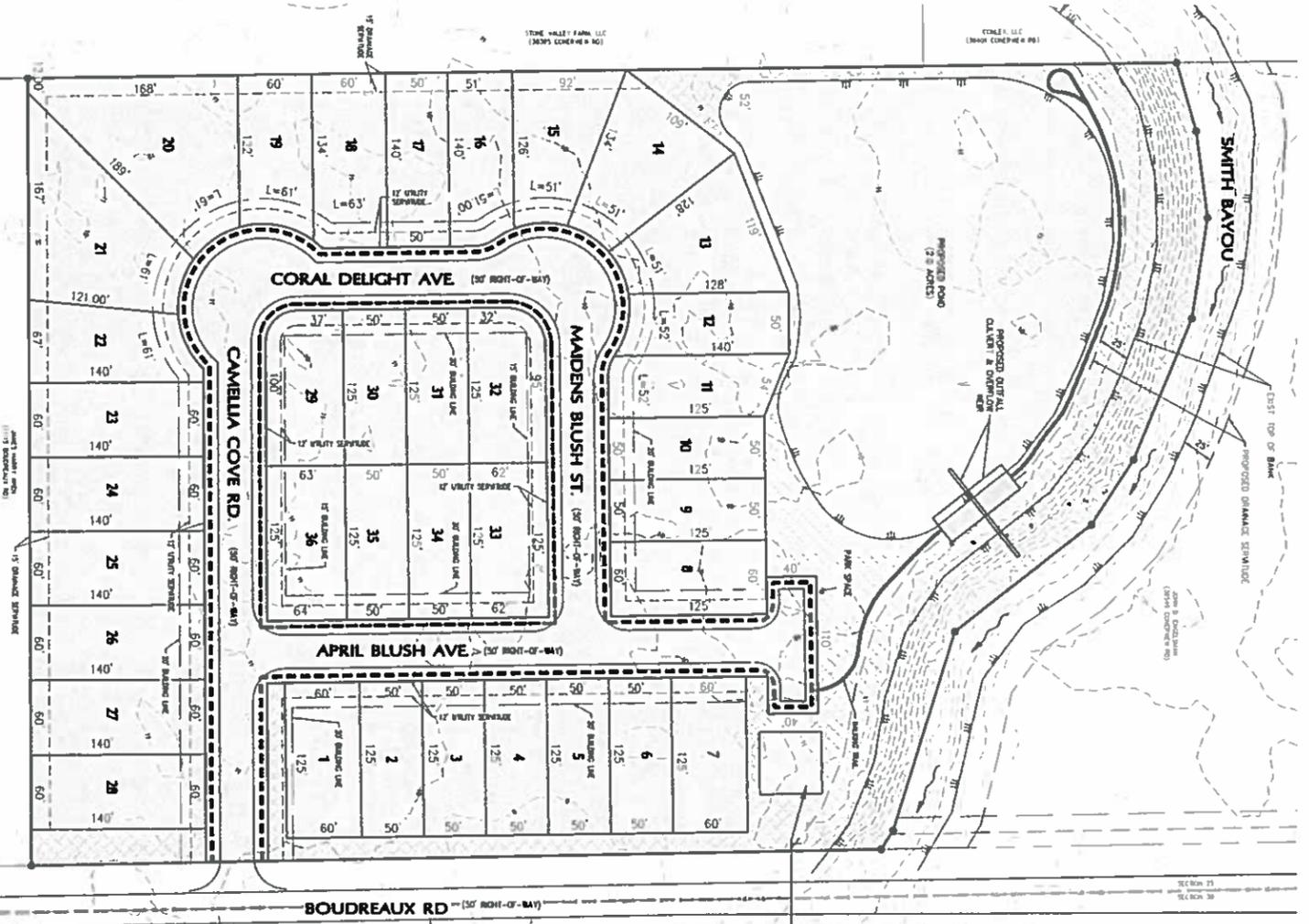
Joe Labbé, PLA

Joc Labbé, PLA
Landscape Architect | Planner





- GENERAL NOTES:
- NO ATTACHED OR DETACHED GARAGES OR PORCHES SHALL BE CONSTRUCTED ON ANY LOT.
 - ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 36" BELOW FINISHED GRADE.
 - ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 36" BELOW FINISHED GRADE.
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PRELIMINARY PLANS
 THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

TREE AND PARK SPACE STANDARDS:
 1) ONE CLASS "X" TREE TO BE PROVIDED PER LOT. TREES MUST BE PLANTED PRIOR TO C.O. BEING ISSUED FOR EACH LOT.
 2) 12 CLASS "X" TREES AND 24 ORNAMENTAL TREES ARE TO BE PLANTED PER ACRE OF PARK SPACE.
 3) ONE PARKS WILL BE OF A SINGLE 1 ACRE MINIMUM AND THE MAINTENANCE AND WATER OF ALL COMMON AREAS WILL BE THE RESPONSIBILITY OF THE HOA.

PROPOSED PARKS:
 ONE PROPOSED PARK SPACE IS 0.72 ACRES.
 PARK SPACE: 0.72 ACRES
 (0.75 ACRE)

GENERAL SUBDIVISION INFORMATION:

ZONING:	RES-10
LAND USE:	SINGLE FAMILY RESIDENTIAL
LAND CHARACTERISTICS:	PASTURE, WOODLAND, ETC.
NO. OF LOTS:	36 RESIDENTIAL
	50' LOTS = 18, 015
	60' LOTS = 18, 015

STREETS: STREET WIDTH: 27' FEET WIDE WITH 10' SIDEWALKS AND 17' FEET WIDE WITH 10' SIDEWALKS. ALL STREETS TO BE CONCRETE ON BOTH SIDES WITH 10' SIDEWALKS AND 17' FEET WIDE WITH 10' SIDEWALKS.

UTILITIES: WATER: PARKS WATER. GAS: 18" DIAMETER. TELEPHONE: 18" DIAMETER. CABLE: 18" DIAMETER. FLOOD ZONE: 14' - PER FEMA ZONING MAP DATED AUGUST 18, 2007. 100 YEAR FLOOD ZONE: 14' - PER FEMA ZONING MAP DATED AUGUST 18, 2007. 500 YEAR FLOOD ZONE: 14' - PER FEMA ZONING MAP DATED AUGUST 18, 2007.

