



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

Planning Commission
December 9, 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 November 12, 2015 Planning Commission Minutes**
- 8. Consent Agenda**
 - (A) **Affidavit of Mortgage Declaration**
Bone and Joint Properties, LLC - Lots 4-5A-1-B and 4-5A-1-C
 - (B) **Affidavit of Mortgage Declaration**
George Waguespack Property
 - 1) Lot B-4-A (William Wade Patrick)
 - 2) Lot B-4-B (Joanie W. Prejean)
- 9. Public Hearing to Approve or Deny the Following Family Partition:**
 - (A) **Hardy J. Kelley Property - Lots A2A-3-A-1 & A2A-3-A-2**
Earles and Associates, LLC
(Council District 5)
- 10. Public Hearing to Approve or Deny the Following Preliminary Plats:**
 - (A) **Talon Drive (50' P.A.S.) and Carson Drive (50' P.A.S.) Phase 2**
MR Engineering & Surveying, LLC
(Council District 3)
 - (B) **Stoney Point Estates**

MR Engineering & Surveying, LLC
(Council District 3)

(C) **Ascension Commerce Center - 5th Phase & 6th Phase**

Quality Engineering & Surveying, LLC
(Council District 3)

(D) **Belle Savanne**

Quality Engineering & Surveying, LLC
(Council District 8)

(E) **Oak Lake**

Quality Engineering & Surveying, LLC
(Council District 2)

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

(A) **Talon Drive (50' P.A.S.) and Carson Drive (50' P.A.S.) Phase 1**

MR Engineering & Surveying, LLC
(Council District 3)

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

(A) **Bocage Plantation for LeReve Bocage, LLC - Amend the Site Plan**

Pre-Development Meeting for Historic Site Overlay Zone Plan
(Council District 3)

13.Staff Report

14.Engineering Staff Report

15.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
November 12, 2015

The Planning Commission of the Parish of Ascension held a Public Meeting on Thursday, November 12, 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, Gasper Chifci, Jackie Callender, Donald Songy, Matthew Pryor

The following members were absent:

Joshua Ory, Morrie Bishop

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 had no comments.

VI. Minutes

A) Approval or Denial of the Minutes of the October 14, 2015 Planning Commission Meeting

Commission Action: Moved by Mr. Gasper Chifci, seconded by Mr. Donald Songy and unanimously adopted, to approve the October 14, 2015 Planning Commission minutes as presented.

VII. Consent Agenda

A) Affidavit of Mortgage Declaration

Norman Frederic Property – Tract C-2-B (Total Image Intl.)

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Gasper Chifichi, seconded by Mr. Robert Burgess and unanimously adopted, to approve the consent agenda.

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

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.

Mr. Shaun Thibodaux 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. Matthew Pryor and unanimously adopted, to approve this family partition as presented.

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.

Mr. Shaun Thibodaux with Earles and Associates, LLC presented this family partition.

Legal Counsel Cody Martin expressed there is a boundary dispute in predatory action at this time, there is a lawsuit pending. It is set for trial in February 2016. The portion of the property that is subject to the lawsuit does not deal with what is being asked in a family partition, therefore there are no legal issues with moving forward with the approval of the family partition tonight.

Public hearing was opened.

The following spoke:

1 – Brandon Becnel – against this family partition.

Public hearing was closed.

Commission Action: Moved by Mr. Matthew Pryor, seconded by Mr. Gasper Chifici and adopted by the following roll call vote, to approve this family partition subject to the stipulation the Commission is making no comment on the area that is subject to the predatory action and the Commission is not accepting the plat as a final plat of the land, especially in the encroachment area, that being left in the jurisdiction of the court and resolved of the predatory action pending litigation and the Commission is simply approving the partition for Lot MD-1-B for the purpose of building the landowners mother's home.

YEAS: Gasper Chifici, Donald Songy, Matthew Pryor

NAYS: None

ABSENT: Joshua Ory, Morrie Bishop

ABSTAINED: Robert Burgess

The Chairman did not vote.

3 YEAS, 0 NAYS, 2 ABSENT, 1 ABSTAINED and the motion CARRIED.

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 Quality Engineering & Surveying, LLC.

The owner is proposing a Family Partition of a Lot S-1 into Lots S-1-A (18.96 acres) and S-1-B (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.

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

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Donald Songy, seconded by Robert Burgess and unanimously adopted, to approve this family partition continent on all users of TC Savoy Lane signing the plat.

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

A) Ascension Commerce Center – 5th Phase & 6th Phase

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 LJC 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

6. 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 existing 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.
7. 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.
8. 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
9. 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
10. Drainage servitude will be required around the detention ponds to protect them from being altered by property owners
11. 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.
12. 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
13. 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.

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

After a lengthy discussion, it was agreed that this preliminary plat was not ready for Commission action as it has too many outstanding comments and Engineering received studies too late to be reviewed in a timely manner to make any recommendations.

At this time Mr. Deric Murphy asked that this item be withdrawn and deferred until the next regularly scheduled Planning Commission meeting.

Commission Action: Moved by Mr. Gasper Chifci, seconded by Mr. Robert Burgess and unanimously adopted, to accept the withdrawal of this agenda item and to defer until the next regularly scheduled Planning Commission meeting.

Commission Action: Moved by Mr. Donald Songy, second by Mr. Gasper Chifci and unanimously adopted, to defer *Ascension Commerce Center – 5th Phase & 6th Phase Preliminary Subdivision Plat* to the next regular scheduled Planning Commission meeting.

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.

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

Public hearing was opened.

The following spoke:

1 – Shirley Cannon – neither for or against development.

Public hearing was closed.

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

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.

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

Mr. Ricky Compton stated he has letters from himself as Director of Planning and Development as well as letters from the Director of Department of Public Works the Director of East Ascension Consolidated Gravity Drainage District No. 1 granting the variance request for doing an open ditch street in this subdivision but with special circumstances and criteria that is being put on this subdivision such as: a) minimum of 1 acre lots; b) minimum of 100ft. of frontage; c) minimum of a 4ft. improved shoulder on the road; d) you must be served by a community sewer; e) and you must adhere to all other major subdivision design guidelines.

Public hearing was opened.

The following spoke:

- 1 – Mark Roussel – neither for or against development.
- 2 – Stacy Babin & Sonja Hernandez – neither for or against development.
- 3 – Robin Decatie – neither for or against development.
- 4 – Mark Roussel – neither for or against development.
- 5 – Monet Seay – neither for or against development.
- 6 – Sonja Hernandez – neither for or against development.

Public hearing was closed.

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

X. 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

Mr. Ricky Compton presented and explained the revisions to Section 17-405 Preliminary Plat Procedure. (*See Attachment A*)

Public hearing was opened.

The following spoke:

- 1 – Deric Murphy – neither for or against.

Public hearing was closed.

Commission Action: Moved by Mr. Robert Burgess, seconded by Mr. Donald Songy and unanimously adopted, to recommend approval to the Parish Council revisions to the Subdivision Regulations in the Unified Land Development Code – Section 17-405 Preliminary Plat Procedure as presented. (*See Attachment A*)

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

Mr. Ricky Compton presented and explained the revisions to Section 17-5013 Design Criteria. *(See Attachment B)*

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Gasper Chifichi, seconded by Mr. Robert Burgess and unanimously adopted, to recommend approval to the Parish Council revisions to the Drainage Regulations in the Unified Land Development Code – Section 17-5013 Design Criteria as presented. *(See Attachment B)*

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

Mr. Ricky Compton presented and explained the revisions to Section 17-4026.F Family Partition. *(See Attachment C)*

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Donald Songy, seconded by Mr. Matthew Pryor and unanimously adopted, to recommend approval to the Parish Council revisions to the Subdivision Regulations in the Unified Land Development Code – Section 17-4026.F Family Partition as presented. *(See Attachment C)*

XI. Staff Report

No report.

XII. Engineering Staff Report

No Report.

Commissioner Gasper Chifichi stated he had two matters he wanted to bring before the Commission for consideration:

- A) A motion was made by Mr. Gasper Chifichi, seconded by Mr. Donald Songy and unanimously adopted, to make a recommendation to the Parish Administration that pre-approved engineering firms be made available to the Parish Engineer to

assist as needed with the review of studies as to assist this Commission with its responsibilities.

- B)** A motion was made by Mr. Gasper Chifci, seconded by Mr. Robert Burgess and unanimously adopted, to place on the next regularly scheduled Planning Commission meeting agenda for consideration the proposal of the Parish using pre-approved traffic engineering firms and testing lab procedures who conduct traffic studies as required in connection with proposed developments, with such studies or tests to be paid for by the developer. This would/should remove any perception that a traffic engineering firm or testing lab, working directly for the developer, might be influenced by that developer. "I don't believe that's the case, but that is the perception", said Mr. Chifci.

XIII. Adjourn

Moved by Mr. Gasper Chifci, seconded by Mr. Robert Burgess and unanimously adopted, meeting adjourned at 8:00 p.m.

Jackie Callender, Chairman

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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 **sixty (60)** days prior to a regularly scheduled Planning and Zoning Commission meeting. The Engineering Review Agency and the Department of Public Works

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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)

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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

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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 **sixty (60)** 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)

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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)

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- 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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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

42077 Churchpoint Road
Gonzales, Louisiana 70737
Phone: (225) 621-5700 / Fax: (225) 644-6044 / Fax: CPU (225) 621-5705
Web: www.ascensionparish.net

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 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, 1/17/16)
- 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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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: _____

42077 Churchpoint Road
Gonzales, Louisiana 70737
Phone: (225) 450-1002 / Fax: (225) 450-1352
Web: www.ascensionparish.net

Attachment C

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.

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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

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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 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

December 9, 2015

A) **Bone and Joint Properties LLC – Lots 4-5A-1-B and 4-5A-1-C**
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

November 3, 2015

Whitney Bank
445 North Blvd.
Baton Rouge, LA 70802

RE: Application to Subdivide Lots 4-5A-1-B and 4-5A-1-C – Bone & Joint Properties

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 Lots 4-5A-1-B and 4-5A-1-C for Bone & Joint Properties, LLC (7301 Hennessy Blvd. Suite 200 Baton Rouge, LA 70808) 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 December 2, 2015 or can appear at a public hearing on December 9 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

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, Bone & Joint Properties who, avers that he/she is the legal owner of Lot 4-5A-1-C and Lot 4-5A-1-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) Whitney Bank	445 North Blvd. Baton Rouge, LA 70802
2) _____	_____
3) _____	_____

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

- Name of the lender (to which payments on the mortgage are being made)
Whitney Bank
- Lender's Address (the address to which payments on the mortgage are mailed)
445 North Blvd. Baton Rouge, LA 70802

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

- Name of the Borrower (debtor on the mortgage)
Bone and Joint Properties, LLC
- Account number or Reference number
Loan Number 66000172007
- Borrower's municipal address
7301 Hennessy Blvd. Ste 200 Baton Rouge, LA 70808
- Municipal address of the property (if different from the Borrower's address)
16168 Airline Hwy. Prairieville, LA 70769
- Lot Number and Square Number (if appropriate) of the property subject to mortgage
Lot 4-5A-1-C (.52 acres) Lot 4-5A-1-B (.52 acres)
- Name of Subdivision in which the property is located
Patricia Landry Hingle Property
- Township, Range , Section Number and Acreage (if appropriate) of the property
Section 36, Township 8 South, Range 2 East

(Applicant must initial Number 1 or Number 2)

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

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

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

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

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

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

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

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

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

WITNESS:

Amy Cavalier

Printed Name: Amy Cavalier

APPLICANT:

David M. Pope

Printed Name: DAVID M. POPE MS

T. Bennett Berto
NOTARY

Printed Name:

20102
Notary # or La. Bar #

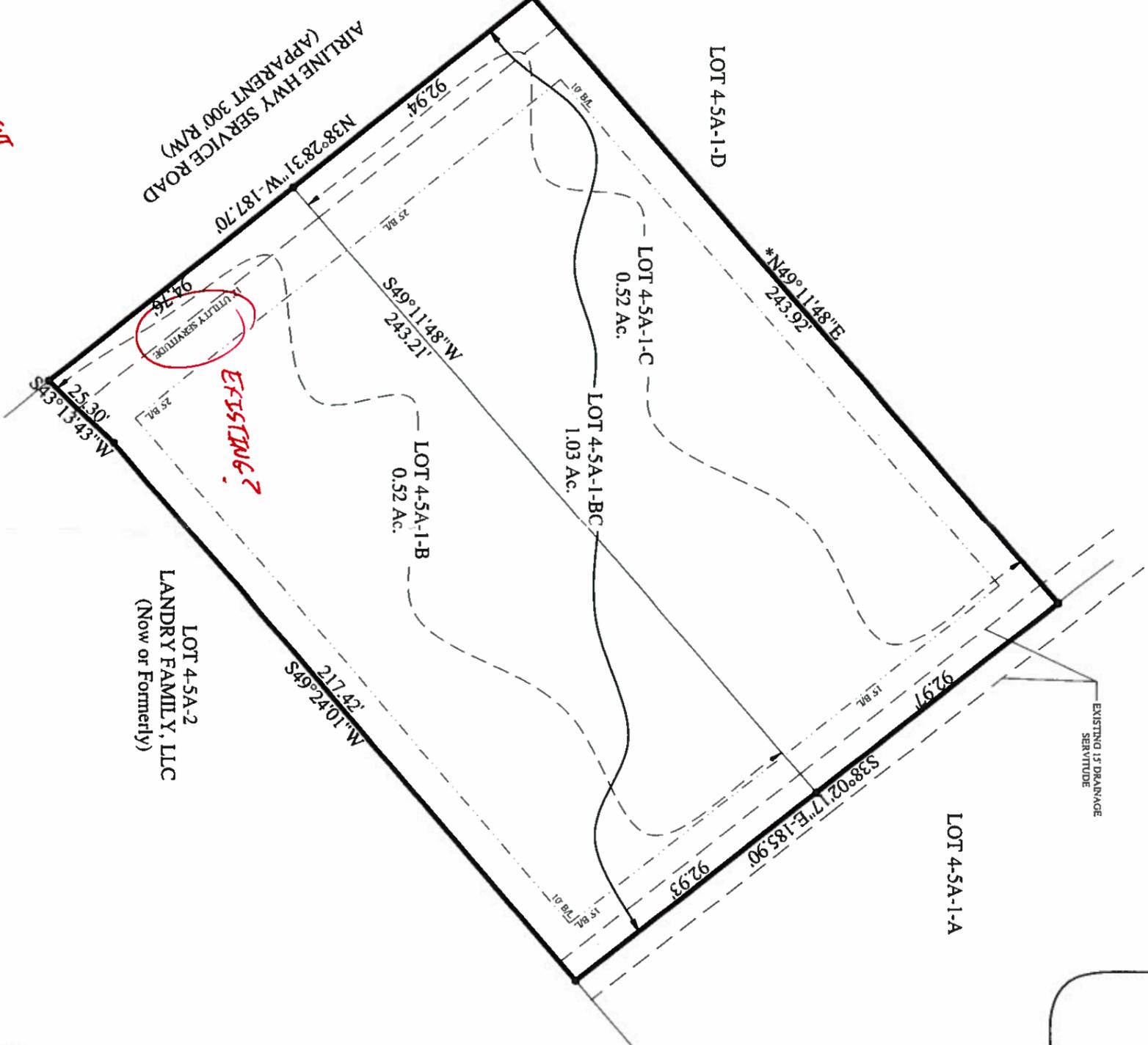


LEGEND:	
---	DRAINAGE SERVITUDE
●	FD 1" IRON PIPE
○	SET 1" IRON PIPE

GENERAL NOTES:

1. BASIS OF BEARING: *S49°11'48"E, THE NORTH PROPERTY LINE OF LOT 4-5A-1-C.
2. THE WORDS "CERTIFY", "CERTIFIED", OR "CERTIFICATION" AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
3. B.M. AGUILARDO & ASSOCIATES, LLC, HAS NOT AND DOES NOT PROVIDE Delineation OF JURISDICTIONAL WETLANDS.
4. NO ATTEMPT HAS BEEN MADE BY MYSELF TO VERIFY ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT SHOWN ON REFERENCE MAP(S) OR FURNISHED BY THE CLIENT OR HIS REPRESENTATIVES.
5. ZONING - MU
6. FLOOD ZONE NOTE: THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE A & X AND HAVING A BASE FLOOD ELEVATION OF 22.0' AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 22005C 0040E DATED: 08/19/2007 FOR ASCENSION PARISH, LOUISIANA.
7. ALL PROPOSED CHANGES OR MODIFICATIONS TO THE PARCEL(S) SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE EAST BAYON ROUTE PARISH UNIFIED DEVELOPMENT CODE, UDC, ANY ACTS OF CEMETERY OR DENYANCES REGARDLESS OF CAUSE BY THE OWNER, SURVEYOR, OR PARISH, SHALL NOT RELIEVE THE OWNER OF HIS/HER DUTY TO CONFORM TO THE LATEST OFFICIAL REVISED EDITION OF THE UDC.
8. SEWAGE DISPOSAL: NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOCAL HEALTH AUTHORITY.
9. 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).
10. SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.
11. THE RIGHT-OF-WAY OF STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR THE USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, AND OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING STRUCTURE OR FENCE SHALL BE CONSTRUCTED, NOR SHRIMPNET PLANTED, WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH SERVITUDE WAS GRANTED.

1. PLAT SHOWING BOUNDARY & TOPOGRAPHIC SURVEY OF TRACTS 4-5A-1-B, 4-5A-1-C, 4-5A-1-D & 4-5A-1-E LOCATED IN SECTION 36, T-8-S, R-2-E, SOUTHEASTERN LAND DISTRICT, ASCENSION PARISH, STATE OF LOUISIANA FOR BONE AND JOINT PROPERTIES, LLC. BY STEPHEN V. ESTIVAL, P.L.S. DATED 09/09/2014.

