



PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT

Planning Commission

November 9, 2016 - 6:00 PM

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

AGENDA

- 1. Call to Order**
- 2. Roll Call of Members**
- 3. Pledge of Allegiance**
- 4. Introduction of Staff**
- 5. Chairman's Comments**
- 6. General Business**
- 7. Minutes**
 - (A) **Approval or Denial of the Minutes and Written Decisions of the October 12, 2016 Planning Commission Meeting**
- 8. Consent Agenda**
 - (A) **Affidavit of Mortgage Declaration**
Cindy R. Quick - Lot A-1 (41372 Black Bayou Road, Gonzales, LA)
 - (B) **Affidavit of Mortgage Declaration**
Michael P. Landry - Lot 9 (14196 Adam Arceneaux Dr, Gonzales, LA)
 - (C) **Affidavit of Mortgage Declaration**
Pit Stop Carwash St. Amant, LLC (11520 Hwy 431, St. Amant, LA)
 - 1) Pit Stop Carwash St. Amant, LLC - Lot A-3-A-1
 - 2) Pit Stop Storage, LLC - Lot A-5-A
- 9. Public Hearing to Approve or Deny the Following Family Partition:**
 - (A) **Vivian G. Villeneuve Property - Lots 2-A-2-A-1 and 2-A-2-A-2**
W. J. Cointment Surveyors
(Council District 9)
- 10. Public Hearing to Approve or Deny the Following Mobile Home Parks:**

- (A) **Family Court Mobile Home Park Expansion**
B. M. Aguillard & Associates, LLC
(Council District 10)

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

- (A) **Hidden Farms**
Centerline Engineering & Land Surveying, LLC
(Council District 7)
- (B) **Legacy Oaks - Second Filing**
Quality Engineering & Surveying, LLC
(Council District 3)
- (C) **Ascension Commerce Center - 5th Filing**
Quality Engineering & Surveying, LLC
(Council District 3)
- (D) **Hidden Cove**
MR Engineering & Surveying, LLC
(Council District 5)
- (E) **Hollows of Dutchtown - Phase II**
MR Engineering & Surveying, LLC
(Council District 4)

12.Staff Report

13.Engineering Staff Report

- (A) **Oaks on the Bluff Estates (formerly Oaks on the Bluff - Phase 3)**
Decision on whether to rescind Preliminary Plat approval due to failure of applicant to submit Construction Plans within six (6) month time period.

14.Adjourn



Description: Approval or Denial of the Minutes and Written Decisions of the October 12, 2016 Planning Commission Meeting

ATTACHMENTS:

Description	Upload Date	Type
Minutes and Written Decisions of Oct 12 2016 Planning Comm Mtg	10/31/2016	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 AND WRITTEN DECISIONS
PLANNING COMMISSION
October 12, 2016**

The Planning Commission of the Parish of Ascension held a Public Meeting on Wednesday, October 12, 2016 at 6:00 p.m. in the Courthouse East Meeting Room, Gonzales, Louisiana in a regular session convened.

I. Meeting was Called to Order

Meeting was called to order by Chairman Matthew Pryor.

II. Roll Call of Members

The following members were present:

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

The following members were absent:

Julio Dumas

III. Pledge of Allegiance

IV. Introduction of Staff

Patrice Johnson – Zoning Secretary

Cody Martin – Legal Counsel

Eric Poche – Planner

Lance Brock – Zoning Official

Shaun Sherrow – Engineering Review Agent

V. Chairman's Comments

Chairman had no comments.

VI. Approval or Denial of the Minutes of the September 14, 2016 Planning Commission Meeting

Commission Action: Motion by Mr. Aaron Chaisson, seconded by Mr. Morrie Bishop and unanimously adopted, to approve the September 14, 2016 Planning Commission minutes as presented.

VII. Consent Agenda

A) Affidavit of Mortgage Declaration

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

B) Affidavit of Mortgage Declaration

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

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

C) Affidavit of Mortgage Declaration

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

Commission Action: Moved by Mr. Edward Dudley, seconded by Mr. Anthony Christy and unanimously adopted, to approve the consent agenda.

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

A) Danny and Patricia Thibodeaux Property – Lots A-1-A & A-1-B

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

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

STAFF REVIEW COMMENTS

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

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

STAFF RECOMMENDATIONS

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

Mr. Curtis Chaney with Louisiana Land Surveying, Inc. presented this family partition.

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Morrie Bishop, seconded by Mr. Aaron Chaisson and unanimously adopted, to approve this family partition contingent on removal of the barn.

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

A) Camellia Cove

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

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

STAFF REVIEW COMMENTS

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

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

ENGINEER REVIEW COMMENTS

Preliminary Plat:

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

Drainage impact study:

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

Traffic impact study:

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

STAFF RECOMMENDATIONS

The proposed plat meets all guidelines for a major subdivision per current ordinance and should the commission concur with staff's analysis, staff recommends approval.

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

Public hearing was opened.

The following spoke:

1 – Jeff Pettit – against development (drainage/flooding concerns)

Public hearing was closed.

Commission Action: Moved by Mr. Morrie Bishop, seconded by Mr. Anthony Christy, to approve this preliminary subdivision plat as presented by the following roll call vote:

YEAS: **Morrie Bishop** – Thinks it meets all of the statutory requirements and sees no reason to deny it. Says they mitigated all the water issues and it has a positive traffic study. He feels the engineers that conducted these studies are well qualified to conduct them and they've come to an engineering conclusion and he abides by their conclusion since he's not an engineer.

Anthony Christy – Because of the studies that have been done and he trusts the staff has done their due diligence in making all the efforts to cover all the issues. He thinks going forward will alleviate a lot of the problems with the impact fees that are collected.

NAYS: **Edward Dudley** – Because of wetlands and the flooding we've had. Also because the traffic impact study didn't include the nearby intersections.

Aaron Chaisson – Based on how the proposed subdivision affects the health, safety and welfare of the community. He has an issue with all the traffic impact studies being done by the same firm and traffic continues to be a huge impact on our communities. Also has a problem with the traffic impact study not including the surrounding intersections and there is a school nearby. He feels the health, safety and welfare of the Parish is adversely impacted by this subdivision.

Douglas Foster – Parroting everything exactly as Mr. Chaisson has said. He expressed he is also moved by what Mr. Pettit spoke about since he lives in and is familiar with the area. Mr. Foster said he also spends a lot of time in the area and sees how Boudreaux Road floods and is familiar with the traffic in the area and it's clear to be a safety concern. Mr. Foster stated he has concerns with both the Traffic Impact Study and the Drainage Impact Study. Feels the timing of this proposal is inopportune, coming right after the flood.

ABSENT: **Julio Dumas**

The Chairman did not vote.

2 YEAS, 3 NAYS, 1 ABSENT and the motion FAILED.

A) Oakbourne Subdivision

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

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

STAFF REVIEW COMMENTS

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

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

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

Applicant is requesting a waiver on side setbacks from Table ‘C’ of the Zoning Code. The intent of table ‘C’ is to govern Major Subdivision Development and provide a variety of lot sizes and setback requirements for multiple product offerings within a subdivision. Table ‘C’ of the Zoning Code applies as the standard for Major Subdivisions and requires side setbacks according building classification and lot width. The typical 5’ side setback for the RM classification of Zoning is to be applied for minor and individual lot development. Staff opines that to grant this variance would set an unacceptable precedent for future development and that table ‘C’ should be followed as written for this Major Subdivision.

ENGINEER REVIEW COMMENTS

Preliminary Plat:

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

Drainage impact study:

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

Traffic impact study:

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

STAFF RECOMMENDATIONS

The proposed plat meets all guidelines for a major subdivision and should the commission concur with staff's analysis, staff recommends approval based on the following:

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

Mr. Ross Berthelot with Berthelot Holdings, LLC presented this preliminary subdivision plat. He expressed at the request of Councilwoman Casso he deferred this preliminary plat hearing from last month so he could attempt to assuage some of the anxieties of the neighbors in the area regarding his proposed development. He stated he reached out to the adjacent neighbors and home owners associations and scheduled a meeting at the Dutchtown Library on September 28, 2016.

Approximately fifteen (15) from the area were in attendance along with Councilwoman Casso. He expressed his civil engineer and traffic engineer were also in attendance to explain and answer any questions. Mr. Berthelot said he felt the meeting went very well and were able to satisfactorily answer questions and address the neighbors' concerns.

Mr. Berthelot presented the following summary restrictions and says he will agree to incorporate this into his final restrictions for the subdivision when those are due at final plat approval. The "Oakbourne – Draft of Restriction Bullet Points" are as follows:

Oakbourne – Draft of Restriction Bullet Points

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

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

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

Public hearing was opened.

The following spoke:

- 1 – Mike Mouch – Concerned with traffic issues
- 2 – Rita Lessard – Concerned with traffic issues
Concerned with the possibility of two-story homes being built, it will be a privacy issue
Concerned with drainage
- 3 – Leslie Hill-Dupree – Concerned with traffic issues
Concerned with the possibility of two-story homes being built, it will be a privacy issue
- 4 – Richard Kelly – Concerned with traffic issues
Concerned with the possibility of two-story homes being built, it will be a privacy issue

Public hearing was closed.

Legal Counsel Cody Martin read aloud the following ordinance from the Ascension Parish Land Development Code since there are two requests for variances in this proposed subdivision.

17-4093. Variances

- A.** Whenever a tract to be subdivided is of such unusual size or shape or is surrounded by such development or contains unusual conditions that the strict application of the requirements contained in these regulations would result in real difficulties and substantial hardships or injustices, such requirements may be varied or modified by the Commission.
- B.** Standards for variances. No variance in the strict application of provisions of this ordinance shall be granted by the Commission unless it finds that the following requirements and standards are satisfied:
 1. The granting of the variance shall be in harmony with the general purpose and intent of the regulations imposed by this ordinance for the district in which it is located and shall not be injurious to the neighborhood or otherwise detrimental to the public welfare.
 2. The granting of the variance will not permit the establishment of any use which is not permitted in the district.
 3. There must be a showing of unique circumstances.

- a. Commentary: There must exist special circumstances or conditions, fully described in the findings, applicable to the land or buildings for which the variance is sought, which circumstances or conditions are peculiar to such land or buildings and do not apply general to land or buildings in the neighborhood, and which circumstances or conditions are such that the strict application of the provisions of this ordinance would deprive the applicant of the reasonable use of such land or building.
4. There must be a showing of unnecessary hardship.
 - a. Commentary: It is not sufficient proof of hardship to show that greater profit would result if the variance were granted. Furthermore, the hardship complained of cannot be self-created; nor can it be established on this basis by one who purchases with or without knowledge of the restrictions; it must result from the application of this ordinance; it must be suffered directly by the property in question; and evidence of variance granted under similar circumstances shall not be considered.
 5. There must be a showing that a variance is necessary for the reasonable use of land or building and that the variance as granted by the board is the minimum variance that will accomplish this purpose.
 6. There must be showing that the proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhoods.

Commission Action: Mr. Morrie Bishop made a motion to approve this preliminary subdivision plat with the block waiver request but not the setback waiver request. His motion died for lack of a second.

Commission Action: Moved by Mr. Douglas Foster, seconded by Mr. Aaron Chaisson, to deny this preliminary subdivision plat. Motion was adopted by the following roll call vote:

YEAS:Edward Dudley – on the basis of traffic leading out of the subdivision and not getting a clear answer on Lot GS-3

Anthony Christy – states traffic is an issue everywhere and this subdivision meets all criteria, but due to the situation of traffic in this particular area being worse than most

Aaron Chaisson – based on the impact this subdivision would have on the health, safety and welfare of the community both in regard to the traffic and drainage. Traffic in this area is some of the worse in the entire parish. This is also in the section of drainage area that sat under water for weeks due to recent flooding. He feels that can be taken into consideration. The idea that a 500 year flood occurs only every 500 years is a misnomer. Also

echoes all the sentiments that Mr. Foster stated earlier in the meeting on this preliminary plat.

Douglas Foster – based on the health, safety and welfare of the community also echoing what Mr. Chaisson has stated. Obviously traffic and drainage are the issues with traffic being the most primary concern simply because of safety in that particular area, especially where the intersection of Highway 73 and Highway 74 meets.

NAYS: Morrie Bishop – it meets all statutory requirements and the engineers, as well as the Parish staff, have stated it meets all statutory requirements

ABSENT: Julio Dumas

The Chairman did not vote.

4 Yeas, 1 Nay, 1 Absent and the motion CARRIED.

- X. At this time a motion was made by Mr. Aaron Chaisson, seconded by Mr. Douglas Foster and unanimously adopted, to approved to amend the agenda to reopen Camellia Cove for the purpose of making a formal motion to deny this subdivision.

Commission Action: Moved by Mr. Aaron Chaisson, seconded by Mr. Douglas Foster, to deny this preliminary subdivision plat. Motion was adopted by the following roll call vote:

YEAS: Edward Dudley – Because of wetlands and the flooding we've had. Also because the traffic impact study didn't include the nearby intersections.

Aaron Chaisson – Based on how the proposed subdivision affects the health, safety and welfare of the community. He has an issue with all the traffic impact studies being done by the same firm and traffic continues to be a huge impact on our communities. Also has a problem with the traffic impact study not including the surrounding intersections and there is a school nearby. He feels the health, safety and welfare of the Parish is adversely impacted by this subdivision. He says he travels all over the parish and didn't feel the necessity to deny this subdivision as he did with the previous subdivision as he was more enticed to be against it in the Dutchtown area because of the greater traffic

Douglas Foster – Parroting everything exactly as Mr. Chaisson has said. He expressed he is also moved by what Mr. Pettit spoke about since he lives in and is familiar with the area. Mr. Foster said he also spends a lot of time in the area and sees how Boudreaux Road floods and is familiar with the traffic in the area and it's clear to be a safety concern. Mr. Foster stated he has concerns with both the Traffic Impact Study and the Drainage Impact Study. Feels the timing of this proposal is inopportune, coming right after the flood.

NAYS: Morrie Bishop – Thinks it meets all of the statutory requirements and sees no reason to deny it. Says they mitigated all the water issues and it has a positive traffic study. He feels the engineers that conducted these studies are well qualified to conduct them and

they've come to an engineering conclusion and he abides by their conclusion since he's not an engineer.

Anthony Christy – Because of the studies that have been done and he trusts the staff has done their due diligence in making all the efforts to cover all the issues. He thinks going forward will alleviate a lot of the problems with the impact fees that are collected. He stated he travels both this area and Dutchtown area and doesn't feel the necessity to vote against this subdivision, whereas he was more enticed to do it in the Dutchtown area because of the traffic situation.

ABSENT: Julio Dumas

The Chairman did not vote.

(3) Yeas; (2) Nays; (1) Absent and motion CARRIED.

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

A) Hidden Farms

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

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

B) Legacy Oaks – Second Filing

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

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

C) Maple Grove

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

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

The applicant received variances to:

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

Project Timeline:

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

STAFF REVIEW COMMENTS

FINAL PLAT

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

C. "Restrictive covenants or trusteeships and their periods of existence to apply to lots in the subdivision shall be signed by the owner or his agent and recorded in the office of the parish recorder, and references to such instrument shall be made on the plat and a copy shall be furnished to the planning commission."

Restrictive Covenants are referenced on the Final Plat however no copy has been made available to the Commission as required.
4. According to Paragraph 17-4012.G of the Subdivision Regulations;

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

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

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

STAFF RECOMMENDATIONS

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

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

Mr. Deric Murphy with Quality Engineering & Surveying, LLC, representing Ascension Properties, Inc., presented this final subdivision plat.

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved Mr. Aaron Chaisson, seconded by Mr. Morrie Bishop and unanimously adopted, to approve this final subdivision plat subject to the punchlist items being satisfactory to the staff's recommendations and the required notation being made on the plat.

XII. Staff Report

No report.

XIII. Engineering Staff Report

Mr. Shaun Sherrow gave a status report on projects:

Approximately four (4) sets of construction plans have recently been approved and construction will begin in the next couple of weeks

Approximately five (5) projects are already under construction.

Approximately (5) sets of plans are under review.

XIV. Adjourn

Moved by Mr. Aaron Chaisson, seconded by Mr. Douglas Foster and unanimously adopted, meeting adjourned at 7:30 p.m.

Matthew Pryor, Chairman



Description: Affidavit of Mortgage Declaration

Cindy R. Quick - Lot A-1 (41372 Black Bayou Road, Gonzales, LA)

ATTACHMENTS:

Description

Cindy R Quick

Upload Date

10/31/2016

Type

Cover Memo

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



November 9, 2016

A) Cindy R. Quick – Lot A-1 (41372 Black Bayou Road, Gonzales, LA)
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



October 3, 2016

Chase
P. O. Box 9001020
Louisville, KY 40290-1020

RE: Application to Subdivide Lot A-1 (Cindy R. Quick)

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 A-1 for Cindy R. Quick (41372 Black Bayou Road, Gonzales, LA 70737) that the applicant has applied through our office to subdivide his or her property.

As defined by the ordinance, you may submit a letter of objection or no objection to our office by November 1, 2016 or can appear at a public hearing on November 9, 2016 to hear the proposed subdivision and be given the opportunity to make a presentation to the planning commission as to whether or not the proposed division of property should be approved.

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

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

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

Sincerely,

Jerome Fournier
Director of Planning and Development
jfournier@apgov.us

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

UNITED STATES OF AMERICA

STATE OF LOUISIANA

PARISH OF ASCENSION

AFFIDAVIT OF MORTGAGE DECLARATION

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified, personally came and appeared, the Applicant, Cindy R Quick who, avers that he/she is the legal owner of 41372 Black Bayou Rd, Gonzales 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) Cg Applicant avers that the above described property is encumbered by mortgage(s) or lien(s) in favor of the following persons or entities:

(Applicant must initial Number 1 or Number 2)

- | | <u>Name</u> | <u>Mailing Address</u> |
|----|--------------|---|
| 1) | <u>Chase</u> | <u>PO Box 9001020, Louisville KY 40290-1020</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)

Chase

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

PO Box 9001020, Louisville KY 40290-1020

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

- Name of the Borrower (debtor on the mortgage)

Cindy B Quick

- Account number or Reference number

00415520406476

- Borrower's municipal address

41372 Black Bayou Rd Gonzales LA 70731

- 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

Lot A-1

- Name of Subdivision in which the property is located

Not in Subdivision - Rural Tract

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

Lot A-1, Section 16, Township 9 South, Range 3 East

(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 23rd day of September, 2016.

