



Parish of Ascension
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT
www.ascensionparish.net

PLANNING COMMISSION MEETING
August 12, 2026 - 6:00 PM

ASCENSION PARISH COURTHOUSE
607 E. Worthey Rd., Gonzales, LA 70737
Council Chambers - 1st Floor

AGENDA

- (1) **Call to Order**
- (2) **Roll Call of Members**
- (3) **Pledge of Allegiance**
- (4) **Introduction of Staff**
- (5) **Chairman's Comments**
- (6) **Public Comment on any Agenda Item**
- (7) **Staff Report**
 - A. Subdivision Status - August 2026
 - B. Discussion - Future Ordinance Changes
 - C. West Bank Overlay Status Report
Maggie Gleason - Bayou Rouge Environmental Planning
- (8) **Minutes**
 - A. Approval or Denial of the Minutes of July 8, 2026, Planning Commission Meeting
- (9) **Consent Agenda**
 - A. Affidavit of Mortgage Declaration
John and Linda Lehmann - Lot 31-A (18439 Belle Alliance Rd, Prairieville, LA)
- (10) **Public Hearing to Approve or Deny the Following Family Partition:**
 - A. Kevin Pretzelt Property - Lot F-1, F-2 and F-3
Earles and Associates, LLC
(Council District 11)
- (11) **Public Hearing to Approve or Deny the Following Preliminary Plats:**
 - A. Arrowhead Industrial Park
Westwood P. S. (CSRS)
(Council District 3)

(12) By-Laws Committee:

- A.** Discussion of Proposed Changes to Ascension Parish Planning and Zoning Commission By-Laws

(13) Old Business

- A.** Remove Tabled Item (4/8/2026): To Amend the Ascension Parish Unified Land Development Code (LDC) Appendix II - Development Code, specifically to add Section 17-2052. - High Impact Development Facility
- B.** To Amend the Ascension Parish Unified Land Development Code (LDC) Appendix II - Development Code, specifically to add Section 17-2052. - High Impact Development Facility

(14) Adjourn

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Description: Subdivision Status - August 2026

ATTACHMENTS:

1. Monthly Subdivision Report-Aug 2026 Monthly Subdivision Report-Aug 2026.pdf

Subdivision Status

August 2026

<i>August, 2026</i> Subdivision Name	Location	Number of Lots	Prelim. Plat Approved	CD Submitted	CDs Approved	Current Status	PP Conditions	Engineer	Developer	Subject to I.D.D.
Arrowhead Industrial Park*	LA Highway 30 approx. 3,000' W of LA Hwy 73	12				Preliminary Plat Submitted 5/13/2026		CSRS/Westwood	Harvest Companies of LA, LLC	No - Industrial
Black Bayou Estates	Black Bayou Rd. between Lobell Ln. & Hilbert Young Rd.	20	1/11/2017	Revised CDs 8/20/2021	10/13/2021	In Construction	No Conditions	Quality Engineering& Surveying	BSC Industries, LLC	Yes
Gateway Farms	S Side-LA 74, E of I-10 at end of Fauchaux Rd.	77	12/11/2024			Preliminary Plat Approved- 12/11/2024	Fauchaux Rd. widened to 20' Hwy. 74 2-way turn lane to DOTD and Parish Standards	Quality Engineering& Surveying	KD Development Group	Yes
Harvest Fields*	W Side of LA Hwy. 44 approx. 1/2 Mile North of Germany Rd.	115				Preliminary Plat Approved 7/08/2026	Environmental and Geotechnical concerns addressed prior to construction	MR Engineering & Surveying	Dantin-Bruce	Yes
Moss Side Villas	N Side-LA Hwy 74-Immediately West of IH-10 Overpass	36	2/8/2023	5/31/2023	2/2/2026	In Construction	Off-site drainage work to be completed prior to subdivision	MR Engineering & Surveying	Inline Construction	No-Private
Pelican Point-14th F-Phases 1 &2 Sunset Bend (FKA Planation Commons)	LA Hwy 44, 1/2 mile north of LA Hwy. 22 off end of Green Tree Ave.	77	2/10/2021	1st-5/13/21	6/12/2025	CDs Approved 6/12/2025	No Conditions	Quality Engineering& Surveying	Doug Diez	Yes
Riverton-3rd-5th Filings	LA Hwy 22-1 mile west of LA Hwy 44	220	3/9/2016	12/23/2020		CDs Submitted 12/23/2020	As stated in Planning Commission Meeting Minutes	Quality Engineering& Surveying	SLC, LLC	Yes
Stone Valley Farm	LA Hwy. 429 (W. Cornerview Rd.) at Thurston McCrory	117				Preliminary Plat Submitted 2/11/2026		Quality Engineering& Surveying	Tower Capital	Yes
The Farm*	N. Side of LA Hwy 621 - 500' East of Young Road	68				Preliminary Plat Submitted 7/15/2026		MR Engineering & Surveying	Berthelot Holdings, LLC	Yes