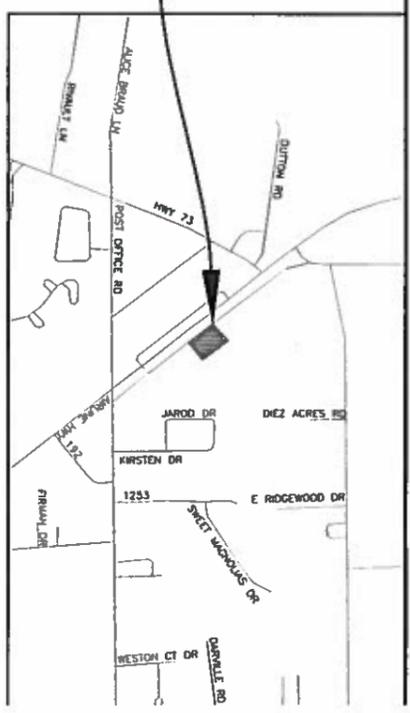


Instrument Number

EXISTING 2

LOT 4-5A-2
LANDRY FAMILY, LLC
(Now or Formerly)

SITE



MAP SHOWING THE COMBINING
OF
LOT 4-5A-1-B & LOT 4-5A-1-C
INTO
LOT 4-5A-1-BC
LOCATED
IN
SECTION 36, T-8-S, R-2-E,
SOUTHEASTERN LAND DISTRICT
ASCENSION PARISH, LOUISIANA
FOR
BONE AND JOINT PROPERTIES, LLC

DR. DAVID M. POPE, M.D.
BONE AND JOINT PROPERTIES, LLC

PLANNING COMMISSION CHAIRMAN
(ON HIS DESIGNEE)
ASCENSION PARISH

CERTIFICATION:
I CERTIFY THAT THIS SURVEY HAS BEEN DONE BY ME
OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE
WITH LA 9:2801, ET SEQ AND LA 9:2802, ET SEQ
CHAPTER 29 BASED ON A CLASS C SURVEY.

BRYAN M. AGUILARDO, P.E., P.L.S.

	SCALE: 1" = 40'	DATE: 10-12-2015	SHEET: 1 OF 1
	DRAWN BY: FLA	CHECKED: BMA	PROJECT: 2015008

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

FILE NO.

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

December 9, 2015

B) George Waguespack Property

1) Lot B-4-A (William Wage Patrick)

2) Lot B-4-B (Joanie W. Prejean)

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 22, 2015

Wells Fargo
PO Box 660455
Dallas, TX 75266-0455

RE: Application to Subdivide Lot B-4-A – William Wade Patrick

To whom it may concern:

Pursuant to Ascension Parish Ordinance SR12-11, passed by Parish Council on 19 March 2013, the planning and development department is notifying you, as the lending institution holding a mortgage on Lot B-4-A for William Wade Patrick (42381 Richard Waguespack Rd. Gonzales, LA 70737) that the applicant has applied through our office to subdivide his or her property.

As defined by the ordinance, you may submit a letter of objection or no objection to our office by December 2, 2015 or can appear at a public hearing on December 9 at 6pm to hear the proposed subdivision and be given the opportunity to influence the planning commission as to whether or not the proposed division of property should be approved.

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

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

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

Sincerely,

Ben Moran
Planner, Planning and Development Department

Cc: Ricky Compton, Planning and Development Director

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

UNITED STATES OF AMERICA

STATE OF LOUISIANA

PARISH OF ASCENSION

AFFIDAVIT OF MORTGAGE DECLARATION

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified, personally came and appeared, the Applicant, William Wade Patrick who, avers that he/she is the legal owner of Lot B-A-A, Georg Waguespack Prop. (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) WWP 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)	_____	_____
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)

Wells Fargo

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

P.O. Box 660455, Dallas TX 75266-0455

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

- Name of the Borrower (debtor on the mortgage)
William Wade Patrick
- Account number or Reference number
037299 4764
- Borrower's municipal address
42381 Richard Waguespack Rd, Gonzales LA 70737
- Municipal address of the property (if different from the Borrower's address)
S/A
- Lot Number and Square Number (if appropriate) of the property subject to mortgage
B-A-A
- Name of Subdivision in which the property is located
George Waguespack Property
- Township, Range, Section Number and Acreage (if appropriate) of the property
Sec 22, T10S-R3E 0.812 AC

(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:

42077 Churchpoint Road
Gonzales, Louisiana 70787
Phone: (225) 621-5700 / Fax: (225) 644-6044 / CPU (225) 621-5705
Web: www.ascensionparish.net

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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 20 day of October, 2015

WITNESS:

[Signature]
Printed Name: Robin Melanson

APPLICANT:

[Signature]
Printed Name: William Wade Carrick

[Signature]
NOTARY

[Signature]
Printed Name:

37596
Notary # or La. Bar #

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

42077 Churchpoint Road
Gonzales, Louisiana 70787
Phone: (225) 621-5700 / Fax: (225) 644-6044 / Fax: CPU (225) 621-5706
Web: www.ascensionparish.net

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

October 22, 2015

SWBC Mortgage Corporation
9311 San Pedro Suite 100
San Antonio, TX 78216

RE: Application to Subdivide Lot B-4-B – Joanie W Prejean

To whom it may concern:

Pursuant to Ascension Parish Ordinance SR12-11, passed by Parish Council on 19 March 2013, the planning and development department is notifying you, as the lending institution holding a mortgage on Lot B-4-B for Joanie W Prejean (42339 Richard Waguespack Rd. Gonzales, LA 70737) that the applicant has applied through our office to subdivide his or her property.

As defined by the ordinance, you may submit a letter of objection or no objection to our office by December 2, 2015 or can appear at a public hearing on December 9 at 6pm to hear the proposed subdivision and be given the opportunity to influence the planning commission as to whether or not the proposed division of property should be approved.

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

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

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

Sincerely,

Ben Moran
Planner, Planning and Development Department

Cc: Ricky Compton, Planning and Development Director

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

UNITED STATES OF AMERICA

STATE OF LOUISIANA

PARISH OF ASCENSION

AFFIDAVIT OF MORTGAGE DECLARATION

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified, personally came and appeared, the Applicant, Joanie W. Prejean who, avers that he/she is the legal owner of B-A-B, George Waguespack Prop (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>SWBC Mortgage Corporation</u>	<u>9311 San Pedro Suite 100, San Antonio, TX 78216</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)

SWBC Mortgage Corporation

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

9311 San Pedro Suite 100, San Antonio, TX 78216

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

- Name of the Borrower (debtor on the mortgage)
Joanie Prejean
- Account number or Reference number
201284
- Borrower's municipal address
42399 Richard Waguespack Rd, Gonzales, LA 70737
- Municipal address of the property (if different from the Borrower's address)
S/A
- Lot Number and Square Number (if appropriate) of the property subject to mortgage
B-4-B
- Name of subdivision in which the property is located
George Waguespack Property
- Township, Range, Section Number and Acreage (if appropriate) of the property
Sec 22, T10S-R3E 2.52 Ac

(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:

42077 Churchpoint Road
Gonzales, Louisiana 70737
Phone: (225) 621-5700 / Fax: (225) 644-6044 / Fax: CPU (225) 621-5705
Web: www.ascensionparish.net

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 18 day of August, 2015

WITNESS:

Suzette Richardson

Printed Name: Suzette T. Richardson

APPLICANT:

J. Dujean

Printed Name: Joanie Dujean



NOTARY

CHRISTIAN AVERY

Printed Name:

27947

Notary # or La. Bar #

42077 Churchpoint Road
Gonzales, Louisiana 70737
Phone: (225) 621-5700 / Fax: (225) 644-6044 / Fax: CPU (225) 621-5705
Web: www.ascensionparish.net

December 9, 2015

FAMILY PARTITION

A) **Hardy J Kelley Property – Lots A2A-3-A-1 and , A2A-3-A-2**

The subject property is located on Hardy Lane off of Hwy 933 in Council District 5 and is zoned Rural (R). The application is on behalf of Doris Kelley by Earles and Associates, LLC.

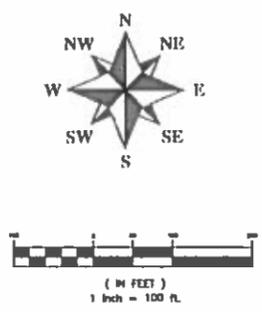
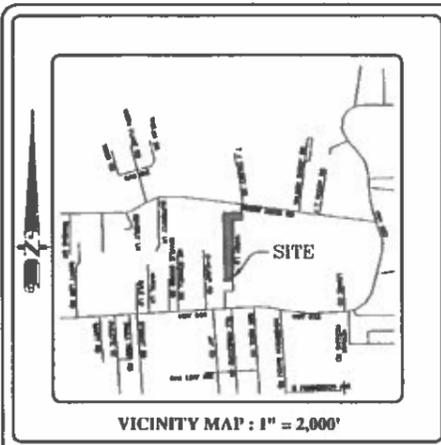
The owner is proposing a Family Partition of a Lot A2A-3-A into Lots A2A-3-A-1 (10.276 acres) and A2A-3-A-2 (1.797 acres). The applicant will retain Lot A2A-3-A-1 and transfer A2A-3-A-2 to her granddaughter. Both lots are accessed by Hardy Lane, an existing 60 foot private servitude of passage.

STAFF REVIEW COMMENTS

All existing users of Hardy Lane are required to sign the plat.

STAFF RECOMMENDATIONS

Staff recommends approval contingent upon all existing users of Hardy Lane signing the plat.



- REFERENCE MAP:**
- 1) MAP SHOWING SURVEY FOR JOSHUA HOLTON, SIGNED BY JAMES H. CRUZ, JR., P.L.S., DATED SEPTEMBER 18, 2008, RECORDED AS INSTRUMENT #735316.
 - 2) MAP SHOWING SURVEY FOR ERICA KELLEY, SIGNED BY JOHN W. LAY, SR., P.L.S., DATED APRIL 11, 1995, RECORDED AS INSTRUMENT #351583.
 - 3) MAP SHOWING SURVEY FOR BRAD BERCEGEAY RECORDED AS INSTRUMENT #735316.

*BEARINGS ARE BASED ON GPS MEASUREMENTS, LSU C4G 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.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NO. 22005C 0035 E FOR ASCENSION PARISH, MAP DATED AUGUST 18, 2007, THIS PROPERTY LIES IN FLOOD HAZARD ZONE = AE & X*

BASE FLOOD ELEV. = 17.0'

THIS PROPERTY IS ZONED = RURAL (R)*

SEWER DISPOSAL SHALL BE INDIVIDUAL SANITARY SEWER PLANTS.

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

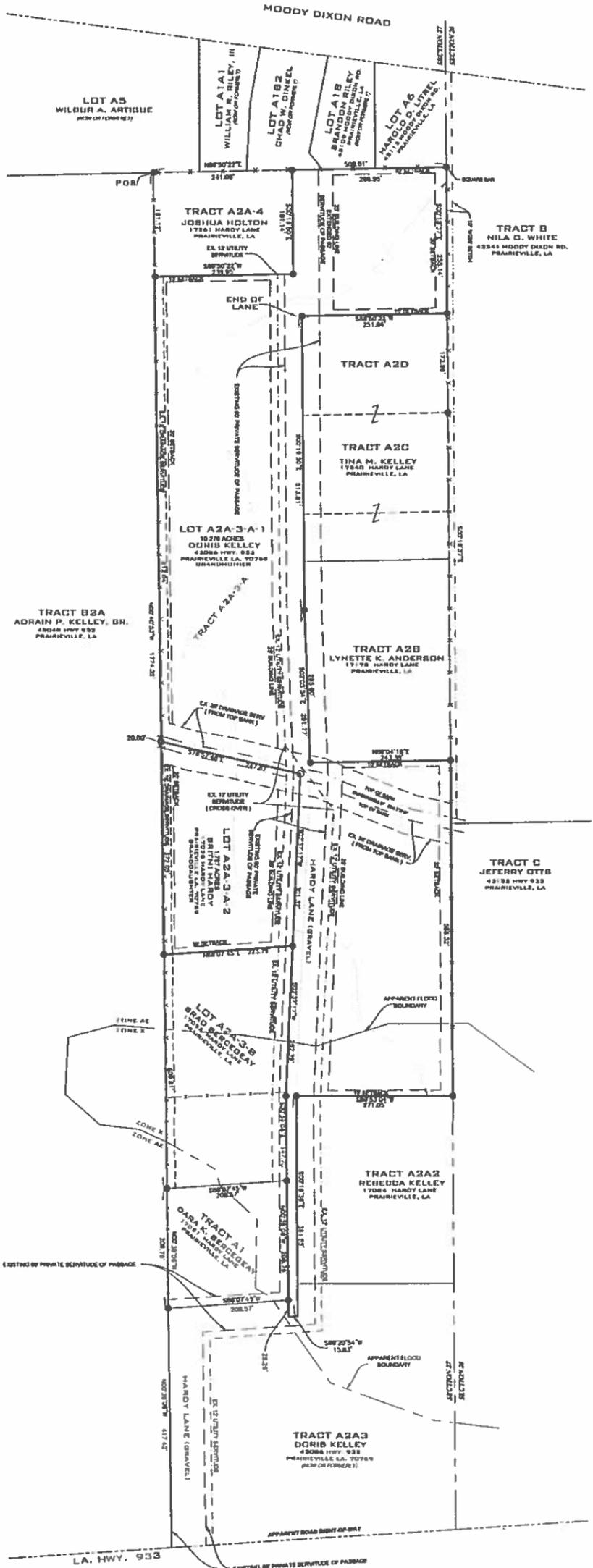
NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOCAL HEALTH UNIT.

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

THE STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USES. AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR THE USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE OR FENCE SHALL BE CONSTRUCTED AND NO SHRUBBERY PLANTED WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE IS GRANTED.

THE PRIVATE ACCESS SERVITUDE SHOWN HEREON IS HEREBY DEDICATED AS A MEANS OF ACCESS TO LOT A2A-3-A-1 & LOT A2A-3-A-2. 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 PLAN ARE PRIVATE AND ARE TO BE DEVELOPED AND MAINTAINED BY THE LOT OWNERS ONLY. THE PARISH OF ASCENSION SHALL NOT MAINTAIN, UPGRADE, OR ACCEPT SAID ROADS INTO THE PUBLIC SYSTEM UNLESS AND UNTIL BROUGHT UP TO HARD SURFACE STANDARDS ACCORDING TO THE SUBDIVISION REGULATIONS FOR THE PARISH OF ASCENSION. THE SUBDIVIDER 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.

_____	DATE
DORIS KELLEY	
_____	DATE
DARA K. BERCEGEAY	
_____	DATE
REBECCA KELLEY	
_____	DATE
LYNETTE K. ANDERSON	
_____	DATE
TINA M. KELLEY	
_____	DATE
BRAD BERCEGEAY	
_____	DATE
JOSHUA HOLTON	
_____	DATE
BRITNI HARDY	



PRELIMINARY FAMILY PARTITION
 MAP SHOWING SURVEY OF
 LOT A2A-3-A-1 & LOT A2A-3-A-2,
 BEING THE RESUBDIVISION OF LOT A2A-3-A,
 FORMERLY A PORTION OF THE HARDY J. KELLEY PROPERTY,
 LOCATED IN SECTION 27, T8S - R3E, SOUTHEASTERN LAND DISTRICT,
 EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LA.
 FOR
BRITNI HARDY

APPROVED:
 ASCENSION PARISH PLANNING COMMISSION

CHAIRMAN _____

DATE: _____

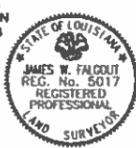
FILE: _____

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

I CERTIFY THAT IN NOVEMBER 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 _____



15623.DWG
 DELINEATION 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. 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

DATE:	11/03/2015	DRAWING No.:	15623
DRAWN BY:	JWF	JOB No.:	15-623
CHECKED BY:	JE	REF No.:	13-200 09-112

EA EARLES AND ASSOCIATES, L.L.C.
 PROFESSIONAL LAND SURVEYORS
 104 EAST WORTHY ROAD, SUITE B
 DONZALE, LOUISIANA 70737
 Tel: 225-647-0798 Fax: 225-647-0700

TOWNSHIP	SECTION
8S	27
RANGE	
3E	

December 9, 2015

MINOR SUBDIVISION – PRELIMINARY PLAT

A) Talon Drive (50' P.A.S.) and Carson Drive (50' P.A.S.) Phase 2

The subject property is located on LA Hwy 30 approximately 1 mile west of LA Hwy 73 in Council District 3 and zoned Light Industrial (LI). The application is on behalf of Gose-Allen, LLC by MR Engineering and Surveying, LLC.

The preliminary plat was approved on December 10, 2014 to create Carson Drive and Talon Drive as private streets.

This preliminary plat is to extend both streets.

STAFF REVIEW COMMENTS

All plat review comments have been addressed.

Department of Engineering Comments:

The drainage impact study has been reviewed and approved by the Department of Engineering. A copy of the letter granting approval is attached.

No traffic impact study was submitted with this application.

STAFF RECOMMENDATIONS

At this time there is approximately 1000' of road frontage and approval of this plat would allow for the construction of an additional 1500'.

With the minimum road frontage requirement for lots being 100', this would allow for 25 lots to be created by the simple division process - which does not require a traffic impact study.

Therefore staff cannot recommend approval until a traffic impact study has been submitted and reviewed.

PARISH OF ASCENSION

ENGINEERING DEPARTMENT



Tommy Martinez
Parish President

December 3, 2014

Mr. Chad Stevens
MR Engineering & Surveying, LLC
9131 Interline Ave, Suite 3A
Baton Rouge, LA 70809
225.490.9592

RE: Talon Drive & Future Development – Drainage Impact Study - RESUBMITTAL

Mr. Stevens,

The Engineering Department has received the REVISED Drainage Impact Study submitted November 26, 2014 for the above referenced project to confirm compliance with Parish Ordinance and the requisite checklist. We recommend APPROVAL.

Please note that approval of the Drainage Impact Study does not guarantee authorization to construct of any associated permit. Prior to permitting or authorization to proceed with construction, the developer/applicant shall obtain:

1. A Letter of No Objection from the owner or authorized representative of the pipeline, and any required servitude for such if mandated by said pipeline; and
2. A permanent, non-revocable servitude in favor of the developer/applicant and Parish for the construction and perpetual maintenance of the offsite stormwater management facility, and any necessary access servitudes(s) to accommodate such.