WITNESS:

Sherie Reeves

Printed Name: Sherie Reeves

APPLICANT:

Cindy R. Quick

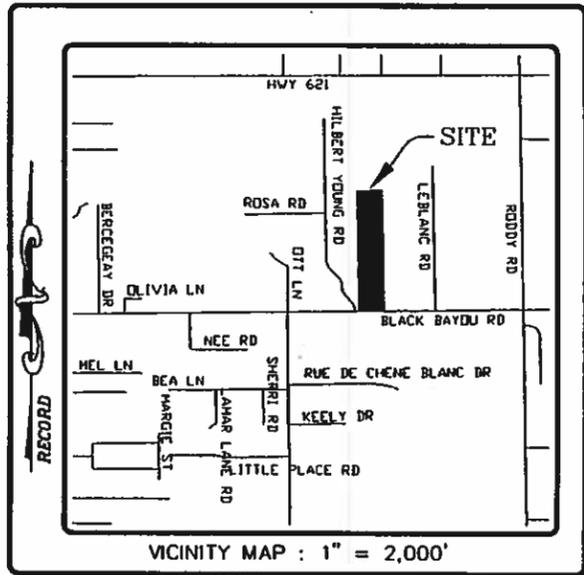
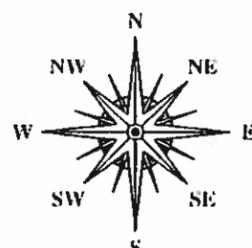
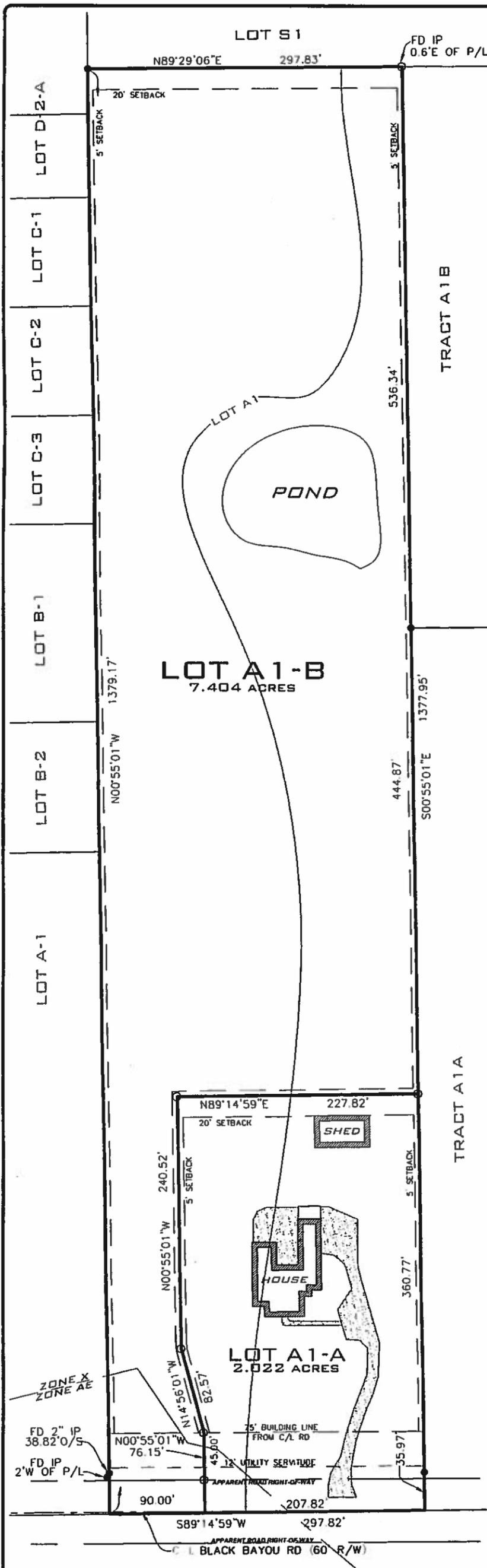
Printed Name: Cindy R. Quick

Hope M LeBlanc
NOTARY

Printed Name:

05196
Notary # or La. Bar #





REFERENCE MAP:

- 1) MAP SHOWING SURVEY RECORDED AS INSTRUMENT #302081.
- 2) MAP SHOWING SURVEY RECORDED AS INSTRUMENT #736669.
- 3) MAP SHOWING SURVEY RECORDED AS INSTRUMENT #686304.
- ~~4) MAP SHOWING SURVEY RECORDED AS INSTRUMENT #686304.~~
- 5) MAP SHOWING SURVEY RECORDED AS INSTRUMENT #469627.

*BEARINGS ARE BASED ON GPS MEASUREMENTS, LSU GULF NET, VRS, NORTH AMERICAN DATUM (1983) LAMBERT CONFORMAL CONIC PROJECTION, LOUISIANA SOUTH ZONE, STATE PLANE COORDINATE SYSTEM

THIS SURVEY CONFORMS TO CURRENT STANDARDS OF PRACTICE AS DEFINED IN TITLE 46, LXI AND REVISED STATUTES 33:5051 OF THE PROFESSIONAL AND OCCUPATIONAL STANDARDS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.

THIS PROPERTY IS ZONED = **MEDIUM INTENSITY (RM)**.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NO. 22005C 0045 E FOR ASCENSION PARISH, MAP DATED AUGUST 16, 2007, THIS PROPERTY LIES IN FLOOD HAZARD ZONE = **AE & X**

BASE FLOOD ELEVATION = 8.0'.

SEWER DISPOSAL SHALL BE INDIVIDUAL SANITARY SEWER PLANTS.

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

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

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

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

CINDY R. QUICK _____ DATE _____

PRELIMINARY SIMPLE DIVISION
 MAP SHOWING SURVEY OF
 LOT A1-A & LOT A1-B,
 BEING THE RESUBDIVISION OF LOT A1,
 FORMERLY A PORTION OF THE JULIETTE BOURQUE PROPERTY,
 LOCATED IN SECTION 16, T9S - R3E, SOUTHEASTERN LAND DISTRICT,
 EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LA.
 FOR
CINDY R. QUICK

LEGEND:

- 1/2" IRON PIPE FOUND 1 inch = 100ft. OR AS SHOWN
- 1/2" IRON ROD SET
- x — x — FENCELINE

DATE: 10/03/2016	DRAWING No. 16658
DRAWN BY: JWF	JOB. No. 16-658
CHECKED BY: ST	REF. No.

APPROVED: _____
 ASCENSION PARISH PLANNING COMMISSION

CHAIRMAN _____

DATE: _____

FILE: _____

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

I CERTIFY THAT IN SEPTEMBER 2016, 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.

PRELIMINARY PLAT

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

DATE _____

16658.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.

EARLES AND ASSOCIATES, L.L.C.
 PROFESSIONAL LAND SURVEYORS

1034 EAST WORTHY ROAD, SUITE B
 GONZALES, LOUISIANA 70737
 Tel: 225-647-9798 Fax: 225-647-9700

TOWNSHIP	SECTION
9S	16
RANGE	
3E	



Description: Affidavit of Mortgage Declaration

Michael P. Landry - Lot 9 (14196 Adam Arceneaux Dr, Gonzales, LA)

ATTACHMENTS:

Description

Michael P Landry

Upload Date

10/31/2016

Type

Cover Memo

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



November 9, 2016

B) Michael P. Landry – Lot 9 (14196 Adam Arceneaux Dr, Gonzales, LA)
Affidavit of Mortgage Declaration

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

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



September 30, 2016

Bank of America
P. O. Box 650070
Dallas, TX 75265-0070

RE: Application to Subdivide Lot 9 (Michael P. Landry)

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 9 for Michael P. Landry (14196 Adam Arceneaux Dr, Gonzales, LA 70737) that the applicant has applied through our office to subdivide his or her property.

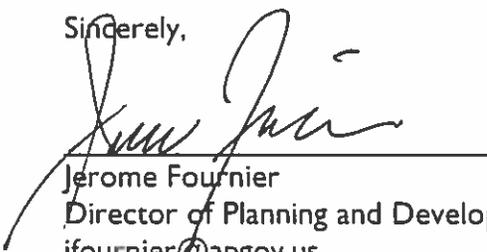
As defined by the ordinance, you may submit a letter of objection or no objection to our office by November 1, 2016 or can appear at a public hearing on November 9, 2016 to hear the proposed subdivision and be given the opportunity to make a presentation to the planning commission as to whether or not the proposed division of property should be approved.

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

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

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

Sincerely,



Jerome Fournier
Director of Planning and Development
jfournier@apgov.us

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

UNITED STATES OF AMERICA

STATE OF LOUISIANA

PARISH OF ASCENSION

AFFIDAVIT OF MORTGAGE DECLARATION

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified, personally came and appeared, the Applicant, Michael Landay who, avers that he/she is the legal owner of Lot 9, Sect 9, Township 9 South Range 3 East Southeastern District (lot/tract description), for which the Applicant seeks approval of a plat to subdivide the above described immovable property.

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

(Applicant must initial Number 1 or Number 2)

	<u>Name</u>	<u>Mailing Address</u>
1)	<u>Michael Landay</u>	<u>14196 Adam Ascension</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)

Bank of America

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

P.O. Box 650070, Dallas, TX 75265-0070

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

- Name of the Borrower (debtor on the mortgage)
Michael P. Landry
- Account number or Reference number
226538039
- Borrower's municipal address
14196 Adam Arceneaux Dr. Gonzales La. 70737
- Municipal address of the property (if different from the Borrower's address)
14196 Adam Arceneaux Drive Gonzales, LA 70737
- Lot Number and Square Number (if appropriate) of the property subject to mortgage
9
- Name of Subdivision in which the property is located
None
- Township, Range, Section Number and Acreage (if appropriate) of the property
Section 9, Township 9 South Range 3 East

(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.

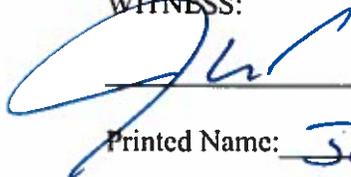
The penalty for violation of La. R.S. 14:133 as provided in Section (C) states:

“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.

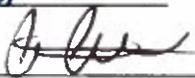
THUS SWORN, DONE, AND SIGNED on the 15th day of Sept, 2016

WITNESS:

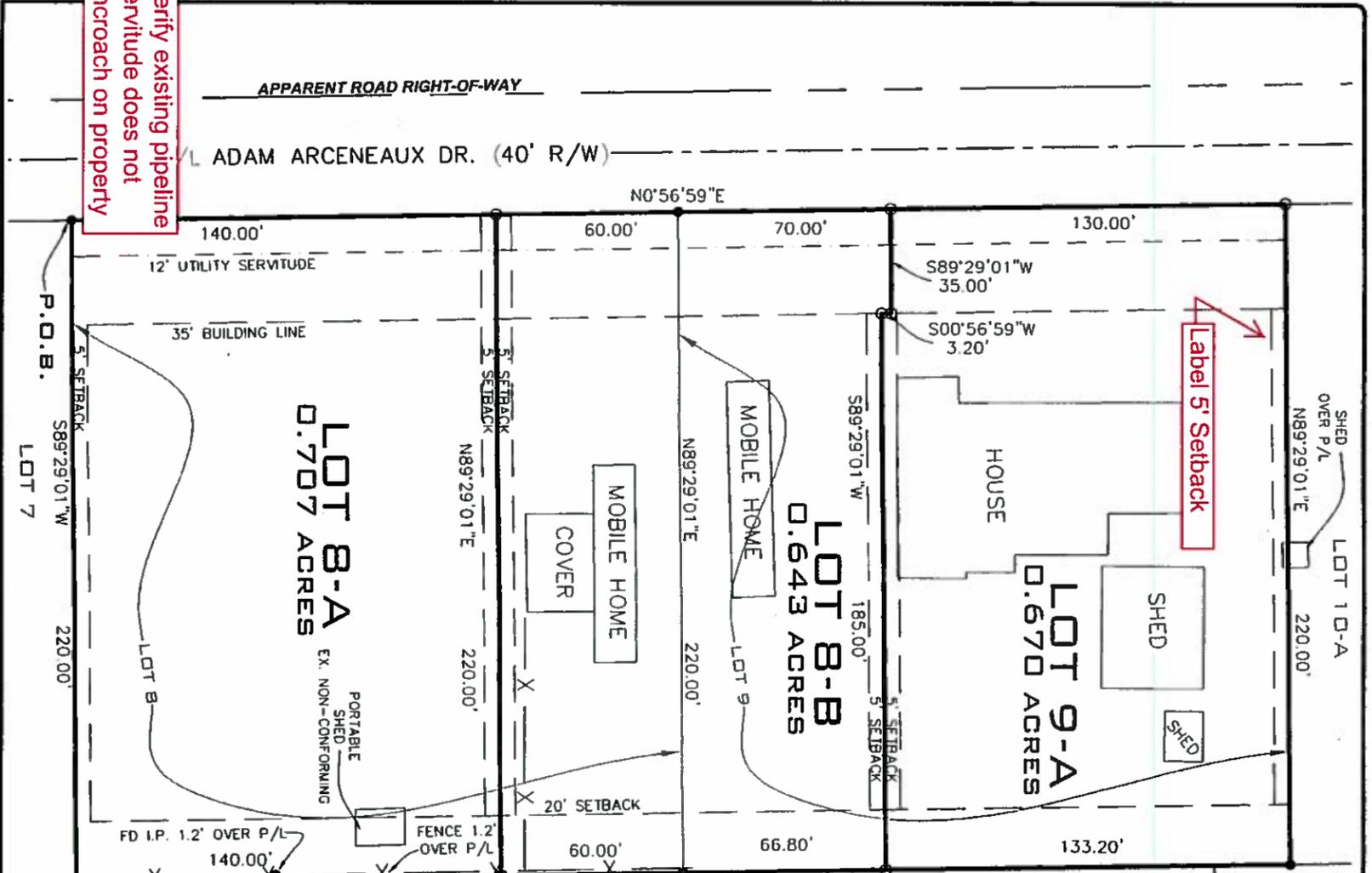

Printed Name: James W. Taylor

APPLICANT:


Printed Name: Michael P. Landry


NOTARY
Clint Coiment
Printed Name:
77517
Notary # or La. Bar #





PRELIMINARY SIMPLE DIVISION
 MAP SHOWING SURVEY OF
 LOT 8-A, LOT 8-B & LOT 9-A
 BEING THE SUBDIVISION OF LOT 8 & LOT 9,
 LOCATED IN SECTION 9, T9S - R3E,
 SOUTHEASTERN LAND DISTRICT,
 EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LA.

FOR
CHRIS GRAHAM
&
MICHAEL LANDRY

REFERENCE MAP:
 1) MAP SHOWING SURVEY FOR WILTON ARCENEAUX RECORDED AS INSTRUMENT #176291.
 2) MAP SHOWING SURVEY FOR MARK LANDRY RECORDED AS INSTRUMENT #796979.

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

THIS PROPERTY IS ZONED = MEDIUM INTENSITY (RM).

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).

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.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NO. 22005C 0045 E FOR ASCENSION PARISH, MAP DATED AUGUST 16, 2007, THIS PROPERTY LIES IN FLOOD HAZARD ZONE = X.

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

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

I CERTIFY THAT IN JULY 2016, 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.

PRELIMINARY PLAT

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

DATE: _____

APPROVED:
 ASCENSION PARISH PLANNING COMMISSION

CHAIRMAN
 DATE: _____
 FILE: _____

VICINITY MAP : 1" = 2,000'

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

LEGEND:
 ● 1/2" IRON PIPE FOUND
 □ BRICK COLUMN
 ○ 1/2" IRON ROD SET
 x—x—x FENCELINE

DATE:	08/31/2016	DRAWING NO:	16410
DRAWN BY:	JWF	JOB NO:	16-410
CHECKED BY:	DD	REF. NO.:	

EARLES AND ASSOCIATES, L.L.C.
 PROFESSIONAL LAND SURVEYORS

1034 EAST WORTHY ROAD, SUITE B
 CONZALE, LOUISIANA 70337
 Tel: 225-647-9798 Fax: 225-647-9700

TOWNSHIP: 9S RANGE: 3E SECTION: 9



Description: Affidavit of Mortgage Declaration

Pit Stop Carwash St. Amant, LLC (11520 Hwy 431, St. Amant, LA)

1) Pit Stop Carwash St. Amant, LLC - Lot A-3-A-1

2) Pit Stop Storage, LLC - Lot A-5-A

ATTACHMENTS:

Description

Pit Stop

Upload Date

10/31/2016

Type

Cover Memo

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



November 9, 2016

C) Pit Stop Carwash St. Amant, LLC (11520 Hwy 431, St. Amant, LA)

1) Pit Stop Carwash St. Amant, LLC – Lot A-3-A-1

2) Pit Stop Storage, LLC – Lot A-5-A

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



October 4, 2016

Whitney National Bank
P. O. Box 61260
New Orleans, LA 70161

RE: Application to Subdivide Lot A-3-A-1 (Pit Stop Carwash St. Amant, 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 Lot A-3-A-1 for Pit Stop Carwash St. Amant, LLC (11520 Hwy 431, St. Amant, LA 70774) that the applicant has applied through our office to subdivide his or her property.

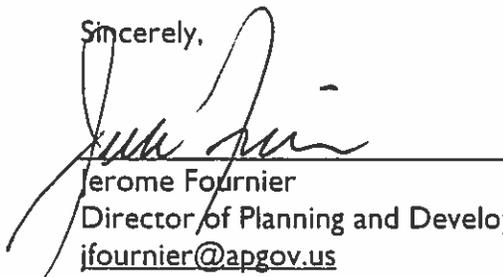
As defined by the ordinance, you may submit a letter of objection or no objection to our office by November 1, 2016 or can appear at a public hearing on November 9, 2016 to hear the proposed subdivision and be given the opportunity to make a presentation to the planning commission as to whether or not the proposed division of property should be approved.

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

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

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

Sincerely,



Jerome Fournier
Director of Planning and Development
jfournier@apgov.us

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



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, AS Greg Pullman who, avers that he/she is the legal owner of Lot A-3-A-1 H 431 Sec 25 T9 S3E (lot/tract description), for which the Applicant seeks approval of a plat to subdivide the above described immovable property.

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

(Applicant must initial Number 1 or Number 2)

<u>Name</u>	<u>Mailing Address</u>
1) <u>Whitney Bank</u>	<u>P.O. Box 61260 New Orleans, LA 70161</u>
2) _____	_____
3) _____	_____

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

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

Whitney Bank

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

P.O. Box 61260 New Orleans, LA 70161

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



- Name of the Borrower (debtor on the mortgage)

Pit Stop Carwash St. Amant, L.L.C.

- Account number or Reference number

66000153221

- Borrower's municipal address

11520 Hwy. 431 St. Amant, LA 70774

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

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

A-3-A-1

- Name of Subdivision in which the property is located

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

25-9-3

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

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

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



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

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

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

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

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

THUS SWORN, DONE, AND SIGNED on the 22nd day of September, 2016.

