



PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT

Planning Commission

October 14, 2015 - 6:00 PM
Courthouse East, 2nd Floor, Council Meeting Room
Gonzales, Louisiana

AGENDA

- 1. Call to Order**
- 2. Roll Call of Members**
- 3. Pledge of Allegiance**
- 4. Introduction of Staff**
- 5. Chairman's Comments**
- 6. General Business**
 - (A) **Consideration and Recommendation to Parish Council for Designation of Property Owned by CF Industries as an Industrial Area**
 - (B) **Discussion of Meeting Date Change for November**
- 7. Minutes**
 - (A) **Approval or Denial of the Minutes of the September 9, 2015 Planning Commission Meeting**
- 8. Consent Agenda**
 - (A) **Affidavit of Mortgage Declaration**
Adam McCarty Properties, LLC - Lot F
 - (B) **Affidavit of Mortgage Declaration**
Renaissance Subd - Lot 13 (Courtney & Joey Viator)
This item was removed from agenda. Letter of Objection was received from lending agency.
 - (C) **Affidavit of Mortgage Declaration**
Rodney Dotson Property
 - 1) Lot B-K-1-A-1-A-2 (James & Tracey Bradshaw)
 - 2) Lot B-K-1-A-1-A-1 (Winnie C Saia)
 - 3) Lot J-C (Novie Cason)
- 9. Public Hearing to Approve or Deny the Following Family Partition:**

- (A) **Thomas N. Sevario, Sr. Property - Lots 1, 2, 3 and 4**
Earles and Associates, LLC
(Council District 8)
- (B) **Leon A. Badali Property - Lots A-1 and A-2**
Earles and Associates, LLC
(Council District 8)
- (C) **George Brignac Property - Lots B-1 and B-2**
MR Engineering & Surveying, LLC
(Council District 6)
- (D) **Chris Ingram Property - Lots A-6-A-2-C-1 and A-6-A-2-C-2**
Quality Engineering & Surveying, LLC
(Council District 5)
- (E) **Sondra M. Jenkins Property - Lots A-1 and B-1**
L & L Land Surveying, Inc.
(Council District 10)
- (F) **Albert Aikens, Sr. Estate - Lots 8-A, 8-B, 8-C and 8-D**
L & L Land Surveying, LLC
(Council District 11)

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

- (A) **Lakeside Terrace**
Quality Engineering & Surveying, LLC
(Council District 5)
- (B) **Ironwood Estates**
Louisiana Land Engineering, LLC
(Council District 11)

11.Public Hearing to Approve or Deny the Following Overlay Zone Site Plan Review:

- (A) **Belle Helene Plantation - Parking Lot Expansion for Shell Chemical LP**
Pre-Development Meeting for Historic Site Overlay Zone Plan
(Council District 3)

12.Staff Report

13.Engineering Staff Report

14.Adjourn



Description: Consideration and Recommendation to Parish Council for Designation of Property Owned by CF Industries as an Industrial Area

ATTACHMENTS:

Description

CF Industries

Upload Date

10/5/2015

Type

Cover Memo

REPORT OF ASCENSION PARISH PLANNING COMMISSION

CF Industries Nitrogen, LLC (hereinafter referred to as "CF") has petitioned the President and Parish Council of Ascension Parish, Louisiana for designation as an Industrial Area property owned by CF. Pursuant to Louisiana Revised Statutes 33:130.11, it is the right and duty of this Honorable Planning Commission to perform a land use study. That study has been performed and the results of the study are as follows:

I. Property Description

The property at issue in this request for designation as an Industrial Area is described on Exhibit "A". A Map of the property which CF has requested is designated as an Industrial Area is attached as Exhibit "B", more particularly shown as follows:

- Dark Green Area – Tract T-1, Falcon Estate Property (79.8 acres), more or less, formerly the Riverdale Golf Course and Tract T-2, Falcon Estate Batture Property (3.2 acres);
- Gold Area – Foti Tract (DOTD Parcel 12-2-D-3) (0.535 acres); and
- Dark Blue Area – Lots A & B, T. D. M. Management, LLC (2.314 acres) more or less

II. Property Location

The property is located in a primarily industrial area. Virtually all of the neighboring industrial and manufacturing establishments have previously been designated by the Parish of Ascension as Industrial Areas. Particularly, other properties of CF Industries Nitrogen, LLC, attached as Exhibits "C" through "C-1" are maps identifying the neighboring areas currently in a designated Industrial Area.

III. Functional Description of the Property and Facilities

The property at issue is wholly within the Parish boundary and without the boundaries of any municipality. It is used exclusively for industrial purposes. Any portion of the property not currently used for industrial purposes was purchased for such purposes and is primarily suited for industrial development. There is access by public road to all entrances of the CF plant(s), which entrances are provided for use by employees of CF and/or employees of independent contractors working on the CF premises and for delivery of materials or supplies, other than by rail or water transportation, to the CF premises. CF furnishes for itself and maintains the following services on and for the subject property:

1. The construction, cleaning and maintenance of streets.
2. Street lighting and all other necessary lighting.
3. Sewers and sewerage works.
4. Water services for both potable and non-potable waters.
5. Fire and emergency services.
6. Garbage and refuse collection and disposal
7. Drainage facilities.
8. Generation of electrical power.

Thus, it is the considered opinion of this Honorable Commission, after completion of the required land use study, that it would be feasible to designate the subject property, owned by CF Industries Nitrogen, LLC as an Industrial Area pursuant to Louisiana Revised Statutes 30:130.11, et seq., with all privileges and immunities appertaining thereto.

CHAIRMAN
ASCENSION PARISH PLANNING COMMISSION

1. **TRACT T-1**

A certain tract of land located in Section 10, Township 11 South, Range 15 East, Ascension Parish, Louisiana (Southeastern Land District, West of Mississippi River), being more particularly described as follows:

For a POINT OF BEGINNING, commence at a Louisiana DOTD concrete monument marking the westerly right-of-way line of Louisiana Highway 3120, located in said Section 10, said point having Louisiana State Plane Coordinate System coordinates of North 583,152.77 and East 3,402,007.55; thence proceed along said Louisiana Highway 3120 right-of-way on a bearing of South 42° 47' 09" East a distance of 5171.74 feet to a ½" iron pipe and the northerly right-of-way line of Louisiana Highway 70; thence proceed along said Louisiana Highway 70 right-of-way on a bearing of South 42° 29' 08" West a distance of 1056.26 feet to a ½" iron pipe; thence proceed on a bearing of North 34° 27' 13" West a distance of 5470.68 feet to a ½" iron pipe and the southerly right-of-way line of Louisiana Highway 18 (River Road); thence proceed along said Louisiana Highway 18 right-of-way on a bearing of North 69° 32' 12" East a distance of 231.80 feet to a ½" iron pipe; thence proceed on a bearing of South 77° 19' 26" East a distance of 80.21 feet to the POINT OF BEGINNING.

The above-described tract has an area of 80.16 acres, more or less, and is the same tract of land depicted as Tract 1 on CF Industries Nitrogen, LLC drawing no. C12-447-03, dated October 25, 2013, a copy of which is attached hereto and made a part hereof.

TRACT T-2

A certain tract of land located in Section 10, Township 11 South, Range 15 East, Ascension Parish, Louisiana (Southeastern Land District, West of Mississippi River), being more particularly described as follows:

For a POINT OF REFERENCE, commence at the POINT OF BEGINNING for the above-described Tract 1; thence proceed on a bearing of North 42° 47' 09" West a distance of 123.07 feet to a ½" iron pipe and the northerly right-of-way line of Louisiana Highway 18 (River Road) and the POINT OF BEGINNING of the tract described herein.

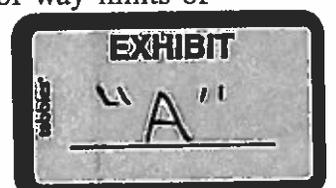
From said POINT OF BEGINNING, proceed along said State Route 18 right-of-way on a bearing of South 69° 32' 12" West a distance of 269.66 feet to a ½" iron pipe; thence proceed on a bearing of North 34° 27' 13" West a distance of 720.26 feet, more or less, to the mean low water line of the Mississippi River; thence proceed along said mean low water line on a bearing of North 65° 56' 56" East a distance of 153.19 feet; thence proceed on a bearing of South 42° 47' 09" East a distance of 765.88 feet, more or less, to the POINT OF BEGINNING.

The above-described tract has an area of 3.44 acres, more or less, and is the same tract of land depicted as Tract 2 on CF Industries, Inc. drawing no. C12-447-03, dated October 25, 2013, a copy of which is attached hereto and made a part hereof.

The coordinates and bearings cited herein refer to the Louisiana State Plane Coordinate System, South Zone (NAD 83). Coordinates and bearings were derived from RTK GPS observations using LSU Gulfnet corrections.

2. **PARCEL NO. 12-2-D-3**, as designated in that Sale recorded in the official records of Ascension Parish, Louisiana as File COB 213 Folio 219 Entry 97339, and being more particularly described as:

Beginning at the point in the required north-westerly right of way limits of State Project No. 426-01-03, and said point being situated 115.37 feet North 42° 33' 30" West of its intersection with Vendor's southwesterly boundary line which point is situated 115.37 feet North 42° 33' 30" West of Highway Survey Station 228+99.43; thence continue North 42° 33' 30" West a distance of 650.61 feet to a point and corner; thence run North 29° 05' 30" East a distance of 86.13 feet to a POC situated in the southwesterly right of way limits of



State Route LA 3089; thence southeasterly along said right of way limits along the arc of a curve to the left an arc distance of 30.00 feet and said curve having a radius of 1,989.86 feet and a long chord length of 30.00 feet and bearing South 61° 23' 34" East to a point and corner in the said existing right of way; thence South 29° 05' 30" West a distance of 61.56 feet to a point and corner; thence South 42° 33' 30" East a distance of 627.65 feet to a POC in the northwesterly required right of way limits of said State Project No. 426-01-03; thence along said northwesterly required right of way limits along the arc of a curve to the left an arc distance of 33.08 feet and said curve having a radius of 2,024.86 feet and a long chord length of 33.08 feet bearing South 43° 27' 21" West to the point of beginning and containing an area of 0.535 acres.

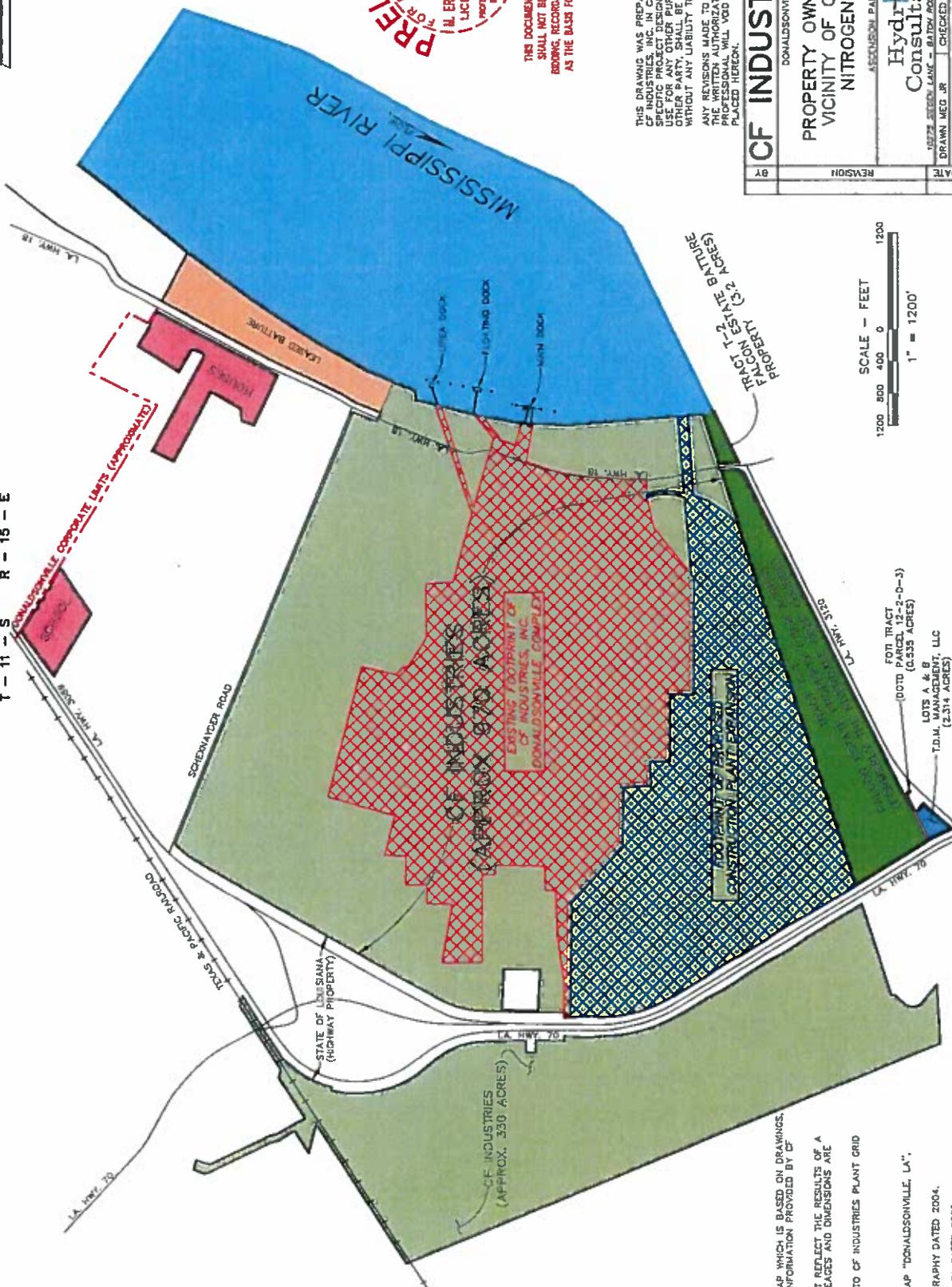
3. LOT A

A certain tract or parcel of land, together with all improvements thereon and thereunto belonging, and all rights, ways, privileges, servitudes, appurtenances thereunto belonging or in anywise appertaining, situated in Section 10, T11S, Range 15 E, Ascension Parish, Louisiana, and being more particularly described by reference to a map of survey made by Vincent Pizzolato, C.E., and L.S., dated May 30, 1977, revised November 19, 1977, which map is attached to act of collateral mortgage dated October 25, 1982 by Vincent J. Sotile and Vivian Doherty Sotile on file and of record in MOB 321, folio 784, official records of Ascension Parish, Louisiana, which tract or parcel is **designated thereon as LOT A**; said Lot A being more particularly described by reference to said map as follows: Begin at a point marked by a iron pipe and the letter B on said map, which point is on State Route La. Hwy 3089 and is the SE corner of said Lot A, thence measure North 47 degrees 29 minutes West a distance of 124.83 feet to a point marked by the letter C on said map and corner; thence measure North 46 degrees 38 minutes East a distance of 109.21 feet to a point marked by the letter D on said map and corner; thence measure South 65 degrees 23 minutes 40 seconds East along the right of way of State Route LA Hwy 3120 a distance of 125 feet to a point marked G and a highway concrete monument and corner; thence measure South 9 degrees 02 minutes 12 seconds West a distance of 28.38 feet to a point marked by the letter H and a concrete highway monument and corner; thence measure North 50 degrees 36 minutes 32 seconds East the entire distance along State Route 3089 to the point marked B (which point is marked on said map as Ch=125 feet; Arc=125.01 feet) which point is the Point of Beginning. Said Lot A containing 0.382 acres.

LOT B

A certain tract or parcel of land, together with all improvement thereon and thereunto belonging and all rights, ways, privileges, servitudes, appurtenances thereunto belonging or in anywise appertaining, situated in Section 10, T11S, R15E, Ascension Parish, Louisiana, and being more particularly described by reference to a Map of Survey made by Vincent P. Pizzolato, Civil Engineer, and Land Surveyor, dated May 30, 1977, revised November 19, 1977, which map is attached to act of collateral mortgage dated October 25, 1982, by Vincent J. Sotile and Vivian Doherty Sotile on file and of record in MOB 321, Folio 784, official records of Ascension Parish, Louisiana, which tract or parcel is **designated thereon as LOT B**, said Lot B being more particularly described by reference to said map as follows: Begin at a point marked by a iron pipe and the letter A on said map, which point is on La Hwy 3089, and is the SE corner of said Lot B; thence measure North 46 degrees 22 minutes 56 seconds East the entire distance as shown on said map to a point marked by an iron pipe and the letter B (said measurement shown as Arc=173.74 ft., Ch=173.69), thence measure North 47 degrees 29 seconds West a distance of 124.83 feet to a point marked by an iron pipe and the letter C on said map and corner; thence measure North 46 degrees 38 minutes East a distance of 109.21 feet to a point marked by an iron pipe and the letter D on said map; thence measure North 65 degrees 23 minutes 49 seconds East along the South right of way of La. Hwy 3120 a distance of 356.35 feet to a point marked by the letter E on said map and corner; thence measure South 24 degrees 03 minutes East a distance of 145.86 feet to a point marked by the letter F on said map and corner; thence measure South 42 degrees 32 minutes 30 seconds East a distance of 399.65 feet to the Point of Beginning. Said Lot B containing 1.93 acres.

ASCENSION PARISH, LOUISIANA
T - 11 - S R - 15 - E

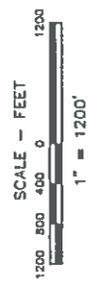


PRELIMINARY
FOR REVIEW ONLY
M. ERNEST GAMBON JR.
LICENSE NO. 4885
PROFESSIONAL LAND SURVEYOR
STATE OF LOUISIANA

THIS DOCUMENT IS FOR REVIEW ONLY AND SHALL NOT BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

THIS DRAWING WAS PREPARED SOLELY FOR USE BY CF INDUSTRIES, INC. IN CONNECTION WITH THE SPECIFIC PROJECT DESIGNATED IN THE TITLE BLOCK. USE FOR ANY OTHER PURPOSE, OR USE BY ANY OTHER PARTY, SHALL BE AT USER'S SOLE RISK WITHOUT ANY LIABILITY TO HYDRO CONSULTANTS. ANY REVISIONS MADE TO THIS DRAWING WITHOUT THE WRITTEN CONSENT OF HYDRO CONSULTANTS PROFESSIONAL WILL VOID THE SEAL WHICH HE HAS PLACED HEREON.

