



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

**Planning Commission**  
November 12, 2015 - 6:00 PM  
Courthouse East, 2nd Floor, Council Meeting Room  
Gonzales, Louisiana

**AGENDA**

- 1. Call to Order**
- 2. Roll Call of Members**
- 3. Pledge of Allegiance**
- 4. Introduction of Staff**
- 5. Chairman's Comments**
- 6. General Business**
- 7. Minutes**
  - (A) **Approval or Denial of the Minutes of the October 14, 2015 Planning Commission Meeting**
- 8. Consent Agenda**
  - (A) **Affidavit of Mortgage Declaration**  
Norman Frederic Property - Tract C-2-B (Total Image Intl.)
- 9. Public Hearing to Approve or Deny the Following Family Partition:**
  - (A) **Gordon Crawford Property - Lots 3-B-1-A, 3-B-1-B, 3-B-1-C and 3-B-1-D**  
Earles and Associates, LLC  
(Council District 9)
  - (B) **Russell Ritchie Property - Lots MD-1-A and MD-1-B**  
Earles and Associates, LLC  
(Council District 8)
  - (C) **Sarah S. Brock Property - Lots S-1-A and S-1-B**  
Quality Engineering & Surveying, Inc.  
(Council District 6)
- 10. Public Hearing to Approve or Deny the Following Preliminary Plats:**
  - (A) **Ascension Commerce Center - 5th Phase & 6th Phase**

Quality Engineering & Surveying, LLC  
(Council District 3)

(B) **Cedar Springs**  
Quality Engineering & Surveying, LLC  
(Council District 5)

(C) **Maple Grove**  
Quality Engineering & Surveying, LLC  
(Council District 6)

**11.Ordinances - Public Hearing to Recommend Approval or Denial to the Parish Council Amendments to the Ascension Parish Unified Land Development Code**

(A) **Ordinance SR15-08: Revisions to the Subdivision Regulations in the Unified Land Development Code - Section 17-405 Preliminary Plat Procedure**

(B) **Ordinance DR15-09: Revisions to the Drainage Regulations in the Unified Land Development Code - Section 17-5013 Design Criteria**

(C) **Ordinance SR15-10: Revisions to the Subdivision Regulations in the Unified Land Development Code - Section 17-4026.F Family Partition**

**12.Staff Report**

**13.Engineering Staff Report**

**14.Adjourn**

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

**MINUTES**  
**Planning Commission**  
**October 14, 2015**

The Planning Commission of the Parish of Ascension held a Public Meeting on Wednesday, October 14, 2015 at 6:00 p.m. in the Courthouse East Meeting Room, Gonzales, Louisiana in a regular session convened.

**I. Meeting Called to Order**

Meeting was called to order by Chairman Jackie Callender.

**II. Roll Call of Members**

*The following members were present:*

Robert Burgess, Morrie Bishop, Gasper Chifci, Jackie Callender, Matthew Pryor, Joshua Ory

*The following members were absent:*

Donald Songy

**III. Pledge of Allegiance**

**IV. Introduction of Staff**

Stacie Webb – Secretary, Planning and Development

Cody Martin – Legal Counsel

Ricky Compton – Director, Planning and Development

Ben Moran – Planner

Lance Brock – Zoning Official

Rhonda Braud – Engineer

Bob Turner – Engineer

**V. Chairman's Comments**

Chairman Callender asked if the acceptance or denial of the September 9, 2015 minutes could be moved up and action be taken next on the agenda.

**Commission Action:** Moved by Mr. Gasper Chifci, seconded by Mr. Joshua Ory and unanimously adopted, to approve moving the acceptance or denial of the September 9, 2015 minutes next on the agenda.

**VI. Minutes**

**A) Approval or Denial of the Minutes of the September 9, 2015 Planning Commission Meeting**

**Commission Action:** Moved by Robert Burgess, seconded by Morrie Bishop and unanimously adopted, to approve the September 9, 2015 Planning Commission minutes as presented.

*Mr. Donald Songy entered the meeting at this time (6:01 p.m.)*

**VII. General Business**

**A) Consideration and Recommendation to Parish Council for Designation of Property Owned by CF Industries as an Industrial Area**

Mr. Ricky Compton explained this document (Designation of Property Owned by CF Industries as an Industrial Area – *SEE ATTACHMENT A*) came to Planning and Development from the Parish's Legal Counsel. He said it is a paperwork process that has to take place and recommendation of approval or denial by the Planning Commission has to be sent to the Parish Council.

Commission Action: Moved by Mr. Gasper Chifici, seconded by Mr. Joshua Ory and unanimously adopted, to recommend approval to the Parish Council for Designation of Property Owned by CF Industries as an Industrial Area. (*SEE ATTACHMENT A*)

**B) Discussion of Meeting Date Change for November**

Commission Action: Moved by Mr. Joshua Ory, seconded by Mr. Morrie Bishop and unanimously adopted, to change the November meeting date from November 11, 2015 to November 12, 2015.

**VIII. Consent Agenda**

**A) Affidavit of Mortgage Declaration**

Adam McCarty Properties, LLC – Lot F

**~~B) Affidavit of Mortgage Declaration~~**

~~Renaissance Subd Lot 13 (Courtney & Joey Viater)~~

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

**C) Affidavit of Mortgage Declaration**

Rodney Dotson Property

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

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

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

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

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

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

**STAFF REVIEW COMMENTS**

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

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

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

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

**STAFF RECOMMENDATIONS**

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

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

*Public hearing was opened.*

No comments.

*Public hearing was closed.*

**Commission Action:** Moved by Mr. Matthew Pryor, seconded by Mr. Joshua Ory and unanimously adopted, to approve this family partition contingent on the variance for either the encroachment or front setback on Lot 4 being granted by the Board of Adjustments.

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

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

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

**STAFF REVIEW COMMENTS**

All comments addressed.

**STAFF RECOMMENDATIONS**

Staff recommends approval.

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

*Public hearing was opened.*

No comments.

*Public hearing was closed.*

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

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

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

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

**STAFF REVIEW COMMENTS**

All comments addressed.

**STAFF RECOMMENDATIONS**

Staff recommends approval.

Mr. Mickey Robertson with MR Engineering and Surveying, LLC presented this family partition.

*Public hearing was opened.*

No comments.

*Public hearing was closed.*

**Commission Action:** Moved by Mr. Gasper Chifci, seconded by Mr. Morrie Bishop and unanimously adopted, to approve this family partition as presented.

**D) Chris Ingram Property – Lots A-6-A-2-C-1 and A-6-A-2-C-2**

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

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

**STAFF REVIEW COMMENTS**

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

**STAFF RECOMMENDATIONS**

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

Commissioner Matthew Pryor recused himself from participating in the meeting at this time. Stated there is a conflict of interest on his behalf regarding this agenda item.

Mr. Deric Murphy with Quality Engineering and Surveying, LLC presented this family partition.

*Public hearing was opened.*

No comments.

*Public hearing was closed.*

**Commission Action:** Moved by Mr. Robert Burgess, seconded by Mr. Donald Songy, this family partition was adopted by the following roll call vote contingent on all existing users of Blaise Road signing the plat.

YEAS: Gasper Chifici, Robert Burgess, Jackie Callender, Donald Songy, Joshua Ory

NAYS: None

ABSENT: None

ABSTAINED: Matthew Pryor

The Chairman did not vote.

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

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

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

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

**STAFF REVIEW COMMENTS**

All comments addressed

**STAFF RECOMMENDATIONS**

Staff recommends approval.

Mr. Stephen LaCour with L & L Land Surveying, Inc. presented this family partition.

*Public hearing was opened.*

The following spoke:

1 – Elwood S. Gautreau – neither for or against

*Public hearing was closed.*

**Commission Action:** Moved by Mr. Joshua Ory, seconded by Mr. Gasper Chifichi and unanimously adopted, to approve this family partition as presented.

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

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

The owner is proposing a Family Partition of Lot 8 into Lots 8-A (1.016 acres), 8-B (0.886 acres), and 8-C (.624 acres). The applicant will retain Lot 8-A and will transfer the remainder of the property to her children as depicted on the plat. All lots will be accessed by Lottie Drive, an existing 30 foot private servitude of passage.

**STAFF REVIEW COMMENTS**

All comments addressed.

**STAFF RECOMMENDATIONS**

Staff recommends approval.

Mr. Stephen LaCour with L & L Land Surveying, Inc. presented this family partition.

*Public hearing was opened.*

No comments.

*Public hearing was closed.*

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

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

**A) Lakeside Terrace**

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

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

**STAFF REVIEW COMMENTS**

**Planning department comments:**

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

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

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

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

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

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

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

***Drainage impact study:***

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

***Traffic impact study:***

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

**STAFF RECOMMENDATIONS**

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

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

Mr. Deric Murphy with Quality Engineering & Surveying, LLC presenting this preliminary subdivision plat.

Mrs. Rhonda Braud stated this item would have to be approved conditionally as engineering was not able to review the Drainage Impact Study response from Quality Engineering & Surveying, LLC that was received on yesterday.

*Public hearing was opened.*

The following spoke:

- 1 – Mary Dean – neither in favor of or against development
- 2 – Carlton Haycock - neither in favor of or against development
- 3 – Kent Achord – against development

*Public hearing was closed.*

**Commission Action:** Moved by Mr. Matthew Pryor, seconded by Mr. Gasper Chifichi and unanimously adopted, to approve this preliminary subdivision plat contingent on a) drainage impact study being approved by engineering; b) a 6-ft wooden fence being placed along the entire length of pond, from Lot 56 to front (not to impede site distance); and c) the Engineer with Quality Engineering & Surveying, LLC also agreed to take a look at the park area to the north of Lot 1 to make the area more useable through the use of a terraced area near Lot 1 as well as putting in additional flat areas and landscape berms “in order to make it (the park) a more useable type space”.

**B) Ironwood Estates**

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

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

**STAFF REVIEW COMMENTS**

Planning department outstanding comments:

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

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

*Drainage impact study:*

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

*Traffic impact study:*

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

**STAFF RECOMMENDATIONS**

The proposed plat meets all guidelines for a major subdivision.

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

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

Mr. Jonathan Starns, on behalf of DAGR, LLC presented this preliminary subdivision plat along with Mr. Jeff Cook with Louisiana Land Engineering, LLC.

Mr. Starns expressed there were concerns and opposition to Ironwood Estates having connection onto Fox Ridge Drive. Mr. Starns stated they are willing to do away with that connection point if it meets Planning Commission's approval.

*Public hearing was opened.*

**The following spoke:**

- 1 – Shaine Hurt – neither in favor of or against development (submitted a petition for public record, *See Attachment B*)
- 2- Shelly Pendergrass – neither in favor of or against development
- 3 – Preston Bennett – against development
- 4 – Robert D. Rangold – against development
- 5 – Rena Hurt – neither in favor of or against development
- 6 – Jonathan Fox – neither in favor of or against development
- 7 – Greg East – neither in favor of or against development
- 8 – Anna Tripp – neither in favor of or against development
- 10 – Benny Johnson – neither in favor of or against development
- 11 – Earl Jackson – neither in favor of or against development
- 12 – Wendy Kelly – neither in favor of or against development
- 13 – Stephanie Westers – neither in favor of or against development

Mr. Bob Turner suggested closing the access to Fox Ridge Drive and leave the plat as it is. He stated he would like to see the Commission have a condition that the stub out not be constructed, but leave it as green space.

The developer agreed to leave the stub at Fox Ridge Drive unconstructed and look into putting in some trees.

*Public hearing was closed.*

**Commission Action:** Moved by Joshua Ory, seconded by Gasper Chifci and unanimously adopted, to approve this preliminary subdivision plat contingent on a) the stub at Fox Ridge Drive not be constructed as a street, leave as green space; b) the drainage impact study being approved by Engineering; and c) the traffic impact study being approved by Engineering.

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

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

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

Mr. Kevin Hardy, representing the Shell-Geismar Manufacturing site, and Mr. Scott Poirier, with Duplantis Design Group, PC presented this Historic Site Overlay Zone plan.

*Public hearing was opened.*

No comments.

*Public hearing was closed.*

**Commission Action:** Moved by Mr. Robert Burgess, seconded by Mr. Gasper Chifeci and unanimously adopted, to approve this Historic Site Overlay Zone plan for the parking lot expansion for Shell Chemical LP as presented.

**XII. Staff Report**

Mr. Ricky Compton presented the Commission with three (3) separate items for consideration, revisions to the Unified Land Development Code, and asked that they be placed on the next regularly scheduled Planning Commission agenda. He explained each of the following:

**A) Ordinance SR15-08: Revisions to the Subdivision Regulations in the Unified Land Development Code – Section 17-405 Preliminary Plat Procedure**

*\*\*See Attachment C\*\**

**Commission Action:** Moved by Mr. Donald Songy, seconded by Mr. Robert Burgess and unanimously adopted, to place this proposed revision to Ordinance SR15-08 – Section 17-405 Preliminary Plat Procedure on the next regularly scheduled Planning Commission agenda for public hearing.

**B) Ordinance DR15-09: Revisions to the Drainage Regulations in the Unified Land Development Code – Section 17-5013 Design Criteria**

*\*\*See Attachment D\*\**

**Commission Action:** Moved by Mr. Robert Burgess, seconded by Mr. Morrie Bishop and unanimously adopted, to place this proposed revision to Ordinance DR15-09 – Section 17-5013 Design Criteria on the next regularly scheduled Planning Commission agenda for public hearing.

**C) Ordinance SR15-10: Revisions to the Subdivision Regulations in the Unified Land Development Code – Section 17-4026.F Family Partition**

***\*\*See Attachment E\*\****

**Commission Action:** Moved by Mr. Robert Burgess, seconded by Mr. Gasper Chifci and unanimously adopted, to place this proposed revision to Ordinance SR15-10 – Section 17-4026.F Family Partition on the next regularly scheduled Planning Commission agenda for public hearing.

**XIII. Engineering Staff Report**

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

Residential – 38 subdivisions currently in infrastructure or review with a total of 3,611 lots

Commercial – 29 sites currently in infrastructure or review

Mr. Robert Burgess complimented and commended Mrs. Rhonda Braud and Mr. Bob Turner for their dedication for keeping the citizens safe from the elements and growth of Ascension Parish.

**XIV. Adjourn**

Moved by Mr. Robert Burgess, seconded by Mr. Gasper Chifci and unanimously adopted, meeting adjourned at 8:27 p.m.