WITNESS:

Stacey Bozeman-Templer

Printed Name: Stacey Bozeman-Templer

APPLICANT:

Gregg J. Patterson

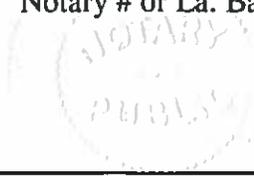
Printed Name: Gregg J. PATTERSON

Dwight D. Poirrier
NOTARY

Dwight D. Poirrier, Notary Public

Printed Name: 20570

Commissioned for Life
Notary # or La. Bar #



PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



October 4, 2016

Whitney National Bank
908 N. Airline Highway
Gonzales, LA 70737

RE: Application to Subdivide Lot A-5-A (Pit Stop Storage, 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 Lot A-5-A for Pit Stop Storage, LLC (11520 Hwy 431, St. Amant, LA 70774) that the applicant has applied through our office to subdivide his or her property.

As defined by the ordinance, you may submit a letter of objection or no objection to our office by November 1, 2016 or can appear at a public hearing on November 9, 2016 to hear the proposed subdivision and be given the opportunity to make a presentation to the planning commission as to whether or not the proposed division of property should be approved.

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

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

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

Sincerely,

Jerome Fournier
Director of Planning and Development
jfournier@apgov.us

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



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, AS Greg Patterson who, avers that he/she is the legal owner of Lot A-H-A Lally 935 Sec. 25 T&S Q3E (lot/tract description), for which the Applicant seeks approval of a plat to subdivide the above described immovable property.

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

(Applicant must initial Number 1 or Number 2)

<u>Name</u>	<u>Mailing Address</u>
1) <u>Whitney National Bank</u>	<u>908 N. Airline Hwy. Gonzales, LA 70737</u>
2) _____	_____
3) _____	_____

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

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

Whitney National Bank

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

908 N. Airline Hwy. Gonzales, LA 70737

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



- Name of the Borrower (debtor on the mortgage)

Pit Stop Storage, L.L.C.

- Account number or Reference number

16353020242106

- Borrower's municipal address

11520 Hwy. 431 St. Amant, LA 70774

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

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

A-5-A

- Name of Subdivision in which the property is located

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

25-9-3

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

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

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



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

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

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

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

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

THUS SWORN, DONE, AND SIGNED on the 22nd day of September, 2014

WITNESS:

Stacey Bozeman-Templet

Printed Name: Stacey Bozeman-Templet

APPLICANT:

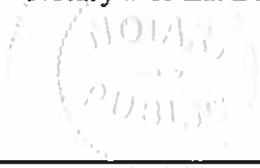
Gregg J. Patterson

Printed Name: GREGG J PATTERSON

Dwight D. Poirrier
Dwight D. Poirrier, Notary Public
Bar Roll #20570

Printed Name: Commissioned for Life

Notary # or La. Bar #





Description: Vivian G. Villenurve Property - Lots 2-A-2-A-1 and 2-A-2-A-2
W. J. Cointment Surveyors
(Council District 9)

ATTACHMENTS:

Description	Upload Date	Type
Vivian G Villenurve	10/31/2016	Cover Memo

November 9, 2016

FAMILY PARTITION

A) **Vivian G. Villenurve Property – Lots 2-A-2-A-1 and 2-A-2-A-2**

The subject property is located on the north side of LA Hwy 934 (Black Bayou Road) approximately 1,100 feet east of Roddy Road in Council District 9 and is zoned Medium Intensity Residential (RM). The application is on behalf of Vivian G Villenurve by W. J. Cointment Surveyors.

The owner is proposing a family partition of an 11.27 acre tract (Lot 2-A-2-A) into Lot(s) 2-A-2-A-1 (10.07 acres) and 2-A-2-A-2 (1.20 acres). The applicant will retain Lot 2-A-2-A-1 and transfer Lot 2-A-2-A-2 to their daughter. Lot 2-A-2-A-2 will be accessed by a proposed 30' servitude of passage off of Decoteau Road and will include a 12' utility servitude as required.

STAFF REVIEW COMMENTS

Comments sent to W. J. Cointment by email on 10-7-16:

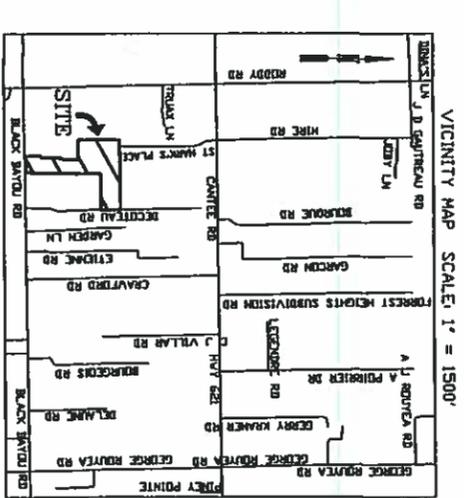
1. *Remove repeated drainage ditch note.*
2. *Note what relation Kaci Denise Melancon (Lot 2-A-2-A-2) is to applicant.*

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

The servitude of access and utility servitude off of Decoteau Road pass through existing Lot 2-A-2-B which was subdivided off of Lot 2-A-2-A in June of 2012. This lot is still owned by Mrs. Villenurve, therefore no predial servitude agreement will be necessary.

STAFF RECOMMENDATIONS

This property division appears to follow the intent of the family partition section of the ordinance. The owner(s) have owned the property for at least three years or prior to January 1, 2015 as required by Paragraph 17-4026.B. In the event the commission concurs with the staff analysis, staff recommends approval contingent on addressing the two comments on the final map as listed above and all of the required conveyance documents being completed and recorded according to Paragraph 17-4026.F of the Subdivision Regulations.

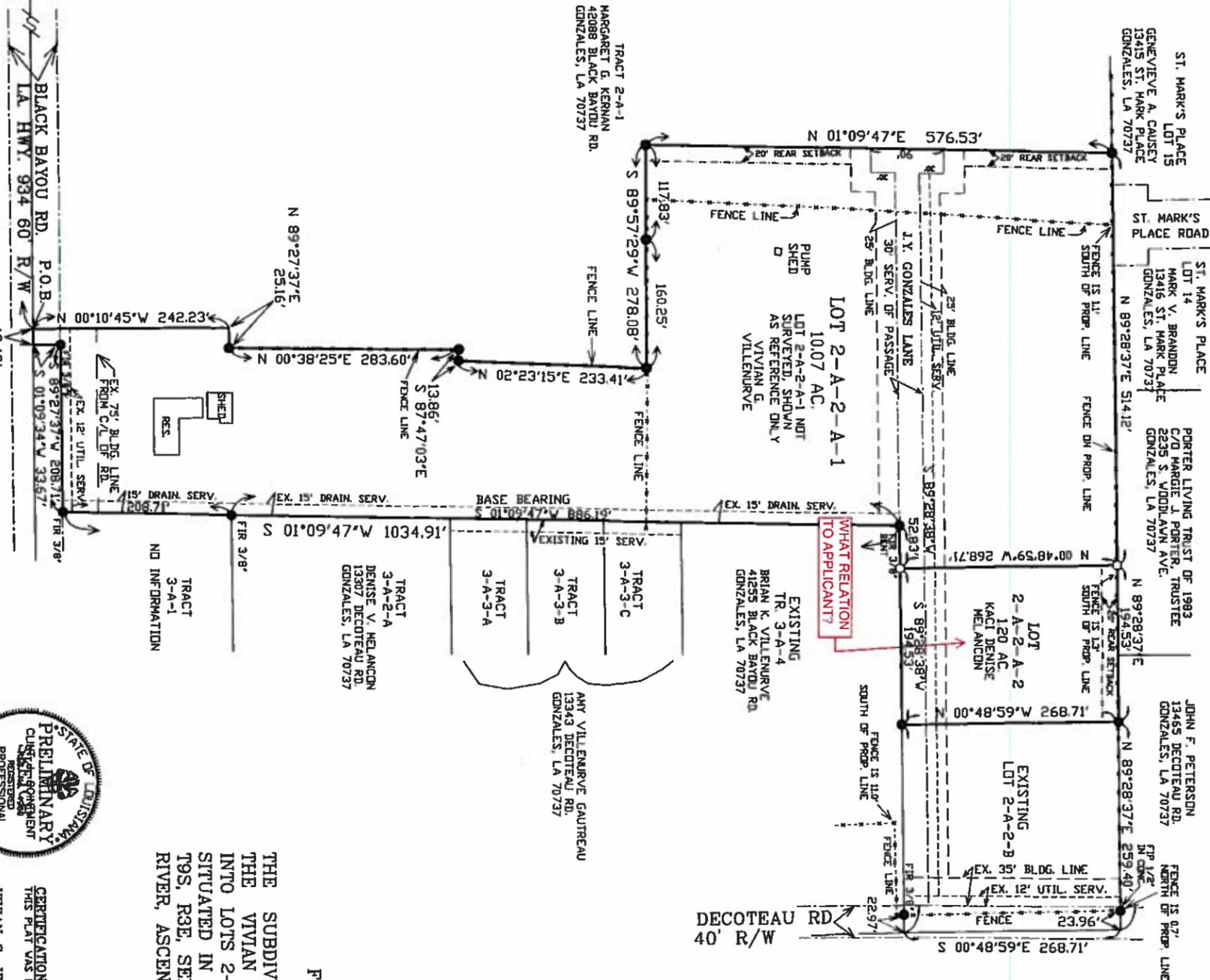
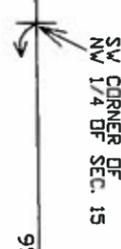


REFERENCE MAPS:
 1. MAP BY CLINT J. COINTMENT, DATED 6/12/2012, FOR VIVIAN G. VILLENUVE, FILE #800596
 2. MAP BY CLINT J. COINTMENT, DATED 11/25/2008 FOR THE ESTATE OF MARGUERITE NARGASSANS GONZALES, SURVEY OF TRACTS 2-A-1 AND 2-A-2 FILE #711978

ASCENSION PARISH ZONING SETBACKS
 ASCENSION PARISH ZONE: RM
 FRONT SETBACKS: 25' MINIMUM
 SIDE SETBACKS: 5'
 REAR SETBACKS: 20'
 NOTE: ALL STRUCTURES WITHIN SETBACKS ARE INDICATED ON PLAT AND LABELED AS NON-COMPADDING

LEGEND
 CLASS 'C' SURVEY ○
 SET IRON PIPE 1/2" ●
 FOUND IRON PIPE 1/2" ●
 SET NAIL & WASHER ▲
 LHM R/V MARKER ▲
 POWER POLE □
 CALCULATED POINT ↓

NOTE: NOT ALL CATTLE FENCES ARE SHOWN.
 RESTRICTIONS SHOWN HEREON ARE NOT TRUE SHAPE, SCALE OR LOCATION AND ARE INTENDED ONLY TO NOTIFY THAT A RESIDENCE IS LOCATED ON PROPERTY.
 NO ATTEMPT HAS BEEN MADE BY V.L. COINTMENT SURVEYORS TO VERIFY ACTUAL LEGAL OWNERSHIP TITLE, EASES, ENCUMBRANCES, EASEMENTS, RIGHTS OF WAY, OR OTHER INTERESTS AFFECTING THIS PROPERTY AS SHOWN ON THIS PLAT OTHER THAN THOSE FURNISHED BY THE OWNER OR CLIENT.
 HAVE BEARING FROM PLAT BY V.L. COINTMENT, DATED 10/21/1979 THE ORIGINAL BEARING OF THIS WORK IS THE PROPERTY OF V.L. COINTMENT SURVEYORS. REPRODUCTION OF THIS PLAT IS PROHIBITED EXCEPT BY WRITTEN PERMISSION OF THIS FIRM. ADDITIONAL INFORMATION IS OBTAINED BY A CONTINUOUS SURVEYING PROCESS CHECK FOR LATEST REVISIONS DATE BEFORE ANY CONSTRUCTION OF THIS PLAT. ANY CHANGES TO THIS PLAT MUST BE MADE BY WRITTEN PERMISSION RECEIVED FROM V.L. COINTMENT SURVEYORS. ANY OTHER THAN THOSE NOTED MAY EXIST ON THIS PROPERTY AND BEING OF VARIOUS NATURES SHOULD BE SHOWN THAT ENCUMBRANCES, WAS NOT WITHIN THE SCOPE OF THIS SURVEY.



DELINEATION OF JURISDICTION WETLANDS HAS NOT BEEN REQUESTED NOR IS PART OF THIS SURVEY.
 ACCORDING TO THE FED. EMERGENCY MGMT. AGENCY FED. INSURANCE ADM. FLOOD HAZARD BOUNDARY MAP COMM. 220013-0045 E (8-16-2007) OF ASCENSION PARISH, LA, THIS PROPERTY LIES WITHIN FLOOD HAZARD ZONE X PARISH ZONING RM PER MAP DATED 8-3-2011

REMOVE REPEATED NOTE



FAMILY PARTITION
 OF
 THE SUBDIVISION OF LOT 2-A-2-A OF THE VIVIAN G. VILLENUVE PROPERTY, SITUATED IN THE NW 1/4 OF SECTION 15, T9S, R3E, SED, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LA.

CERTIFICATION
 THIS PLAT WAS PREPARED AND CERTIFIED FOR THE EXCLUSIVE USE OF VIVIAN G. VILLENUVE

SAYD CERTIFICATION DOES NOT EXTEND TO ANY UNKNOWN PERSON OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON. I CERTIFY PLAT IN ACCORDANCE WITH MINIMUM STANDARDS FOR BOUNDARY SURVEYS TITLE 46 LXI AND REVISED STATUTES 585051 GONZALES, 100, DATE 10-3-2016

CLINT J. COINTMENT, P.L.S. 8534
 LAND SURVEYOR 1507 5372
 F.F. PG. REF. 3503 7859 16400

APPROVED _____ DATE _____
 ASCENSION PARISH PLANNING COMMISSION
 P.C. FILE# _____
 SUBDIVIDER VIVIAN G. VILLENUVE DATE _____



Description: **Family Court Mobile Home Park Expansion**
B. M. Aguillard & Associates, LLC
(Council District 10)

ATTACHMENTS:

Description	Upload Date	Type
Family Court MH Park Expansion	11/2/2016	Cover Memo
Family Court MH Park Expansion Site Plan	11/2/2016	Cover Memo

November 9, 2016

MOBILE HOME PARK EXPANSION

A) Family Court Mobile Home Park - Site Plan Expansion

PUBLIC HEARING FOR GRANTING PRELIMINARY APPROVAL TO THE MOBILE HOME PARK SITE PLAN EXPANSION

The subject property is located on the south side LA Hwy. 429 (Weber City Road), approximately 825' east of Denham Road and just under one mile west of the intersection with LA 431. The application is on behalf of Dustin Clouatre by B.M. Aguillard and Associates, LLC.

The owner is proposing an expansion to the existing Family Court Mobile Home Park, with a current developed footprint of 13.39 acres. The proposed expansion is at the rear of the property and will add an additional nineteen (19) lots on 4.7 acres of land. The average lot size is 40' x 145' (5,800) square feet and each trailer site includes a minimum 18' x 24' concrete parking pad. Access to each Mobile Home site will be on a 20' width, 8" thick concrete curb and gutter roadway on a 12" thick granular base within a 50' private servitude of access. The existing utilities will be expanded to accommodate the additional Mobile Home lots as will the existing sewer treatment plant. There is a 1.23 acre portion dedicated to open space/recreational area included within the total 4.7 acres of expansion. A six (6) foot solid wood fence will be provided along the western and southern boundary of the addition, along with a 20' buffer provided to the west and a 39' buffer provided to the south. There will be a minimum .5 cu. ft. capacity garbage hopper provided for each family per week. Each lot will include one tree from the following list: Bald Cypress, Southern Magnolia and Red Maple.

Project Timeline:

According to records, the park was first licensed in or around 1995 as Denham Trailer Park with twenty-three (23) - 40' x 120' lots. In 2008 it became Avanti Trailer Park, and in 2016 the property was purchased by the applicant and renamed Family Court Mobile Home Park. It has been in continuous operation, being permitted yearly.

STAFF/ERA SITE PLAN/PRELIMINARY PLAT REVIEW COMMENTS (see attached Preliminary Plat Comments)

NOTE: Consultant missed deadline prior to meeting in a second submission addressing 1st preliminary plat comments. Those comments attached are from the FIRST review.

ENGINEER REVIEW COMMENTS

Drainage impact study:

The drainage impact study was not approved by the Engineer Review Agent (ERA) prior to this meeting.

Traffic impact study:

The traffic impact study was not approved by the Engineer Review Agent (ERA) prior to this meeting.

STAFF RECOMMENDATIONS

The site plan for this Mobile Home Park expansion along with the drainage and traffic impact studies have not yet been approved by the ERA, therefore staff cannot recommend approval to the Commission at this time.



October 21, 2016

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

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

**RE: Family Court Trailer Park
Preliminary Plat Submittal Review (1st)**

Mr. Fournier:

We have reviewed the Preliminary Plat, Drainage Impact Study, and Traffic Impact Study submitted for the above referenced development for compliance with the Ascension Parish Subdivision Regulations and the Ascension Parish Development Code, and we offer the following comments:

Preliminary Plat

1. Per Section 17-4045-E of the Ascension Parish, all ponds require a 30-foot servitude from the inlet to the outlet of the pond. Depict this servitude on the plat.
2. Add note: "All structures shall be constructed a minimum of one foot above FEMA BFE and top elevation of nearest adjacent sanitary sewer manhole on the sewer collection system servicing the proposed structure."
3. A note is required regarding private ownership and maintenance of lake/pond and shoreline and that Ascension Parish does not own or maintain lake/pond and shoreline.
4. Depict the offsite pond and the proposed connection to the pond.
5. Label the pond as "Proposed Dry Pond."
6. Show the outfall location of the proposed pond.
7. The typical section notes two 20' wide lanes instead of 10' lanes as depicted in the typical mobile home space detail and stated in the drainage study report. Revise typical section to match plat and drainage study. Ensure all other dimensions on the typical street section (i.e. ROW width, utility servitude, etc.) are correct as well.
8. Change side drain boxes in the street typical section to concrete instead of brick as currently depicted.
9. Show the location of the updated sewer system as noted on the plat.