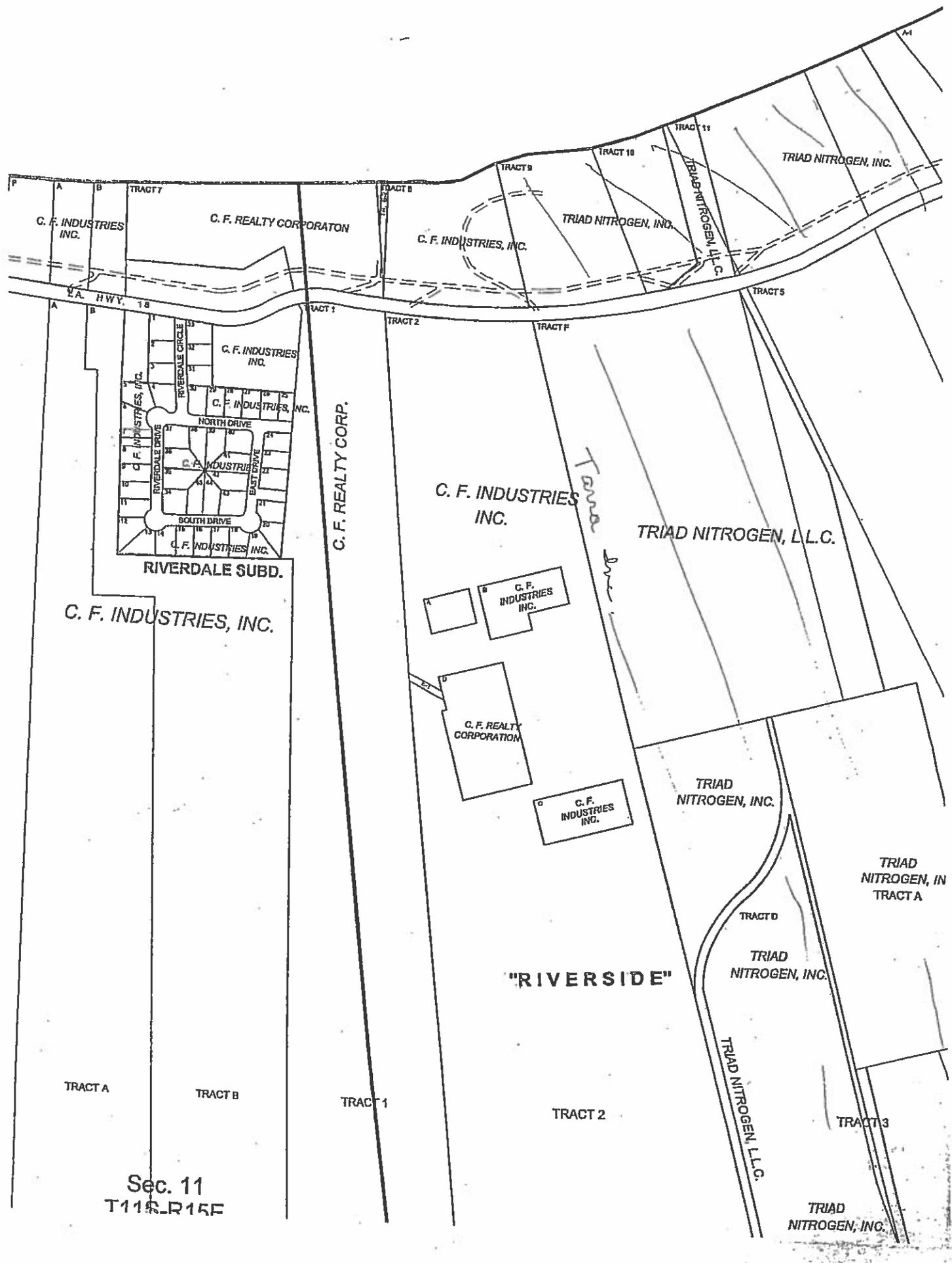
CF INDUSTRIES, INC. DONALDSONVILLE, LOUISIANA	
PROPERTY OWNERSHIP IN THE VICINITY OF CF INDUSTRIES NITROGEN COMPLEX	
ASCENSION PARISH, LOUISIANA	
Hydro Consultants, Inc.	
10727 SHELBY LANE - BAYOU BOUGE, LOUISIANA - 70341-346-4432	
DATE	APPROVED (MED. OR)
DATE	CHECKED, (SG)
DATE	APPROVED (MED. OR)
DATE	DWG. NO. B12-449-02



NOTES:
COMPOSITE MAP WHICH IS BASED ON DRAWINGS, THIS IS NOT A FIELD SURVEY. OTHER INFORMATION PROVIDED BY CF INDUSTRIES, INC.
THIS DRAWING DOES NOT REFLECT THE RESULTS OF A FIELD SURVEY. ALL AREAS AND DIMENSIONS ARE APPROXIMATE.
NORTH ARROW REFERS TO CF INDUSTRIES PLANT GRID COORDINATE SYSTEM.

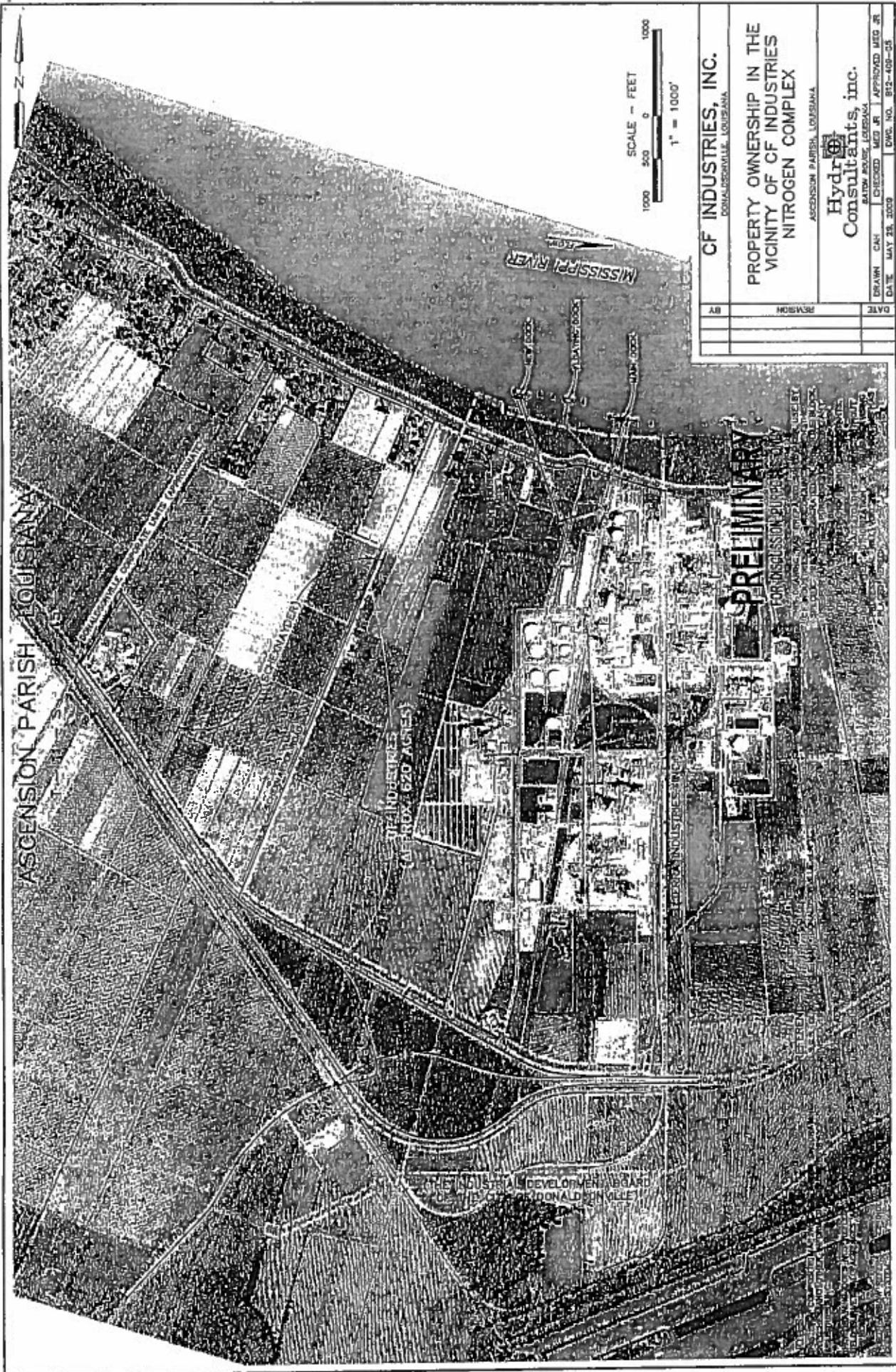
REFERENCES:
U.S.G.S. QUADRANGLE MAP "DONALDSONVILLE, LA", REVISED 1994.
U.S.S.S. AERIAL PHOTOGRAPHY DATED 2004.
U.S. CENSUS BUREAU DATA DATED 2008.

EXHIBIT
" B "



Sec. 11
T15N R15E





CF INDUSTRIES, INC.
DONALDSONVILLE, LOUISIANA

PROPERTY OWNERSHIP IN THE
VICINITY OF CF INDUSTRIES
NITROGEN COMPLEX

ASCENSION PARISH, LOUISIANA

Hydro
Consultants, inc.

DATE: MAY 28, 2009
DRAWN BY: [blank]
CHECKED BY: MED JR.
APPROVED BY: MED JR.
DWG. NO. 812-100-05

ASCENSION PARISH, LOUISIANA

CF INDUSTRIES
(APPROX. 620 ACRES)

PRELIMINARY

THE INDUSTRIAL DEVELOPMENT BOARD
OF THE STATE OF LOUISIANA
DONALDSONVILLE

EXHIBIT
"C-1"



Description: Discussion of Meeting Date Change for November



Description: Approval or Denial of the Minutes of the September 9, 2015 Planning Commission Meeting

ATTACHMENTS:

Description

Sept 9 2015 Planning Comm Minutes

Upload Date

10/5/2015

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 9, 2015

The Planning Commission of the Parish of Ascension held a Public Meeting on Wednesday, September 9, 2015 at 6:00 p.m. in the Courthouse Meeting Room, Gonzales, Louisiana in a regular session convened.

I. Meeting Called to Order

Meeting was called to order by Chairman Jackie Callender.

II. Roll Call of Members

The following members were present:

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

The following members were absent:

None

III. Pledge of Allegiance

IV. Introduction of Staff

Stacie Webb – Secretary, Planning and Development

Cody Martin – Legal Counsel

Ricky Compton – Director, Planning and Development

Ben Moran - Planner

Lance Brock – Zoning Official

Rhonda Braud – Engineer

Chairman Callender acknowledged Councilman Satterlee and Councilman Joseph in the audience.

V. Chairman's Comments

Chairman had no comments.

VI. Minutes

A) Approval or Denial of the Minutes of August 12, 2015 Planning Commission Minutes

Commission Action: Moved by Mr. Joshua Ory, seconded by Mr. Donald Songy and unanimously adopted, to approve the August 12, 2015 Planning Commission minutes as presented.

VII. Consent Agenda

A) Affidavit of Mortgage Declaration

Guy Carpenter Property – Lot F (Kirk and Deshea Waguespack)

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

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

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

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

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

STAFF REVIEW COMMENTS

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

STAFF RECOMMENDATIONS

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

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

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Donald Songy, seconded by Mr. Robert Burgess and unanimously adopted, to approve this family partition contingent on staff comments being satisfied.

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

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

The owner is proposing a Family Partition of Lot 4-A into Lots 4-A-1 (8.772 acres), 4-A-2 (2.585 acres) and 4-A-3 (2.584 acres). The applicant will retain Lot 4-A-1 and will transfer Lots 4-A-2 and 4-A-3 to his son and daughter. All lots will accessed by a

proposed 30 foot private servitude of passage extending from the end of Jimmy Michael Road.

STAFF REVIEW COMMENTS

All comments addressed.

STAFF RECOMMENDATIONS

Staff recommends approval.

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

Public hearing was opened.

No comments.

Public hearing was closed.

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

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

A) Myrtle Grove Townhomes

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

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

STAFF REVIEW COMMENTS

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

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

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

STAFF RECOMMENDATIONS

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

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

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Joshua Ory, seconded by Mr. Matthew Pryor and unanimously adopted, to approve this preliminary subdivision plat contingent on the revised drainage impact study being approved by Engineering.

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

A) Sunshine Business Park – Lot SB and remainder of Lot A-1-B-2-A

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

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

STAFF REVIEW COMMENTS

All plat review comments have been addressed.

Department of Engineering Comments:

There are outstanding punch list items from final inspection.

STAFF RECOMMENDATIONS

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

Ms. Karen Kennedy with GWS Engineering, Inc. presented this final subdivision plat.

Mr. Ben Moran stated all punch list items have been addressed.

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Morrie Bishop, seconded by Mr. Matthew Pryor and unanimously adopted, to approve this final subdivision plat as presented.

XI. Staff Report

A) Planning Commission Request – Discussion on Moratorium

Mr. Ricky Compton stated at last month's meeting Mr. Robert Burgess asked that the discussion of a moratorium on development be placed on this month's agenda.

Mr. Robert Burgess stated since there is a subcommittee currently working on impact fees he questioned if the Planning Commission should look into recommending to the Council a moratorium on all development until the impact fee is decided. He feels if they continue to go by the policies and regulations of the Unified Development Code then they will be adding to the problems that we are currently facing with traffic.

Pros and cons of a moratorium were discussed.

whole with the new subdivisions being proposed. He said it's pretty limited to the land owners next to where the development is being proposed. He further expressed if there were a public outcry, presumably the Council would be more reactive.

XII. Engineering Staff Report

Mrs. Rhonda Braud gave the following report status on subdivisions:

Residential – 41 subdivisions currently in bond or in infrastructure

Commercial – 26 sites currently in infrastructure

XIII. Adjourn

Moved by Mr. Gasper Chifici, seconded by Mr. Donald Songy and unanimously adopted, meeting adjourned at 6:25 p.m.

Jackie Callender, Chairman



Description: **Affidavit of Mortgage Declaration**
Adam McCarty Properties, LLC - Lot F

ATTACHMENTS:

Description	Upload Date	Type
Adam McCarty	10/5/2015	Cover Memo

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

October 14, 2015

A) **Adam McCarty Properties, LLC – Lot F**
Affidavit of Mortgage Declaration

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

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

September 8, 2015

First National Bank DeRidder
Po Box 700
DeRidder, LA 70634

RE: Application to Subdivide Tract F – Adam McCarty Properties, LLC

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 Tract F for Adam McCarty Properties, LLC (38091 Hope Villa Drive Prairieville, LA 70769) that the applicant has applied through our office to subdivide his or her property.

As defined by the ordinance, you may submit a letter of objection or no objection to our office by October 7, 2015 or can appear at a public hearing on October 14 at 6pm to hear the proposed subdivision and be given the opportunity to influence the planning commission as to whether or not the proposed division of property should be approved.

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

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

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

Sincerely,

Ben Moran
Planner, Planning and Development Department

Cc: Ricky Compton, Planning and Development Director

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

UNITED STATES OF AMERICA

STATE OF LOUISIANA

PARISH OF ASCENSION

AFFIDAVIT OF MORTGAGE DECLARATION

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified, personally came and appeared, the Applicant, Adam McCarty who, avers that he/she is the legal owner of Tract F, Section 20, Township 9 S, Range 3 E, Gonzales, Ascension, La (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>Adam McCarty Properties, L.L.C.</u>	<u>38091 Hopeville Dr</u>
2)		<u>Prairieville, La 70769</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) (Justin Holt)
First National Bank De Ridder (337-460-5619)
- Lender's Address (the address to which payments on the mortgage are mailed)
PO Box 700, De Ridder, La 70634

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

- Name of the Borrower (debtor on the mortgage)
Adam McCarty Properties, L.L.C.
- Account number or Reference number
38091 Hope Villa Dr 38091 Hope Villa Dr.
- Borrower's municipal address
Prairieville, La 70769
- Municipal address of the property (if different from the Borrower's address)
12550 Airline Hwy Gonzales, La 70737
- Lot Number and Square Number (if appropriate) of the property subject to mortgage
Tract F
- Name of Subdivision in which the property is located
Section 20, Township 9 South, Range 3 East
- Township, Range, Section Number and Acreage (if appropriate) of the property

(Applicant must initial Number 1 or Number 2)

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

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

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

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

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

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

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

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

THUS SWORN, DONE, AND SIGNED on the 28th day of August, 2015

WITNESS:

Christi E. Binns

Printed Name: Christi E. Binns

APPLICANT:

Adam M. Galt

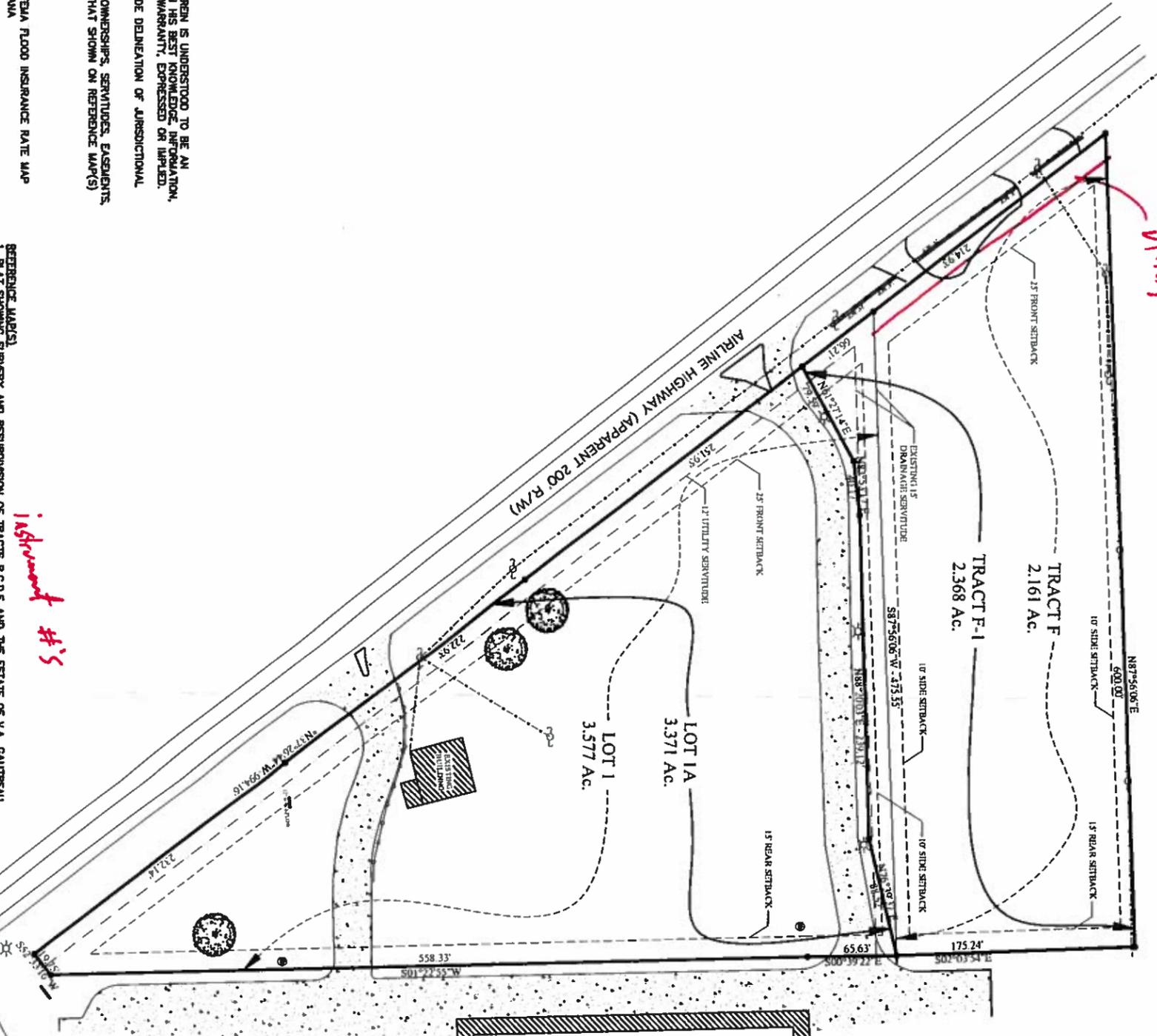
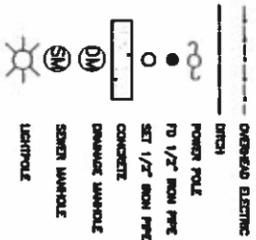
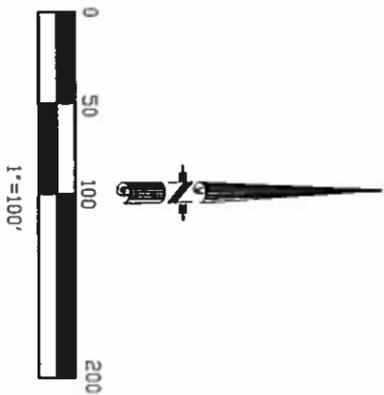
Printed Name: Adam M. Galt

Gary R. Binns
NOTARY

Printed Name:

Notary # or La. Bar # GARY R. BINNS
NOTARY I.D. #66509
MY COMMISSION EXPIRES
AT DEATH

TRACT A
WESLEY B. VALENTINE
(Now or Formerly)

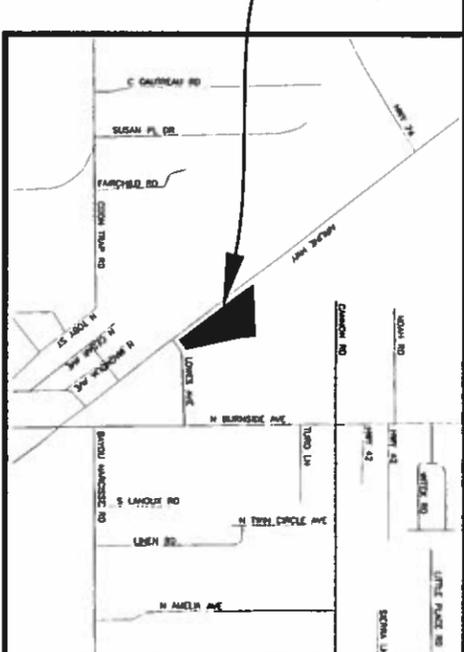


Utility servitude

15' front setback

LOT 2
LOWES HOME CENTERS, INC
(Now or Formerly)

SITE



*• both property owners
signatures
all notes from checklist
planning cover, signature,
date, file #*

PLAT SHOWING THE EXCHANGE OF PROPERTY
BETWEEN
TRACT F AND LOT 1
INTO
LOT F-1 & LOT 1A
LOCATED
IN
SECTION 20, T-9-S, R-3-E,
SOUTHEASTERN LAND DISTRICT,
EAST OF THE MISSISSIPPI RIVER
ASCENSION PARISH, LOUISIANA
FOR
ADAM MCCARTY

GENERAL NOTES:

1. BASIS OF BEARING:
N43°28'44"W, WEST PROPERTY LINE OF LOT 1.
2. THE WORDS "CERTIFY", "CERTIFIED", OR "CERTIFICATION" AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF, AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
3. B.M. AQUILLARD & ASSOCIATES, LLC HAS NOT AND DOES NOT PROVIDE DELINEATION OF JURISDICTIONAL WETLANDS.
4. NO ATTEMPT HAS BEEN MADE BY MYSELF TO VERIFY ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT SHOWN ON REFERENCE MAP(S) OR FURNISHED BY THE CLIENT OR HIS REPRESENTATIVES
5. ZONING - **MU**
6. FLOOD ZONE NOTE
THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 22009C 0049E AND DATED 8/18/2007, FOR ASCENSION PARISH, LOUISIANA
7. ALL PROPOSED CHANGES OR MODIFICATIONS TO THE PARCEL(S) SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE ASCENSION PARISH UNIFIED DEVELOPMENT CODE, UDC. ANY ACTS OF OMISSION OR DEFICIENCIES REGARDLESS OF CAUSE BY THE OWNER, SURVEYOR, OR PARISH, SHALL NOT RELIEVE THE OWNER OF HIS/HER DUTY TO COMPLY TO THE LATEST OFFICIAL REVISED EDITION OF THE UDC.
8. SERVICE OBSERVED. NO PERSON SHALL PRODUCE OR INSTALL A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOCAL HEALTH AUTHORITY.