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Jackie Callender, Chairman

**REPORT OF ASCENSION PARISH PLANNING COMMISSION**

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

**I. Property Description**

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

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

**II. Property Location**

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

**III. Functional Description of the Property and Facilities**

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

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

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

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CHAIRMAN  
ASCENSION PARISH PLANNING COMMISSION

1. **TRACT T-1**

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

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

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

**TRACT T-2**

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

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

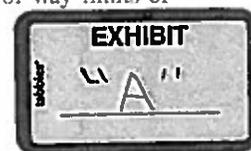
From said POINT OF BEGINNING, proceed along said State Route 18 right-of-way on a bearing of South 69° 32' 12" West a distance of 269.66 feet to a ½" iron pipe; thence proceed on a bearing of North 34° 27' 13" West a distance of 720.26 feet, more or less, to the mean low water line of the Mississippi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

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

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

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

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



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

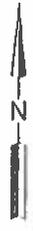
3. **LOT A**

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

**LOT B**

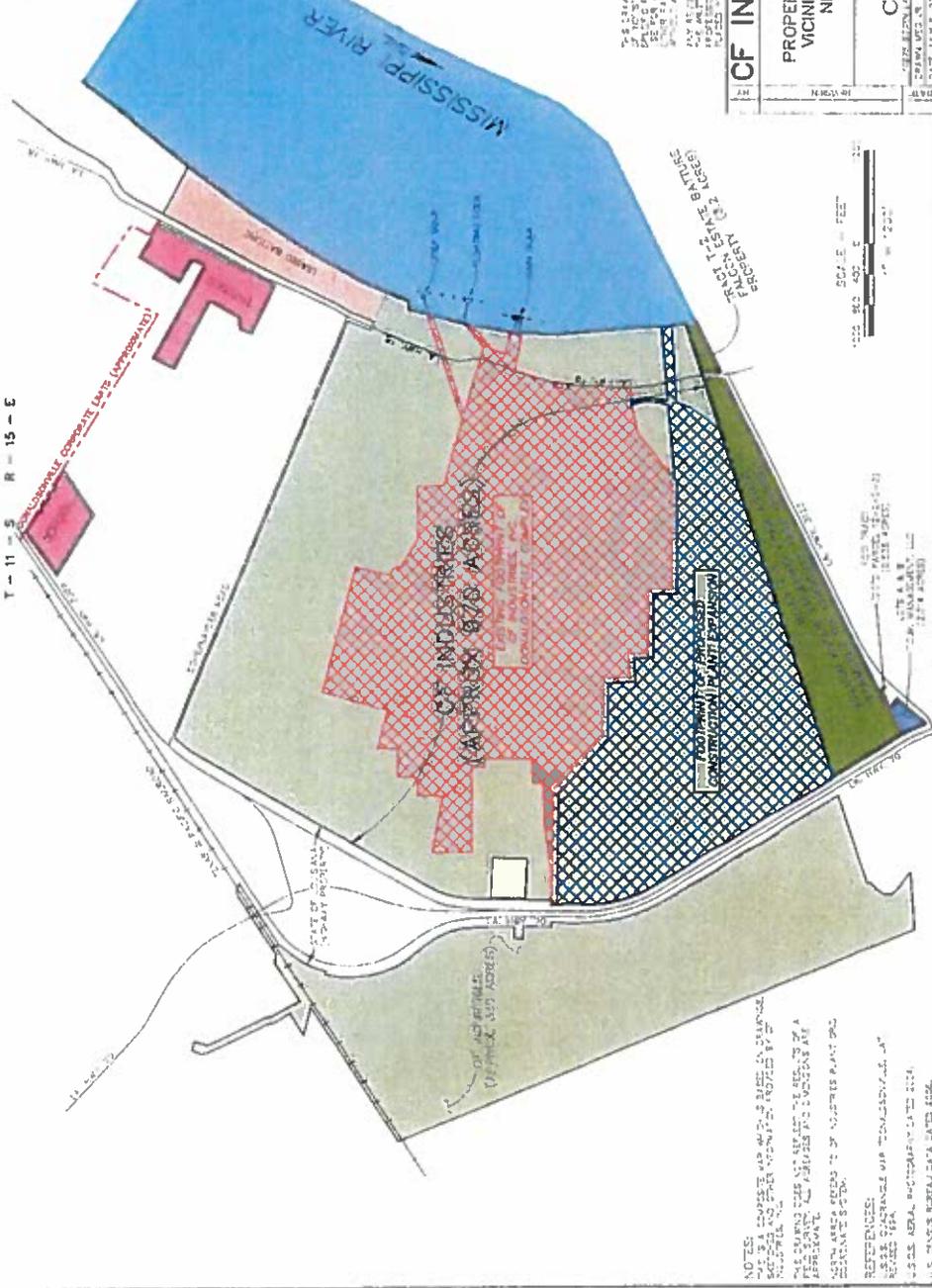
A certain tract or parcel of land, together with all improvement thereon and thereunto belonging and all rights, ways, privileges, servitudes, appurtenances thereunto belonging or in anywise appertaining, situated in Section 10, T11S, R15E, Ascension Parish, Louisiana, and being more particularly described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

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



**PRELIMINARY**  
FOR REVIEW ONLY  
BY ERNEST GARDNER JR.  
LICENSE NO. 4384  
STATE OF LOUISIANA  
ENGINEER

THIS DOCUMENT IS FOR REVIEW ONLY AND SHALL NOT BE USED FOR CONSTRUCTION WITHOUT NECESSARY CONSTRUCTION PERMITS OR AS THE BASIS FOR THE CHANGE OF A DESIGN.



THIS PROJECT WAS PREPARED BY THE ENGINEER AND HIS STAFF FOR THE CLIENT'S USE ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION WITHOUT NECESSARY CONSTRUCTION PERMITS OR AS THE BASIS FOR THE CHANGE OF A DESIGN.

**CF INDUSTRIES, INC.**

PROPERTY OWNERSHIP IN THE VICINITY OF CF INDUSTRIES NITROGEN COMPLEX

Hydrus Consultants, Inc.

1000 PINEAPPLE AVENUE, SUITE 100, MONROE, LA 70132  
PHONE: (504) 235-1234 FAX: (504) 235-1235  
WWW.HYDRUS.COM

**NOTES:**  
1. THIS MAP WAS PREPARED BY THE ENGINEER AND HIS STAFF FOR THE CLIENT'S USE ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION WITHOUT NECESSARY CONSTRUCTION PERMITS OR AS THE BASIS FOR THE CHANGE OF A DESIGN.

**REFERENCES:**  
1. ASCE MANUAL OF PRACTICE NO. 22, SURVEYING, 1989  
2. U.S. GEOLOGICAL SURVEY, 1984  
3. U.S. GEOLOGICAL SURVEY, 1984





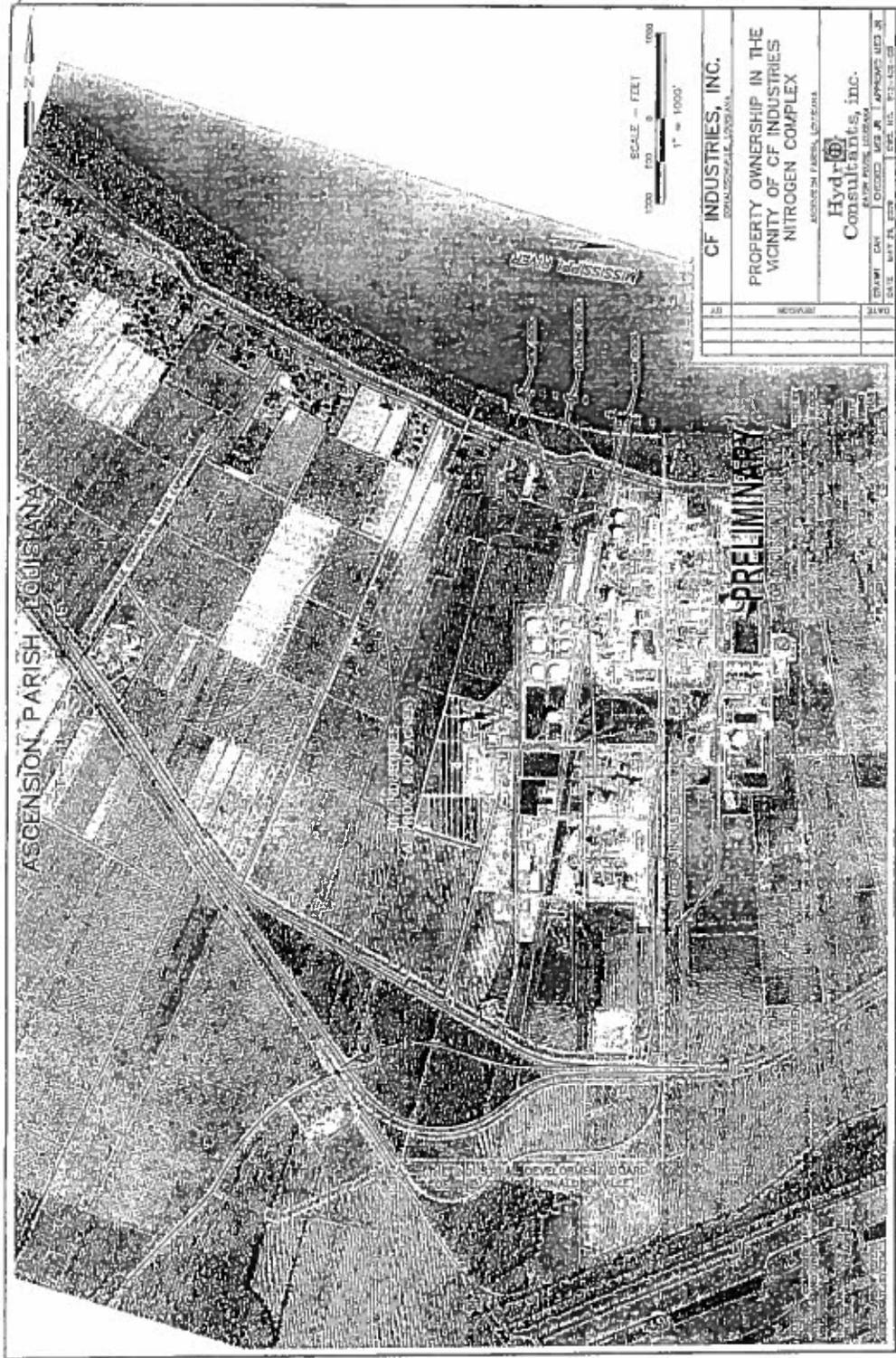


EXHIBIT  
C-1

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



15-08

Item for Consideration:

**Ordinance SR15-08: Revisions to the Subdivision Regulations  
in the Unified Land Development Code – Section 17-405  
Preliminary Plat Procedure**

The purpose of this section is to set the rules and requirements for the submission of Preliminary Plats. On the deadline for the November meeting, the Planning Department received 4 complete packages for 4 new Major Subdivisions that will be scheduled to appear before the Commission in November. This amount of information is quite large, and with all of the other duties and responsibilities of the persons responsible for reviewing the documents, there is a fear that something may be missed, the review will be inadequate, or simply incomplete by the time the Commission meets in November.

This revision proposes to amend the Subdivision Regulations to allow for additional time for the Parish to review submissions prior to the public hearing before the Planning Commission.

**What the Code currently says:**

- B. Ten (10) full scale prints, one (1) 11" x 17" reduced print of the preliminary plat, one (1) 11" x 17" reduced print of the preliminary plat submitted in electronic form (.pdf file) or other acceptable format as approved by the Parish of Ascension Technology Department, and specified supplementary material shall be submitted to the secretary for the Planning and Zoning Commission at least thirty-five (35) days prior to a regularly scheduled Planning and Zoning Commission meeting. The Engineering Review Agency and the Department of Public Works shall review the preliminary plat within ten (10) days. Review and inspection fees established by the Planning and Zoning Commission shall be submitted with the preliminary plat.

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

**What the Revised Code will say:**

- B. Ten (10) full scale prints, one (1) 11" x 17" reduced print of the preliminary plat, one (1) 11" x 17" reduced print of the preliminary plat submitted in electronic form (.pdf file) or other acceptable format as approved by the Parish of Ascension Technology Department, and specified supplementary material shall be submitted to the secretary for the Planning and Zoning Commission at least **seventy (70)** days prior to a regularly scheduled Planning and Zoning Commission meeting. The Engineering Review Agency and the Department of

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



Public Works shall review the preliminary plat within **twenty-one (21)** days. Review and inspection fees established by the Planning and Zoning Commission shall be submitted with the preliminary plat.

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

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



**ORDINANCE NO. DC15-08**

**REVISION OF SECTION 17-405.B – PRELIMINARY  
PLAT PROCEDURE OF THE ASCENSION PARISH  
UNIFIED LAND DEVELOPMENT CODE, PROVIDING  
SEVERABILITY, AND EFFECTIVE DATE.**

**PURPOSE:** The purpose of this ordinance is to revise language in the Subdivision Regulations in Appendix IV of the Unified Land Development Code.

**WHEREAS:** Ascension Parish is a local governmental subdivision as defined by Article VI, Section 44 of the Louisiana Constitution of 1974, and

**WHEREAS:** The Parish of Ascension is the governing and responsible body within this jurisdiction, and

**WHEREAS:** Article VI of the Home Rule Charter of Ascension Parish, adopted May 4, 1993, identifies the process and manner in which to adopt ordinances regulating the lands of this Parish, and

**WHEREAS:** This code was incorporated as Appendix IV – Subdivision Regulations of the Parish Unified Land Development Code adopted December 17, 2009, and

**BE IT ORDAINED** by the Ascension Parish Governing Authority that the Subdivision Regulations in Appendix IV of the Unified Land Development Code is hereby amended as follows. These changes are adopted as follows:

See attached Appendix IV –Subdivision Regulations – Section 17-405.B

**SEVERABILITY:** In the event that any portion of this Ordinance is ever held invalid or unconstitutional for any reason by any court of competent jurisdiction over it, such portion

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shall be deemed a separate, distinct, and independent provision(s) and shall not affect the validity of the remaining portion(s) of the Ordinance.

**EFFECTIVE DATE:** This ordinance shall be in full effect as permitted by law

**EXHIBITS:** Appendix IV –Subdivision Regulations – Section 17-405.B

**ADOPTION:** This ordinance having been submitted to a vote, the vote thereon was as follows:

Oliver Joseph, Kent Schexnaydre, Travis Turner, Dempsey Lambert, Teri Casso,  
Randy Clouatre, Chris Loar, Todd Lambert, Bryan Melancon, Benny Johnson,  
Daniel Satterlee

Yeas:

Nays:

Not Voting:

Absent:

And this ordinance was passed on this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Attest: President's Clerk

\_\_\_\_\_  
Tommy Martinez, Parish President

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



**EXHIBITS: Appendix IV –Subdivision Regulations – Section 17-405.B**

- B. Ten (10) full scale prints, one (1) 11" x 17" reduced print of the preliminary plat, one (1) 11" x 17" reduced print of the preliminary plat submitted in electronic form (.pdf file) or other acceptable format as approved by the Parish of Ascension Technology Department, and specified supplementary material shall be submitted to the secretary for the Planning and Zoning Commission at least **seventy (70)** days prior to a regularly scheduled Planning and Zoning Commission meeting. The Engineering Review Agency and the Department of Public Works shall review the preliminary plat within **twenty-one (21)** days. Review and inspection fees established by the Planning and Zoning Commission shall be submitted with the preliminary plat.