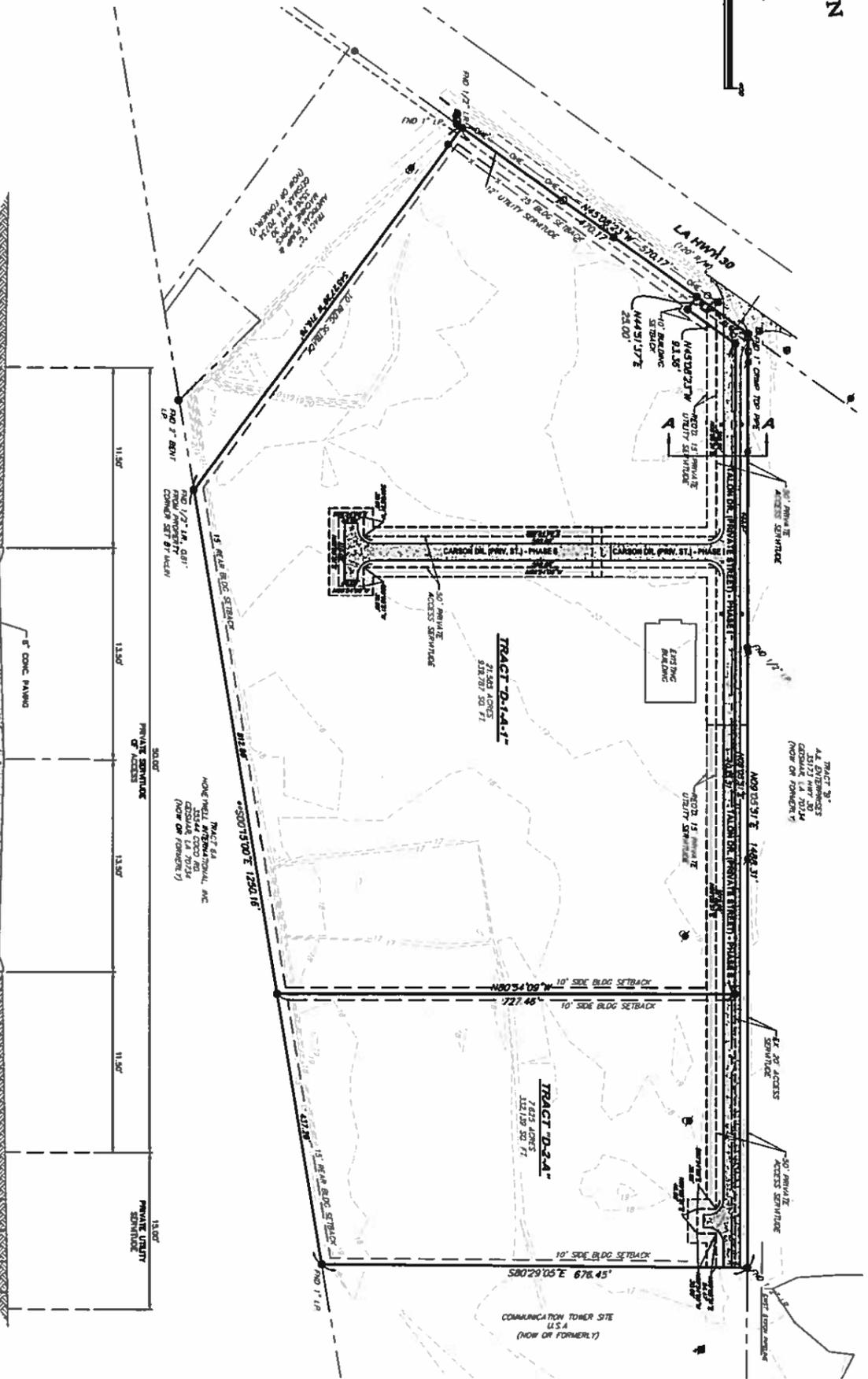
Please do not hesitate to call if you need any additional information.

Regards,

Michael J. Enlow
Engineering Department
Parish of Ascension
menlow@apgov.us



GRAPHIC SCALE
1" = 100'
1" = 100'



TYPICAL SECTION A-A
SCALE: N.T.S.

STREET RIGHT OF WAY STATEMENT:

The width of the 50' private servitude of access for Talon Drive and Carson Drive (located on Tract D-1-A-1, D-2-A-1, and D-2-A-2) shall be maintained as shown on this plan. The servitude shall be maintained as a public right of way for the purpose of providing access to the subject property. The servitude shall be maintained as a public right of way for the purpose of providing access to the subject property. The servitude shall be maintained as a public right of way for the purpose of providing access to the subject property.

PRIVATE DEDICATION

The owner hereby dedicates to the public the 50' private servitude of access for Talon Drive and Carson Drive (located on Tract D-1-A-1, D-2-A-1, and D-2-A-2) for the purpose of providing access to the subject property. The dedication shall be subject to the terms and conditions set forth in this plan.

PRIVATE USE AND MAINTENANCE

The owner shall be responsible for the maintenance and repair of the 50' private servitude of access for Talon Drive and Carson Drive (located on Tract D-1-A-1, D-2-A-1, and D-2-A-2). The owner shall also be responsible for the maintenance and repair of any utility lines located within the servitude.

REFERENCE MAPS:

- 1) The original plat for Tract D-1-A-1, Tract D-2-A-1, and Tract D-2-A-2, recorded in the Public Records of the Parish of Ascension, Louisiana, on 11/20/15.
- 2) The original plat for Tract D-1-A-1, Tract D-2-A-1, and Tract D-2-A-2, recorded in the Public Records of the Parish of Ascension, Louisiana, on 11/20/15.
- 3) The original plat for Tract D-1-A-1, Tract D-2-A-1, and Tract D-2-A-2, recorded in the Public Records of the Parish of Ascension, Louisiana, on 11/20/15.

SEWAGE DISPOSAL:

The owner shall be responsible for the installation and maintenance of a sewage disposal system for the subject property. The system shall be installed in accordance with the requirements of the Louisiana Department of Health and Hospitals.

CERTIFICATION:

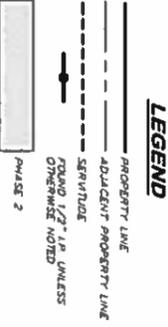
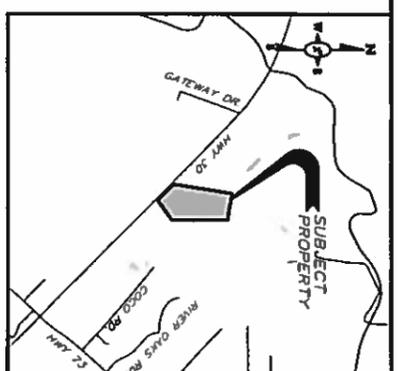
I, the undersigned, being duly qualified and licensed as a Professional Engineer and Surveyor in the State of Louisiana, do hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer and Surveyor in the State of Louisiana.

Michael J. Robertson
Professional Engineer & Surveyor
11-20-15



MR ENGINEERING & SURVEYING, LLC
3245 Breckinridge Avenue, Baton Rouge, LA 70808 225.480.9592

CAD ORIGINAL
SCALE: 1"=100'
DATE: 11/20/15
DRAWN: GAT
CHECKED: WAR



APPROVED:

ASCENSION PARISH PLANNING COMMISSION
CHAIRMAN OR HIS DEPUTY

PRELIMINARY PLAT, PHASE 2
TALON DR. (50' P.A.S.)
CARSON DR. (50' P.A.S.)
TRACT "D-1-A-1", TRACT "D-2-A-1"
& A 50' PRIVATE ACCESS SERVIDITUDE
TRACT "D" OF THE JOHN A. JONES PROPERTY

SECTION 29 TMS-RZ
SOUTHEAST LAND DISTRICT
ASCENSION PARISH
STATE OF LOUISIANA
FOR
GOSE-ALLEN, LLC
10455 JEFFERSON HWY. STE 200
BATON ROUGE, LA 70809

ZONING:
SECTION 29 TMS-RZ
FRONT: 25'
SIDE: 10'
REAR: 15'

NOTES:
1) THE SUBJECT PROPERTY IS ZONED SECTION 29 TMS-RZ (TMS-RZ) AS PER THE 2007 ZONING ORDINANCE OF THE PARISH OF ASCENSION, LOUISIANA. THE ZONING ORDINANCE IS SUBJECT TO CHANGE WITHOUT NOTICE.
2) THE SUBJECT PROPERTY IS ZONED SECTION 29 TMS-RZ (TMS-RZ) AS PER THE 2007 ZONING ORDINANCE OF THE PARISH OF ASCENSION, LOUISIANA. THE ZONING ORDINANCE IS SUBJECT TO CHANGE WITHOUT NOTICE.
3) THE SUBJECT PROPERTY IS ZONED SECTION 29 TMS-RZ (TMS-RZ) AS PER THE 2007 ZONING ORDINANCE OF THE PARISH OF ASCENSION, LOUISIANA. THE ZONING ORDINANCE IS SUBJECT TO CHANGE WITHOUT NOTICE.

REFERENCE BENCHMARK:
THE ELEVATIONS SHOWN ARE BASED ON THE ASCENSION PARISH BENCHMARK WHICH IS A BENCH MARK OF THE STATE OF LOUISIANA. THE BENCHMARK IS LOCATED AT THE CORNER OF THE SUBJECT PROPERTY AND THE ADJACENT PROPERTY. THE ELEVATION OF THE BENCHMARK IS 25.00 FEET ABOVE MEAN SEA LEVEL.

REFERENCE BEARING:
ALL BEARINGS ARE BASED ON THE REFERENCE BEARING OF 112°00'00" AS SHOWN ON THE PLAN.

GENERAL NOTES:
1) THE SUBJECT PROPERTY IS ZONED SECTION 29 TMS-RZ (TMS-RZ) AS PER THE 2007 ZONING ORDINANCE OF THE PARISH OF ASCENSION, LOUISIANA. THE ZONING ORDINANCE IS SUBJECT TO CHANGE WITHOUT NOTICE.
2) THE SUBJECT PROPERTY IS ZONED SECTION 29 TMS-RZ (TMS-RZ) AS PER THE 2007 ZONING ORDINANCE OF THE PARISH OF ASCENSION, LOUISIANA. THE ZONING ORDINANCE IS SUBJECT TO CHANGE WITHOUT NOTICE.
3) THE SUBJECT PROPERTY IS ZONED SECTION 29 TMS-RZ (TMS-RZ) AS PER THE 2007 ZONING ORDINANCE OF THE PARISH OF ASCENSION, LOUISIANA. THE ZONING ORDINANCE IS SUBJECT TO CHANGE WITHOUT NOTICE.

December 9, 2015

MAJOR SUBDIVISION PRELIMINARY PLAT

B) Stoney Point Estates

The subject property is located on the west side of LA Hwy 73 approximately 715 feet south of LA Hwy 429 in Council District 3 and is zoned Conservation (C). The application is on behalf of Stoney Point Estates, LLC by MR Engineering and Surveying, LLC.

The property is 126.5 acres and the applicant is proposing a major subdivision containing 120 single family residential lots. Lots range from 90 – 175 feet wide with a minimum size of 19,800 square feet. The subdivision will include 2.4 acres of designated park space.

STAFF REVIEW COMMENTS

All plat review comments have been addressed.

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

Drainage impact study:

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

Traffic impact study:

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

STAFF RECOMMENDATIONS

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

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

PARISH OF ASCENSION

ENGINEERING DEPARTMENT



Tommy Martinez
Parish President

November 25, 2015

Mr. Chad Stevens, P.E., L.S.I.
MR Engineering & Surveying, LLC
9131 Interline Avenue, Suite 3A
Baton Rouge, LA 70809

**RE: Stoney Point Estates (DPZ-15-052)
Drainage Impact Study Review #2**

Dear Mr. Stevens:

The Drainage Impact Study submitted to the Office of Planning and Development on November 19, 2015 been reviewed for compliance with Ascension Parish Regulations. Please address the following comments so that we can complete our review. Please address the following comments so that we can complete our review.

#	Sheet #	Comment
1	5/Exhibit 3	The data only accounts for the on-site soils. The model must include all areas within the watershed (1,406 acres), not only the subject property to be developed (126.5 acres). The soil map accounts for 128.6 acres and does not show the soil type. Please revise.
2	Exhibit 4	Emails and conversations with Chad Stevens and Darrel Primeaux convey that we disagree with the size of the watershed, namely the Northwestern corner of the watershed. We contend that the watershed is approximately 1,100 acres whereas your initial watershed map had 900 acres and your two DIS submittals had 1,406 acres. Let's discuss.
3	Exhibit 6	Label Hydro 9. Add CN, and Tc labels. Label Hydro 9 as off-site flow on table and map. Label "Total Coco Lateral Flow Pre" as Total ONSITE Coco Lateral Flow Pre".
4	Exhibit 6	Add Hydrograph 3 to total New River Pre Development flow. See markups attached to letter. (Map hard to follow. Show outfall locations.)
5	Exhibit 7	Add Hydrograph 29 to total New River Post Development flow. See markups attached to letter. (Map hard to follow. Where are Hydrographs 23 and 24?)
6	Appendix	IDF coefficients and 50-yr SCS rainfall precipitation values appear incorrect. Please check.

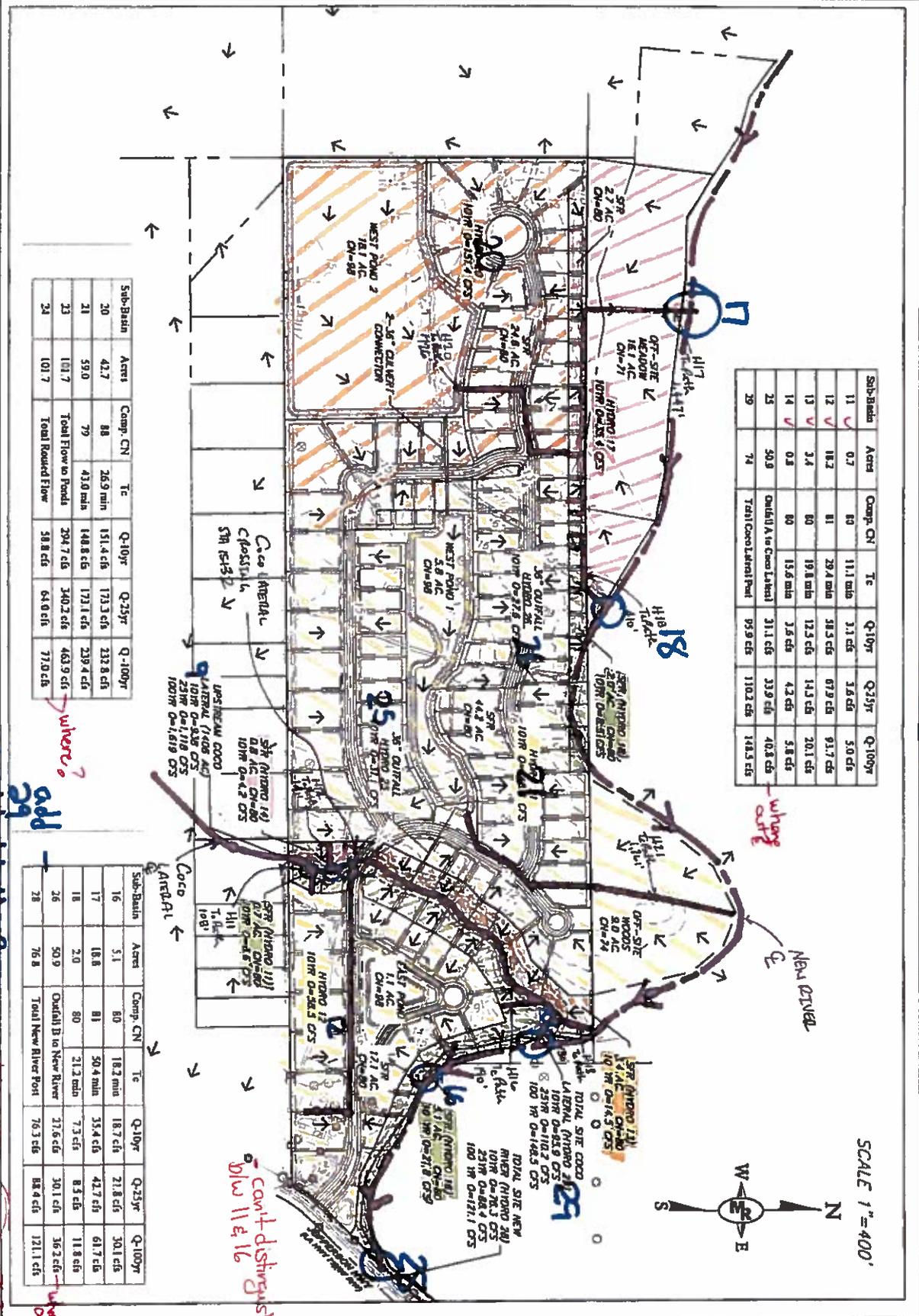
42077 Churchpoint Road
Gonzales, Louisiana 70737
Phone: (225) 621-8543 / Fax: (225)621-5743
Web: www.ascensionparish.net

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

Sincerely,

A handwritten signature in black ink that reads "Rhonda F. Braud". The signature is written in a cursive style with a large initial "R" and "B".