REFERENCE MAP(S)

1. PLAT SHOWING SURVEY AND RESUBDIVISION OF TRACTS B,C,D,E AND THE ESTATE OF V.A. GAUTREAU INTO LOTS 1, 2, 3, 4, 5, 6 & 7 OF THE LOWES COMMERCIAL DEVELOPMENT SUBDIVISION, A PROPOSED ROAD RIGHT OF WAY TO BE DEDICATED TO D.O.D. AND A PROPOSED ROAD RIGHT OF WAY TO BE DEDICATED TO ASCENSION PARISH LOCATED IN SECTION 20, TOWNSHIP 9 SOUTH - RANGE 3 EAST, ASCENSION PARISH, LOUISIANA FOR LOWES HOME CENTERS, INC. BY MICHAEL P. BLANCHARD, P.L.S. DATED 08/28/2007.
2. SURVEY PLAT OF TRACTS A, B, C, D, E, F, G, & H SITUATED IN THE NE 1/4 OF SECTION 20, T9S, R3E, S20, EAST OF THE MISS. RIVER, ASCENSION PARISH, LA BY W.L. COMBRIANT JR. DATED NOV., 1993.

B.M.A.
CIVIL ENGINEERING AND LAND SURVEYING

B.M. Aquillard & Associates, LLC
P.O. Box 1407
Prattville, LA 70769
Phone: (225) 445-1894 Fax: (225) 673-3544

SCALE	DATE	SHEET
1"=100'	08-01-2015	1 OF 1
DRAWN BY	CHECKED BY	PROJECT #
JLA	BMA	2015182

DATE _____

BRIAN W. AQUILLARD, P.E., P.L.S.

CERTIFICATION:
I CERTIFY THAT THIS SURVEY HAS BEEN DONE BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH LSBRPPLS LRS 33:5091, ET SEQ. LAC 48: LVI CHAPTER 29 BASED ON A CLASS C SURVEY



Description: Affidavit of Mortgage Declaration

Renaissance Subd – Lot 13 (Courtney & Joey Viator)

This item was removed from agenda. Letter of Objection was received from lending agency.



Description: Affidavit of Mortgage Declaration

Rodney Dotson Property

1) Lot B-K-1-A-1-A-2 (James & Tracey Bradshaw)

2) Lot B-K-1-A-1-A-1 (Winnie C Saia)

3) Lot J-C (Novie Cason)

ATTACHMENTS:

Description

Rodney Dotson

Upload Date

10/6/2015

Type

Cover Memo

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

October 14, 2015

C) Rodney Dotson Property

- 1) Lot B-K-1-A-1-A-2 (James & Tracey Bradshaw)**
- 2) Lot B-K-1-A-1-A-1 (Winnie C Saia)**
- 3) Lot J-C (Novie Cason)**

Affidavit of Mortgage Declaration

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

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

September 14, 2015

HFC and Subsidiaries
PO Box 3425
Buffalo, NY 14240-9733

RE: Application to Subdivide Lot B-K-1-A-1-A-2 – Tracey Bradshaw

To whom it may concern:

Pursuant to Ascension Parish Ordinance SR12-11, passed by Parish Council on 19 March 2013, the planning and development department is notifying you, as the lending institution holding a mortgage on Lot B-K-1-A-1-A-2 for James and Tracey Bradshaw (14206 Bluff Rd. Prairieville, LA 70769) that the applicant has applied through our office to subdivide his or her property.

As defined by the ordinance, you may submit a letter of objection or no objection to our office by October 7, 2015 or can appear at a public hearing on October 14 at 6pm to hear the proposed subdivision and be given the opportunity to influence the planning commission as to whether or not the proposed division of property should be approved.

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

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

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

Sincerely,

Ben Moran
Planner, Planning and Development Department

Cc: Ricky Compton, Planning and Development Director

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

UNITED STATES OF AMERICA

STATE OF LOUISIANA

PARISH OF ASCENSION

AFFIDAVIT OF MORTGAGE DECLARATION

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified, personally came and appeared, the Applicant, Tracey Bradshaw who, avers that he/she is the legal owner of BK1A1A2 (lot/tract description), Township 9 South, Sections 10 + 60, Range 2 East 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>HFC</u>	<u>P.O. Box 3425, Buffalo, NY 14240-9733</u>
2)	_____	_____
3)	_____	_____

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

- Name of the lender (to which payments on the mortgage are being made)
HFC II - Subsidiaries
- Lender's Address (the address to which payments on the mortgage are mailed)
P.O. Box 3425 Buffalo, NY 14240-9733

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

- Name of the Borrower (debtor on the mortgage)
James C and Tracey C Bradshaw
- Account number or Reference number
0012820890
- Borrower's municipal address
14206 Bluff Rd. Prairieville LA 70769
- Municipal address of the property (if different from the Borrower's address)
Same
- Lot Number and Square Number (if appropriate) of the property subject to mortgage
N/A
- Name of Subdivision in which the property is located
N/A
- Township, Range, Section Number and Acreage (if appropriate) of the property
Township 9 South, Sections 10 + 16D, Range 2 East 1.26 acres

(Applicant must initial Number 1 or Number 2)

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

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

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

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

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

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

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

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

THUS SWORN, DONE, AND SIGNED on the 2nd day of September, 2015

WITNESS:

Winnie Sain

Printed Name: Winnie Sain

APPLICANT:

Tracey Bradshaw

Printed Name: Tracey Bradshaw

TERRI S. CLARK
NOTARY

TERRI S. CLARK
Notary ID No. 69550
Printed Name: TERRI S. CLARK
My commission is for life

Notary # or La. Bar #

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

September 14, 2015

Regions Bank
PO Box 1984
Birmingham, AL 35201

RE: Application to Subdivide Lot B-K-I-A-I-A-I – Winnie C. Saia

To whom it may concern:

Pursuant to Ascension Parish Ordinance SR12-11, passed by Parish Council on 19 March 2013, the planning and development department is notifying you, as the lending institution holding a mortgage on Lot B-K-I-A-I-A-I for Winnie C Saia (14220 Bluff Rd. Prairieville, LA 70769) that the applicant has applied through our office to subdivide his or her property.

As defined by the ordinance, you may submit a letter of objection or no objection to our office by October 7, 2015 or can appear at a public hearing on October 14 at 6pm to hear the proposed subdivision and be given the opportunity to influence the planning commission as to whether or not the proposed division of property should be approved.

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

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

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

Sincerely,

Ben Moran
Planner, Planning and Development Department

Cc: Ricky Compton, Planning and Development Director

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

UNITED STATES OF AMERICA

STATE OF LOUISIANA

PARISH OF ASCENSION

AFFIDAVIT OF MORTGAGE DECLARATION

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified, personally came and appeared, the Applicant, Winni C. Sain who, avers that he/she is the legal owner of BK 1A1A1 Lot Section 60, Township 9S, Range 02E (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>Regions</u>	<u>P.O. Box 1984, Birmingham AL 35201</u>
2) _____	_____
3) _____	_____

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

- Name of the lender (to which payments on the mortgage are being made)
Regions Bank
- Lender's Address (the address to which payments on the mortgage are mailed)
Post Office Box 1984, Birmingham, AL 35201

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

- Name of the Borrower (debtor on the mortgage)

Winnie C. Saia

- Account number or Reference number

001 502 0000005002512168

- Borrower's municipal address

14220 Bluff Rd. Prairieville LA 70769

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

N/A Same

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

N/A

- Name of Subdivision in which the property is located

N/A

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

Lot 501A, Section 60, Township 09S, Range 02E

(Applicant must initial Number 1 or Number 2)

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

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

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

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

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

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

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

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

THUS SWORN, DONE, AND SIGNED on the 1st day of September 2015

WITNESS:

Tracey Bradshaw

Printed Name: Tracey Bradshaw

APPLICANT:

Winnie C. Sain

Printed Name: WINNIE C. SAIN

TERRI S. CLARK

NOTARY

S. Clark
anda Drive
s, LA 70737

Printed Name:

TERRI S. CLARK
Notary ID No. 69550
My commission is for life

Notary # or La. Bar #

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

September 14, 2015

Fifth Third Bank
PO Box 630412
Cincinnati, OH 45263-0412

RE: Application to Subdivide Tract J-C – Novie Cason

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 Tract J-C for Novie Cason (14210 Bluff Rd. Prairieville, LA 70769) that the applicant has applied through our office to subdivide his or her property.

As defined by the ordinance, you may submit a letter of objection or no objection to our office by October 7, 2015 or can appear at a public hearing on October 14 at 6pm to hear the proposed subdivision and be given the opportunity to influence the planning commission as to whether or not the proposed division of property should be approved.

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

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

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

Sincerely,

Ben Moran
Planner, Planning and Development Department

Cc: Ricky Compton, Planning and Development Director

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

UNITED STATES OF AMERICA

STATE OF LOUISIANA

PARISH OF ASCENSION

AFFIDAVIT OF MORTGAGE DECLARATION

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified, personally came and appeared, the Applicant, Novie K. Cason who, avers that he/she is the legal owner of Lot JC, Section 60, Township 070 Range 02E (of 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:

Name Mailing Address

- 1) Fifth Third Bank MD 1MOC2N Cincinnati, OH 45263-5300
- 2) _____
- 3) _____

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

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

Fifth Third Bank

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

MD 1MOC2N Cincinnati, OH 45263-5300

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

- Name of the Borrower (debtor on the mortgage)
Novie K. Cason
- Account number or Reference number
419499967
- Borrower's municipal address
14210 Bluff Rd. Prairieville, LA 70769
- 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
168AC, Sec. 10 & 60, 9-2, Tract JC

(Applicant must initial Number 1 or Number 2)

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

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

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

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

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

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

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

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

THUS SWORN, DONE, AND SIGNED on the 1st day of September, 2015

WITNESS:

Tracey Bradshaw

Printed Name: Tracey Bradshaw

APPLICANT:

Novie K. Cason

Printed Name: NOVIE K. CASON

TERRI S. CLARK

NOTARY

S. Clark

TERRI S. CLARK

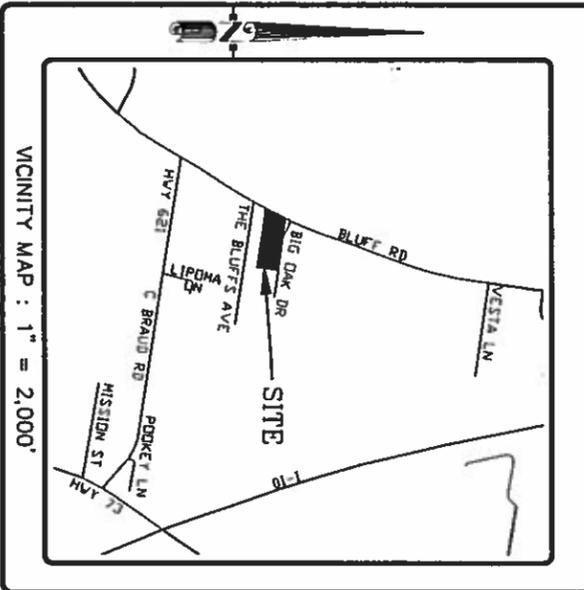
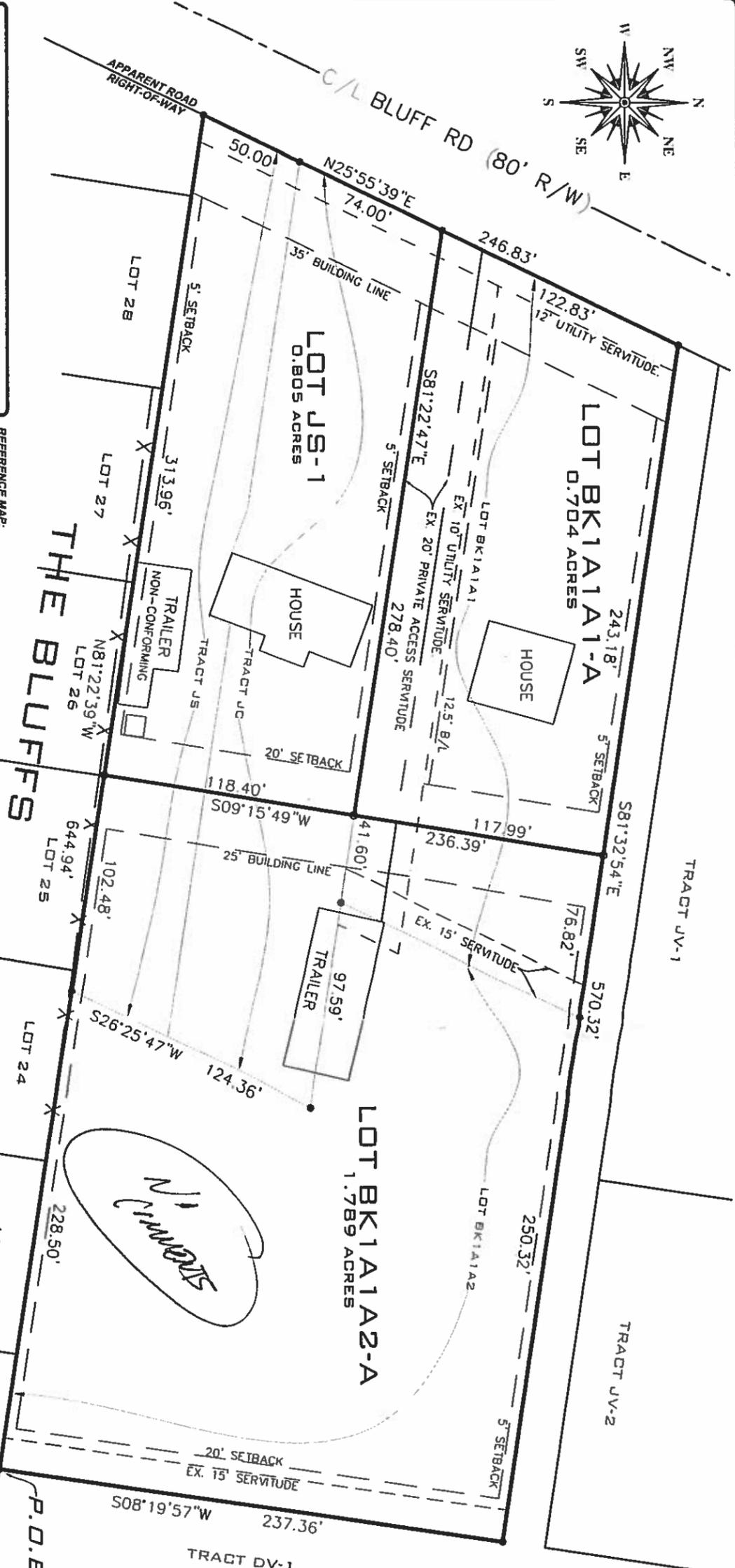
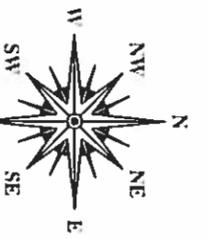
anda Drive

Notary ID No. 69550

Printed Name: s. LA 70737

My commission is for life

Notary # or La. Bar #



15489.DWG
 DELINEATION OF JURISDICTIONAL WETLANDS HAS NOT BEEN REQUESTED NOR IS IT A PART OF THIS SURVEY. ABSTRACTING OF TITLE ON THIS PROPERTY WAS NOT WITHIN THE SCOPE OF THIS SURVEY. SERVITUDES, RIGHTS-OF-WAY, UNDERGROUND STRUCTURES OR OTHER ENCUMBRANCES OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST. THIS SURVEY DOES NOT GUARANTEE TITLE NOR OWNERSHIP. THE ORIGINAL DRAWING OF THIS WORK IS THE PROPERTY OF EARLES AND ASSOC., L.L.C. REPRODUCTION IS PROHIBITED EXCEPT BY WRITTEN PERMISSION OF THIS FIRM.

REFERENCE MAP:
 1) MAP SHOWING SURVEY RECORDED AS INSTRUMENT #458754.
 2) MAP SHOWING SURVEY RECORDED AS INSTRUMENT #420148.
 3) MAP SHOWING SURVEY RECORDED AS INSTRUMENT #330408.
 BEARINGS ARE BASED ON GPS MEASUREMENTS, LSU GULF NET, VRS, NORTH AMERICAN DATUM (1983) LAMBERT CONFORMAL CONIC PROJECTION, LOUISIANA SOUTH ZONE, STATE PLANE COORDINATE SYSTEM.
 THIS SURVEY CONFORMS TO CURRENT STANDARDS OF PRACTICE AS DEFINED IN TITLE 46, LXI AND REVISED STATUTES 33:5051 OF THE PROFESSIONAL AND OCCUPATIONAL STANDARDS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NO. 22005C 0040 E FOR ASCENSION PARISH, MAP DATED AUGUST 16, 2007, THIS PROPERTY LIES IN FLOOD HAZARD ZONE = X
 THIS PROPERTY IS ZONED = MEDIUM INTENSITY (RM).
 SEWER DISPOSAL SHALL BE INDIVIDUAL SANITARY SEWER PLANTS.
 NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOCAL HEALTH AUTHORITY.

LEGEND:
 ● 1/2" IRON PIPE FOUND
 ○ OR AS SHOWN
 ○ 1/2" IRON ROD SET
 ○ FENCELINE

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

DATE: 09/14/2015
DRAWN BY: JWF
CHECKED BY: ST

DRAWING NO.: 15489
JOB NO.: 15-489
REF. NO.: _____

EARLES AND ASSOCIATES, L.L.C.
 PROFESSIONAL LAND SURVEYORS
 1034 EAST WORNERY ROAD, SUITE B
 MONTEAGUE, LOUISIANA 70377
 Tel: 225-647-9798 Fax: 225-647-9700

TOWNSHIP: 9S RANGE: 2E SECTION: 10& 60

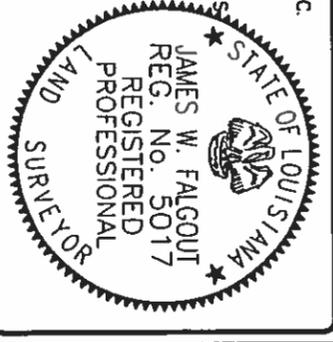
PRELIMINARY SIMPLE DIVISION,
 MAP SHOWING SURVEY OF
 LOT BK1A1A1-A, LOT BK1A1A2-A, LOT JS-1,
 BEING THE RESUBDIVISION OF
 LOT BK1A1A1, LOT BK1A1A2, T
 RACT JC & TRACT JS,
 LOCATED IN SECTION 10 & 60, T9S - R2E,
 SOUTHEASTERN LAND DISTRICT,
 EAST OF THE MISSISSIPPI RIVER,
 ASCENSION PARISH, LA.
 FOR
RODNEY DOTSON

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

THE PRIVATE ACCESS SERVITUDE SHOWN HEREON IS HEREBY DEDICATED AS A MEANS OF ACCESS TO LOT BK1A1A2-A. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY PRIVATE DRIVEWAY SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH THE SERVITUDE IS GRANTED. THE PARISH OF ASCENSION HAS NO RESPONSIBILITY FOR MAINTENANCE OF THIS PRIVATE ACCESS SERVITUDE. THE ROADS AND STREETS SHOWN ON THIS PLAT ARE PRIVATE AND NOT PUBLIC ROADS AND STREETS ARE TO BE DEVELOPED AND MAINTAINED BY THE LOT OWNERS ONLY. THE PARISH OF ASCENSION SHALL NOT MAINTAIN, UPGRADE, OR ACCEPT SAID ROADS INTO THE PUBLIC SYSTEM UNLESS AND UNTIL BROUGHT UP TO HARD SURFACE AND ALL OTHER STANDARDS BY THE LOT OWNERS OR DEVELOPER, ACCORDING TO THE SUBDIVISION REGULATIONS FOR THE PARISH OF ASCENSION. THE SUB-DIVIDER AND LOT OWNERS FURTHER ARE PUT ON NOTICE THAT SCHOOL BUSES DO NOT OR ARE NOT REQUIRED TO TRAVEL DOWN PRIVATE ROADS AND IT IS THE OBLIGATION OF THE LOT OWNERS TO BRING THEIR CHILDREN TO A PUBLIC ROAD FOR SCHOOL BUS PICK UP.

