



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

**Zoning Meeting**

December 14, 2016

Courthouse Annex - 828 Irma Blvd

Council Meeting Room 2nd Floor

6:00 PM

**AGENDA**

**1. Meeting Called to Order by Chairman**

**2. Roll Call of Members**

**3. Minutes**

(A) Acceptance of the Minutes of the November 9, 2016 Meeting

**4. Chairman's Comments**

**5. Public Hearing to Amend the Ascension Parish Development Code for Recommendation for the Approval or Denial to the Ascension Parish Council**

(A) **Zoning Review ID PZ-1141.16 – Tract 8 of the Remaining Portion of Tract H of the Harry Bullion Property for OUFNAC Construction LLC.**

Located on the west side of LA Highway 73 approximately 300' north of White Road to amend the Ascension Parish Zoning Map from Medium Intensity Residential (RM) to Mixed Use 2 (MU2)

(B) **Zoning Review ID PZ-1142.16 – Tract A Charles L. Tyler Property and Tract B. Estelle B. Guidry Tract for Lake at Ascension, LLC**

Located on the east side of Eads Road approximately 1200' south of LA Highway 621 to amend the Ascension Parish Zoning Map from Medium Intensity Residential (RM) to Mixed Use Corridor (MU)

**6. Contract Agreements**

(A) **Zoning Review ID PZ-1149.16 – Tract 4-B for Tadpole Academy LLC**

Located on the west side of LA Highway 73 (Old Jefferson Highway) approximately 600' south of LA Highway 42 to request approval of a contract agreement

**7. Staff Report**

**8. Adjourn**



**Description:** Acceptance of the Minutes of the November 9, 2016 Meeting

**ATTACHMENTS:**

**Description**

Acceptance of the Minutes of the November 9, 2016 Meeting

**Upload Date**

12/8/2016

**Type**

Cover Memo

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



**MINUTES & WRITTEN DECISIONS**  
**of the**  
**November 9, 2016**  
**Zoning Commission**

- 1. Meeting called to order.** Meeting called to order by the Chairman.
- 2. Roll call of members:** The following members were present for Roll Call:

Present: Julio Dumas, Morrie Bishop, Aaron Chaisson, Anthony Christy, Douglas Foster, Edward Dudley and Matthew Pryor

Absent:

- 3. Minutes**

**A) Acceptance of the Minutes and the Written Decisions of the October 12, 2016 Meeting**

**Commission Action:** A motion was made by Edward Dudley, seconded by Anthony Christy, to accept the minutes of the October 12, 2016 Zoning Commission meeting.

A Yea and Nay vote was called and resulted as follows:

Yeas: Julio Dumas, Morrie Bishop, Aaron Chaisson, Anthony Christy, Douglas Foster and Edward Dudley

Nays: None

Absent: None

The Chairman did not vote.

6 Yeas, 0 Nays, 0 Absent and the motion carried.

**B) Acceptance of the Minutes and Written Decisions of the October 12, 2016 Meeting**

**Commission Action:** A motion was made by Aaron Chaisson, seconded by Morrie Bishop, to accept the minutes of the October 12, 2016 Zoning Commission meeting.

A Yea and Nay vote was called and resulted as follows:

Yeas: Julio Dumas, Morrie Bishop, Aaron Chaisson, Anthony Christy, Douglas Foster and Edward Dudley

Nays: None

Absent: None

The Chairman did not vote.

6 Yeas, 0 Nays, 0 Absent and the motion carried.

- 4. Chairman's Comments**

There were no Chairman's Comments.

- 5. Public Hearing to Amend the Ascension Parish Development Code for Recommendation for Approval or Denial to the Ascension Parish Council**

**Zoning Review ID PZ-1074.16 Lots C-1-B for Kenny's Rentals, LLC**

Located on the east side of Hodgeson Road approximately 500' south of LA Highway 30 to amend the Ascension Parish Zoning Map from Rural (R) to Crossroad Commercial (CC) to Medium Industrial (MI)

Mr. Shawn Haygel, with Alvin Fairburns and Associates, presented the rezoning request to rezone the property located on the east side of Hodgeson Road approximately 500' south of LA Highway 30 to amend the Ascension Parish Zoning Map from Rural (R) to Crossroad Commercial (CC).

**Commission Action:** A motion was made by Aaron Chaisson, seconded by Edward Dudley, to recommend approval to the Parish Council to amend the Ascension Parish Zoning Map to rezone the property located on the east side of Hodgeson Road approximately 500' south of LA Highway 30 to amend the Ascension Parish Zoning Map from Rural (R) to Crossroad Commercial (CC).

A Yea and Nay vote was called and resulted as follows:

Yeas: Julio Dumas, Morrie Bishop, Aaron Chaisson, Anthony Christy, Douglas Foster and Edward Dudley

Nays: None

Absent: None

The Chairman did not vote.

6 Yeas, 0 Nays, 0 Absent and the motion carried.

#### **7. Staff Comments**

There were no Staff Comments.

#### **8. Adjourn**

**Commission Action:** A motion was made by Anthony Christy to adjourn the November 9, 2016 Zoning Commission Meeting.

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Chairman



**Description: Zoning Review ID PZ-1141.16 – Tract 8 of the Remaining Portion of Tract H of the Harry Bullion Property for OUFNAC Construction LLC.**

Located on the west side of LA Highway 73 approximately 300' north of White Road to amend the Ascension Parish Zoning Map from Medium Intensity Residential (RM) to Mixed Use 2 (MU2)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
oning Review ID PZ-1141.16 – Tract 8 of the Remaining Portion of Tract H of the Harry Bullion Property for OUFNAC Construction LLC.	12/8/2016	Cover Memo

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



**MEMORANDUM**

**TO:** Zoning Commission Members

**FROM:** Lance Brock

**SUBJECT:** Review ID – PZ-1041.16

**LOCATION:** Located on the west side of LA Highway 73 approximately 300' north of White Road (Tract 8 of the Remaining Portion of Tract H of the Harry Bullion Property)

**PRESENT ZONING:** Medium Intensity Residential (RM)

**REQUESTED ZONING:** Mixed Use 2 (MU2)

**OWNER:** OUFNAC Construction LLC

**STAFF COMMENTS:**

1. **Applicant is asking:** To amend the Ascension Parish Zoning Map from Medium Intensity Residential (RM) and Mixed Use 2 (MU2)
2. **Existing Land Use is:** Vacant Land
3. **Surrounding Land Use:** Single Family, Church
4. **Existing Zoning is:** Medium Intensity Residential (RM)
5. **Size of Subject Property:** .81 Acre
6. **Ascension Parish Land Use Plan Statement:**

Medium Intensity Residential District (RM) This district is designated for single family residential development. This district exists largely outside the 100 year flood plain and in the northern part of the parish.

Mixed Use 2 (MU2) The District is characterized by the allowance of limited commercial, retail and service establishments in areas where the surrounding neighborhood is predominantly residential and the character and operation of which are compatible with the character of the surrounding area.

7. **Rezoning Criteria:** To rezone property from Medium Intensity Residential (RM) to Mixed Use 2 (MU2). The property is located on LA Highway 73 300' north of White Road. The requested property is 2500' south and 1400' north of existing Mixed Use 2 (MU2) zoning district.
8. **Staff Recommendation:** To deny the Mixed Use 2 (MU2) district as requested. The uses allowed in a Mixed Use 2 (MU2) district are not compatible with surrounding properties (single family) residential.



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 \_\_\_\_\_ Fee \_\_\_\_\_

Subtype \_\_\_\_\_ Filing Date \_\_\_\_\_

Owner Information (Name, Address, Phone)

Subdivision Name N/A

Zoning District From Res Single Family

Zoning District To MU2 Mixed Use 2

Hearing Date/Time \_\_\_\_\_

Map Attached Y / N (Circle One)

Location Description

Section 2 Township 9 South, Range 2 East, Southeastern Dist.
Tract H-8

Purpose

Professional office work with warehouse
storage and staging supplies

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.

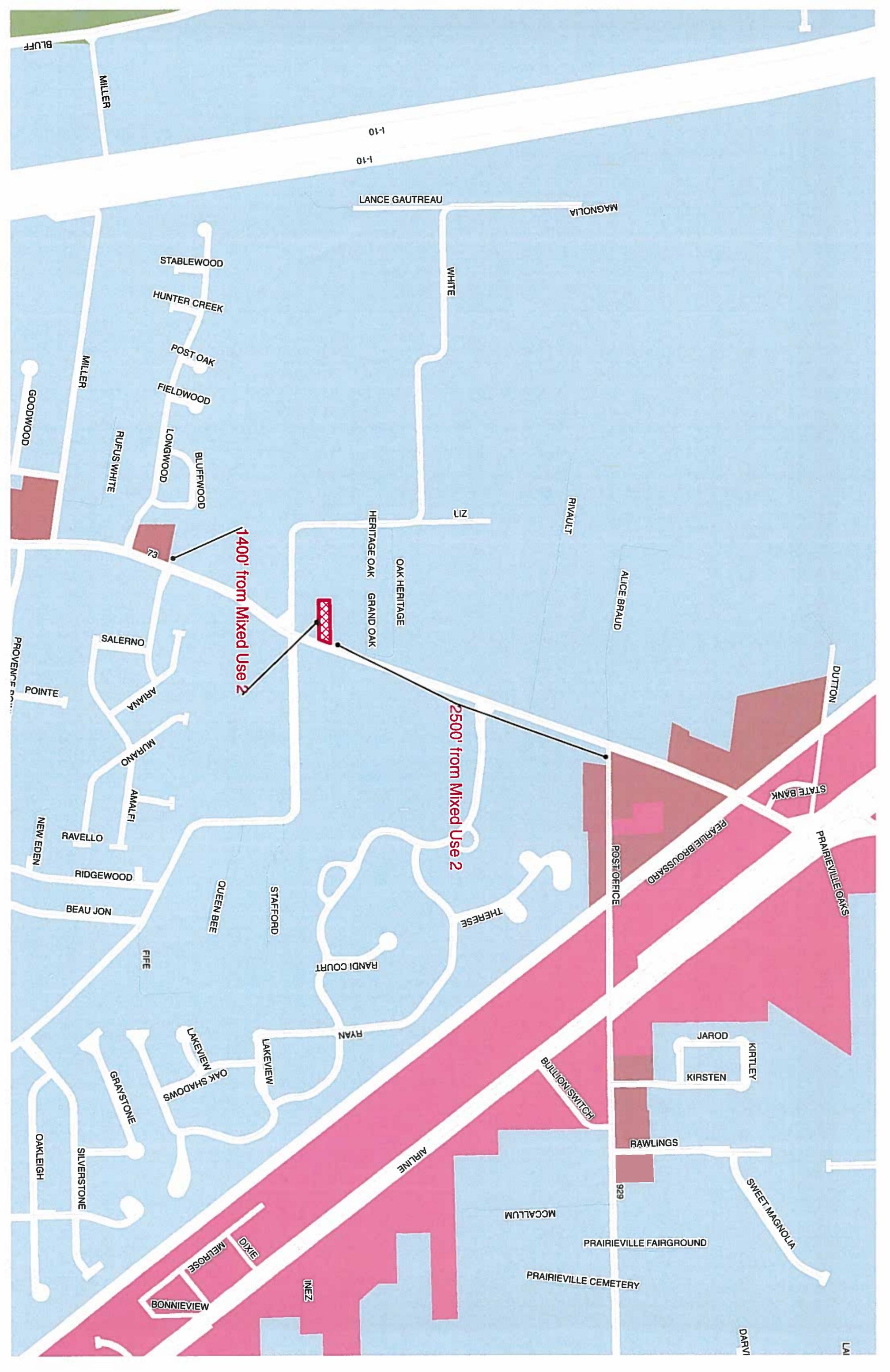
SWORN TO AND SUBSCRIBED before me this 3 day of NOV, 20 16

Owner Signature [Signature] Signature Date 10/3/16

SWORN TO AND SUBSCRIBED BEFORE ME
THIS 3 DAY OF NOV, 2016
[Signature] 9018
NOTARY PUBLIC EAST BATON ROUGE, LA
MY COMMISSION IS FOR LIFE.



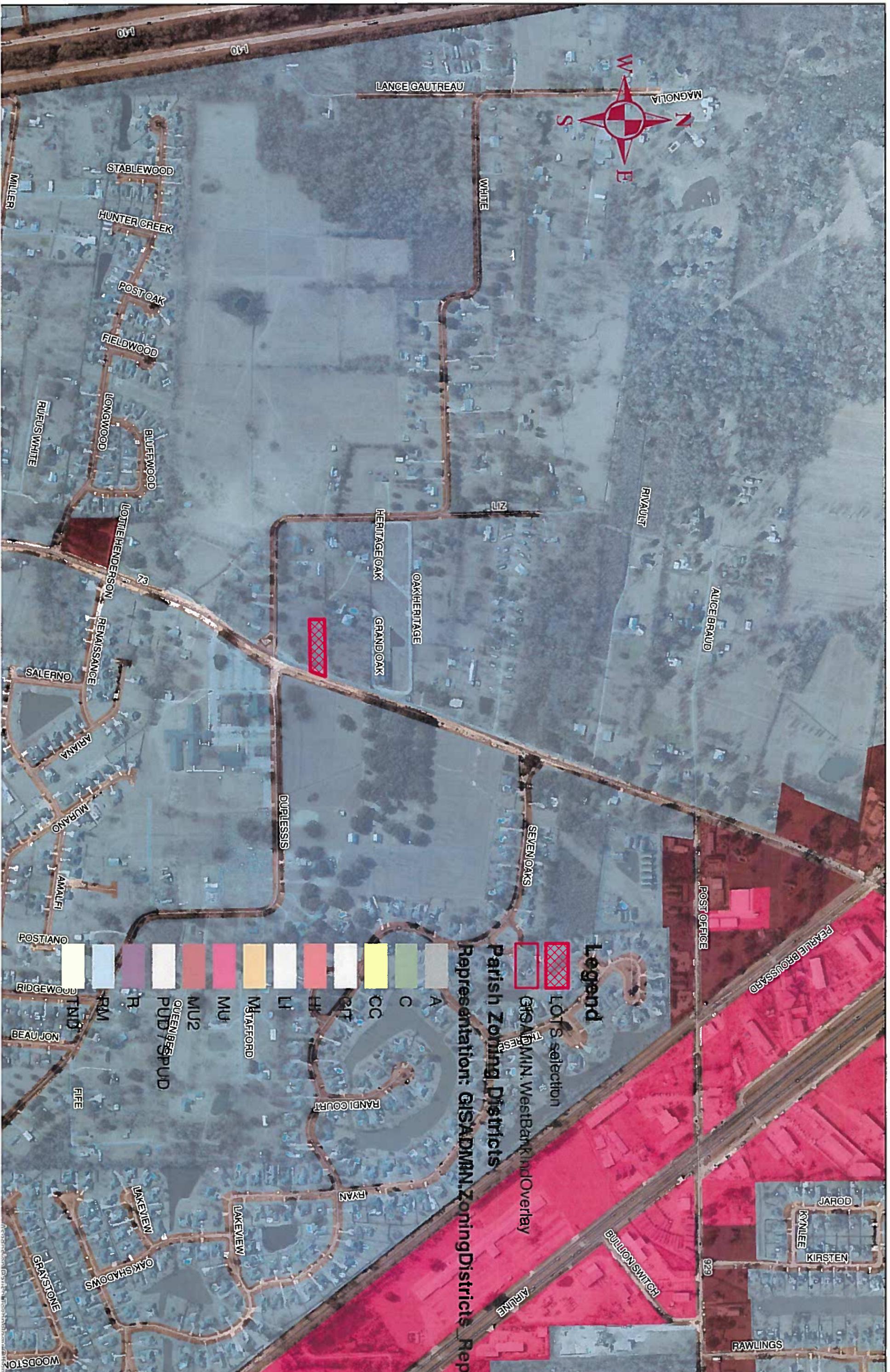




1400' from Mixed Use 2

2500' from Mixed Use 2





**Legend**

-  LOTS selection
-  GISADMIN. WestBank Ind Overlay

**Parish Zoning Districts**

Representation: GISADMIN. Zoning Districts Rep

-  A
-  C
-  CC
-  CPT
-  HI
-  LI
-  M STAFFORD
-  MU
-  MU2
-  P
-  QUEEN BEE PUD
-  R M
-  TND

STABLEWOOD  
HUNTER CREEK  
POST OAK  
FIELDWOOD  
LONGWOOD  
BLUEWOOD  
LOTTE HENDERSON  
RENAISSANCE  
SALERNO  
ARANA  
MURPANO  
ANALI  
POSTIANO  
RIDGEWOOD  
BEAU JON  
MILLER  
RUFUS WHITE  
MAGNOLIA  
WHITE  
LANCE GAUTREAU  
HERITAGE OAK  
OAK HERITAGE  
GRAND OAK  
RIVAULT  
ALICE BRAUD  
SEVEN OAKS  
POST OFFICE  
PEARLIE BROSSARD  
JAROD  
KNILEE  
KIRSTEN  
RAWLINGS  
BULLION SWITCH  
AIRLINE  
929  
LAKEVIEW  
LAKEVIEW  
RANAN  
RANDI COURT  
OAKSHADOWS  
GRANSTONE  
WOODSTON  
FINE