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

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



15-09

Item for Consideration:

**Ordinance DR15-09: Revisions to the Drainage Regulations in the Unified Land Development Code – Section 17-5013 Design Criteria**

The purpose of this section is to set the criteria for storm drainage design, drainage impact studies, construction plans and final drainage calculations for residential subdivisions and commercial developments. With the large influx of developments, it has become more difficult for the Parish to maintain a watchful eye over all of the on-going construction efforts.

This revision proposes to amend the Drainage Regulations to require the design engineer for all projects to submit a letter of certification stating that the project was completed in accordance with the plans that were submitted, reviewed and approved by the Parish of Ascension. This letter will be signed and sealed by the design engineer and no project shall receive its final approval until it has been received.

**What the Code currently says:**

The code is silent.

**What the Revised Code will say:**

**17-5013.**

**Design Criteria**

- A. Storm drainage design, unless otherwise noted, shall utilize at a minimum a ten year 24-hour storm duration as determined by Technical Paper 40 published by the National Weather Service (Currently 8.5 inches over a 24-hour period).
- B. Drainage Impact Studies shall be prepared in accordance with the latest revision of the Drainage Impact Study Policy, as established by the Ascension Parish Planning Commission.
- C. All drainage impact studies, construction plans, and final drainage calculations for residential subdivisions and commercial developments submitted to the Office of Planning & Development shall be performed under the direction of and sealed by a Professional Engineer licensed to practice Civil Engineering in the State of Louisiana. Exceptions will be considered by the Planning Director for cases showing a clear reduction in total impervious area and no modifications to existing drainage elements.

(Ord.# DR07-01, 9/6/07; DR09-01, 7/16/09; DC09-09, 12/17/09)

# PARISH OF ASCENSION

## OFFICE OF PLANNING AND DEVELOPMENT

### PLANNING DEPARTMENT



- D. Upon completion of the project, the design engineer for the project is required to submit a signed and sealed Letter of Certification that states that the project was completed in accordance with the construction plans that were submitted, reviewed and approved by the Parish of Ascension. Final approval will not be granted until this letter has been received.

(Ord.# DR07-01, 9/6/07; DR09-01, 716/09; DC09-09, 12/17/09; DR15-09, 1/1/16)

- E. The Parish Floodplain Administrator may require a flood elevation certificate from a Professional Land Surveyor or Professional Engineer for residential and commercial structures at his/her discretion.

- F. Interior subsurface stormwater system conveyance may be designed based upon the five year storm event provided peak flows for the ten year event do not cause a design failure.

(Ord.# DR07-01, 9/6/07; DR09-01, 716/09; DC09-09, 12/17/09)

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



**ORDINANCE NO. DR15-09**

**REVISION OF SECTION 17-5013 – DESIGN CRITERIA**  
**OF THE ASCENSION PARISH UNIFIED LAND**  
**DEVELOPMENT CODE, PROVIDING SEVERABILITY,**  
**AND EFFECTIVE DATE.**

**PURPOSE:** The purpose of this ordinance is to revise language in the Drainage Regulations in Appendix V of the Unified Land Development Code.

**WHEREAS:** Ascension Parish is a local governmental subdivision as defined by Article VI, Section 44 of the Louisiana Constitution of 1974, and

**WHEREAS:** The Parish of Ascension is the governing and responsible body within this jurisdiction, and

**WHEREAS:** Article VI of the Home Rule Charter of Ascension Parish, adopted May 4, 1993, identifies the process and manner in which to adopt ordinances regulating the lands of this Parish, and

**WHEREAS:** This code was incorporated as Appendix V – Drainage Regulations of the Parish Unified Land Development Code adopted December 17, 2009, and

**BE IT ORDAINED** by the Ascension Parish Governing Authority that the Drainage Regulations in Appendix V of the Unified Land Development Code is hereby amended as follows. These changes are adopted as follows:

See attached Appendix V – Drainage Regulations – Section 17-5013

**SEVERABILITY:** In the event that any portion of this Ordinance is ever held invalid or unconstitutional for any reason by any court of competent jurisdiction over it, such portion

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**PLANNING DEPARTMENT**



shall be deemed a separate, distinct, and independent provision(s) and shall not affect the validity of the remaining portion(s) of the Ordinance.

**EFFECTIVE DATE:** This ordinance shall be in full effect as permitted by law

**EXHIBITS:** Appendix V –Drainage Regulations – Section 17-5013

**ADOPTION:** This ordinance having been submitted to a vote, the vote thereon was as follows:

Oliver Joseph, Kent Schexnaydre, Travis Turner, Dempsey Lambert, Teri Casso,  
Randy Clouatre, Chris Loar, Todd Lambert, Bryan Melancon, Benny Johnson,  
Daniel Satterlee

Yeas:

Nays:

Not Voting:

Absent:

And this ordinance was passed on this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Attest: President's Clerk

\_\_\_\_\_  
Tommy Martinez, Parish President

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



**EXHIBITS: Appendix V –Drainage Regulations – Section 17-5013**

**17-5013. Design Criteria**

- A. Storm drainage design, unless otherwise noted, shall utilize at a minimum a ten year 24-hour storm duration as determined by Technical Paper 40 published by the National Weather Service (Currently 8.5 inches over a 24-hour period).
- B. Drainage Impact Studies shall be prepared in accordance with the latest revision of the Drainage Impact Study Policy, as established by the Ascension Parish Planning Commission.
- C. All drainage impact studies, construction plans, and final drainage calculations for residential subdivisions and commercial developments submitted to the Office of Planning & Development shall be performed under the direction of and sealed by a Professional Engineer licensed to practice Civil Engineering in the State of Louisiana. Exceptions will be considered by the Planning Director for cases showing a clear reduction in total impervious area and no modifications to existing drainage elements.

(Ord.# DR07-01, 9/6/07; DR09-01, 7/16/09; DC09-09, 12/17/09)

- D. Upon completion of the project, the design engineer for the project is required to submit a signed and sealed Letter of Certification that states that the project was completed in accordance with the construction plans that were submitted, reviewed and approved by the Parish of Ascension. Final approval will not be granted until this letter has been received.

(Ord.# DR07-01, 9/6/07; DR09-01, 7/16/09; DC09-09, 12/17/09; DR15-09, 1/1/16)

- E. The Parish Floodplain Administrator may require a flood elevation certificate from a Professional Land Surveyor or Professional Engineer for residential and commercial structures at his/her discretion.
- F. Interior subsurface stormwater system conveyance may be designed based upon the five year storm event provided peak flows for the ten year event do not cause a design failure.

(Ord.# DR07-01, 9/6/07; DR09-01, 7/16/09; DC09-09, 12/17/09)

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



(Date)

Parish of Ascension  
Engineering Department  
42077 Churchpoint Road  
Gonzales, LA 70737

To Whom it May Concern,

Let this letter stand as the official record.

I (Name of Engineer) (License Number) do hereby solemnly swear that (Project Name) which received approval by the Ascension Parish Engineering Department on (date) has been constructed and completed in accordance with the approved construction plans dated (date).

Any variations or modifications to the approved plans are depicted in the submitted As-built drawings. These variations or modifications have not been reviewed or approved by the Parish of Ascension.

---

Signature

---

Name (printed)

Seal

Received by: \_\_\_\_\_

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



15-10

Item for Consideration:

**Ordinance SR15-10: Revisions to the Subdivision Regulations  
in the Unified Land Development Code – Section 17-4026.F  
Family Partition**

The purpose of this section is to set the criteria and requirements for a Family Partition division of property.

This revision proposes to amend the Subdivision Regulations to allow for the extension of the deadline to have a Family Partition finalized. Recently we have had an issue where a property owner received the approval from the Commission to do the Family Partition, however the 180 day time limit lapsed before they had completed the required action to finalize the Partition. This revision provides for the opportunity to extend the deadline by an additional 90 days.

**What the Code currently says:**

- F. The plat shall be approved by the planning commission but shall not be signed by the planning commission chairman nor released for recordation until all conveyance documents according to the plat have been recorded. Upon approval, the planning commission shall submit a copy of the minutes to the developer showing such approval subject to the recordation of the transfer documents and true copies being submitted to the planning commission. This recordation must be done within one hundred and eighty (180) days of approval by the planning commission. True copies of the conveyance documents shall be submitted to the planning commission at which time the plat shall be signed by the planning commission chairman, or his designee, and be recorded by the Planning Department with the Clerk of Court.

**What the Revised Code will say:**

- F. The plat shall be approved by the planning commission but shall not be signed by the planning commission chairman nor released for recordation until all conveyance documents according to the plat have been recorded. Upon approval, the planning commission shall submit a copy of the minutes to the developer showing such approval subject to the recordation of the transfer documents and true copies being submitted to the planning commission. This recordation must be done within one hundred and eighty (180) days of approval by the planning commission, **however, prior to the expiration of the one hundred eighty (180) days the applicant, for good cause, may request a ninety (90) day extension to complete the transfer. Said request for extension must be made at a**

# PARISH OF ASCENSION

## OFFICE OF PLANNING AND DEVELOPMENT

### PLANNING DEPARTMENT



meeting of the planning commission prior to expiration of the initial one hundred eighty (180) day term described above. Good cause shall be determined by the members of the planning commission at a regularly scheduled meeting of the commission.

Further when the property to be subdivided requires the completion of succession proceedings prior to transfer of the property, the one hundred eighty (180) day delay shall not begin to run until the date of filing of the Judgment of Possession into the public records of the parish. True copies of the conveyance documents shall be submitted to the planning commission at which time the plat shall be signed by the planning commission chairman, or his designee, and be recorded by the Planning Department with the Clerk of Court.

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



**ORDINANCE NO. SR15-10**

**REVISION OF SECTION 17-4026.F – FAMILY  
PARTITION OF THE ASCENSION PARISH UNIFIED  
LAND DEVELOPMENT CODE, PROVIDING  
SEVERABILITY, AND EFFECTIVE DATE.**

**PURPOSE:** The purpose of this ordinance is to revise language in the Subdivision Regulations in Appendix IV of the Unified Land Development Code.

**WHEREAS:** Ascension Parish is a local governmental subdivision as defined by Article VI, Section 44 of the Louisiana Constitution of 1974, and

**WHEREAS:** The Parish of Ascension is the governing and responsible body within this jurisdiction, and

**WHEREAS:** Article VI of the Home Rule Charter of Ascension Parish, adopted May 4, 1993, identifies the process and manner in which to adopt ordinances regulating the lands of this Parish, and

**WHEREAS:** This code was incorporated as Appendix IV – Subdivision Regulations of the Parish Unified Land Development Code adopted December 17, 2009, and

**BE IT ORDAINED** by the Ascension Parish Governing Authority that the Subdivision Regulations in Appendix IV of the Unified Land Development Code is hereby amended as follows. These changes are adopted as follows:

See attached Appendix IV –Subdivision Regulations – Section 17-4026.F

**SEVERABILITY:** In the event that any portion of this Ordinance is ever held invalid or unconstitutional for any reason by any court of competent jurisdiction over it, such portion

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



shall be deemed a separate, distinct, and independent provision(s) and shall not affect the validity of the remaining portion(s) of the Ordinance.

**EFFECTIVE DATE:** This ordinance shall be in full effect as permitted by law

**EXHIBITS:** Appendix IV –Subdivision Regulations – Section 17-4026.F

**ADOPTION:** This ordinance having been submitted to a vote, the vote thereon was as follows:

Oliver Joseph, Kent Schexnaydre, Travis Turner, Dempsey Lambert, Teri Casso,  
Randy Clouatre, Chris Loar, Todd Lambert, Bryan Melancon, Benny Johnson,  
Daniel Satterlee

Yeas:

Nays:

Not Voting:

Absent:

And this ordinance was passed on this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Attest: President's Clerk

\_\_\_\_\_  
Tommy Martinez, Parish President

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



**EXHIBITS:** Appendix IV –Subdivision Regulations – Section 17-4026.F

- F. The plat shall be approved by the planning commission but shall not be signed by the planning commission chairman nor released for recordation until all conveyance documents according to the plat have been recorded. Upon approval, the planning commission shall submit a copy of the minutes to the developer showing such approval subject to the recordation of the transfer documents and true copies being submitted to the planning commission. This recordation must be done within one hundred and eighty (180) days of approval by the planning commission, however, prior to the expiration of the one hundred eighty (180) days the applicant, for good cause, may request a ninety (90) day extension to complete the transfer. Said request for extension must be made at a meeting of the planning commission prior to expiration of the initial one hundred eighty (180) day term described above. Good cause shall be determined by the members of the planning commission at a regularly scheduled meeting of the commission.

Further when the property to be subdivided requires the completion of succession proceedings prior to transfer of the property, the one hundred eighty (180) day delay shall not begin to run until the date of filing of the Judgment of Possession into the public records of the parish. True copies of the conveyance documents shall be submitted to the planning commission at which time the plat shall be signed by the planning commission chairman, or his designee, and be recorded by the Planning Department with the Clerk of Court.

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



Tommy Martinez  
Parish President

November 12, 2015

**A) Norman Frederic Property – Tract C-2-B (Total Image Intl.)**  
*Affidavit of Mortgage Declaration*

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

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



Tommy Martinez  
Parish President

October 1, 2015

United Community Bank  
6473 LA 44  
Gonzales, LA 70737

**RE: Application to Subdivide Tract C-2-B – Total Image Intl.**

To whom it may concern:

Pursuant to Ascension Parish Ordinance SR12-11, passed by Parish Council on 19 March 2013, the planning and development department is notifying you, as the lending institution holding a mortgage on Tract C-2-B for Total Image Intl. (10315 Stringer Bridge Rd. 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 4, 2015 or can appear at a public hearing on November 12 at 6pm to hear the proposed subdivision and be given the opportunity to influence the planning commission as to whether or not the proposed division of property should be approved.

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

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

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

Sincerely,

Ben Moran  
Planner, Planning and Development Department

Cc: Ricky Compton, Planning and Development Director

Christi's house

**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, Total Image Intl who, avers that he/she is the legal owner of TRACT C-2-B (lot/tract description), for which the Applicant seeks approval of a plat to subdivide the above described immovable property.