An asterisk (*) denotes a status change from last month's report



Description: Discussion - Future Ordinance Changes

ATTACHMENTS:

1. ODA Memo-Planning Commission_REV 2 ODA Memo-Planning Commission_REV 2.pdf

PARISH OF ASCENSION

OFFICE OF PLANNING AND DEVELOPMENT



Memorandum

To: Planning Commission Members

From: Eric M. Poche, PLA, LEED AP in coordination with Spencer Johnson, PE, CFM

Date: August 3, 2026

Subject: Refinements to the Offsite Drainage Assessment Program

Refinements to the Offsite Drainage Assessment Program

The purpose of the Offsite Drainage Assessment (ODA) program is to ensure that new development does not increase flood risk to nearby properties or infrastructure. The program has been effective in protecting communities by requiring proposed developments to show no impact when evaluated using Ascension Parish's detailed HEC-RAS models.

As the program has matured, opportunities to improve its application have been identified and discussed with Ascension Parish officials. This memo outlines these refinements and their intent to strengthen the program by making it more practical, consistent, and focused on meaningful outcomes while maintaining the program's core purpose.

Item 1-Storm Event Evaluation Requirements

Opportunity: The current ODA process requires a proposed development to be evaluated for impacts during multiple storm events (10-, 25-, 50-, 100-year). In most cases, impacts identified during the 1) more frequent (10-year) and 2) more severe (100-year) storm events adequately characterize the potential effects of a proposed development. While the intermediate, 25- and 50-year storm events provide intermediate evaluations, they require additional effort and are unlikely to provide additional information that would materially change permitting decisions.

Recommendation: Remove the 25-year and 50-year storm events from the standard ODA evaluation process.

The ODA should focus on minimizing the effort required to provide the most meaningful information regarding system performance and flood risk. Eliminating intermediate events will simplify analyses, reduce modeling effort, and improve review efficiency while maintaining the Parish's ability to identify and mitigate adverse impacts.

What the code says now:

17-506.3.B.1 These proposed projects shall demonstrate no increase in the existing peak water surface elevations for the ten-, 25-, 50-, and 100-year storm events.

How the code will be revised:

17-506.3.B.1 These proposed projects shall demonstrate no increase in the existing peak water surface elevations for the ten-, ~~25-, 50-~~, and 100-year storm events.

Item 2-Refocusing on the Core Purpose

Opportunity: The fundamental goal of the ODA program is to mitigate increases in flood risk from new development, particularly to homes, infrastructure, and developed areas. However, in practice, some proposed developments were required to mitigate small increases in flood risk or increases in isolated, undeveloped areas, or areas away from critical conveyance paths. While these impacts are measurable in the model, they do not always result in any significant adverse impact.

The current program applies a uniform no-adverse-impact (≤ 0.00 feet) standard across all areas.

A more targeted approach allows the program to focus resources on protecting people and property while reducing unnecessary mitigation requirements in low-risk areas.

Recommendation: Adopt a two-tier impact threshold framework to focus on maintaining an impact standard where it matters most; protecting people and property first, reducing time spent on negligible or isolated impacts.

Under the refined approach, flood risk impacts will be evaluated based on (1) the magnitude of water surface elevation increases (impact), and (2) where the increases occur (feature/location).

A tiered approach that defines varying impact thresholds based on location or impacted feature (*Table 1*) provides clarity and consistency, ensuring that engineering effort is focused where it delivers the greatest benefit.

Table 1: Feature/Location Tiers and Allowable Impacts

Teir and Associated Feature/Location	Impact Threshold (ft)
Tier 1: Existing buildings, residential structures, and critical facilities	$\leq 0.08^*$
Tier 2: All other areas, including roads, open space, agricultural land, undeveloped land, wetlands, and wooded areas	$\leq 0.16^{**}$

*1 inch, **2 inches

Under this approach, the existing impact threshold would be revised to 1 inch (0.08 feet) for structures and facilities where excessive increases in water surface elevation can create real, additional risk.