**Description: Zoning Review ID PZ-1142.16 – Tract A Charles L. Tyler Property and Tract B. Estelle B. Guidry Tract for Lake at Ascension , LLC**

Located on the east side of Eads Road approximately 1200' south of LA Highway 621 to amend the Ascension Parish Zoning Map from Medium Intensity Residential (RM) to Mixed Use Corridor (MU)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
Zoning Review ID PZ-1142.16 – Tract A Charles L. Tyler Property and Tract B. Estelle B. Guidry Tract for Lake at Ascension , LLC	12/8/2016	Cover Memo

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



**MEMORANDUM**

**TO:** Zoning Commission Members

**FROM:** Lance Brock

**SUBJECT:** Review ID – PZ-1042.16

**LOCATION:** Located on the east side of Eads Road approximately 1200' south of LA Highway 621 Road (Tract A Charles L. Tyler Property and Tract B. Estelle B. Guidry Tract)

**PRESENT ZONING:** Medium Intensity Residential (RM)

**REQUESTED ZONING:** Mixed Use (MU)

**OWNER:** Lake at Ascension, LLC

**STAFF COMMENTS:**

1. **Applicant is asking:** To amend the Ascension Parish Zoning Map from Medium Intensity Residential (RM) and Mixed Use (MU)
2. **Existing Land Use is:** Medium Intensity Residential (RM)
3. **Surrounding Land Use:** Single Family, Light Industrial, Lake/Pond
4. **Existing Zoning is:** Medium Intensity Residential (RM)
5. **Size of Subject Property:** 5.4 Acres
6. **Ascension Parish Land Use Plan Statement:**

Medium Intensity Residential District (RM) This district is designated for single family residential development. This district exists largely outside the 100 year flood plain and in the northern part of the parish.

Mixed Use (MU) This district is characterized by the most intensive residential and commercial development. These districts are located in areas where the road system is most capable of supporting growth with a minimum risk to the public safety. High density residential development should include apartment buildings and townhouses. Commercial development should be concentrated or “clustered” at strategic sites in relation to population centers, other commercial sites, and adequate roads.

7. **Rezoning Criteria:** To rezone property from Medium Intensity Residential (RM) to Mixed Use Corridor(MU). The owner/applicant requesting the rezone “in order to be consistent with adjoining property owners’ land use on Eads Road” There are nonconforming uses located on Eads Road to the north of requested property.
8. **Staff Recommendation:** To deny the Mixed Use Corridor (MU) as requested. The proposed uses that are allowed in the requested zoning would not be compatible to the area. Existing commercial uses surrounding the property are considered nonconforming.



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 \_\_\_\_\_ Fee \_\_\_\_\_  
Subtype \_\_\_\_\_ Filing Date \_\_\_\_\_

Owner Information (Name, Address, Phone)  
LAKES OF ASCENSION LLC  
11745 Brickstone Ave B4  
BATON ROUGE, LA 70816

Subdivision Name \_\_\_\_\_  
Zoning District From RM  
Zoning District To MV

Hearing  
Date/Time \_\_\_\_\_

Map Attached  Y /  N (Circle One)

Location Description 13496 Eads Road prairieville LA 70769  
(See Attached)

Purpose Rezoning is being requested in order  
to be consistent with adjoining property  
owners' land use on Eads Road.

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 3rd day of November, 2016

Owner Signature [Signature] Signature Date 11/3/16

SWORN TO AND SUBSCRIBED BEFORE ME  
THIS 3rd DAY OF November, 2016

[Signature]  
NOTARY PUBLIC

RALPH E. HOOD  
Notary Public #6984  
Parish of East Baton Rouge  
State of Louisiana  
Commission Expires at Death

EXHIBIT "A"  
\* BASIS OF BEARING: N 89°06'50" W  
As Shown on Reference Map No. 1.

100 YEAR FLOOD ZONE PER FEMA  
MAP LISTED.

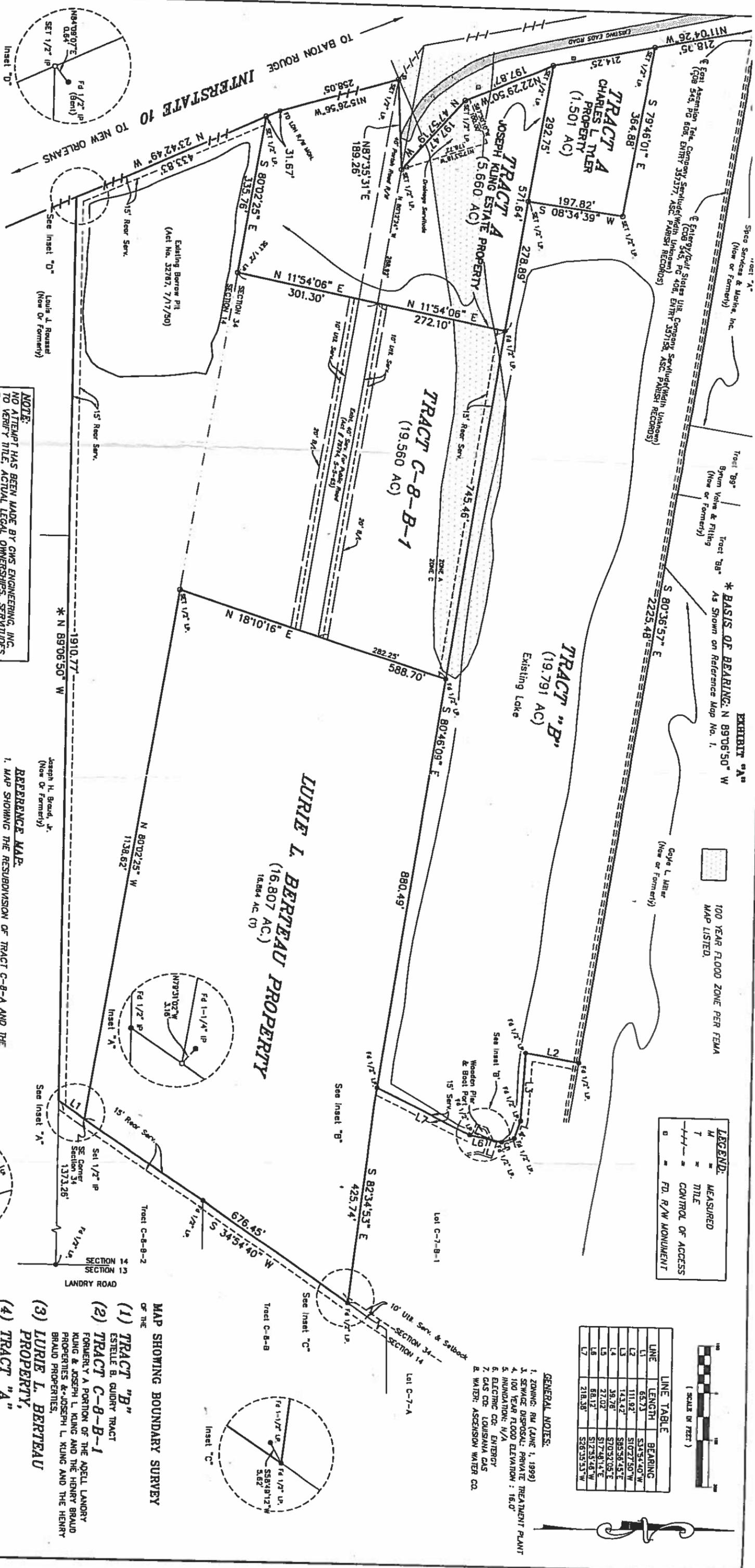
LEGEND:  
M = MEASURED  
T = TITLE  
C = CONTROL OF ACCESS  
B = F.D. R/W MONUMENT

LINE	LENGTH	BEARING
L1	65.73	S 15° 54' 40" W
L2	111.92	S 10° 27' 50" W
L3	143.47	S 85° 58' 45" E
L4	39.78	S 70° 52' 05" E
L5	27.02	S 17° 40' 14" E
L6	88.12	S 12° 55' 48" W
L7	218.58	S 28° 39' 53" W

GENERAL NOTES:

- ZONING: RM (JUNE 1, 1999)
- SEWAGE DISPOSAL: PRIVATE TREATMENT PLANT
- 100 YEAR FLOOD ELEVATION: 16.0'
- INUNDATION: N/A
- ELECTRIC CO. ENTRY
- GAS CO. LOUISIANA GAS
- WATER: ASCENSION WATER CO.

SCALE BY FEET



NOTE:  
NO ATTEMPT HAS BEEN MADE BY GWS ENGINEERING, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CREW OR HIS REPRESENTATIVE.

**SURVEYOR'S CERTIFICATION:**

I hereby certify to Lakes of Ascension, L.L.C., Bank One, Louisiana, National Association, Red Stick Title Company, Inc., and First American Title Insurance Company that this survey, was actually made upon the grounds and that it and the information, courses and distances shown thereon are correct; that the title lines and lines of actual possession are the same; that the size, location and type of buildings and improvements are shown and all are within the boundary lines of the property; that there are no violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of the buildings and improvements that the undersigned has knowledge; that there are no servitudes, encroachments or uses affecting the property appearing from a careful physical inspection of the property, other than those shown and depicted thereon; and that the parcels thereon do lie within flood hazard areas, unless graphically shown thereon in accordance with the Federal Emergency Management Agency Flood Insurance Map Number 220013 0040 B, Dated September 2, 1981. All utilities which serve the property, including electricity, water, gas, sewer, storm drainage, telephone, and cable television, lie within servitudes dedicated to public use and no such utilities cross any other property except to the extent the utility lines and related equipment is within a public servitude granted for such use. This survey was made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992 and was made in accordance with the applicable minimum standards of practice in Louisiana for a Class "C" survey.

DATE: 9/24/99



**REFERENCE MAP:**

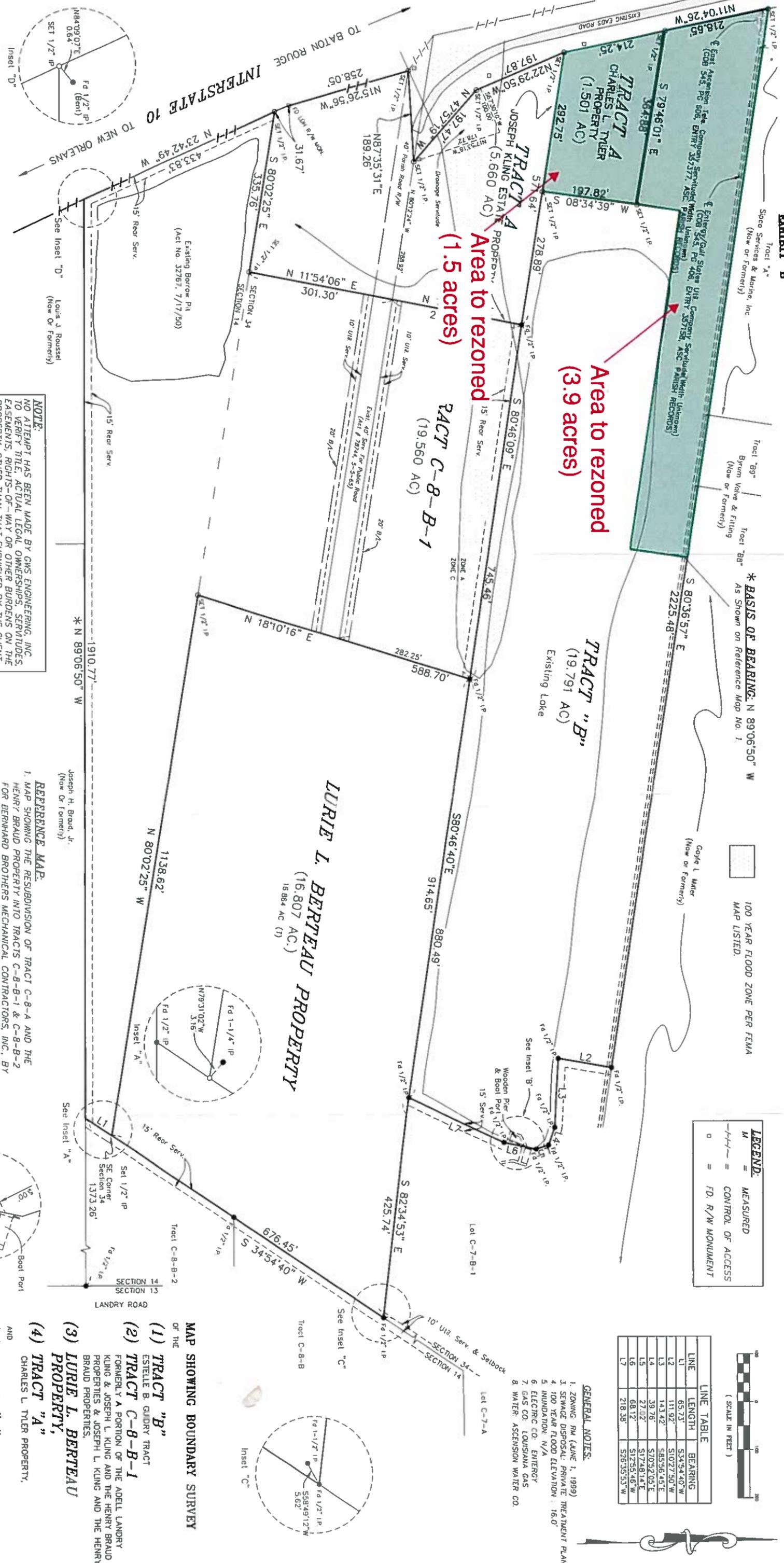
- MAP SHOWING THE RESUBDIVISION OF TRACT C-B-A AND THE HENRY BRAUD PROPERTY INTO TRACTS C-B-B-1 & C-B-B-2 FOR BERNHARD BROTHERS MECHANICAL CONTRACTORS, INC. BY MICHAEL B. SONGY, P.L.S., DATED 1-18-96, (COB 554, PAGE 456, ENTRY 366442), OFFICIAL RECORDS OF ASCENSION PARISH.
- MAP SHOWING BOUNDARY SURVEY OF TRACT C & D, FOR DATA PROPERTIES, INC., BY MICHAEL B. SONGY, DATED JANUARY 25, 1995.
- SURVEY MAP OF 9.456 ACRES TRACT, FOR HENRY BRAUD, BY CARL L. MISTRIC, DATED JANUARY 20, 1972.
- MAP SHOWING SURVEY OF THE ESTELLE B. GUDRY TRACT CONTAINING 24.673 ACRES, FOR ALEX GUDRY ESTATE, BY CARL L. MISTRIC, DATED NOVEMBER 21, 1979, (COB 512, ENTRY 180127), OFFICIAL RECORDS OF ASCENSION PARISH.
- MAP OF CARL MISTRIC (16.864 AC), (COB 589, PAGE 477, ENTRY 383116), OFFICIAL RECORDS OF ASCENSION PARISH.
- PLAT OF TRACT "A", BY J. ALVIN BARBAY, C.E., DATED JULY 14, 1969.
- RIGHT OF WAY MAP FOR STATE PROJECT NUMBER 450-11-06 (BATON ROUGE-COZZALES HIGHWAY), SHEET NO. 24, BY J. ALVIN BARBAY, JR., DATED JULY 14, 1969.
- MAP SHOWING THE RESUBDIVISION OF THE ESTELLE B. GUDRY TRACT AND TRACT C-7-B INTO TRACT B AND TRACT C-7-B-1, FOR LAKES AT ASCENSION, L.L.C. BY GWS ENGINEERING, INC., DATED 9-20-99.