1)  Applicant avers that the above described property is not encumbered by any mortgage or lien.

2)  Applicant avers that the above described property is encumbered by mortgage(s) or lien(s) in favor of the following persons or entities:

	<u>Name</u>	<u>Mailing Address</u>
1)	<u>UCB</u>	<u>6473 LA-44, 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)

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

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



Tommy Martinez  
Parish President

- Name of the Borrower (debtor on the mortgage)

Total Image Intl

- Account number or Reference number

- Borrower's municipal address

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

10315 Stringer Bridge Rd, St Amant, LA

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

tract C-2-B

- Name of Subdivision in which the property is located

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

St Amant, LA 1.580 Acres

(Applicant must initial Number 1 or Number 2)

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

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

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



Tommy Martinez  
Parish President

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

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

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

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

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

THUS SWORN, DONE, AND SIGNED on the 23 day of September, 2015.

WITNESS:

[Signature]

Printed Name: Dawne Gill

APPLICANT:

[Signature]

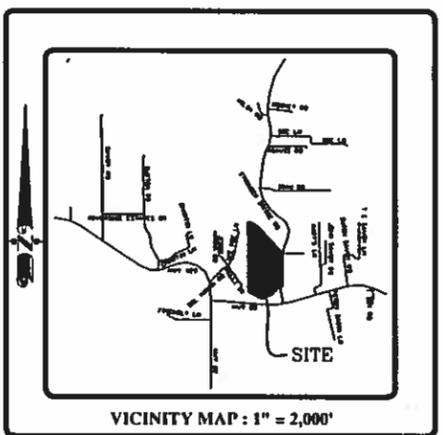
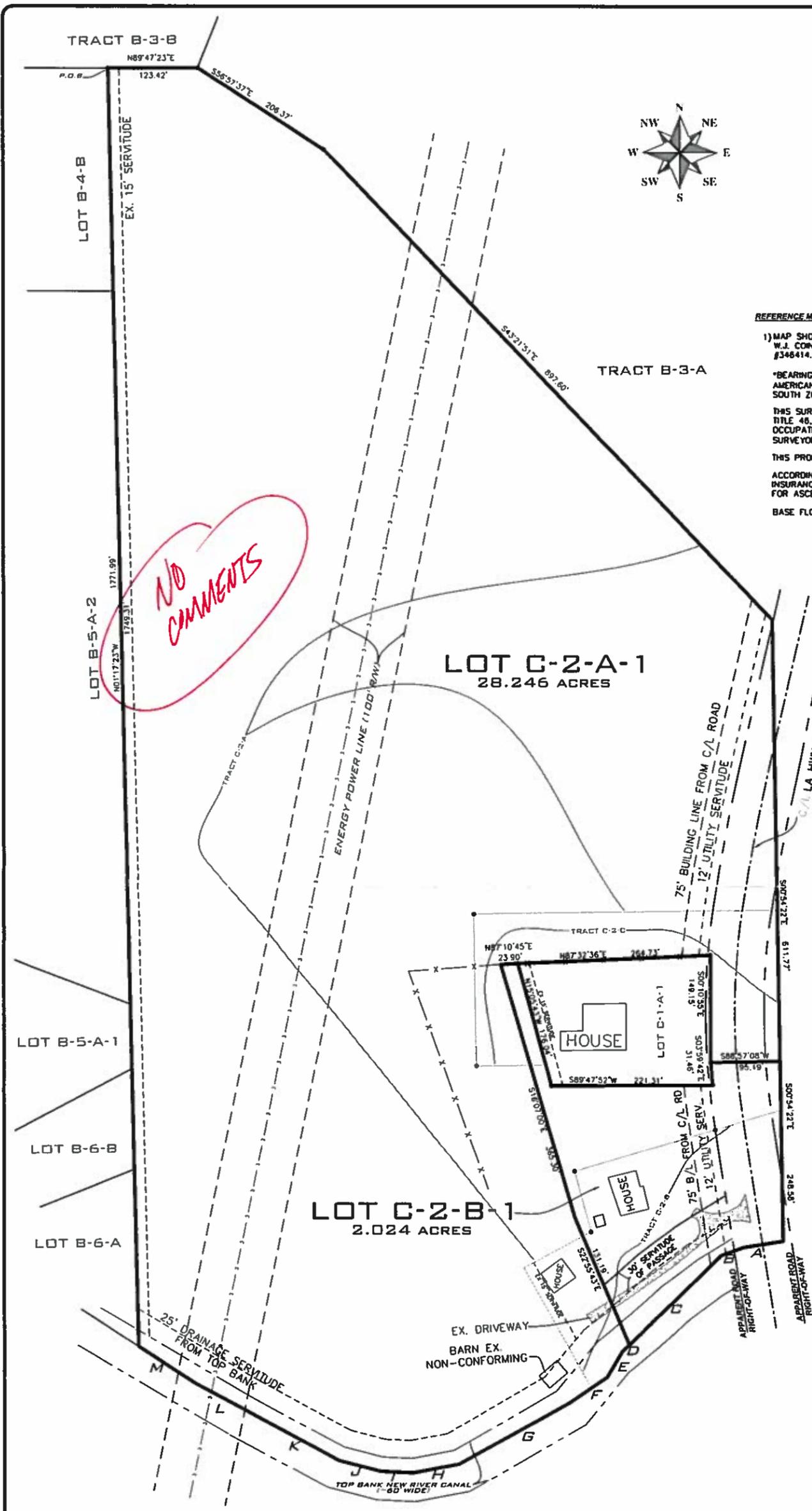
Printed Name: Christi D. Frederic

[Signature]  
NOTARY

Printed Name:

32596  
Notary # or La. Bar #

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



**REFERENCE MAP:**  
 1) MAP SHOWING SURVEY EULA MAE HANNA FREDERIC & NORMAN FREDERIC BY W.J. COMMENT, JR., DATED NOVEMBER 22, 1994 AND RECORDED AS INSTRUMENT #348414.  
 \*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 48, 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 = RURAL (R)  
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NO. 22005C 0130 E FOR ASCENSION PARISH, THIS PROPERTY LIES IN FLOOD HAZARD ZONE = AE.  
 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.  
 SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.  
 ANY NEW DRAINAGE DITCH REQUIRED BY THE SUBDIVISION OF THIS PROPERTY FOR THE PURPOSE OF TRANSPORTING RUNOFF OR SEWAGE TREATMENT PLANT EFFLUENT TO AN EXISTING PARISH MAINTAINED DITCH SHALL BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNER(S).  
 THE RIGHTS-OF-WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVICED 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 SERVICED SO AS TO UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH SERVICED WAS GRANTED.

CHRISTI D. FREDERIC  
 DATE  
 RONALD T. FREDERIC  
 PLAT BEING SIGNED BY CHRISTI D. FREDERIC-POWER OF ATTORNEY  
 DATE

**PRELIMINARY SIMPLE DIVISION**  
 MAP SHOWING SURVEY OF LOT C-2-A-1 & LOT C-2-B-1, BEING THE RESUBDIVISION OF TRACT C-2-A & TRACT C-2-B, FORMERLY A PORTION OF THE NORMAN FREDERIC PROPERTY, LOCATED IN SECTION 31, T8S - R4E, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LA. FOR CHRISTI D. FREDERIC

LINE	BEARING	DISTANCE
A	S81°02'58"W	53.27'
B	S65°55'49"W	32.28'
C	S45°36'23"W	177.71'
D	S45°36'23"W	12.97'
E	S30°48'47"W	41.36'
F	S55°54'37"W	61.99'
G	S60°49'09"W	174.98'
H	S75°17'09"W	62.24'
I	N87°13'14"W	44.75'
J	N75°28'49"W	59.24'
K	N61°28'57"W	148.65'
L	N62°04'38"W	73.88'
M	N36°58'24"W	94.17'

**ZONING:**  
 FRONT SETBACK = 75' FROM CENTERLINE OF HWY  
 55' FROM CENTERLINE OF ROAD  
 SIDE SETBACK = 10' FROM PROPERTY LINE  
 REAR SETBACK = 20' FROM PROPERTY LINE



APPROVED:  
 ASCENSION PARISH PLANNING COMMISSION  
 CHAIRMAN  
 DATE:  
 FILE:

\* THIS PLAT IS VOID UNLESS SIGNED AND STAMPED BY THE LICENSED PROFESSIONAL SHOWN BELOW \*  
 I CERTIFY THAT IN SEPTEMBER 2015, EARLES AND ASSOC., L.L.C. PERFORMED A GROUND SURVEY OF THE PROPERTY SHOWN HEREON AND THAT THIS MAP IS IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY. THIS PLAT CONFORMS TO LOUISIANA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.  
 JAMES W. FALGOUT  
 PROFESSIONAL LAND SURVEYOR  
 LOUISIANA REGISTRATION NO. 4657  
 DATE



15527 DWG  
 OCEANOGRAPHY OF JURISDICTIONAL WETLANDS HAS NOT BEEN REQUESTED NOR IS IT A PART OF THIS SURVEY. ABSTRACTING OF TITLE ON THIS PROPERTY HAS NOT WITHIN THE SCOPE OF THIS SURVEY. SERVICED, 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 MAP IS THE PROPERTY OF EARLES AND ASSOC., L.L.C. REPRODUCTION IS PROHIBITED EXCEPT BY WRITTEN PERMISSION OF THIS FIRM.

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

DATE: 09/23/2015  
 DRAWING No. 15527  
 DRAWN BY: JWF  
 JOB No. 15-527  
 CHECKED BY: JE  
 REF No.

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

TOWNSHIP 9S  
 RANGE 4E  
 SECTION 31

November 12, 2015

## **FAMILY PARTITION**

**A) Gordon Crawford Property – Lots 3-B-1-A, 3-B-1-B, 3-B-1-C and 3-B-1-D**

The subject property is located on Crawford Road in Council District 9 and is zoned Medium Intensity (RM). The application is on behalf of Gordon Crawford by Earles and Associates, LLC.

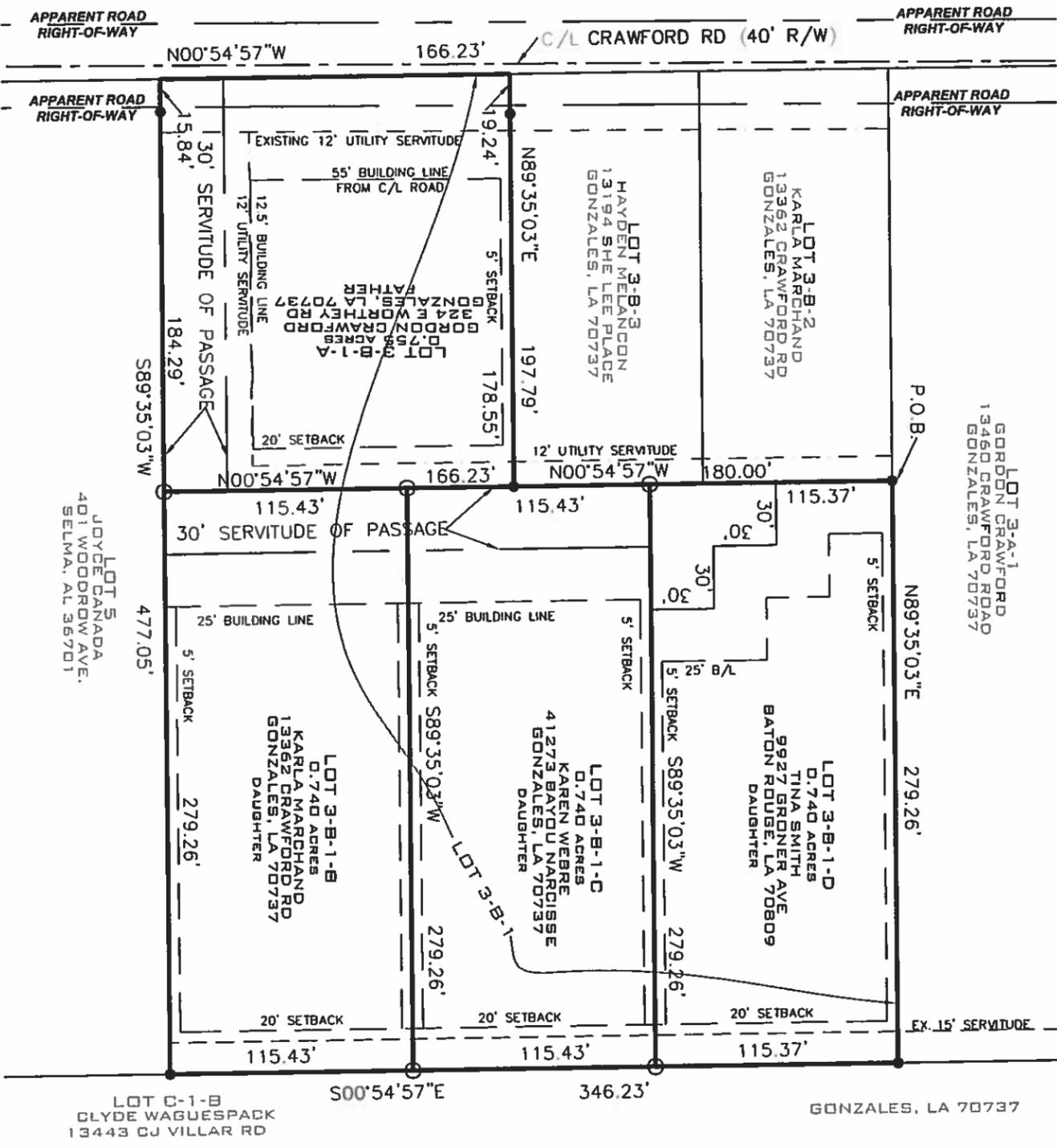
The owner is proposing a Family Partition of a Lot 3-B-1 into Lots 3-B-1-A (.755 acres), 3-B-1-B (.740 acres), 3-B-1-C (.740 acres) and 3-B-1-D (.740 acres). The applicant will retain Lot 3-B-1-A and transfer the remaining lots to his children. Lot 3-B-1-A is accessed by Crawford Road and the remaining lots will be accessed by a proposed 30 foot private servitude of passage.

### **STAFF REVIEW COMMENTS**

All comments addressed.

### **STAFF RECOMMENDATIONS**

Staff recommends approval.