10. There needs to be a dedicated tract for the recreational area. This area should be clearly pointed to and labeled.
11. Based on aerial imagery, the dedicated recreational area appears to have existing housing within the boundaries drawn on the plat. Ensure this area is depicted accurately.
12. The dedicated recreational area is detached from the proposed mobile homes and the accessibility to this area is unclear. Provide additional information on how residents will access the recreational site.
13. Depict the sanitary sewer stub-ups on the typical street section.
14. Section 17-8049D only allows 1.5" asphalt wearing surfaces on top of 8.5" soil cement base course. Although we agree that 8" thick concrete exceeds these requirements, a waiver will need to be obtained due to deviation from the ordinance. This should be noted on the plat as a requested waiver.
15. Per Section 17-8049, add note: "Any mobile home park or portion thereof which is located within the special flood plain hazard area defined by the Federal Insurance Administration (FIA) shall be required to comply with the provisions of the Flood Insurance Act of 1968, the Flood Disaster Act of 1973 and all applicable FIA Regulations."
16. Per Section 17-8051A, minimum of 10' wide utility servitudes are required. The typical street section shows 12' utility servitudes, but the typical mobile home space and plat show 15' widths. Review and revise for consistency.
17. Per Section 17-8049, where only one drive is to be provided, each trailer park shall include an adequate circular turnaround at the rear of the property with a minimum inside radius of 30 feet for garbage trucks and other vehicles. Therefore, update plat to reflect this requirement.
18. Note each servitude as public or private.
19. Hatch site location in vicinity map.
20. Show all existing buildings, streets, all other infrastructure, utilities, ponds, lakes, ditches, water courses, rights of way, servitudes and easements. Label any pre-existing structures or servitudes as existing.
21. Add Section, Township and Range to map.
22. There appears to be an existing drainage ditch and servitude in the northern portion of the property. Please verify and label appropriately.
23. List setbacks for current zoning category on map.
24. The road currently labeled as Hwy 929 is incorrect and should be revised to Hwy 429.

25. Show footprint of existing development/buildings and infrastructure and add chart including desired expansion ensuring that expansion is no more than 50% of existing non-conforming use.
26. Place note on map stating, "This project is subject to Paragraph 17-2071.G.1.c of the Ascension Parish Development Code and as such, the applicant understands that this will be the only expansion allowed for this non-conforming use."
27. Show school districts and utility service providers on map.
28. Revise Note 7 to reference Ascension Parish instead of East Baton Rouge Parish.
29. Add adjacent property owner 'Nathan Solar' to map.
30. Add lot numbers/designations to adjacent property owner information on plat.
31. Include 20' side and rear yard buffers on layout.
32. Add street name and ROW of the proposed street extension.
33. Applicant shall submit proposed wetland delineation or Jurisdictional Wetlands Determination as required by Section 17-406 of the Ascension Parish Subdivision Regulations.
34. Add note: "This project is subject to sewer development and traffic impact fees in accordance with Ascension parish ordinances."
35. Submit a site plan review letter from the Fire Chief of the fire department responsible for providing service to the project location.
36. Show 6' minimum height fence to be constructed at property boundaries as required.

Drainage Study

1. The report states that pre-developed 10 and 100-year runoff from the site yields 85.5 and 137.7 cfs, but this is accounting for the entire front portion of the property, which is not being analyzed in post-developed conditions. Therefore, this should be changed to 34 and 53.75 cfs respectively in order to provide a more accurate comparison between pre and post-development. Furthermore, the study notes that the proposed conditions produces 85 and 137 cfs of runoff. Post-development is only accounting for the runoff not being detained by the pond and the detention pond outfall runoff, equating to about 34 and 53.75 cfs respectively. Update report to match model output.
2. Per Section 17-508B, all detention facilities shall properly account for the tailwater condition of the receiving stream at the same time increment that the detention system is discharging into the receiving stream. Therefore, update pond 7P model to account for tailwater downstream of the control structure.

3. The study suggests offsite drainage improvements are needed in order to connect the proposed pond to the adjacent offsite pond. Because this appears to be necessary in order for the drainage design to work as modeled, a drainage servitude agreement needs to be obtained from the adjacent property owner before final approval of this project.

4. Because there are areas on this site below BFE, provide preliminary estimates for how much flood plain volume this site provides, how much storage is taken away from the proposed fill, how much additional storage will be generated, and note the proposed method for storage creation.
5. The drainage plans show that no offsite water comes on to the site. Please confirm that this is accurate.

Traffic Study

No comments

The Engineer/Surveyor is being advised of these comments by electronic transmittal of this letter. These comments should be addressed and submitted to our office by **Wednesday, October 26** so that final comments may be provided to the Planning Commission.

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

Sincerely,

Engineer Review Agency for the Ascension Parish Planning Commission



Shaun Sherrow, P.E.

CC: Brian Aguillard, P.E., P.L.S., BMA Civil Engineering & Land Surveying



Description: Hidden Farms

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

ATTACHMENTS:

Description

Upload Date

Type

Hidden Farms

11/2/2016

Cover Memo

Hidden Farms Final Plat

11/2/2016

Cover Memo

November 9, 2016

MAJOR SUBDIVISION FINAL PLAT

A) **Hidden Farms**

The subject property is located at the end of Brown Road approximately 2,800 feet northeast of LA Hwy 73 in Council District 7 and is zoned Medium Intensity (RM). The application is on behalf of Dantin Bruce Development, LLC by Centerline Engineering & Land Surveying, LLC.

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

Project Timeline:

- August 12, 2015 -Planning Commission approves the preliminary plat
- January 12, 2016- Construction plans approved.
- October 27, 2016 Final Inspection Performed

STAFF/ERA FINAL PLAT REVIEW COMMENTS (see attached Final Plat Comments)

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

STAFF RECOMMENDATIONS

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

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



November 2, 2016

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

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

**RE: Hidden Farms
Final Plat Review**

Mr. Fournier:

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

1. The revisions to the CD plans dated 5/23/2016 depict Ditch 'A' as having a 40' drainage servitude. However, this is depicted as a 30' drainage servitude on the final plat. Update for consistency with revised construction plans. **Consultant updated this servitude to 79' to meet servitude width requirements (see comment #12).**
2. Provide the letter of no objection for the proposed servitudes within the existing 150' Entergy servitude. The servitude agreement needs to be submitted to the Ascension Parish attorney for review and approval. **Consultant provided letter of no objection from Entergy, but this still needs to be reviewed and approved by the Ascension Parish attorney.**
3. A note is required regarding private ownership and maintenance of lake/pond and shoreline and that Ascension Parish does not own or maintain lake/pond and shoreline. **Consultant provided.**
4. Add note: "All structures shall be constructed a minimum of one foot above FEMA BFE and top elevation of nearest adjacent sanitary sewer manhole on the sewer collection system servicing the proposed structure." **Consultant provided.**
5. Add note: "The sewer system, including but not limited to, all treatment system(s), pump(s), lift station(s), collection lines to the system, both onsite and offsite, and the user of said improvements, are hereby dedicated to the Parish of Ascension." **Consultant provided.**
6. Add note: "One class 'A' tree must be planted prior to C.O. being issued for each lot." **Consultant provided.**

7. Add note: "Sidewalk must be constructed prior to certificate of occupancy being issued for each lot." **Consultant provided.**
8. Per Section 17-4020H-7A, ensure the final plat private dedication note has information describing the park and included amenities. **Consultant provided.**
9. Provide permanent Benchmark on final plat as required by Section 17-4012-A-15 of the Subdivision Regulations. **Consultant provided.**
10. Per Section 17-4045E, all ponds require a minimum 30' drainage servitude width from each inlet to each outlet of the pond. Please update all pond inlet/outlet servitudes to have a 30' width. **Consultant updated.**
11. Add Instrument Numbers for all references that are recorded. Reference 1 is instrument no. 264743. **Consultant provided.**
12. Add scale and north arrow to vicinity map. **Consultant provided.**
13. Revise impact fee note to state: "THIS PROJECT IS SUBJECT TO TRAFFIC IMPACT FEES IN ACCORDANCE WITH ASCENSION PARISH ORDINANCES." **Consultant provided.**
14. Add note stating: "THIS PROJECT IS SUBJECT TO SEWER DEVELOPMENT FEES OF \$\$\$ PER LOT IN ACCORDANCE WITH ASCENSION PARISH ORDINANCES." Coordinate with Carl Ladmirault of the Ascension Parish Utilities Dept. to determine final amount and list on plat. **Consultant provided note, but left the exact amount of sewer development fees per lot blank.**
15. Depict/label all existing servitudes (including widths), drainage or otherwise, that are to be revoked and submit paperwork to this office to begin the revocation process. **Consultant did not note any servitudes to be revoked.**
16. Fire Station is Prairieville Station 32 and not 33. **Consultant corrected.**
17. General Notes - The company is call Ascension Water Company, not Ascension Parish Water Company. **Consultant corrected.**
18. Update Hidden Cove final plat to correctly show the adjacent lots that were created in the September 2016 QES resub. **Consultant provided.**
19. Based on the depth of the ditch behind lots 46-58 and approximate top width of 39 ft, a 20 ft wide servitude is required from the top bank of on each side of the ditch. Unless DPW allows a smaller servitude, this ditch needs a 79 ft wide servitude. This servitude would need to be dedicated on the lots of 46-58 and on the adjacent offsite property prior to signing final plat for Hidden Farms. **Consultant provided 79' servitude width. However, 59' of this drainage servitude falls on the adjacent offsite property owned by GRB Properties. Therefore, GRB must approve and dedicate the portion of proposed servitude falling on the offsite property.**

20. Flood zone labels are not in the correct position. **Consultant corrected.**
21. The datum of the benchmark needs to be noted. **Consultant provided.**
22. According to Section 17-4012-C of the Subdivision Regulations, restrictive covenants or trusteeships shall be signed by the owner or agent and recorded in the office of the parish recorder. References to any restrictive covenants should be made on the plat and the consultant should acknowledge that any restrictive covenants are to be made available to the planning commission after recording of the final plat. **Consultant provided restrictions note and stated a copy will be provided upon filing.**
23. According to Paragraph 17-4012.G of the Subdivision Regulations, a Jurisdictional Wetlands Determination is required with any associated maps and other related data, including the official dated letter from the Army Corps of Engineers. Please provide the official determination as required. **Consultant provided.**

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

- **The letter of no objection for the proposed servitude falling within the 150' Entergy servitude needs to be reviewed and approved by the Ascension Parish attorney.**
- **A portion of the 79' proposed drainage servitude falls on the offsite adjacent property owned by GRB Properties. This portion of servitude (59') is required to be dedicated by the adjacent property owner.**

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

Sincerely,

Engineer Review Agency for the Ascension Parish Planning Commission



Shaun Sherrow, P.E.

CC: Jeffery Cook, P.E., Louisiana Land Engineering LLC

4. Per section 17-5014A, any encroachment within a drainage servitude that may inhibit maintaining storm water drainage, as determined by DPW, is prohibited. There is a new fence that runs along the top bank of the ditch behind lots 46-58. DPW needs to be contacted to determine if this fence inhibits maintenance of the ditch.

Sanitary Sewer

1. Fix broken sewer stack at lot 26 and any others that are damaged.
2. Provide DHH approval for pump station and discharge location.
3. Complete electric tie-in to pump station and provide a start-up test for inspector.

Landscape Requirements

1. Install handicap ramps and all sidewalk that is along common areas.

Roadway

1. Change street name signs for Sunset Park Avenue to Sunset Park Drive to match plat and approved construction plans.
2. Fix busted curb that is 200 ft south of Cotton Creek Ave.
3. Fix damaged asphalt areas that are located near Cotton Creek Ave./Brown Road Intersection and Sunset Park Drive/Brown Road Intersection.

Lots/grading

1. None.

Utilities

1. None.

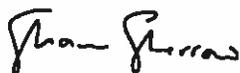
Erosion Control

1. Provide silt fence along rear property line of lots 23-25 until grass has been established.
2. Complete seeding disturbed areas.
3. The developer/owner must continue to maintain erosion control measures as stipulated by the owner's SWPPP.

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

Sincerely,

Engineering Review Agency for the Ascension Parish Planning Commission



Shaun Sherrow, P.E., PMP

cc: (via email) Jeff Cook, PE, Louisiana Land Engineering , LLC



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

October 31, 2016

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

RE: Hidden Farms
Final Inspection Punch List

Dear Mr. Fournier:

The final inspection for the above referenced project was held on 10/27/2016 at 8:00 am. The contractor, the project engineer, inspection department, and DPW were present. By electronic copy of this letter, we are transmitting our comments to the engineer. The engineer or contractor will contact subdivision inspection department when these items are ready for a re-inspection:

Project Closeout

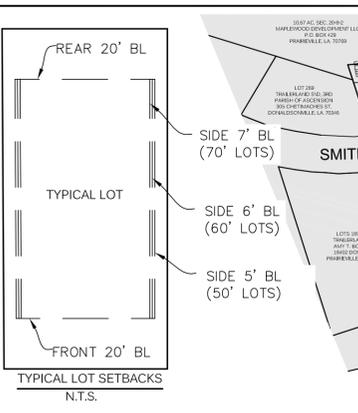
1. Provide the following closeout items if not already provided.
 - a. Provide as-builts that satisfy section 17-4010C of the UDC.
 - b. Provide engineering and testing certifications.
 - c. Provide all testing reports if not already submitted.
 - d. Provide maintenance bond agreement.

Final Plat Items

1. Interior lots show a 15' public drainage servitude at the rear of the lots although no proposed drainage improvements are proposed in the construction plans. Either change to 15' Private Drainage Servitude or remove servitude all together.
2. The lots were graded per the approved grading plan which shows that the interior lots are to drain from rear to front rather than using "turtle back" drainage concept. Put the typical lot grading graphic from grading plan on the final plat along with proper notes to ensure that future lot owners and building department understand the design drainage patterns for these lots.

Drainage

1. Provide rip rap at the end of pond outfall pipes as shown in the construction plans.
2. Provide as-built survey to confirm that the proposed ditch behind lots 46-58 is graded with the proper cross slope of 5:1 as shown on the approved construction plans.
3. Based on the depth of the ditch behind lots 46-58 and approximate top width of 39 ft, a 20 ft wide servitude is required from the top bank of on each side of the ditch. Unless DPW allows a smaller servitude, this ditch needs a 79 ft wide servitude. This servitude would need to be dedicated on the lots of 46-58 and on the adjacent offsite property prior to signing final plat for Hidden Farms.



GRADING NOTE:
AS PART OF THE HOUSE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER, HIS CONTRACTOR OR HIS REPRESENTATIVE TO GRADE EACH LOT SO THAT THE STORM DRAINAGE RUNOFF CONFORMS TO THE APPROVED DRAINAGE LAYOUT.

TRAFFIC IMPACT FEE NOTE:
THIS PROJECT IS SUBJECT TO TRAFFIC IMPACT FEES IN ACCORDANCE WITH ASCENSION PARISH ORDINANCES

SEWER IMPACT FEE NOTE:
THIS PROJECT IS SUBJECT TO SEWER DEVELOPMENT FEES OF PER LOT IN ACCORDANCE WITH ASCENSION PARISH ORDINANCES.

POND NOTE:
THE PONDS SHOWN HEREON ARE PRIVATE. THE HOMEOWNERS OF THE SUBDIVISION ARE RESPONSIBLE MAINTENANCE OF THE POND AND SHORELINE. ASCENSION PARISH DOES NOT OWN OR MAINTAIN THE PONDS OR SHORELINES.

STRUCTURE NOTE:
ALL STRUCTURES SHALL BE CONSTRUCTED A MINIMUM OF ONE FOOT ABOVE FEMA BASE FLOOD ELEVATION AND THE TOP ELEVATION OF THE NEAREST ADJACENT SANITARY SEWER MANHOLE TO THE SEWER COLLECTION SYSTEM SERVICING THE PROPOSED STRUCTURE.

SEWER NOTE:
THE SEWER SYSTEM, INCLUDING BUT NOT LIMITED TO, ALL TREATMENT SYSTEMS, PUMPS, LIFT STATIONS, COLLECTION LINES TO THE SYSTEM, BOTH ONSITE AND OFFSITE, AND THE USER OF SAID IMPROVEMENTS, ARE HEREBY DEDICATED TO THE PARISH OF ASCENSION

FIRM INFORMATION:
ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP NO. 22005C0030 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:
AMENITIES 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 UPRKEEP.

SIDEWALK NOTE:
SIDEWALK MUST 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

GRADING INSTRUCTIONS:
AS PART OF THE HOUSE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER, HIS CONTRACTOR OR HIS REPRESENTATIVE TO GRADE EACH LOT SO THAT THE STORM DRAINAGE RUNOFF CONFORMS TO THE APPROVED DRAINAGE LAYOUT, UNLESS OTHERWISE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.

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

NOTE:
VARIOUS LOTS WITHIN THE SUBDIVISION HAVE RECEIVED COMPACTED FILL DURING THE CONSTRUCTION PHASE OF THE PROJECT. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY CENTERLINE ENGINEERING & SURVEYING LLC BEFORE THE PLACEMENT OF FILL. EACH BUILDER/OWNER SHALL INDEPENDENTLY INVESTIGATE EXISTING SOIL CONDITIONS PRIOR TO COMMENCING CONSTRUCTION TO ENSURE APPROPRIATE FOUNDATION/SLAB DESIGN. THE DEVELOPER AND ENGINEER DO NOT WARRANT SOIL CONDITIONS.