Rhonda F. Braud, P.E.
Department of Engineering
Parish of Ascension
(225) 450-1387
rbraud@apgov.us



Sub-Basin	Acres	Comp. CN	Tc	Q-10yr	Q-25yr	Q-100yr
11	0.7	80	10.1 min	1.1 cfs	1.6 cfs	5.0 cfs
12	18.2	81	29.4 min	58.3 cfs	67.9 cfs	91.7 cfs
13	3.4	80	19.8 min	12.3 cfs	14.3 cfs	20.1 cfs
14	0.2	80	13.5 min	1.6 cfs	4.3 cfs	5.8 cfs
23	50.9	Outlet A to Coco Lateral	31.1 cfs	33.9 cfs	40.8 cfs	
29	74	Total Coco Lateral Pool	95.9 cfs	110.2 cfs	148.3 cfs	

Sub-Basin	Acres	Comp. CN	Tc	Q-10yr	Q-25yr	Q-100yr
20	42.7	88	26.9 min	151.4 cfs	173.3 cfs	233.8 cfs
21	59.0	79	43.0 min	148.8 cfs	173.1 cfs	239.4 cfs
23	101.7	Total Flow to Ponds	394.7 cfs	340.2 cfs	463.9 cfs	
24	101.7	Total Rawland Flow	58.8 cfs	64.0 cfs	77.0 cfs	

Sub-Basin	Acres	Comp. CN	Tc	Q-10yr	Q-25yr	Q-100yr
16	5.1	80	18.2 min	18.7 cfs	21.8 cfs	30.1 cfs
17	18.8	81	30.4 min	35.4 cfs	42.7 cfs	61.7 cfs
18	2.0	80	21.2 min	7.3 cfs	8.5 cfs	11.8 cfs
26	50.9	Outlet B to New River	27.6 cfs	30.1 cfs	36.2 cfs	
28	76.8	Total New River Pool	76.3 cfs	88.4 cfs	121.1 cfs	

POST

SCALE 1"=400'

Coco lateral to New River
 add 29
 Total cfs = 150.8 = 76.8 + 74

com + distinguish blw 11 & 16

DESIGNED	CMS
CHECKED	CMS
DATE	6/2015
SHEET	7

STONEY POINT ESTATES
 LA HWY 73
 GONZALES, LOUISIANA
POST-DEVELOPMENT DRAINAGE MAP

MR MR ENGINEERING & SURVEYING, L.L.C
 9345 Interline Avenue, Baton Rouge, LA 70808 225.400.9582

Benjamin Moran

From: Charles "Bob" Turner
Sent: Tuesday, December 01, 2015 8:46 AM
To: Prasanth Malisetty; Nick Ferlito; Mickey Robertson
Cc: Benjamin Moran; Richard Compton; Rhonda Braud; Joey Tureau
Subject: FW: Approval of Traffic Impact Study for Stoney Point Subdivision
Attachments: TIS letter of Approval for The Stoney Point Subdivision.pdf

Mr. Malisetty:

In the attached letter of approval of the Traffic Impact Study for the Stoney Point Subdivision, I made a comment that "an exclusive left turn lane and an exclusive right turn lane for the entrance **into** the subdivision is warranted and required to be constructed for this development." I intended to state that these turn lanes were for exit lanes from the subdivision onto LA 73.

Please accept this letter as a correction to my letter of November 11, 2015.

Let me know if you have any questions regarding this matter.

From: Charles "Bob" Turner
Sent: Wednesday, November 18, 2015 7:36 AM
To: 'Prasanth Malisetty'; Nick Ferlito
Cc: Richard Compton; Benjamin Moran; Joey Tureau; Rhonda Braud
Subject: Approval of Traffic Impact Study for Stoney Point Subdivision

Attached is our letter of Approval of the Traffic Impact Study for the Stoney Point Subdivision.
Please advise if you have any questions.

Charles "Bob" Turner, P.E.

Engineering Division

Ascension Parish Government

42077 Churchpoint Rd.

Gonzales LA, 7073

cturner@apgov.us

(225) 450-1378



PARISH OF ASCENSION

ENGINEERING DEPARTMENT



Tommy Martinez
Parish President

November 17, 2015

Mr. Prasanth Malisetty, P.E.
Neel-Schaffer, Inc.
10000 Perkins Rowe
Baton Rouge, LA 70810

**RE: Stoney Point Subdivision (DPZ #15-052)
Traffic Impact Study Review**

Dear Mr. Malisetty:

The Traffic Impact Study submitted to the Office of Planning and Development on November 5, 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 an exclusive northbound left turn lane on LA 73 is warranted and is required to be constructed for this development. In addition a eastbound exclusive left turn lane and a exclusive right turn lane for the entrance into the subdivision is warranted and is required to be constructed for this development. Based on our review, the Traffic Impact Study as submitted is approved.

We also agree that no improvements will be required for the LA 73/LA 429 intersection as this development causes no change in the Level of Service (LOS) at this intersection. We also agree that the LA 73/LA 30 intersection has major congestion issues that are not caused by this development. Since the intersection is about 1 ½ miles south of this development, no improvements will be required.

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

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

Sincerely,

Charles "Bob" Turner, P.E.
(225) 450-1378
cturner@apgov.us

MAJOR SUBDIVISION PRELIMINARY PLAT

C) 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. We are hoping to discuss this comment with Planning. Just want to confirm on this as the two previous sections of Industrial Drive roadway construction have included power poles within the right-of-way +/- 5 ft. The road base (approx. 5 ft of compacted embankment, +35' wide) for the Industrial Drive extension has been in-place for several years and we have made every effort to set the proposed roadway alignment in such a way that the majority of the power poles are located just outside of the proposed R/W. However, there are 9 poles on the western side (near Hwy 73) and one near the Industrial Drive tie-in that are located +/-2ft within the proposed R/W. Even though it's only a 5 ft relocation, the cost to relocate the power poles is estimated at approximately \$10,000 ea. In the proposed segment of roadway, the Developer intends to hang street lighting from the existing power poles and that would be logical as opposed to having two sets of poles along the length of the road. The Parish Ordinance does seem to allow for street lighting to be located within the street R/W (see attached Ascension Parish Subdivision Regulations Sec. 17-4048 and 17-4049) and allows for the Parish to waive location requirements. Please confirm that this will be acceptable to the Parish and will allow the existing poles to remain as is.
2. 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.

3. 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*

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 and comments are attached.

Traffic impact study:

The traffic impact study has been reviewed and revised. Comments regarding both the original and the revised study are attached and have been sent to the engineer.

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



Tommy Martinez
Parish President

November 4, 2015

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

**RE: Ascension Industrial Park 4th to 7th Filings (DPZ #15-007, 12-038)
Drainage Impact Study Review**

Mr. Murphy,

The Drainage Impact Study submitted to the Office of Planning and Development on October 8, 2015 dated October 2015 has been reviewed for compliance with Ascension Parish Regulations. Please address the following comments so that we can complete our review.

#	Sheet #	Comment
1	n/a	Please be consistent with the project name and phase/filing. Ascension Industrial Park 4-7 th Filings/Ascension Commerce Center, Phases 5-6.
2	n/a	The summary and calculations show a date of 5/8/2013. However, several submittals and recalculations have been completed since this date. Please explain this discrepancy.
3	2	"Soil Survey of East Baton Rouge Parish" is mislabeled. It should be Ascension Parish. Also, the map only shows the development area, not the entire drainage area which should be modeled. Please revise.
4	2	The first sentence of the second paragraph should reference Exhibit 3A not Exhibit 3.
5	2	The third sentence of the second paragraph should reference Exhibit 3B not Exhibit 3A.
6	2	The second paragraph references 10, 25, and 100 year water surface elevations, please explain how these elevations are arrived at (using Exhibit 3B?).
7	2/Exhibit 6	The first paragraph of the proposed development explains that the development will consist of 59 light industrial lots. This is incorrect according to Exhibit 6. The preliminary plat included in the plan (Exhibit 6, dated May 2013) does not match the preliminary plat submitted for the Planning and Zoning meeting dated October 2015. The 2015 plat only has phases 5-6. The study has phases 4-7 and is based on a different drainage area.

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

8	3/Exhibit 4	Third sentence of first paragraph of Pre-development flow says Areas 1-7 drain to existing Outfall Ditch 1. However, this does not match the information on Exhibit 4 or on the pre-development routing diagram. There are two different labels for Existing Ditch 1. 1P is not given on the Exhibit 4. Reconfigure subbasins and routing diagram and text to match and make easy to follow.
9	4	Explain and show calculations for composite CN values. Give references for values chosen to average. For example, on Table 1/Page 4, Area 5 is indicated as having a CN value of 82. This area is a pond. The CN value would be 100.
10	Exhibit 4-5, 7-8, & routing diagrams	Subbasins, reaches, links, and ponds are not clearly defined. Please outline each basin or link and clearly identify it on the map, in the routing diagram, and on the table. Make sure these areas match the submitted preliminary plat.
11	Exhibit 7	The pre-development drainage area does not account for sufficient off-site drainage. Total drainage area should be summed on the table and it is not. The existing drainage ditches manage drainage for several hundred acres SW of the existing property. This volume is not accounted for in hydrographs or drainage calculations.
12	Exhibits 4, 5, 7, & 8	Time of concentration for developed areas are based on generally accepted standards for drainage design. Please show calculations and describe and give reference for method of calculation.
13	5-6	Describe the static water elevation before a storm event and explain what erosion controls will be implemented on the earthen weir.
14	6/ Exhibit 6-8	Second paragraph identifies Exhibit 6 as post-development drainage Area Map. It is Exhibit 7 and 8. Please correct.
15	6/11	Based on description, Pond 1 will have a top of bank at elevation 16.5' and a peak water surface at the 100 year storm of 16.21'. This only provides 0.29' of freeboard. We recommend a minimum of 6-8 inches of freeboard.
16	7	Discussion on page 7 of 11 indicates a top of bank for Pond 2 of 16.00' but a peak water surface at the 100 year storm of 16.01'. We recommend a minimum of 6-8 inches of freeboard.
17	10	Text refers to re-routing Ditch to discharge directly into the pond. This would have to be approved by the East-Ascension Drainage Engineer.
18	Exhibits 4, 5, 7, & 8	Calculations of pre- and post- development peak runoff rates for 25 year and 100 year storm events not provided as required by the Ascension Parish Drainage Impact Study Policy (Policy).
19	Exhibits 7 & 8	Because additional flows from proposed development have caused an increase in Industrial Drive Cross Drain 1, the impact of those flows on existing drainage ditches 1 and 2 (both of which drain to Cross Drain 1) needs to be analyzed and recommendations for needed improvements (if any) to those ditches made.
20	Appendix A /Exhibit 8	Under Pre Development (Final) – Pipe Listings and Post Development (Final) Line 6P is listed as 5" width and 5" height. According to Exhibit 8 it should be 60" (5') width and 60" (5') height. The calculations need to be rerun with the proper sizing (5'x5').
21	Exhibits 4, 5, 7, & 8 Appendix A	Pre and Post Development runoff rates for 25, and 100 year storm events not shown at entry and exit points on watershed map(s) as required by Policy.

Please address the above-mentioned comments and resubmit the entire submittal package with a response summary sheet with notations of location of responses in the updated plan (both electronically and hard copy) at your earliest convenience. Please note that due to the significant amount of revisions needed on this submittal, a complete review of the resubmittal will be completed (not just a check that the above comments were addressed). We request a meeting to discuss revisions before submittal once changes have been made. If you have questions or comments regarding any review comments please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Rhonda F. Braud". The signature is written in a cursive style with a large initial "R".

Rhonda F. Braud, P.E.
Department of Engineering
Parish of Ascension
(225) 450-1387
rbraud@apgov.us

PARISH OF ASCENSION

ENGINEERING DEPARTMENT



November 17, 2015

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

**RE: Ascension Commerce Center
 Traffic Impact Study Review #2 (DPZ # 15-007)**

We have completed the review #2 of the Traffic Impact Study (TIS) prepared by Neel- Schaffer dated October 7, 2015 submitted to our office on October 8, 2015 and again on November 12, 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: Our comments on the revised TIS is in blue.

#	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 th and 6 th filing. Is this the Phase break line also? Please show the location of the Phase lines. Phase 1 = Fifth Filing / Phase 2 = Sixth Filing Accepted
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 The dual turning lanes cannot be implemented without signalization or additional widening to LA 73. In addition, it is anticipated that signalization of this intersection would not warrant the need for dual turning lanes since this would be a "T" intersection. However, the installation of a traffic signal would have to be approved and

PARISH OF ASCENSION

ENGINEERING DEPARTMENT



		<p>permitted by DOTD at a time the actual traffic demands met DOTD's required traffic signal warrants. Also, as this development builds out, since there will be 2 entrances, motorists will likely choose the entrance that provides the least delay for their particular destination.</p> <p>We agree that the installation of a traffic signal would have to be approved and permitted by LADOTD, however, if the developer would agree to fund and construct a traffic signal when and if it is warranted within the next 10 years, we could approve an intersection at this location. The signal installation cost would have to be bonded or otherwise assured.</p> <p>We are concerned that if congestion occurs at this location, the motorists would choose the entrance onto LA 30 resulting in two intersections being at an unacceptable LOS.</p>
4	Table 4 Page 15	<p>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. Additional analysis of potential improvements that could improve traffic delays at this intersection were evaluated as part of this study. This study has been submitted to DOTD District 61 Traffic for their review.</p> <p>Would adding exclusive right turn lanes to the northbound, westbound, and southbound approaches improve the overall delay during peak hours?</p>
5	Table 5 Page 16	<p>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. We understand that any improvements at this intersection will have to be approved by DOTD. We provided the additional analysis to evaluate potential improvements that could be considered to improve traffic delays at this intersection. This study has been submitted to DOTD District 61 Traffic for their review.</p> <p>Noted</p>

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

Sincerely,

PARISH OF ASCENSION

ENGINEERING DEPARTMENT



Charles R Turner

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

42077 Churchpoint Road
Gonzales, Louisiana 70737
Phone: (225) 450-1003 / Fax: (225)450-1331
Web: www.ascensionparish.net

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
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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.

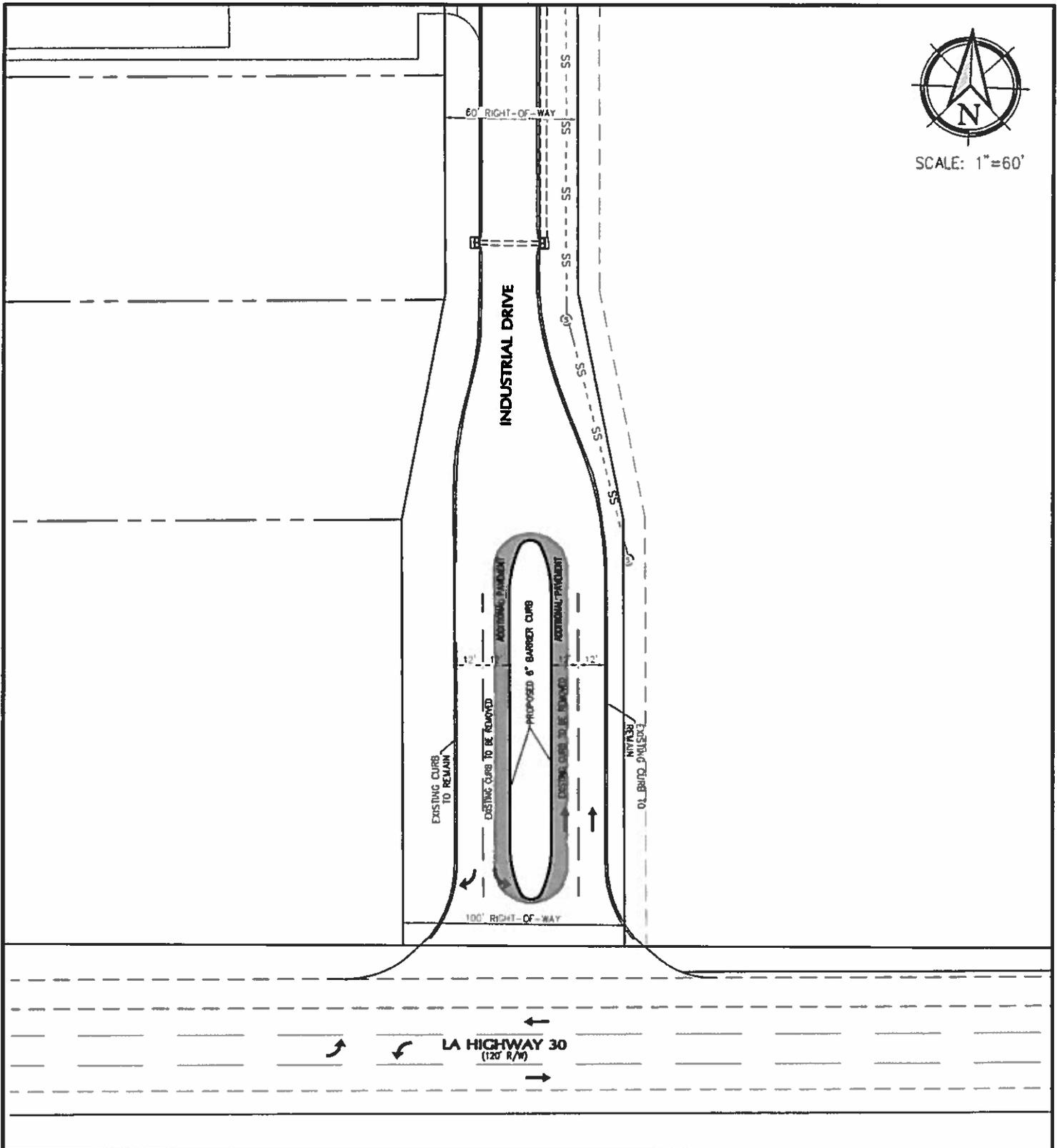
Sincerely,

A handwritten signature in black ink that reads "Charles R. Turner". The signature is written in a cursive, slightly slanted style.