THE PRIVATE ACCESS SERVITUDE SHOWN HEREON IS HEREBY DEDICATED AS A MEANS OF ACCESS TO LOT 3-B-1-B LOT 3-B-1-C AND LOT 3-B-1-D. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY PRIVATE DRIVEWAY SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH THE SERVITUDE IS GRANTED. THE PARISH OF ASCENSION HAS NO RESPONSIBILITY FOR MAINTENANCE OF THIS PRIVATE ACCESS SERVITUDE. THE ROADS AND STREETS SHOWN ON THIS PLAT ARE PRIVATE AND NOT PUBLIC ROADS AND STREETS ARE TO BE DEVELOPED AND MAINTAINED BY THE LOT OWNERS ONLY. THE PARISH OF ASCENSION SHALL NOT MAINTAIN, UPGRADE, OR ACCEPT SAID ROADS INTO THE PUBLIC SYSTEM UNLESS AND UNTIL BROUGHT UP TO HARBOR SURFACE AND ALL OTHER STANDARDS BY THE LOT OWNERS OR DEVELOPER, ACCORDING TO THE SUBDIVISION REGULATIONS FOR THE PARISH OF ASCENSION. THE SUB-DIVIDER AND LOT OWNERS FURTHER ARE PUT ON NOTICE THAT SCHOOL BUSES DO NOT OR ARE NOT REQUIRED TO TRAVEL DOWN PRIVATE ROADS AND IT IS THE OBLIGATION OF THE LOT OWNERS TO BRING THEIR CHILDREN TO A PUBLIC ROAD FOR SCHOOL BUS PICK UP.

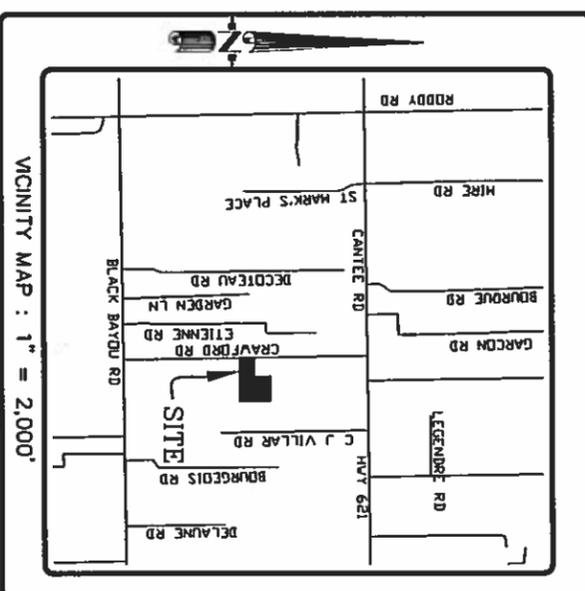
GORDON CRAWFORD DATE \_\_\_\_\_ KARLA CRAWFORD DATE \_\_\_\_\_ HAYDEN MELANCON DATE \_\_\_\_\_

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

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

**REFERENCE MAP:**

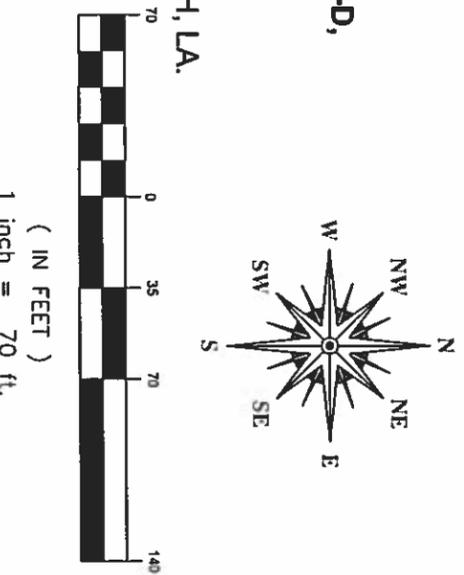
1) MAP SHOWING SURVEY FOR GORDON CRAWFORD BY W.J. CONTINMENT SURVEYORS DATED SEPTEMBER 17, 2010 AND RECORDED AS INSTRUMENT #758427.  
 \*BEARINGS ARE BASED ON GPS MEASUREMENTS, LSU GULF NET, VRS, NORTH AMERICAN DATUM (1983) LAMBERT CONFORMAL CONIC PROJECTION, LOUISIANA SOUTH ZONE, STATE PLANE COORDINATE SYSTEM  
 THIS SURVEY CONFORMS TO CURRENT STANDARDS OF PRACTICE AS DEFINED IN TITLE 46, LXI AND REVISED STATUTES 33:5051 OF THE PROFESSIONAL AND OCCUPATIONAL STANDARDS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.  
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NO. 22005C 0045 E FOR ASCENSION PARISH, MAP DATED AUGUST 16, 2007, THIS PROPERTY LIES IN FLOOD HAZARD ZONE = X.  
 THIS PROPERTY IS ZONED = MEDIUM INTENSITY (RM).  
 SEWER DISPOSAL SHALL BE INDIVIDUAL SANITARY SEWER PLANTS.  
 NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOCAL HEALTH AUTHORITY.  
 SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.  
 ANY NEW DRAINAGE DITCH REQUIRED BY THE SUBDIVISION OF THIS PROPERTY FOR THE PURPOSE OF TRANSPORTING RUNOFF OR SEWAGE TREATMENT PLANT EFFLUENT TO AN EXISTING PARISH MAINTAINED DITCH SHALL BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNERS).  
 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.



**PRELIMINARY FAMILY PARTITION**

MAP SHOWING SURVEY OF  
 LOT 3-B-1-A, LOT 3-B-1-B, LOT 3-B-1-C & LOT 3-B-1-D,  
 BEING THE SUBDIVISION OF LOT 3-B-1,  
 LOCATED IN SECTION 15, T9S - R3E,  
 SOUTHEASTERN LAND DISTRICT,  
 EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LA.  
 FOR  
**GORDON CRAWFORD**

**GORDON CRAWFORD**



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

I CERTIFY THAT IN SEPTEMBER 2015, EARLES AND ASSOC., L.L.C. PERFORMED A GROUND SURVEY OF THE PROPERTY SHOWN HEREON AND THAT THIS MAP IS IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY. THIS PLAT CONFORMS TO LOUISIANA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

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



APPROVED:  
 ASCENSION PARISH PLANNING COMMISSION  
 CHAIRMAN  
 DATE: \_\_\_\_\_  
 FILE: \_\_\_\_\_

DATE: 09/29/2015  
 DRAWN BY: JWF  
 CHECKED BY: MC

DRAWING No. 155545  
 JOB No. 15-545  
 REF. No. \_\_\_\_\_

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

TOWNSHIP 9S  
 RANGE 3E  
 SECTION 15

November 12, 2015

**FAMILY PARTITION**

**B) Russell Ritchie Property – Lots MD-1-A and MD-1-B**

The subject property is located on LA Hwy 74 in Council District 8 and is zoned Medium Intensity (RM). The application is on behalf of Russell Ritchie by Earles and Associates, LLC.

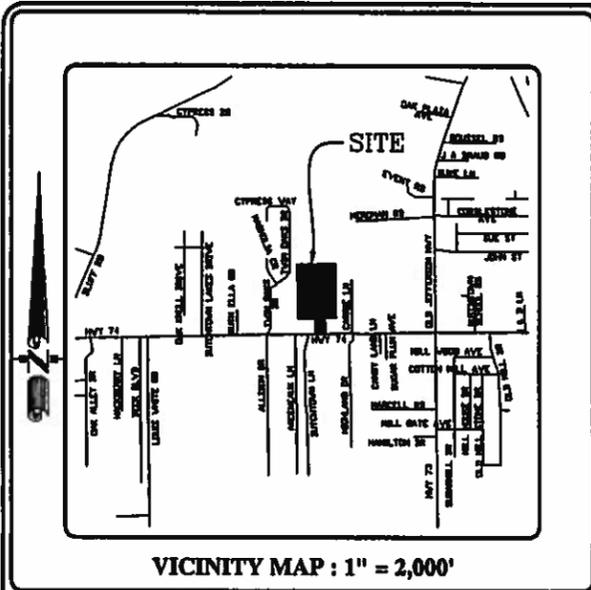
The owner is proposing a Family Partition of a Lot MD-1 into Lots MD-1-A (16.894 acres) and MD-1-B (.730 acres). The applicant will retain Lot MD-1-A and transfer lot MD-1-B to his mother. Lot MD-1-A is accessed by LA Hwy 74 and MD-1-B will be accessed by a proposed 30 foot private servitude of passage.

**STAFF REVIEW COMMENTS**

All comments addressed.

**STAFF RECOMMENDATIONS**

Staff recommends approval.



**REFERENCE MAP:**

1) MAP SHOWING SURVEY FOR THE ESTATE OF MARY D. DUPLESSIS BY W.J. CONNOR SURVEYORS RECORDED AS INSTRUMENT #704866.

• BASE BEARING = • N89° 13' 48"E FROM REFERENCE MAP.

THIS SURVEY CONFORMS TO CURRENT STANDARDS OF PRACTICE AS DEFINED IN TITLE 48, CHAPTER 29 OF 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 0040 E FOR ASCENSION PARISH, MAP DATED AUGUST 16, 2007, THIS PROPERTY LIES IN FLOOD HAZARD ZONE = A & X.

BASE FLOOD ELEVATION = 14.0'

SEWER DISPOSAL SHALL BE INDIVIDUAL SANITARY SEWER PLANTS.

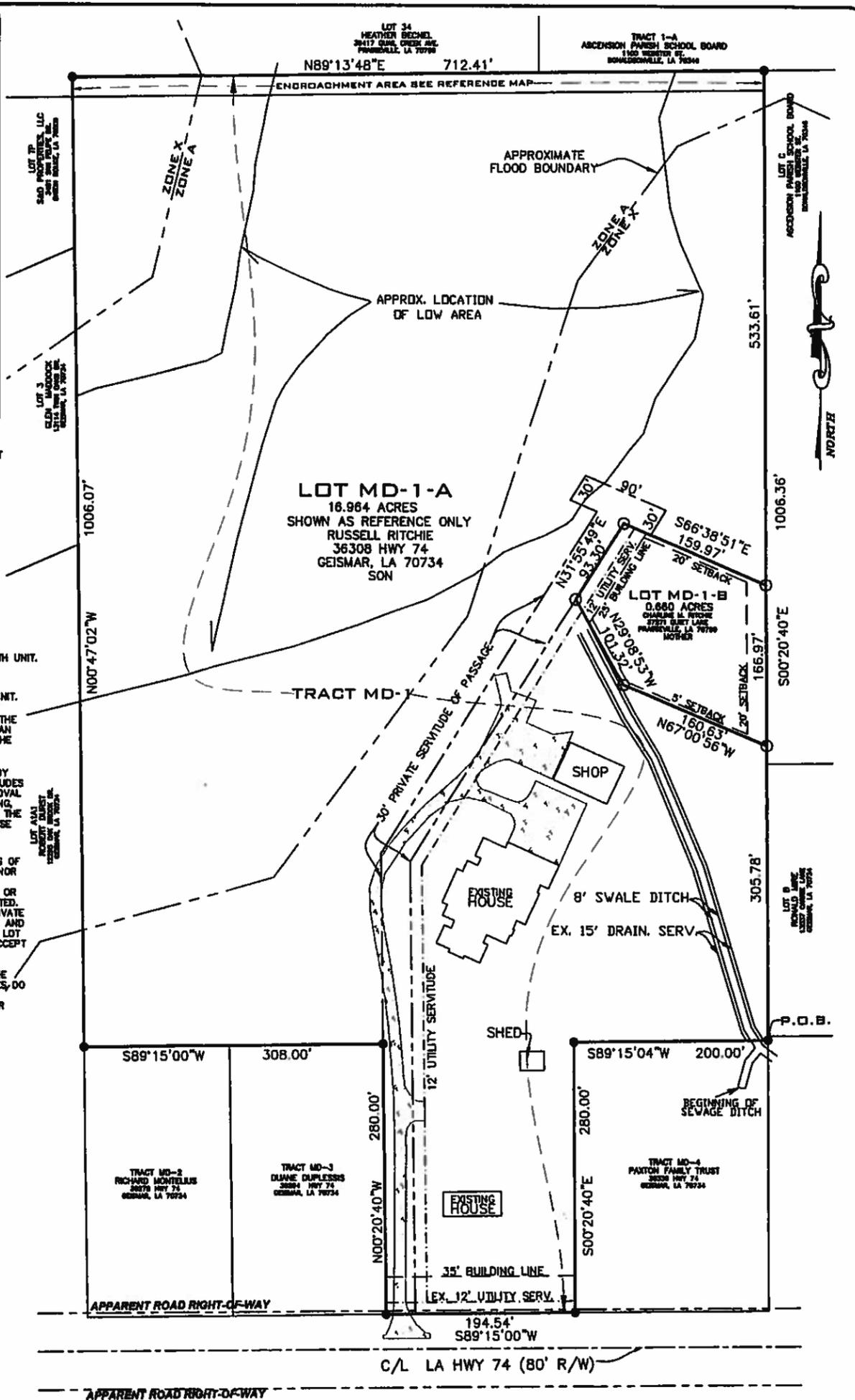
SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.

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

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

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

THE PRIVATE ACCESS SERVICED SHOWN HEREON IS HEREBY DEDICATED AS A MEANS OF ACCESS TO LOT MD-1-A. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY PRIVATE DRIVEWAY SERVICED SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH THE SERVICED IS GRANTED. THE PARISH OF ASCENSION HAS NO RESPONSIBILITY FOR MAINTENANCE OF THIS PRIVATE ACCESS SERVICED. THE ROADS AND STREETS SHOWN ON THIS PLAT ARE PRIVATE AND NOT PUBLIC ROADS AND STREETS ARE TO BE DEVELOPED AND MAINTAINED BY THE LOT OWNERS ONLY. THE PARISH OF ASCENSION SHALL NOT MAINTAIN, UPGRADE, OR ACCEPT SAID ROADS INTO THE PUBLIC SYSTEM UNLESS AND UNTIL BROUGHT UP TO HARD SURFACE AND ALL OTHER STANDARDS BY THE LOT OWNERS OR DEVELOPER. ACCORDING TO THE SUBDIVISION REGULATIONS FOR THE PARISH OF ASCENSION, THE SUB-DIVIDER AND LOT OWNERS FURTHER ARE PUT ON NOTICE THAT SCHOOL BUSES DO NOT OR ARE NOT REQUIRED TO TRAVEL DOWN PRIVATE ROADS AND IT IS THE OBLIGATION OF THE LOT OWNERS TO BRING THEIR CHILDREN TO A PUBLIC ROAD FOR SCHOOL BUS PICK UP.