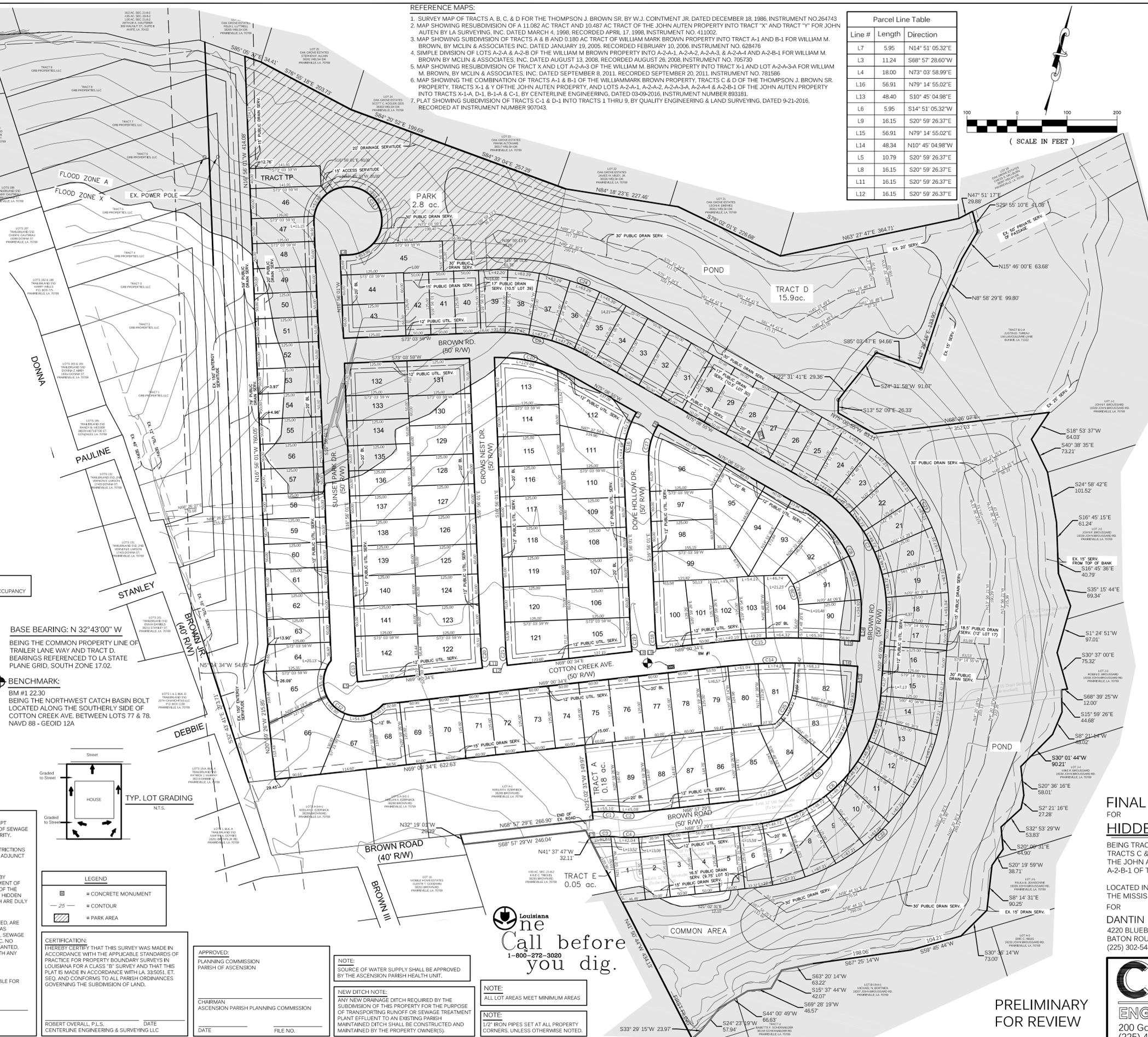
SEWERAGE:
NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOCAL HEALTH AUTHORITY.

RESTRICTIONS:
ALL LOTS ARE SUBJECT TO DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR HIDDEN FARMS HOMEOWNERS ASSOCIATION ("RESTRICTIONS") FILED AS AN ADJUNCT HERETO.

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 HIDDEN FARMS HOMEOWNERS, AND IS NOT DEDICATED FOR THE GENERAL USE OF THE PUBLIC. MAINTENANCE OF THE COMMON AREA SHOWN HEREON WILL BE BY THE HIDDEN FARMS HOMEOWNERS ASSOCIATION, EXCEPT THOSE PUBLIC SERVICITUDES WHICH ARE DULY DEDICATED FOR PUBLIC USE.

PUBLIC DEDICATION:
THE RIGHTS-OF-WAY OF STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVICITUDES 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 SERVICITUDE SO AS TO UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH SERVICITUDE WAS GRANTED.

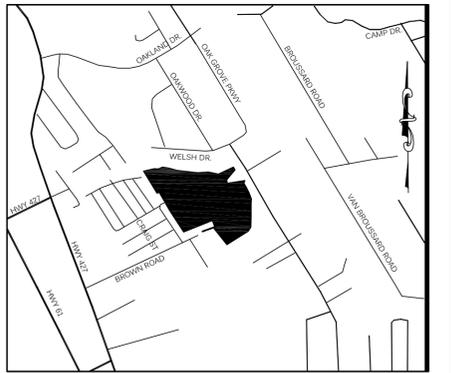
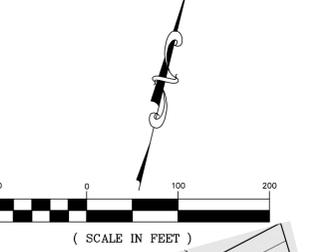
PRIVATE DEDICATION:
THE PRIVATE PARK SHALL INCLUDE A SIGN, 12 CLASS A TREES PER ACRE, AND 24 ORNAMENTAL TREES PER ACRE. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE AND UPRKEEP.



- REFERENCE MAPS:**
1. SURVEY MAP OF TRACTS A, B, C & D FOR THE THOMPSON J. BROWN SR. BY W.J. COINTMENT JR. DATED DECEMBER 18, 1986. INSTRUMENT NO. 264743
 2. MAP SHOWING RESUBDIVISION OF A 1.032 AC TRACT AND 10.487 AC TRACT OF THE JOHN AUTEN PROPERTY INTO TRACT "X" AND TRACT "Y" FOR JOHN AUTEN BY LA SURVEYING, INC. DATED MARCH 4, 1998. RECORDED APRIL 17, 1998. INSTRUMENT NO. 411002.
 3. MAP SHOWING SUBDIVISION OF TRACTS A & B AND 0.180 AC TRACT OF WILLIAM MARK BROWN PROPERTY INTO TRACT A-1 AND B-1 FOR WILLIAM M. BROWN, BY MCIN & ASSOCIATES INC. DATED JANUARY 19, 2005. RECORDED FEBRUARY 10, 2006. INSTRUMENT NO. 628476
 4. SIMPLE DIVISION OF LOTS A-2-A & A-2-B OF THE WILLIAM M BROWN PROPERTY INTO A-2-A-1, A-2-A-2, A-2-A-3, & A-2-A-4 AND A-2-B-1 FOR WILLIAM M. BROWN BY MCIN & ASSOCIATES, INC. DATED AUGUST 13, 2008. RECORDED AUGUST 26, 2008. INSTRUMENT NO. 705730
 5. MAP SHOWING RESUBDIVISION OF TRACT X AND LOT A-2-A-3 OF THE WILLIAM M. BROWN PROPERTY INTO TRACT X-1 AND LOT A-2-A-3-A FOR WILLIAM M. BROWN, BY MCIN & ASSOCIATES, INC. DATED SEPTEMBER 8, 2011. RECORDED SEPTEMBER 20, 2011. INSTRUMENT NO. 781586
 6. MAP SHOWING THE COMBINATION OF TRACTS A-1 & B-1 OF THE WILLIAM MARK BROWN PROPERTY, TRACTS C & D OF THE THOMPSON J. BROWN SR. PROPERTY, TRACTS X-1 & Y OFF THE JOHN AUTEN PROPERTY, AND LOTS A-2-A-1, A-2-A-2, A-2-A-3-A, A-2-A-4, A-2-B-1 & A-2-B-1 OF THE JOHN AUTEN PROPERTY INTO TRACTS X-1-A, D-1, B-1-A & C-1, BY CENTERLINE ENGINEERING, DATED 03-09-2016, INSTRUMENT NUMBER 893181
 7. PLAT SHOWING SUBDIVISION OF TRACTS C-1 & D-1 INTO TRACTS 1 THRU 9, BY QUALITY ENGINEERING & LAND SURVEYING, DATED 9-21-2016. RECORDED AT INSTRUMENT NUMBER 907043.

Parcel Line Table

Line #	Length	Direction
L7	5.95	N14° 51' 05.32"E
L3	11.24	S68° 57' 28.60"W
L4	18.00	N73° 03' 58.99"W
L16	56.91	N79° 14' 55.02"E
L13	48.40	S10° 45' 04.98"E
L6	5.95	S14° 51' 05.32"W
L9	16.15	S20° 59' 26.37"E
L15	56.91	N79° 14' 55.02"E
L14	48.34	N10° 45' 04.98"W
L5	10.79	S20° 59' 26.37"E
L8	16.15	S20° 59' 26.37"E
L11	16.15	S20° 59' 26.37"E
L12	16.15	S20° 59' 26.37"E



VICINITY MAP
1" = 2000'

- GENERAL NOTES:**
1. ZONING: RM
 2. SEWAGE DISPOSAL: PUBLIC TREATMENT PLANT
 3. 100 YEAR FLOOD ELEVATION: 19.0'
 4. ELECTRIC CO: ENTERGY
 5. GAS CO: ATMOS ENERGY
 6. WATER: ASCENSION WATER COMPANY
 7. TELEPHONE: ATT
 8. ACREAGE: 52.7 ACRES
 9. NO. OF LOTS: 142 & 6 TRACTS
 10. DENSITY: 3.0 LOTS/AC
 11. SCHOOLS:
PRIMARY: OAK GROVE PRIMARY
MIDDLE: PRAIRIEVILLE MIDDLE
HIGH: DUTCHTOWN HIGH
 12. FIRE DISTRICT: PRAIRIEVILLE STATION 32
 13. BUILDING SETBACKS: SEE DIAGRAM

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	TANGENT	BEARING	DELTA
C1	55.10	275.00'	55.01'	27.64'	S74°41'51"W	11°28'46"
C2	45.08	225.00'	45.00'	22.62'	N74°41'52"E	11°28'46"
C3	45.08	225.00'	45.00'	22.62'	S74°41'51"W	11°28'46"
C4	55.10	275.00'	55.00'	27.64'	N74°41'51"E	11°28'46"
C5	326.93'	235.00'	301.20'	196.17'	N29°06'12"E	79°42'34"
C6	396.49'	285.00'	365.28'	237.91'	N29°06'12"E	79°42'34"
C7	320.32'	285.00'	303.73'	179.46'	N42°57'00"W	64°23'50"
C8	264.13'	235.00'	250.44'	147.98'	N42°57'00"W	64°23'50"
C9	208.03'	375.00'	205.38'	106.77'	S88°57'32"W	31°47'06"
C10	171.95'	325.00'	169.95'	88.04'	S89°41'39"W	30°18'52"
C11	319.88'	68.00'	96.56'	68.56'	N61°41'49"W	269°31'37"
C12	210.88'	68.00'	135.97'	336.68'	S64°49'00"E	177°41'01"
C13	16.64'	235.00'	16.64'	8.32'	S18°57'44"E	4°03'25"
C14	209.98'	1175.00'	209.70'	105.27'	S74°07'44"W	10°14'21"
C15	218.92'	1225.00'	218.63'	109.75'	S74°07'44"W	10°14'21"
C16	97.08'	175.00'	95.84'	49.83'	S11°02'28"E	31°47'06"
C17	69.34'	125.00'	68.46'	35.59'	S11°02'28"E	31°47'06"
C18	15.93'	225.00'	15.93'	7.97'	S18°57'44"E	4°03'25"
C19	19.47'	275.00'	19.47'	9.74'	S18°57'44"E	4°03'25"
C20	19.47'	275.00'	19.47'	9.74'	S18°57'44"E	4°03'25"
C21	15.93'	225.00'	15.93'	7.97'	S18°57'44"E	4°03'25"
C22	570.39'	410.00'	525.49'	342.26'	N29°06'12"E	79°42'34"
C23	460.82'	410.00'	436.94'	258.18'	N42°57'00"W	64°23'50"
C24	277.38'	500.00'	273.83'	142.36'	S88°57'32"W	31°47'06"
C25	86.30'	110.00'	84.11'	45.51'	N11°43'29"E	44°57'07"
C26	74.28'	110.00'	72.88'	38.62'	N33°09'03"W	38°41'28"

FINAL PLAT FOR HIDDEN FARM

BEING TRACTS A-1 & A PORTION OF B-1 OF THE WILLIAM MARK BROWN PROPERTY, TRACTS C & D OF THE THOMPSON J. BROWN SR. PROPERTY, TRACTS X-1 & Y OF THE JOHN AUTEN PROPERTY, AND LOTS A-2-A-1, A-2-A-2, A-2-A-3-A, A-2-A-4, & A-2-B-1 OF THE JOHN AUTEN PROPERTY

LOCATED IN SECTION 21, T8S-R2E, SOUTHEAST LAND DISTRICT, EAST OF THE MISSISSIPPI ASCENSION PARISH, LOUISIANA FOR

DANTIN BRUCE DEVELOPMENT LLC
4220 BLUEBONNET BLVD., SUITE B
BATON ROUGE, LA 70809

(225) 302-5488

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

PRELIMINARY FOR REVIEW

Louisiana
Call before you dig.
1-800-272-3020

NOTE:
ALL LOT AREAS MEET MINIMUM AREAS

NOTE:
1/2" IRON PIPES SET AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED.

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

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

APPROVED:
PLANNING COMMISSION
PARISH OF ASCENSION

CHAIRMAN
ASCENSION PARISH PLANNING COMMISSION

DATE _____ FILE NO. _____

LEGEND

- = CONCRETE MONUMENT
- - - = CONTOUR
- ▨ = PARK AREA

CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS IN LOUISIANA FOR A CLASS "B" SURVEY AND THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA 33:5051, ET SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

ROBERT OVERALL, P.L.S. DATE _____
CENTERLINE ENGINEERING & SURVEYING LLC

ROSS BRUCE - MEMBER
DANTIN BRUCE DEVELOPMENT LLC
4220 BLUEBONNET BLVD., SUITE B
BATON ROUGE, LA 70809

DATE _____

FILED
CHECKED:
DESIGNED:



Description: Legacy Oaks - Second Filing
Quality Engineering & Surveying, LLC
(Council District 3)

ATTACHMENTS:

Description	Upload Date	Type
Legacy Oaks, Second Filing	11/2/2016	Cover Memo
Legacy Oaks, Second Filing Final Plat	11/2/2016	Cover Memo

MAJOR SUBDIVISION PRELIMINARY PLAT

B) Legacy Oaks - Second Filing

The subject property is located between West Main Street and Cornerview Road, in Council District 3 and zoned Medium Intensity (RM). The application is on behalf of Legacy Oaks, LLC by Quality Engineering and Surveying, LLC.

The property consists of a total 19.5+/- acres. The applicant has submitted the Final Plat for the Second Filing creating 75 single family residential lots, varying in width between 50, 60, and 70 feet, and having a minimum size of 6,250 square feet. The total filing includes 10.18 acres of common area consisting of ponds and designated park space, and complies with the major subdivision regulations.

The applicant received a variance with reference to:

Paragraph 17-4020.E.1 of the Subdivision Regulations– *Block lengths shall not exceed the standards as set in Table 'C', for Legacy Lake Drive.*

Project Timeline:

- November 12, 2014 -Planning Commission approves the preliminary plat
- July 28, 2015- Construction plans approved.
- October 31, 2016 Final Inspection Performed

STAFF/ERA FINAL PLAT REVIEW COMMENTS (see attached Final Plat Comments)

ENGINEERING DEPT/ERA OUTSTANDING ITEMS: Punch list from final inspection was not available prior to packets going out. The Punch List will be made available to Commissioner's prior to the meeting.

STAFF RECOMMENDATIONS

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

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



November 2, 2016

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

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

**RE: Legacy Oaks- 2nd Filing
Final Plat Review**

Mr. Fournier:

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

Final Plat Comments:

1. Add note: "All structures shall be constructed a minimum of one foot above FEMA BFE and top elevation of nearest adjacent sanitary sewer manhole on the sewer collection system servicing the proposed structure." **Consultant did not provide note.**
2. Add note: "Lots 121 thru 127 will not have direct access to Cornerview Road." **Consultant provided.**
3. Show the 17' proposed drainage servitude for the swale along the rear of lots 101 through 121 as depicted in the approved construction plans. **Consultant provided.**
4. Label the 10' utility servitude between lots 99 and 100 as depicted on the approved construction plans. **Consultant provided.**
5. The correct street name per the approved construction plans is "Legacy Lake Drive." Update plat street names to exactly match plans. **Consultant provided.**
6. Show Filing 1 and Filing 2 line boundaries. **Consultant provided.**
7. Depict the 17' drainage servitudes between lots 116 & 117, 59 & 60, 55 & 56, 66 & 67, 73 & 74, 77 & 78, and 82 & 83 as shown in the approved construction plans. **Consultant provided.**
8. Provide labels for flood zones. **Consultant provided.**

9. The landowner's name should be corrected to 'Adam Kurz.' **Consultant provided.**
10. Provide curve information of all curved boundaries. **Consultant provided.**
11. Confirm that the existing 20' access servitude only spans the rear of lots 112 and 113. This servitude should be revoked. **Consultant removed from plat, but did not make statement or note that this servitude is to be revoked.**
12. Add note: "The sewer system, including but not limited to, all treatment system(s), pump(s), lift station(s), collection lines to the system, both onsite and offsite, and the user of said improvements, are hereby dedicated to the Parish of Ascension." **Consultant provided.**
13. Add note: "This project is subject to traffic impact fees in accordance with Ascension Parish ordinances." **Consultant provided.**
14. Add date and instrument number 907054 to reference (A). **Consultant provided.**
15. Add note: "One class 'A' tree must be planted prior to C.O. being issued for each lot." **Consultant provided.**
16. Coordinate with Ascension Parish Utilities Department to determine final Sewer Development fee to be paid for each lot and list on plat (Note 8). **Consultant noted that the Sewer Development fee has already been paid by the subdivision developer.**
17. Change note on schools to read G.W. Carver for primary and Gonzales Middle for elementary. **Consultant provided.**
18. Thirty-foot drainage servitudes are required from each inlet to each outlet of all detention ponds. Please extend as required by Section 17-4045 of the Subdivision Regulations. **Consultant stated the pond servitude widths are existing and not a part of this filling's final plat.**
19. Add chart/note showing preserved oak trees with credits vs. requirements. **Consultant provided.**
20. Include note stating the developer is to install signage identifying private park space as such and under the ownership/maintenance of the HOA. **Consultant provided.**
21. Per Section 17-4020H-7A, provide a final plat private dedication note for all common areas and ensure the note has information describing the park and included amenities. Ex: "The common area C-A-1 shown hereon is dedicated to the exclusive use and enjoyment of the residents of Legacy Oaks. All maintenance shall be provided by the Legacy Oaks Association. DPW shall not be responsible for the maintenance or upkeep of the lakes, shoreline, or and other common areas." **Consultant provided.**

22. The tract (currently C-A-1) between lots 122 and 123 does not have uninterrupted continuity with the large pond tract (C-A-1). Because this cannot be considered one whole piece, this tract should be renamed. **Consultant renamed separate tract to 'C-A-3.'**
23. Provide permanent Benchmark on final plat as required by Section 17-4012-A-15 of the Subdivision Regulations. **Consultant provided.**
24. According to Section 17-4012-C of the Subdivision Regulations, restrictive covenants or trusteeships shall be signed by the owner or agent and recorded in the office of the parish recorder. References to any restrictive covenants should be made on the plat and the consultant should acknowledge that any restrictive covenants are to be made available to the planning commission after recording of the final plat. **Consultant provided restrictive covenant note.**

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

- No comments.