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)

60' RIGHT-OF-WAY

12.30' 12.00' 11.00' 12.00' 12.74'



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

LOT 79

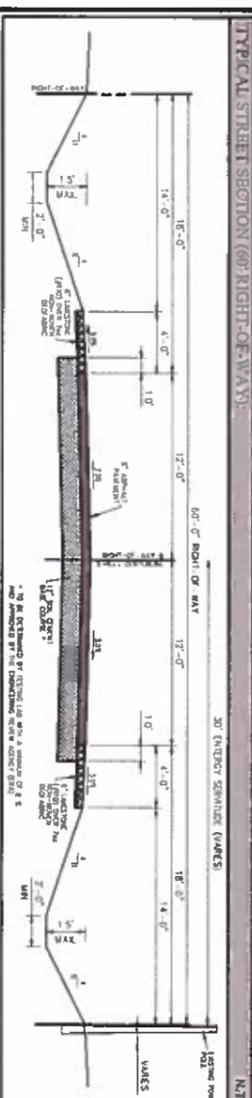
QUALITY
Engineering & Surveying, LLC

18150 Hwy 42 Port Vincent, LA 70726
TEL 225-698-1600 FAX 225-698-3367
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Title: **WIDENING OF INDUSTRIAL DRIVE
AT HIGHWAY 73**

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



LINE BEARING	LINE LENGTH	LINE BEARING	LINE LENGTH	LINE BEARING	LINE LENGTH
N45°22'31\"/>					



WARRANTY REQUESTS

(SEC. 17-425) RE: TYPICAL STREET SECTION

D/D/S REQUESTING A WARRANTY TO ALLOW MODIFICATION OF THE TYPICAL STREET SECTION TO ACCOMMODATE THE PROPOSED DEVELOPMENT. THE WARRANTY SHALL COVER THE DESIGN AND CONSTRUCTION OF THE TYPICAL STREET SECTION TO BE PROVIDED BY THE CONTRACTOR TO THE CITY OF DENVER.

(SEC. 17-425) RE: TYPICAL STREET SECTION

D/D/S REQUESTING A WARRANTY TO ALLOW MODIFICATION OF THE TYPICAL STREET SECTION TO ACCOMMODATE THE PROPOSED DEVELOPMENT. THE WARRANTY SHALL COVER THE DESIGN AND CONSTRUCTION OF THE TYPICAL STREET SECTION TO BE PROVIDED BY THE CONTRACTOR TO THE CITY OF DENVER.

GENERAL NOTES

1. ALL UTILITIES SHOWN ARE BASED ON EXISTING RECORDS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH, AND CHARACTERISTICS OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DENVER AND THE STATE OF COLORADO.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN THE STRENGTH AND INTEGRITY OF ALL EXISTING STRUCTURES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE.
7. THE CONTRACTOR SHALL MAINTAIN THE STRENGTH AND INTEGRITY OF ALL EXISTING STRUCTURES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
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GENERAL NOTES

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4. THE CONTRACTOR SHALL MAINTAIN THE STRENGTH AND INTEGRITY OF ALL EXISTING STRUCTURES.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE.

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7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DENVER AND THE STATE OF COLORADO.

RESTRICTIONS NOTE:

ALL UTILITIES SHOWN ARE BASED ON EXISTING RECORDS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH, AND CHARACTERISTICS OF ALL UTILITIES PRIOR TO CONSTRUCTION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DENVER AND THE STATE OF COLORADO.

THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

THE CONTRACTOR SHALL MAINTAIN THE STRENGTH AND INTEGRITY OF ALL EXISTING STRUCTURES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE.

FLOOD ZONE NOTE:

THE PROPERTY IS LOCATED WITHIN A FLOOD HAZARD ZONE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DENVER AND THE STATE OF COLORADO.

THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

THE CONTRACTOR SHALL MAINTAIN THE STRENGTH AND INTEGRITY OF ALL EXISTING STRUCTURES.

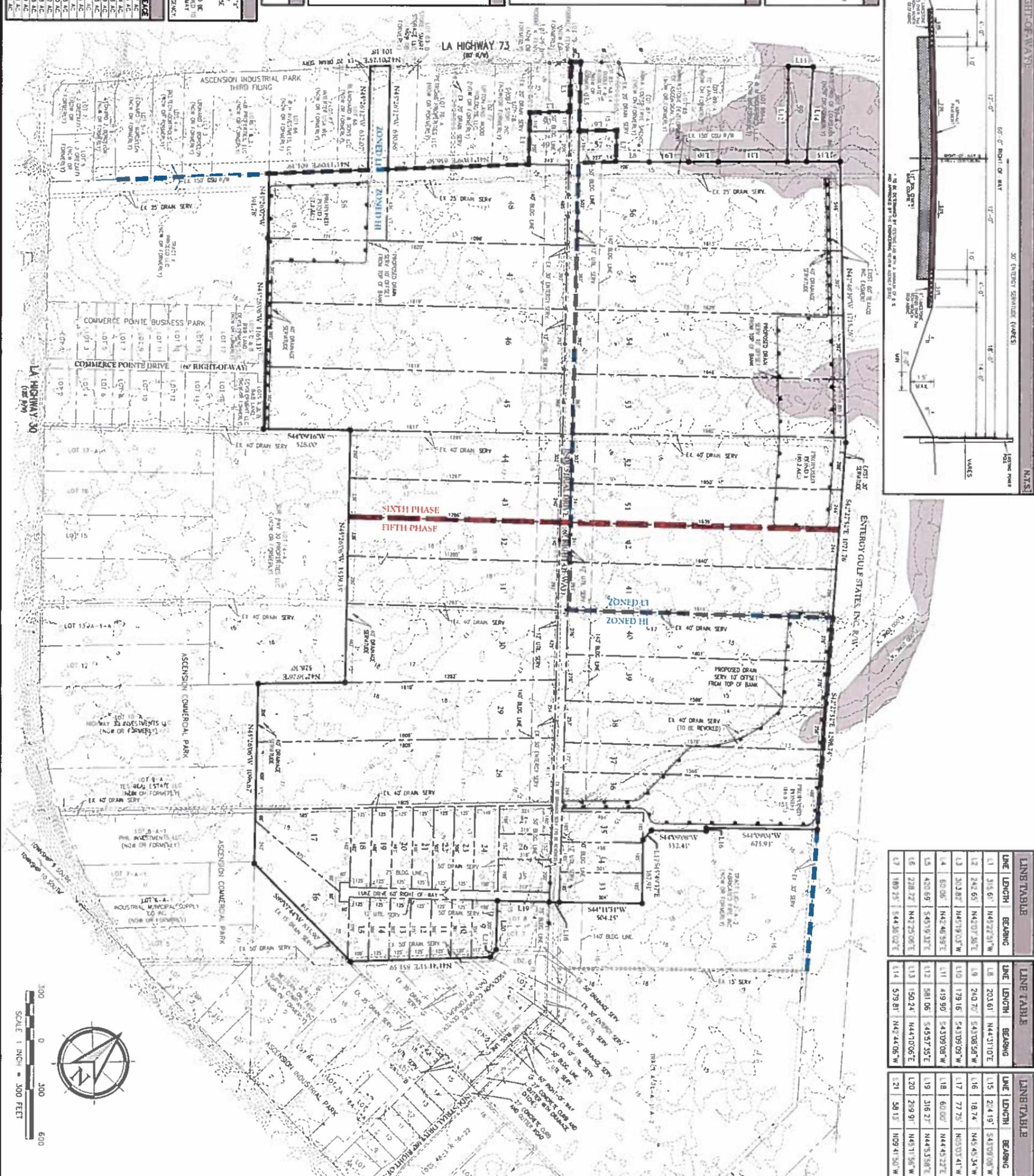
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE.

LOT ACREAGE

LOT #	ACREAGE	LOT #	ACREAGE
1	0.11 AC.	43	0.07 AC.
2	0.11 AC.	44	0.07 AC.
3	0.11 AC.	45	0.07 AC.
4	0.11 AC.	46	0.07 AC.
5	0.11 AC.	47	0.07 AC.
6	0.11 AC.	48	0.07 AC.
7	0.11 AC.	49	0.07 AC.
8	0.11 AC.	50	0.07 AC.
9	0.11 AC.	51	0.07 AC.
10	0.11 AC.	52	0.07 AC.
11	0.11 AC.	53	0.07 AC.
12	0.11 AC.	54	0.07 AC.
13	0.11 AC.	55	0.07 AC.
14	0.11 AC.	56	0.07 AC.
15	0.11 AC.	57	0.07 AC.
16	0.11 AC.	58	0.07 AC.
17	0.11 AC.	59	0.07 AC.
18	0.11 AC.	60	0.07 AC.
19	0.11 AC.	61	0.07 AC.
20	0.11 AC.	62	0.07 AC.
21	0.11 AC.	63	0.07 AC.
22	0.11 AC.	64	0.07 AC.
23	0.11 AC.	65	0.07 AC.

LOT ACREAGE

LOT #	ACREAGE	LOT #	ACREAGE
24	0.11 AC.	56	0.07 AC.
25	0.11 AC.	57	0.07 AC.
26	0.11 AC.	58	0.07 AC.
27	0.11 AC.	59	0.07 AC.
28	0.11 AC.	60	0.07 AC.
29	0.11 AC.	61	0.07 AC.
30	0.11 AC.	62	0.07 AC.
31	0.11 AC.	63	0.07 AC.
32	0.11 AC.	64	0.07 AC.
33	0.11 AC.	65	0.07 AC.
34	0.11 AC.	66	0.07 AC.
35	0.11 AC.	67	0.07 AC.
36	0.11 AC.	68	0.07 AC.
37	0.11 AC.	69	0.07 AC.
38	0.11 AC.	70	0.07 AC.
39	0.11 AC.	71	0.07 AC.
40	0.11 AC.	72	0.07 AC.
41	0.11 AC.	73	0.07 AC.
42	0.11 AC.	74	0.07 AC.
43	0.11 AC.	75	0.07 AC.
44	0.11 AC.	76	0.07 AC.
45	0.11 AC.	77	0.07 AC.
46	0.11 AC.	78	0.07 AC.
47	0.11 AC.	79	0.07 AC.
48	0.11 AC.	80	0.07 AC.
49	0.11 AC.	81	0.07 AC.
50	0.11 AC.	82	0.07 AC.
51	0.11 AC.	83	0.07 AC.
52	0.11 AC.	84	0.07 AC.
53	0.11 AC.	85	0.07 AC.
54	0.11 AC.	86	0.07 AC.
55	0.11 AC.	87	0.07 AC.
56	0.11 AC.	88	0.07 AC.
57	0.11 AC.	89	0.07 AC.
58	0.11 AC.	90	0.07 AC.
59	0.11 AC.	91	0.07 AC.
60	0.11 AC.	92	0.07 AC.
61	0.11 AC.	93	0.07 AC.
62	0.11 AC.	94	0.07 AC.
63	0.11 AC.	95	0.07 AC.
64	0.11 AC.	96	0.07 AC.
65	0.11 AC.	97	0.07 AC.
66	0.11 AC.	98	0.07 AC.
67	0.11 AC.	99	0.07 AC.
68	0.11 AC.	100	0.07 AC.



PRELIMINARY PLANS

5th PHASE & 6th PHASE

ASCENSION COMMERCIAL CENTER

L.J.G. LAND COMPANY, LLC

100 BOX 688
NEW ROADS, LOUISIANA 70060

QUALITY ENGINEERING & SURVEYING, L.L.C.

14301 West River Street, Suite 100
Tulsa, Oklahoma 74116
Tel: 918.438.0000 Fax: 918.438.1888
www.qualityeng.com

DATE: 07/20/2011

PROJECT: PRELIMINARY PLANS

SCALE: 1" = 200'

MAJOR SUBDIVISION PRELIMINARY PLAT

D) Belle Savanne

The subject property is located on Hwy 73 approximately 2,800 feet North of Hwy 74 in Council District 8 and is zoned Medium Intensity (RM). The application is on behalf of Engquist-Level Development, LLC by Quality Engineering & Surveying, LLC.

The property is 104.8 acres and the applicant is proposing a major subdivision containing 285 single family residential lots. Lots range from 53 – 80 feet wide with a minimum size of 6,625 square feet. The subdivision will include 5.7 acres of designated park space.

STAFF REVIEW COMMENTS

Planning department comments:

1. Does the applicant own the property where the new entrance is shown? (The distance of 50' off of the common property line on each side is part of the overall purchase agreement to allow for access.)

What is depicted on the Preliminary Plat does not represent 50' off of the property line on each side – please explain. As depicted, is the proposed connection to Hwy 73 a separate tract, or is it a part of the 1st phase of development (the line work is unclear)? Why is there such an awkward angle between the proposed connection and phase 1? By removing 50' from Tract B and B-1-A, they will need to be re-labeled and surveyed prior to the Final Plat being signed.

2. Is it still the plan to connect Belle Reserve Avenue to Hwy 73 and to Bluff road, thereby serving as a traffic relief road for C. Braud Rd.? Is it also still the plan for this to be a 2-lane, undivided section with 48 lots directly accessing this road with driveways? What are the plans for the connections to be constructed? Timing?
3. If 30 mph is the posted speed of Belle Reserve Ave. (the typical speed is 25mph through a residential subdivision) and 7,273 average daily trips are projected based on your traffic study, this road is being constructed as an F-rated road as per the Transportation Research Board, Highway Capacity Manual. Is this correct? HCS for a Class III Roadway (local or connector that provides connectivity to major routes where motorists expect to travel at lower speeds) for the PM peak (critical peak) indicates a volume/capacity (v/c) ratio of 0.3 and an LOS D. This is based off a 30 mph speed. A copy of this analysis is attached.
4. The traffic impact study states the need for:
 - a. Addition of a northbound right turn lane and a southbound left turn lane on Bluff Road where Belle Savanne will eventually reach it
 - b. addition of a southbound right turn lane on LA 73, restriping for a northbound exclusive left turn lane on LA 73, signalization at LA 73

- c. Exclusive right and left turn lanes on both the east bound approach of Belle Savanne at Bluff and the west bound approach of Belle Savanne at 73

Is it correct that none of this is the responsibility of the developer of this project? **Yes. The improvements at Bluff road will be implemented by DOTD. The improvements to LA 73 will be implemented by DOTD or others.**

5. The traffic study talks about the access at the south west corner of the property but there is no conclusive statement about the impact of this entrance. Why is it not shown? Will this not be a temporary signal as discussed at our previous meetings about this project? Are there any traffic improvements required based on this entrance?

6. The sewer treatment plant is outside of the 1st phase. Is it meant to be built within the 1st phase? **(Yes, we wanted to keep the phase 1 boundary out of the wetlands but the STP will be included in the 1st phase.)** How is it accessed? How does it get power?

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 reviewed and comments sent to the engineer. Comments are attached.

STAFF RECOMMENDATIONS

The proposed plat meets all guidelines for a major subdivision; however, the traffic study and the proposed plat are in direct contradiction with one another. If the traffic study is correct, we object to Belle Reserve Avenue being constructed as a 2-lane undivided roadway with 48 driveways having direct access to a road carrying that many trips. If the traffic study is incorrect, we cannot make a recommendation at this time, because we do not know what the implications truly are. Additionally, without the approval of the drainage impact study staff cannot recommend approval at this time.

PARISH OF ASCENSION

ENGINEERING DEPARTMENT



Tommy Martinez
Parish President

November 25, 2015

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

**RE: Belle Savanne Subdivision (DPZ #15-051)
Drainage Impact Study Review**

Dear Mr. Murphy:

The Drainage Impact Study submitted to the Office of Planning and Development on October 8, 2015 and updated November 20, 2015 has been reviewed for compliance with Ascension Parish Regulations. Please address the following comments so that we can complete our review.

1. The pre and post development maps (Exhibits 4 and 5) do not indicate peak 10, 25, and 100 year storm runoff rates at entry and exit points as required by the Drainage Impact Study Policy.
2. On the Preliminary Plat, no lots have rear drainage servitudes. Section 17-4044H of the Subdivision Regulations requires a rear drainage ditch or swale unless a natural ridge exists at the rear of the lot or a variance is given by the Planning and Zoning Commission.
3. The top of bank of Pond 1 is given as 13.0'. The peak water surface elevation resulting from the 100 year storm is given as 12.86'. The freeboard is therefore 0.14', 0.75' is recommended.
4. The top of bank of Pond 2 is given as 13.5'. The peak water surface elevation resulting from the 100 year storm is given as 13.15'. The freeboard is therefore 0.35', 0.75' is recommended.
5. The top of bank of Pond 3 is given as 14.0'. The peak water surface elevation resulting from the 100 year storm is given as 14.0'. No freeboard is provided, 0.75' is recommended.
6. The top of bank of Pond 4 is given as 13.00'. The peak water surface elevation resulting from the 100 year storm is given as 12.79'. The freeboard is therefore 0.21', 0.75 is recommended.
7. No emergency spillways are indicated for any of the four ponds. Emergency spillways are required by the Drainage Impact Study Policy. Erosion control measures are recommended for all emergency spillways and overflow weirs.

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

8. Detailed calculations of how the inflows to all four ponds were arrived at need to be provided for 10, 25, and 100 year storm event. (Adding the runoffs provided in the calculations for the tributary area do not add up because of different times of concentration.)
9. Pre and post development drainage summary tables should include 100 year storm flows in addition to 10 and 25 year. Calculations as to how 100 year storm flows were developed should also be provided in accordance with Drainage Impact Study Policy.
10. Provide detailed explanation and associated calculations on how post development flow to existing ditch identified as 1L is arrived at. Only explanation provided in the drainage impact study is 'Combined Routing using HydroCAD v10.00-11'. This is not sufficient.
11. All sub-catchments and reaches included on the pre and post development routing diagrams need to be identified on either the watershed or drainage area map.
12. In Appendices C and D, the individual ditch cross sections need to be presented in a clearer manner (i.e. What is the meaning of the blue and grey shading? In some instances the shading goes past the boundaries of the cross section or go below the ground elevations. On some cross sections not all water surface and energy grade lines are shown.)
13. The drawings in Appendices C and D showing the location of stream cross sections do not identify the stations at which the cross sections are taken, have words superimposed on each other, and have no title or legend.