RUSSELL RITCHE DATE

**PRELIMINARY FAMILY PARTITION  
MAP SHOWING SURVEY OF  
LOT MD-1-A & LOT MD-1-B,  
BEING THE RESUBDIVISION OF TRACT MD-1,  
LOCATED IN SECTION 15, T9S - R2E,  
SOUTHEASTERN LAND DISTRICT,  
EAST OF THE MISSISSIPPI RIVER,  
ASCENSION PARISH, LA.  
FOR  
RUSSELL RITCHE**

\*\*SEE REFERENCE MAP FOR ENCROACHMENTS ON THE NORTH PROPERTY LINE.\*\*



( IN FEET )  
1 Inch = 100 ft.

**LEGEND:**

- 1/2" IRON PIPE FOUND OR AS SHOWN
- 1/2" IRON PIPE SET
- x-x-x- FENCELINE

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 OCTOBER 2015, EARLES AND ASSOC., L.L.C. PERFORMED A GROUND SURVEY OF THE PROPERTY SHOWN HEREON AND THAT THIS MAP IS IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY. THIS PLAT CONFORMS TO LOUISIANA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

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

DATE



15568.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. SERVICEDS, 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.

DATE:	10/21/2015	DRAWING No.	15568
DRAWN BY:	JWF	JOB. No.	15-588
CHECKED BY:	ST	REF. No.	

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

TOWNSHIP	9S	SECTION	15
RANGE	2E		

November 12, 2015

**FAMILY PARTITION**

C) **Sarah S Brock Property – Lots S-1-A and S-1-B**

The subject property is located on TC Savoy Lane in Council District 6 and is zoned Rural (R). The application is on behalf of Joseph Savoy by Earles and Associates, LLC.

The owner is proposing a Family Partition of a Lot S-1 into Lots S-1-A (18.96 acres) and S-1B (1.000 acres). The applicant will retain Lot S-1-A and transfer lot S-1-B to his granddaughter. Both lots will be accessed by TC Savoy Lane, an existing 30 foot private servitude of passage.

**STAFF REVIEW COMMENTS**

Signatures of all existing users of TC Savoy Lane are required.

**STAFF RECOMMENDATIONS**

Staff recommends approval contingent upon all users of TC Savoy lane signing plat.

**GENERAL NOTES**

1. THE GENERAL PLANING OF THIS WORK IS THE PROPERTY OF QUALITY SURVEYING & ENGINEERING, L.L.C. ANY CHANGES TO THIS PLAN SHALL BE MADE BY THE CLIENT IN WRITING. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF QUALITY SURVEYING & ENGINEERING, L.L.C.
2. PROPERTY RESTRICTIONS, EASEMENTS, RIGHT-OF-WAYS, EASEMENTS AND/OR OTHER RIGHTS, OTHER THAN THOSE NOTED, MAY EXIST ON THIS PROPERTY. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. WILLIAMS DEDICATION OR DEDICATION HAS NOT REGISTERED NOR IS INCLUDED IN THIS SURVEY.
4. WORKSITES NECESSARY TO BE MAINTAINED AND NOT SURVEYED IN THE FIELD.

**FIELD OBSERVATIONS**

BY GRADING PLATTING ONLY, THIS PROPERTY LIES ENTIRELY WITHIN ZONE 4E OF THE FLOOD HAZARD MAP AND IS CONSIDERED TO BE IN A FLOOD HAZARD ZONE. AS SHOWN HEREON, THIS PROPERTY IS IN A FLOOD HAZARD ZONE. AS SHOWN HEREON, THIS PROPERTY IS IN A FLOOD HAZARD ZONE. AS SHOWN HEREON, THIS PROPERTY IS IN A FLOOD HAZARD ZONE.

**PROPERTY DATA**

TOTAL ACRES SURVEYED	14.98 ACRES
TOTAL NO. OF LOTS	2
ZONING	(R) RESIDENTIAL
STREETS	FRONT-25' REAR-20'
STREETS	SE-40' SW PRIVATE SERVICE ST RIGHT-OF-WAY

**PLANNING/ENGINEERING CERTIFICATION**

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LOCAL OWNER OR LOCAL AGENT OF THE PROPERTY PLATTED HEREON ON THE DATE INDICATED. THE UNDERSIGNED HAS REVIEWED THE PLATTING AND IS SATISFIED THAT THE PLATTING IS CORRECT AND ACCURATE. THE UNDERSIGNED HAS REVIEWED THE PLATTING AND IS SATISFIED THAT THE PLATTING IS CORRECT AND ACCURATE. THE UNDERSIGNED HAS REVIEWED THE PLATTING AND IS SATISFIED THAT THE PLATTING IS CORRECT AND ACCURATE.

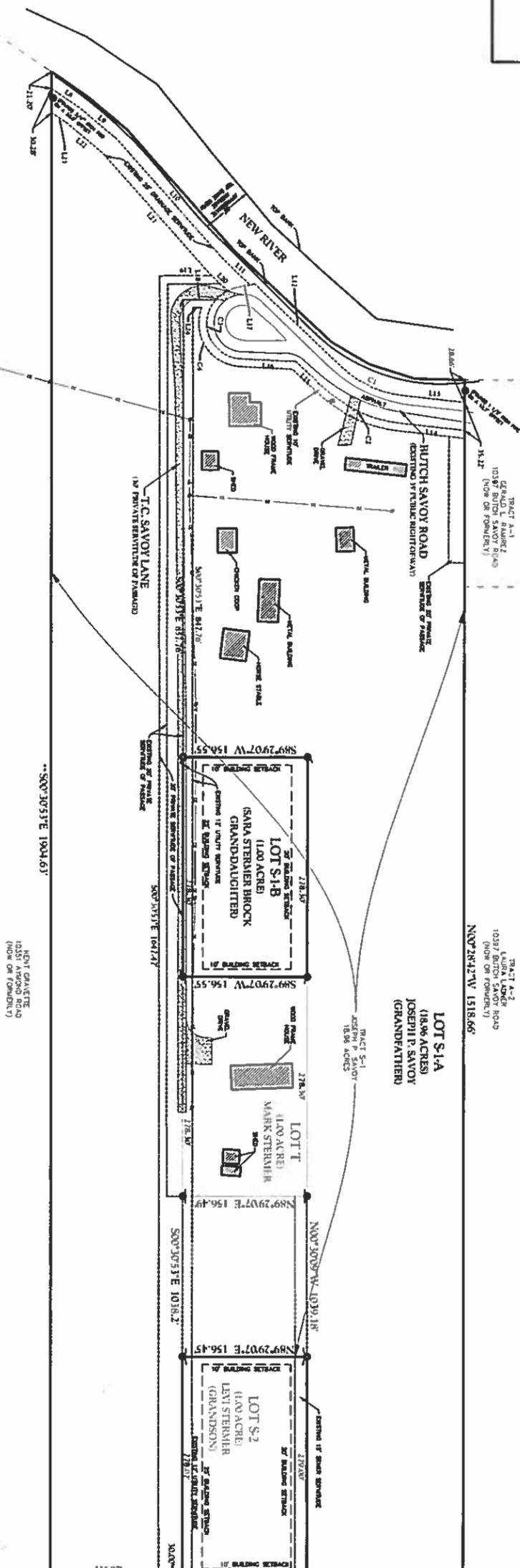
**SEWERAGE DISPOSAL NOTE**

SEWERAGE DISPOSAL NOTE: THIS PLAN SHOWS A METHOD OF SEWERAGE DISPOSAL. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

**PRIVATE DEDICATION**

THE PRIVATE ACCESS SERVICE SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC. THE PUBLIC STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT HEREBY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC. THE PUBLIC STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT HEREBY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC.

**NOTE**  
THE ROADS AND STREETS SHOWN ON THIS PLAN ARE PRIVATE AND NOT PUBLIC ROADS AND ARE TO BE DEVELOPED AND MAINTAINED BY THE LOT OWNERS ONLY. THE PARISH OF ASSUMPTION PUBLIC SYSTEMS AND UTILITIES, BROUGHT UP TO HAD SURFACE AND ALL OTHER STANDARDS BY THE LOT OWNERS OR DEVELOPER. ACCORDING TO THE SUBDIVISION REGULATIONS FOR THE PARISH OF ASSUMPTION, THE PARISH OF ASSUMPTION IS NOT RESPONSIBLE FOR TRAVEL FROM PRIVATE ROADS AND IT IS THE OBLIGATION OF THE LOT OWNERS TO BRING THEIR CHILDREN TO A PUBLIC ROAD FOR SCHOOL BUS PICK UP.



- LEGEND**
- FOUND 1/2" IRON PIPE
  - SET 1/2" IRON ROD
  - ⊙ POWER POLE
  - ⊙ OVERHEAD ELECTRIC
  - ⊙ TELEPHONE FEEDSTICK

**DESCRIPTION**  
THIS IS TO CERTIFY THAT THIS PLAN IS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION OF LAND ACT AND THE PARISH OF ASSUMPTION PUBLIC SYSTEMS AND UTILITIES. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

**ASSUMPTION PARISH PLANNING COMMISSION**  
DATE \_\_\_\_\_

**CURVE DATA**

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	86.37'	132.50'	37°20'51"	N85°21'13"W	84.85'
C2	109.18'	187.50'	37°20'51"	N85°21'13"W	107.26'
C3	128.61'	45.00'	183°45'20"	N05°51'21"W	89.10'
C4	104.13'	55.00'	108°28'33"	N33°29'44"W	89.26'

**LINE TABLES**

LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	54.88'	N56°08'49"W	L13	78.95'	N84°01'38"W
L2	64.72'	N50°26'43"W	L14	82.91'	N84°01'38"W
L3	203.81'	N41°51'25"W	L15	46.02'	N46°40'47"W
L4	188.72'	N47°13'08"W	L16	69.39'	S87°44'00"E
L5	55.70'	N59°54'45"W	L17	26.53'	N78°01'19"E
L6	59.87'	N72°56'25"W	L18	40.63'	N89°29'07"E
L7	62.73'	N89°11'03"W	L19	85.82'	N89°29'07"E
L8	42.04'	N50°08'49"W	L20	31.58'	N48°40'47"W
L9	62.53'	N50°26'43"W	L21	202.47'	N41°51'25"W
L10	203.29'	N41°51'25"W	L22	58.41'	N50°26'43"W
L11	43.60'	N46°40'47"W	L23	23.70'	N50°08'49"W
L12	151.43'	N46°40'47"W	L24	10.97'	N89°29'07"E

**QUALITY SURVEYING & ENGINEERING, L.L.C.**  
18150 Hwy 41, Suite 1100, Metairie, LA 70001  
Phone: 504-885-1100  
Fax: 504-885-1101  
www.quality-surveying.com

**SARAH S. BROCK**  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 4977

November 12, 2015

## MAJOR SUBDIVISION PRELIMINARY PLAT

### A) Ascension Commerce Center

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.

The applicant is requesting variances to:

1. 17-4020 E, G, H, I – block length standards, pedestrian system, park and tree requirements – as the lots will never be allowed to have a residential use.
2. 17-5012.A.1 – prohibits open ditches along streets – will require 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 will include a 4' improved shoulder and swales will be a maximum 4:1 slope

### STAFF REVIEW COMMENTS

Planning department outstanding comments:

1. All pole locations must be surveyed and shown on the plat. Per legal counsel, no poles will be allowed in the ROW. Also, documentation must be provided that shows that Entergy is aware of and does not object to the overlap.
2. Wetland determination was not provided as required – *received on 11/2/2015*
3. There are several errors in the lot acreage table. Please double check and revise all lots
4. Revise General Note 8 to state that “Any change in the layout of the plat that creates additional lots will require...”
5. There are several locations where existing drainage servitude goes through proposed ponds. Does this affect the way these drainage servitudes function now? **No, the drainage ditches will continue to function at pre-development (or lower) water surface elevations.** Does the DIS address this? **Yes.** Should the ponds be moved outside of the existing drainage servitudes? **No, the ditches route storm runoff to the ponds where it is stored and released at pre-development flow rates. Proposed Pond 2 appears to have the existing ditch run through the pond because the servitude is shown outside of the exiting 150' GSU R/W in all reference survey maps although the ditch is actually centered on the eastern boundary line (shared PL with Hwy 73 frontage lots) of the site.**
6. Add that a variance is being requested from 17-4020 E, G, H, I due to the fact that no lot shall ever have a residential use.

7. Add that variance is being requested from 17-5012.A.1 – this requires written approval of the variance is required from Drainage Director, Director of Public works and the Office of Planning and Development
8. Add to the 17-4034 waiver note that it is also due to:
  - a. 100' minimum lot frontage
  - b. 4' improved shoulder
  - c. 4:1 maximum slope on swales
9. Drainage servitude will be required around the detention ponds to protect them from being altered by property owners
10. Were lots 1-8 on Industrial Drive accounted for in the TIS? They must be added to it if not. **The final plat for Lots 1-8 was previously approved by the Parish. Those lots are included in the TIS as existing traffic. Only lots included in the proposed 345 acre subdivision were included in the TIS analysis.**
11. Is the width of Industrial Drive at Hwy 73 and at Hwy 30 wide enough to include exclusive left and right turn lanes warranted by the TIS? *See attached exhibits provided by engineer*
12. The width of the swales shown in the section is too narrow. At a 2.4' depth, a 4:1 slope would require a maximum of  $21.2' - 2.4 \times 4 = 9.6$ ,  $9.6 \times 2 = 19.2$ ,  $19.2 + 2(\text{flat bottom}) = 21.2$   
**The Typical Street Section detail has been edited to show 4:1 slopes and 1.5 ft (max.) depth.**

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

Drainage impact study:

The drainage impact study has not yet been reviewed by the Department of Engineering.

Traffic impact study:

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

#### **STAFF RECOMMENDATIONS**

With the exception of the variances that are being requested, the proposed plat meets all guidelines for a major subdivision. However without approval from the Department of Engineering regarding both the traffic and drainage impact studies, staff cannot recommend approval at this time.