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

Sincerely,

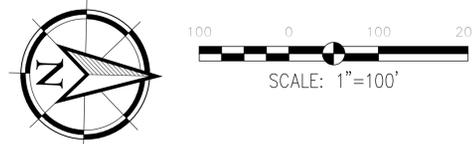
Engineer Review Agency for the Ascension Parish Planning Commission



Shaun Sherrow, P.E.

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

Curve #	Length	Radius	Chord Bearing	Chord Distance
C1	47.12'	30.00'	S45°48'12"E	42.43'
C2	86.39'	55.00'	S45°48'12"E	77.78'
C3	192.21'	65.00'	S45°48'12"E	129.45'
C4	19.95'	65.00'	N88°16'26"E	19.87'
C5	53.40'	65.00'	S89°23'59"E	51.91'
C6	50.42'	65.00'	S43°38'32"E	49.17'
C7	50.97'	65.00'	S01°02'46"W	49.68'
C8	17.47'	65.00'	S31°12'41"W	17.42'
C9	27.08'	325.00'	S01°35'02"W	27.08'
C10	37.50'	450.01'	S01°35'07"W	37.49'
C11	82.44'	450.01'	S09°13'09"W	82.32'
C12	609.69'	450.01'	S38°00'38"W	564.12'
C13	78.26'	450.01'	S19°27'01"W	78.16'
C14	91.30'	450.01'	S30°14'41"W	91.15'
C15	91.30'	450.01'	S41°52'10"W	91.15'
C16	91.30'	450.01'	S65°07'08"W	91.15'
C17	91.30'	450.01'	S73°52'43"W	91.15'
C18	46.27'	450.01'	S73°52'38"W	46.25'
C19	33.42'	325.00'	S73°52'43"W	33.41'
C20	65.94'	325.00'	S65°07'12"W	65.83'
C21	65.94'	325.00'	S53°29'41"W	65.83'
C22	65.94'	325.00'	S41°52'11"W	65.83'
C23	65.94'	325.00'	S30°14'40"W	65.83'
C24	56.52'	325.00'	S19°26'58"W	56.45'
C25	353.71'	325.00'	S45°38'46"W	336.51'
C26	312.49'	1435.00'	S83°03'47"W	311.87'
C27	268.24'	1310.00'	S82°41'26"W	267.77'
C28	67.25'	1435.00'	S78°10'02"W	67.24'
C29	75.53'	1435.00'	S81°01'03"W	75.52'
C30	75.53'	1435.00'	S84°01'59"W	75.52'
C31	76.42'	1435.00'	S87°03'59"W	76.41'
C32	17.77'	1435.00'	S88°56'48"W	17.77'
C33	0.74'	1310.00'	S88°32'25"W	0.74'
C34	68.21'	1310.00'	S87°01'57"W	68.20'
C35	68.95'	1310.00'	S84°01'59"W	68.94'
C36	68.95'	1310.00'	S81°01'03"W	68.94'
C37	61.39'	1310.00'	S78°10'02"W	61.39'
C38	317.93'	1460.00'	S83°03'47"W	317.30'
C39	643.56'	475.00'	S38°00'38"W	595.45'
C40	323.38'	1485.00'	S83°03'47"W	322.74'
C41	22.47'	1485.00'	S88°52'05"W	22.47'
C42	69.42'	1485.00'	S87°05'43"W	69.41'
C43	69.07'	1485.00'	S84°25'26"W	69.06'
C44	69.07'	1485.00'	S81°45'32"W	69.06'
C45	69.07'	1485.00'	S79°05'38"W	69.06'
C46	24.28'	1485.00'	S77°17'35"W	24.28'
C47	12.60'	533.72'	S75°25'08"W	12.60'
C48	75.36'	533.72'	S80°08'26"W	75.30'
C49	24.98'	533.72'	S85°31'34"W	24.97'
C50	677.43'	500.00'	S38°00'38"W	626.79'
C51	112.94'	533.72'	S80°48'17"W	112.31'
C52	22.31'	500.00'	S75°32'47"W	22.31'
C53	67.31'	500.00'	S70°24'43"W	67.26'
C54	67.31'	500.00'	S62°41'57"W	67.26'
C55	67.31'	500.00'	S54°59'10"W	67.26'
C56	67.31'	500.00'	S47°16'24"W	67.26'
C57	67.31'	500.00'	S39°33'37"W	67.26'
C58	67.31'	500.00'	S31°50'51"W	67.26'
C59	67.31'	500.00'	S24°08'04"W	67.26'
C60	67.31'	500.00'	S16°25'18"W	67.26'
C61	67.31'	500.00'	S08°42'31"W	67.20'
C62	59.97'	630.20'	N34°02'55"E	59.95'
C63	49.06'	630.20'	N29°05'32"E	49.05'
C64	30.56'	433.72'	S28°52'49"W	30.56'
C65	88.66'	433.72'	S36°45'20"W	88.51'
C66	88.74'	433.72'	S48°28'25"W	88.59'
C67	88.42'	433.72'	S60°10'33"W	88.27'
C68	66.06'	433.72'	S70°22'46"W	65.99'
C69	109.03'	630.20'	N31°49'06"E	108.90'
C70	362.45'	433.72'	S50°48'08"W	352.00'
C71	142.61'	600.00'	N86°19'26"W	142.27'
C72	126.97'	600.00'	S80°48'17"W	126.73'
C73	417.84'	500.00'	S50°48'07"W	405.79'
C74	49.36'	500.00'	S02°01'28"W	49.34'



BASIS OF BEARING **
THE BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON LOUISIANA STATE PLANE COORDINATES, SOUTH ZONE, NAD 1983, AS DETERMINED BY GPS OBSERVATIONS.

BENCHMARK:
NORTH BOLT ON CATCH BASIN ON THE WEST SIDE OF LEGACY OAKS DRIVE. ELEV. 9.77'

RESTRICTIONS NOTE:
ALL LOTS ARE SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANTS RECORDED AS AN ADJUNCT HERETO.

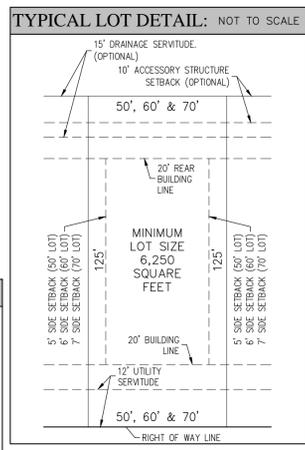


TREE PRESERVATION:
EXISTING TREES TO BE PRESERVED:
1. LIVE OAK (34")
2. LIVE OAK (48")
3. LIVE OAK (84")
4. LIVE OAK (72")
5. LIVE OAK (60")
6. LIVE OAK (48")
7. LIVE OAK (60")
TOTAL = 426"

REQUIRED PARK AREA: = 2.6 ACRES
INCHES OF TREES REQUIRED IN PARKS = 234 INCHES
INCHES OF TREES PRESERVED x2 = 852 INCHES PROVIDED DBM TREE CREDITS
INCHES OF TREES REQUIRED AFTER TREE CREDITS = 0 INCHES

GENERAL NOTES

- NO ATTEMPT HAS BEEN MADE BY QUALITY ENGINEERING & SURVEYING, L.L.C. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, DEED RESTRICTIVE COVENANTS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES THAT MAY EXIST ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.
- ALL PROPERTY CORNERS SHOWN HEREON HAVE BEEN MONUMENTED WITH 1/2" IRON PIPES, UNLESS OTHERWISE NOTED.
- LOT AREAS AND LOT FRONTAGE MEET OR EXCEED THE MINIMUM REQUIREMENTS OF ZONING DISTRICT AS SET FORTH IN THE ASCENSION DEVELOPMENT CODE.
- ADJACENT PROPERTY OWNER INFORMATION AS SHOWN HEREON WAS TAKEN FROM THE LATEST TAX ASSESSORS PROPERTY OWNERS MAP WHEN THIS PLAT WAS PREPARED.
- ANY NEW DRAINAGE DITCH REQUIRED BY THE SUBDIVISION OF THIS PROPERTY FOR THE PURPOSE OF TRANSPORTING RUNOFF OR SEWAGE TREATMENT PLANT EFFLUENT TO AN EXISTING PARISH MAINTAINED DITCH SHALL BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNER(S).
- SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.
- SIDEWALK MUST BE CONSTRUCTED PRIOR TO CERTIFICATE OF OCCUPANCY BEING ISSUED FOR EACH LOT.
- THE SEWER DEVELOPMENT FEE HAS BEEN PAID BY THE SUBDIVISION DEVELOPER. A \$0 (ZERO) SEWER DEVELOPMENT FEE SHALL BE PAID AT THE TIME A BUILDING PERMIT IS REQUESTED FOR EACH LOT.
- ALL SINGLE FAMILY RESIDENCES ARE REQUIRED TO PAY A TRANSPORTATION IMPACT FEE IN ACCORDANCE WITH THE ESTABLISHED ASCENSION PARISH ORDINANCES.
- LOTS 87 THRU 101 WILL NOT HAVE DIRECT ACCESS TO WEST MAIN STREET AND LOTS 121 THRU 127 WILL NOT HAVE DIRECT ACCESS TO CORNERVIEW ROAD.
- THE SEWER SYSTEM, INCLUDING BUT NOT LIMITED TO, ALL TREATMENT SYSTEM(S), PUMP(S), LIFT STATION(S), COLLECTION LINES TO THE SYSTEM, BOTH ON-SITE AND OFF-SITE, AND THE USER OF SAID IMPROVEMENTS, ARE HEREBY DEDICATED TO THE PARISH OF ASCENSION.
- ONE CLASS "A" TREE TO BE PROVIDED PER LOT. TREES MUST BE PLANTED PRIOR TO C.O. BEING ISSUED FOR EACH LOT.
- PRIVATE PARK SPACE WILL BE IDENTIFIED WITH SIGNAGE AND MAINTENANCE WILL BE BY THE HOA.



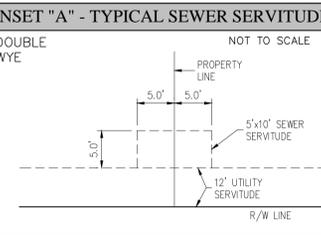
SITE DATE:

ZONING: RM
LAND USE: SINGLE FAMILY RESIDENTIAL
LAND CHARACTERISTICS: PASTURE, WOODLAND, ETC.
ACREAGE: ±19.5 ACRES
NO. OF LOTS: 75 RESIDENTIAL
STREETS: STREETS TWENTY-SEVEN (27') FEET WIDE WITH THREE (3") INCHES OF ASPHALTIC CONCRETE WEARING COURSE ON A MINIMUM TEN (10") INCH SOIL CEMENT BASE WITH CONCRETE CURB AND GUTTER

SEWER: GRAVITY COLLECTION LINE TO SANITARY SEWER TREATMENT PLANT TO BE DONATED TO ASCENSION PARISH
WATER: ASCENSION WATER COMPANY
ELECTRIC: ENERGY
GAS: ATMOS ENERGY LOUISIANA
TELEPHONE: EATEL
CABLE: EATEL/COX
FLOOD ZONE: "AE" & "X" - PER FEMA FIRM PANEL 22005C0105E
100 YEAR BASE FLOOD ELEVATION: 10.6'
SCHOOL DISTRICTS: EAST ASCENSION HIGH SCHOOL, GONZALES MIDDLE SCHOOL, G.W. CARVER PRIMARY SCHOOL
BUILDING SETBACKS: FRONT - 20 FEET, REAR - 20 FEET, SIDE - VARIES (SEE TYPICAL LOT DETAIL)

LEGEND

- APPROXIMATE LOCATION OF FLOOD ZONE "AE", PER FEMA FIRM MAP
- AREA OF RECREATION
- FOUND 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD
- SET 1/2" IRON ROD AT POINTS OF CURVATURE & TANGENCY
- FOUND RIGHT OF WAY MONUMENT



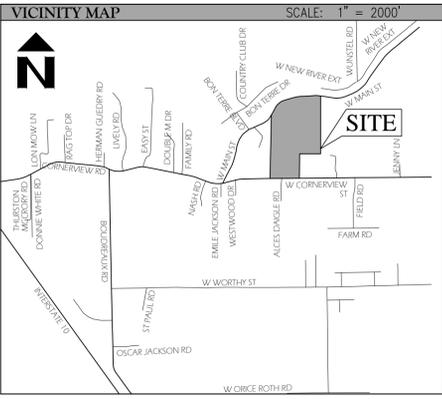
CERTIFICATION:

THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS PLAT IS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS FOR CLASS C SURVEY AS FOUND IN LOUISIANA ADMINISTRATIVE CODE TITLE 46: LXI, CHAPTER 25 AND IT WAS THE INTENT TO SUBDIVIDE THIS SURVEYED TRACT INTO THE PLATTED SUBDIVISION. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR HIS REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT THE SAME.

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

DANIEL J. POCHÉ, P.L.S.
PROFESSIONAL LAND SURVEYOR #5066

DATE: _____



FLOOD ZONE NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONES "AE" & "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 220013, MAP NUMBERS 22005C0105E AND 22005C0110E WHICH BEARS AN EFFECTIVE DATE OF 08/16/2007, AND IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S FLOOD PLAIN ADMINISTRATOR BEFORE ANY DESIGN OR CONSTRUCTION.

REFERENCE PLATS:

- FINAL PLAT OF LEGACY OAKS SUBDIVISION - FIRST FILING, BY QUALITY ENGINEERING & SURVEYING, L.L.C. DATED 9/13/2016 AND RECORDED IN THE OFFICIAL RECORDS OF THE ASCENSION PARISH CLERK OF COURT AS FILE NO. 907054.
- MAP SHOWING SUBDIVISION OF A 59.24 ACRE PORTION OF THE GONZALES COUNTRY CLUB PROPERTY INTO TRACTS "A" & "B", BY DAVID B. FAZEKAS, P.L.S., DATED 2/3/2011 AND RECORDED IN THE OFFICIAL RECORDS OF THE ASCENSION PARISH CLERK OF COURT AS FILE NO. 769013.

LANDOWNER/OFFICER CERTIFICATION:

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

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

PUBLIC DEDICATION
THE RIGHTS-OF-WAY OF STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWERAGE 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.

COMMON AREA DEDICATION
THOSE AREA DESIGNATED HEREON AS COMMON AREA & POND AREA ARE TO BE DEDICATED TO THE HOMEOWNERS AND OCCUPANTS OF LEGACY OAKS ASSOCIATION FOR RECREATION, SERVITUDE AND OTHER RELATED ACTIVITIES. THE COMMON AREA ARE NOT TO BE DEDICATED TO USE BY THE GENERAL PUBLIC, BUT ARE TO BE DEDICATED FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS AND OCCUPANTS OF LEGACY OAKS SUBDIVISION. OWNERSHIP AND MAINTENANCE OF THE COMMON AREAS SHALL BE BY LEGACY OAKS ASSOCIATION. DWP IS NOT RESPONSIBLE FOR MAINTENANCE OR UPKEEP OF ANY COMMON AREA, POND OR SHORELINE.

ADAM KURZ - D.R. HORTON, INC. - GULF COAST DATE: _____

APPROVED:

ASCENSION PARISH PLANNING COMMISSION

FILE NUMBER: _____

CHAIRMAN: _____ DATE: _____

ASCENSION PARISH PLANNING COMMISSION

FINAL PLAT
LEGACY OAKS
SUBDIVISION
SECOND FILING

DESCRIPTION: LOCATED IN SECTION 30, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SOUTH EAST LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA

CLIENT: **D.R. HORTON, INC. - GULF COAST**
7696 VINCENT ROAD
DENHAM SPRINGS, LOUISIANA 70726

QUALITY Engineering & Surveying, LLC
18350 Hwy 42, Port Vincent, LA 70726
TEL: 225-698-1400 FAX: 225-698-3367
www.QESLA.com

Project No: 14-152 Date: JUNE 2016 Drawn By: CDP
DWG Path: P:\14-152 Legacy Oaks Subdivision\Drawings\Engineering\Plats\14-152 FINAL PLAT - SECOND FILING\14-152 - 02 FINAL PLAT (11-1-16).dwg



Description: **Ascension Commerce Center - 5th Filing**
Quality Engineering & Surveying, LLC
(Council District 3)

ATTACHMENTS:

Description	Upload Date	Type
Ascension Commerce Center - 5th Filing	11/2/2016	Cover Memo
Ascension Commerce - 5th Filing Final Plat	11/2/2016	Cover Memo

MAJOR SUBDIVISION FINAL PLAT

C) Ascension Commerce Center – 5TH Filing

The subject property is located near the intersection of Hwy 73 and Hwy 30 in Council District 3 and is zoned Heavy Industry (HI) and Light Industry (LI). The application is on behalf of LJG Land Company, LLC by Quality Engineering & Surveying, LLC.

The property is 345.3 acres and the applicant is proposing an industrial subdivision containing 51 lots. The lots range from 100 to 500 feet wide and from 1 acre to 17 acres. This filing contains 34 lots.

The applicant received variances with reference to:

1. Paragraph 17-4020 E, G, H, I of the Subdivision Regulations – block length standards, pedestrian system, park and tree requirements – as the lots will never be allowed to have a residential use.
2. Paragraph 17-5012.A.1 of the Subdivision Regulations – prohibits open ditches along streets – will require approval of Drainage Director, Director of Public works and the Director of Planning and Development
3. Paragraph 17-4034 of the Subdivision Regulations – Street construction standards – all lots are a minimum of 100' wide, the street will include a 4' improved shoulder and swales will be a maximum 4:1 slope

The intent of the developer is to secure a bond for the entire amount of the project in order to have the final plat signed prior to final inspection and completion of all construction items. Should the bond route be acceptable to the Commission, the final plat will be held for signing and recordation until the bond is approved and executed. Once all construction items have been completed, a final inspection held and the project is completed to the satisfaction of the Parish along with all of the proper paperwork and documentation, the bond will be released.

Project Timeline:

- January 13, 2016 -Planning Commission approves the preliminary plat
- July 15, 2015- Construction plans approved, and September 21, 2015 a revision to the construction plans replacing the 4' aggregate shoulder with a 4' asphalt paved shoulder was approved.
- Final Inspection HAS NOT been Performed

STAFF/ERA FINAL PLAT REVIEW COMMENTS (see attached Final Plat Comments)

ENGINEERING DEPT/ERA OUTSTANDING ITEMS:
FINAL INSPECTION HAS NOT BEEN PERFORMED.

STAFF RECOMMENDATIONS

Should the Commission agree, the Staff recommends approval contingent upon satisfactory execution of a Performance Bond for 125% of the total construction cost. Upon completion of all final inspections with the required paperwork, documentation and completion of all outstanding punch list items, the bond will be released.