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

Sincerely,



Rhonda F. Braud, P.E.
Department of Engineering
Parish of Ascension
(225) 450-1387
rbraud@apgov.us

PARISH OF ASCENSION

ENGINEERING DEPARTMENT



October 13, 2015

**RE: Belle Savanne
Traffic Impact Study Review (# 15-051)**

Dear Mr. Nick J. Felito, P.E.
Neel- Schaffer, Inc.
10000 Perkins Rowe, Suite G360
Baton Rouge, LA. 70801

We have completed the review of the Traffic Impact Study (TIS) prepared by Neel- Schaffer dated October 7, 2015 submitted to our office 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:

#	Comments
1	The Plat of the subdivision shows that there are to be three access locations. One is access to LA 73 via a connector road, Another is access to Bluff Road via a connector road and the third access is a connection to LA 73 through adjacent Commercial property. None of these connections are a part of the subdivision plat therefore access cannot be assured in a timely manner.
2	The Traffic Impact Study relies upon the access points to be constructed by others. The connector road is proposed to be constructed by the State of Louisiana. Given that there is no current State project for this road, it is likely that the time for the construction will be several years in the future.
3	The TIS also addresses the intersection of the connector road with existing LA 73 as being Level of Service "F". The TIS relies on LA 73 being widened to a 4- lane divided facility and the future connection being at a LOS "A" with a roundabout being constructed on LA 73. Given that a widening project on LA 73 being similar to that which is currently under construction on LA 42, the time to complete it will be at least 15 years. This time period is too long to analysis the traffic volumes for this location at this time. Clearly the traffic volumes should be based on "Design Year 2030" or later in order to determine the impact on the intersection. Given that we cannot foresee the development of other areas along Bluff Road nor LA 73 during the next 15 to 20 years, it is not reasonable to try to address this TIS at this time.

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

Sincerely,

42077 Churchpoint Road
Gonzales, Louisiana 70737
Phone: (225) 450-1003 / Fax: (225)450-1331
Web: www.ascensionparish.net

PARISH OF ASCENSION

ENGINEERING DEPARTMENT



Charles R Turner

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

42077 Churchpoint Road
Gonzales, Louisiana 70737
Phone: (225) 450-1003 / Fax: (225)450-1331
Web: www.ascensionparish.net

November 23, 2015

Ascension Parish Planning Commission

We have reviewed the attached plat and are agreeable to the revised drainage servitudes on the plat.

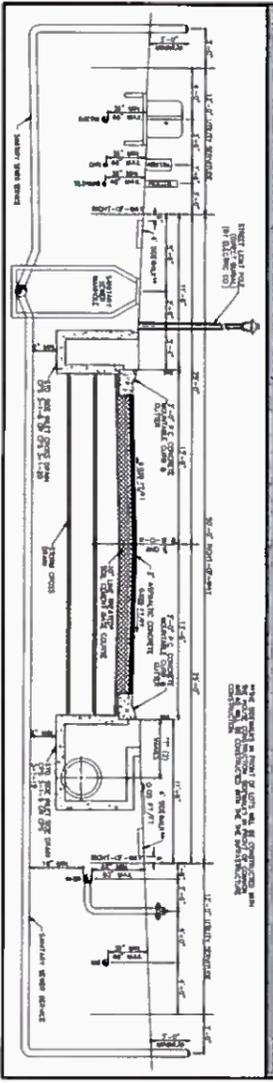

George M. Valentine, Jr.

11/23/2015
Date

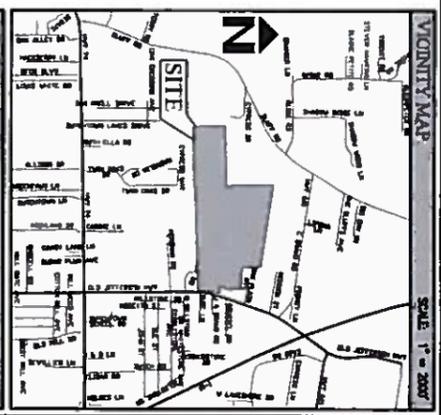

Randy Braud Valentine

11-23-15
Date

TYPICAL STREET SECTION (50' RIGHT-OF-WAY)



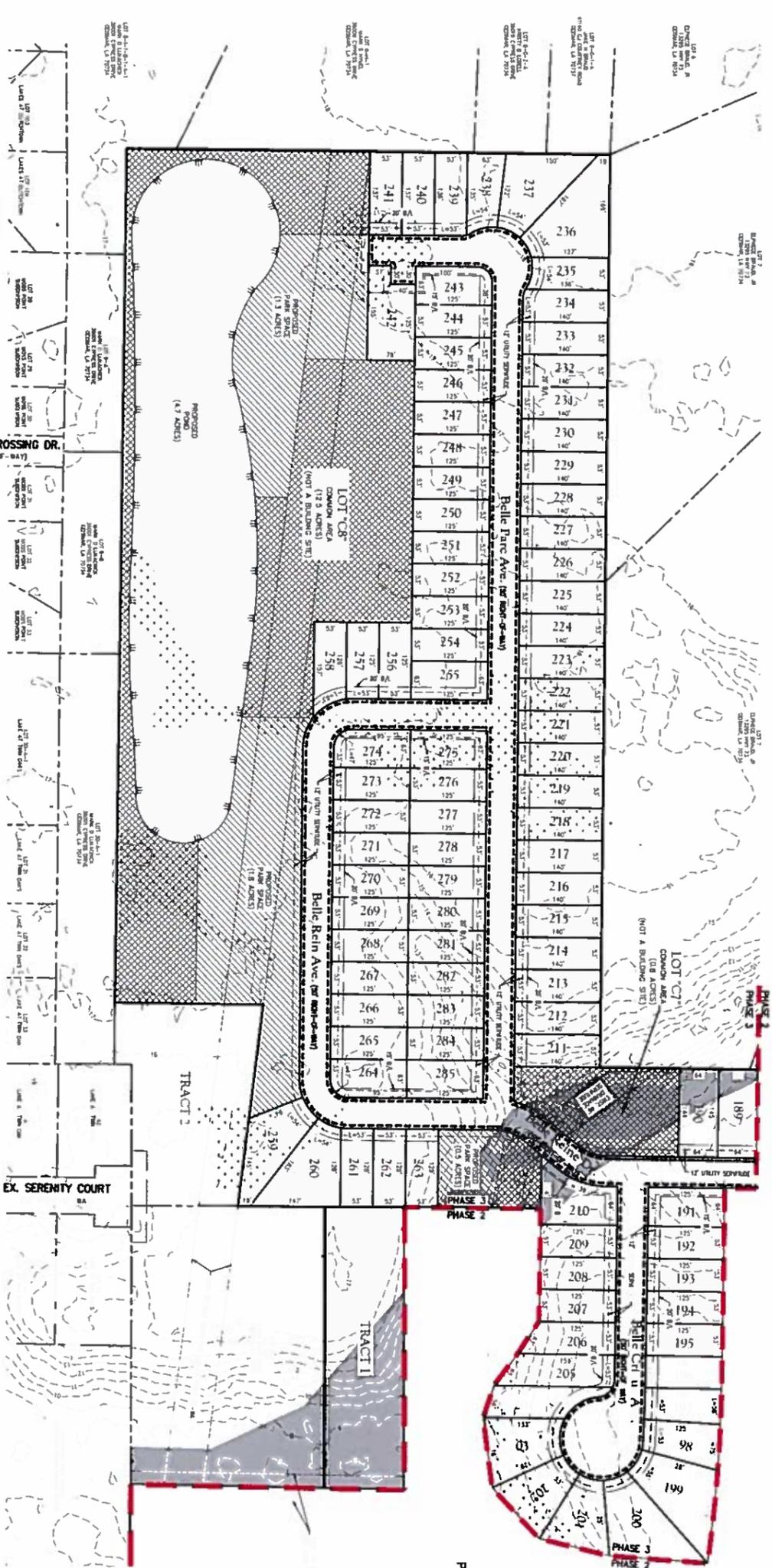
N.T.S.



VICINITY MAP
SCALE 1" = 200'

GENERAL NOTES

1. NO ATTEMPT HAS BEEN MADE BY QUALITY ENGINEERING & SURVEYING, LLC TO VERIFY THE ACCURACY OF THE RECORD PLANS, SURVEY DATA, OR OTHER INFORMATION PROVIDED BY THE CLIENT. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED BY THE CLIENT.
2. LOT AREAS AND LOT FRONTAGE MET OR EXCEED THE MINIMUM REQUIREMENTS SET FORTH IN THE SUBDIVISION MAP AS ESTABLISHED BY THE PLANNING COMMISSION.
3. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND INCHES (ROUNDED UP FROM FRACTIONS).
4. ALL IMPROVEMENTS HEREIN SHALL BE BUILT TO ASSOCIATION PAVEMENT STANDARDS.
5. THIS PLAN IS FOR CONCEPTUAL PLANNING ONLY. THE LAYOUT IS SUBJECT TO CHANGE BASED UPON THE DEVELOPMENT DESIGN AND APPROVALS.
6. ALL LOT SIZES AND LOT FRONTAGE MET OR EXCEED THE MINIMUM REQUIREMENTS FOR DEVELOPMENT CODE.
7. NO DIMENSIONS SET ON PUBLIC STREETS WITHIN 1/4 MILE OF THE PROPOSED SUBDIVISION ENTRANCE.
8. ALL STREET RIGHTS-OF-WAY AND SERVICES SHALL BE DEPOSITED TO THE PUBLIC FOR PUBLIC USE.
9. A REVISIONS DETAIL SHEET HAS BEEN PROVIDED.
10. SIDEWALKS MUST BE CONSTRUCTED FROM TO CURBLINE OR OCCUPANCY BENCH BEHIND FOR EACH LOT.



PHASE 1 & PHASE 2

GENERAL SUBDIVISION INFORMATION:

Zone: R-1
Land Use: SINGLE-FAMILY RESIDENTIAL
Land Characteristics: PASTURE, WOODLAND, ETC.
Acres: 104.88
No. of Lots: 285 RESIDENTIAL
 64 LOTS = 87 LOTS
 70 LOTS = 48 LOTS
 87 LOTS = 9 LOTS
Streets: BELLE SAVANNE (177 FEET WIDE WITH THREE LANE DRIVEWAY)
 BELLE RAIN (107 FEET WIDE WITH THREE LANE DRIVEWAY)
 BELLE PINE (107 FEET WIDE WITH THREE LANE DRIVEWAY)
 BELLE PARK (107 FEET WIDE WITH THREE LANE DRIVEWAY)
Water: ACCESION WATER
Drainage: DITCHWAY
Gas: AVAILS
Telephone: DATEL
Cable: COX CABLE/AT&T
Food Zone: X & A
100 Year A.F.T.C. 1.0' (EXCEEDS BY PARAS.)
School Districts: OUTCROOK HIGH SCHOOL
Shaded: LANE PRIVATE SCHOOL
Building Strips: FRONT - 20'
 REAR - 20'
 SIDE - 5 FEET (SEE TYPICAL LOT DETAIL SHEET 2)

TREE AND BARK SPACE STANDARDS:

- 1) ONE CLASS "A" TREE TO BE PROVIDED PER LOT. TREES MUST BE PLANTED PRIOR TO CO. BENCHMARK FOR EACH LOT.
- 2) 12 CLASS "A" TREES AND 24 ORNAMENTAL TREES ARE TO BE PLANTED PER ACRE OF PARK SPACE.
- 3) THE PLANTS WILL BE OF A STAGE 1 RECOMMENDATION AND BE MAINTAINED AND SAVED OF ALL COMMON AREAS WILL BE THE RESPONSIBILITY OF THE HOA.

PROPOSED PARKS:

PHASE	LOTS
PHASE 1:	87 LOTS
PHASE 2:	171 LOTS
PHASE 3:	97 LOTS
TOTAL PARK SPACE PROVIDED:	3.7 ACRES

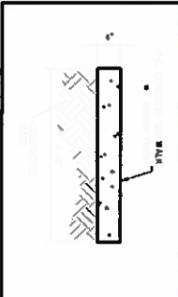
LOT BREAKDOWN:

PHASE	LOTS
PHASE 1:	87 LOTS
PHASE 2:	171 LOTS
PHASE 3:	97 LOTS
TOTAL LOTS:	285 LOTS

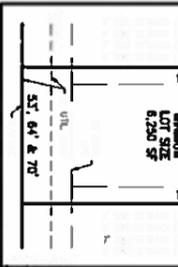
LEGEND:

- CONCRETE GREEN SPACE/COMMON AREAS (NOT A BUILDING SITE)
- DEMOS REQUIRED PARK SPACE (3.7 TOTAL ACRES)
- DEMOS FLOOD ZONE "A"
- DEMOS WETLANDS
- PROPOSED FLOODPLAIN SYSTEMS

SIDEWALK SECTION:



TYPE OF LOT D:



PRELIMINARY PLANS
 THIS PLAN IS FOR PRELIMINARY PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION, RECORD, RECONSTRUCTION, CONVEYANCE, SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

P LIMINARY PLAT
BELLE SAVANNE
 EN LEVEL DEVELOPMENT L
 1 IN STR

QUALITY ENGINEERING & SURVEYING, LLC
 1810 Hwy 41, Pine View, LA 70754
 TEL: 504-833-1111 FAX: 504-833-1112
 WWW.QESURV.COM VAX: 2530000107

2 OF 2

December 9, 2015

MAJOR SUBDIVISION PRELIMINARY PLAT

E) Oak Lake

The subject property is located on the west side of LA Hwy 44 south of I-10 in Council District 8 and is zoned Medium Intensity (RM). The application is on behalf of Guy Schexnaydre by Quality Engineering & Surveying, LLC.

The property is 54.8 acres and the applicant is proposing a major subdivision containing 163 single family residential lots. Lots range from 53 – 75 feet wide with a minimum size of 6,625 square feet. The subdivision will include 3.3 acres of designated park space.

STAFF REVIEW COMMENTS

Planning department comments:

Does the TIS include a second option for the entrance in case the roundabout is not built or is not built before this project? We will recommend that the front half (88 lots) can be constructed before the roundabout, but the remainder of the lots cannot be created until the roundabout is complete. **(The TIS provided turn lane requirements if the roundabout was not constructed. See the last paragraph of the Executive Summary.)**

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 reviewed and comments sent to the engineer. Comments are attached.

STAFF RECOMMENDATIONS

The proposed plat meets all guidelines for a major subdivision. However without approval of the traffic and drainage impact studies, staff cannot recommend approval at this time.

PARISH OF ASCENSION

ENGINEERING DEPARTMENT



November 18, 2015

**RE: Oak Lake Subdivision
Traffic Impact Study Review (# 15-058)**

Dear Mr. Prasanth Malisetty, P.E.
Neel- Schaffer, Inc.
10000 Perkins Rowe, Suite G360
Baton Rouge, LA. 70801

We have completed the review of the Traffic Impact Study (TIS) prepared by Neel- Schaffer dated November 4, 2015 submitted to our office 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:

#	Comments
1	The Traffic Study for this subdivision shows that there is to be a roundabout constructed on LA 44 at the Oak Lane/ Conway Plantation Intersection. This roundabout is not a part of the construction requirements of this development; therefore access cannot be assured in a timely manner. If the Conway roundabout is not constructed, a “normal” entrance into this subdivision must be determined and evaluated with this TIS.
2	The Traffic Impact Study also addresses the effect of this development on the current signalized intersection at LA 44 and Edenborne. As Edenborne is a fairly new development, it is expected to develop much more in the future. The impact of this increase in Edenborne traffic must be considered.
3	The TIS also addresses the intersection at Loosemoore/LA 941 with LA 44. This intersection currently operates at a Level of Service “F”and “D” in the both the AM and PM peaks. The delay times are in the range of 60 to 180 seconds. In the future with the full development of this subdivision and the Conway Plantation the delay times are in excess of 550 seconds (approx.. 1 hour). The TIS states that LADOTD is currently studying this intersection for a possible roundabout. If this occurs the LOS would improve to a LOS “A”. As the time it would take the State to fund, design and construct a roundabout at this location is considerable, we believe that other measures must be considered to prevent the complete failure of this location. We want you to determine if a traffic signal with exclusive turning lanes would make this intersection Function at a better LOS than complete failure.

PARISH OF ASCENSION

ENGINEERING DEPARTMENT



4	Another concern that we have is this area is rapidly developing with at least three (3) other major subdivisions being developed that would add traffic to this corridor. These subdivisions are Pelican Crossing with 343 lots, Riverton Subdivision with 850 lots and Pelican Point subdivision with a large number of lots. These will develop over the next few years and must be considered in the analysis of the Oak Lake subdivision.
---	---

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

Sincerely,

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

PARISH OF ASCENSION

ENGINEERING DEPARTMENT



Tommy Martinez
Parish President

November 24, 2015

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

**RE: Oak Lake Subdivision (DPZ #15-058)
Drainage Impact Study Review**

Dear Mr. Murphy:

The Drainage Impact Study submitted to the Office of Planning and Development on November 4, 2015 has been reviewed for compliance with Ascension Parish Regulations. Please address the following comments so that we can complete our review.

1. In the Section II write up it is stated that “the remaining $\frac{1}{4}$ of the property in the northwest portion of the site drains to an existing ditch that crosses the northern boundary headed west and then north to Bayou Conway.” However on Exhibit 4, that area identified as node 3 appears to drain into two separate ditches. One ditch which flows to the northwest and then ties into another ditch which flows to the northeast. The other is the above mentioned northern ditch which also accepts flow from area (node) 1 and flows to the east. Please explain how does the same northern ditch accepts flow from a portion of area 3 and flows to the west while accepting flow from area 1 and flowing to the east.
2. The top of bank for Pond A is given as elevation 9 feet. The peak water surface elevation resulting from a 100 year storm event is 8.83 feet. The freeboard is therefore 0.17 feet (2 inches). We recommend 6-8 inches of freeboard.
3. Pond A does not have any emergency overflow spillway. However, since Pond A is hydraulically connected to Pond B, the overflow weir for Pond B will act as the spillway for Pond A as long as modeling can show that the pipe is sufficiently sized to ensure 6-8 inches of freeboard. Erosion control measures are also required for the Pond B emergency overflow weir.
4. On the sheet showing Pond Summary, the 100 year storm peak water surface for Pond A is shown as 14.85'. This is different from the 8.83' given in the write up and Appendix B. Also the Pond A top of bank elevation is shown as 8.83' on the sheet showing Pond

Summary, which is different from the 9.00' given in the write up. These discrepancies must be addressed.