# PARISH OF ASCENSION

## ENGINEERING DEPARTMENT



October 20, 2015

**RE: Ascension Commerce Center  
Traffic Impact Study Review (# 15-007)**

Dear Mr. Nick J. Ferlito, P.E.  
Neel- Schaffer, Inc.  
12021 Bricksome Avenue  
Baton Rouge, LA. 70816

We have completed the review of the Traffic Impact Study (TIS) prepared by Neel- Schaffer dated October 7, 2015 submitted to our office on October 8, 2015 for the above referenced project. Neel –Schaffer has prepared the Traffic Impact Study in accordance with acceptable standards, however, we are not able to approve the results of the study as noted in the following comments:

#	Page/figure	Comments
1	Figure 2	The Traffic Impact Study references to Phase 1 and Phase 2; however, Figure 2 doesn't indicate where the Phase breaks are located. It does show a break between the 5 <sup>th</sup> and 6 <sup>th</sup> filing. Is this the Phase break line also? Please show the location of the Phase lines.
2	Page 13	We are in agreement that at the intersection of LA 30 and Industrial Drive, a new exclusive right turn lane and left turn lane will be constructed. We require that these be constructed under Phase 1.
3	Page 14	We are concerned about the analysis of the new entrance at LA 73 and Industrial Drive that will be constructed with Phase 2. Table 3 shows that the LOS of this intersection will be LOS "E" and "F" in both the AM and PM peak traffic periods. This is with the addition of added right and left turning lanes on Industrial Drive along with a SB left turn lane on LA 73 and a NB right turning lane on LA 73. This is not acceptable for a new intersection. We cannot approve this proposed access with these Level of Service ratings. Consideration needs to be made of possible dual turning lanes or other such means to improve the LOS.

# PARISH OF ASCENSION

## ENGINEERING DEPARTMENT



4	Table 4 Page 15	The existing intersection of LA 73 and LA 30 is currently at a LOS of "F and "D". The effect of the full build out of the subdivision would cause the delay time for all PM peak movements except the EB peak to increase from a range of 30% to 90%. While we understand that this is an existing congested intersection in the PM peak periods, the added traffic from this development will add major delays to the intersection.
5	Table 5 Page 16	It is noted that on Table 5, page 16 that the construction of a roundabout at this location would raise the LOS to an "A" and "B" for the intersection. This development has a responsibility to coordinate with the State (LA DOTD) for improvements that will not cause this intersection to become more congested. We cannot approve the proposed improvement of this intersection as currently presented in this TIS.

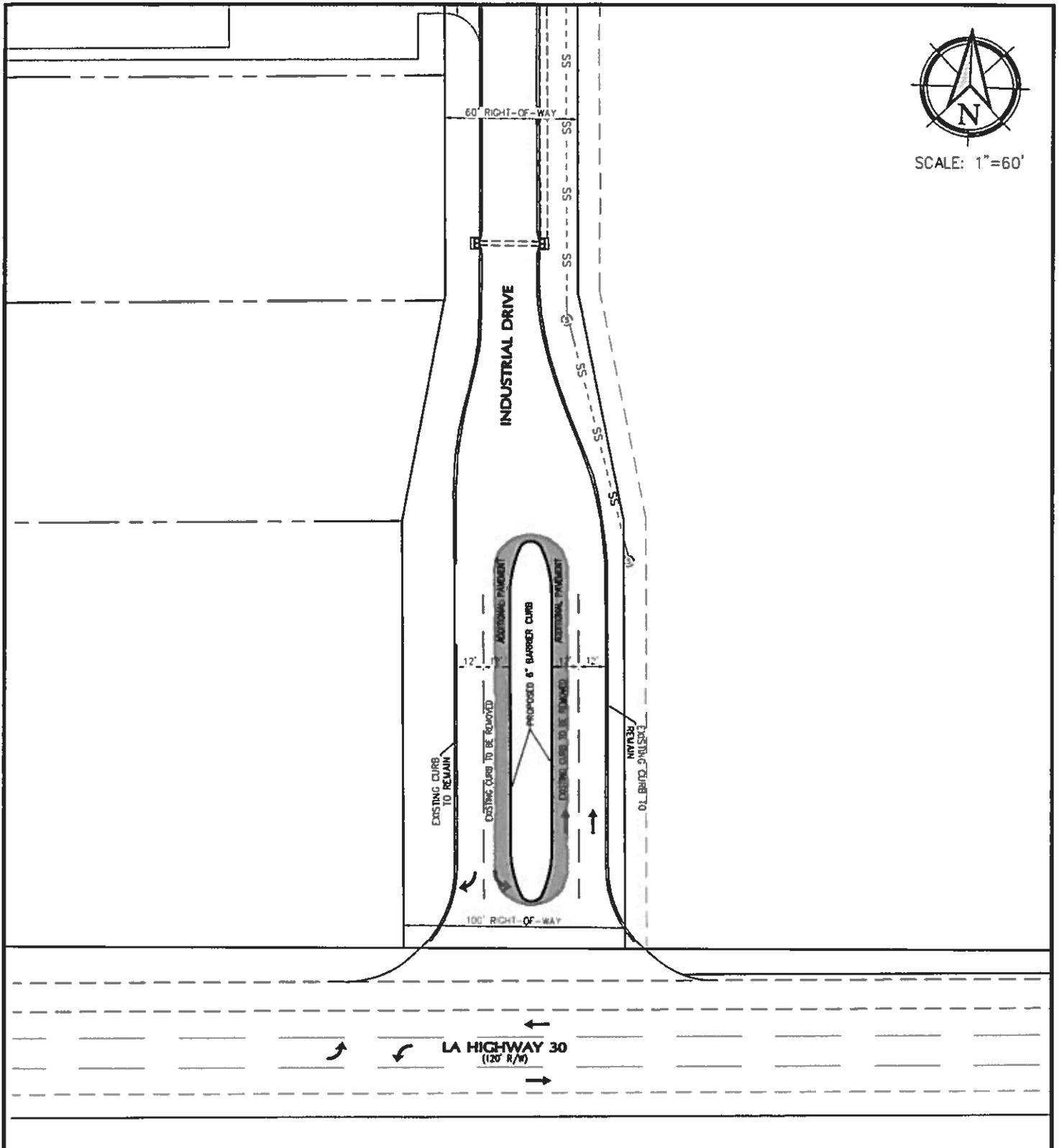
If you have questions or comments regarding any review comments please feel free to contact me.

Sincerely,

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



SCALE: 1"=60'



**QUALITY**  
Engineering & Surveying, LLC  
18350 Hwy 42 Port Vincent, LA 70726  
TEL 225-698-1600 FAX 225-698-3367  
www.QESLA.com



Title  
**WIDENING OF INDUSTRIAL DRIVE  
AT HIGHWAY 30**

Project  
**ASCENSION COMMERCE CENTER  
INDUSTRIAL DRIVE  
GONZALES, LOUISIANA**



SCALE: 1"=30'

LOT 83-A

INDUSTRIAL DRIVE  
(60' RIGHT-OF-WAY)

LOT 79

60' RIGHT-OF-WAY

12.30' 12.00' 11.00' 12.00' 12.74'



LOUISIANA HIGHWAY 73  
(EXISTING 60' PUBLIC R/W)

**QUALITY**  
Engineering & Surveying, LLC  
18350 Hwy 42 Port Vincent, LA 70726  
TEL 225-698-1600 FAX 225-698-3367  
www.QESLA.com



Title:

**WIDENING OF INDUSTRIAL DRIVE  
AT HIGHWAY 73**

Project:

**ASCENSION COMMERCE CENTER  
INDUSTRIAL DRIVE  
GONZALES, LOUISIANA**



November 12, 2015

## MAJOR SUBDIVISION PRELIMINARY PLAT

### B) Cedar Springs

The subject property is located on Norwood Road in Council District 5 and is zoned Medium Intensity (RM). The application is on behalf of America Homeland LLC by Quality Engineering & Surveying, LLC.

The property is 13.96 acres and the applicant is proposing a major subdivision containing 39 single family residential lots. Lots are a minimum of 60 feet wide and contain a minimum of 7,500 square feet. The subdivision will include .8 acres of designated park space.

#### STAFF REVIEW COMMENTS

Planning department comments:

17-4032.E states that subdivisions should have more than one entrance – Please state why this subdivision will not provide a second entrance.

(17-4032.E states, “Subdivisions should have more than one exit street, preferably on different streets or in different directions. The street network should facilitate the separation of local and through traffic”. The reason we are only providing one entrance is we do not have a location on the property that would provide an entrance/exit to a different street or in a different direction. We feel that if the property connected to another public road it would benefit the subdivision to have an additional entrance/exit. The fact that the only other possible area for an additional entrance/exit would be within 300’ of the proposed entrance and would enter and exit on to the same street in the same direction. Also, we would like to provide a street within the subdivision to allow for privacy and no through traffic and by ending Cedar Park Ave. with a “T” turnaround it provides that privacy rather than continuing it to Norwood Rd.)

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

Drainage impact study:

The drainage impact study has not yet been reviewed by the Department of Engineering.

Traffic impact study:

The traffic impact study has been approved. A copy of the letter granting approval is attached.

#### STAFF RECOMMENDATIONS

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

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

# PARISH OF ASCENSION

## ENGINEERING DEPARTMENT



Tommy Martinez  
Parish President

October 14, 2015

Mr. Nick J. Ferlito, P.E., PTOE  
Neel-Schaffer, Inc.  
12021 Bricksome Avenue  
Baton Rouge, LA 70816

**RE: Cedar Springs Subdivision (DPZ #15-056)  
Traffic Impact Study Review**

Dear Mr. Ferlito:

The Traffic Impact Study submitted to the Office of Planning and Development on October 08, 2015 and dated October 07, 2015 has been reviewed for compliance with Ascension Parish Regulations. It is noted that Neel-Schaffer has prepared the Traffic Impact Study in accordance with acceptable standards.

We agree that no traffic improvements are required for this development. Based on our review, the Traffic Impact Study as submitted is approved.

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

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

Sincerely,

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



November 12, 2015

## MAJOR SUBDIVISION PRELIMINARY PLAT

### C) Maple Grove

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

The property is 45.0 acres and the applicant is proposing 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 will include .5 acres of designated park space.

The applicant is requesting variances to:

2. 17-5012.A.1 – prohibits open ditches along streets – will require 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 will include 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

### STAFF REVIEW COMMENTS

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

Drainage impact study:

The drainage impact study has not yet been reviewed by the Department of Engineering.

Traffic impact study:

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

### STAFF RECOMMENDATIONS

With the exception of the variances that are being requested, the proposed plat meets all guidelines for a major subdivision. Without the approval of the drainage and traffic impact studies staff cannot recommend approval at this time.

# PARISH OF ASCENSION

## ENGINEERING DEPARTMENT



Tommy Martinez  
Parish President

October 14, 2015

Ms. Rebecca Bryant, P.E.  
Neel-Schaffer, Inc.  
12021 Bricksome Avenue  
Baton Rouge, LA 70816

**RE: Maple Grove Subdivision (DPZ #15-055)  
Traffic Impact Study Review**

Dear Ms. Bryant:

The Traffic Impact Study submitted to the Office of Planning and Development on October 08, 2015 and dated September 29, 2015 has been reviewed for compliance with Ascension Parish Regulations. It is noted that Neel-Schaffer has prepared the Traffic Impact Study in accordance with acceptable standards.

We find that there are a couple of items that need additional clarification. The first is that the existing right of way for Stevens road is only 35 feet wide as per Parish records. It should show that on the exhibit in TIS. Another concern is Lot A-1-B-1 and the small lot immediately to the North appears to be a part of this plat, however, they are not included in the Traffic Impact Study. What is the status of these lots? What is the width of the access from Lot 7 to Maple Grove Drive? Given the length of the "driveway" it needs to be wide enough for two way traffic. On Lot 17, the TIS shows a 40 foot access easement, apparently for either Lot 16 and/or Lot A-1-B-1. Since both of these lots have access to Stevens road, what is the purpose of the access easement?  
What is the width of the drive access into Lot A-1-B-1?

We agree that based on the small number of residential lots no traffic improvements appear to be required for this development, however, please address the questions that we have prior to our final review of the TIS.

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

Sincerely,

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



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



15-08

Item for Consideration:

**Ordinance SR15-08: Revisions to the Subdivision Regulations  
in the Unified Land Development Code – Section 17-405  
Preliminary Plat Procedure**

The purpose of this section is to set the rules and requirements for the submission of Preliminary Plats. On the deadline for the November meeting, the Planning Department received 4 complete packages for 4 new Major Subdivisions that will be scheduled to appear before the Commission in November. This amount of information is quite large, and with all of the other duties and responsibilities of the persons responsible for reviewing the documents, there is a fear that something may be missed, the review will be inadequate, or simply incomplete by the time the Commission meets in November.

This revision proposes to amend the Subdivision Regulations to allow for additional time for the Parish to review submissions prior to the public hearing before the Planning Commission.

**What the Code currently says:**

- B. Ten (10) full scale prints, one (1) 11" x 17" reduced print of the preliminary plat, one (1) 11" x 17" reduced print of the preliminary plat submitted in electronic form (.pdf file) or other acceptable format as approved by the Parish of Ascension Technology Department, and specified supplementary material shall be submitted to the secretary for the Planning and Zoning Commission at least thirty-five (35) days prior to a regularly scheduled Planning and Zoning Commission meeting. The Engineering Review Agency and the Department of Public Works shall review the preliminary plat within ten (10) days. Review and inspection fees established by the Planning and Zoning Commission shall be submitted with the preliminary plat.

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

**What the Revised Code will say:**

- B. Ten (10) full scale prints, one (1) 11" x 17" reduced print of the preliminary plat, one (1) 11" x 17" reduced print of the preliminary plat submitted in electronic form (.pdf file) or other acceptable format as approved by the Parish of Ascension Technology Department, and specified supplementary material shall be submitted to the secretary for the Planning and Zoning Commission at least **seventy (70)** days prior to a regularly scheduled Planning and Zoning Commission meeting. The Engineering Review Agency and the Department of

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**OFFICE OF PLANNING AND DEVELOPMENT**  
**PLANNING DEPARTMENT**



Public Works shall review the preliminary plat within **twenty-one (21)** days. Review and inspection fees established by the Planning and Zoning Commission shall be submitted with the preliminary plat.

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

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



**ORDINANCE NO. DC15-08**

**REVISION OF SECTION 17-405.B – PRELIMINARY  
PLAT PROCEDURE OF THE ASCENSION PARISH  
UNIFIED LAND DEVELOPMENT CODE, PROVIDING  
SEVERABILITY, AND EFFECTIVE DATE.**

**PURPOSE:** The purpose of this ordinance is to revise language in the Subdivision Regulations in Appendix IV of the Unified Land Development Code.

**WHEREAS:** Ascension Parish is a local governmental subdivision as defined by Article VI, Section 44 of the Louisiana Constitution of 1974, and

**WHEREAS:** The Parish of Ascension is the governing and responsible body within this jurisdiction, and

**WHEREAS:** Article VI of the Home Rule Charter of Ascension Parish, adopted May 4, 1993, identifies the process and manner in which to adopt ordinances regulating the lands of this Parish, and

**WHEREAS:** This code was incorporated as Appendix IV – Subdivision Regulations of the Parish Unified Land Development Code adopted December 17, 2009, and

**BE IT ORDAINED** by the Ascension Parish Governing Authority that the Subdivision Regulations in Appendix IV of the Unified Land Development Code is hereby amended as follows. These changes are adopted as follows:

See attached Appendix IV –Subdivision Regulations – Section 17-405.B

**SEVERABILITY:** In the event that any portion of this Ordinance is ever held invalid or unconstitutional for any reason by any court of competent jurisdiction over it, such portion

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



shall be deemed a separate, distinct, and independent provision(s) and shall not affect the validity of the remaining portion(s) of the Ordinance.