RECORDING: RECORD - 20' (SEE TYPICAL LOT DETAIL, THIS SHEET)



QUALITY
 Residential & Commercial
 1000 N. 10th St., Suite 100
 Tallahassee, FL 32302
 Phone: 904.433.1111
 Fax: 904.433.1112
 www.qualityfl.com

AMERICA HOMELAND, L.L.C.
 BAYON BOULEVARD, LOT 15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36
 PRELIMINARY PLAT
 CAMELLIA COVE

DATE: 08/14/2013
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 1 OF 1



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

ATTACHMENTS:

Description

Oakbourne Subdivision

Upload Date

10/5/2016

Type

Cover Memo

MAJOR SUBDIVISION PRELIMINARY PLAT

B) 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

All elements of the subdivision as per ordinance have been provided and addressed on the plat along with the required notes, labels, setbacks and servitudes as per Paragraph 17-406 of the Subdivision Regulations.

The developer is proposing a sewer treatment plant that will eventually be donated to the parish. All other comments have been addressed by the consultant.

The block length waiver being requested on the west side of Oakbourne Ave. was discussed at the pre-application meeting and was requested due to the fact that this project is presented as a private subdivision, land use of the existing adjacent property to the west of the site and the unlikely possibility that a roadway would ever continue through to Hwy 928 (Bluff Road). A lot 'break' was proposed between lots 18 and 19 as Lot GS-3 to satisfy the ordinance. Staff required that notes be added to state that no obstructions would be placed on this lot and that, should the subdivision ever desire the streets go public, the HOA will provide the street connection to Oak Crossing Ave. on a roadway constructed to parish standards. Staff analysis is that this action satisfies the purpose of Table 'C'-Block Length of the Zoning Code.

Applicant is requesting a waiver on side setbacks from Table 'C' of the Zoning Code. The intent of table 'C' is to govern Major Subdivision Development and provide a variety of lot sizes and setback requirements for multiple product offerings within a subdivision. Table 'C' of the Zoning Code applies as the standard for Major Subdivisions and requires side setbacks according building classification and lot width. The typical 5' side setback for the RM classification of Zoning is to be applied for minor and individual lot

development. Staff opines that to grant this variance would set an unacceptable precedent for future development and that table 'C' should be followed as written for this Major Subdivision.

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 should the commission concur with staff's analysis, staff recommends approval based on the following:

- Block length waiver is granted with stipulations on Lot GS-3 as noted.
- Waiver on side setbacks is denied. Should the denial of the setback requirements dictate a reduction in the number of lots, the revised plat can be approved at staff level.



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.

Stacie Webb

From: Ross Berthelot [rossberthelot@cox.net]
Sent: Tuesday, October 04, 2016 6:51 PM
To: Eric Poche; Lance Brock; Shaun Sherron; Jerome Fournier; Stacie Webb
Subject: Oakbourne - Restrictions Summary
Attachments: Microsoft Word - Oakbourne – Draft of Restriction Bullet Points.docx.pdf

Eric,

I would like to have this email, along with the attached Bullet Point / Summary Restrictions, on record with the Planning Staff and the Planning Commissioners. I will be referring to these Bullet Points at the Oct. 12th Planning Commission Meeting. I have also emailed these Bullet Points to the neighbors in the area around the proposed Oakbourne subdivision, and to Councilwoman Casso.

As I mentioned to the neighbors when I met with them and with Councilwoman Casso on Sept. 28th, these will be the "minimum" threshold level restrictions for the subdivision, and I am comfortable saying that the Final Restrictions will incorporate "at least" these Bullet Points.

I believe that the final economics of the lot prices in Oakbourne will ultimately dictate a higher average sized home closer to 2,300sf living area, versus the minimum size mentioned in these Bullet Points, and I related that sentiment to the neighbors and the Councilwoman as well.

Thank you - see attached.

Ross F. Berthelot
Broker / Owner, REALTOR®
PRIME REALTY GROUP
www.primerealtygroupbr.com
15053 Reveille Avenue
Baton Rouge, LA, USA 70810
Licensed in the State of Louisiana
225.205.1059 ofc
225.769.0795 fax

Oakbourne – Draft of Restriction Bullet Points

- Minimum home size of 1800sf living area. All plans are to be approved by Developer.
- Minimum 50% of the exterior of the homes must be brick or stucco or stone. All materials are to be approved by Developer.
- No vinyl or aluminum siding or shutters will be allowed.
- Minimum 2-car garage required. No carports allowed unless they are located in the rear of home.
- Architectural 3-tab shingles or higher quality material will be required for roof.
- Only shingle covered ridge vents will be allowed. All roof protrusions must be roof color.
- If home is two-story and has second story window(s) facing the rear yard, the builder or homeowner will be required to plant at least 2 evergreen or similar trees (trees must maintain foliage year round) in the rear yard prior to occupancy. Trees should be planted within 25' of rear yard property line and should be spaced so as to obtain maximum privacy for homeowner and neighbor to the rear of home. Trees should have a minimum measured height at time of planting of 10' from ground elevation to top of tree.
- Fences must be constructed of wood, brick, wrought iron, or simulated wrought iron. If wood, fence will remain unpainted, and must be made of cedar, cypress or pine, with a minimum height of 6', and with a minimum of 3 horizontal runners. Wrought iron or simulated wrought iron fencing should be at least 4' tall.
- All residences shall be constructed with interior ceilings on the ground floor not less than nine feet (9') high.
- No foil, sheets, reflective materials, paper or other inappropriate materials or bright colors shall be used on any windows for drapes, sunscreens, blinds, shades or other purpose on a temporary or permanent basis.
- Storage sheds must be attached to the house or garage unless otherwise approved by the HOA, and shall be constructed of the same materials as the residence. No prefab free-standing structures shall be permitted.
- No commercial, business or trade activities shall be conducted on any Lot, nor shall anything be done thereon which may become an annoyance or nuisance to the Subdivision. This restriction, however, shall not prohibit a builder from erecting a temporary shed and/or office on any Lot during the construction of a house on the same Lot. A Builder may use a home or homes as a model and temporary sales office during his building program in the subdivision. An exception to this paragraph is that the Developer (or its designee) may have a construction and/or sales office in the Subdivision. These Restrictions shall not prohibit any home office that is allowed according to the type of zoning on the Subdivision (applying the zoning ordinances of Ascension Parish), however, no direct retail or wholesale sales activities shall be allowed from residences or Lots in the Subdivision.
- No trailer, basement, shack, garage, garage apartment, storage room, barn or other out-buildings shall at any time be used as a residence, temporarily or permanently. No structure may be occupied as a residence until its exterior is completely finished and a Certificate of Occupancy is issued by the Parish.
- No animals, livestock, poultry or birds of any kind shall be raised, bred or kept on any Lot, except that dogs, cats or other ordinary household pets may be kept, provided that

they are not kept, bred or maintained for any commercial purposes and further provided that they are kept, bred, or maintained otherwise in accordance with law. Domestic animals shall not be permitted to roam freely, but must be leashed or detained by fences. Domestic animals shall not be of such kind or disposition, or kept in such numbers as to cause a nuisance. Dogs that tend to obsessively bark shall not be allowed to remain outside in the yard of any residence.