5. Detailed calculations of how the inflows to Ponds A and B were arrived at need to be provided for 10, 25, and 100 year storm events. The same information is needed Hwy 44 cross-drain identified as 1C.
6. Provide detailed explanation and associated calculations on how post development flows to existing ditch identified as 1L are arrived at. Only explanation provided in the drainage impact study is 'Combined Routing using HydroCAD v10.00-11'. This statement is insufficient. If peak flows are not additive due to different times of concentration or times to peak, then this must be explained in text or graphically.
7. The existing capacity of both downstream ditches (1L and 2L) needed to be calculated and compared to post development flows in accordance with the Drainage Impact Study Policy.
8. The ditch sizing calculations in Appendix D need to be specifically identified. Are they for the rerouting of the existing northern ditch?
9. Section 17-5012 of the Subdivision Regulations prohibits new open ditches within a proposed development. Along northern and eastern boundaries of the proposed subdivision it appears that existing drainage is being rerouted using open ditches, this needs to be clarified.
10. On the Preliminary Plat, no lots have rear drainage servitudes. Section 17-4044H of the Subdivision Regulations requires a rear drainage ditch or swale unless a natural ridge exists at the rear of the lot or a variance is given by the Planning and Zoning Commission.
11. Need to explain in greater detail how the needed volume of Pond A was obtained based on such a significant reduction in outflow over inflow (almost 90%).

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

Sincerely,



Rhonda F. Braud, P.E.
Department of Engineering
Parish of Ascension
(225) 450-1387
rbraud@apgov.us

December 9, 2015

MINOR SUBDIVISION – FINAL PLAT

A) Talon Drive (50' P.A.S.) and Carson Drive (50' P.A.S.) Phase 1

The subject property is located on LA Hwy 30 approximately 1 mile west of LA Hwy 73 in Council District 3 and zoned Light Industrial (LI). The application is on behalf of Gose-Allen, LLC by MR Engineering and Surveying, LLC.

The preliminary plat was approved on December 10, 2014 to create Carson Drive and Talon Drive as private streets.

The applicant is requesting approval of the final plat.

STAFF REVIEW COMMENTS

All plat review comments have been addressed.

Department of Engineering Comments:

As-built drawings have not yet been reviewed and approved.

STAFF RECOMMENDATIONS

Staff recommends approval contingent upon approval of the as-built drawings.

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
ZONING DEPARTMENT



Historical Site Overlay Zone

A) Pre-Development Meeting for Historical Site Overlay Zone- Amend the Site Plan for Bocage Planation for LeReve Bocage, LLC

The property is located at 39050 LA Highway 942 (River Road) to amend the previously approved site plan approved January 12, 2011 to relocate and reduce the size of the proposed reception hall. LeReve Bocage LLC is requesting a site plan review as required by the Ascension Parish Unified Land Development Code (LDC) Section 17-2033



PARISH OF ASCENSION
DEPARTMENT OF PLANNING AND DEVELOPMENT

42077 Churchpoint Rd
GONZALES, LA 70737
PHONE (225) 621-5700 FAX (225) 621-5705

REZONING

Zoning Review ID _____

Zoning Review Type Site Plan Review

Fee \$1,050.00

Subtype Historic Overlay Zone

Filing Date 11.16.15

Owner Information (Name, Address, Phone)

LeReve Bocage, LLC
1410 Spring Cress Lane
Seabrook, TX 77586

Subdivision Name Bocage Plantation

Zoning District From N/A

Zoning District To N/A

Hearing Date/Time December 9, 2015 @ 6:00 pm

Map Attached Y N (Circle One)

Location Description

Physical Address: 39050 Hwy. 942 (River Road)
Located 2.55 miles West of the Hwy. 44 Intersection &
2.51 Miles East of the Hwy. 22 Intersection.

Purpose

To amend the previously approved site plan approved January 12, 2011
to relocate and reduce the size of the proposed reception hall.

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

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

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

Owner Signature  Signature Date 11.16.15



HISTORICAL OVERLAY SUPPORT PACKAGE TO AMEND THE SITE PLAN FOR BOCCAGE PLANTATION

Prepared for
LeReve Bocage, LLC

November 2015

OVERVIEW:

Bocage Plantation is an important site within the historical fabric of Ascension Parish. Under the careful and meticulous eye of Dr. Marion Rundell, Bocage has been renovated and restored to its former glory. For years the plantation site and home have provided visitors a glimpse into the past through public tours of the home and grounds and through a bed and breakfast business.

Early in 2015, Bocage closed the bed and breakfast operation and has focused its mission on becoming destination venue for weddings, corporate and other special events. After evaluating the previously approved site plan and structures, it was determined due to the current venue market and budget considerations that a revision to the plan and reception hall was necessary.

The proposed reception hall structure is smaller in its footprint from the previous version and offers a more flexible interior space to serve a multitude of event types. In order to not distract from the view of the plantation main house from River Road, the proposed reception hall will be located directly behind the main house. A large brick courtyard is proposed to link and unite the main plantation house to the new reception hall, further providing multiple options for event types.

COMMISSION TIMELINE:

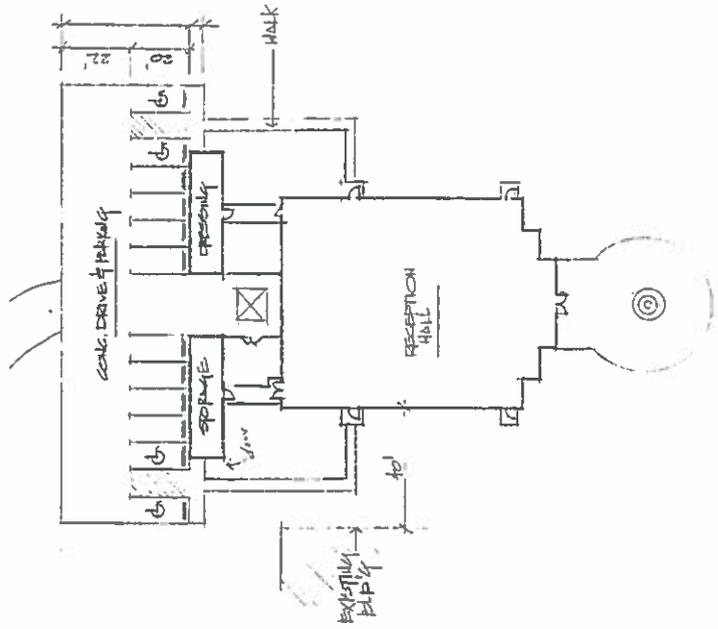
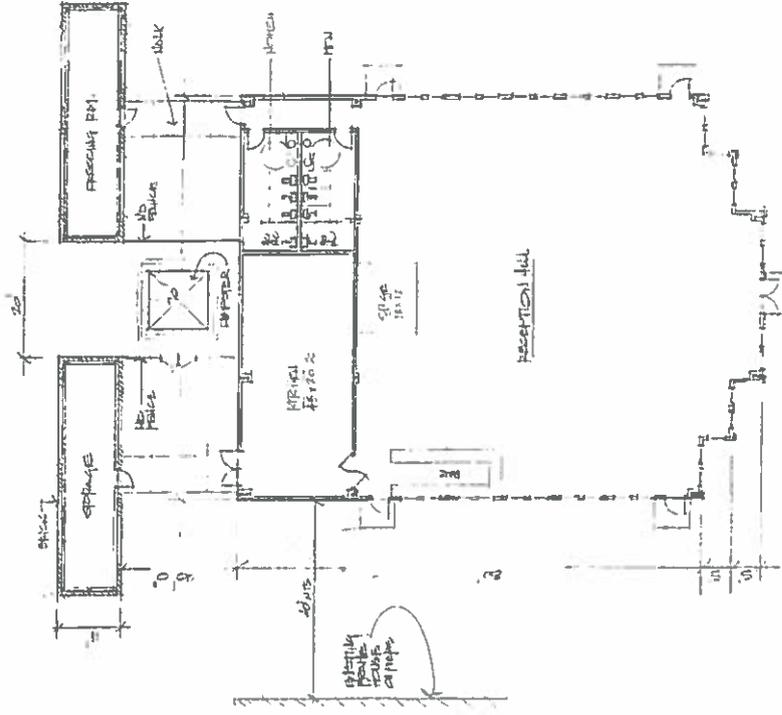
December 8, 2010:

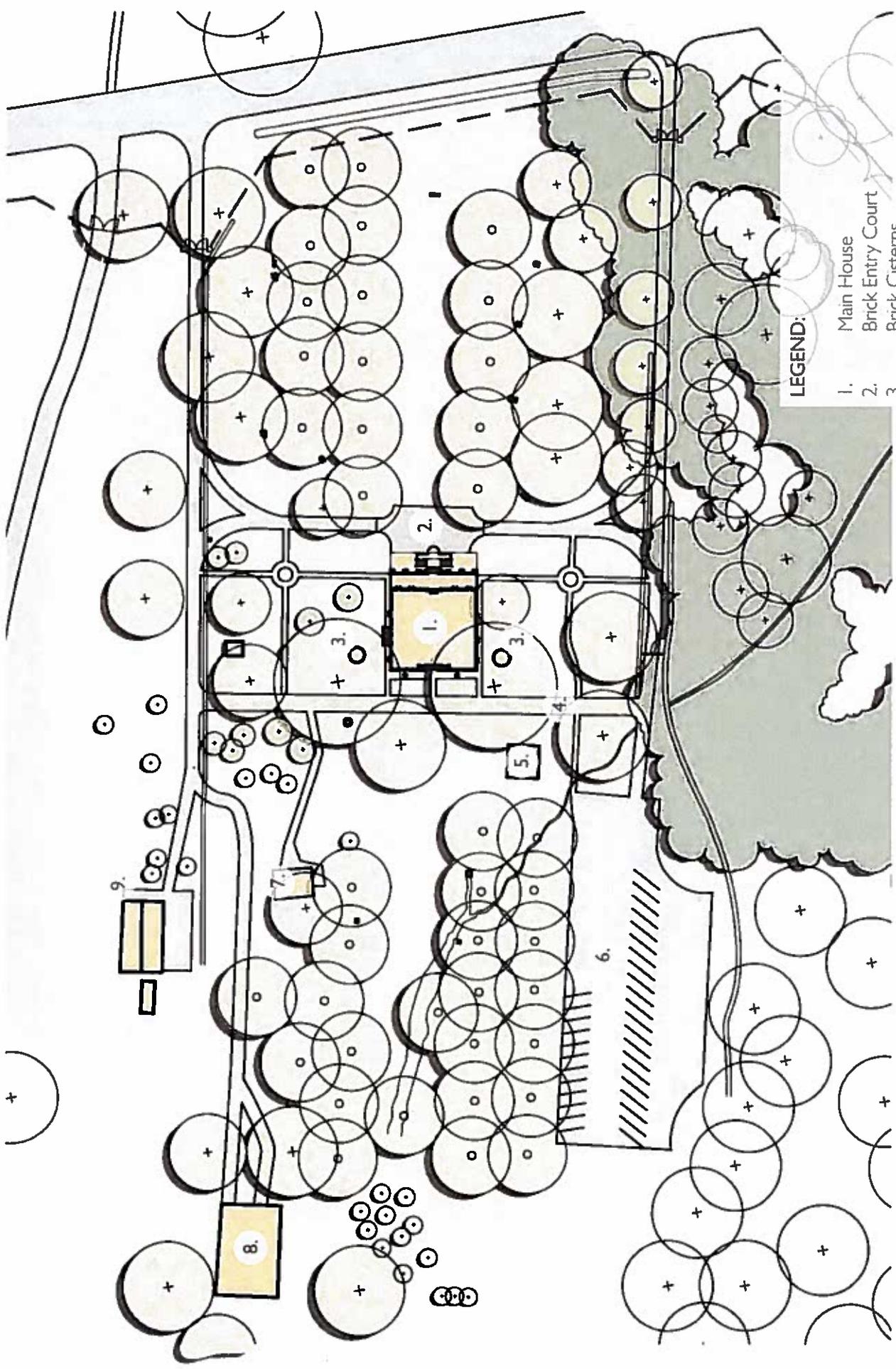
Initial submission and review of historical overlay site plan for Bocage Plantation which included a 6000 square foot reception hall, a 400 square foot dressing room, and a 400 square foot storage room. Connections to and from the existing concrete parking lot, along with an additional 12 spaces (4 accessible) were provided. The commission asked the owner to submit additional information at the following meeting to show more details for the reception hall and a dimensioned plan.

January 12, 2011:

The project was brought back to the commission the following month with the requested additional information. In addition to the previous site plan elements, the site plan at this meeting included a 525 square foot rest room structure and a 3046 square foot chapel structure. An additional 4 accessible parking spaces were proposed at the chapel structure. After presentation by the owner and discussion, the site plan was approved as submitted.





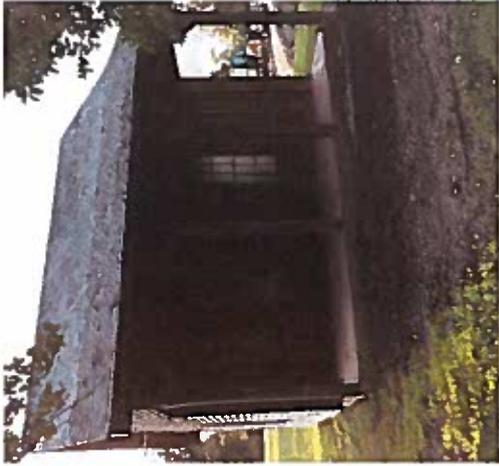
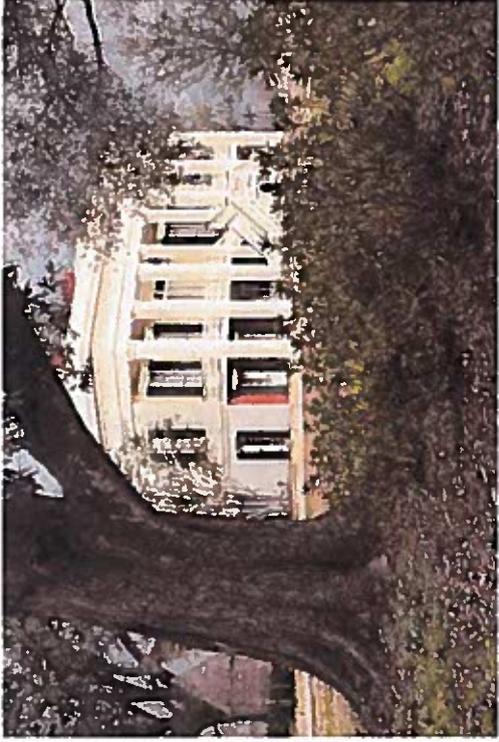


LEGEND:

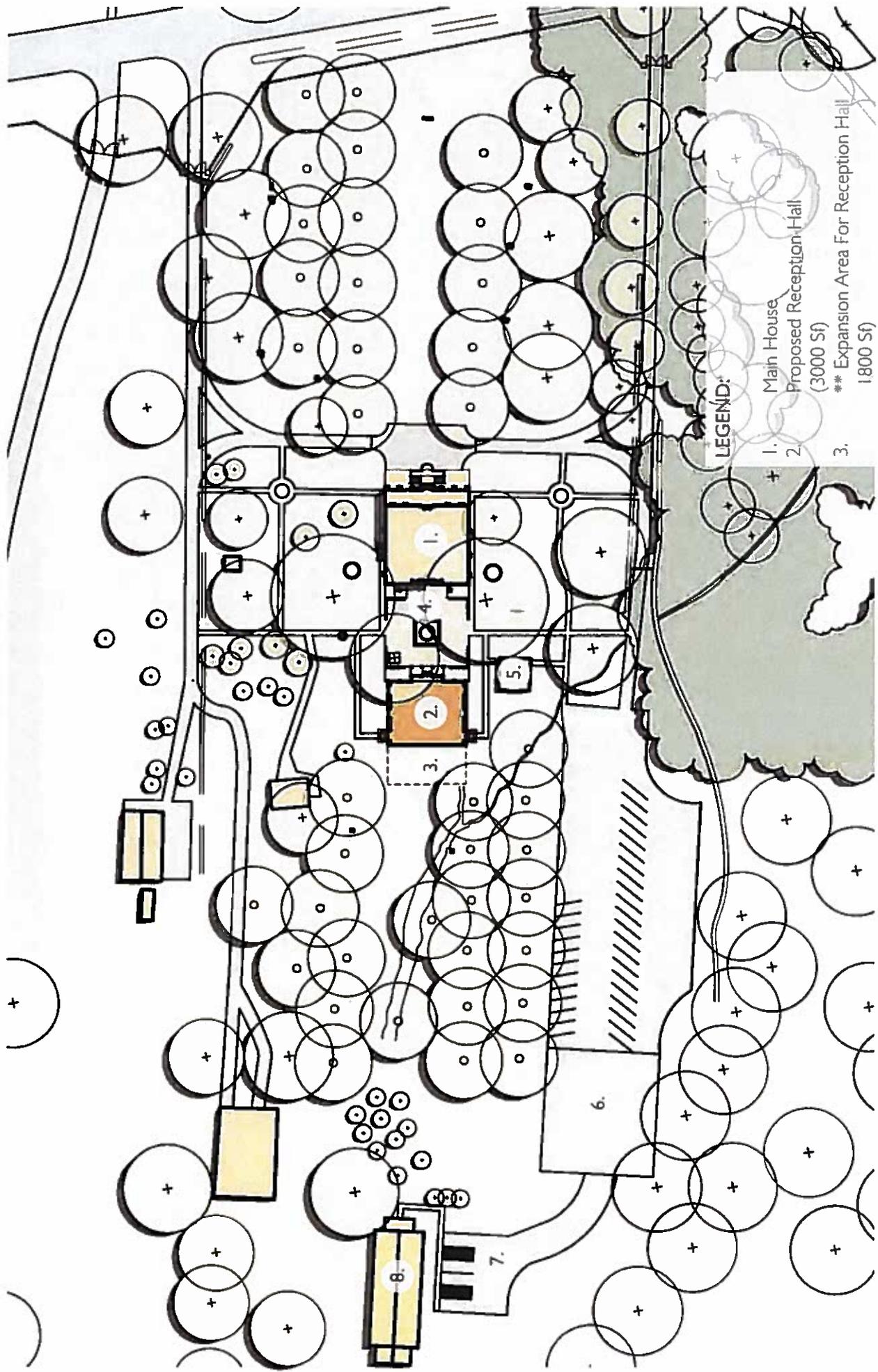
- 1. Main House
- 2. Brick Entry Court
- 3. Brick Cisterns
- 4. Gravel Rear Drive
- 5. Restroom Structure
- 6. Conc. Parking Lot (~90 Spaces)
- 7. Arbor Structure
- 8. Barn
- 9. Caretaker's House