**MAP SHOWING BOUNDARY SURVEY OF THE**

- TRACT "B" ESTELLE B. GUDRY TRACT
- TRACT C-B-B-1 FORMERLY A PORTION OF THE ABELL LANDRY KLING & JOSEPH L. KLING AND THE HENRY BRAUD PROPERTIES & JOSEPH L. KLING AND THE HENRY BRAUD PROPERTIES.
- LURIE L. BERTEAU PROPERTY,
- TRACT "A" CHARLES L. TLER PROPERTY,
- TRACT "A" JOSEPH KLING ESTATE

LOCATED IN SECTIONS 14 & 34, T-9-S, R-2-E SOUTHEAST LAND DISTRICT, ASCENSION PARISH, LOUISIANA FOR LAKES OF ASCENSION, L.L.C. 11745 BRICKSOME AVE., SUITE B-4 BATON ROUGE, LOUISIANA 70816

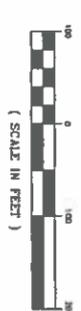
**GWS Engineering, Inc.**  
Engineering Consultants - Land Surveyors  
7630 Perchara Rd. • Suite 890 • Baton Rouge, LA 70808



**\* BASIS OF BEARING: N 89°06'50" W**  
As Shown on Reference Map No. 1

100 YEAR FLOOD ZONE PER FEMA  
MAP LISTED.

**LEGEND:**  
M = MEASURED  
--- = CONTROL OF ACCESS  
□ = FD. R/W MONUMENT



LINE	LENGTH	BEARING
L1	65.73'	S34°34'40"W
L2	111.92'	S10°27'50"W
L3	143.42'	S85°56'45"E
L4	39.76'	S70°52'05"E
L5	27.92'	S17°48'14"E
L6	68.12'	S12°55'46"W
L7	218.38'	S26°35'53"W

- GENERAL NOTES:**
1. ZONING: RM (JUNE 1, 1999)
  2. SEWAGE DISPOSAL: PRIVATE TREATMENT PLANT
  3. 100 YEAR FLOOD ELEVATION: 16.0'
  4. INUNDATION: N/A
  5. ELECTRIC CO.: ENERGY
  6. GAS CO.: LOUISIANA GAS
  7. WATER: ASCENSION WATER CO.

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

**SURVEYOR'S CERTIFICATION:**

I hereby certify to Lakes of Ascension, L.L.C., Bank One, Louisiana, National Association, Red Stick Title Company, Inc., and First American Title Insurance Company that this survey, was actually made upon the grounds and that it and the information, courses and distances shown thereon are correct; that the title lines and lines of actual possession are the same; that the size, location and type of buildings and improvements are shown and all are within the boundary lines of the property; that there are no violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of the buildings and improvements that the undersigned has knowledge, that there are no servitudes, encroachments or uses affecting the property appearing from a careful physical inspection of the property, other than those shown and depicted thereon; and that the parcels thereon do lie within flood hazard areas, unless geographically shown thereon in accordance with the Federal Emergency Management Agency Flood Insurance Map Number 220013 0040 B, Dated September 2, 1981. All utilities which serve the property, including electricity, water, gas, sewer, storm drainage, telephone, and cable television, lie within servitudes dedicated to public use and no such utilities cross any other property except to the extent the utility lines and related equipment is within a public servitude granted for such use. This survey was made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992 and was made in accordance with the applicable minimum standards of practice in Louisiana for a Class "C" survey.

DATE

**LURIE L. BERNEAU PROPERTY**  
(16,807 AC.)  
16,864 AC. (1)

**REFERENCE MAP:**

1. MAP SHOWING THE RESUBDIVISION OF TRACT C-8-A AND THE HENRY BRAUD PROPERTY INTO TRACTS C-8-B-1 & C-8-B-2 FOR BERNHARD BROTHERS MECHANICAL CONTRACTORS, INC., BY MICHAEL B. SONGY, P.L.S., DATED 1-18-96 (COB 554, PAGE 456, ENERGY 366442), OFFICIAL RECORDS OF ASCENSION PARISH ENERGY 366442).
2. MAP SHOWING BOUNDARY SURVEY OF TRACT C & D, FOR DAYLA PROPERTIES, INC., BY MICHAEL B. SONGY, DATED JANUARY 25, 1995.
3. SURVEY MAP OF 9.456 ACRES TRACT, FOR HENRY BRAUD, BY CARL L. MISTRIC, DATED JANUARY 20, 1972.
4. MAP SHOWING SURVEY OF THE ESTELLE B. GUDRY TRACT CONTAINING 24.675 ACRES, FOR ALEX GUDRY ESTATE, BY CARL L. MISTRIC, OFFICIAL RECORDS OF ASCENSION PARISH, DATED NOVEMBER 21, 1979 (COB 332, ENERGY 180127).
5. MAP OF CARL MISTRIC (16,864 AC.) (COB 569, PAGE 477, ENERGY 383116), OFFICIAL RECORDS OF ASCENSION PARISH.
6. PLAT OF TRACT "A", BY J ALVIN BARBAY, C.E., DATED JULY 14, 1969.
7. RIGHT OF WAY MAP FOR STATE PROJECT NUMBER 450-11-06 (BATON ROUGE - GONZALES HIGHWAY), SHEET NO. 20, BY J ALVIN BARBAY, JR., DATED JULY 14, 1969.
8. MAP SHOWING THE RESUBDIVISION OF THE ESTELLE B. GUDRY TRACT AND TRACT C-7-B INTO TRACT B AND TRACT C-7-B-1, FOR LAKES AT ASCENSION, LLC, BY GWS ENGINEERING, INC., DATED 9-20-99

**MAP SHOWING BOUNDARY SURVEY**  
OF THE

- (1) TRACT "B" ESTELLE B. GUDRY TRACT
- (2) TRACT C-8-B-1 FORMERLY A PORTION OF THE ADELL LANDRY KING & JOSEPH L. KLING AND THE HENRY BRAUD PROPERTIES.
- (3) LURIE L. BERNEAU PROPERTY,
- (4) TRACT "A" CHARLES L. TYLER PROPERTY,
- (5) TRACT "A" JOSEPH KLING ESTATE

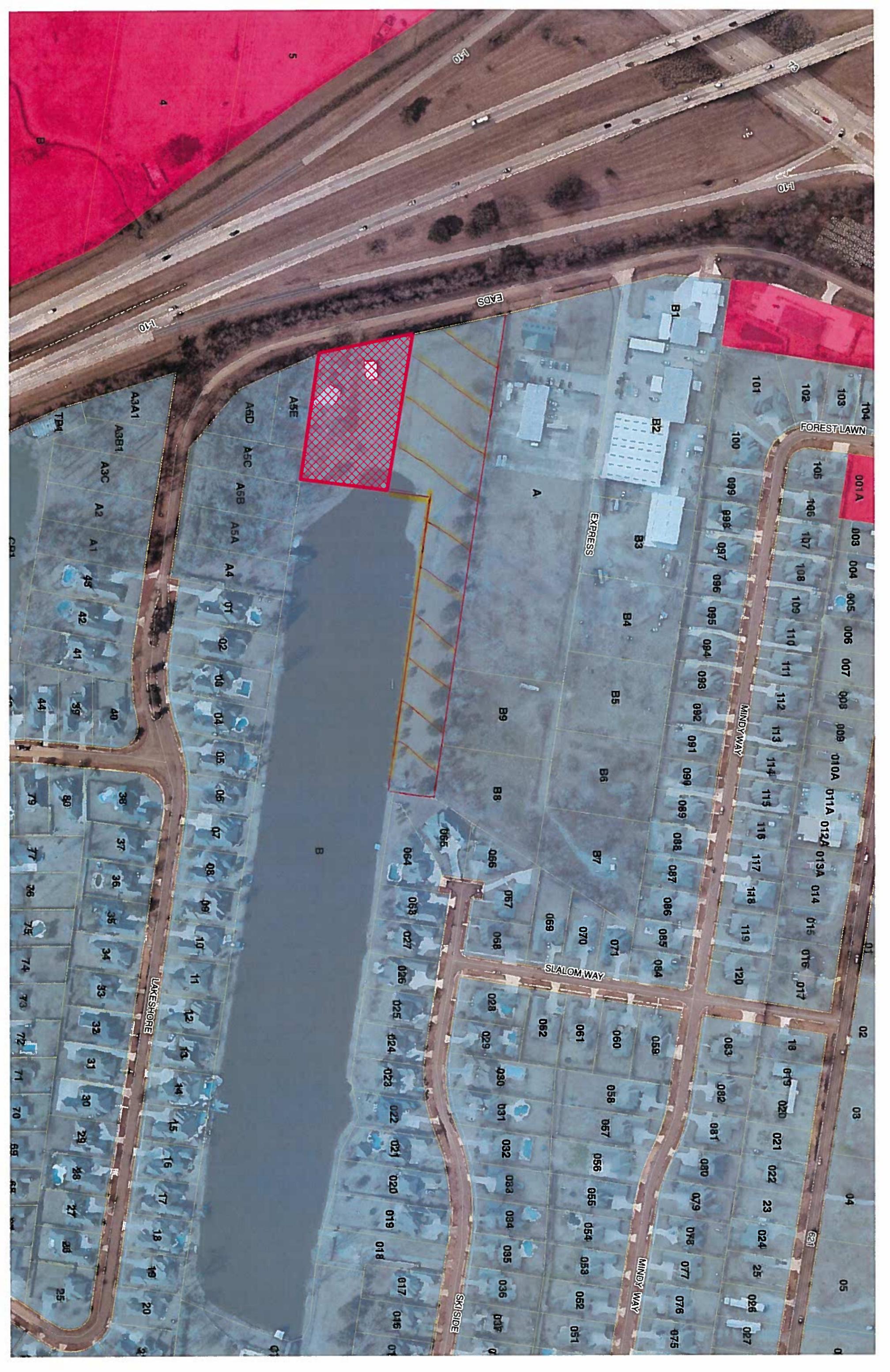
LOCATED IN SECTIONS 14 & 34, T-9-S, R-2-E SOUTHEAST LAND DISTRICT, ASCENSION PARISH, LOUISIANA

FOR  
**LAKES OF ASCENSION, LLC**  
11745 BRICKSOME AVE., SUITE B-4  
BATON ROUGE, LOUISIANA 70816

**GWS Engineering, Inc.**  
Engineering Consultants - Land Surveyors

7520 Perkins Rd. • Suite 290 • Baton Rouge, LA 70808

PROJECT NO.	PG. NO.
DESIGNED BY	CADRELE PROJECS
DETAILER: GDB	DATE: 8-23-99



Red hatched area

A3A1  
A3B1  
A3C  
A2  
A1  
45  
42  
41  
44  
40  
38  
37  
36  
35  
34  
33  
32  
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**Description:** **Zoning Review ID PZ-1149.16 – Tract 4-B for Tadpole Academy LLC**  
Located on the west side of LA Highway 73 (Old Jefferson Highway)  
approximately 600' south of LA Highway 42 to request approval of a contract  
agreement

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
Zoning Review ID PZ-1149.16 – Tract 4-B for Tadpole Academy LLC	12/8/2016	Cover Memo
Post Development Drainage Zoning Review ID PZ-1149.16 – Tract 4-B for Tadpole Academy LLC	12/8/2016	Cover Memo
Zoning Review ID Geometric Layout PZ-1149.16 – Tract 4-B for Tadpole Academy LLC	12/8/2016	Cover Memo
Property Boundary Survey Zoning Review ID PZ-1149.16 – Tract 4-B for Tadpole Academy LLC	12/8/2016	Cover Memo
Traffic Impact Study Zoning Review ID PZ-1149.16 – Tract 4-B for Tadpole Academy LLC	12/8/2016	Cover Memo
Zoning Review ID Geotechnical Eng. Report PZ-1149.16 – Tract 4-B for Tadpole Academy LLC	12/8/2016	Cover Memo
Utility Layout Zoning Review ID PZ-1149.16 – Tract 4-B for Tadpole Academy LLC	12/8/2016	Cover Memo

CONTRACT DEVELOPMENT AGREEMENT

BE IT KNOWN, on the dates and places described below and before the undersigned notaries public, duly commissioned and qualified in and for their respective jurisdictions, and in the presence of the witnesses hereinafter undersigned, personally came and appeared:

THE PARISH OF ASCENSION, a political subdivision of the State of Louisiana, and represented herein by Jerome Fournier in his capacity as Ascension Parish Planning and Zoning Director, and

Tadpole Academy of Baton Rouge, LLC, Owner, Taylor Alexander (hereinafter "Developer")

Recitals

WHEREAS, the parties acknowledge the negotiation of this Agreement vests no rights in the Developer unless this Agreement is approved by the Ascension Parish Zoning Commission and signed by the Director of Planning and Zoning on behalf of the Commission as a whole in accordance with Section 17-2060 of the Ascension Parish Development Code.

NOW THEREFORE, the Parties enter into this Contract Development Agreement.

ARTICLE I  
DEFINITIONS

SECTION 1.1. Agreement shall mean this Contract Development Agreement.

SECTION 1.2. Developer shall mean Tadpole Academy of Baton Rouge, LLC

SECTION 1.3. Post-Development Drainage Layout shall mean attached Exhibit "A", which is included and made a part of the construction plans for Tadpole Academy Swim School and filed with the Ascension Parish Zoning Commission.

SECTION 1.4. Tadpole Academy Swim School shall be the trade name under the Agreement, as it may be amended from time to time.

SECTION 1.5. Geometric Layout shall include, but is not limited to, the proposed improvements, streets, sanitary and sewer systems, utilities, parking facilities, and drainage as generally shown on the plan attached hereto as Exhibit "B".

SECTION 1.6. Property shall mean the immovable property described as Tract "4-B" on the current Property Boundary Survey, as shown on Exhibit "C".