- No trash, ashes or any other refuse may be thrown or dumped on any Lot (vacant or occupied). No building materials may be stored on any Lot except during the construction period of a residence or other approved improvements thereon. No building materials or trash may be stored or deposited on any Lot other than the one under construction, except with the permission of such other Lot Owner (vacant or occupied). No trash containers may be placed in front of any home before 6 PM on the day before trash pickup.
- For all lots, the yard to be maintained includes the grass area between the front of the lot and the back of any street curb bordering the Lot. For Lots that have a Lot Servitude bordering the Lot, the yard to be maintained by the Lot Owner shall include such bordering Lot Servitude area. The Lot Owner shall maintain landscaping in a neat and attractive manner. If the Lot is not mowed and kept clean by the Lot Owner (and the landscaping maintained) the HOA may notify the Lot Owner of the condition. If after 10 days from the sending of such notice, no action is taken by the Lot Owner, then the HOA may cause said Lot to be mowed (and landscaping maintained) and the Owner of such Lot shall be billed the greater of the cost thereof (including attorney fees if legal action for collection is deemed necessary by the HOA) or \$80 per mowing (or maintenance). The Association shall have lien rights to enforce payment of any charges for such mowing and maintenance (and attorney fees if legal action for collection is deemed necessary by the HOA).
- Each Owner of a home shall keep the exterior of said home reasonably maintained, including garages, carports and other approved out-buildings. This shall include the painting or replacement of roofs, gutters, downspouts and exterior building surfaces and any other necessary maintenance including the replacement of windows, doors and shutters when necessary.
- Playground equipment and swing sets may be made of wood, metal, or plastic. Metal equipment must be kept in good condition, free of rust and chipping paint. Wood is recommended. All such playground equipment must be placed in the rear of the house only.
- Basketball goals are permitted, however, under no circumstances should basketball goals be attached to any part of a residence or other structure. Any Owner desiring to install a basketball goal must get the HOA's approval of the location and placement of the same prior to installation.
- No noxious or offensive activity shall be carried on, nor shall anything be done which may be or become an annoyance or nuisance to the other Owners. Decisions of the HOA in its sole discretion shall be final as to what does or does not constitute an annoyance or nuisance.

BASE BEARING **EPS - CAGNET - RTN (LA SPCS-SOUTH ZONE-NAD83)**
 FLOOD ZONE **"X" & "A"** BASE FLOOD ELEVATION: **19**
 F.E.M.A. FIRM PANEL NO. **220013 0025 E** DATE **8/16/07**

DRAWN BY: **CM**
 CHECKED BY: **JAB**
 DESIGNED BY: **BJM**
 CHECKED BY:

GENERAL NOTES:

ZONING DISTRICT, MEDIUM INTENSITY RESIDENTIAL, RM
 EXISTING LAND CHARACTERISTICS PASTURE AND WOODLAND
 LAND USAGE SINGLE FAMILY RESIDENTS
 (MEDIUM INTENSITY RESIDENTIAL)
 TOTAL AREA 19.89 ACRES
 TOTAL NO LOTS 60
 SEWER COLLECTION LINES TO LIFT STATION WITH FORCE MAIN
 TO PROPOSED ON SITE TREATMENT PLANT
 WATER ASCENSION WATER CO
 ELECTRIC: ENTERGY
 TELEPHONE: EATEL
 CABLE: EATEL
 GAS: ATMOS ENRGY
 STREETS: PRIVATE 50' SERV OF ACCESS WITH LIMITED GATE ACCESS
 27' CURB & GUTTER
 (3" ASPHALT OVER 10" SOIL CEMENT BASE)
 SCHOOL DISTRICTS SPANISH LAKE PRIMARY
 DUTCHTOWN MIDDLE
 DUTCHTOWN HIGH
 FIRE DISTRICT No 1
 GRAVITY DRAINAGE DISTRICT EAST ASCENSION
 RECREATION DISTRICT No 1
 BUILDING LINES FRONT - 20'
 REAR - 20'
 SIDE LINES - 5'
 AVERAGE LOT SIZE 65' x 75' x 140'
 DETENTION POUD TO BE PRIVATELY OWNED AND MAINTAINED
 ALL LOT CORNERS ARE TO BE SET 1/2" IRod
 NO CURVES EXIST ON PUBLIC STREETS WITHIN ONE-FOURTH
 (1/4) MILE OF THE PROPOSED SUBDIVISION ENTRANCE
 PROPERTY IS VACANT
 FLOOD ZONE SCALED FROM FIRM
 SOURCE OF WATER SUPPLY SHALL BE APPROVED
 BY THE ASCENSION PARISH HEALTH UNIT
 SUBDIVISION RESTRICTIONS MUST BE APPROVED
 BY THE PLANNING COMMISSION AND RECORDED,
 PRIOR TO ACCEPTANCE OF THE FINAL PLAT
 A WETLANDS DETERMINATION WAS COMPLETED FOR THIS SITE BY
 GHD SERVICES, INC AND SHOWN ON A MAP DATED JUL 29, 2015
 SIDEWALK MUST BE CONSTRUCTED FOR EACH LOT
 PRIOR TO THE CERTIFICATE OF OCCUPANCY BEING ISSUED
 ONE CLASS "A" TREE PER LOT MUST BE PLANTED
 PRIOR TO THE CERTIFICATE OF OCCUPANCY BEING ISSUED
 ONE SIGH. 12 CLASS "A", AND 24 ORNAMENTAL TREES PER ACRE
 WILL BE ADDED TO PARKS
 DETENTION AND PARK AREAS ON TRACTS GS-1, GS-2, AND GS-3
 SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION
 THIS PROJECT IS SUBJECT TO DEVELOPMENT FEES AND TRAFFIC IMPACT
 FEES IN ACCORDANCE WITH THE ASCENSION PARISH ORDINANCES
 EXISTING DITCH TOP BANK WIDTH 16'-28" (VARIES)
 PROPOSED DITCH TOP BANK WIDTH 30'-33" (VARIES)
 NO OBSTRUCTIONS OF ANY KIND SHALL BE PLACED ON LOT GS-3
 IF THE HOA FOR THE SUBDIVISION TAKES A VOTE AND DECIDES TO CONVERT THE
 STREETS TO PUBLIC USE, THE HOA SHALL PAY FOR THE PAVING OF THE CONNECTOR
 ROAD BETWEEN OAKBOURNE AVE AND OAK CROSSING AVE. IN ADDITION, THE HOA
 SHALL PAY FOR ANY OTHER MODIFICATION TO ROADWAY OR GATE AS REQUIRED BY THE
 PARISH TO CONVERT THE ROADWAY TO PUBLIC USE. THE DEVELOPER SHALL NOT HAVE
 ANY RESPONSIBILITY WHATSOEVER IN CONVERTING THE ROADWAY TO PUBLIC USE AT
 ANY POINT IN THE FUTURE