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

RODNEY DOTSON _____ DATE _____
 WINNIE C. SAIA _____ DATE _____
 NOVIE T. GASON _____ DATE _____





Description: Thomas N. Sevario, Sr. Property - Lots 1, 2, 3 and 4
Earles and Associates, LLC
(Council District 8)

ATTACHMENTS:

Description	Upload Date	Type
Thomas N Sevario	10/5/2015	Cover Memo

October 14, 2015

FAMILY PARTITION

A) Thomas N Sevario Property – Lots 1, 2, 3 and 4

The subject property is located at the end of Sam Martin Road in Council District 8 and is zoned Rural (R). The application is on behalf of Thomas N Sevario, Sr by Earles and Associates, LLC.

The owner is proposing a Family Partition of a 21.50 acre tract into Lots 1 (1.57 acres), Lot 2 (14.63 acres), Lot 3 (2.28 acres), and Lot 4 (2.76 acres). The applicant will retain Lot 2 and transfer Lots 1, 3 and 4 to his children. All lots will be accessed by a proposed 30 foot private servitude of passage.

STAFF REVIEW COMMENTS

This family partition was approved on November, 13 2013 but the properties were not transferred to the family members within the allotted 180 days so the applicant is requesting a new approval.

The applicant is requesting a variance to eliminate the required T turnaround. Staff recommends this variance be granted.

The front setback of Lot 4 is shown as 12.5' – the required front setback for corner lots. Because Lot 4 is not a corner lot, the front setback must be 25'. This causes the existing mobile home to encroach into the front setback. The Board of Adjustments must grant a variance to reduce the front setback to 12.5' or allow the encroachment.

This plat matches what was previously approved and is in compliance with the newly adopted family partition regulations.

STAFF RECOMMENDATIONS

Staff recommends approval of this family partition contingent upon the Board of Adjustments granting a variance for either the encroachment or front setback on Lot 4.



Description: Leon A. Badali Property - Lots A-1 and A-2
Earles and Associates, LLC
(Council District 8)

ATTACHMENTS:

Description	Upload Date	Type
Leon A Badali	10/5/2015	Cover Memo

October 14, 2015

FAMILY PARTITION

B) Leon A Badali Property – Lots A-1 and A-2

The subject property is located on Bluff Road approximately 280 feet north of LA Hwy 74 in Council District 8 and is zoned Medium Intensity (RM). The application is on behalf of Victoria Badali by Earles and Associates, LLC.

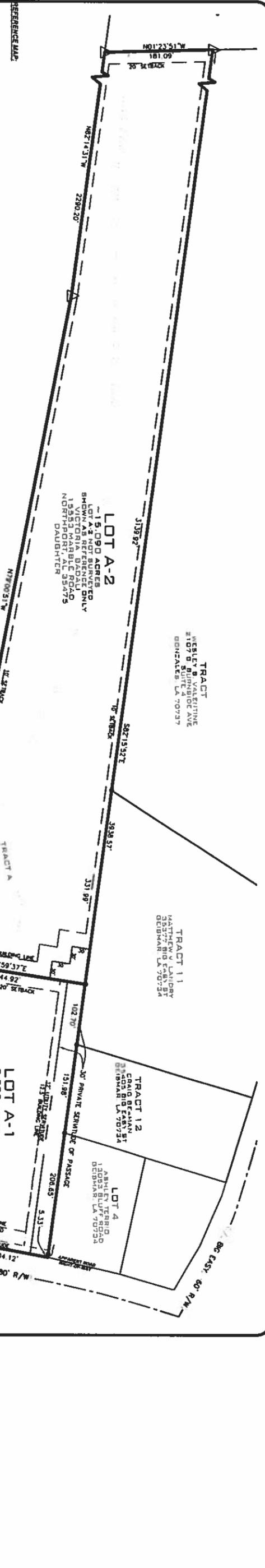
The owner is proposing a Family Partition of a Tract A into Lots A-1 (2.385 acres) and Lot A-2 (15.090 acres). The applicant will retain Lot A-1 and transfer Lot A-2 to her daughter. Lot A-1 is accessed by Bluff Road and Lot A-2 will be accessed by a proposed 30 foot private servitude of passage.

STAFF REVIEW COMMENTS

All comments addressed.

STAFF RECOMMENDATIONS

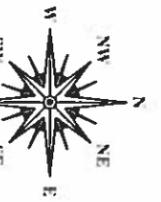
Staff recommends approval.



REFERENCE MAP:
 1) MAP SHOWING SURVEY BY ALEX HERON, JR. DATED JANUARY 1973 AND RECORDED AS INSTRUMENT #158909.
 2) MAP SHOWING SURVEY BY W.A. COMBENT DATED OCTOBER 18, 2001 AND RECORDED AS INSTRUMENT #311069.
 3) MAP SHOWING SURVEY BY W.A. COMBENT DATED JULY 12, 1984, NOT RECORDED.
 4) MAP SHOWING SURVEY BY W.B. VALENTINE DATED MARCH 1, 1987, NOT RECORDED.
 *BEARINGS ARE BASED ON GPS MEASUREMENTS, LSI GULF NET, WRS, NORTH AMERICAN DATUM (1983) LAURENT CONFORMAL CONIC PROJECTION, LOUISIANA SOUTH ZONE, STATE PLANE COORDINATE SYSTEM
 THIS SURVEY CONFORMS TO CURRENT STANDARDS OF PRACTICE AS SET FORTH IN TITLE 48, LRI AND REVISED STATUTES 11:5011 OF THE PROFESSIONAL AND OCCUPATIONAL STANDARDS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NO. 220205C 0025 E FOR ASCENSION PARISH, MAP DATED AUGUST 16, 2007, THIS PROPERTY LIES IN FLOOD HAZARD ZONE = A
 BASE FLOOD ELEVATION = 13.0'
 THIS PROPERTY IS ZONED = CONSERVATION (C)
 SEWER DISPOSAL SHALL BE INDIVIDUAL SANITARY SEWER PLANTS
 SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT
 NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL EXCEPT DESIGN TO AN APPROVED SANITARY SEWER SYSTEM UNLESS THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOCAL HEALTH AUTHORITY.
 ANY NEW DRAINAGE DITCH REQUIRED BY THE SUBDIVISION OF THIS PROPERTY FOR THE PURPOSE OF TRANSPORTING RUNOFF OR SEWAGE TREATMENT PLANT EFFLUENT TO AN EXISTING PARISH MAINTAINED DITCH SHALL BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNER(S).

THE RIGHTS-OF-WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVICED ARE DEDICATED TO THE PUBLIC USE OF THE PUBLIC. THE PUBLIC SHALL HAVE THE RIGHT OF 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 SERVICE SO AS TO UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH SERVICE WAS GRANTED.
 THE PRIVATE ACCESS SERVICED SHOWN HEREON IS HEREBY DEDICATED AS A MEANS OF ACCESS TO LOT A-1 & LOT A-2. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, OR INSTALLED WITHIN OR OVER ANY PRIVATE DRIVEWAY SERVICE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH THE SERVICE IS GRANTED. THE SERVICE OF ASCENSION HAS NO RESPONSIBILITY FOR MAINTENANCE OF THIS PRIVATE ACCESS SERVICE. THE SERVICE OF ASCENSION SHALL NOT MAINTAIN, UPGRADE, OR ACCEPT SAID ROADS INTO THE PUBLIC SYSTEM UNLESS AND UNTIL BROUGHT UP TO HARD SURFACE AND ALL OTHER REGULATIONS BY THE LOT OWNERS OR DEVELOPER, ACCORDING TO THE SUBDIVISION STANDARDS FOR THE PARISH OF ASCENSION. THE SUB-DIVIDER AND LOT OWNERS FURTHER ARE PUT ON NOTICE THAT SCHOOL BUSES DO NOT OR ARE NOT REQUIRED TO TRAVEL DOWN PRIVATE ROADS AND IT IS THE OBLIGATION OF THE LOT OWNERS TO BRING THEIR CHILDREN TO A PUBLIC ROAD FOR SCHOOL BUS PICK UP.

VICTORIA J. BADALI
 DATE _____



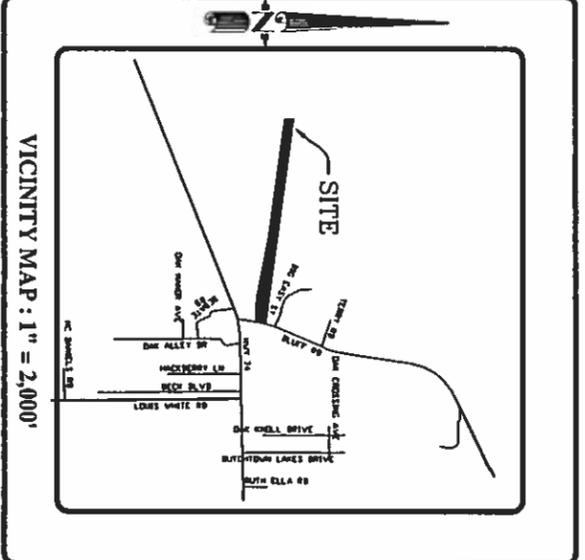
PRELIMINARY FAMILY PARTITION
 MAP SHOWING SURVEY OF
 LOT A-1 & LOT A-2,
 BEING THE RESUBDIVISION OF TRACT A,
 FORMERLY A PORTION OF
 THE LEON A BADALI PROPERTY,
 LOCATED IN SECTION 16, T9S - R2E,
 SOUTHEASTERN LAND DISTRICT,
 EAST OF THE MISSISSIPPI RIVER,
 ASCENSION PARISH, LA.
 FOR
 VICTORIA BADALI

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

* THIS PLAT IS VOID UNLESS SIGNED AND STAMPED BY THE LICENSED PROFESSIONAL SHOWN BELOW.
 I CERTIFY THAT IN SEPTEMBER 2015, EARLES AND ASSOC., L.L.C. PERFORMED A GROUND SURVEY OF THE PROPERTY SHOWN HEREON AND THAT THIS MAP IS IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY. THIS PLAT CONFORMS TO LOUISIANA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.
 JAMES W. FALCOUT
 PROFESSIONAL LAND SURVEYOR
 LOUISIANA REGISTRATION NO. 5017
 DATE _____



VICINITY MAP : 1" = 2,000'



13
 DWG
 DELINEATION OF JURISDICTIONAL WETLANDS HAS NOT BEEN REQUESTED NOR IS IT A PART OF THIS SURVEY. ABSTRACTING OF TITLE ON THIS PROPERTY WAS NOT WITHIN THE SCOPE OF THIS SURVEY. SERVICED-OF-WAY, UNDERGROUND STRUCTURES OR OTHER ENCUMBRANCES OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST. THIS SURVEY DOES NOT GUARANTEE TITLE NOR OWNERSHIP. THE ORIGINAL DRAWING OF THIS WORK IS THE PROPERTY OF EARLES AND ASSOC., L.L.C. REPRODUCTION IS PROHIBITED EXCEPT BY WRITTEN PERMISSION OF THIS FIRM.

LEGEND:
 ● 1/2" IRON PIPE FOUND
 ○ OR AS SHOWN
 Δ 1/2" IRON PIPE SET
 Δ CALCULATED POINT
 --- FENCELINE

DATE:	09/09/2015	DRAWING No.	15479
DRAWN BY:	JWF	JOB No.	15-479
CHECKED BY:	JE	REF No.	

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

TOWNSHIP 9S
 RANGE 2E
 SECTION 16



Description: George Brignac Property - Lots B-1 and B-2
MR Engineering & Surveying, LLC
(Council District 6)

ATTACHMENTS:

Description	Upload Date	Type
George Brignac	10/5/2015	Cover Memo

October 14, 2015

FAMILY PARTITION

C) George Brignac Property – Lots B-1 and B-2

The subject property is located on Brignac Road approximately 280 feet north of Butch Road in Council District 6 and is zoned Conservation (C). The application is on behalf of Janice Templet by MR Engineering and Surveying, LLC.

The owner is proposing a Family Partition of Tract B into Lots B-1 (1.500 acres) and Lot B-2 (0.788 acres). The applicant will retain Lot B-1 and transfer Lot B-2 to her grandson. Lot B-1 is accessed by Brignac Road and Lot B-2 will be accessed by a proposed 30 foot private servitude of passage.

STAFF REVIEW COMMENTS

All comments addressed.

STAFF RECOMMENDATIONS

Staff recommends approval.



Description: Chris Ingram Property - Lots A-6-A-2-C-1 and A-6-A-2-C-2
Quality Engineering & Surveying, LLC
(Council District 5)

ATTACHMENTS:

Description

Chris Ingram

Upload Date

10/5/2015

Type

Cover Memo

October 14, 2015

FAMILY PARTITION

D) Chris Ingram Property – Lots A-6-A-2-C-3 and A-6-A-2-C-4

The subject property is located on Blaise Road off of LA Hwy 933 in Council District 5 and is zoned Medium Intensity (RM). The application is on behalf of Randi Ingram Mathews by Quality Engineering and Surveying, LLC.

The owner is proposing a Family Partition of Lot A-6-A-2-C into Lots A-6-A-2-C-1 (3.256 acres) and Lot A-6-A-2-C-2 (2.954 acres). The applicant will retain Lot A-6-A-2-C-1 and transfer Lot A-6-A-2-C-2 to her grandfather. Both lots are accessed by Blaise Road, an existing 50 foot private servitude of passage.

STAFF REVIEW COMMENTS

All existing users of Blaise Road will be required to sign the plat.

STAFF RECOMMENDATIONS

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



Description: Sondra M. Jenkins Property - Lots A-1 and B-1
L & L Land Surveying, Inc.
(Council District 10)

ATTACHMENTS:

Description	Upload Date	Type
Sondra Jenkins	10/5/2015	Cover Memo

October 14, 2015

FAMILY PARTITION

E) Sondra Jenkins Property – Lots A-1 and B-1

The subject property is located on W New River Road in Council District 10. A portion of the property is zoned Medium Intensity (RM) and the remainder is within the city limits of Gonzales. The application is on behalf of Sondra M Jenkins by L & L Land Surveying, Inc.

The owner is proposing a Family Partition of Lot 6-B, Tract A and Tract B into Lots A-1 (3.15 acres) and Lot B-1 (6.58 acres). The applicant will retain Lot A-1 and transfer Lot B-1 to her daughter. Lot A-1 is accessed by W New River Road and B-1 will be accessed by a proposed 30 foot private servitude of passage.

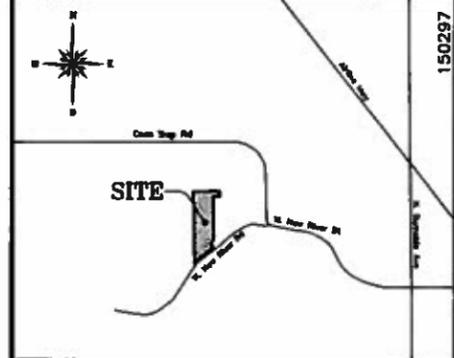
STAFF REVIEW COMMENTS

All comments addressed

STAFF RECOMMENDATIONS

Staff recommends approval.

BASE BEARING: N 01°07'15" W (REF. #1)
 FLOOD ZONE: "X" & "AE" BASE FLOOD ELEVATION: 9.0'
 F.E.M.A. F.I.R.M. PANEL NO. 220015 0110 E DATE: 8/16/07



FLOOD ZONE SCALED FROM F.I.R.M.

- REFERENCE:**
1. PLAT SHOWING THE SIMPLE DIVISION OF LOT 6 OF THE EST. OF JOS. BRAUD PARTITION INTO LOTS 6-A(2.062 AC.), 6-B(2.891 AC.) AND 6-C(0.145 AC.), BY BRIAN M. AGUILARD, P.E. & P.L.S., DATED 12/5/2013. FILE # 841063.
 2. MAP SHOWING RESUBDIVISION OF TRACT 1, A 3.918 ACRE TRACT AND A 2.642 ACRE TRACT INTO TRACT "A" AND TRACT "B", BY LESTER A. MCLIN, JR., P.L.S., DATED 5/10/1995. FILE # 355570.

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

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

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

SONDRA M. JENKINS, OWNER _____ DATE _____

- GENERAL NOTES:**
- TOTAL LOTS: 2
 - TOTAL AREA: 9.73 ACRES
 - A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT A PART OF THIS SURVEY.
 - ZONING: MEDIUM INTENSITY (RM)
 - BUILDING SETBACKS PER ZONING DISTRICT:
 FRONT: 25'
 SIDE: 5'
 REAR: 20'
 - WATER: SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.
 - 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.

PRIVATE DEDICATION:
 THE PRIVATE ACCESS SERVITUDE SHOWN HERE ON IS HEREBY DEDICATED AS A MEANS OF ACCESS TO LOTS A-1 & B-1. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE, OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY PRIVATE DRIVEWAY SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH THE SERVITUDE IS GRANTED. THE PARISH OF ASCENSION HAS NO RESPONSIBILITY FOR THE MAINTENANCE OF THIS PRIVATE ACCESS SERVITUDE.

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

SONDRA M. JENKINS, OWNER _____ DATE _____

APPROVED:
 CITY OF GONZALES

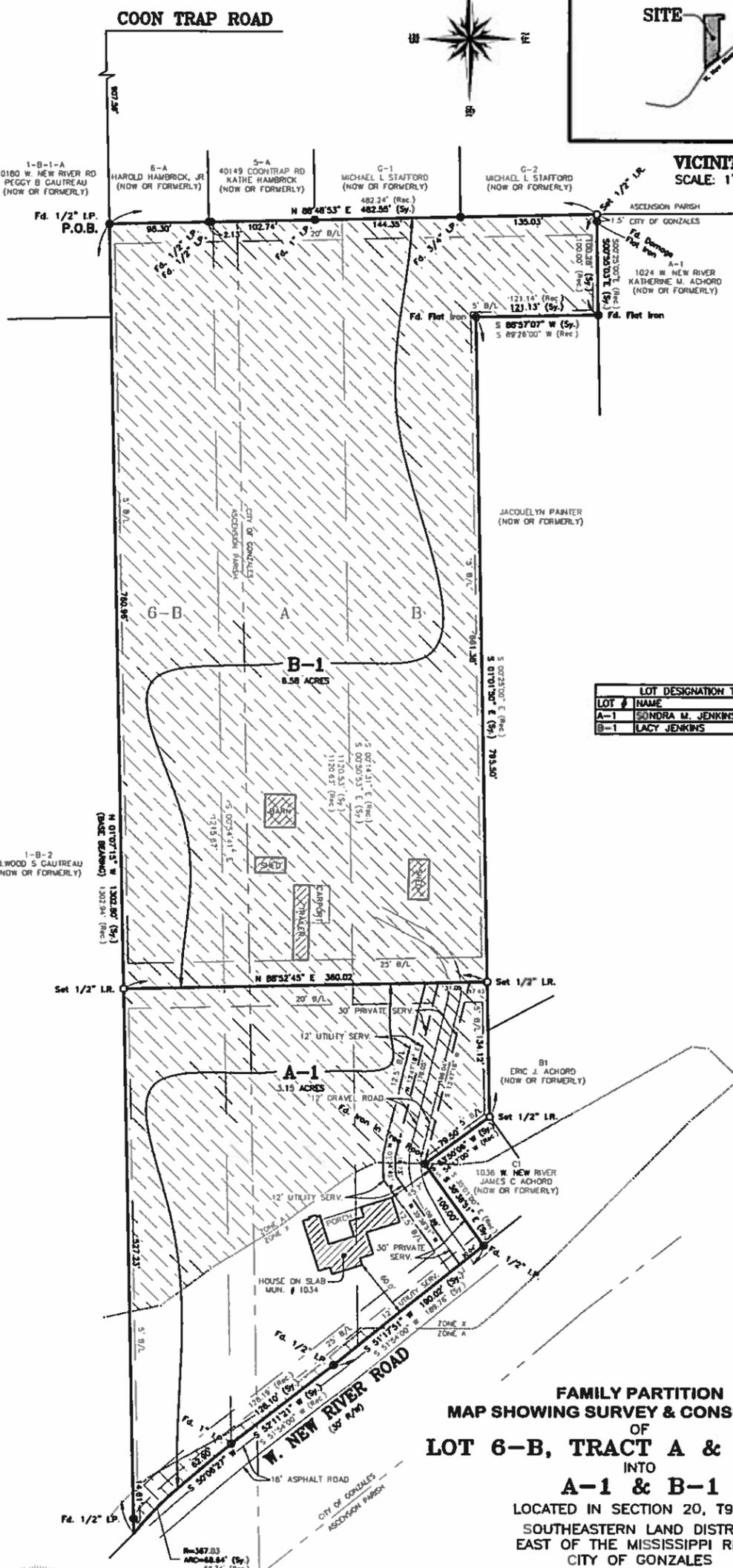
 FRANK CAGNOLATTI, PLANNING CHAIRMAN DATE _____

APPROVED:
 FILE NUMBER _____

 ASCENSION PARISH PLANNING COMMISSION DATE _____

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

F. DEWITT LADNER _____ DATE 9/1/15
 PROFESSIONAL LAND SURVEYOR REG. #4983



LOT DESIGNATION TABLE		
LOT #	NAME	RELATION
A-1	SONDRA M. JENKINS	SELF
B-1	LACY JENKINS	DAUGHTER

**FAMILY PARTITION
 MAP SHOWING SURVEY & CONSOLIDATION
 OF
 LOT 6-B, TRACT A & TRACT B
 INTO
 A-1 & B-1**
 LOCATED IN SECTION 20, T9S-R3E
 SOUTHEASTERN LAND DISTRICT
 EAST OF THE MISSISSIPPI RIVER
 CITY OF GONZALES
 ASCENSION PARISH, LOUISIANA
 FOR
SONDRA M. JENKINS





Description: Albert Aikens, Sr. Estate - Lots 8-A, 8-B, 8-C and 8-D
L & L Land Surveying, LLC
(Council District 11)

ATTACHMENTS:

Description	Upload Date	Type
Albert Aikens, Sr Estate	10/5/2015	Cover Memo

October 14, 2015

FAMILY PARTITION

F) Albert Aikens, Sr. Estate – Lots 8-A, 8-B, 8-C and 8-D

The subject property is located on at the corner of Aikens Road and Lottie Drive in Council District 11 and is zoned Medium Intensity (RM). The application is on behalf of Lottie Ealy Roberson Montford by L & L Land Surveying, Inc.