SECTION 1.7. Sanitary Sewer Facilities shall mean the collection lines, pump station, force main and individual wastewater treatment plant.

SECTION 1.8. Traffic Impact Study shall mean the "Technical Memo" prepared by Neel-Schaffer, Inc., dated October 11, 2016, as shown on Exhibit "D".

SECTION 1.9. Zoning Commission shall mean the Zoning and Planning Commission for the Parish of Ascension.

ARTICLE 2  
GENERAL INFORMATION

Section 2.1. General Information. Tadpole Academy of Baton Rouge, LLC is proposing the construction of a 5940sf building on 1.112 acres of currently undeveloped land, located on Highway 73 in Ascension Parish, Louisiana, near the intersection of Hwy 42. The land is currently zoned MU2.

Other improvements proposed include: parking, utilities, landscaping, lighting, and stormwater management facilities. Utilities available and located adjacent to the project site include: water, electric, gas, telephone, and cable. Sewage generated by the developed site will be pumped to a private treatment plant.

ARTICLE 3  
IMPROVEMENTS

Section 3.1. General Drainage Plan. The Developer shall construct those improvements as recommended in the Geometric Layout and the Drainage Plans as prepared, and which are included and made a part of the construction plans for Tadpole Academy Swim School.

Section 3.2. Fill. All compacted fill will be placed in a manner consistent with the requirements outlined in the Geotechnical Engineering Report prepared by J.L. Arnold, Inc. and dated October 28,2016 and as shown in Exhibit "E".

Section 3.3. Traffic. As stated in the previous section, all roadway and traffic improvements will be constructed in accordance with the Technical Memo prepared by Neel-Schaffer and as further mandated by the Louisiana Department of Transportation and Development and as shown on Exhibit "D".

Section 3.4. 5940sf building

Section 3.5. Parking. Exhibit "B" includes a "Parking Table", which summarizes the parking count. The Site Plan indicates 23 total spaces, including 21 regular spaces and 2 A.D.A. accessible spaces.

Section 3.6. Drainage. The post-construction increase in surface water runoff generated on-site will be controlled by a combination of existing natural drainage patterns and proposed stormwater management facilities. Drainage from the developed portion of the site will be collected in underground conveyance systems and will direct this runoff to a settling pond. Discharge rates from the settling pond will be attenuated to pre-development conditions, and will outfall to existing ditch along southern property line.

Section 3.7. Utilities. All required utilities, including water, electric, gas, telephone and cable, will be extended to provide the necessary service to all buildings, as shown on Exhibit "F".

Section 3.8. Fire Protection. Fire protection will consist of appropriate relationship with fire district 32; appropriately rated extinguishers distributed according to code.

Section 3.9. Project Completion. The project in its entirety is expected to be completed in approximately 8 months.

Section 3.10. Permitted Usage. The permitted uses of the property in question shall be an indoor swimming facility.

Section 3.11. Density/Intensity. Overall gross density is calculated 1 lot/building per 1.112 acre.

Section 3.12. Height Restrictions. The maximum height and size of proposed building structures shall be 20'.

Section 3.13. Green Space. The Developer agrees to provide requisite landscaping and maintain a minimum of 15% of the overall site in green space and stormwater management area.

ARTICLE 4  
MISCELLANEOUS

Section 4.1. Compliance. Every eighteen (18) months, the Developer shall be placed on the agenda of the Ascension Parish Zoning Commission's regular meetings and report to the Commission. It shall include at least the prospects for completion within terms of:

a) Good Faith Compliance. As part of the review, the applicant or successor in interest shall be required to demonstrate good faith compliance with the terms of the Agreement.

b) Termination or Modification. If the Zoning Commission finds, on the basis of substantial evidence, that the applicant or his successor in interest has not complied in good faith with the terms and/or conditions of the Agreement, the Zoning Commission may take action to terminate or modify the Agreement. Action to terminate or modify the Agreement may be initiated by the Zoning Commission or by the Developer.

c) Public Hearing. No action to terminate or modify the Agreement shall be taken without a noticed public hearing.

Section 4.2 Certificate of Compliance. If requested, the Developer shall be entitled to receive a certificate of compliance from the Zoning Commission during various phases of the development, which certificate may be relied on by lenders and other parties of interest. The Zoning Commission shall also issue a certificate of compliance to terminate this Agreement through the procedure set forth in Section 4.4.

Section 4.3 Assignment. This Agreement may not be assigned without approval of the Parish of Ascension. This provision does not preclude assignment within the individual members of the Developer or to another entity under the control of the same members as the current Developer. Any successor in interest must assume all obligations under this Agreement, as it may be amended from time to time.

Section 4.4 Amendment or Cancellation. This Agreement may be amended or canceled, in whole or in part, by mutual consent of the parties or their successors in interest, as set forth in this section.

Notice of intention to amend or cancel any portion of the Agreement must be published in the official journal of Ascension Parish at least ten days prior to the public hearing before the Zoning Commission.

The Zoning Commission shall conduct a public hearing to address amendment or cancellation of any portion of the Agreement. Notice of the hearing shall be mailed via certified mail to adjacent property owners.

Following the public hearing, the Zoning Commission may approve an amendment to the Agreement if it is consistent with the Master Plan. The Zoning Commission must state reasons why the Agreement must be modified to promote the public interest and welfare of the Parish and the reasons why proposed departures from the Development Code regulations, if any, are in the public interest.

Section 4.5. Trade Name. The name "Tadpole Academy Swim School," is being used as a trade name by Developer.

Section 4.6. Recordation. The approved and executed Agreement, any approved and executed amendments to the Agreement, and notice of any action taken to cancel all or part of the Agreement shall be recorded with the Ascension Parish Clerk of Court at the Developer's expense.

[SIGNATURES ON FOLLOWING PAGE]

Executed at \_\_\_\_\_, Louisiana on this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_, in the presence of the undersigned witnesses and notary public.

Witnesses:

The Parish of Ascension

\_\_\_\_\_

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Name: \_\_\_\_\_

\_\_\_\_\_

Its: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Notary Public

Name: \_\_\_\_\_

Bar Ross Number: \_\_\_\_\_

Executed at \_\_\_\_\_, Louisiana on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the presence of the undersigned witnesses and notary public.

Witnesses: Tadpole Academy of Baton Rouge, LLC

\_\_\_\_\_ By: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Name: \_\_\_\_\_

\_\_\_\_\_ Its: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Notary Public

Name: \_\_\_\_\_

Bar Roll Number: \_\_\_\_\_

TADPOLE ACADEMY SWIM SCHOOL EXHIBIT LIST

Exhibit "A" - Post Development Drainage Layout

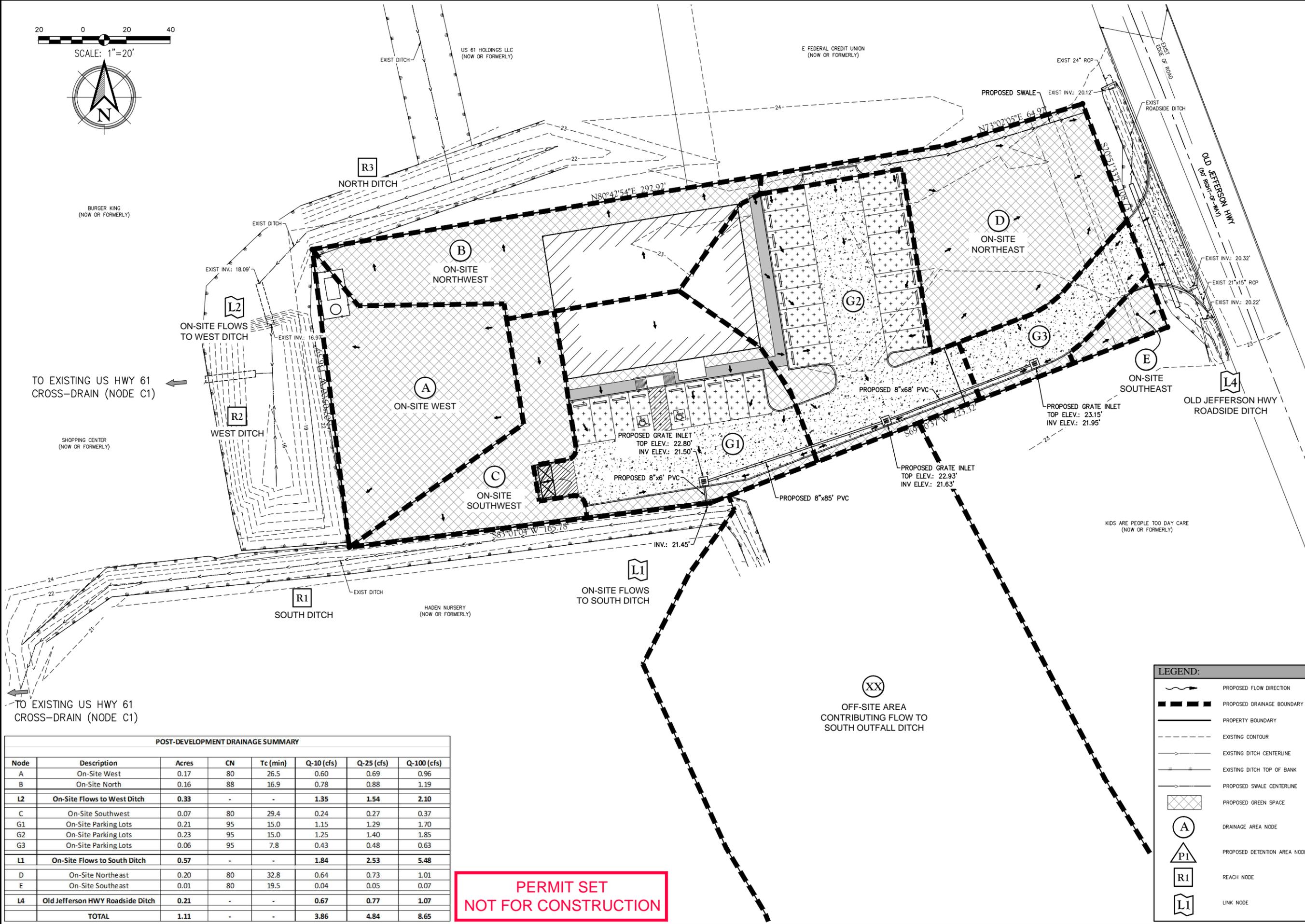
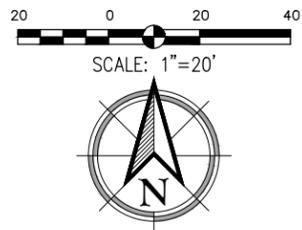
Exhibit "B" - Geometric Layout

Exhibit "C" - Property Boundary Survey

Exhibit "D" - Technical Memo – Traffic Impact Study

Exhibit "E" - Geotechnical Engineering Report

Exhibit "F" - Utility Plan



POST-DEVELOPMENT DRAINAGE SUMMARY

Node	Description	Acres	CN	Tc (min)	Q-10 (cfs)	Q-25 (cfs)	Q-100 (cfs)
A	On-Site West	0.17	80	26.5	0.60	0.69	0.96
B	On-Site North	0.16	88	16.9	0.78	0.88	1.19
L2	On-Site Flows to West Ditch	0.33	-	-	1.35	1.54	2.10
C	On-Site Southwest	0.07	80	29.4	0.24	0.27	0.37
G1	On-Site Parking Lots	0.21	95	15.0	1.15	1.29	1.70
G2	On-Site Parking Lots	0.23	95	15.0	1.25	1.40	1.85
G3	On-Site Parking Lots	0.06	95	7.8	0.43	0.48	0.63
L1	On-Site Flows to South Ditch	0.57	-	-	1.84	2.53	5.48
D	On-Site Northeast	0.20	80	32.8	0.64	0.73	1.01
E	On-Site Southeast	0.01	80	19.5	0.04	0.05	0.07
L4	Old Jefferson HWY Roadside Ditch	0.21	-	-	0.67	0.77	1.07
<b>TOTAL</b>		<b>1.11</b>	-	-	<b>3.86</b>	<b>4.84</b>	<b>8.65</b>

PERMIT SET  
NOT FOR CONSTRUCTION

**LEGEND:**

- PROPOSED FLOW DIRECTION
- PROPOSED DRAINAGE BOUNDARY
- PROPERTY BOUNDARY
- EXISTING CONTOUR
- EXISTING DITCH CENTERLINE
- EXISTING DITCH TOP OF BANK
- PROPOSED SWALE CENTERLINE
- PROPOSED GREEN SPACE
- DRAINAGE AREA NODE
- PROPOSED DETENTION AREA NODE
- REACH NODE
- LINK NODE

Client:  
**TADPOLE ACADEMY, LLC**  
18797 FOUNTAIN HILL BLVD.  
PRAIRIEVILLE, LA 70769

Project:  
**TADPOLE ACADEMY**  
LA HIGHWAY 73  
PRAIRIEVILLE, LA 70769

Title:  
**EXHIBIT A  
POST-DEVELOPMENT  
DRAINAGE LAYOUT**

Description:  
LOCATED IN RANGE 2 EAST  
SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER,  
ASCENSION PARISH, LOUISIANA

DWG Path: P:\16-112 Tadpole Academy\Draws\Contract Agreement\Exhibit A - Post-Development Drainage Layout.dwg

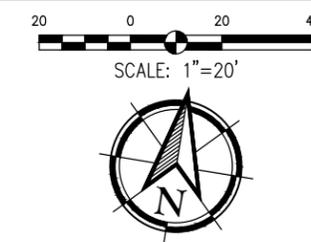
**QUALITY**  
Engineering & Surveying, LLC  
18350 Hwy 42 Fort Vincent, LA 70726  
TEL: 225-698-1600 FAX: 225-698-5367  
www.QESLA.com

Date: **OCTOBER 2016**

Project No.: **16-112**

Drawn By: **EAD**

**EXHIBIT A**



Client  
**TADPOLE ACADEMY**  
HIGHWAY 73  
ASCENSION PARISH, LOUISIANA

Project  
**TADPOLE ACADEMY**  
HIGHWAY 73  
ASCENSION PARISH, LOUISIANA

Title  
**EXHIBIT B  
GEOMETRIC LAYOUT**

Description  
LOCATED IN SECTION 28, TOWNSHIP 7-B-S, RANGE R-2-E, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA

DWG Path: P:\16-112 Tadpole Academy\Draws\Contract Agreement\Exhibits\Exhibit B - Geometric Layout.dwg