REFERENCE MAPS:

1. FINAL PLAT OF THE LAKES AT DUTCHTOWN (FIRST FILING)
 BY DAVID L. PATTERSON, P.L.S. DATED 28 AUG. 2003 (NISTR NO 558051)
2. FINAL PLAT OF THE LAKES AT DUTCHTOWN (SECOND FILING)
 BY DAVID L. PATTERSON, P.L.S. DATED 21 DEC. 2004 (NISTR NO 596431)
3. SURVEY MAP FOR THE LOUIS DECOTEAU EST.
 ALER THEROT, JR. L.S. DATED 1975 AND REVISED MAY 22, 1978 (NISTR NO 158909)
4. FINAL PLAT OF MEACHELLE PLACE FOR WEHDELL EVANS
 BY LESTER A. MCJAN, JR. DATED 5/11/94 (NISTR NO 335308)

REFERENCE BENCHMARK:

DESIGNATION: APG-2009-1002
 ELEVATION: 11.2 FT (N.A.V.D. '88)

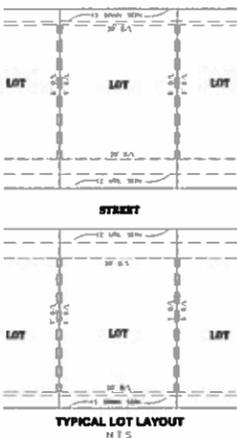
LINE TABLE

LINE NO.	BEARING	LENGTH	REMARKS
1	N89°11'04"E	332.16'	1/2" IRod
2	S89°31'22"W	140.33'	1/2" IRod
3	N89°31'22"W	140.33'	1/2" IRod
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58	S89°31'22"W	140.33'	1/2" IRod
59	N89°31'22"W	140.33'	1/2" IRod
60	S89°31'22"W	140.33'	1/2" IRod



VICINITY MAP

SCALE 1" = 200'
 GRAPHIC SCALE - FEET



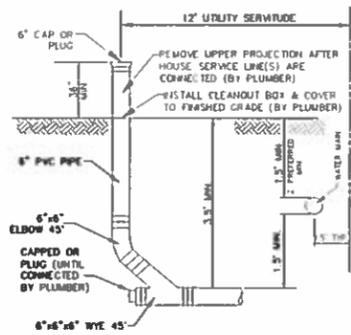
TYPICAL LOT LAYOUT
 N.T.S.

CURVE TABLE

LINE NO.	BEARING	LENGTH	CHORD BEARING	CHORD LENGTH	PIECE POINT	CHORD CURVATURE
1	N89°11'04"E	332.16'	N89°11'04"E	332.16'	0.0000	0.0000
2	S89°31'22"W	140.33'	S89°31'22"W	140.33'	0.0000	0.0000
3	N89°31'22"W	140.33'	N89°31'22"W	140.33'	0.0000	0.0000
4	S89°31'22"W	140.33'	S89°31'22"W	140.33'	0.0000	0.0000
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9	N89°31'22"W	140.33'	N89°31'22"W	140.33'	0.0000	0.0000
10	S89°31'22"W	140.33'	S89°31'22"W	140.33'	0.0000	0.0000
11	N89°31'22"W	140.33'	N89°31'22"W	140.33'	0.0000	0.0000
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13	N89°31'22"W	140.33'	N89°31'22"W	140.33'	0.0000	0.0000
14	S89°31'22"W	140.33'	S89°31'22"W	140.33'	0.0000	0.0000
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23	N89°31'22"W	140.33'	N89°31'22"W	140.33'	0.0000	0.0000
24	S89°31'22"W	140.33'	S89°31'22"W	140.33'	0.0000	0.0000
25	N89°31'22"W	140.33'	N89°31'22"W	140.33'	0.0000	0.0000
26	S89°31'22"W	140.33'	S89°31'22"W	140.33'	0.0000	0.0000
27	N89°31'22"W	140.33'	N89°31'22"W	140.33'	0.0000	0.0000
28	S89°31'22"W	140.33'	S89°31'22"W	140.33'	0.0000	0.0000
29	N89°31'22"W	140.33'	N89°31'22"W	140.33'	0.0000	0.0000
30	S89°31'22"W	140.33'	S89°31'22"W	140.33'	0.0000	0.0000
31	N89°31'22"W	140.33'	N89°31'22"W	140.33'	0.0000	0.0000
32	S89°31'22"W	140.33'	S89°31'22"W	140.33'	0.0000	0.0000
33	N89°31'22"W	140.33'	N89°31'22"W	140.33'	0.0000	0.0000
34	S89°31'22"W	140.33'	S89°31'22"W	140.33'	0.0000	0.0000
35	N89°31'22"W	140.33'	N89°31'22"W	140.33'	0.0000	0.0000
36	S89°31'22"W	140.33'	S89°31'22"W	140.33'	0.0000	0.0000
37	N89°31'22"W	140.33'	N89°31'22"W	140.33'	0.0000	0.0000
38	S89°31'22"W	140.33'	S89°31'22"W	140.33'	0.0000	0.0000
39	N89°31'22"W	140.33'	N89°31'22"W	140.33'	0.0000	0.0000
40	S89°31'22"W	140.33'	S89°31'22"W	140.33'	0.0000	0.0000
41	N89°31'22"W	140.33'	N89°31'22"W	140.33'	0.0000	0.0000
42	S89°31'22"W	140.33'	S89°31'22"W	140.33'	0.0000	0.0000
43	N89°31'22"W	140.33'	N89°31'22"W	140.33'	0.0000	0.0000
44	S89°31'22"W	140.33'	S89°31'22"W	140.33'	0.0000	0.0000
45	N89°31'22"W	140.33'	N89°31'22"W	140.33'	0.0000	0.0000
46	S89°31'22"W	140.33'	S89°31'22"W	140.33'	0.0000	0.0000
47	N89°31'22"W	140.33'	N89°31'22"W	140.33'	0.0000	0.0000
48	S89°31'22"W	140.33'	S89°31'22"W	140.33'	0.0000	0.0000
49	N89°31'22"W	140.33'	N89°31'22"W	140.33'	0.0000	0.0000
50	S89°31'22"W	140.33'	S89°31'22"W	140.33'	0.0000	0.0000
51	N89°31'22"W	140.33'	N89°31'22"W	140.33'	0.0000	0.0000
52	S89°31'22"W	140.33'	S89°31'22"W	140.33'	0.0000	0.0000
53	N89°31'22"W	140.33'	N89°31'22"W	140.33'	0.0000	0.0000
54	S89°31'22"W	140.33'	S89°31'22"W	140.33'	0.0000	0.0000
55	N89°31'22"W	140.33'	N89°31'22"W	140.33'	0.0000	0.0000
56	S89°31'22"W	140.33'	S89°31'22"W	140.33'	0.0000	0.0000
57	N89°31'22"W	140.33'	N89°31'22"W	140.33'	0.0000	0.0000
58	S89°31'22"W	140.33'	S89°31'22"W	140.33'	0.0000	0.0000
59	N89°31'22"W	140.33'	N89°31'22"W	140.33'	0.0000	0.0000
60	S89°31'22"W	140.33'	S89°31'22"W	140.33'	0.0000	0.0000