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



November 1, 2016

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

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

**RE: Ascension Commerce 5th Filing
Final Plat Review**

Mr. Fournier:

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

Final Plat Comments:

1. List all variances/waivers. The final plat should only note waivers in which approval was received. Therefore, change "Waiver Requests" to "Waiver's Received" and omit the word "requesting" and replace with "received" in each individual waiver description as applicable. **Consultant provided and corrected.**
2. Provide a wetlands determination as required on the checklist. Consultant stated they received a determination 10/3. **Consultant did not provide determination at this time.**
3. Note whether this site is subject to traffic and development impact fees. Consultant responded this site is subject to traffic fees. **Consultant did not add note as requested.**
4. Note and depict the temporary servitude for the temporary T-turnaround as shown in the construction plans. Provide inset for the temporary T-Turnaround on Industrial Drive and note the servitude width. **Consultant provided.**
5. Show street labels on the vicinity map. **Consultant provided.**
6. The basis of bearing asterisks are not used anywhere on the plat. **Consultant removed.**
7. The construction plans show the 5th Filing to have 34 total lots. However, the final plat notes that there are 46. Update to note the correct lot numbers. **Consultant corrected to 34 lots.**
8. Correct the "Street" note to have 4' asphalt shoulders as used on the approved construction plans. **Consultant corrected.**

9. Shade flood zones on the layout as applicable. **Consultant provided.**
10. Delineate between light and heavy industrial zoning areas on the layout. **Consultant provided.**
11. Label all street names and right of way widths as depicted in the approved construction plans. **Consultant provided.**
12. Delineate between Phase 5 and Phase 6. **Consultant provided.**
13. The "existing 30' drainage servitude" labeled between lots 29 & 30 is shown to be an "existing 30' Entergy servitude" on the construction plans. Update to reflect correct servitude type. **Consultant updated.**
14. The construction plans depict an existing 40' drainage servitude running through the pond that is to be revoked. Update plat to show this servitude. **Consultant updated.**
15. Correct the 30' permanent easement on the north-eastern ditch to point to the correct lines. All lines and servitudes of this ditch should be updated so that it is clearly displayed. **Consultant updated.**
16. Show all existing 35' drainage servitudes behind lots 9 – 15 as shown in the construction plans. **Consultant updated.**
17. Label the type of the 15' servitude shown on lot 16. **Consultant updated.**
18. The construction plans depict an existing 30' drainage servitude on St. Jude Drive that is to be revoked. Update plat to show this servitude. **Consultant updated.**
19. The construction plans depict an existing 50' servitude running through lots 26 & 25 that is to be revoked. Update plat to show this servitude. **Consultant updated.**
20. The construction plans depict the 40' drainage servitude in the back of lots 28 & 29 as existing. Update the plat to reflect this. **Consultant updated.**
21. Depict the temporary T-turnaround on Industrial Drive as shown in the construction plans. **Consultant provided.**
22. Add note: "All structures shall be constructed a minimum of one foot above FEMA BFE." **Consultant provided.**
23. A note is required regarding private ownership and maintenance of lake/pond and shoreline and that Ascension Parish does not own or maintain lake/pond and shoreline. **Consultant provided.**
24. Add note: "In accordance with Section 17-4044J of the subdivision regulations, "Subdivisions designed as "open-ditch", excluding simple subdivisions and family partitions (not curb & gutter), shall remain as

"open-ditch" subdivisions in perpetuity. No "closing in" of frontages by using pipe and catch basins shall be allowed." **Consultant provided.**

25. Range is 2 East and not 3 East. **Consultant corrected.**
26. Instrument number for reference 1 seems to be incorrect. **Consultant corrected.**
27. Add instrument numbers for references 3 and 4. **Consultant provided.**
28. Add note stating, "THIS PROJECT IS SUBJECT TO SEWER DEVELOPMENT FEES IN ACCORDANCE WITH ASCENSION PARISH ORDINANCES". Coordinate with Ascension Parish Utilities Dept. to determine final Sewer Development fee to be paid for each lot and list on plat. **Consultant provided.**
29. The consultant should submit paperwork to Ascension Parish to begin the servitude revocation process. **Consultant did not acknowledge.**
30. Add lot area notation to each lot label. **Consultant provided.**
31. Add symbol for 'SET ½" IRON ROD'. **Consultant provided.**
32. According to Section 17-4012-C of the Subdivision Regulations, restrictive covenants or trusteeships shall be signed by the owner or agent and recorded in the office of the parish recorder. References to any restrictive covenants should be made on the plat and the consultant should acknowledge that any restrictive covenants are to be made available to the planning commission after recording of the final plat. **Consultant provided restrictions note.**
33. Provide permanent Benchmark on Final Plat as required by Paragraph 17-4012.A.15 of the Subdivision Regulations. **Consultant provided.**

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

- No comments.

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

Sincerely,
Engineer Review Agency for the Ascension Parish Planning Commission



Shaun Sherrow, P.E.

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



CSRS, INC.

6767 Perkins Road, Suite 200
Baton Rouge, Louisiana 70808

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

November 1, 2016

Jerome Fournier
Ascension Parish Governmental Complex
615 E. Worthey Road
Gonzales, LA 70737

Reference: **Ascension Commerce- 5th Phase**
Surety Bond Amount & Duration Approval

Dear Mr. Fournier:

We have reviewed the request by Quality Engineering & Surveying to set the surety bond amount and duration for the above referenced project. Based on section 17-409-D of the Ascension Parish Land Development Code and the submitted information, the bond shall:

- secure satisfactory construction of proposed improvements within **one-hundred and twenty (120) days** from the date the bond is issued,
- be furnished by companies listed in the U.S. Department of Treasury Circular 570,
- be subject to review and approval by the Ascension Parish attorney,
- be subject to cancellation only upon written approval of Designated Engineering Reviewing Agency,
- be for no less than **One Million Two Hundred Thirty-Eight Thousand and Three Hundred and Thirty and 00/100 dollars (\$1,238,330.00)**.

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

The Engineer needs to aware of the following when using the surety bond route for this particular project:

1. The following items must be complete prior to requesting a building permit:
 - a. Asphalt roads and roadway drainage must be in place
 - b. Fill for building pads, detention ponds, outlet structures, and other drainage features must be complete per the approved construction plans.
2. The following items must be complete prior to requesting a certification of occupancy:
 - a. The above items that are noted in items 1
 - b. Water must be installed.
 - c. Electricity must be installed
3. If certain items of work are constructed prior to issuance of surety bond, then these same items can be re-inspected by ERA and DPW during the surety bond inspection process. Per section 17-409E, the ERA determines in extent of testing required for subdivision construction. Therefore, ERA may require re-testing of items that were not specifically listed as the items be covered by the surety bond.

4. The surety bond represents unfinished construction work. Therefore, Ascension Parish will have a final inspection on all items of work when all surety bond items are complete. This allows the Parish to make sure that all non-surety bond items of work were not damaged by all work done after the final plat is signed. This also means that the developer is in charge of maintenance during the surety bond period and that this period is prior to the 1-year maintenance bond period.
5. The 1-year maintenance bond period for the construction project will start no sooner than the date that surety bond items have been constructed, passed, and the surety bond is released. There will be one maintenance bond for the entire project.
6. Only the licensed contractor listed for this project is allowed to do the work that is under the subdivision construction permit for this project.

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

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

Sincerely,

C S R S, INC.
Engineer Review Agency for the Ascension Parish Planning Commission



Enclosure

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



Description: Hidden Cove
MR Engineering & Surveying, LLC
(Council District 5)

ATTACHMENTS:

Description	Upload Date	Type
Hidden Cove	11/2/2016	Cover Memo
Hidden Cove Final Plat	11/2/2016	Cover Memo

MAJOR SUBDIVISION FINAL PLAT

D) **Hidden Cove**

The subject property is located on LA Hwy 44 approximately 990 feet south of Bertville Road, in Council District 5 and zoned Medium Intensity (RM). The application is on behalf of Hidden Cove, LLC by MR Engineering and Surveying, LLC.

The property is 12.125 acres and the applicant is proposing a subdivision consisting of 35 single family residential lots, varying in width between 57 and 90 feet, and having a minimum size of 7,860 square feet. The subdivision will include 1.25 acres of common area, including .7 acres of designated park space and complies with the major subdivision regulations.

Project Timeline:

- January 14, 2015 -Planning Commission approves the preliminary plat
- August 27, 2015- Construction plans approved.
- October 27, 2016 Final Inspection Performed

The intent of the developer is to secure a bond for the amount of the project not yet completed in order to have the final plat signed prior to final inspection and completion of all construction items. Should the bond route be acceptable to the Commission, the final plat will be held for signing and recordation until the bond is approved and executed. Once all construction items have been completed, a final inspection held and the project is completed to the satisfaction of the Parish along with all of the proper paperwork and documentation, the bond will be released.

STAFF/ERA FINAL PLAT REVIEW COMMENTS (see attached Final Plat Comments)

Additional Comment not fully addressed in attachment

1. Consultant has provided Carl Ladmiraault in the Utilities Department information on detail costs to get the final amount each lot will pay on the sewer development fee. Email from Mr. Ladmiraault on Nov. 1, 2016 confirms that credits are enough to offset the sewer development fee. Consultant shall revise the note on the Final Plat to read, "*The Sewer Development Fee Has Been Paid in Full by the Developer*".

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

Additional Comment not fully addressed in attachment:

1. Install Landscape plant materials as specified in the park space, or include in the performance bond amount.

STAFF RECOMMENDATIONS

Should the Commission agree, the Staff recommends approval contingent upon satisfactory execution of a Performance Bond for 125% of the total remaining construction cost. Upon completion of all final inspections with the required paperwork, documentation and completion of all outstanding punch list items, the bond will be released.

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



November 1, 2016

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

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

**RE: Hidden Cove
Final Plat Review**

Mr. Fournier:

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

Final Plat Comments:

1. Add note: "All structures shall be constructed a minimum of one foot above FEMA BFE and top elevation of nearest adjacent sanitary sewer manhole on the sewer collection system servicing the proposed structure." **Consultant provided.**
2. The drainage servitude between lots 5 and 6 is noted as 15 feet on the final plat, however, on the approved construction plans it is noted as 16.5'. Update plat to reflect approved construction plans. **Consultant removed servitude.**
3. Detail B notes the drainage servitude on the side of lot 25 as 16.5', but the layout notes this as 15'. Revise for consistency. **Consultant corrected.**
4. Add date and instrument number 398996 to reference map 1. **Consultant provided.**
5. Add instrument number to reference map 2. **Consultant provided.**
6. Add note: "The sewer system, including but not limited to, all treatment system(s), pump(s), lift station(s), collection lines to the system, both onsite and offsite, and the user of said improvements, are hereby dedicated to the Parish of Ascension." **Consultant provided.**
7. Add note: "One class 'A' tree must be planted prior to C.O. being issued for each lot." **Consultant provided.**
8. Add note: "Sidewalk must be constructed prior to certificate of occupancy being issued for each lot." **Consultant provided.**

9. Per Section 17-4020H-7A, ensure the final plat private dedication note has information describing the park and included amenities. **Consultant provided.**
10. Provide permanent Benchmark on final plat as required by Section 17-4012-A-15 of the Subdivision Regulations. **Consultant provided.**
11. According to Section 17-4012-C of the Subdivision Regulations, restrictive covenants or trusteeships shall be signed by the owner or agent and recorded in the office of the parish recorder. References to any restrictive covenants should be made on the plat and the consultant should acknowledge that any restrictive covenants are to be made available to the planning commission after recording of the final plat. **Consultant did not acknowledge at this time.**
12. According to Paragraph 17-4012.G of the Subdivision Regulations, a Jurisdictional Wetlands Determination is required with any associated maps and other related data, including the official dated letter from the Army Corps of Engineers. Please provide the official determination as required. **Consultant did not provide at this time.**

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

- **No comments.**

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

Sincerely,

Engineer Review Agency for the Ascension Parish Planning Commission



Shaun Sherrow, P.E.

CC: Mickey Robertson, P.E., P.L.S., MR Engineering & Surveying, LLC



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

November 1, 2016

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

RE: Hidden Cove
Final Inspection Punch List

Dear Mr. Fournier:

The final inspection for the above referenced project was held on 10/27/2016 at 11:00 am. The contractor, the project engineer, inspection department, and DPW were present.

By electronic copy of this letter, we are transmitting our comments to the engineer. The engineer or contractor will contact subdivision inspection department when these items are ready for a re-inspection:

Project Closeout

1. Provide the following closeout items if not already provided.
 - a. Provide as-builts after the punch list items have been provided.
 - b. Provide engineering certification.
 - c. Provide testing lab certification.
 - d. Provide all testing reports if not already submitted.
2. Any applicable sewer agreement with the Parish needs to complete prior to the Final Plat being signed.

Drainage

1. Install rip-rap at all outfalls
2. Install erosion control matting at emergency overflow weir east of the pond.
3. Add a swale ditch along the south property line from lot 33 to the edge of the property that ties-in to the drainage ditch adjacent to the east property line. The berm on the south side of the pond should be reduced in width to accommodate the swale ditch.
4. Remove all segments of plastic pipe that project into the drainage boxes. Grout any projecting RCP pipe to create a smooth transition from the wall of the drainage box to the pipe.

Sanitary Sewer

1. Install treatment plant.

Landscape Requirements

1. Install landscaping (fence) to block vehicle headlights east of lot 14 and west of lot 26 as required with preliminary plat approval.

Roadway

1. Shoot elevations on the T-turnaround to determine if water ponds on the east curb of the T-turnaround. It appeared that the T-turnaround had a crown to prevent water from draining west.
2. Install sidewalk in common areas CA-2, CA-1, and TRACT STP per the plans. Coordinate with design engineer on sidewalk offset from BOC.
3. Verify that signs meet the requirement for minimum signage height.

Lots/grading

1. No comments

Utilities:

2. Install water
3. Install electric utilities

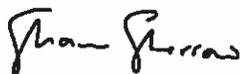
Erosion Control

1. Hydro-seed all areas in pond tract.
2. Install inlet sediment protection.
3. Implement erosion control measures as stipulated by the owner's SWPPP.

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

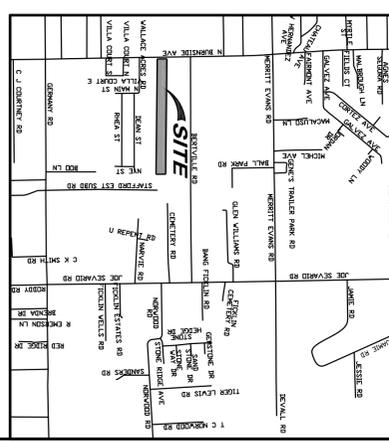
Sincerely,

Engineering Review Agency for the Ascension Parish Planning Commission

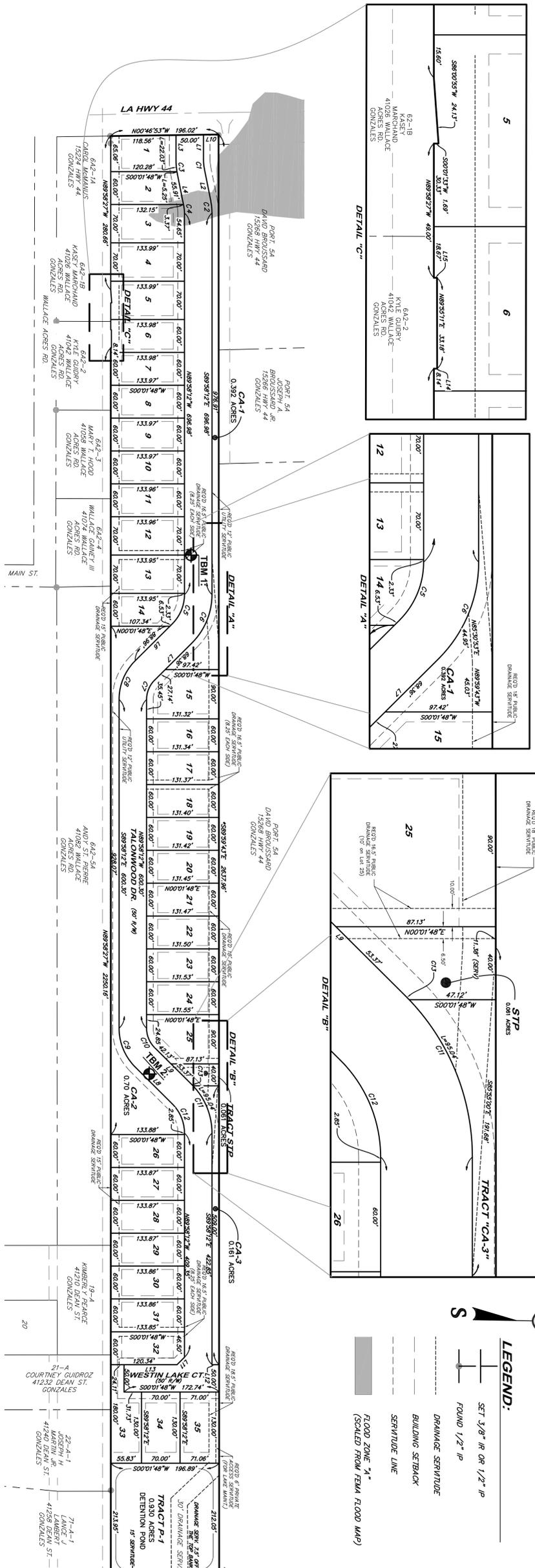


Shaun Sherrow, P.E., PMP

cc: (via email) Chad Stevens, P.E., LSI, MR Engineering and Surveying, LLC; Joey Tureau, PE,



VICINITY MAP
SCALE: 1"=200'



GRAPHIC SCALE
1 INCH = 100 FT.

BENCHMARKS:

- TBM 1: EAST BOLT ON CATCH BASIN IN FRONT OF LOTS 12 & 13, ELEV=14.99'
- TBM 2: EAST BOLT ON CATCH BASIN IN FRONT OF TRACT CA-2, ELEV=13.08'

HIDDEN COVE
FINAL PLAT
OF
LOTS 1 THRU 35 (INCLUSIVE),
TRACTS CA-1 THRU CA-3, TRACT STP
AND TRACT P-1
FORMERLY BEING
SECTION 4 T9S-R3E
SOUTHEAST LAND DISTRICT,
ASCENSION PARISH
STATE OF LOUISIANA

MR ENGINEERING & SURVEYING, LLC
9345 Interline Avenue, Baton Rouge, LA 70809 225-490-9592

WICKEL I. ROBERTSON, P.E., P.L.S.
REGISTERED PROFESSIONAL ENGINEER
REG. NO. 28921
HIDDEN COVE, LLC
FOR

WICKEL I. ROBERTSON, P.E., P.L.S.
REGISTERED PROFESSIONAL ENGINEER
REG. NO. 28921
HIDDEN COVE, LLC
FOR

ASCENSION PARISH PLANNING COMMISSION
DATE: _____
FILE NUMBER: _____

CERTIFICATION:

I HEREBY CERTIFY THAT THE PLAT SHOWN WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051, ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

ZONING: ZONING FOR PROPERTY: RM
SETBACKS:
FRONT: 20' FT.
SIDE: 6.77' FT. (00% OF FRONTAGE)
REAR: 12.3' FT.
NEAR: 20' FT.