For all other areas, a maximum allowable increase of 2 inches (0.16 feet) would be permitted. This threshold acknowledges that minor increases in modeled water surface elevation outside of developed areas do not necessarily translate into meaningful increases in flood risk and allows the program to focus on impacts that are most important to the public.

What the code says now:

17-506.3.B.2 No increase in water surface elevation shall be defined as an increase in water surface elevation of less than 0.00 feet in the post-development simulations as compared to the existing conditions.

How the code will be revised:

17-506.3.B.2 No increase in water surface elevation shall be defined as an increase in water surface elevation of less than the amounts noted below ~~0.00 feet~~ in the post-development simulations as compared to the existing conditions.

- 0.08' for existing buildings, residential structures, and critical facilities.
- 0.16' for all other areas, including roads, open space, agricultural land, undeveloped land, wetlands, and wooded areas.

Item 3-Clarification of Non-Actionable Impacts

Opportunity: As the ODA program has evolved, it has become clear that not all modeled increases in water surface elevation represent meaningful or actionable impacts.

In some cases, comparisons of water surface elevations between two hydraulic models can show increases in water surface elevation because of minor differences in terrain, cell face alignment, etc., between the two models. This is often the case when impacts are isolated and not contiguous with the project location.

A successful ODA program requires flexibility to identify true adverse impacts.

Recommendation: Continue to incorporate engineering judgment into the ODA review process.

Some modeled increases in water surface elevation may result from numerical differences between model runs ("model noise"), while others may represent real but inconsequential changes occurring in isolated or low-risk areas. Although these impacts may be identifiable within the hydraulic model, they do not necessarily represent a meaningful increase in flood risk or require mitigation. Engineering judgment will be applied to distinguish between actionable impacts, non-actionable impacts, and model artifacts, ensuring that reviews remain focused on protecting people, property, and critical infrastructure.

Engineering judgment should be used to:

- Evaluate whether identified impacts represent a real increase in flood risk;
- Distinguish meaningful impacts from model artifacts or numerical noise;
- Consider the location, extent, and significance of impacted areas;
- Address unique site conditions not fully captured by established thresholds.

This flexibility helps ensure that the program remains focused on protecting people and property while avoiding unnecessary costs associated with mitigating impacts that are not practically significant.

What the code says now:

17-506.3.B.4 ODA Process. The first stage is the ODA screening, which will include a preliminary check by parish staff to determine if there is a potential for flood impacts outside of and beyond the proposed boundaries of the development. The second stage is the ODA, which is triggered if the ODA screening shows that there is a potential for flood impacts as previously described based on existing data in the parish model.

How the code will be revised:

17-506.3.B.4 ODA Process. The first stage is the ODA screening, which will include a preliminary check by parish staff to determine if there is a potential for flood impacts outside of and beyond the proposed boundaries of the development. The second stage is the ODA, which is triggered if the ODA screening shows that there is a potential for flood impacts as previously described based on existing data in the parish model. Parish engineers, along with the ERA will use engineering judgement and best engineering practices to determine actional impacts vs. non-actionable impacts based on the following criteria.

- a. Whether identified impacts represent a real increase in flood risk.
- b. Distinguishing meaningful impacts from model artifacts or numerical noise.
- c. Considering the location, extent, and significance of impacted areas.
- d. Addressing unique site conditions not fully captured by established thresholds.

Item 4-Pre-Screening Review Process

Opportunity: Ascension Parish currently evaluates many proposed developments through an informal screening process before determining whether a full Offsite Drainage Assessment (ODA) is required. This process has proven effective in focusing resources on proposed developments that could have the greatest potential to impact flood risk.

However, the screening process has not been formally documented. Formalizing this process during the preliminary plat stage would improve consistency, provide greater transparency to applicants, and allow potential drainage concerns to be identified earlier in project development.

Recommendation: Establish a more formal Pre-Screening Review Process to determine whether a proposed development should be required to undergo a full ODA.

The purpose of the Pre-Screening Review is to identify proposed developments that have the potential to adversely affect drainage conveyance, flood storage, neighboring properties, or downstream infrastructure.

Factors considered during the Pre-Screening Review may include:

- Proximity to existing channels, ditches, streams, and major drainage features
- Existing modeled flood depths, flow rates, and flow velocities on or adjacent to the site
- Location within FEMA Special Flood Hazard Areas
- Potential impacts to adjacent properties
- Connectivity to major drainage conveyance corridors
- Site location relative to known drainage problem areas

The Pre-Screening Review is intended to be a planning and coordination tool rather than a regulatory analysis. The outcome of the review would be a determination of whether a full ODA is required and identification of any drainage concerns that should be considered during the proposed development's design (construction document) process.