WAIVERS REQUESTED:

- 1) Section 17-4020, B
 Requesting waiver of block length for West side of Oakbourne Ave
- 2) Section 17-4020, D 1 a
 Requesting a waiver for the side setback requirements
 of housing types D & E be reduced from 7 and 6 feet respectively, to 5 feet



**SANITARY SEWER SERVICE LINE
 TERMINUS DETAIL**

(BY DEVELOPER EXCEPT BY OTHERS-SUCH AS THE HOME BUILDER'S PLUMBER)

NOTE:

THIS MAP REPRESENTS A PRELIMINARY CONCEPTUAL PLAN ONLY, AND IS NOT INTENDED TO REPRESENT AN ACTUAL SUBDIVISION OF LAND AS DEFINED BY LOUISIANA REVISED STATUTES 33:5051 ET SEQ. DIMENSIONS AS SHOWN ARE SCALED AND APPROXIMATE ONLY, AND ARE SUBJECT TO CHANGE. SERVITUDE LOCATIONS AND SIZES SHOWN ON THIS PLAN ARE SUBJECT TO CHANGE AS NECESSARY IN ORDER TO ACCOMMODATE UTILITY COMPANIES AND DRAINAGE DESIGN.

THIS SURVEY WAS PREPARED AT THE REQUEST AND FOR THE EXCLUSIVE USE OF **BERTHELOT HOLDINGS, LLC**

THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT SERVITUDES SHOWN HEREON WERE TAKEN FROM REFERENCE DATA AND THAT OTHER SERVITUDES, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.

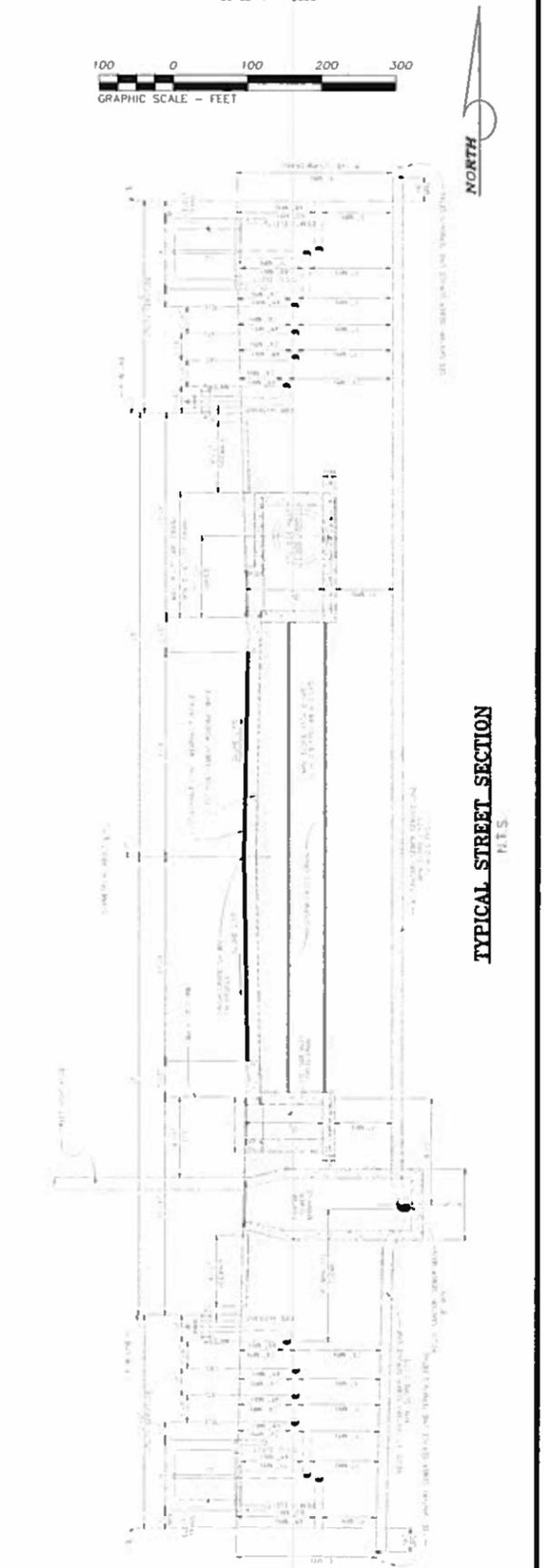


APPROVED:

CHAIRMAN
 ASCENSION PARISH PLANNING COMMISSION

FILE NUMBER _____
 DATE _____

SUBMITTAL DATE: JULY 29, 2016



TYPICAL SIDEWALK/WALKING PATH SECTION
 N.T.S.