The owner is proposing a Family Partition of Lot 8 into Lots 8-A (1.016 acres), 8-B (0.886 acres), and 8-C (.264 acres). The applicant will retain Lot 8-A and will transfer the remainder of the property to her children as depicted on the plat. All lots will be accessed by Lottie Drive, an existing 30 foot private servitude of passage.

STAFF REVIEW COMMENTS

All comments addressed.

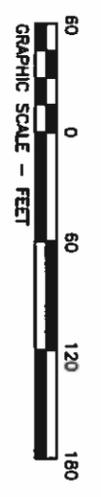
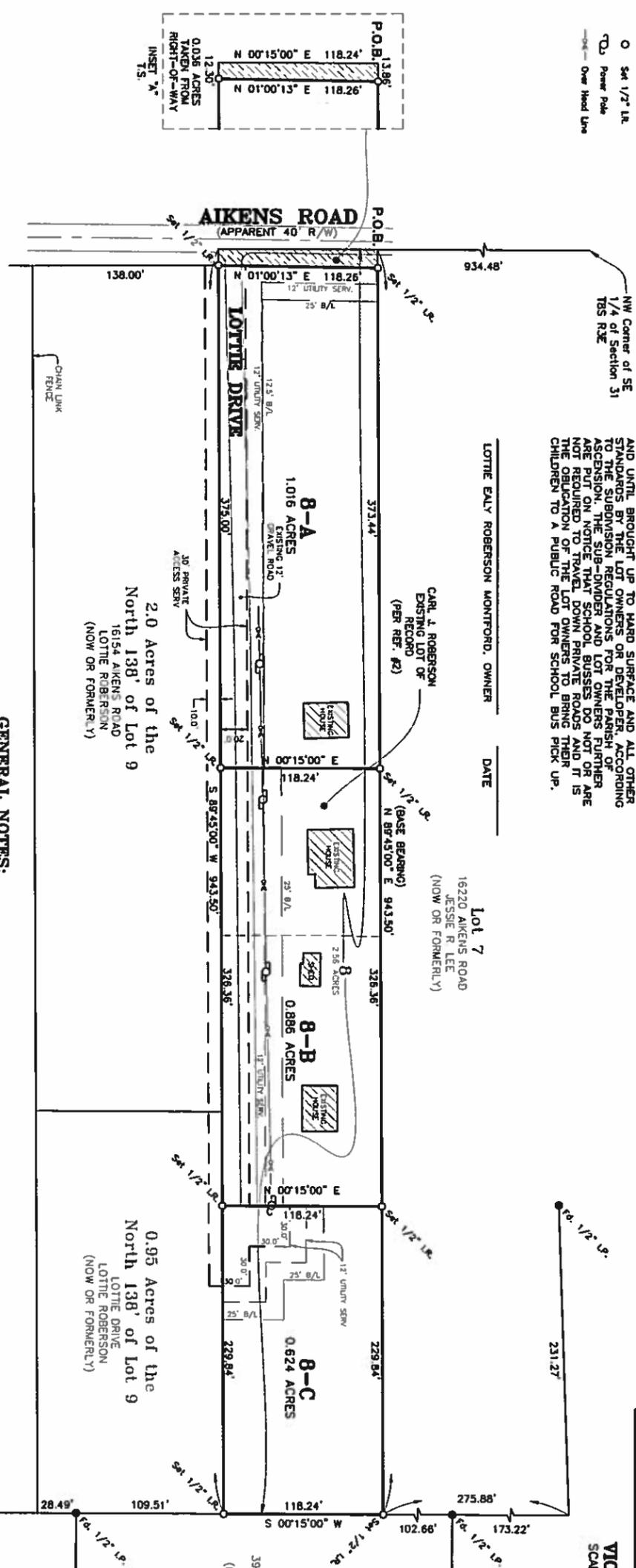
STAFF RECOMMENDATIONS

Staff recommends approval.

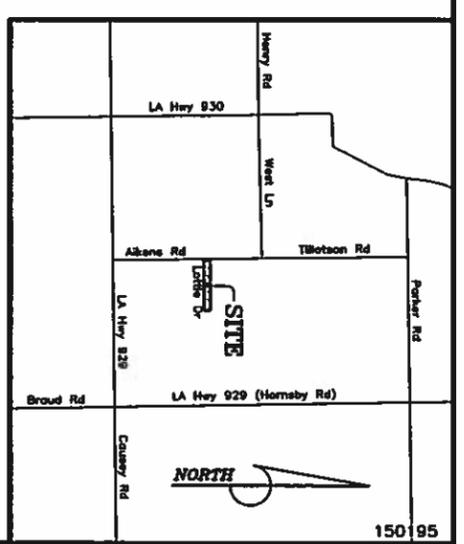
BASE BEARING: N 89°45'00" E (REF. #1)
 FLOOD ZONE: "X" BASE FLOOD ELEVATION: N/A
 F.E.M.A. FIRM PANEL NO. 220013 0040 E DATE 8/16/07

REFERENCE:
 1. MAP SHOWING SURVEY OF 16 TRACTS, BEING A PORTION OF THE ALBERT AIKENS, SR. ESTATE PARTITION, BY HENRY E. KLEMPERER, CIVIL ENGINEER, DATED 3/23/1993 FILE # 72712.
 2. CASH SALE DATED 1/9/1985, FROM LOTTE EALY ROBERSON MONTFORD TO CARL GERMER ROBERSON, RECORDED AS COB: 380/332 ON 1/14/1985.

LEGEND
 ● Found Iron
 ○ Set 1/2" LR
 CD Power Pole
 --- Over Head Line



LOT #	NAME	LOT DESCRIPTION TABLE	REGULATION
8-A	LOTTE ROBERSON MONTFORD SON		
8-B	CARL ROBERSON WILLIAMS DAUGHTER		
8-C	BRENDA ROBERSON WILLIAMS DAUGHTER		



VICINITY MAP
 SCALE: 1" = 2000'

PUBLIC DEDICATION:
 THE RIGHT-OF-WAY OF STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVICES ARE GRANTED TO THE PUBLIC FOR THE USE OF UTILITIES, DRAINAGE, SEWERAGE REMOVAL, AND OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE, OR FENCE SHALL BE CONSTRUCTED, NEW STRUCTURE, OR FENCE, WITHIN THE SERVICE AREAS, SO AS TO UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH THE SERVICE IS GRANTED. THE PARISH OF ASCENSION HAS NO RESPONSIBILITY FOR THE MAINTENANCE OF THIS PRIVATE ACCESS SERVIDUTE.

PRIVATE DEDICATION:
 THE PRIVATE ACCESS SERVIDUTE SHOWN HERE ON IS HEREBY DEDICATED AS A RIGHT OF ACCESS TO LOTS 8-A, 8-B, & 8-C. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE, OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY PRIVATE DRIVEWAY SERVIDUTE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH THE SERVIDUTE IS GRANTED. THE PARISH OF ASCENSION HAS NO RESPONSIBILITY FOR THE MAINTENANCE OF THIS PRIVATE ACCESS SERVIDUTE.

PRIVATE USE AND MAINTENANCE:
 THE ROADS AND THE STREETS SHOWN ON THIS PLAT ARE PRIVATE AND NOT PUBLIC ROADS AND ARE TO BE DEVELOPED AND MAINTAINED BY THE LOT OWNERS ONLY. THE PARISH OF ASCENSION SHALL NOT MAINTAIN, UPGRADE AND UNITS BROUGHT UP TO ADEQUATE STANDARDS. ALL OTHER STANDARDS BY THE LOT OWNERS OR DEVELOPER, ACCORDING TO THE SUBMISSION REGULATIONS FOR THE PARISH OF ASCENSION. THE SUB-DIVIDER AND LOT OWNERS FURTHER ARE PUT ON NOTICE THAT SCHOOL BUSES DO NOT OR ARE NOT REQUIRED TO TRAVEL DOWN PRIVATE ROADS AND IT IS THE OBLIGATION OF THE LOT OWNERS TO BRING THEIR CHILDREN TO A PUBLIC ROAD FOR SCHOOL BUS PICK UP.

GENERAL NOTES:
 TOTAL LOTS: 4
 TOTAL AREA: 2,526 ACRES
 A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT A PART OF THIS SURVEY.
 ZONING: MEDIUM INTENSITY (RM)
 WATER: SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.

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

NOTE:
 ANY PERSON OR PERSONS REQUIRED BY THE SUPERVISION OF THIS PROPERTY FOR THE PURPOSE OF TRANSPORTING OIL OR GAS, OR SEWERAGE TREATMENT PLANT EFFLUENT TO AN EXISTING PARISH MAINTAINED OUCH SHALL BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNER(S).
 SEWAGE DISPOSAL:
 NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOCAL HEALTH AUTHORITY.

FAMILY PARTITION
MAP SHOWING SURVEY & DIVISION
OF
LOT 8
INTO
8-A, 8-B, & 8-C
The Albert Aikens, Sr.
Estate Partition
 LOCATED IN SECTION 31, T8S-R31E
 SOUTHEASTERN LAND DISTRICT
 EAST OF THE MISSISSIPPI RIVER
 ASCENSION PARISH, LOUISIANA
FOR
LOTTE EALY ROBERSON MONTFORD

APPROVED:
 FILE NUMBER _____
 ASCENSION PARISH PLANNING COMMISSION DATE _____

CERTIFICATION:
 THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:9051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS FOR CLASS "C" SURVEYS AND IT WAS THE INTENT TO SUBDIVIDE THE TRACT INTO THE PLATTED SUBDIVISION.
 THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT SAME.

F. DEMITT LAOHER
 PROFESSIONAL LAND SURVEYOR
 REG. #4983
 DATE 7/31/15





Description: Lakeside Terrace
Quality Engineering & Surveying, LLC
(Council District 5)

ATTACHMENTS:

Description	Upload Date	Type
Lakeside Terrace	10/7/2015	Cover Memo

October 14, 2015

MAJOR SUBDIVISION PRELIMINARY PLAT

A) Lakeside Terrace

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

The property is 52.4 acres and the applicant is proposing a major subdivision containing 154 single family residential lots. Typical lot widths range from 50 to 70 feet with a minimum size of 6,250 square feet. The subdivision will include 3.1 acres of designated park space and complies with the major subdivision regulations.

STAFF REVIEW COMMENTS

Planning department comments:

Please correct the acreage or provide the ACAD file so we can confirm the acreage for Proposed Park Space 2 (It is not 2.5 acres within the shaded area)

What we are including is the total acreage in that area that we are providing for our park space. The 2.5 is the total, 50% or 1.25 is upland which is required by code (This is what you see shaded). If you would like for us to shade into the pond we can. Just didn't think that would be necessary. We are indicating that breakdown under the "Tree and Park Space Standards" note. We have indicated our proposed parks and what is our total and what of that is upland.

Please provide a cross section from Hwy 42 through Proposed Park 1 to illustrate how this park is going to function as a park (elevation at 42 is 12' – elevation at lot 1 is 20') looks to me like it's the side of a hill but, I could be wrong.

This is not an ideal situation for us but it is just the nature of this project and where we are trying to provide a park near the front pond. This is an area where people can relax, lay, read, and fish. The requirements do not specify the proper slope to be considered a park space and we are not far enough along in the design process to provide a section of that area.

Instead of proposing a park on a hill that no one will ever use, could the park and trail continued behind lots 72-88, by reducing the gap between lots 88-89 and adding an access between lots 71-72?

Kids will find any open space to play on especially a hill. I remember as a child playing on a hill with my friends and at family gatherings. It is my opinion that just because the front park is not flat that it can't be used. It is also my opinion that a park does not have to have a walking trail to be considered accessible and/or useable. In reality the area you speak of behind lots 72-88 will be used as part of the park for the people even though we are not calling it one on the plat or providing walking trails to these areas. Residents of Lakeside Terrace will make their way around the pond and fish, sit, read, and relax on all areas surrounding the pond even though it may not have a walking trail or we may not be calling it a "Park Space".

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

Drainage impact study:

The drainage impact study has been reviewed by the Department of Engineering. Comments are attached.

Traffic impact study:

The traffic impact study has been approved. All improvements warranted by the traffic impact study must be constructed. A copy of the letter granting approval is attached.

STAFF RECOMMENDATIONS

The proposed plat meets all guidelines for a major subdivision and the Department of Engineering has approved the traffic impact study.

Without the approval of the drainage impact study staff cannot recommend approval at this time.

PARISH OF ASCENSION

ENGINEERING DEPARTMENT



Tommy Martinez
Parish President

October 7, 2015

Mr. Deric J. Murphy, P.E., L.S.I
Quality Engineering & Surveying, LLC
18350 Hwy 42
Port Vincent, LA 70726

**RE: Lakeside Terrace Subdivision (DPZ #15-049)
Drainage Impact Study Review**

Dear Mr. Murphy:

The Drainage Impact Study submitted to the Office of Planning and Development on September 10, 2015 dated September 2015 has been reviewed for compliance with Ascension Parish Regulations. Please address the following comments so that we can complete our review.

1. Pre-development runoff hydrograph for the 100-year storm is not provided as called for in the Parish's *Drainage Impact Study Policy* (Policy).
2. An emergency spillway is not provided for Pond B as required by the Policy. Erosion control is recommended for the overflow weirs (spillways) for all four (4) ponds.
3. No discussion of soil types is provided as called for in Policy. (CN values for hydrologic soil group D are used.)
4. On Exhibits 3 and 4 the sub-basins 6S and 3S are reversed on drawings. They are shown correctly on respective summary tables.
5. Please explain how the pre- and post-development 10 year and 25 year storm flows for IL and 2L are calculated. The statement 'Combined Routing using HydroCAD v10.00-11' is not understood.
6. Some of the peak discharge labels on the hydrographs are not legible because they are covered over by other labels. This should be corrected.

Please address the above-mentioned comments and resubmit the entire submittal package with a response summary sheet (both electronically and hard copy) at your earliest convenience. If you have questions or comments regarding any review comments please feel free to contact me.

Sincerely,

Rhonda F. Braud, P.E.
(225) 450-1387
rbraud@apgov.us

PARISH OF ASCENSION

ENGINEERING DEPARTMENT



Tommy Martinez
Parish President

September 16, 2015

Mr. Prasanth Malisetty, P.E.
Neel-Schaffer, Inc.
12021 Bricksome Avenue
Baton Rouge, LA 70816

**RE: Lakeside Terrace Subdivision (DPZ #15-049)
Traffic Impact Study Review**

Dear Mr. Malisetty:

The Traffic Impact Study submitted to the Office of Planning and Development on September 10, 2015 and dated September 3, 2015 has been reviewed for compliance with Ascension Parish Regulations. It is noted that Neel-Schaffer has prepared the Traffic Impact Study in accordance with acceptable standards.

We agree that the construction of a right-turn lane into the subdivision from LA 42 is warranted. We also agree that no other traffic improvements are required for this development. Based on our review, the Traffic Impact Study as submitted is approved contingent upon the developer agreeing to construct the right-turn lane as recommended.

This letter is not a permit approval or a guarantee thereof. Any remaining items required during the permit application process must be addressed prior to permit issuance by the Office of Planning & Development.

If you have questions or comments regarding any review comments please feel free to contact me.

Sincerely,

Charles "Bob" Turner, P.E.
Department of Engineering
Parish of Ascension
(225) 450-1378
cturner@apgov.us



Description: **Ironwood Estates**
Louisiana Land Engineering, LLC
(Council District 11)

ATTACHMENTS:

Description	Upload Date	Type
Ironwood Estates	10/7/2015	Cover Memo

MAJOR SUBDIVISION PRELIMINARY PLAT

B) Ironwood Estates

The subject property is located on the south side of LA Hwy 42 approximately 2,180 feet west of La Hwy 929 in Council District 11 and is zoned Mixed Use 2 (MU2). The application is on behalf of DAGR, LLC by Louisiana Land Engineering, LLC.

The property is 43.4 acres and the applicant is proposing a major subdivision containing 143 single family residential lots and 1 commercial tract. The property is accessed on the north by LA Hwy 42 and on the south by Fox Ridge Drive, and existing 50' public right-of-way. Typical lot widths range from 50 to 70 feet with a minimum size of 6,250 square feet. The subdivision will include 3.3 acres of designated park space and complies with the major subdivision regulations.

STAFF REVIEW COMMENTS

Planning department outstanding comments:

1. Provide a detail of the concrete sidewalk as well as the trail through the park. The gravel trail detail is defined in the development code in section 17-4020 (G)2.b. Also, provide us with correspondence with at least one of the pipeline companies, that the construction of the trail will be allowed within the pipeline servitude. Will trees be allowed to be planted in the pipeline servitude? Approx 108 trees will be required for park space.
2. Has there been any discussion with the pipeline companies regarding the overlap with lots 12, 38, 39, 128, 131, 110, and 111?
3. Provide a letter from the utilities department that the plan for sewer treatment has been approved.

The engineer has responded to the above comments that they have requested approval letters from Shell Pipeline, Marathon Pipeline and the parish utilities department.

Drainage impact study:

The drainage impact study has been reviewed and comments sent to the engineer. Comments are attached. A revised drainage impact study was submitted on October 6, but has not yet been reviewed.

Traffic impact study:

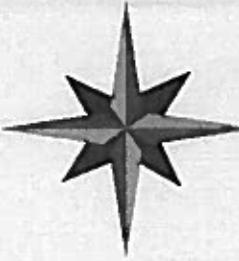
The traffic impact study has been reviewed and comments sent to the engineer. Comments are attached.

STAFF RECOMMENDATIONS

The proposed plat meets all guidelines for a major subdivision.

The Department of Engineering recommends that LA 930 be resurfaced from the proposed entrance to LA 42.

Without approval of the revised drainage impact study and traffic impact study staff cannot recommend approval at this time.



LOUISIANA LAND ENGINEERING LLC

P.O. Box 41787 • Baton Rouge, LA 70816 • 225-229-1858

Jeffery K. Cook, P.E.