**EFFECTIVE DATE:** This ordinance shall be in full effect as permitted by law

**EXHIBITS:** Appendix IV –Subdivision Regulations – Section 17-405.B

**ADOPTION:** This ordinance having been submitted to a vote, the vote thereon was as follows:

Oliver Joseph, Kent Schexnaydre, Travis Turner, Dempsey Lambert, Teri Casso,  
Randy Clouatre, Chris Loar, Todd Lambert, Bryan Melancon, Benny Johnson,  
Daniel Satterlee

Yeas:

Nays:

Not Voting:

Absent:

And this ordinance was passed on this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Attest: President's Clerk

\_\_\_\_\_  
Tommy Martinez, Parish President

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



**EXHIBITS: Appendix IV –Subdivision Regulations – Section 17-405.B**

- B.** Ten (10) full scale prints, one (1) 11" x 17" reduced print of the preliminary plat, one (1) 11" x 17" reduced print of the preliminary plat submitted in electronic form (.pdf file) or other acceptable format as approved by the Parish of Ascension Technology Department, and specified supplementary material shall be submitted to the secretary for the Planning and Zoning Commission at least **seventy (70)** days prior to a regularly scheduled Planning and Zoning Commission meeting. The Engineering Review Agency and the Department of Public Works shall review the preliminary plat within **twenty-one (21)** days. Review and inspection fees established by the Planning and Zoning Commission shall be submitted with the preliminary plat.

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

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



15-09

Item for Consideration:

**Ordinance DR15-09: Revisions to the Drainage Regulations in the Unified Land Development Code – Section 17-5013 Design Criteria**

The purpose of this section is to set the criteria for storm drainage design, drainage impact studies, construction plans and final drainage calculations for residential subdivisions and commercial developments. With the large influx of developments, it has become more difficult for the Parish to maintain a watchful eye over all of the on-going construction efforts.

This revision proposes to amend the Drainage Regulations to require the design engineer for all projects to submit a letter of certification stating that the project was completed in accordance with the plans that were submitted, reviewed and approved by the Parish of Ascension. This letter will be signed and sealed by the design engineer and no project shall receive its final approval until it has been received.

**What the Code currently says:**

The code is silent.

**What the Revised Code will say:**

**17-5013.**

**Design Criteria**

- A. Storm drainage design, unless otherwise noted, shall utilize at a minimum a ten year 24-hour storm duration as determined by Technical Paper 40 published by the National Weather Service (Currently 8.5 inches over a 24-hour period).
- B. Drainage Impact Studies shall be prepared in accordance with the latest revision of the Drainage Impact Study Policy, as established by the Ascension Parish Planning Commission.
- C. All drainage impact studies, construction plans, and final drainage calculations for residential subdivisions and commercial developments submitted to the Office of Planning & Development shall be performed under the direction of and sealed by a Professional Engineer licensed to practice Civil Engineering in the State of Louisiana. Exceptions will be considered by the Planning Director for cases showing a clear reduction in total impervious area and no modifications to existing drainage elements.

(Ord.# DR07-01, 9/6/07; DR09-01, 7/16/09; DC09-09, 12/17/09)

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



- D. Upon completion of the project, the design engineer for the project is required to submit a signed and sealed Letter of Certification that states that the project was completed in accordance with the construction plans that were submitted, reviewed and approved by the Parish of Ascension. Final approval will not be granted until this letter has been received.

(Ord.# DR07-01, 9/6/07; DR09-01, 7/16/09; DC09-09, 12/17/09; DR15-09, 1/1/16)

- E. The Parish Floodplain Administrator may require a flood elevation certificate from a Professional Land Surveyor or Professional Engineer for residential and commercial structures at his/her discretion.

- F. Interior subsurface stormwater system conveyance may be designed based upon the five year storm event provided peak flows for the ten year event do not cause a design failure.

(Ord.# DR07-01, 9/6/07; DR09-01, 7/16/09; DC09-09, 12/17/09)

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



**ORDINANCE NO. DR15-09**

**REVISION OF SECTION 17-5013 – DESIGN CRITERIA**  
**OF THE ASCENSION PARISH UNIFIED LAND**  
**DEVELOPMENT CODE, PROVIDING SEVERABILITY,**  
**AND EFFECTIVE DATE.**

**PURPOSE:** The purpose of this ordinance is to revise language in the Drainage Regulations in Appendix V of the Unified Land Development Code.

**WHEREAS:** Ascension Parish is a local governmental subdivision as defined by Article VI, Section 44 of the Louisiana Constitution of 1974, and

**WHEREAS:** The Parish of Ascension is the governing and responsible body within this jurisdiction, and

**WHEREAS:** Article VI of the Home Rule Charter of Ascension Parish, adopted May 4, 1993, identifies the process and manner in which to adopt ordinances regulating the lands of this Parish, and

**WHEREAS:** This code was incorporated as Appendix V – Drainage Regulations of the Parish Unified Land Development Code adopted December 17, 2009, and

**BE IT ORDAINED** by the Ascension Parish Governing Authority that the Drainage Regulations in Appendix V of the Unified Land Development Code is hereby amended as follows. These changes are adopted as follows:

See attached Appendix V – Drainage Regulations – Section 17-5013

**SEVERABILITY:** In the event that any portion of this Ordinance is ever held invalid or unconstitutional for any reason by any court of competent jurisdiction over it, such portion

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shall be deemed a separate, distinct, and independent provision(s) and shall not affect the validity of the remaining portion(s) of the Ordinance.

**EFFECTIVE DATE:** This ordinance shall be in full effect as permitted by law

**EXHIBITS:** Appendix V –Drainage Regulations – Section 17-5013

**ADOPTION:** This ordinance having been submitted to a vote, the vote thereon was as follows:

Oliver Joseph, Kent Schexnaydre, Travis Turner, Dempsey Lambert, Teri Casso,  
Randy Clouatre, Chris Loar, Todd Lambert, Bryan Melancon, Benny Johnson,  
Daniel Satterlee

Yeas:

Nays:

Not Voting:

Absent:

And this ordinance was passed on this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
**Attest: President's Clerk**

\_\_\_\_\_  
**Tommy Martinez, Parish President**

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**EXHIBITS:** Appendix V –Drainage Regulations – Section 17-5013

**17-5013. Design Criteria**

- A. Storm drainage design, unless otherwise noted, shall utilize at a minimum a ten year 24-hour storm duration as determined by Technical Paper 40 published by the National Weather Service (Currently 8.5 inches over a 24-hour period).
- B. Drainage Impact Studies shall be prepared in accordance with the latest revision of the Drainage Impact Study Policy, as established by the Ascension Parish Planning Commission.
- C. All drainage impact studies, construction plans, and final drainage calculations for residential subdivisions and commercial developments submitted to the Office of Planning & Development shall be performed under the direction of and sealed by a Professional Engineer licensed to practice Civil Engineering in the State of Louisiana. Exceptions will be considered by the Planning Director for cases showing a clear reduction in total impervious area and no modifications to existing drainage elements.

(Ord.# DR07-01, 9/6/07; DR09-01, 7/16/09; DC09-09, 12/17/09)

- D. Upon completion of the project, the design engineer for the project is required to submit a signed and sealed Letter of Certification that states that the project was completed in accordance with the construction plans that were submitted, reviewed and approved by the Parish of Ascension. Final approval will not be granted until this letter has been received.

(Ord.# DR07-01, 9/6/07; DR09-01, 7/16/09; DC09-09, 12/17/09; DR15-09, 1/1/16)

- E. The Parish Floodplain Administrator may require a flood elevation certificate from a Professional Land Surveyor or Professional Engineer for residential and commercial structures at his/her discretion.
- F. Interior subsurface stormwater system conveyance may be designed based upon the five year storm event provided peak flows for the ten year event do not cause a design failure.

(Ord.# DR07-01, 9/6/07; DR09-01, 7/16/09; DC09-09, 12/17/09)

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**ENGINEERING DEPARTMENT**



(Date)

Parish of Ascension  
Engineering Department  
42077 Churchpoint Road  
Gonzales, LA 70737

To Whom it May Concern,

Let this letter stand as the official record.

I (Name of Engineer) (License Number) do hereby solemnly swear that (Project Name) which received approval by the Ascension Parish Engineering Department on (date) has been constructed and completed in accordance with the approved construction plans dated (date).

Any variations or modifications to the approved plans are depicted in the submitted As-built drawings. These variations or modifications have not been reviewed or approved by the Parish of Ascension.

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Signature

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Name (printed)

Seal

Received by: \_\_\_\_\_

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**OFFICE OF PLANNING AND DEVELOPMENT**  
**PLANNING DEPARTMENT**



15-10

Item for Consideration:

**Ordinance SR15-10: Revisions to the Subdivision Regulations  
in the Unified Land Development Code – Section 17-4026.F  
Family Partition**

The purpose of this section is to set the criteria and requirements for a Family Partition division of property.

This revision proposes to amend the Subdivision Regulations to allow for the extension of the deadline to have a Family Partition finalized. Recently we have had an issue where a property owner received the approval from the Commission to do the Family Partition, however the 180 day time limit lapsed before they had completed the required action to finalize the Partition. This revision provides for the opportunity to extend the deadline by an additional 90 days.

**What the Code currently says:**

- F. The plat shall be approved by the planning commission but shall not be signed by the planning commission chairman nor released for recordation until all conveyance documents according to the plat have been recorded. Upon approval, the planning commission shall submit a copy of the minutes to the developer showing such approval subject to the recordation of the transfer documents and true copies being submitted to the planning commission. This recordation must be done within one hundred and eighty (180) days of approval by the planning commission. True copies of the conveyance documents shall be submitted to the planning commission at which time the plat shall be signed by the planning commission chairman, or his designee, and be recorded by the Planning Department with the Clerk of Court.

**What the Revised Code will say:**

- F. The plat shall be approved by the planning commission but shall not be signed by the planning commission chairman nor released for recordation until all conveyance documents according to the plat have been recorded. Upon approval, the planning commission shall submit a copy of the minutes to the developer showing such approval subject to the recordation of the transfer documents and true copies being submitted to the planning commission. This recordation must be done within one hundred and eighty (180) days of approval by the planning commission, however, prior to the expiration of the one hundred eighty (180) days the applicant, for good cause, may request a ninety (90) day extension to complete the transfer. Said request for extension must be made at a

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meeting of the planning commission prior to expiration of the initial one hundred eighty (180) day term described above. Good cause shall be determined by the members of the planning commission at a regularly scheduled meeting of the commission.

Further when the property to be subdivided requires the completion of succession proceedings prior to transfer of the property, the one hundred eighty (180) day delay shall not begin to run until the date of filing of the Judgment of Possession into the public records of the parish. True copies of the conveyance documents shall be submitted to the planning commission at which time the plat shall be signed by the planning commission chairman, or his designee, and be recorded by the Planning Department with the Clerk of Court.

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**ORDINANCE NO. SR15-10**

**REVISION OF SECTION 17-4026.F – FAMILY  
PARTITION OF THE ASCENSION PARISH UNIFIED  
LAND DEVELOPMENT CODE, PROVIDING  
SEVERABILITY, AND EFFECTIVE DATE.**

**PURPOSE:** The purpose of this ordinance is to revise language in the Subdivision Regulations in Appendix IV of the Unified Land Development Code.

**WHEREAS:** Ascension Parish is a local governmental subdivision as defined by Article VI, Section 44 of the Louisiana Constitution of 1974, and

**WHEREAS:** The Parish of Ascension is the governing and responsible body within this jurisdiction, and

**WHEREAS:** Article VI of the Home Rule Charter of Ascension Parish, adopted May 4, 1993, identifies the process and manner in which to adopt ordinances regulating the lands of this Parish, and

**WHEREAS:** This code was incorporated as Appendix IV – Subdivision Regulations of the Parish Unified Land Development Code adopted December 17, 2009, and

**BE IT ORDAINED** by the Ascension Parish Governing Authority that the Subdivision Regulations in Appendix IV of the Unified Land Development Code is hereby amended as follows. These changes are adopted as follows:

See attached Appendix IV –Subdivision Regulations – Section 17-4026.F

**SEVERABILITY:** In the event that any portion of this Ordinance is ever held invalid or unconstitutional for any reason by any court of competent jurisdiction over it, such portion

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shall be deemed a separate, distinct, and independent provision(s) and shall not affect the validity of the remaining portion(s) of the Ordinance.

**EFFECTIVE DATE:** This ordinance shall be in full effect as permitted by law

**EXHIBITS:** Appendix IV –Subdivision Regulations – Section 17-4026.F

**ADOPTION:** This ordinance having been submitted to a vote, the vote thereon was as follows:

Oliver Joseph, Kent Schexnaydre, Travis Turner, Dempsey Lambert, Teri Casso,  
Randy Clouatre, Chris Loar, Todd Lambert, Bryan Melancon, Benny Johnson,  
Daniel Satterlee

Yeas:

Nays:

Not Voting:

Absent:

And this ordinance was passed on this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Attest: President's Clerk

\_\_\_\_\_  
Tommy Martinez, Parish President

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**OFFICE OF PLANNING AND DEVELOPMENT**  
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**EXHIBITS:** Appendix IV –Subdivision Regulations – Section 17-4026.F

- F. The plat shall be approved by the planning commission but shall not be signed by the planning commission chairman nor released for recordation until all conveyance documents according to the plat have been recorded. Upon approval, the planning commission shall submit a copy of the minutes to the developer showing such approval subject to the recordation of the transfer documents and true copies being submitted to the planning commission. This recordation must be done within one hundred and eighty (180) days of approval by the planning commission, however, prior to the expiration of the one hundred eighty (180) days the applicant, for good cause, may request a ninety (90) day extension to complete the transfer. Said request for extension must be made at a meeting of the planning commission prior to expiration of the initial one hundred eighty (180) day term described above. Good cause shall be determined by the members of the planning commission at a regularly scheduled meeting of the commission.

Further when the property to be subdivided requires the completion of succession proceedings prior to transfer of the property, the one hundred eighty (180) day delay shall not begin to run until the date of filing of the Judgment of Possession into the public records of the parish. True copies of the conveyance documents shall be submitted to the planning commission at which time the plat shall be signed by the planning commission chairman, or his designee, and be recorded by the Planning Department with the Clerk of Court.