□ DENOTES PROPOSED SIDEWALK

**PRELIMINARY PLAT
 OF
 OAKBOURNE
 SUBDIVISION**

(A GATED-PRIVATE DEVELOPMENT)
 LOCATED IN SECTION 15, T 9 S-R



Description: Hidden Farms

~~Centerline Engineering & Land Surveying, LLC
(Council District 7)~~

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



Description: ~~Legacy Oaks - Second Filing~~

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

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



Description: Maple Grove
Quality Engineering & Surveying, LLC
(Council District 6)

ATTACHMENTS:

Description	Upload Date	Type
Maple Grove	10/4/2016	Cover Memo

MAJOR SUBDIVISION FINAL PLAT

C) Maple Grove

The subject property is located at the end of Stevens Road off of LA Hwy 431 in Council District 6 and is zoned Medium Intensity (RM). The application is on behalf of Ascension Properties Inc by Quality Engineering & Surveying, LLC.

The property is 45.0 acres and is a major subdivision containing 17 single family residential lots. All lots have a minimum width of 100 feet and a minimum size of 1 acre. The subdivision includes .5 acres of designated park space.

The applicant received variances to:

- 2. 17-5012.A.1 – prohibits open ditches along streets – with approval of Drainage Director, Director of Public works and the Director of Planning and Development.
- 3. 17-4034 – Street construction standards – all lots are a minimum of 100’ wide, the street is private and includes a 4’ improved shoulder, fill will be limited to the building pad only, all lots will use a community treatment plant and swales will be a maximum 4:1 slope.

Project Timeline:

- November 12, 2015 -Planning Commission approves the preliminary plat
- May 10, 2016- Construction plans approved.
- October 3, 2016 Final Inspection Performed

STAFF REVIEW COMMENTS

FINAL PLAT

1. Existing 15’ Drainage Servitude running through lot A-1-A-3-A is not shown on plat and applicant must go through servitude revocation process if it is to be removed from present location.
2. This project was presented as a private subdivision yet there is no access servitude dedication and a public ROW dedication is shown. Label servitude as either a 60’ private access servitude or 60’ ROW and place proper dedication statement on Final Plat.
3. According to Paragraph 17-4012.C of the Subdivision Regulations:

C. “Restrictive covenants or trusteeships and their periods of existence to apply to lots in the subdivision shall be signed by the owner or his agent and recorded in the office of the

parish recorder, and references to such instrument shall be made on the plat and a copy shall be furnished to the planning commission."

Restrictive Covenants are referenced on the Final Plat however no copy has been made available to the Commission as required.

4. According to Paragraph 17-4012.G of the Subdivision Regulations;

G. "Jurisdictional Wetlands Determination including any associated maps and other related data including the official dated letter from the Army Corps of Engineers."

Please provide this office with official determination as required.

5. Provide permanent Benchmark on Final Plat as required by Paragraph 17-4012.A.15 of the Subdivision Regulations.
6. Coordinate with Ascension Parish Utilities Dept. to determine final Sewer Development fee to be paid for each lot and list on plat.

ENGINEERING DEPT/ERA OUTSTANDING ITEMS: See attached punch list from final inspection.

STAFF RECOMMENDATIONS

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

Note: Signature by the Planning Commission Chairman shall be withheld until all items have been completed as noted.

October 3, 2016

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

RE: Maple Grove (Private Subdivision)
Final Inspection Punch List

Dear Mr. Fournier:

The final inspection for the above referenced project was held on 10/03/2016 at 8:00 am. The contractor, the project engineer, inspection department, and DPW were present. By electronic copy of this letter, we are transmitting our comments to QES, LLC. They will contact DPW inspection or me when these items have been addressed and the applicable items are ready for a re-inspection.

Project Closeout

1. Provide the following closeout items if not already provided.
 - a. Provide as-builts that satisfy section 17-4010C of the UDC.
 - b. Provide engineering and testing certifications.
 - c. Provide all testing reports if not already submitted.

Final Plat Items

1. Make sure the final plat has the following note regarding traffic impact fee. "All single family residences are required to pay a transportation impact fee in accordance with the established Ascension Parish Ordinances."
2. Add note to plat stating the tree planting requirement for each future lot owner.

Drainage

1. Regrade fill slope above pipe B3 to B2.
2. Provide rip rap that is a 30# blend at the end of Ditch 1 as shown on sheet 13 of the approved construction plans. Make sure rip rap is installed so that it is below invert of ditch. Make sure geotextile fabric is used as noted in the approved construction plans.
3. Provide rip rap that is a 30# blend at the end of pond outfall pipes as shown on sheet 16 of the approved construction plans. Make sure rip rap is installed so that it is below invert of ditch. Make sure geotextile fabric is used as noted in the approved construction plans.

Sanitary Sewer

1. Provide DHH approval for pump station and discharge location.
2. East Baton Rouge manhole lids are used. Replace manhole lids.
3. Complete electric tie-in to pump station and provide a start-up test for inspector.

Landscape Requirements

1. Install handicap ramps and the culverts that go under the ramps.
2. Install the sidewalk that is noted as, "By Developer".
3. Per section 17-4020, the park must have at least 6 Class A trees and 12 ornamental trees in the park. Please plant trees..

Roadway

1. Since Maple Grove Drive will be a private access servitude, add private maintenance sign at the end of the existing 40 ft public Stevens Road right of way.
2. Move the keep-right sign that is near station 10+00 and move to the nose of the island at station 10+70.

Lots/grading

1. None.

Utilities

1. None.

Erosion Control

1. The developer/owner must continue to maintain erosion control measures as stipulated by the owner's SWPPP.

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

Sincerely,

Engineering Review Agency for the Ascension Parish Planning Commission



Shaun Sherrow, P.E., PMP

cc: (via email) Deric Murphey, PE, LSI, QES, LLC; Joey Tureau, PE,



October 3, 2016

CSRS, INC.