September 22, 2015

Mr. Ben Moran, PLA
Parish Planner
Parish of Ascension
42077 Churchpoint Road
Gonzales, Louisiana 70737

Re: Ironwood Estates Subdivision
Ascension Parish, Louisiana
W.O. No. 15-25

Dear Ben:

We are in receipt of your email dated September 15, 2015 regarding the Preliminary Plat for the referenced project and offer the following responses:

1. A detail of the concrete sidewalk and trail through the park have been added. We have requested conceptual approval of the walks and trees from Shell Pipeline and Marathon Pipeline and await their correspondence.
2. The townhome parking note has been removed.
3. The base flood elevation note has been revised.
4. The dimensions for lots 101 and 103 have been revised.
5. We have requested conceptual approval of the walks and trees from Shell Pipeline and Marathon Pipeline and await their correspondence.
6. We have requested an approval letter from the Utility Department and await their response.
7. A 12' utility servitude has been added on both Highway 930 and Highway 42.
8. The 40' dimension on the typical lot detail has been removed.
9. The public hearing signs will be posted as required.
10. The right of way on Highway 42 has been revised to reflect the new right of way requirements.
11. An additional 9' has been added to the right of way of Highway 930.
12. There are no planned islands at the entrances.
13. An access servitude to Tract B has been added. There is also access along A.N. White if necessary.
14. Lot 132 has been revised to meet the requirements of a 60' lots eliminating a 50' lot.
15. A label has been added to the end of Fauxwood Avenue and a noted added regarding future connections.
16. The size of Tract E has been added.
17. Tracts B and D have been labeled as common areas.
18. Magnawood has been removed as a street name.

[HTTPS://LOUISIANALANDENGINEER-MY-SHAREPOINT.COM/PERSONAL/JCOOK_LALANDENGR_COM/DOCUMENTS/PROJECTS/15-25 - CECIL JAMES PROP - HWY 42/CORRESPONDENCE/PC RESPONSE NO. 1.DOCX](https://LOUISIANALANDENGINEER-MY-SHAREPOINT.COM/PERSONAL/JCOOK_LALANDENGR_COM/DOCUMENTS/PROJECTS/15-25-CECIL_JAMES_PROP-HWY_42/CORRESPONDENCE/PC_RESPONSE_NO.1.DOCX) meeting request

I trust we have addressed your concerns, however should you require additional information please do not hesitate to contact us.

Very truly yours,
LOUISIANA LAND ENGINEERING, LLC

A handwritten signature in black ink, appearing to read 'Jeffery K. Cook', with a long horizontal flourish extending to the right.

Jeffery K. Cook, P.E.

JKC
Cc: DAGR,LLC

PARISH OF ASCENSION

ENGINEERING DEPARTMENT



Tommy Martinez
Parish President

October 1, 2015

Mr. Jeff Cook, P.E
Louisiana Land Engineering, LLC
7924 Wrenwood Blvd Suite B,
Baton Rouge, LA 70809

**RE: Ironwood Estates (DPZ #15-039)
Drainage Impact Study Review**

Dear Mr. Cook:

The Drainage Impact Study submitted to the Office of Planning and Development on September 9, 2015 dated September 7, 2015 has been reviewed for compliance with Ascension Parish Regulations. Please address the following comments so that we can complete our review.

#	Sheet #	Comment
1	4/7	Please describe erosion control measures for the earthen weir.
2	Exhibit 1	Assessor's map page not provided as required by the parish's <i>Drainage Impact Study Policy (Policy)</i> .
3	Exhibit 2/ Map Unit Legend	Text and report says 43.5 acre development, plus 50.7 acres of off-site development. This legend accounts for 65.5 acres of soil type. Please correct the discrepancy.
4	n/a	Soil mitigation table must be provided for the portion of the property within the floodplain.
5	Exhibit 3/5	Why is the total acreage for the pre-development 94.1 acres, but 99.4 acres for the post-developed flow?
6	Exhibit 5	Post development drawing indicates acreage going to pond 1 as 37.5 acres, acreage used in calculations 32.5. Recommend that numbers used on drawings be double-checked against numbers used in writeup and calculation sheets.
7	Appendix E	Diagram shows flow from pond 2 going to pond 1, inflow calculations for pond 1 do not indicate any flow from pond 2.
8	many	The basis for calculating the total post development flows (10, 25, and 100 year) at the ultimate discharge culvert is not clear. If you add up the individual flows for each contributing area you get a significantly larger number.

42077 Churchpoint Road
Gonzales, Louisiana 70737
Phone: (225) 621-8543 / Fax: (225) 621-5743
Web: www.ascensionparish.net

	n/a	Please provide photos of existing channels, ditches, natural drains as required by the Policy.
		The Malcolm Method was used in lieu of TR-55. This is allowed on a case-by case basis. TR-55 is required by policy. This report was very difficult to follow. We suggest a meeting or phone call to discuss changes so we can ensure a smoother review on the next submittal.

Please address the above-mentioned comments and resubmit the entire submittal package with a response summary sheet (both electronically and hard copy) at your earliest convenience. If you have questions or comments regarding any review comments please feel free to contact me.

Sincerely,



Rhonda F. Braud, P.E.
(225) 450-1387
rbraud@apgov.us

PARISH OF ASCENSION

ENGINEERING DEPARTMENT



September 16, 2015

Mr. Brandon D. Perilloux, P.E.
 400 N. Peters Street
 New Orleans, Louisiana 70130

**RE: Ironwood Estates Subdivision
 Traffic Impact Study Review (# 15-039)**

Dear Mr. Perilloux:

We have completed the review of the Revised Traffic Impact Study prepared by Urban Systems, Inc. dated submitted on September 8, 2015 to our office for the above referenced project.

Urban Systems has prepared the Traffic Impact Study in accordance with acceptable standards, however, I have some concerns regarding the results of the study as noted in the following comments:

#	Sheet	Comments
1	Figure #2	For Tract E, where is the size of the tract shown? Where is the access point? Where is the volume of traffic that is generated from the tract?
2	Figure #2	The contingent connection to LA 42 as shown on Figure #2 will require a new Traffic Impact Study if the connection is approved by LADOTD.
3	Figure #2	The proposed "T" turnaround located at the West end of Copperwood Dr. appears to make a connection with Lot TJ-1. If this connection will exist, then show the traffic assigned to the movement between the properties. The same comment for the "T" turnaround at the East end of XXXXXXXX Dr. (connecting to property owned by Katie Broussard).
4	Figure #2	The note regarding the "Common Area Dedication" is incorrect as it addresses "Hidden Farms". Correct this to show the dedication to Ironwood Estates HOA.
5	Figure #5	The projected traffic shows that the PM peak traffic on LA 930 from LA 42 to the Main Entrance to the subdivision to be a total of 276 VPH (both directions) which translates to about 2000 ADT. This volume is a concern on the existing 18 foot wide pavement. It is my opinion that the road needs to be widened to a 22 foot wide surface with curb and gutter in order to handle this volume of traffic. The existing R/W of 40 foot should be able to accommodate this additional width. The widening should be for the entire length of 600+ feet from LA 42 to the main entrance. This will match the width and design of the LA 930 connection with LA 42 that will be constructed by LADOTD.
6	Page 11	In Table 6, under the Projected traffic analysis for Projected Traffic, it shows the delay for the Fox Ridge Drive Southbound to be 12.3 seconds. This should be no less than the 12.4 seconds noted for the Base conditions.

PARISH OF ASCENSION

ENGINEERING DEPARTMENT



If you have questions or comments regarding any review comments please feel free to contact me.

Sincerely,

Charles R Turner

Charles "Bob" Turner, P.E.
Department of Engineering
Parish of Ascension
(225) 450-1378
cturner@apgov.us

Stacie Webb

From: Councilman Benny Johnson
Sent: Friday, October 02, 2015 11:22 AM
To: Richard Compton
Subject: Fwd: FOX RIDGE DR/IRONWOOD ESTATES OUTLET

Ricky

Just forwarding a couple emails so I can try to understand and try to help these folks.

Can you get me the name and contact number of the developer I would like to discuss some of the concerns of these citizens.

Also can you send me a copy of the plot plans and relevant documents.

Benny

Begin forwarded message:

From: Steve Spicuzza <stevespicuzza@gmail.com>
Date: October 1, 2015 at 9:41:40 AM CDT
To: <bjohnson@apgov.us>
Subject: FOX RIDGE DR/IRONWOOD ESTATES OUTLET

MR. BENNY JOHNSON

My name is Stephen Spicuzza [wife's name is Dora] we live at 17012 Fox Ridge Dr. My neighbor has just informed me about this new sub-division that is going to be built soon. It shows on the plans that our street will be used as one of the outlets in and out of the sub-division. Our street is a dead end street and already has quite a bit of traffic flow for a dead end street. To open up our street to to allow more traffic to flow in and out of our small neighborhood will be very very difficult for us to handle on a daily basis. My wife and I are very much against this plan. Please see what you can do to help stop this plan, or maybe you are for it..I hope not. I don't see an outlet for them to use LA 42. To me that is where the traffic outlet should be. Build the sub-division and leave our street a dead end. Also we need to address how they will drain any water runoff, we already have enough drainage problems on our street.

I am hearing impaired [deaf but use hearing aids], I am a homeowner, living here 9 years, am a veteran, registered voter, am recently retired. My wife works at a local dentist office, is also a registered voter. We have a daughter, Marcela age 23, also a registered voter, she commutes to Southeaster Univ. working on her masters degree, she also works part time at the Clarion.

I know this a long email, never wrote to a rep before. Just wanted you to know a little about us. We are very much against this plan to open up our street.

Thank you.

Stacie Webb

From: Councilman Benny Johnson
Sent: Friday, October 02, 2015 11:23 AM
To: Richard Compton
Subject: Fwd: Ironwood Estates

Begin forwarded message:

From: Daniel Johnson <djohnson148@hotmail.com>
Date: October 1, 2015 at 9:41:26 AM CDT
To: "bjohnson@apgov.us" <bjohnson@apgov.us>
Subject: Ironwood Estates

Dear Councilman Johnson,

I am writing you because I am very concerned about the new housing development called Ironwood Estates and the desire to connect this new subdivision to what is now Fox Ridge Drive. I live on Fox Ridge drive and have two small children. My concerns are as follows:

1. From the map it looks like my street would become the main entrance and exit for this new neighborhood which would dramatically increase the traffic.
2. I am also concerned about crime. Right now Fox Ridge Drive dead ends which I believe makes it less desirable for trouble makers who don't want to get trapped in a choke point.
3. Fox Ridge drive would have to be expanded to handle the new traffic which would disrupt the people who currently live here as well as stealing a good chunk of our front yards.
4. Drainage. Since they build the Jamestown Court behind my house the water builds up by my back door every time it rains. I am concerned that there will be even more run off from a new neighborhood if the drainage is not done property.

So in a nutshell, I don't want Ironwood Estates to connect to my currently quiet and pleasant dead end street. Build your neighborhood if you want, but PLEASE PLEASE PLEASE DON'T connect it to my street.

Thank you,
Daniel S Johnson

Stacie Webb

From: Councilman Benny Johnson
Sent: Friday, October 02, 2015 11:32 AM
To: Richard Compton
Subject: Fwd: Ironwood Estates Development of Tracts CJ-2A-1 & CJ-2A-2 of the Cecil James Property

Begin forwarded message:

From: Sally Collins <sa.collins@hotmail.com>
Date: September 30, 2015 at 3:38:19 PM CDT
To: <bjohnson@apgov.us>
Cc: <ecjackson78@gmail.com>
Subject: Ironwood Estates Development of Tracts CJ-2A-1 & CJ-2A-2 of the Cecil James Property

Sally Ann Collins
17044 Fox Ridge Drive
Prairieville, LA 70769
(480) 205-3435
sa.collins@hotmail.com

September 30, 2015

Benny Johnson
Ascension Parish Councilman, Vice-Chairman
Parish Secretary's Office
828 S. Irma Blvd.
Gonzales, LA 70737

SUBJECT: Ironwood Estates
Development of Tracts CJ-2A-1 & CJ-2A-2 of the Cecil James Property
Ascension Parish Lot ID: 20020996 & 5491600
Located in Section 30, T8S-R3E
Southeastern Land District,
East of the Mississippi River
Ascension Parish, LA

Dear Mr. Johnson:

It has very recently come to the attention and dismay of the residents of Fox Ridge Drive in Ascension Parish that there is a proposed plan to develop 143 residential lots at the end of our dead-end street.

The preliminary plat for Ironwood Estates produced by Louisiana Land Engineering, LLC for DAGR, LLC, indicates that our street, Fox Ridge Drive, will become a major thoroughfare through the proposed development. This will include widening a narrow substandard road currently 19 feet in width to 50 feet in width. Our tightknit community of residents has several concerns with this proposed development, outlined as follows:

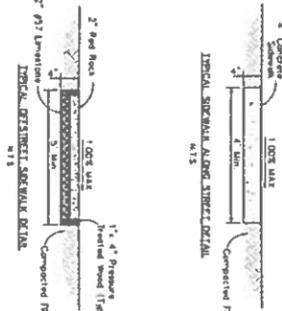
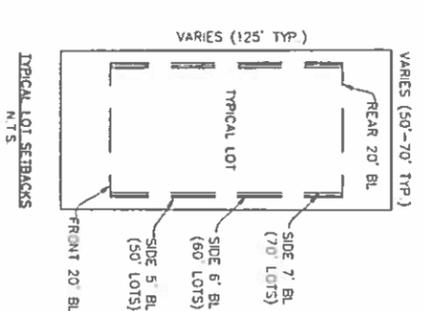
1. Placement of the signs announcing the October 14, 2015 hearing at 828 S. Irma Blvd., Gonzales, LA 70737. There is one sign located in the middle of a field across the street from Louisiana Nursery on LA HWY 930. The other sign is located behind the stop sign across the ditch at the end of Fox Ridge Drive. Is there a particular reason these announcement signs are not easily available for viewing by our residents?
2. Many of our residents, some living here since their homes were built 14 years ago, chose Fox Ridge Drive for their families because it is a dead end street. Families with young children will be affected by the increased traffic flow. What measures will the parish take to ensure their safety as the children play in their yards?
3. What are the plans for potential drainage issues? There is already a propensity for flooding due to the design of the current water flow on our street.
4. How will the current sewer system be expanded to support approximately 300+ more residents?
5. Has Ascension Water Company been contacted about the additional service connections? How will this impact our water/sewer bill?
6. Depending on the floor plan of these homes, the proposed thoroughfare could be less than 40 feet from a front door. Is there a minimum distance required by LA DOTD from a street to the entrance of a home in Ascension Parish?
7. There are currently two roadways connecting Parker Road to LA HWY 42, LA HWY 930 and LA HWY 929. Why is it necessary to expand Fox Ridge Drive and substantially and negatively impact the quality of life of these residents who chose their homes because it is a dead end street?
8. The plat indicates that connection of LA HWY 42 is contingent upon approval of LA DOTD. It also says that it is anticipated that the connection will not be allowed due to a proposed J-turn. That is the concern of the property owners and developer (s). The residents of Fox Ridge Drive should not be punished because of the lack of due diligence by the property owners and developer (s).
9. Other concerns are increased crime and reduced property values.
10. It is estimated that there will be a 123 % increase in potential traffic if the proposed widening and expansion of Fox Ridge Drive is completed.

11. Louisiana Land Engineering, LLC, according to their web site, was started by Jeff Cook in 2015. There are no completed projects listed. DAGR, LLC is a Louisiana Limited-Liability Company filed on June 8, 2011, with two principals on record. Are these three people with relative inexperience qualified to undertake such a project?

We are vehemently opposed to the development 143 residential lots at the end of our dead-end street. The proposed development will have a significantly negative impact on our quality of life.

Sincerely,

Sally Ann Collins



NOTE:
EACH SINGLE FAMILY HOME WILL BE CONSTRUCTED WITH A 2 CAR GARAGE.

NOTE:
ALL AREAS SHOWN AND LABELED AS POSSIBLE FUTURE CONNECTIONS SHALL CONNECT TO ANY FUTURE DEVELOPMENT OF ADJACENT PROPERTIES.

NOTE:
NO ATTEMPT HAS BEEN MADE BY LOUISIANA LAND ENGINEERING LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVICES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

FIRM INFORMATION:
ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP NO. 2205000020 E DATED AUGUST 16, 2007 THIS PROPERTY IS LOCATED IN FLOOD ZONE A & X.

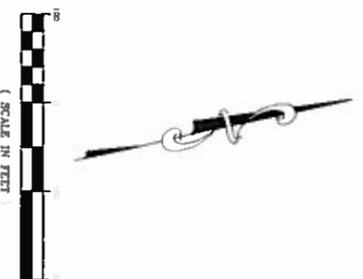
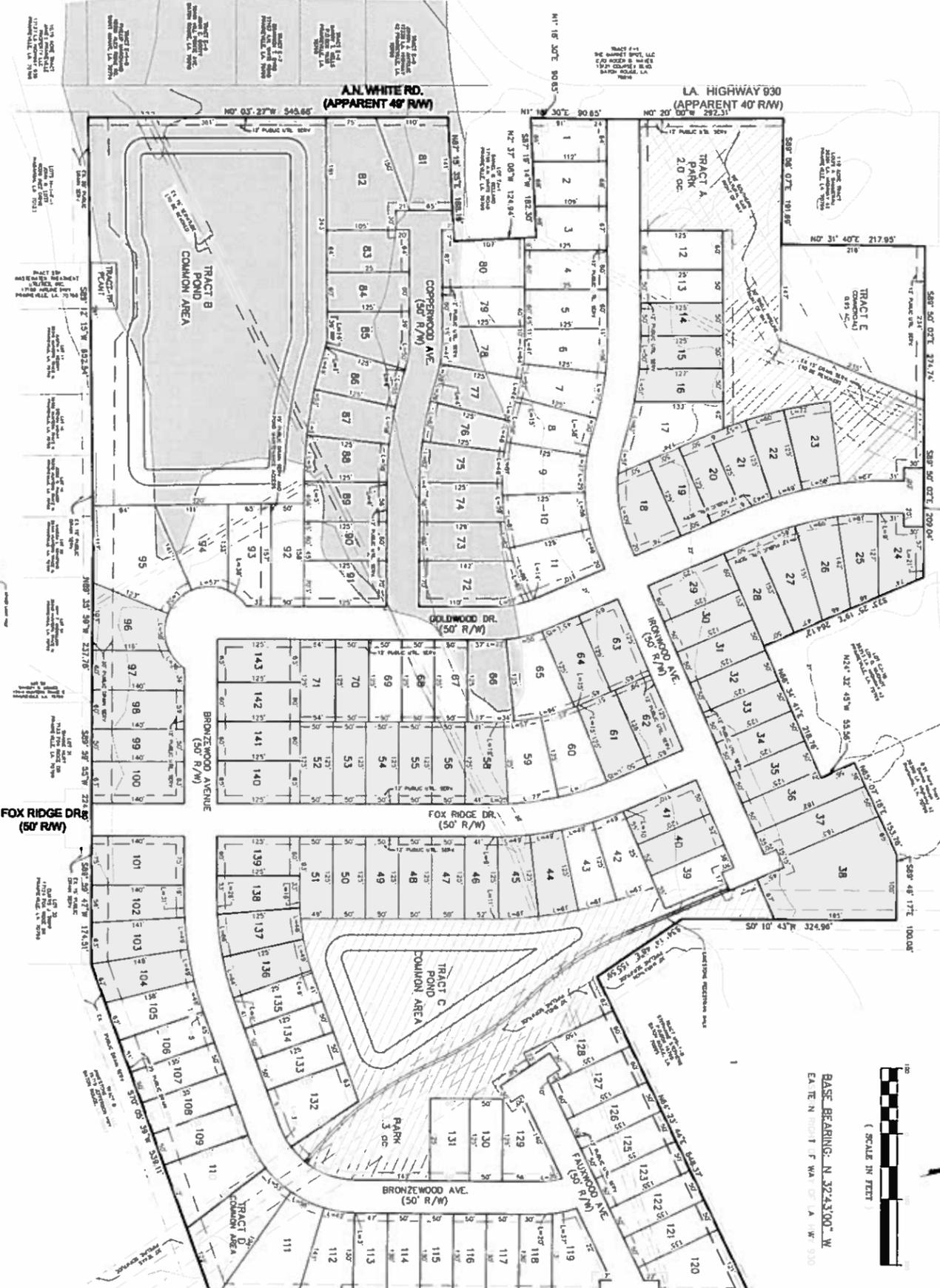
CURVE NOTE:
THERE ARE NO ROAD CURVES WITHIN 1/4 MILE OF THE PROJECT SITE.

PARK NOTE:
AGENCIES SHALL INCLUDE A SIDEWALK CONNECTING THE PARK TO ALL LOTS, A SIGN, 12 CLASS A TREES PER ACRE, AND 24 ORNAMENTAL TREES PER ACRE. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP.