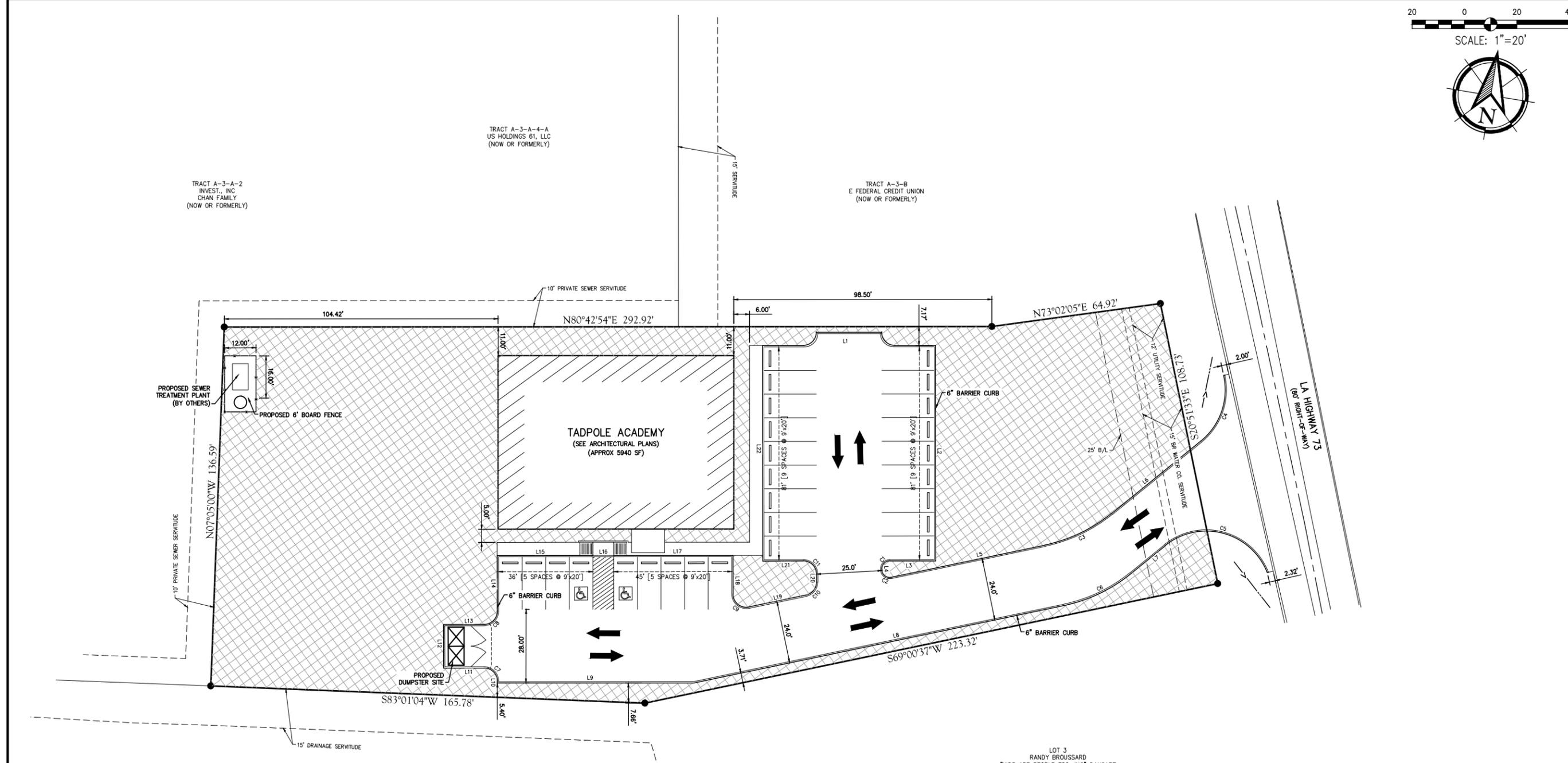
**Quality**  
Engineering & Surveying, LLC  
18350 Hwy. 42, Port Vincent, LA 70726  
TEL: 225-698-1600 FAX: 225-698-3367  
www.QESLA.com

State of Louisiana  
Professional Engineer  
No. 34277  
Date: OCTOBER 2016

**PERMIT SET  
NOT FOR CONSTRUCTION**

Project No.: 16-112  
Drawn By: CSW

**EXHIBIT B**



LINE	LENGTH	BEARING
L1	66.00'	N80°42'54"E
L2	82.00'	N09°17'06"W
L3	17.50'	S80°42'54"W
L4	0.23'	S09°17'06"E
L5	59.79'	N68°59'57"E
L6	43.83'	N41°48'38"E
L7	16.91'	N41°44'02"E
L8	144.26'	N68°59'19"E
L9	75.03'	N80°42'54"E
L10	0.73'	S09°17'06"E
L11	15.48'	N80°42'54"E
L12	16.54'	N09°27'53"W
L13	15.53'	N80°42'54"E
L14	21.23'	S09°17'06"E
L15	36.50'	N80°42'54"E
L16	8.00'	S80°42'54"W
L17	45.50'	N80°42'54"E
L18	14.74'	S09°17'06"E
L19	22.30'	N68°59'57"E
L20	3.03'	N09°17'06"W
L21	15.50'	N80°42'54"E
L22	82.00'	N09°17'06"W

CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C1	4.71'	3.00'	3.00'	4.24'	090°00'00"
C2	5.33'	3.00'	3.69'	4.65'	101°42'57"
C3	28.47'	60.00'	14.51'	28.21'	027°11'19"
C4	27.85'	25.00'	15.57'	26.43'	063°49'32"
C5	46.74'	25.00'	33.85'	40.22'	107°06'42"
C6	28.48'	60.00'	14.51'	28.21'	027°11'36"
C7	7.85'	5.00'	5.00'	7.07'	090°00'00"
C8	7.85'	5.00'	5.00'	7.07'	090°00'00"
C9	8.88'	5.00'	6.14'	7.76'	101°42'57"
C10	6.83'	5.00'	4.07'	6.31'	078°17'03"
C11	7.85'	5.00'	5.00'	7.07'	090°00'00"

**PARKING SUMMARY:**  
25 PARKING SPACES  
2 HANDICAP SPACES  
27 TOTAL SPACES

**SITE GENERAL NOTES:**  
1.) ALL NEW BUILDING FOUNDATIONS, TOPPING, A/C CONDENSERS AND GENERATORS ARE TO BE ABOVE THE BASE FLOOD ELEVATION AND ABOVE REQUIRED ELEVATIONS AS DETERMINED BY THE PARISH OR LOCAL GOVERNMENT AGENCIES. CONTRACTOR TO VERIFY ALL EXISTING AND/OR REQUIRED ELEVATIONS WITH SURVEYOR PRIOR TO START OF CONSTRUCTION.  
2.) CONTRACTOR TO USE CAUTION WHEN WORKING IN VICINITY OF EXISTING OVERHEAD UTILITY LINES. PROVIDE APPROPRIATE WARNING SIGNAGE.

**UTILITY NOTE:**  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES AND STRUCTURES AND SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY FAILURE TO COMPLY WITH THESE INSTRUCTIONS.

**One Call**  
1-800-272-3020

**NOTE:** THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. NO ATTEMPT HAS BEEN MADE BY LOUISIANA LAND SURVEYING, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY.

**FLOOD NOTE:** ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 22005C-0030-E DATED 8-16-2007, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X".

\* **BASIS OF BEARING:** S 20°07'38" E (BEING THE WESTERLY RIGHT-OF-WAY LINE OF JEFFERSON HWY)

**REFERENCE DOCUMENTS:**

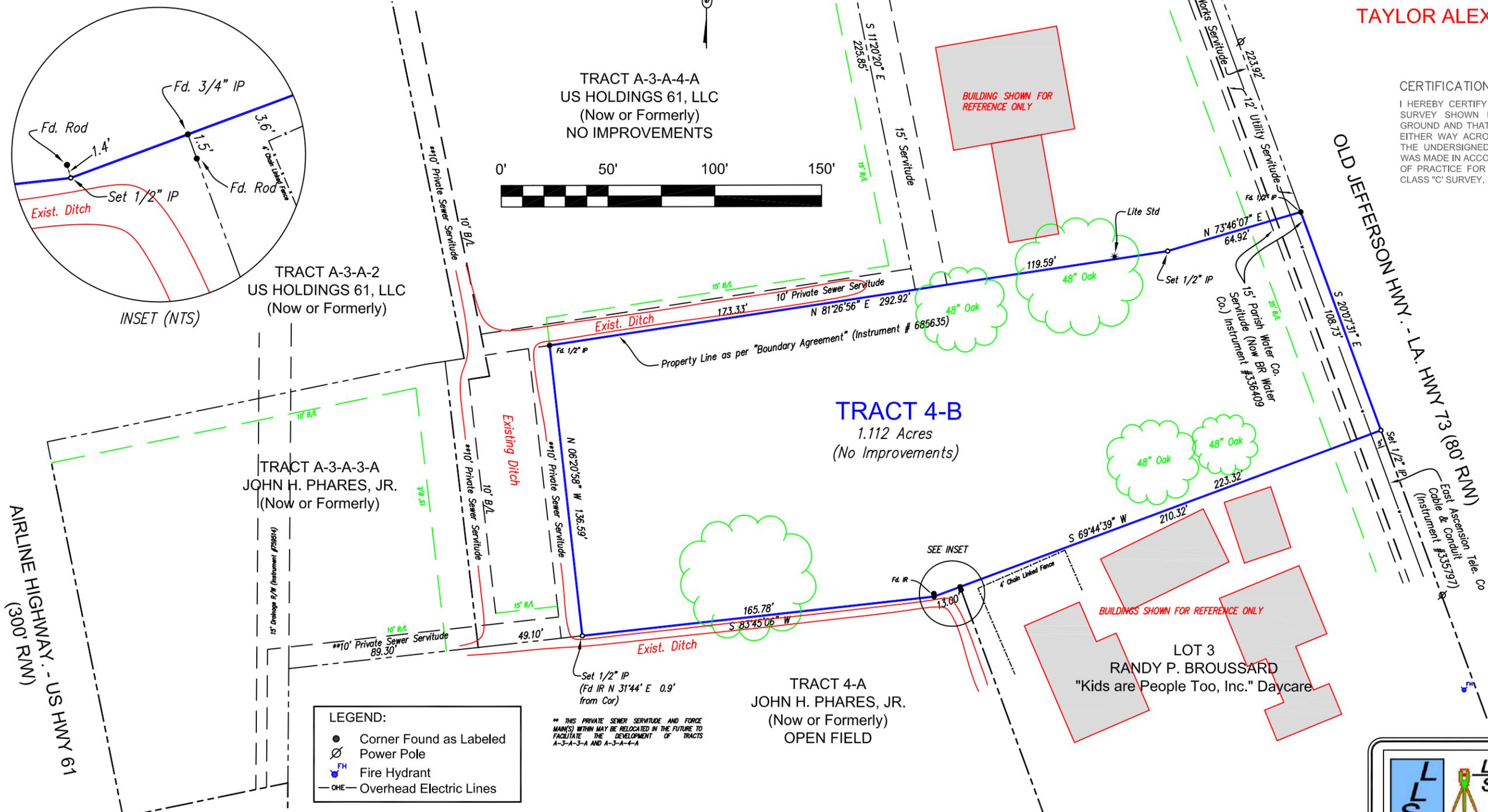
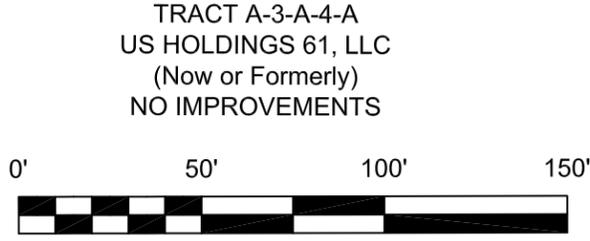
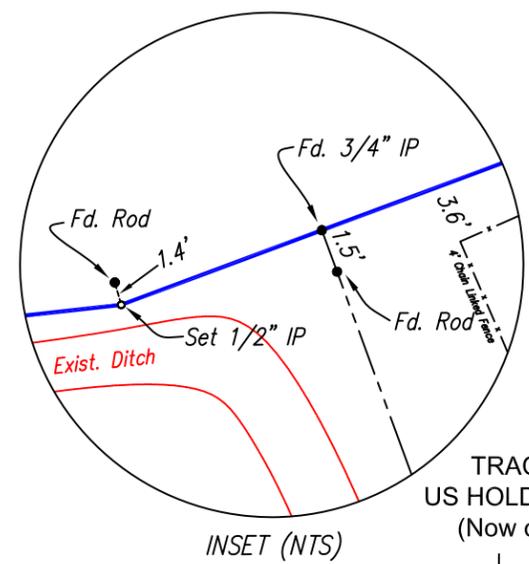
1. MAP SHOWING SUBDIVISION OF TRACTS A-3-A-3 & A-3-A-4 INTO TRACTS A-3-A-3-A, A-3-A-3-B & A-3-A-4-A LOCATED IN SEC. 26, T8S, R2E, S.E.L.D., ASCENSION PARISH LOUISIANA FOR US HOLDINGS 61, LLC BY C. MISTRIC SURVEYORS, INC. DATED MAY 26, 2011, REVISED MAY 31, 2011 AND RECORDED AS MAP #775085 IN THE OFFICIAL RECORDS FOR ASCENSION PARISH, LOUISIANA.
2. A SUBDIVISION OF TRACT A-2 INTO TRACT A-2A, TRACT A-2B AND A PORTION TO BE DEDICATED TO ASCENSION PARISH...BY LINFIELD, HUNTER & JUNIUS, INC., DATED OCTOBER 19, 2005 AND RECORDED AS MAP #620841 IN THE OFFICIAL RECORDS FOR ASCENSION PARISH, LOUISIANA.
3. MAP SHOWING SURVEY OF RESUBDIVISION OF THE T.V. HEBERT 5.682 ACRE TRACT PARTITION OF LOT 4B2 FROM LOT 4A AND CORRECTION OF ADAMS PROPERTY LINE...BY TERRY V. HEBERT, C.E., DATED MARCH 17, 1984, NO RECORDATION INFORMATION PROVIDED.
4. TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ISSUED ON JULY 26, 2016.

A WETLANDS DETERMINATION WAS NOT REQUESTED AND IS NOT BEING PROVIDED AS PART OF THIS SURVEY.

PROPERTY BOUNDARY SURVEY  
OF  
**TRACT 4-B**  
(Formerly a Portion the 5.682 Acre T.V. HEBERT TRACT & Dixie D. Renninger Property)  
Located in Section 26, T-8-S, R-2-E, Southeastern Land District,  
ASCENSION PARISH, LOUISIANA  
FOR  
**TAYLOR ALEXANDER**

**CERTIFICATION:**

I HEREBY CERTIFY TO THE ENTITY NAMED ABOVE THAT THE SURVEY SHOWN HEREON WAS ACTUALLY MADE ON THE GROUND AND THAT THERE ARE NO VISIBLE ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, EXCEPT AS SHOWN. THE UNDERSIGNED FURTHER CERTIFIES THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS IN LOUISIANA FOR A CLASS "C" SURVEY.



- LEGEND:**
- Corner Found as Labeled
  - ⊗ Power Pole
  - FH Fire Hydrant
  - OHE— Overhead Electric Lines

\*\* THIS PRIVATE SEWER SERVITUDE AND FORCE MAIN(S) WITHIN MAY BE RELOCATED IN THE FUTURE TO FACILITATE THE DEVELOPMENT OF TRACTS A-3-A-3-A AND A-3-A-4-A

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

**LOUISIANA LAND SURVEYING, INC.**  
17732 Highland Road • Suite G-128  
Baton Rouge • Louisiana • 70810  
Phone 753-5263(LAND) • Fax 752-5418

CADFILE: 16-078\_SY1.dwg

# Technical Memo

**To:** Taylor Alexander, Tadpole Academy, LLC  
**From:** Nick Ferlito, P.E., PTOE, Neel-Schaffer, Inc.  
**Date:** 10/11/2016  
**Re:** Tadpole Academy Development  
 Traffic Impact Study



As per the Ascension Parish Planning and Zoning Commission’s Traffic Impact Policy, this proposed development, based on trip generation, requires a Threshold 0 Traffic Impact Study. A Threshold 0 Traffic Impact Study requires the following.

- Proposed trip generation and distribution
- Source of trip generation information
- Sight distance evaluation

This Threshold 0 study is in reference to the proposed Tadpole Academy Development which is to be located on the west side of LA 73 (Old Jefferson Hwy) in Ascension Parish, Louisiana. A vicinity map of the development is shown in **Figure 1**.