6767 Perkins Road, Suite 200
Baton Rouge, Louisiana 70808

Phone: (225) 769-0546
Fax: (225) 767-0060

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

Reference: **Maple Grove Subdivision (Lots 1-17)**
Maintenance Bond Amount Approval

Dear Mr. Fournier:

We have reviewed the request by Quality Engineering & Surveying, LLC to set the maintenance bond amount for the above referenced project. Based on section 17-4010 of the Ascension Parish Land Development Code and the submitted information, the bond shall:

- be a minimum of twelve (12) months from the date the bond is issued
- be furnished by companies listed in the U.S. Department of Treasury Circular 570 or a cash bond (Cashier's Check or Certified Check payable to the Parish of Ascension)
- be subject to review and approval by the Ascension Parish attorney
- be subject to cancellation only upon written approval of Designated Engineering Reviewing Agency
- be for no less than fifty-five thousand dollars (\$55,000.00).

This bond does not obviate the developer from maintaining ongoing erosion control or other maintenance required in the Storm Water Pollution Prevention Plan or other plans submitted to Ascension Parish.

By copy of this letter, we are notifying the Engineer of the approved amount and terms of the bond.

If you have any questions or concerns, please feel free to contact me.

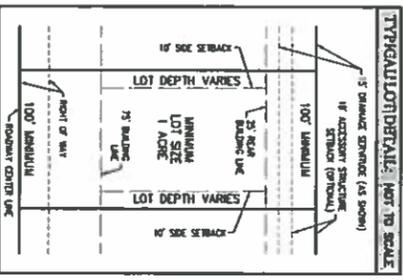
Sincerely,

CSRS, INC.
Engineer Review Agency for the Ascension Parish Planning Commission

cc: (via email) Deric J. Murphy, P.E., L.S.I., Quality Engineering & Surveying, LLC



SCALE: 1"=100'

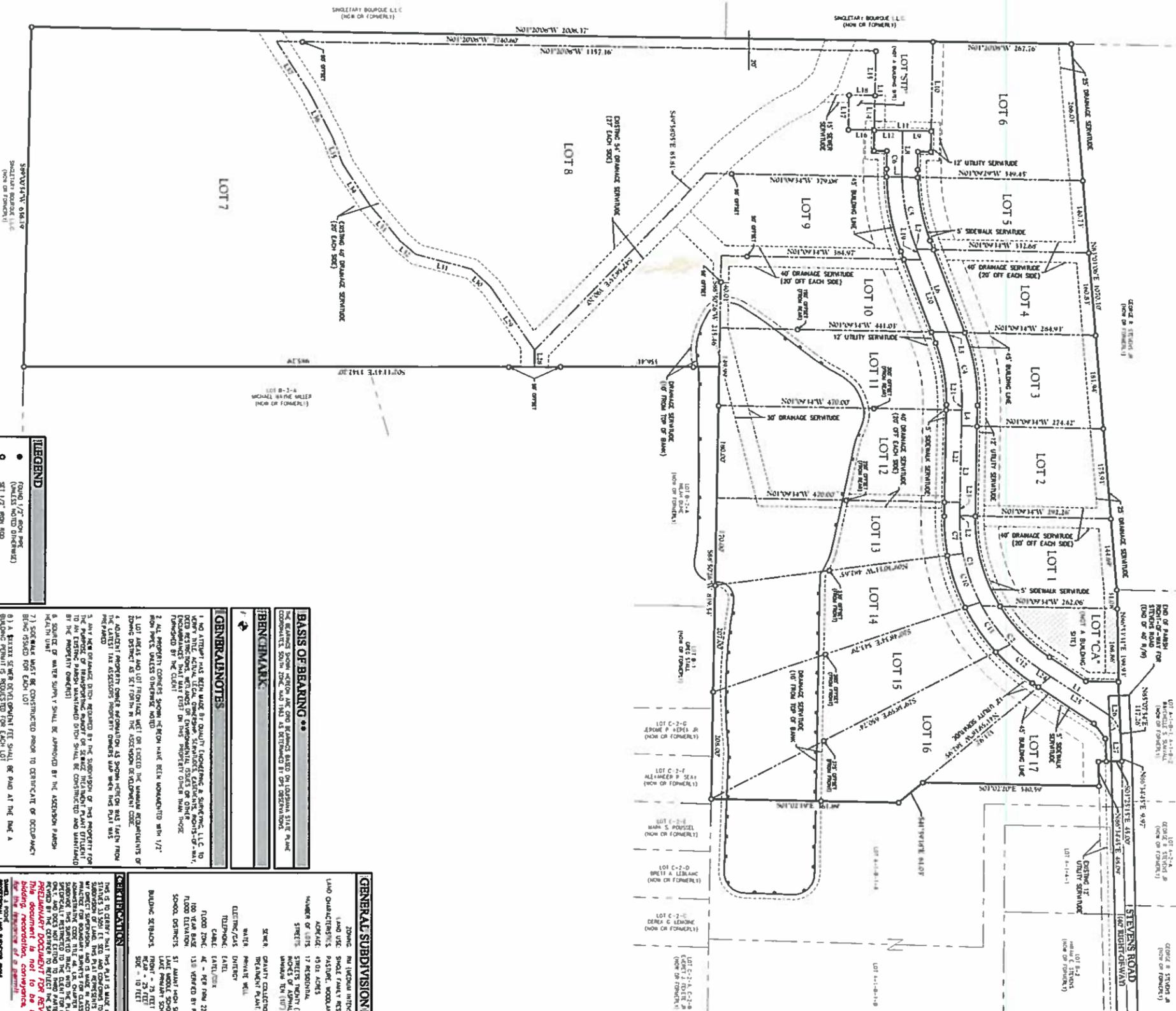


Curve #	Length	Radius	Bearing	Chord Distance
C1	56.41	60.00'	S88°12'00"W	54.35
C2	170.36	350.00'	N45°12'44"E	168.68
C3	181.33	350.00'	N73°49'54"E	178.31
C4	113.31	350.00'	S77°45'44"W	132.51
C5	186.99	400.00'	N76°49'41"E	186.32
C6	15.37	400.00'	N87°44'24"E	15.37
C7	72.81	350.00'	N82°32'31"E	72.67
C8	100.67	350.00'	N68°40'56"E	100.32
C9	100.60	350.00'	N57°12'30"E	100.25
C10	77.62	350.00'	N17°57'17"E	77.46