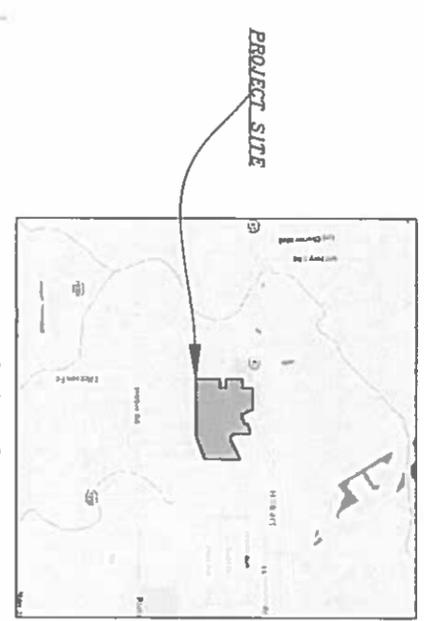
SIDEWALK NOTE:
SIDEWALK WITHIN 50' OF EACH LOT SHALL BE CONSTRUCTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

TREE NOTE:
ONE CLASS A TREE SHALL BE PLANTED PER LOT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

COMMON AREA DEDICATION:
THE AREA SHOWN ON THIS PLAN AND DESIGNATED AS "COMMON AREA" IS HEREBY DEDICATED FOR RECREATIONAL PURPOSES FOR THE COMMON USE AND ENJOYMENT OF IRONWOOD ESTATES HOMEOWNERS, AND IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE IRONWOOD ESTATES HOMEOWNERS ASSOCIATION SHALL BE THE IRONWOOD ESTATES HOMEOWNERS ASSOCIATION FOR ALL PURPOSES INCLUDING THE DEDICATION OF THIS AREA FOR PUBLIC USE.



BASE BEARING: N 324.300° W
EAST IS NORTH IF WA OF LA W 930



GENERAL NOTES:

1. ZONING: M12
2. SEWAGE DISPOSAL: TREATMENT PLANT
3. 100 YEAR FLOOD ELEVATION: 21.0'
4. ELECTRIC CO. ENTRY
5. GAS CO. ENTRY
6. WATER: ASCENSION PARISH WATER CO.
7. TELEPHONE, CABLE, COX COMMUNICATIONS
8. CABLE: A T&T COMMUNICATIONS
9. AIR RATES: 4 1/2 A ZONES
10. NO. OF LOTS: 14 RESIDENTIAL LOTS, 1 COMMON AREA LOT, & 5 TRACTS
11. SCHOOLS:
 - PR. MARY, OAK GROVE PRIMARY
 - *DORIS, PINEHURST WIDDLE
 - HIGH, DUTCHMAN HIGH
12. FLOOD ZONES: A & X
13. FIRE DISTRICT: PINEHURST STATION 33
14. STREETS: 23 ASPHALT W/ 2" CONCRETE CURB & GUTTER WITHIN 50' PUBLIC RIGHT OF WAY
15. DRAINAGE: VIA CURB & GUTTER ROADWAY WITH CURB INLETS AND SUBSURFACE DRAINAGE HAVING STORMWATER RETENTION
16. BUILDING SETBACKS:
 - SEE DCA 6M
 - SEE DCA 6M
 - 12. DENSITY: 14.1 LOT / ACRE

REFERENCE MAP:

M.P. SW 1/4 SECTION 20, T85-R2E, E10S, BEING TRACTS C-2A-1 & C-2A-2 OF THE GEOL. AIGS PROPERTY ASCENSION PARISH LOT ID: 20020996 & 5418100

PRELIMINARY PLAN FOR RONWOOD ESTATES

LOCATED IN SECTION 20, T85-R2E SOUTHERN LAND DISTRICT, EAST OF THE MISSISSIPPI ASCENSION PARISH, LOUISIANA

FOR:
DAGR, LLC
10804 COURSEY BLVD.
BATON ROUGE, LA 70816
(225) 753-3573

FOR REVIEW AND COMMENT ONLY
These drawings were prepared for conceptual consideration and should in no way be construed as detailed engineering drawings to be used for design and/or construction purposes.

LOUISIANA LAND ENGINEERING LLC
Civil Engineering Consultants P.O. Box 4197 Baton Rouge, LA 70818



DATE: 7/20/2019
SHEET NO. 1



Description: **Belle Helene Plantation - Parking Lot Expansion for Shell Chemical LP**
Pre-Development Meeting for Historic Site Overlay Zone Plan
(Council District 3)

ATTACHMENTS:

Description	Upload Date	Type
Belle Helene Plantation - Parking Lot Exp for Shell Chem	10/6/2015	Cover Memo

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



HISTORIC SITE OVERLAY ZONE

A) Pre-development Meeting for Historic Site Overlay Zone Plan for the Belle Helene Plantation - Parking Lot Expansion for Shell Chemical LP

The property is located at 7497 Ashland Road for a parking area within a Historic Site Overlay Zone. Shell Chemical LP is requesting a site plan review as required by the Ascension Parish Unified Land Development Code (LDC) Code Section 17-2033.



PARISH OF ASCENSION
DEPARTMENT OF PLANNING AND DEVELOPMENT

42077 Churchpoint Rd
GONZALES, LA 70737
PHONE (225) 821-5700 FAX (225) 821-5705

REZONING

Zoning Review ID _____
Zoning Review Type _____ Fee _____
Subtype _____ Filing Date _____

Owner Information (Name, Address, Phone)

Shell Chemical LP
7594 Hwy 75
Greislar, LA 70734

Subdivision Name BELLE HELENE

Zoning District From HISTORICAL SITE OVERLAY ZONE (HEAVY INDUSTRIAL)

Zoning District To N/A

Hearing
Date/Time October 14; 6:00 PM

Map Attached Y N (Circle One)

Location Description

BELLE HELENE PLANTATION ON ASHLAND ROAD (Hwy 3251)
@ Hwy 75 (River Road)

Physical Address: 8000 ASHLAND ROAD

Purpose

TO CONSTRUCT A PARKING LOT ON THE BELLE HELENE
PLANTATION SITE

The verified petition of the owner for a change or amendment to the zoning map shall include the legal description of the property involved prepared by a Louisianan registered land surveyor and accompanied by a map of the property at a scale of one inch equals 200 feet, or such other scale as may be required by the Planning Director.

BEFORE ME, the undersigned authority, personally appeared the persons whose signatures are affixed above; all of full age and majority, who declared to me that they are the owners or duly authorized representatives of all that certain lot, piece, or parcel of land located as set forth in this application, that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

SWORN TO AND SUBSCRIBED before me this _____ day of _____, 20_____

Owner Signature R Roman Hardy Signature Date 10-1-2015

Parcel#

2108000

Primary Owner

OCCIDENTAL CHEMICAL CORPORATION

Mailing Address

PO BOX 27570

HOUSTON TX 77727-2757

Legal

1125.77 AC. M/L POR BELLE HELENE PLT SEC. 13-14-15 (200/551-557)(199/782) (INCLUDES POR. LOTS 6 & LOTS 26-27-28-33-34-35-36-37-38-39 BELLE HELENE PLT.) (302/260-233) (COB/607841 & 607842) (MAP#344623)

Parcel#

20023886

Primary Owner

GERMANIA PLANTATION INC

Mailing Address

C/O PAULA RODRIGUEZ

42437 HWY 931

GONZALES LA 70737

Legal

6.22 AC. M/L POR. TRACT 4 (BATTURE) BELLE HELENE PLANTATION (493/258) (496/464)(481/250) (COB/477361) (COB/607746) (MAP #294538)

Parcel#

2096400

Primary Owner

SCOGI LOUISIANA HOLDINGS LLC

Mailing Address

EASTERN TAX REGION

P.O. BOX 4854

HOUSTON TX 77210

Legal

10.00 AC., LOT 2 BELLE HELENE PLT. S/D, SEC. 14-10-2 (BATTURE RIGHTS) (182/836)

26.81 AC. LBMR, TRACT 2 OF BELLE HELENE PLT. S/D

53.00 AC. LBMR, LOT 2 BELLE HELENE PLT. S/D, FRC. SEC. 14-12-2

120.00 AC. LBMR, LAND & BATTURE TRACT OR LOT 3 BELLE HELENE PLT. S/D, SEC. 14 & 15-10-2

476.85 AC., LOTS OR TRACTS 1, 29, 30, 31 & 32 OF BELLE HELENE PLT. S/D, SEC. 13 & 14-10-2 (183/210-186/429)

5.12 AC. M/L SEC. 14 & 15-10-2 (COB/519770) (MAP #521301) (COB/530698) (COB/521977)

THE INDUSTRIAL DEVELOPMENT BOARD OF THE PARISH OF ASCENSION, LOUISIANA

BASF CORPORATION

01

SCOGI LOUISIANA HOLDINGS LLC

02

03

SHELL CHEMICAL LP

05

SCOGI LOUISIANA HOLDINGS LLC

BATTURE

GERMANIA PLANTATION INC

04

ASHLAND

04

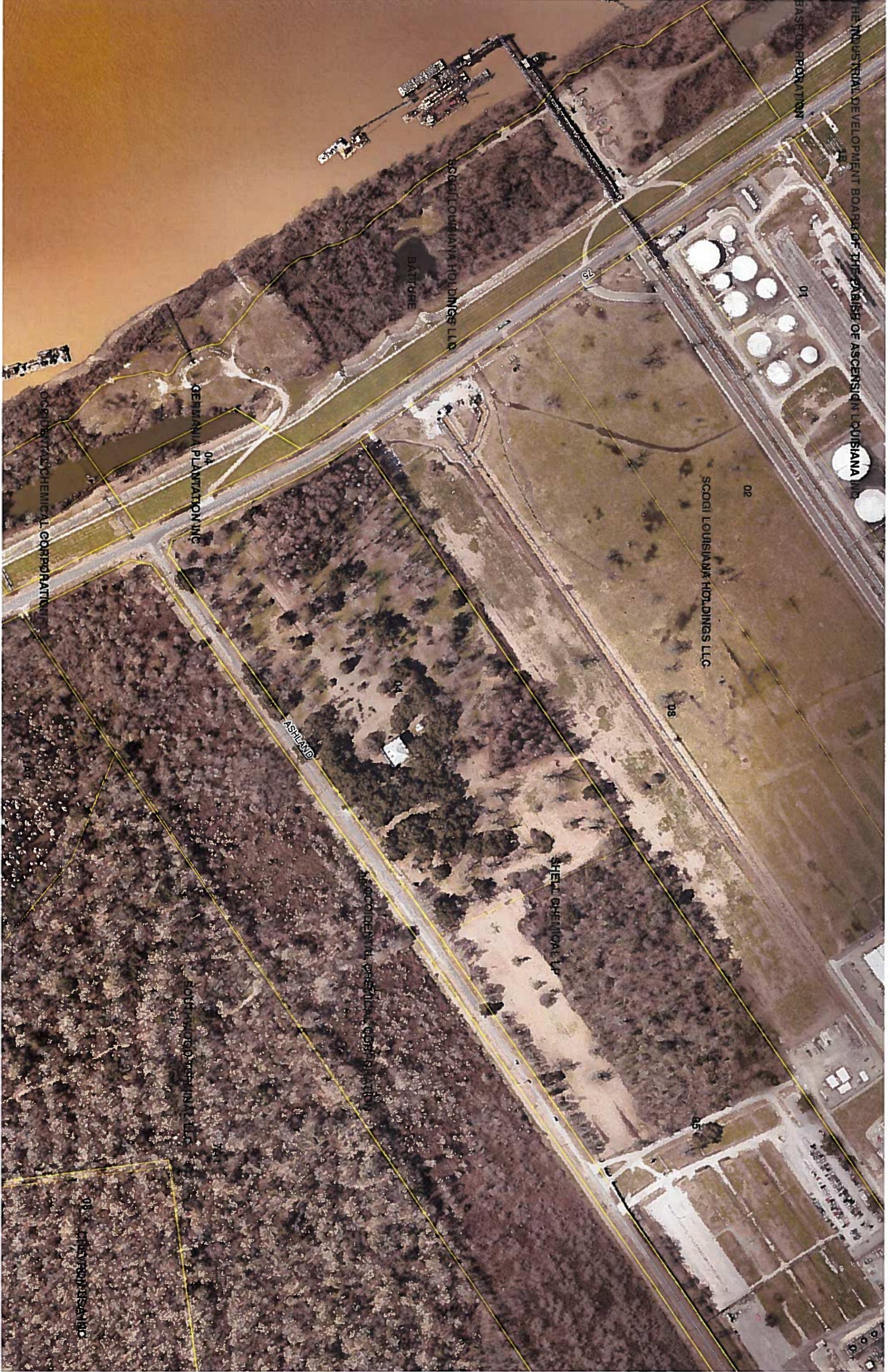
OCCEIDENTAL PESTICIDE CORPORATION

SOUTHWOOD PLANTATION LLC

07

OCCEIDENTAL CHEMICAL CORPORATION

08



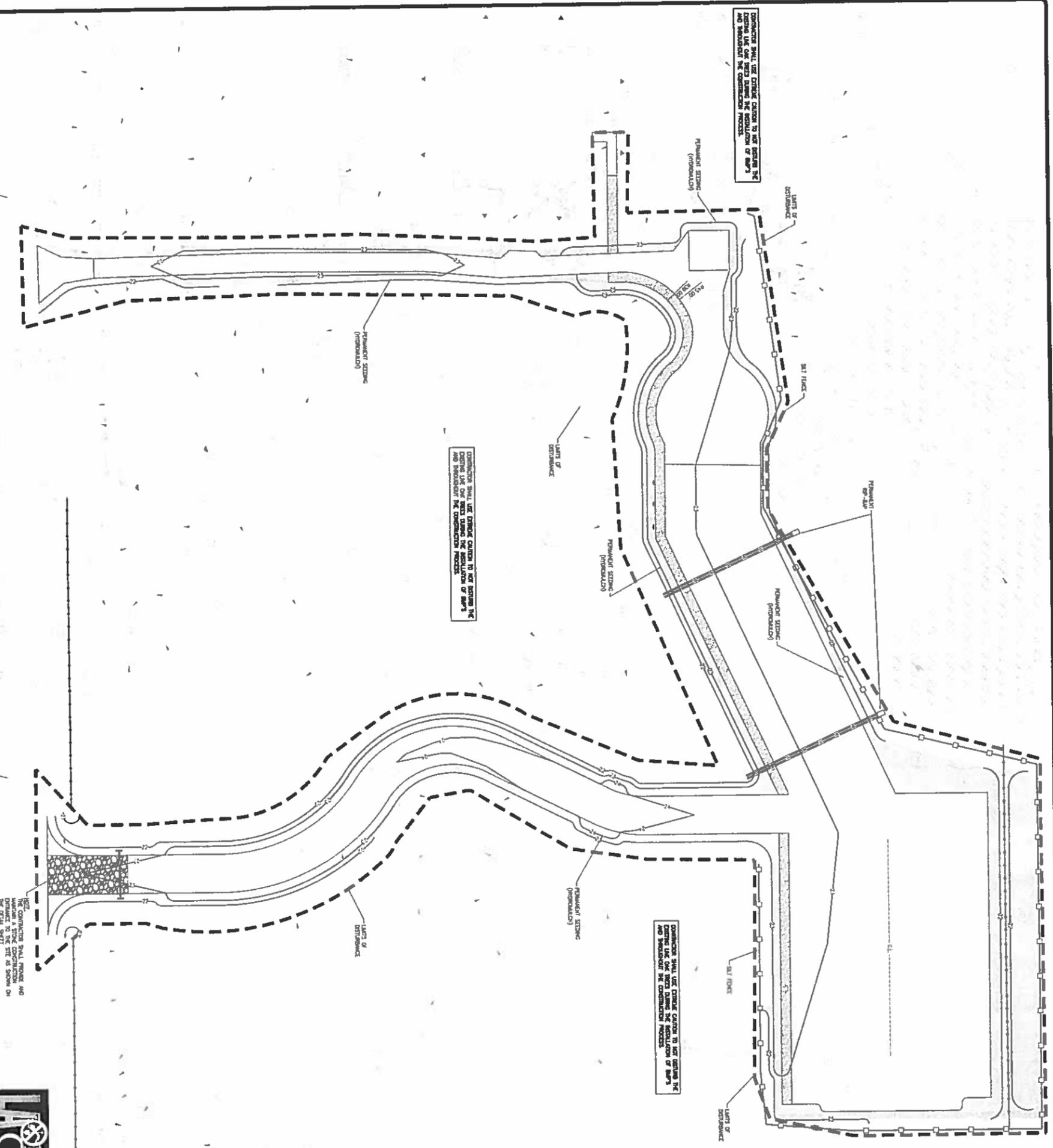
CONTRACTOR SHALL USE EROSION CONTROL TO NOT EXCEED THE DISTURBANCE LIMITS OF 2.80 ACRES DURING THE CONSTRUCTION PERIOD AND MAINTAIN THE CONSTRUCTION PERIOD.

CONTRACTOR SHALL USE EROSION CONTROL TO NOT EXCEED THE DISTURBANCE LIMITS OF 2.80 ACRES DURING THE CONSTRUCTION PERIOD AND MAINTAIN THE CONSTRUCTION PERIOD.

CONTRACTOR SHALL USE EROSION CONTROL TO NOT EXCEED THE DISTURBANCE LIMITS OF 2.80 ACRES DURING THE CONSTRUCTION PERIOD AND MAINTAIN THE CONSTRUCTION PERIOD.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND CONSTRUCTION DEBENT AT ALL TIMES DURING CONSTRUCTION UNTIL FINAL SITE STABILIZATION IS ACHIEVED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND CONSTRUCTION DEBENT AT ALL TIMES DURING CONSTRUCTION UNTIL FINAL SITE STABILIZATION IS ACHIEVED.



LEGEND - NEW IMPROVEMENTS

	SILT FENCE
	TEMPORARY SITE CONSTRUCTION DITCH
	DRAINAGE SWALE
	PROPOSED CONTOUR
	LIMITS OF DISTURBANCE
	PROPOSED STORM DRAINAGE
	PERIMETER SEEDING (OPTIONAL) (LEGENDS 3.11 OR GREATER SHALL BE SEEDING)

LEGEND - EXISTING

	ROUND 3/4\"/>	ELEVATION OF TOP OF STRUCTURE
	EXISTING POWER POLE	ELEVATION OF BOTTOM OF STRUCTURE
	EXISTING POWER POLE WITH LOFT	EXISTING SPOT ELEVATION
	EXISTING CITY MARKER	ELEVATION OF TOP OF CURB
	EXISTING OPENED ROAD LINE	ELEVATION OF FACE OF CURB
	EXISTING OLD ROAD	EXISTING SUBSURFACE DRAINAGE
	EXISTING OLD WATER	EXISTING CATCH BASIN/POPE ALERT
	EXISTING OLD LAKE	EXISTING REINFORCED CONCRETE PIPE
	EXISTING STORM DRAINAGE	EXISTING CORRODED METAL PIPE
	EXISTING STORM SEWER LINE	EXISTING STORM FORCE MAIN

EROSION CONTROL NOTES:

- STORMWATER EROSION CONTROL, FENCES & STORM DRAINAGE FACILITIES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITIES DURING THE CONSTRUCTION PERIOD.
- CONSTRUCTION SHALL MAINTAIN FENCES AND NOT TO BE REMOVED UNTIL COMPLETION OF THE PROJECT.
- CONSTRUCTION SHALL MAINTAIN FENCES AND NOT TO BE REMOVED UNTIL COMPLETION OF THE PROJECT.
- CONSTRUCTION SHALL MAINTAIN FENCES AND NOT TO BE REMOVED UNTIL COMPLETION OF THE PROJECT.
- CONSTRUCTION SHALL MAINTAIN FENCES AND NOT TO BE REMOVED UNTIL COMPLETION OF THE PROJECT.
- CONSTRUCTION SHALL MAINTAIN FENCES AND NOT TO BE REMOVED UNTIL COMPLETION OF THE PROJECT.
- CONSTRUCTION SHALL MAINTAIN FENCES AND NOT TO BE REMOVED UNTIL COMPLETION OF THE PROJECT.
- CONSTRUCTION SHALL MAINTAIN FENCES AND NOT TO BE REMOVED UNTIL COMPLETION OF THE PROJECT.
- CONSTRUCTION SHALL MAINTAIN FENCES AND NOT TO BE REMOVED UNTIL COMPLETION OF THE PROJECT.
- CONSTRUCTION SHALL MAINTAIN FENCES AND NOT TO BE REMOVED UNTIL COMPLETION OF THE PROJECT.
- CONSTRUCTION SHALL MAINTAIN FENCES AND NOT TO BE REMOVED UNTIL COMPLETION OF THE PROJECT.
- CONSTRUCTION SHALL MAINTAIN FENCES AND NOT TO BE REMOVED UNTIL COMPLETION OF THE PROJECT.
- CONSTRUCTION SHALL MAINTAIN FENCES AND NOT TO BE REMOVED UNTIL COMPLETION OF THE PROJECT.
- CONSTRUCTION SHALL MAINTAIN FENCES AND NOT TO BE REMOVED UNTIL COMPLETION OF THE PROJECT.
- CONSTRUCTION SHALL MAINTAIN FENCES AND NOT TO BE REMOVED UNTIL COMPLETION OF THE PROJECT.