The proposed development will provide swimming lessons to toddlers and young children. The proposed development will directly access LA 73 (Old Jefferson Hwy) via the proposed driveway. A site plan is shown in **Figure 2**.

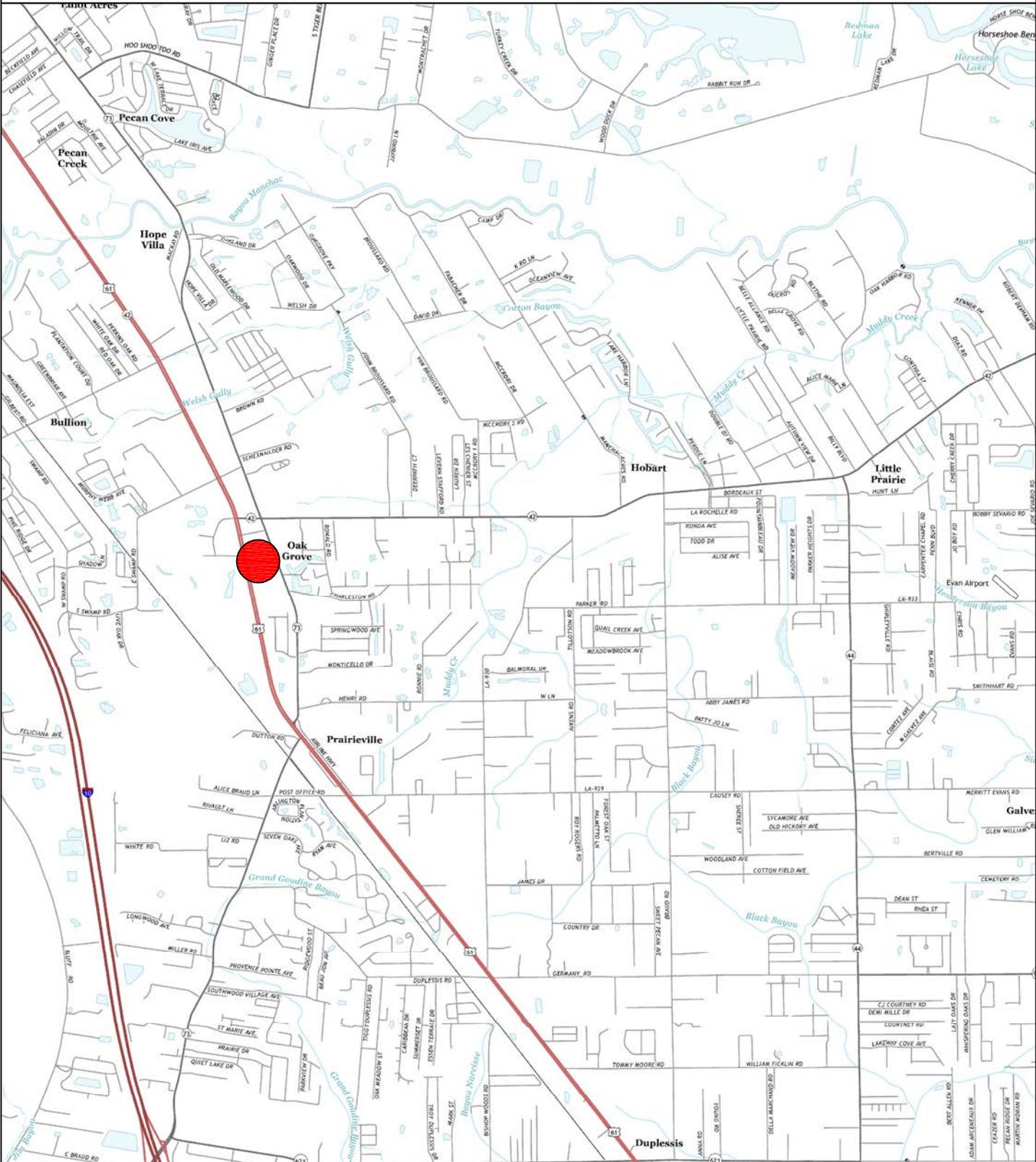
The peak hour volumes on LA 73 (Old Jefferson Hwy) adjacent to the proposed development were obtained from tube counts collected by NSI personnel along LA 73 (Old Jefferson Hwy). The tube counts indicate that the AM peak period occurs from 6:15 AM to 7:15 and the PM peak period occurs from 5:00 to 6:00 PM. The proposed development will not start business until 8:30 AM; therefore, the AM peak period will not be affected by the proposed development. These volumes are attached.

In order to estimate the trips generated by the proposed development, the number of expected students within the peak hour was determined. The proposed development expects to maintain two (2) classes per session with each class containing eight (8) students. The proposed development will have business hours from 8:30 AM to 7:00 PM and expects to have 10 sessions per day. It was estimated that there will be a session every hour. A summary of the PM peak generated trips is shown in **Table 1**.

**Table 1: Trip Generation**

Land Use	PM Peak	
	Entering	Exiting
Swimming School	16	16

FIGURE 1: VICINITY MAP

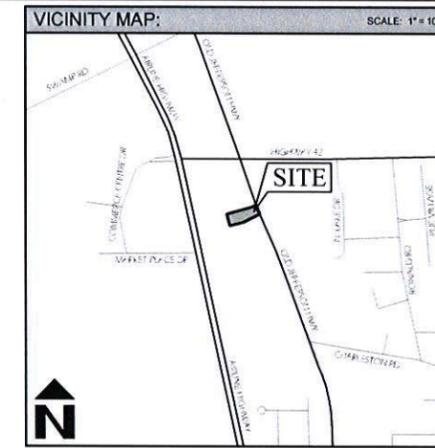
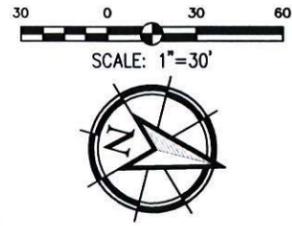


SOURCE: USGS TOPOLOGICAL MAPS



PROPOSED SITE LOCATION





Client: <b>TADPOLE ACADEMY, LLC</b> 1837 MOUNTAIN HILL BLVD, PRAIRIEVILLE, LA 70799	
Project: <b>TADPOLE ACADEMY</b> LA HIGHWAY 73 PRAIRIEVILLE, LA 70799	
Title: <b>TADPOLE ACADEMY</b>	
Description: LOCATED IN SECTION 28, TOWNSHIP 14N, RANGE 3 EAST, SOUTHEASTERN AND DISTRICT EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA	
DWG Path: P:\16-112 Tadpole Academy\Drawings\Engineering\Plans\Current\Drawings\VIN MAP.dwg	
<b>QUALITY</b> Engineering & Surveying, LLC 18350 Hwy 42 Port Vincent, LA 70726 TEL 225-698-1600 FAX 225-698-3367 www.QESLA.com	
Date:	AUGUST, 2016
Project No.:	16-112
Drawn By:	JLD
Sheet:	1 OF 1

**FIGURE 2: SITE PLAN**

LA 73 (Old Jefferson Hwy) in the vicinity of the proposed development is a two-lane undivided roadway with a posted speed limit of forty-five (45) miles per hour. A twenty-four (24) hour count on LA 73 (Old Jefferson Hwy) adjacent to the proposed site indicates that it currently accommodates approximately 11,700 vehicles per day.

NSI personnel performed an intersection sight distance evaluation along LA 73 (Old Jefferson Hwy) at the intersection of LA 73 (Old Jefferson Hwy) at the proposed driveway. As per AASHTO's "*A Policy on Geometric Design of Highways and Streets*" (2011), the recommended minimum sight distance for a vehicle performing a left turn maneuver onto a major roadway with a design speed of 45 mph is 500 feet. Similarly, the recommended sight distance for a vehicle performing a right turn maneuver onto a major roadway with a design speed of 45 mph is 430 feet. The sight distance at the proposed driveway location exceeded sight distance requirements. Images 1 and 2 illustrate sight distance looking left and right from the approximate driveway location. Images 1 and 2 are attached.

In conclusion, the proposed development will have minimal impacts on LA 73 (Old Jefferson Hwy). The proposed driveway has been determined to have adequate sight distance for both left and right turn movements exiting the site.

It should be noted that future developments connecting to this development or expansion of this development may result in a new traffic impact study.

Fig.1

# **ATTACHMENTS**

- Sight Distance
- 24 Hour Tube Counts



**Image 1. Looking North on LA 73 (Old Jefferson Hwy) from Proposed Driveway**



**Image 2. Looking South on LA 73 (Old Jefferson Hwy) from Proposed Driveway**

# Neel-Schaffer, Inc.

10000 Perkins Rowe, Suite G360  
Baton Rouge, LA 70810

Site Code:  
Station ID:  
LA 73 (Old Jefferson Hwy.)  
In vicinity of proposed driveway  
Latitude: 0' 0.0000 Undefined  
Longitude: 0' 0.0000 Undefined

Start Time	27-Sep-16 Tue	NB		Hour Totals		SB		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		9	78			7	98				
12:15		7	84			5	100				
12:30		8	77			3	92				
12:45		9	74	33	313	3	72	18	362	51	675
01:00		1	74			1	92				
01:15		4	72			3	64				
01:30		1	84			0	92				
01:45		2	59	8	289	2	107	6	355	14	644
02:00		2	81			4	81				
02:15		0	79			4	98				
02:30		3	90			1	98				
02:45		1	91	6	341	4	100	13	377	19	718
03:00		4	85			5	118				
03:15		1	87			6	126				
03:30		4	104			9	103				
03:45		6	85	15	361	7	167	27	514	42	875
04:00		5	108			12	161				
04:15		12	84			14	176				
04:30		4	87			23	171				
04:45		16	90	37	369	44	150	93	658	130	1027
05:00		10	85			34	212				
05:15		30	104			39	180				
05:30		26	103			48	168				
05:45		43	78	109	370	63	195	184	755	293	1125
06:00		74	89			55	165				
06:15		137	82			54	130				
06:30		137	76			47	121				
06:45		117	83	465	330	50	112	206	528	671	858
07:00		120	58			45	113				
07:15		118	65			54	81				
07:30		115	46			70	73				
07:45		127	41	480	210	50	73	219	340	699	550
08:00		90	42			60	42				
08:15		100	50			81	58				
08:30		114	47			84	41				
08:45		76	42	380	181	81	36	306	177	686	358
09:00		89	30			77	39				
09:15		83	23			69	34				
09:30		72	20			80	25				
09:45		60	17	304	90	71	27	297	125	601	215
10:00		76	19			76	21				
10:15		69	15			80	17				
10:30		63	4			73	15				
10:45		83	8	291	46	64	7	293	60	584	106
11:00		51	14			71	16				
11:15		82	2			79	10				
11:30		76	5			95	9				
11:45		88	3	297	24	96	7	341	42	638	66
Total		2425	2924			2003	4293			4428	7217
Percent		45.3%	54.7%			31.8%	68.2%			38.0%	62.0%
Grand Total		2425	2924			2003	4293			4428	7217
Percent		45.3%	54.7%			31.8%	68.2%			38.0%	62.0%
ADT		ADT 11,645		AADT 11,645							

# J.L. Arnold, Inc.

October 28, 2016

Mr. Rick Vinyard, CGB  
The Precision Construction Group, Inc.  
37459 Ultima Plaza Boulevard, Suite B225  
Prairieville, Louisiana 70769

Via e-mail: rick@pcgbr.com

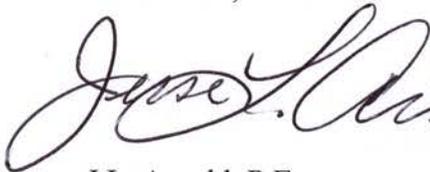
Re: Geotechnical Investigation  
Tadpole Academy  
Old Jefferson Highway  
Prairieville, Louisiana  
JLAI No. 16098

Dear Mr. Vinyard,

I am pleased to submit this report transmitting my findings and recommendations for foundation design of this new facility in Prairieville, Louisiana. The purpose of this work is to provide geotechnical information for use by your project team in designing foundations for the building.

I appreciate the opportunity to be of service to you and the Tadpole Academy in this undertaking. If further questions arise, then please feel free to call me. I look forward to serving you again on future projects.

Very truly yours,  
J.L. Arnold, Inc.



J.L. Arnold, P.E.



GEOTECHNICAL CHARACTERIZATION  
SITE OF THE

**TADPOLE ACADEMY**  
**Prairieville, Louisiana**

SUBMITTED  
TO

Mr. Rick Vinyard  
The Precision Construction Group, Inc.  
Prairieville, LA

October 28, 2016

PREPARED  
BY

**J.L. Arnold, Inc.**  
BATON ROUGE, LOUISIANA  
(225) 275-1811  
JLAI 16098

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FIGURES 1, 2, 3

BORING LOGS

# J.L. Arnold, Inc.

## 1.0 PROJECT DESCRIPTION

Tadpole Academy of Baton Rouge is planning to construct a new facility on Old Jefferson Highway in Prairieville, Louisiana. Figure 1 is a vicinity map showing the location of this site. This map is an electronic composite of recent quadrangles.

The structure planned will be single-story metal building having plan dimensions, 102 feet by 70 feet.<sup>1</sup> A sketch showing layout of the building is presented on Figure 2. Rows of columns shown on the long walls suggest steel frame construction for a span of 70 feet. Since loads are not yet available, a compressive column load of 50 kips or less was assumed for purposes of preparing this report. Each column is expected to resist shear at the base plate for the arch thrust. Below floor ties are not practical since the pool interrupts the likely alignment.

As shown on Figure 2, the building will house a shallow pool, 35 feet by 75 feet plan dimensions. Nominal depth of the pool will be 4 feet maximum, tapering to wading depth on one end. The method of installation anticipates pool walls formed by spraying cementitious materials against the cut face of the soil profile. The remainder of the building footprint is allocated to deck area and change rooms. Floor slab in these areas will rest on grade. To improve drainage, an estimated 2 to 3 feet of fill above existing grade is judged likely under footprint of the building.<sup>2</sup>

Figure 3 shows layout of the building on the property. Of interest, is the arrangement of parking areas facing Old Jefferson Highway and along the southern side of the building. There is only one entrance. Thus, traffic to be accommodated is characterized as follows: loaded trucks of varying size and weight during construction if the paved areas are constructed first and passenger vehicles and occasional large trucks (e.g. garbage pick-up and delivery of supplies) in service. It is anticipated for purposes of this report that the paving will be concrete. Some fill having varying thickness is anticipated to match grades near the building and to provide drainage from the paved surface.<sup>3</sup>

## 2.0 SUBSURFACE INVESTIGATION

Two deeper hand augered borings, B-1 and B-2, were performed to obtain samples of the subsurface soil materials within the building footprint at this site. The borings were located as shown on Figure 3. Each boring penetrated to a depth of 15 feet below surface grade. A third shallow boring, B-3, was performed within the entrance road alignment for use in pavement thickness design analyses. This boring was 4 feet deep. A copy of the logs, including laboratory data listed thereon, is attached.

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<sup>1</sup> These dimensions are approximate since they were scaled from sketches provided.

<sup>2</sup> This judgment is suggested by the elevated pad under the adjoining bank building.

<sup>3</sup> A grading plan was not available.

### 3.0 SITE and SUBSURFACE CHARACTERIZATION

At the time of soil sampling, the site was covered with thick grass grown full height. Mature trees, typically varieties of oak, remain on segments of the property lines and one tree in the rear (see Figure 3). The ground surface is practically level and judged to be poorly drained. Although weather long before sampling was dry, there remains moist soil and evidence of deep ruts near Boring B-3.