GENERAL NOTES:

- ZONING: RM
- SEWAGE DISPOSAL: COMMUNITY TREATMENT PLANT (PARISH)
- 100 YEAR FLOOD ELEVATION: 16.0'
- INUNDATION ELEV.: N/A
- ELECTRIC CO. ENERGY
- GAS CO. ATKINS
- WATER: ASCENSION WATER CO.
- TELEPHONE: FETEL
- ADRIAGE: 12,129 ACRES
- STREETS: 27 ASPHALTIC CONCRETE WITH CURB AND GUTTER
- TOTAL NO. OF LOTS: 35
- SCHOOLS: GAULES PRIMARY MIDDLE: GUILLET MIDDLE HIGH: ST. MARTIN HIGH
- THERE ARE NO EXISTING CURVES ON PUBLIC STREETS WITHIN ONE-FOURTH (1/4) MILE OF THE PROPOSED ENTRANCE.
- SAINTARY SEWER IS PROPOSED GRANTY COLLECTION TO TRACT STP AND THENCE VIA FORCE MAIN TO THE INTO THE HIDDEN COVE SEWER TREATMENT PLANT.
- HIDDEN SITE IS CLEARED WITH NO EXISTING STRUCTURES.
- SUBJECT PROPERTY AS SHOWN HEREON LIES WITHIN ZONE "A" (AREAS DETERMINED TO BE INSIDE 100 YEAR FLOODPLAIN) AND "X" (AREAS DETERMINED TO BE OUTSIDE 100 YEAR FLOODPLAIN) AS SAID PROPERTY PLATS FOR ASCENSION PARISH, LOUISIANA COMMITTEE-PLAN NUMBER 2005050045E, DATED AUGUST 16, 2007.
- THE HORIZONTAL POSITIONS AND GRID BEARINGS SHOWN-4239, DATUM: NAD 83 AND ARE GIVEN IN VALUES REFERENCED TO THE NAD 83 AND ARE GIVEN IN VALUES CORRESPONDING TO THE STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE.
- ALL LOTS SHOWN HEREON ARE SUBJECT TO THE CODES, COVENANTS, & RESTRICTIONS FOR THE SUBDIVISION FILED AS AN ADDUCTO TO THIS MAP AND MADE APART HEREON.
- WHERE FOUND, PHYSICAL ABOVE GROUND EVIDENCE OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES, HOMEOWNERS HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE CONTROLLING AGENCIES AND / OR EXTRACTED FROM RECORDS MADE AVAILABLE BY THE CONTROLLING AGENCIES AND OTHER AGENCIES. THE LOCATION OF ANY UNDERGROUND AND OTHER UTILITIES SHOWN ON THIS SURVEY, ANY REQUEST FOR UTILITY LOCATIONS SHOULD BE MADE THROUGH LOUISIANA ONE CALL, CONTRACT LOUISIANA ONE CALL AT 1-800-272-3020 BEFORE DIGGING.
- DELETION OF JURISDICTIONAL METRANOS HAS NOT BEEN REQUESTED NOR IS A PART OF THIS SURVEY.
- NO ATTEMPT HAS BEEN MADE BY MR. ENGINEERING & SURVEYING, LLC TO VERIFY TITLE, ACTUAL, LEGAL, OWNERSHIP, SEVINTUES, EASEMENTS, RIGHTS OF WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THOSE FURNISHED BY THE OWNER OR THE OWNERS REPRESENTATIVE.
- THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM VERIFYING WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY.
- NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL, SEWER CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOCAL HEALTH AUTHORITY.
- ANY NEW DRAINAGE DITCH REQUIRED BY THE SUBDIVISION OF THIS PROPERTY FOR THE PURPOSE OF TRANSPORTING RUNOFF OR SEWAGE TREATMENT PLANT EFFLUENT TO AN EXISTING PARISH MAINTAINED DITCH SHALL BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNERS.
- SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.
- ALL STRUCTURES SHALL BE CONSTRUCTED A MINIMUM OF ONE FOOT ABOVE FIRM BFE AND TOP ELEVATION OF NEAREST ADJACENT SANITARY SEWER MAINWALE ON THE SEWER COLLECTION SYSTEM SERVING THE PROPOSED STRUCTURE.
- ONE CLASS "X" TREE MUST BE PLANTED PRIOR TO C.O. BEING ISSUED FOR EACH LOT.
- SIDEWALK MUST BE CONSTRUCTED PRIOR TO C.O. CONTRACT OF OCCUPANCY BEING ISSUED FOR EACH LOT.
- THE SEWER SYSTEM INCLUDING BUT NOT LIMITED TO, COLLECTION LINES TO THE SYSTEM, BOTH ON SITE AND OFF SITE, AND THE USE OF SAND AND GUM BRICKS, SHALL BE DEDICATED TO THE PARISH OF ASCENSION.
- TRAFFIC IMPACT FEE NOTE:
ALL SINGLE FAMILY RESIDENCES ARE REQUIRED TO PAY A TRANSPORTATION IMPACT FEE IN ACCORDANCE WITH THE ESTABLISHED ASCENSION PARISH ORDINANCES.
- SEWER IMPACT FEE NOTE:
SEWER DETENTIONMENT FEE SHALL BE PAID BY THE BUILDER AT THE TIME A BUILDING PERMIT IS REQUESTED.

GENERAL NOTES:

- WHERE FOUND, PHYSICAL ABOVE GROUND EVIDENCE OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES, HOMEOWNERS HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE CONTROLLING AGENCIES AND / OR EXTRACTED FROM RECORDS MADE AVAILABLE BY THE CONTROLLING AGENCIES AND OTHER AGENCIES. THE LOCATION OF ANY UNDERGROUND AND OTHER UTILITIES SHOWN ON THIS SURVEY, ANY REQUEST FOR UTILITY LOCATIONS SHOULD BE MADE THROUGH LOUISIANA ONE CALL, CONTRACT LOUISIANA ONE CALL AT 1-800-272-3020 BEFORE DIGGING.
- DELETION OF JURISDICTIONAL METRANOS HAS NOT BEEN REQUESTED NOR IS A PART OF THIS SURVEY.
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- THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM VERIFYING WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY.
- NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL, SEWER CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOCAL HEALTH AUTHORITY.
- ANY NEW DRAINAGE DITCH REQUIRED BY THE SUBDIVISION OF THIS PROPERTY FOR THE PURPOSE OF TRANSPORTING RUNOFF OR SEWAGE TREATMENT PLANT EFFLUENT TO AN EXISTING PARISH MAINTAINED DITCH SHALL BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNERS.
- SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.
- ALL STRUCTURES SHALL BE CONSTRUCTED A MINIMUM OF ONE FOOT ABOVE FIRM BFE AND TOP ELEVATION OF NEAREST ADJACENT SANITARY SEWER MAINWALE ON THE SEWER COLLECTION SYSTEM SERVING THE PROPOSED STRUCTURE.
- ONE CLASS "X" TREE MUST BE PLANTED PRIOR TO C.O. BEING ISSUED FOR EACH LOT.
- SIDEWALK MUST BE CONSTRUCTED PRIOR TO C.O. CONTRACT OF OCCUPANCY BEING ISSUED FOR EACH LOT.
- THE SEWER SYSTEM INCLUDING BUT NOT LIMITED TO, COLLECTION LINES TO THE SYSTEM, BOTH ON SITE AND OFF SITE, AND THE USE OF SAND AND GUM BRICKS, SHALL BE DEDICATED TO THE PARISH OF ASCENSION.
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ALL SINGLE FAMILY RESIDENCES ARE REQUIRED TO PAY A TRANSPORTATION IMPACT FEE IN ACCORDANCE WITH THE ESTABLISHED ASCENSION PARISH ORDINANCES.
- SEWER IMPACT FEE NOTE:
SEWER DETENTIONMENT FEE SHALL BE PAID BY THE BUILDER AT THE TIME A BUILDING PERMIT IS REQUESTED.

REFERENCE BENCHMARK:

NORTH AMERICA SMART NET RICK-2239
DATABASE STATION: DARBOW, LA
GEOD 12A

REFERENCE MAPS:

- MAP SHOWING THE RESUBDIVISION OF LOT 6-A-2 OF THE PETER & AMELIA SEVARIO ESTATES, ORIGINALLY SHOWN IN SECTION 4, T-9-S, R-3-E, S.E.L.D., PARISH OF ASCENSION, LOUISIANA FOR R.W. CONSTRUCTION, DATED 9-17-97 BY R.L. BENNETT & ASSOC. DATED SEPT. 24, 1997 INSTRUMENT NO. 388896
- FINAL PLAT SHOWING LOT 6-A-1, BEING A PORTION OF 6-A AS SHOWN WITH LOT 6-A BEING SHOWN ON A SURVEY FOR J.A. BROUSSARD, GAUDE W. WALL & BENJAMIN F. DELAUNE BY TOME CRAFT, DATED JUNE 16, 1975, INSTRUMENT NO. 270069
- MAP SHOWING BOUNDARY SURVEY OF LOT 6-A-1 BY MR. ENGINEERING & SURVEYING, LLC, DATED 10-30-2015

PUBLIC DEDICATION:

THE RIGHTS OF WAY OF STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE TERRITORIAL USE OF THE PUBLIC. ALL AREAS SHOWN AS SEVINTUES ARE GRANTED TO THE PUBLIC FOR THE USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL AND OTHER PROPER PURPOSES FOR THE COMMON WELFARE OF THE PEOPLE. THE DEDICATION OF THESE AREAS SHALL BE CONSIDERED AS TO UNREASONABLE INTERFERENCE WITH ANY PURPOSE FOR WHICH SERVICE WAS GRANTED.

PRIVATE DEDICATION:

THE COMMON AREAS "CA-1", "CA-2", "CA-3" & "P-1" SHOWN HEREON ARE DEDICATED FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE RESIDENTS OF HIDDEN COVE. ALL MAINTENANCE SHALL BE BY THE HIDDEN COVE ASSOCIATION, INC. AND SHALL NOT BE RESPONSIBLE FOR THE COMMON AREAS. THE COMMON AREAS SHALL BE MAINTAINED BY THE ASSOCIATION.

TRAFFIC IMPACT FEE NOTE:

ALL SINGLE FAMILY RESIDENCES ARE REQUIRED TO PAY A TRANSPORTATION IMPACT FEE IN ACCORDANCE WITH THE ESTABLISHED ASCENSION PARISH ORDINANCES.

SEWER IMPACT FEE NOTE:

SEWER DETENTIONMENT FEE SHALL BE PAID BY THE BUILDER AT THE TIME A BUILDING PERMIT IS REQUESTED.

Parcel Line Table

Line #	Direction	Length
L1	S89°59'12"E	45.82'
L2	N78°44'40"E	59.28'
L3	S89°59'12"E	44.81'
L4	N78°44'40"E	59.28'
L6	S44°56'53"E	95.50'
L7	S44°57'00"E	95.50'
L8	S45°00'28"W	95.50'
L9	S45°00'55"W	95.50'
L10	N00°46'53"W	27.46'
L11	N44°51'58"W	19.09'
L12	N00°01'48"E	12.98'
L13	S00°01'48"W	96.23'
L14	N00°01'33"E	1.20'
L15	S00°01'35"W	1.11'

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Ch. Length
C1	17.43	68.50	11.29	N64°23'14"E	17.40'
C2	21.96	111.50	11.29	S64°23'14"W	21.93'
C3	27.28	138.50	11.29	N64°23'14"E	27.24'
C4	12.11	61.50	11.29	S64°23'14"W	12.09'
C5	58.83	75.00	45.02	N67°23'34"W	57.43'
C6	98.22	125.00	45.02	N67°23'34"W	95.71'
C7	38.29	50.00	45.02	S67°23'33"E	38.29'
C8	78.58	100.00	45.02	S67°23'33"E	78.57'
C9	78.58	100.00	45.02	N67°23'08"E	78.57'
C10	38.29	50.00	45.02	N67°23'08"E	38.29'
C11	98.22	125.00	45.02	S67°23'07"W	95.71'
C12	98.83	75.00	45.02	S67°23'07"W	97.43'
C13	3.18	125.00	1.46	S45°44'16"W	3.18'



Description: Hollows of Dutchtown - Phase II
MR Engineering & Surveying, LLC
(Council District 4)

ATTACHMENTS:

Description	Upload Date	Type
Hollows of Dutchtown Phase II	11/2/2016	Cover Memo
Hollows of Dutchtown Phase II Final Plat	11/2/2016	Cover Memo

MAJOR SUBDIVISION FINAL PLAT

E) Hollows of Dutchtown – Phase II

The proposed subdivision is located on La Hwy 73 approximately 342 feet north of LA Hwy 621 in Council District 4 and zoned Medium Intensity (RM) and Mixed Use (MU). The application is on behalf of Hollows of Dutchtown, LLC by MR Engineering & Surveying, LLC.

The property consists of 3 tracts of land totaling 74.91 acres. The applicant is submitting the final plat for Phase II consisting of 52 residential lots with a typical size of 65' x 160' and an area averaging 10,400 square feet. Once completed, the subdivision is planned to contain 193 lots, 65, 75, and 85 feet in width, with a minimum size of 9,750 square feet. The subdivision will also contain .97 acres of park space, including a pool and clubhouse (included in Phase I) and complies with the major subdivision regulations.

Project Timeline:

- February 12, 2014 -Planning Commission approves the preliminary plat
- August 13, 2015- Construction plans approved.
- October 27, 2016 Final Inspection Performed

STAFF/ERA FINAL PLAT REVIEW COMMENTS (see attached Final Plat Comments)

Additional comments not included in attachment:

1. Consultant has provided Jurisdictional Wetlands Determination as required.

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

STAFF RECOMMENDATIONS

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

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



November 1, 2016

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

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

**RE: Hollows of Dutchtown- Phase II
Final Plat Review**

Mr. Fournier:

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

Final Plat Comments:

1. Add note: "All structures shall be constructed a minimum of one foot above FEMA BFE and top elevation of nearest adjacent sanitary sewer manhole on the sewer collection system servicing the proposed structure." **Consultant provided.**
2. Note if the 67.25' drainage servitude on Tract CA-3 is public or private. **Consultant noted as public.**
3. Label any servitudes as "existing" as applicable. **Consultant provided.**
4. Depict pond limits on Tract P-2. **Consultant provided.**
5. Label the drainage servitude on the side of Lot 114. **Consultant provided.**
6. Add instrument number 905102 to reference map 2. **Consultant provided.**
7. Add note: "ONE CLASS 'A' TREE MUST BE PLANTED PRIOR TO C.O. BEING ISSUED FOR EACH LOT." **Consultant provided.**
8. Add note: "SIDEWALK MUST BE CONSTRUCTED PRIOR TO CERTIFICATE OF OCCUPANCY BEING ISSUED FOR EACH LOT." **Consultant provided.**
9. Add note: "THE SEWER SYSTEM, INCLUDING BUT NOT LIMITED TO, ALL TREATMENT SYSTEM(S), PUMP(S), LIFT STATION(S), COLLECTION LINES TO THE SYSTEM, BOTH ONSITE AND OFFSITE, AND THE USER OF SAID IMPROVEMENTS, ARE HEREBY DEDICATED TO THE PARISH OF ASCENSION." **Consultant provided.**

10. Total number of lots is 52 and not 51 as shown. **Consultant corrected to 52 lots.**
11. Per Section 17-4020-H-7-a, ensure final plat Private Dedication note has information describing the park and the included amenities. **Consultant provided.**
12. Provide permanent Benchmark on Final Plat as required by Section 17-4012-A-15 of the Subdivision Regulations. **Consultant provided.**
13. According to Section 17-4012-C of the Subdivision Regulations, restrictive covenants or trusteeships shall be signed by the owner or agent and recorded in the office of the parish recorder. References to any restrictive covenants should be made on the plat and the consultant should acknowledge that any restrictive covenants are to be made available to the planning commission after recording of the final plat. **Consultant did not acknowledge at this time.**
14. According to Section 17-4012-G of the Subdivision Regulations, a Jurisdictional Wetlands Determination is required with any associated maps and other related data, including the official dated letter from the Army Corps of Engineers. Please provide the official determination as required. **Consultant did not provide at this time.**

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

- **No comments.**

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

Sincerely,

Engineer Review Agency for the Ascension Parish Planning Commission



Shaun Sherrow, P.E.

CC: Mickey Robertson, P.E., P.L.S., MR Engineering & Surveying, LLC



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

October 31, 2016

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

RE: Hollows at Dutchtown, 2nd Filing
Final Inspection Punch List

Dear Mr. Fournier:

The final inspection for the above referenced project was held on 10/27/2016 at 9:30 am. The contractor, the project engineer, inspection department, and DPW were present. By electronic copy of this letter, we are transmitting our comments to the engineer. The engineer or contractor will contact subdivision inspection department when these items are ready for a re-inspection:

Project Closeout

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

Final Plat Items

1. None.

Drainage

1. None.

Sanitary Sewer

1. Complete electric tie-in to pump station and provide a start-up test for inspector.

Landscape Requirements

1. None.

Roadway

1. Considering that lots CA-3 and CA-4 are in the transition zone between phases 2 and 3 and work will be needed on these lots to address Phase 3 items, the required sidewalk and ramps on these two lots can be installed during phase 3 construction.
2. Install roadway sidewalk in the open space area of Tract P-2 that is between lots 133 and 114.

3. Install required sidewalk that is on non-buildable lots around the Whispering Hollow Ave. t-turnaround.
4. Install street signs
5. Complete applying expansion material in expansion joints of curbs.

Lots/grading

1. None.

Utilities

1. Complete installation of water
2. Complete installation of electric

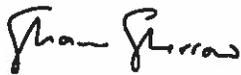
Erosion Control

1. Complete seeding disturbed ditch along north property line and other disturbed slopes.
2. The developer/owner must continue to maintain erosion control measures as stipulated by the owner's SWPPP.

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

Sincerely,

Engineering Review Agency for the Ascension Parish Planning Commission



Shaun Sherrow, P.E., PMP

cc: (via email) Chad Stevens, P.E., LSI, MR Engineering and Surveying, LLC; Joey Tureau, PE,



Description: Oaks on the Bluff Estates (formerly Oaks on the Bluff - Phase 3)

Decision on whether to rescind Preliminary Plat approval due to failure of applicant to submit Construction Plans within six (6) month time period.