BMP MAINTENANCE EROSION NOTES:

- ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION.
- ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION.
- ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION.
- ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION.
- ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION.
- ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION.
- ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION.
- ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION.
- ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION.
- ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION.
- ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION.
- ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION.
- ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION.
- ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION.
- ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION.

LIMITS OF DISTURBANCE- 2.80 ACRES

Not For Construction

PHASE I EROSION CONTROL PLAN



DRAWN	JAB
CHECKED	JAB
ISSUED DATE	08-30-2015
ISSUED FOR	PERMITTING
PROJECT NO.	15-249
TITLE	15-249 ES-1 Erosion Control Plan
SHEET	ES-1

**BELLE HELENE PARKING LOT EXPANSION
GEISMAR, LOUISIANA
ASCENSION PARISH**

**FOR: SHELL CHEMICAL LP
GEISMAR, LOUISIANA**

STAMP: PROFESSIONAL ENGINEER, CIVIL ENGINEERING, STATE OF LOUISIANA, No. 35067, EXPIRES 08/31/2018

SIGNATURE: _____
DATE: 09-30-2015

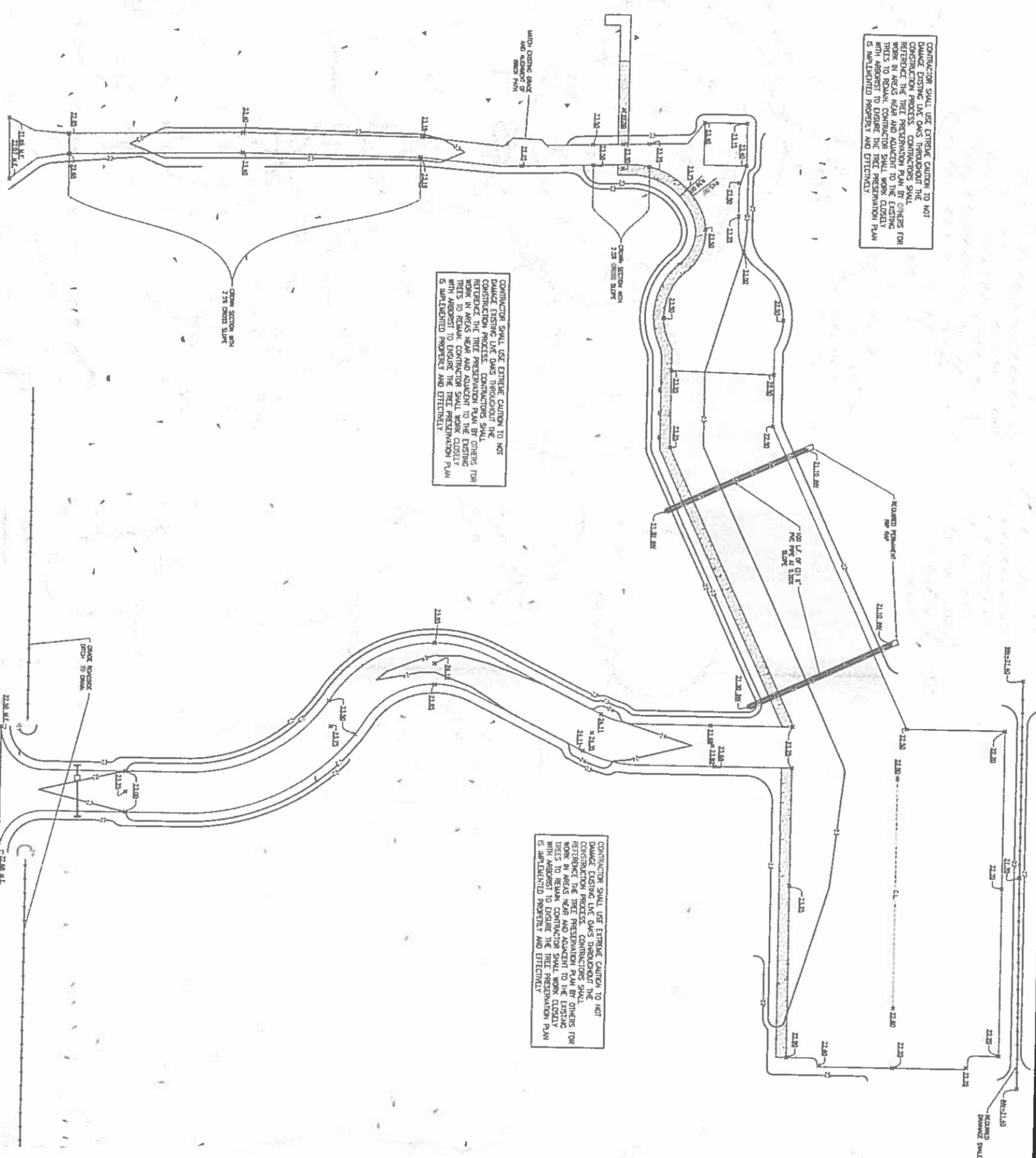
DDG DUPLANTIS DESIGN GROUP, PC
Civil Engineering • Architecture
314 EAST BAYOU ROAD THIBODAUX, LA 70301
PHONE: 985-447-0090 || FAX: 985-447-7009
WWW.DDGPC.COM
THIBODAUX | COVINGTON | HOUSTON | BATON ROUGE | HOUMA | DALLAS

REVISION	BY

CONTRACTOR SHALL USE EXTREME CAUTION TO NOT DAMAGE EXISTING LIVE OAKS THROUGHOUT THE CONSTRUCTION PROCESS. CONTRACTORS SHALL REFER TO THE TREE PRESERVATION PLAN BY OTHERS FOR TREE PROTECTION AND ADJUSTMENT TO THE EXISTING TREE PRESERVATION PLAN. CONTRACTORS SHALL WORK CLOSELY WITH ARBORIST TO ENSURE THE TREE PRESERVATION PLAN IS IMPLEMENTED PROPERLY AND EFFECTIVELY.

CONTRACTOR SHALL USE EXTREME CAUTION TO NOT DAMAGE EXISTING LIVE OAKS THROUGHOUT THE CONSTRUCTION PROCESS. CONTRACTORS SHALL REFER TO THE TREE PRESERVATION PLAN BY OTHERS FOR TREE PROTECTION AND ADJUSTMENT TO THE EXISTING TREE PRESERVATION PLAN. CONTRACTORS SHALL WORK CLOSELY WITH ARBORIST TO ENSURE THE TREE PRESERVATION PLAN IS IMPLEMENTED PROPERLY AND EFFECTIVELY.

CONTRACTOR SHALL USE EXTREME CAUTION TO NOT DAMAGE EXISTING LIVE OAKS THROUGHOUT THE CONSTRUCTION PROCESS. CONTRACTORS SHALL REFER TO THE TREE PRESERVATION PLAN BY OTHERS FOR TREE PROTECTION AND ADJUSTMENT TO THE EXISTING TREE PRESERVATION PLAN. CONTRACTORS SHALL WORK CLOSELY WITH ARBORIST TO ENSURE THE TREE PRESERVATION PLAN IS IMPLEMENTED PROPERLY AND EFFECTIVELY.



ASHLAND ROAD (LOUISIANA STATE HIGHWAY NO. 3251)

LEGEND - NEW IMPROVEMENTS

Surface of Roadway	12"
CONCRETE	12"
SPOT ELEVATION	+ 11.25
SLOPE	- 1%
PER ASP	
DRAINAGE SWALE	

LEGEND - EXISTING

ROAD 3/4" C/S	ELEVATION OF TOP OF STRUCTURE
EXISTING POWER POLE	ELEVATION OF BOTTOM OF STRUCTURE
EXISTING POWER POLE WITH LIGHT	EXISTING SPOT ELEVATION
EXISTING COT WOODS	ELEVATION OF TOP OF DAM
EXISTING OPENROAD POWER LINE	ELEVATION OF FACE OF DAM
EXISTING OPEN DITCH	EXISTING SURFACE DRAINAGE
EXISTING DGS VALVE	EXISTING CATCH BASIN/CHUTE MULTI
EXISTING DGS VALVE	EXISTING REINFORCED CONCRETE PER
EXISTING STREET MANHOLE	EXISTING CONCRETE SOIL PIPE
EXISTING STREET MANHOLE	EXISTING STREET THREE MAN

- GRADING NOTES:**
1. TOPOGRAIC INFORMATION WAS OBTAINED FROM A TOPOGRAIC SURVEY BY ACORN LAND SURVEYING DATED 7-14-12. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLAN, A RECONSTRUCTED LAND SURVEY & STATEMENT TO BE PROVIDED BY CONTRACTOR SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL.
 2. EXISTING DRIVE CONTOUR INTERNAL SHOWN AT ONE FOOT (1').
 3. EXISTING DRIVE CONTOUR EXTERNAL SHOWN AT ONE FOOT (1').
 4. EXISTING DRIVE CONTOUR INTERNAL SHOWN AT ONE FOOT (1').
 5. EXISTING DRIVE CONTOUR EXTERNAL SHOWN AT ONE FOOT (1').
 6. EXISTING DRIVE CONTOUR INTERNAL SHOWN AT ONE FOOT (1').
 7. EXISTING DRIVE CONTOUR EXTERNAL SHOWN AT ONE FOOT (1').
 8. EXISTING DRIVE CONTOUR INTERNAL SHOWN AT ONE FOOT (1').
 9. EXISTING DRIVE CONTOUR EXTERNAL SHOWN AT ONE FOOT (1').
 10. EXISTING DRIVE CONTOUR INTERNAL SHOWN AT ONE FOOT (1').
 11. EXISTING DRIVE CONTOUR EXTERNAL SHOWN AT ONE FOOT (1').
 12. EXISTING DRIVE CONTOUR INTERNAL SHOWN AT ONE FOOT (1').
 13. EXISTING DRIVE CONTOUR EXTERNAL SHOWN AT ONE FOOT (1').
 14. EXISTING DRIVE CONTOUR INTERNAL SHOWN AT ONE FOOT (1').
 15. EXISTING DRIVE CONTOUR EXTERNAL SHOWN AT ONE FOOT (1').

- STORM DRAINAGE NOTES:**
1. ALL PIPES & STRUCTURES ON THIS PLAN SHALL BE PER LOUISIANA DEPARTMENT OF TRANSPORTATION STANDARDS & SPECIFICATIONS.
 2. INTRODUCTION SHEET SHEETS FOR CONSTRUCTION DETAILS.



Not For Construction
GRADING PLAN



DESIGN	JAB
CHECKED	SAP
ISSUED DATE	06-30-2015
ISSUED FOR	PERMITTING
PROJECT NO.	15-248
FILE	15-248 C-2 Grading Plan
SHEET	C-2

BELLE HELENE PARKING LOT EXPANSION
GEISMAR, LOUISIANA
ASCENSION PARISH

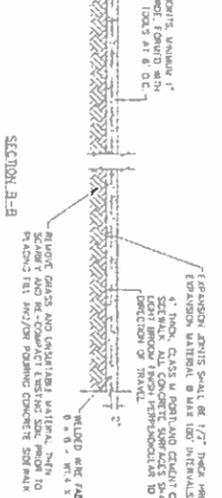
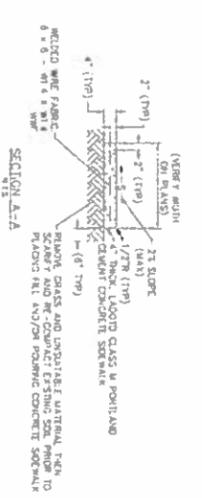
FOR: SHELL CHEMICAL LP
GEISMAR, LOUISIANA

STAMP

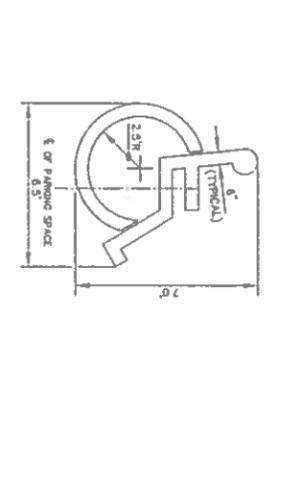
SIGNATURE: _____
DATE: 09-30-2015

DDG
DUPLANTIS DESIGN GROUP, PC
CIVIL ENGINEERING & ARCHITECTURE
314 EAST BAYOU ROAD THIBODAUX, LA 70091
PHONE: 985-447-0090 || FAX: 985-447-7009
WWW.DDGPC.COM
THIBODAUX | COVINGTON | HOUSTON | BATON ROUGE | MONROE | DALLAS

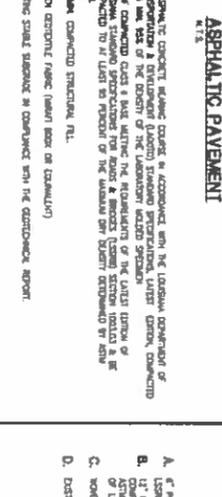
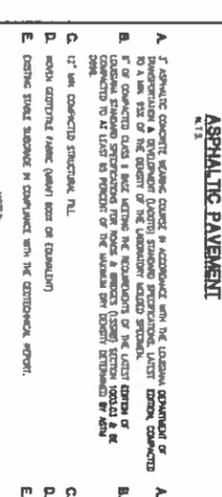
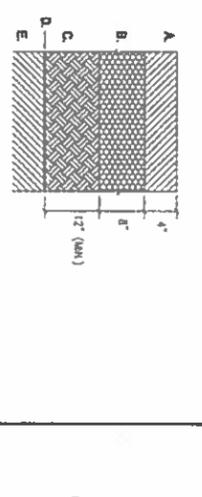
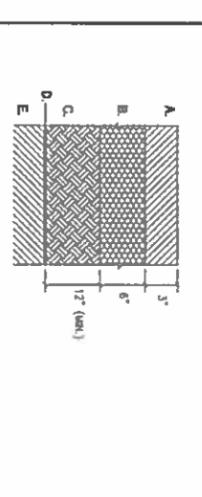
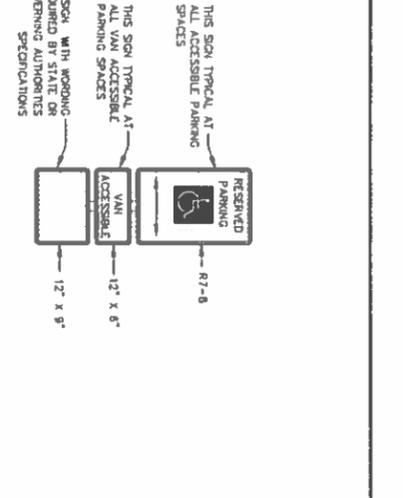
REVISION	BY



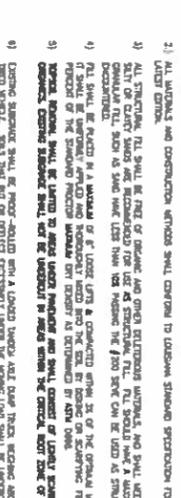
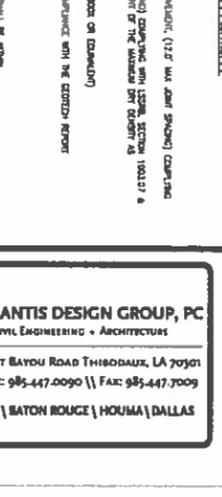
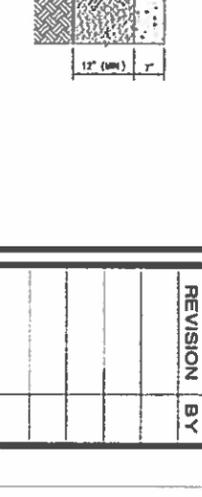
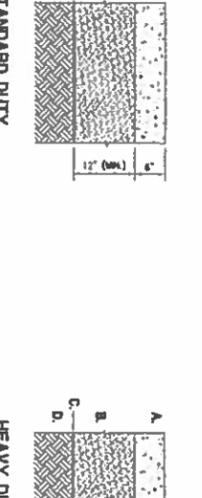
TYPICAL CONCRETE SIDEWALK DETAIL
 N.T.S.



LOCATE AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING
 ACCESSIBLE PARKING SYMBOL
 N.T.S.



NOTES:
 1. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO LATEST SPECIFICATIONS FOR ROAD AND PAVEMENT LATEST EDITION.
 2. STANDARD SPECIFICATIONS FOR ROAD AND PAVEMENT LATEST EDITION SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY WEIGHT DETERMINED BY ASTM D 1557 (STANDARD METHOD) OR THE MAXIMUM DRY WEIGHT AS DETERMINED BY ASTM D 1557 (STANDARD METHOD) OR THE MAXIMUM DRY WEIGHT AS DETERMINED BY ASTM D 1557 (STANDARD METHOD).
 3. ALL STRUCTURE, TIL SHALL BE FREE OF CRACKS AND OTHER DEFECTIVE MATERIALS. NO SHALL LET THE SPLIT OF CRACKS BE REPAIRED WITH A MORTAR OF 1 PART PORTLAND CEMENT TO 3 PARTS SAND. THE FILL SHOULD HAVE A MAXIMUM TL OF 40 AND A MAXIMUM PL OF 10. THE CRACKS SHALL BE REPAIRED TO THE ORIGINAL SURFACE FINISH.
 4. THE SURFACE SHALL BE FINISHED TO A SMOOTH AND EVEN SURFACE. THE FINISH SHALL BE TO THE ORIGINAL SURFACE FINISH.
 5. THE SURFACE SHALL BE FINISHED TO A SMOOTH AND EVEN SURFACE. THE FINISH SHALL BE TO THE ORIGINAL SURFACE FINISH.
 6. THE SURFACE SHALL BE FINISHED TO A SMOOTH AND EVEN SURFACE. THE FINISH SHALL BE TO THE ORIGINAL SURFACE FINISH.
 7. THE SURFACE SHALL BE FINISHED TO A SMOOTH AND EVEN SURFACE. THE FINISH SHALL BE TO THE ORIGINAL SURFACE FINISH.



NOTES:
 1. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO LATEST SPECIFICATIONS FOR ROAD AND PAVEMENT LATEST EDITION.
 2. STANDARD SPECIFICATIONS FOR ROAD AND PAVEMENT LATEST EDITION SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY WEIGHT DETERMINED BY ASTM D 1557 (STANDARD METHOD) OR THE MAXIMUM DRY WEIGHT AS DETERMINED BY ASTM D 1557 (STANDARD METHOD) OR THE MAXIMUM DRY WEIGHT AS DETERMINED BY ASTM D 1557 (STANDARD METHOD).
 3. ALL STRUCTURE, TIL SHALL BE FREE OF CRACKS AND OTHER DEFECTIVE MATERIALS. NO SHALL LET THE SPLIT OF CRACKS BE REPAIRED WITH A MORTAR OF 1 PART PORTLAND CEMENT TO 3 PARTS SAND. THE FILL SHOULD HAVE A MAXIMUM TL OF 40 AND A MAXIMUM PL OF 10. THE CRACKS SHALL BE REPAIRED TO THE ORIGINAL SURFACE FINISH.
 4. THE SURFACE SHALL BE FINISHED TO A SMOOTH AND EVEN SURFACE. THE FINISH SHALL BE TO THE ORIGINAL SURFACE FINISH.
 5. THE SURFACE SHALL BE FINISHED TO A SMOOTH AND EVEN SURFACE. THE FINISH SHALL BE TO THE ORIGINAL SURFACE FINISH.
 6. THE SURFACE SHALL BE FINISHED TO A SMOOTH AND EVEN SURFACE. THE FINISH SHALL BE TO THE ORIGINAL SURFACE FINISH.
 7. THE SURFACE SHALL BE FINISHED TO A SMOOTH AND EVEN SURFACE. THE FINISH SHALL BE TO THE ORIGINAL SURFACE FINISH.

REVISION	BY

DDG
 DUPLANTIS DESIGN GROUP, PC
 CIVIL ENGINEERING • ARCHITECTURE
 314 EAST BAYOU ROAD THIBODAUX, LA 70301
 PHONE: 985-447-0090 || FAX: 985-447-7009
 THIBODAUX | COVINGTON | HOUSTON | BATON ROUGE | HOUMA | DALLAS

STAMP
 CIVIL ENGINEER
 SIGNATURE: _____
 DATE: 09-30-2015

BELLE HELENE PARKING LOT EXPANSION
 GEISMAR, LOUISIANA
 ASCENSION PARISH
 FOR: SHELL CHEMICAL LP
 GEISMAR, LOUISIANA

Not For Construction
DETAIL SHEET
 DRAWN: JMB
 CHECKED: SJP
 ISSUED DATE: 09-30-2015
 DESIGNED FOR: PROJECTING
 PROJECT NO.: 07-248
 FILE NO.: 07-248 Details
 SHEET: C-3