The detailed information provided by the borings can be used to characterize subsurface conditions for project design purposes. In brief, the stratification consists of four strata:

1. A surface layer of low plasticity lean clay. This layer is about 2 feet thick. Some clay from this stratum has been leached resulting in the lower plasticity. At time of sampling these materials were firm to hard owing to dry weather. However, rutting mentioned earlier reveals that this stratum weakens when subject to wet weather.
2. A hard clay pan was consistently encountered at the 2 to 3-foot depth interval. This layer is formed by leaching of clay from Stratum 1 by infiltrating rainwater. The clay accumulates at this level to yield a clay-rich horizon in the profile, called a "pan." Boundaries of this stratum are ill-defined. The Atterberg limits and moisture content values listed on the log of Boring B-1 suggest that this material could have shrink-swell potential. However, the limited thickness of this stratum renders the prospect of such movements insignificant.
3. A higher plasticity firm to hard lean clay stratum is recognized within the 3 to 6.5-foot depth interval. This stratum is probably protected from leaching by the overlying clay pan.
4. Fat clay materials, generally hard consistency, are found for the remaining depth of the two deeper borings. At Boring B-2 the stratum included silt pockets within the 9 to 13-foot depth interval. Fewer silt pockets were present at this level in Boring B-1.

Minor seepage was observed in each of the deeper borings. This seepage is indicative of groundwater trapped in the silt pockets of Stratum 4. Based on my experience in the area, groundwater will on occasion be present in Strata 1 and 3 perched atop the fat clays found below these strata. The presence of this water will be dependent on the amount of rain falling prior to the time of observation.

### 4.0 DESIGN RECOMMENDATIONS

For the pattern of column loading anticipated, a foundation consisting of either isolated spread footings or shallow drilled shafts is recommended. The following paragraphs provide design information for these prospective foundation configurations. Further consultation is encouraged if column loads are found to be greater or if more fill is anticipated. Corresponding construction recommendations are presented in Section 5.0. Recommendations for concrete paving are provided in Section 6.0.

#### 4.1 Shallow Foundations

The near-surface firm to hard soils found in these borings exhibit strength values favoring the use of shallow foundations for support of compressive column loads within the 50-kip limit assumed in Section 1.0 above. If so, I recommend that load-bearing footings be founded in the lean clay stratum at a depth of 2 to 3 feet below existing grade. Isolated spread footings up to 5 feet wide may be designed using a net allowable bearing value,  $q_{na}$ , of 3.0 ksf. Square footings should be a minimum of 24 inches wide. A continuous footing could be used to support each row of columns. If so, that footing should be between 1.5 and 3 feet wide and the recommended net allowable bearing value is 2.5 ksf. The continuous footing could be designed as a grade beam supporting multiple columns. In this approach, a value of subgrade modulus,  $k = 30$  pci is recommended for use in design.

The recommended values of  $q_{na}$  are for compressive loads associated with long-term conditions, DL+LL. A design factor of safety (FS) of at least 2.5 was used to estimate the net allowable bearing pressure,  $q_{na}$ . For footings subject to short-term loads (DL+LL+WL), I recommend that the values of  $q_{na}$  be increased 30%. Estimated long-term settlements due to consolidation and elastic deformation under sustained compressive loads on the foundation at these values of  $q_{na}$  are in the range of  $\frac{1}{2}$  to  $\frac{3}{4}$  inch. Differential settlements between isolated footings or along a grade beam are estimated to be in the range of  $\frac{1}{2}$  inch or less (consolidation only).

For design against uplift loads (WL condition), only the weight of the foundation and overlying soil fill is to be considered. A unit weight of 120 pcf is recommended for the soil fill. It is possible that uplift due to wind could govern foundation design for a building presenting broad surfaces to the wind. If so, then consideration could be given to using earth anchors to improve uplift resistance and allow the sizing of smaller footings. One type of installation is a group of helical earth anchors to resist the uplift loads. Helical anchors are easily screwed into soils such as these and connected to the footings. This technology is commonly used in the electric power and communication tower industry for tall, guyed anchorages. Typically, the vendor will provide foundation designs for the specific needs of the structure, and can also provide installation of these anchors, if desired. Load testing of the on-site installation is commonly performed to confirm the capacity of the anchorage.

I researched anchor systems commercially available in the local market and vendors able to install them. Since earth anchors to resist uplift loads are commonly used in the electrical power industry for power poles, I focused on local suppliers. The anchors are available in stock at Reulet Electric Supplies on Airline Highway in Baton Rouge, Louisiana. There are probably several electrical contractors in the area able to install these anchors. The following table lists anchors available through Reulet and the recommended allowable uplift capacity for use in design of individual anchors:

ANCHOR DIAMETER, INCHES	ANCHOR LENGTH, INCHES	RECOMMENDED ALLOWABLE UPLIFT CAPACITY, KIPS
8	66	3.5
10	66	4.5
10	96	6.0

15	96	9.0
----	----	-----

For multiple anchors under a footing, a clear spacing of 2 feet is recommended. The listed capacities are based on soil resistance only. The values listed should also be checked against rated capacity of the steel components, the lesser value will govern design. Further an allowance for corrosion should be considered. The above values also consider the anchors to be installed vertical.

Consideration should also be given by the structural designer to review of the design bearing pressure if the footing is proximate to buried plumbing, utilities, or other load bearing grade beams. These conditions pose several practical design problems. Plumbing lines may break, allowing leakage and attendant erosion of soil support. Sewers may also be embedded in poorly compacted fill that could yield under pressures imposed by the loaded footing. In the case of proximate grade beams, stress overlap occurs which may result in increased settlements or tipping of the grade beams. Where these and similar conditions are identified, I encourage review of the design bearing pressure with the undersigned.

**4.2 Drilled Foundations**

The allowable design compressive capacity of isolated shafts is estimated by summing skin friction and end bearing. Ultimate capacity is first estimated using the values of  $S_u$  tabulated in Section 3.0 and analysis methods outlined in the FHWA publication, Drilled Shafts: Construction Procedures and Design Methods, 1999. A value of  $\alpha = 0.55$  was applied to the  $S_u$  value to obtain adhesion. In performing these calculations frictional capacity derived for that portion of the shaft one diameter above the base should be ignored. Furthermore, frictional resistance derived from near surface soils is neglected since these soils may be disturbed by other construction activity. FS values of 2.0 and 3.0 are applied to the ultimate values of skin friction and tip bearing to obtain the recommended allowable compressive capacity. Allowable compressive capacities thus computed may be increased 33% for short term loading (DL + LL + WL).

Using the preceding procedures, I have tabulated for individual shafts the following allowable compressive capacities in kips at selected tip depths below original surface grade:

TIP DEPTH (feet)	18	24	30	36
10	18	26	36	47
15	31	45	60	76

The tabulated values may be used without reduction for an array of shafts if spacing between shafts of two diameters or more is used. Where shafts are installed next to other foundations or subsurface utilities (such as sewers), analyses to adjust capacities or to check stress transfer may be necessary. I encourage your designer's review with the undersigned if these conditions are identified. At these compressive loads, the estimated settlement of individual shafts or small groups is between 1/4 and 1/2 inch.

For design, the recommended allowable uplift resistance of drilled shafts is 50% of the above-tabulated values. Tensile steel should extend to within 6-inches of the shaft tip. To

resist small transient lateral loads, an allowable design value of 2 kips per foot of shaft diameter is recommended. If greater lateral loads are to be resisted, then an analysis using Brom's method or other methods is recommended. This analysis is performed by the structural engineer once a specific foundation configuration and load condition is defined. The soil parameter input to the analysis is  $c_u$ . For this profile, the recommended value of  $c_u$  is 1500 psf to a depth of 15 feet. Deeper shafts are not recommended.

#### 4.3 Floor Slabs

The floor slab may be ground supported on compacted fill. For any portion of the slab serving as an interior floor, a plastic moisture/vapor barrier deployed over a 4 to 6 inch thick granular layer beneath the slab is recommended. The bottom of the granular layer should be at least 6 inches above exterior finished grade. The granular layer material preferred is uniformly graded washed gravel, 3/4-inch size, angular to sub-angular (as described in ASTM D2488-06, Figure 3). However, with a sealed and un-punctured or torn plastic moisture/vapor barrier, uniformly graded sand is also usable. This material should conform to the gradation criteria set in DOTD Louisiana Standard Specifications for Roads and Bridges, 2006 Edition, Section 1003.07. In addition, the sand should be free (less than 0.05% by dry weight) of deleterious materials, particularly wood fragments and clay lumps, as defined in DOTD TR 119. The surface of the granular layer should be tamped firm and shaped plane to the desired grade and maintained so throughout placement of slab reinforcement and concreting. Attainment of this objective on sand is difficult.

#### 4.4 Pool

In the pool installation method planned, long-term changes in moisture conditions within the soil mass behind the wall can later result in lateral earth stresses against the wall. In concept, at the time of wall construction these stresses are practically zero. As time elapses following installation, the soils can gain moisture causing slight swelling and apparent changes in strength. These stresses are difficult to predict since moisture changes are largely dependent on environmental conditions prevailing as well as future man-made developments at the site. To bracket that range of possibilities, the assumption is made that the soil becomes saturated and is cohesionless. For this condition, an equivalent fluid weight of 80 pcf is recommended for use in calculating lateral earth pressures against the wall if the wall height is 6 feet or less. This analysis is applicable to those occasions when the pool is empty, say for maintenance. In addition to the stress due to soil, lateral stresses due to loads on the deck behind the wall could apply. These are estimated using elastic methods as published in widely used texts such as that by Bowles, J.E., Foundation Analysis and Design, Fifth Edition, McGraw-Hill, New York, 1996, pp 629ff. I am available to assist with this analysis. In this regard the foundation geometry relative to the near pool wall on the northern and western building walls is to be checked. Along those walls the edge of pool is about 6 feet from the building walls.

At times when the pool is empty for maintenance, a condition of uplift could occur if groundwater accumulates. A 6-inch thick gravel layer below the floor of the pool is recommended to allow flow of water to check valves in the pool floor. The check valves

serve to relieve the water pressure that could develop. Grade A uncrushed coarse aggregate as described in DOTD Louisiana Standard Specifications for Roads and Bridges, 2000 Edition, Section 1003.02(b)(1), Table 1003-1, is recommended for this layer. Plastic or geofabric separator layers to avoid fouling of the gravel with concrete and soil are suggested.

## 5.0 CONSTRUCTION RECOMMENDATIONS

### 5.1 General

The following paragraphs develop geotechnical recommendations for construction assuming the following general sequence of construction activity:

- General site preparation
- Earthwork
- Foundation installation
- Pool installation and other subsurface construction

Each topic will be addressed in turn.

### 5.2 General Site Preparation

The purpose of this task is to provide a firm subgrade for construction work. In this context, firm means the site surface is passable by vehicular or foot traffic without difficulty. The latter condition should be achieved over the entire site at the time of earthwork construction such that proof-rolling with a lightly loaded truck (dump truck) will not cause rutting or obvious yielding of the subgrade. If this condition is attained, then the subgrade is also considered to be firm. Attainment of these subgrade conditions is achieved by reshaping and compacting the existing surface soil materials as described herein and by maintaining drainage from the site such that puddles do not form during rainfall.

The initial step in the site preparation process is to install means to drain the work area. That area could be drained by either ditching at one or more locations or by pumping from a sump dug for that purpose. In either case, the construction will require measures to control erosion of exposed soil and release of sediment. Reference to DOTD Standard Specifications for Roads and Bridges (2000 Edition), Section 720, Erosion Control Systems, is suggested for planning this aspect of the site work.

After drainage control is established, stripping of grass and the underlying root mat and organic detritus can proceed. These materials can be disposed or stockpiled on-site out of the way for later use in landscaping. This work will result in disturbance of the underlying native soils. Removal of the surface soils could also reveal subsurface conditions not represented by the boring logs, such as soft subgrade areas or remnant roots from trees cleared long ago. In any case, the exposed subgrade should be visually inspected and then proof rolled with a loaded dump truck to delineate any such areas. If indicated, these areas should be undercut, the materials removed and replaced or tilled to dry before placement and compaction. Any saturated soil that is removed could be moved to an area on site and dried by tilling. These recovered materials should be kept free of roots, wood, and organic residue (such as grass).

Also, heavy construction traffic across the area should be controlled. Otherwise, the low plasticity surface soils of Stratum 1 will be subject to pumping and eventual deterioration if the materials become wet. If they become dry, dust and shrinkage cracks will be produced. Conditioning of wet soil by addition of up to two percent (2%) lime (by weight) or six percent (6%) fly-ash (by weight) is recommended if the subgrade continues to pump. Lime or fly-ash treatment will provide a working base for subsequent construction activity. Acceptability of the site preparation work should be confirmed by your on-site representative, independent of the contractor (see section 7.0).

### **5.3 Earthwork**

The following recommendations are offered for placement of fill comprising the building pad and shaping of the paved areas. Backfilling over the existing soil subgrade should proceed as soon as possible after site preparation. Off-site borrow should be a lean clay (CL) having a plasticity index of fifteen to twenty (15 to 20) and a maximum liquid limit of forty (40). Other materials locally available may be used if approved by a geotechnical engineer. Because of possible material variations from the excavation and variable site conditions, I recommend that all fill materials be approved or rejected by a geotechnical engineer as the work proceeds.

The fill should be placed at moisture contents within 2 percent (2%) of optimum, in six to eight inch (6"- 8") loose lifts. Each lift should be compacted to a minimum dry density of at least ninety-five percent (95%) of the maximum dry density obtained in accordance with ASTM D 698 (Standard Proctor). Closer moisture control may be necessary for lower plasticity soils to attain the recommended percent compaction. Compaction attained and soil materials provided for each lift should be inspected and approved or rejected by an engineering technician supervised by a geotechnical engineer before another lift is added.

### **5.4 Excavations**

Excavations for the pool, foundations, and sewers are expected to follow completion of the earthwork. Since the site area may be congested with equipment, I recommend that provision be made to remove spoil off-site as excavation progresses. Selected excavated soil materials, particularly the lean clay soils of Stratum 3, may be suitable for use as backfill later if they are stockpiled separately and processed (e.g. separated from concrete and/or mixed to uniform classification and then moisture conditioned).

For excavations to depths greater than 4 feet, the possibility of sidewall sloughing increases. In some locations, such sloughing may cause loss of support for adjacent foundations (if constructed) or equipment passing near the excavation. To avoid sloughing, excavations should be performed with side-slopes rather than vertical cuts. For temporary excavations into these cohesive soils, I recommend side slopes no steeper than 1(H):1(V). This recommendation is a generalization subject to professional judgment applied during construction. For example, where there is seepage, conditions contributory to slope deterioration can be favored. Hence, the use of gentler or benched slopes, possibly shoring, and means to control the seepage may be recommended. Because of such complexities for

small area excavations, I encourage on-site consultation as the project proceeds.

Excavation work is subject to requirements posed by OSHA in 29 CFR 1926 Subpart P. In applying this regulation for any deeper excavations, I recommend that your designer select slopes and benching systems or protective systems for Type B soils. Since most of the excavations will probably be less than 5 feet deep, the provisions of 29 CFR 1926.652(a)(ii) apply.