Curve Table

Line Table

Line #	Direction	Distance	Line #	Direction	Distance
L1	S17°16'07"W	152.88'	L20	N67°01'01"E	150.82'
L2	S88°50'26"W	1.67'	L21	N88°50'26"E	10.18'
L3	S88°50'26"W	175.00'	L22	N88°50'26"E	180.00'
L4	S88°50'26"W	41.19'	L23	N88°50'26"E	37.68'
L5	S67°01'01"W	10.45'	L24	N31°16'07"E	32.91'
L6	S67°01'01"W	172.34'	L25	N31°16'07"E	129.97'
L7	S67°01'01"W	7.19'	L26	N85°07'54"E	82.25'
L8	S88°50'26"W	74.53'	L27	N85°07'54"E	35.01'
L9	S01°09'34"E	55.00'	L28	N88°12'11"E	32.82'
L10	N88°50'26"E	173.92'	L29	S52°54'50"W	150.25'
L11	S01°09'34"E	110.00'	L30	S40°51'57"W	49.17'
L12	N01°09'34"W	55.00'	L31	S12°34'39"W	111.34'
L13	N88°50'26"E	153.58'	L32	S38°23'18"W	39.43'
L14	S88°50'26"W	67.00'	L33	S47°49'28"W	91.03'
L15	S88°50'26"W	86.58'	L34	S54°19'26"W	95.14'
L16	N01°09'34"W	50.00'	L35	S66°52'03"W	56.18'
L17	N88°50'26"E	61.00'	L36	S60°24'03"W	100.22'
L18	S01°09'34"E	50.00'	L37	S54°57'55"W	114.41'
L19	N67°01'01"E	26.72'			



LEGEND
● FOUND 1/2" FROM POLE (UNLESS NOTED OTHERWISE)
○ SET 1/2" FROM ROAD

GENERAL NOTES

- NO ATTEMPT HAS BEEN MADE BY QUALITY ENGINEERING & SURVEYING, LLC TO VERIFY THE ACTUAL LOCATION, DIMENSIONS, CHARACTERISTICS, HEIGHTS-OF-MASS, OR OTHER INFORMATION SHOWN ON THIS PLAN. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION SHOWN ON THIS PLAN.
- ALL PROPERTY CORNER MARKS, WHETHER OR NOT INDICATED WITH 1/2" HIGH IRON PIPES UNLESS OTHERWISE NOTED.
- ALL LOT AREAS AND UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE LATEST AVAILABLE AERIAL PHOTOGRAPHY AND THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION SHOWN ON THIS PLAN.
- ALL DISTANCES ARE GIVEN IN FEET AND INCHES UNLESS OTHERWISE NOTED.
- ALL BEARINGS ARE GIVEN IN DEGREES, MINUTES, AND SECONDS UNLESS OTHERWISE NOTED.
- ALL CURVES ARE GIVEN IN FEET UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE GIVEN IN FEET UNLESS OTHERWISE NOTED.
- ALL DISTANCES ARE GIVEN IN FEET UNLESS OTHERWISE NOTED.
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- ALL CURVES ARE GIVEN IN FEET UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE GIVEN IN FEET UNLESS OTHERWISE NOTED.

GENERAL SUBDIVISION INFORMATION:

ZONING: R1 (RESIDENTIAL SINGLE-FAMILY)

LAND CHARACTERISTICS: PASTURE, WOODLAND, ETC.

ACRES: 43.03 ACRES

NUMBER OF LOTS: 17 RESIDENTIAL

STREETS: MAPLE GROVE (20) FEET WIDE WITH 12' SIDEWALKS; STEVENS ROAD (20) FEET WIDE WITH 12' SIDEWALKS; ASCENSION PARKWAY (20) FEET WIDE WITH 12' SIDEWALKS.

UTILITIES: WATER, PRIVATE WELL, SEWER, PRIVATE COLLECTION LINE TO IMPROVED SANITARY STREET.

WATER: PRIVATE WELL.

ELECTRIC/GAS: DIRECT.

TELEPHONE: FATH.

CABLE: FATH/CABLE.

FLOOD ZONE: 4E - 49' FROM 2000000046.

100 YEAR FLOOD ELEVATION: 13.5' VERIFIED BY PARISH SCHOOL DISTRICTS.

SCHOOL DISTRICTS: ST. ALMAY HIGH SCHOOL, LAKE CHARLES SCHOOL, LAKE CHARLES JUNIOR HIGH SCHOOL.

BUILDING SETBACK: FRONT - 75 FEET; REAR - 10 FEET.

APPROVED: _____ DATE: _____

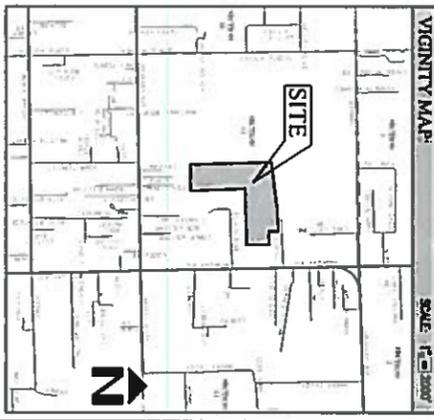
ASCENSION PARISH PLANNING COMMISSION

FINAL PLAN

MAPLE GROVE

ASCENSION PROPERTIES, INC.
1612A BLAISE ROAD
MOOREVILLE, LOUISIANA 70569

QUALITY ENGINEERING & SURVEYING, LLC
1330 Highway 41, New Orleans, LA 70125
TEL: 504-835-1234 FAX: 504-835-1234



VICINITY MAP SCALE: 1"=2000'

FLOOD ZONE NOTE:
FLOOD ZONE 4E - 49' FROM 2000000046. FLOOD ELEVATION: 13.5' VERIFIED BY PARISH SCHOOL DISTRICTS.

RESTRICTIONS NOTE:
ALL LOTS ARE SUBJECT TO THE DECLARATION OF RESTRICTIONS CONTAINED IN THE PLAT.

LANDOWNERS/OFFICER CERTIFICATION:
I, _____, OWNER OF THE ABOVE DESCRIBED PROPERTY, HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS PLAN IS TRUE AND CORRECT.

REBBERENCE MAP:
A REBBERENCE MAP OF THE PARISH OF ORLEANS, LOUISIANA, SHOWING THE LOCATION OF THE ABOVE DESCRIBED PROPERTY.

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