EXISTING CONDITIONS PLAN - BOCCAGE PLANTATION



REPRESENTATIVE CHARACTER PHOTOGRAPHS - BOCAGE PLANTATION



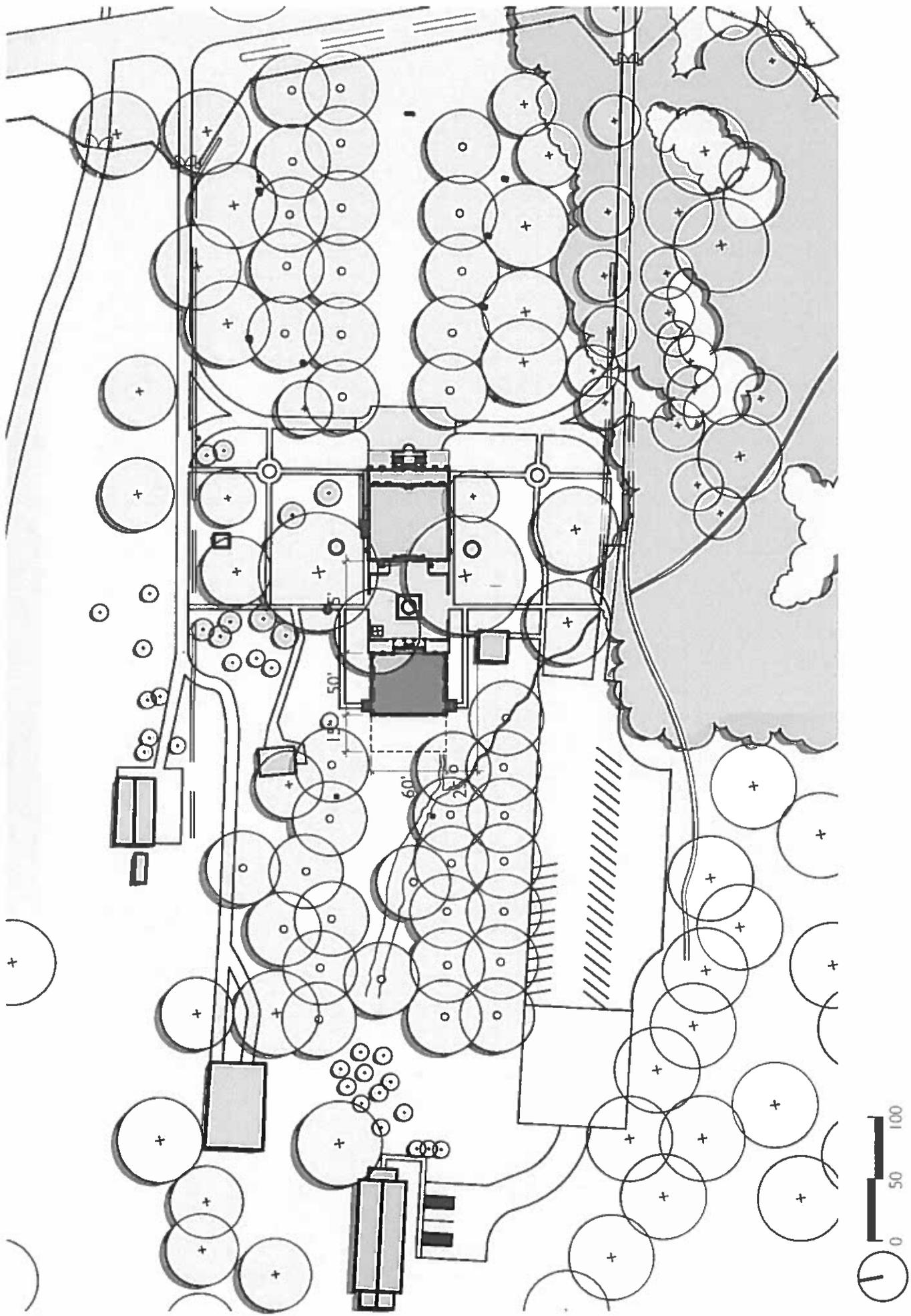
LEGEND:

- 1. Main House
- 2. Proposed Reception Hall (3000 Sf)
- 3. ** Expansion Area For Reception Hall (1800 Sf)
- 4. Brick Courtyard With Fountain, Plantings, And Sculptures
- 5. Existing Restroom Structure
- 6. Existing Gravel Overflow Parking
- 7. Proposed Drive Extension With Parking (Previously Approved)
- 8. Proposed Chapel (Previously Approved)

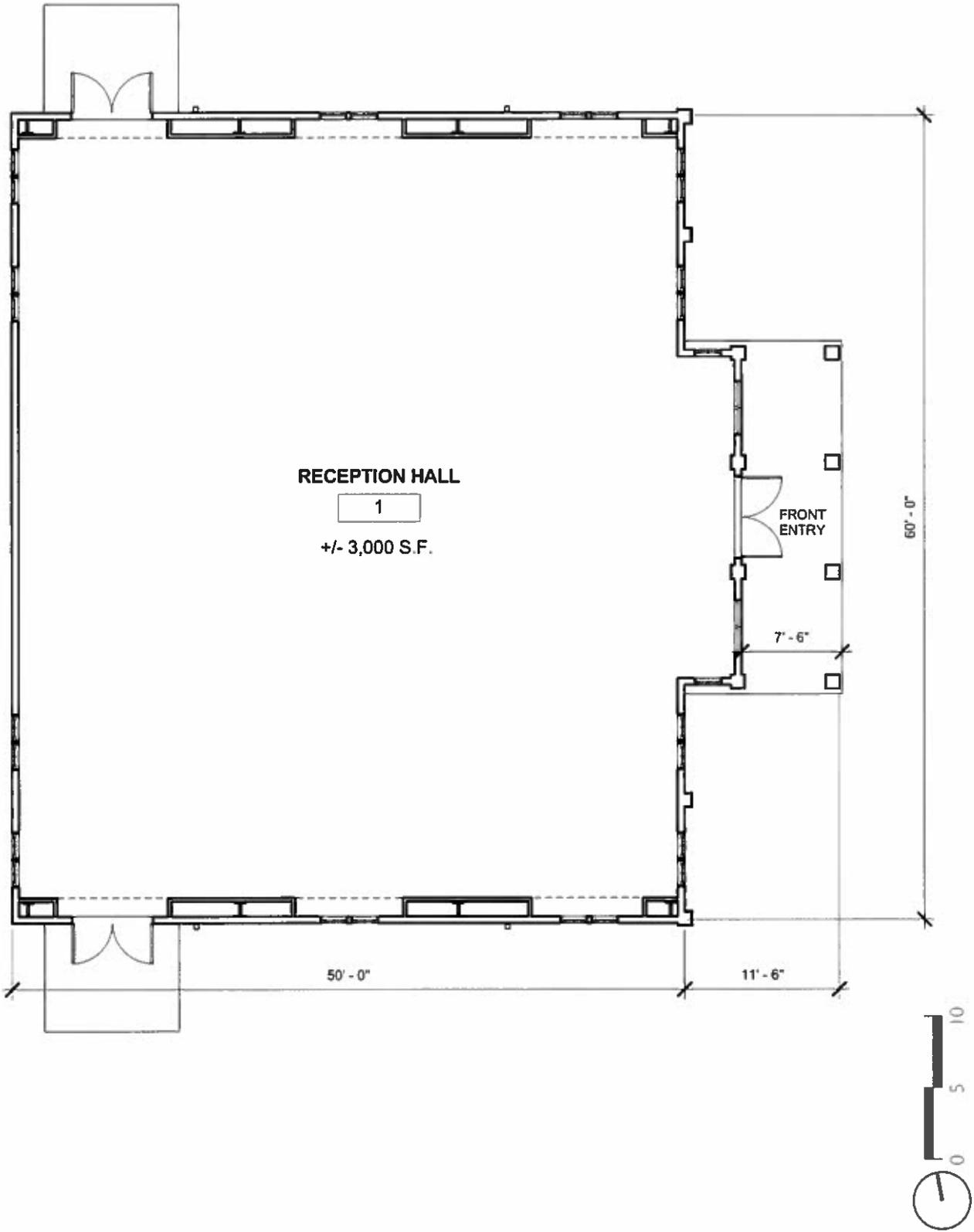
** Future expansion area for reception hall will match the architectural character shown in the renderings in this package.



PROPOSED SITE PLAN - BOCCAGE PLANTATION



DIMENSIONED PROPOSED SITE PLAN - BOCCAGE PLANTATION



RECEPTION HALL
1
+/- 3,000 S.F.

FRONT ENTRY

50'-0"

11'-6"

60'-0"

7'-6"



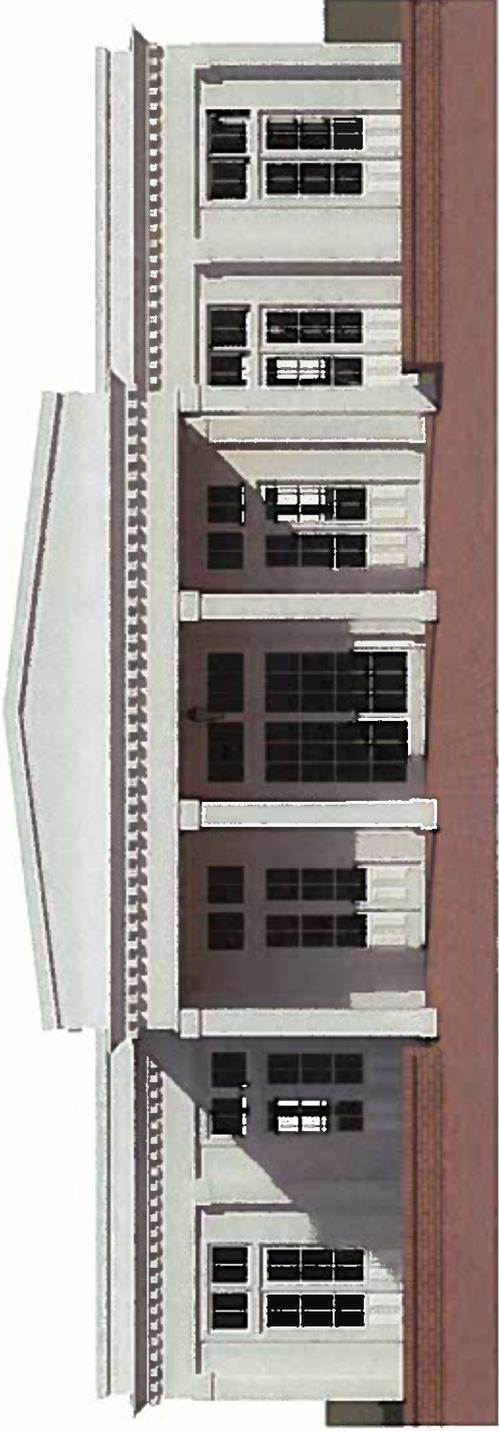
PROPOSED RECEPTION HALL FLOOR PLAN - BOCCAGE PLANTATION



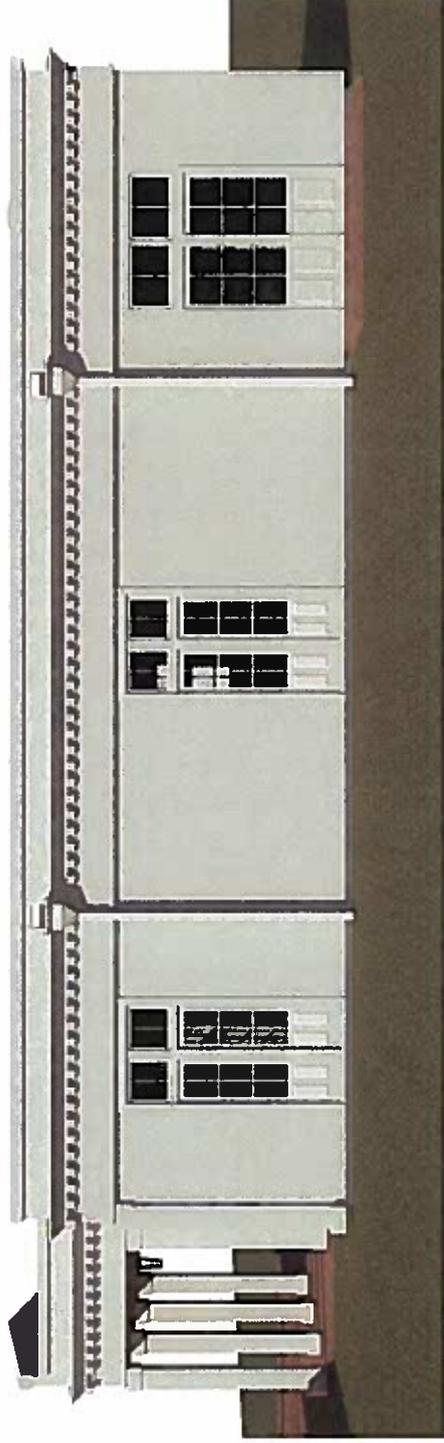
PROPOSED RECEPTION HALL RENDERING - BOCCAGE PLANTATION



PROPOSED RECEPTION HALL RENDERING - BOCCAGE PLANTATION

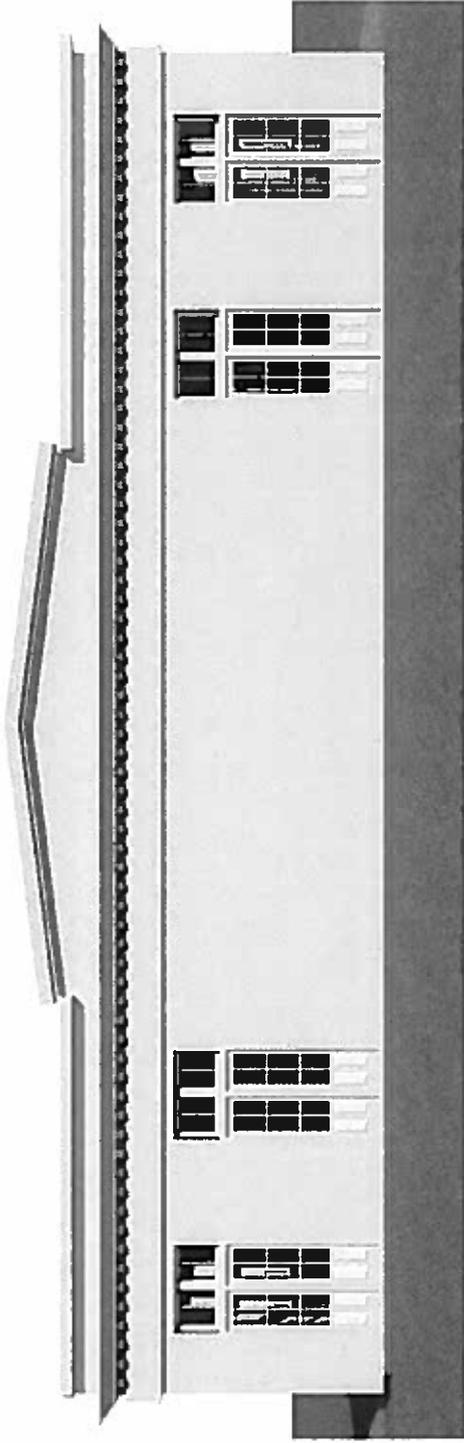


FRONT

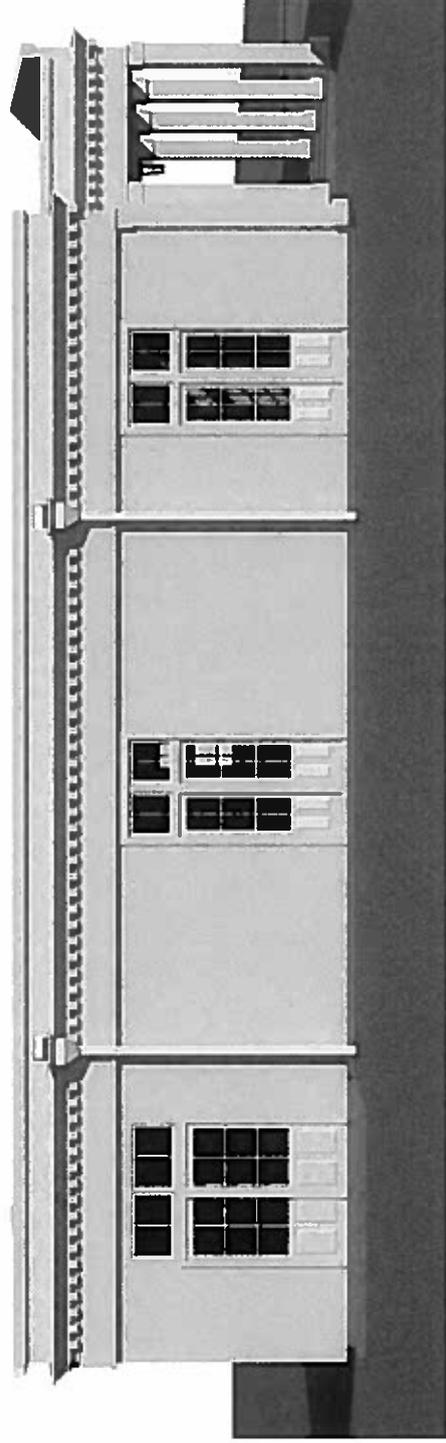


RIGHT SIDE

PROPOSED RECEPTION HALL ELEVATIONS - BOCCAGE PLANTATION



REAR



LEFT SIDE

PROPOSED RECEPTION HALL ELEVATIONS - BOCCAGE PLANTATION