Seepage from the native soils is to be expected on occasion. It should be noted, however, that the presence of trapped groundwater is associated with seasonal and climatic changes resulting in possible seepage at the excavation levels. If so, excavations should be shaped to control the accumulation and flow of such seepage so that sumps and pumps can maintain a dry workable surface. The soils exposed at the base of these excavations are likely to be lean clay, fill or native soil. If these soils attain moisture conditions greater than their estimated optimum moisture contents, they would be expected to pump under compaction of overlying backfill. To counter this condition, I recommend that these soils be over excavated about 6 inches and replaced with CLSM or a lean concrete "mud-mat", layer. This treatment will provide a working base for construction workers and subsequent backfill placement.

### **5.5 Footings and Incidental Earthwork**

During construction, care should be taken to prevent exposure of the foundation bearing soils to moisture changes that can weaken the subgrade. Specifically, the period of time a footing excavation remains open prior to pouring should be kept to a minimum. Any open excavation during construction should be protected to prevent entry of rainwater. Also, it may be necessary to install a lean concrete "mud" bottom for use as a working platform in the event construction is attempted during periods of inclement weather. Otherwise, the bearing surface should be prepared level and be tamped firm, free of clods. Also, the bearing soils should not be allowed to desiccate and form shrinkage cracks. Spoil from the footing excavations may be used to backfill around the footings. These materials should be tamped by hand until they are as firm as the surrounding undisturbed native or compacted fill soils. In this case, firmness can be judged by probing with a steel rod.

To retain a uniform, firm subgrade within the building footprint, filling of utility and plumbing trenches should be performed using select borrow soil (the near surface lean clays) excavated on-site. The fill should be placed at moisture contents comparable to the surrounding soils in four to six-inch (4" - 6") loose lifts. Each lift should be compacted to a condition approximating the firmness of the surrounding subgrade soils. This can be judged in the field by comparing resistance to a probe rod. Attention to soil moisture control may be necessary for these soils in order to attain the recommended compaction. Compaction obtained and soil materials provided for each lift should be inspected and approved or rejected by an engineering technician supervised by a geotechnical engineer before another lift is added.

### **5.6 Landscaping**

Post-construction environmental conditions may also influence performance of the floor slab

and foundation system. Hence, comment in this regard is provided for guidance in identifying and addressing these conditions. One condition affecting foundation performance is soil moisture changes induced by vegetation, particularly trees and large shrubs, which may be planted near the building. Generally, vegetation tends to cause non-uniform desiccation of soils around and below the foundations. This results in soil shrinkage that could be manifest as non-uniform settlement. Therefore, the basic recommendation is to avoid plantings or control growth such that current moisture conditions are not subject to dramatic changes.

Consideration of the effect of water on the foundation soils is indicated in preceding text. Consequently, the yard area adjacent to the foundation should be shaped to drain away from the building. In addition, irrigation system components should be installed such that water does not puddle near the foundation.

### **5.7 Pool Construction**

Excavation into the soil profile to build the pool could be 6 to 7 feet deep below top of fill grade. The installation method planned relies on the observation that cohesive soils can stand on vertical or near vertical cuts for an interval of time judged sufficient to accomplish the construction. The reliability of this phenomenon is subject to limitations. Height of the cut face is limited by the soil strength. In this profile, the soil consistency observed indicates that it is theoretically possible to excavate to the 6 to 7-foot depth with a vertical face. Although seemingly favorable, this result is not to be relied upon for long periods of time. That is, soil strength changes due to seasonal moisture changes, soil yielding, seepage into the cut, and erosion are destabilizing. These considerations suggest that this method of construction should be used with caution.

As noted earlier, groundwater can be trapped in the lean clay soils of Strata 1 and 3. If so, this water will drain into the excavation. As drainage occurs the soils will be subject to erosion and softening and some of the cut faces could slough. Means to control these difficulties are varied, usually chosen in the face of conditions confronting the contractor. To plan these means, one or more exploratory excavations (essentially borings) can be performed immediately prior to undertaking the primary excavation to see the areas of groundwater accumulation and the quantity.

Since this method contemplates only vertical or near vertical cut, the OSHA requirements for protective systems apply (see Section 5.4 above). Note is made that commonly used protective systems obstruct the activities involved in this type construction. In this regard, the recommendation is to leave the walls exposed for preparation and spraying and require that personnel stand clear of the wall. A 5-foot distance is recommended. At other times, protective systems chosen and designed by the contractor should be used.

Drainage via a trench at the toe of cut to a sump should be maintained throughout this part of the work. At the base of the excavation, air-drying by tilling followed by light compaction or lime treatment (6 to 8-inch depth at 2% lime by volume) is suggested to develop a firm working surface.

## 6.0 PAVING RECOMMENDATIONS

Analyses leading to a recommended rigid pavement section were performed using the procedures presented in the ACI 330R-92, Guide for Design and Construction of Concrete Parking Lots. In addition, reference is made to AASHTO Guide for Design of Pavement Structures, 1993, by referring to the Design Catalog for Low-Volume Road Design. Recommendations for other aspects of pavement design and construction outside the scope of this report are also provided in those publications.

It is anticipated that the existing surface of the fill layer will be shaped to form the planned pavement subgrade. For my analysis, I have used a value of  $k = 50$  pci based on wetted subgrade conditions to characterize this material. For my analyses, traffic categories A, A-1, and B as presented in ACI 330R-92 were judged possible. Otherwise, a detailed characterization of traffic loads is not practical.

In view of the traffic loads expected, the minimum theoretical concrete pavement thickness obtained by this analysis is 6 inches in traffic lanes and entrances where trucks are expected to pass, including the dumpster lane. In areas where only passenger vehicle traffic is expected, the recommended thickness is reduced to 5 inches. Placement of a concrete pavement directly on the compacted lean clay soil is not desirable since this material may weaken and pump as moisture infiltrates. Consequently, I recommend that the subgrade be separated from the slab using a 4-inch thick granular subbase. The recommended material is crushed stone or recycled Portland cement concrete as described in the Louisiana Standard Specifications for Roads and Bridges, 2006 Edition, Section 1003.03(b) and (c). This material is commercially available from local suppliers. The granular subbase should be compacted to a dry unit weight that is at least 95% of the maximum density attained in accordance with ASTM D698.

The granular subbase material recommended above is well graded such that intrusion of the compacted subgrade material is not to be expected. This judgment assumes that the subbase material gradation is not disturbed by segregation of coarse and fine aggregate during placement and that the subgrade is not water softened by ponding water. Using a non-woven geotextile layer between the subbase and subgrade can further mitigate the prospect of this condition developing. This choice is optional. In view of the gradation characteristics of the two materials, and the traffic loads assumed, a fabric weight of greater than 5-ounces/square yard is suggested.

## 7.0 QUALITY ASSURANCE/QUALITY CONTROL (QA/QC)

Plans should be made to arrange the services of a person familiar with soil classification and earthwork practices to provide advice and render decisions on your behalf in course of site preparation, earthwork, and foundation construction. This person, as your on-site representative, would be charged with the responsibility of accepting or rejecting the site preparation and earthwork undertaken by your contractor. To this end, your representative would arrange testing and other technician services indicated herein or geotechnical

## J.L. Arnold, Inc.

consultation. Construction related testing, technician services, and geotechnical consultation (by J.L. Arnold, P.E., or another engineer as timely response requires) is beyond the scope of this report and would typically be at additional charge.

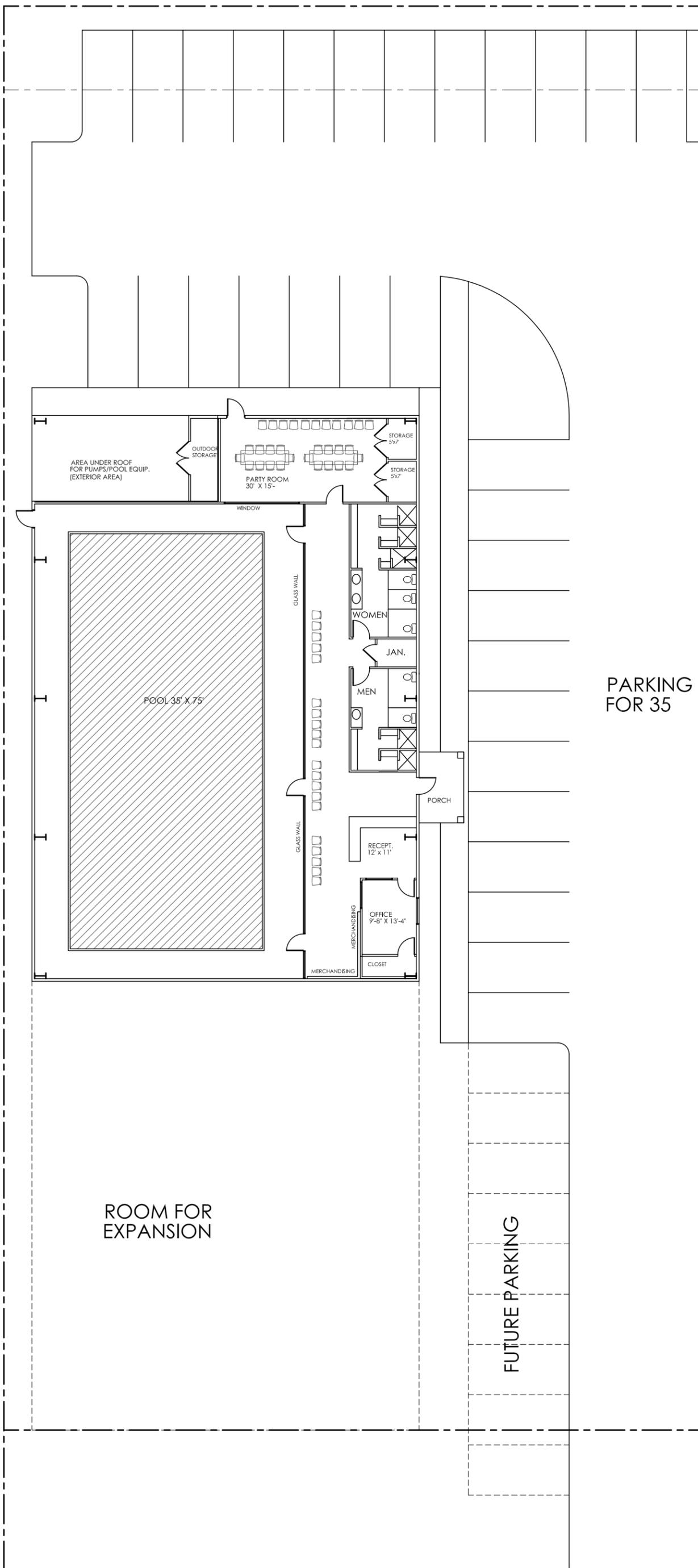
During foundation construction, this person would judge the suitability of the bearing soils revealed. If conditions are judged unsuitable, then decision on means and method to remedy the deficiency would be chosen in collaboration with the contractor. This latter task recognizes that acceptable bearing conditions should be maintained by the contractor up to and during the foundation concreting task.



NORTH

SITE LOCATION

FIGURE 1  
SITE MAP



**FIGURE 2**



**FIGURE 3**  
APPROXIMATE BORING  
LOCATIONS

PROJECT: **TADPOLE ACADEMY**  
 LOCATION: **OLD JEFFERSON HIGHWAY SOUTH OF LA 42 INTERSECTION  
 PRAIRIEVILLE, LOUISIANA**  
 CLIENT: **THE PRECISION CONSTRUCTION GROUP, INC.**

BORING: **B-1**  
 FILE: **16098**  
 DATE: **10/18/16**  
 LOGGER: **JLA**  
 APPROVED: **JLA**  
 PAGE: **1 OF 1**

DEPTH (FEET)	S A M P L E	Dry Augered: Full depth by hand. Seepage was not indicated in course of augering. Water level at 13' from the top of the borehole 1 hour after completion of augering.					Description of Stratum
		Comp. Strength (tsf)	Moist. Content (%)	Dry Density (pcf)	L.L. (%)	P.I. (%)	
0	Bag		11				<b>Lean CLAY (CL); Firm to hard, light brown, dry (desiccated) ... grass mat in upper 3"</b>
	Bag		13				
	Tube	Note	19	91	54	28	<b>Gradual transition Fat CLAY (CH); Hard, brown, moist to dry with iron ore stains</b>
	Bag		21		41	18	<b>Gradual transition Lean CLAY (CL); Firm, light brown, moist</b>
5	Tube	1.24	21	99			<b>... becoming hard ... with light gray streaks</b>
	Bag		21				
	Tube	2.15	20	104			
	Bag		19				<b>Fat CLAY (CH); Hard, tan and light gray, moist</b>  <b>... with calcareous deposits</b>  <b>... very hard</b>
	Bag		21				
10	Bag		21				
	Bag		25				
	Bag		36				
15							<b>Bottom of boring at 15 feet.</b>  <b>Note: Short sample.</b>

PROJECT: **TADPOLE ACADEMY**  
 LOCATION: **OLD JEFFERSON HIGHWAY SOUTH OF LA 42 INTERSECTION  
 PRAIRIEVILLE, LOUISIANA**  
 CLIENT: **THE PRECISION CONSTRUCTION GROUP, INC.**

BORING: **B-2**  
 FILE: **16098**  
 DATE: **10/18/16**  
 LOGGER: **JLA**  
 APPROVED: **JLA**  
 PAGE: **1 OF 1**

DEPTH (FEET)	S A M P L E	Dry Augered: Full depth by hand. Seepage was first indicated at 13' depth in course of augering. Water level at 10' from the top of the borehole 20 minutes after completion of augering.					Description of Stratum
		Comp. Strength (tsf)	Moist. Content (%)	Dry Density (pcf)	L.L. (%)	P.I. (%)	
0							
	Bag		12				<b>Lean CLAY (CL); Firm to hard, light brown, dry (desiccated) ... grass mat in upper 3"</b>
	Bag		19				
	Tube	3.48	24	96			<b>Gradual transition Fat CLAY (CH); Hard, brown, moist with iron ore stains</b>
	Bag		24				<b>Gradual transition Lean CLAY (CL); Hard, light brown, moist</b>
	Tube	1.71	24	97			
5	Bag		22				
	Tube	1.76	20	104			
	Bag		20				<b>Fat CLAY (CH); Hard, tan and light gray, moist</b>
	Bag		20				
	Bag		18				<b>... more silt content to 13' depth</b>
10	Bag		24				
	Bag		26				
	Bag		26				
15							<b>Bottom of boring at 15 feet.</b>

PROJECT: **TADPOLE ACADEMY**  
 LOCATION: **OLD JEFFERSON HIGHWAY SOUTH OF LA 42 INTERSECTION  
 PRAIRIEVILLE, LOUISIANA**  
 CLIENT: **THE PRECISION CONSTRUCTION GROUP, INC.**

BORING: **B-3**  
 FILE: **16098**  
 DATE: **10/18/16**  
 LOGGER: **JLA**  
 APPROVED: **JLA**  
 PAGE: **1 OF 1**

DEPTH (FEET)	S A M P L E	Dry Augered: Full depth by hand. Seepage was not indicated in course of augering.					Description of Stratum
		Comp. Strength (tsf)	Moist. Content (%)	Dry Density (pcf)	L.L. (%)	P.I. (%)	
0			18		32	8	<b>Lean CLAY (CL); Firm to hard, light brown, dry (desiccated)            ... grass mat in upper 3"</b>  Gradual transition <b>Fat CLAY (CH); Hard, brown, moist with iron ore stains</b> Gradual transition <b>Lean CLAY (CL); Firm, light brown, moist</b>
	Bag		22		33	11	
	Bag		25				
	Bag		24				
5							Bottom of boring at 4 feet.
10							
15							