What the code says now:

17-506.3.B.4 ODA Process. The first stage is the ODA screening, which will include a preliminary check by parish staff to determine if there is a potential for flood impacts outside of and beyond the proposed boundaries of the development. The second stage is the ODA, which is triggered if the ODA screening shows that there is a potential for flood impacts as previously described based on existing data in the parish model.

How the code will be revised:

17-506.3.B.4 a. ODA Process. The first stage is the ODA screening, which will include a preliminary check by parish staff during the preliminary plat process to determine if there is a potential for flood impacts outside of and beyond the proposed boundaries of the development. Factors considered during the Pre-Screening Review may include;

- i. Proximity to existing channels, ditches, streams, and major drainage features.
- ii. Existing modeled flood depths, flow rates, and flow velocities on or adjacent to the site.
- iii. Location within FEMA Special Flood Hazard Areas.
- iv. Potential impacts to adjacent properties.
- v. Connectivity to major drainage conveyance corridors.
- vi. Site location relative to known drainage problem areas.

b. The second stage is the ODA, which is triggered if the ODA screening shows that there is a potential for flood impacts as previously described based on existing data in the parish model. This analysis may take place at any point either prior to or during final design and the construction document process, but must be completed before construction.



Description: West Bank Overlay Status Report
Maggie Gleason - Bayou Rouge Environmental Planning

ATTACHMENTS:



Description: Approval or Denial of the Minutes of July 8, 2026, Planning Commission Meeting

ATTACHMENTS:

1. July 8, 2026 Minutes

July 8, 2026 Minutes.pdf

The minutes below 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
JULY 8, 2026**

The Planning Commission of the Parish of Ascension held a Public Meeting on Wednesday, July 8, 2026, at 6:00 p.m. at the Ascension Parish Courthouse, 607 E. Worthey Road, Council Chambers – 1st Floor, Gonzales, Louisiana in regular session convened.

I. Called to Order

The meeting was called to order by Vice-Chairman Max Nassar.

II. Roll Call of Members

The following members were present:

Michele Unitas, Mark Villa, Erik Jones, Max Nassar, Cross Marchand, Wade Schexnaydre

The following members were absent:

Nicholas Miller

III. Pledge of Allegiance

IV. Introduction of Staff

Stacie Webb – Recording Secretary, Planning Commission

Jarius Carey – Information Technology (IT)

Kenneth Dupaty – Parish Attorney

Eric Poche – Director, Planning and Development

Shaun Sherrow – Engineering Review Agent, Westwood

Lance Brock – Zoning Official, Planning and Development

V. Vice Chairman's Comments

Vice Chair had no comment.

VI. Public Comment on any Agenda Item

No comments.

VII. Staff Report

A. Subdivision Status – July 2026

Mr. Eric Poche presented and explained the attached report on subdivisions.

(ATTACHMENT A)

VIII. Engineering Staff Report

Engineering had no report.

IX. Minutes

Approval or Denial of the Minutes of June 10, 2026, Planning Commission Meeting

Commission Action: Moved by Mr. Erik Jones, seconded by Mr. Mark Villa and unanimously adopted, to approve the June 10, 2026, Planning Commission minutes as presented.

X. Consent Agenda

A. Affidavit of Mortgage Declaration

Adrienne and Charlie Thibodeaux – Lot A-2-A-1 (10302 Hwy 937, St. Amant, LA)

B. Affidavit of Mortgage Declaration

Calob Leindecker – Lot 29-A-2-B (18648 Oak Grove Pkwy, Prairieville, LA)

Commission Action: Moved by Mr. Mark Villa, seconded by Ms. Michele Unitas and unanimously adopted, to approve the consent agenda as presented.

XI. Public Hearing to Approve or Deny the following Family Partitions:

A. Dewayne A. Pack Property – Lot B-2-B-1, B-2-B-2 & B-2-B-3

The subject property is located on the east side J. D. Broussard Road, approximately 1,875' north of LA Hwy. 621 at the end of Patriot Lane in Council District 9 and is zoned Medium Intensity Residential (RM). The application is on behalf of Dewayne A. Pack by Earles and Associates, LLC, Professional Land Surveyors.

The Applicant is proposing a family partition of Lot B-2-B (5.87 acres) into Lot B-2-B-1 (3.608 acres), Lot B-2-B-2 (1.131 acres) and Lot B-2-B-3 (1.131 acres).

Lot B-2-B-1 is being retained by the applicant; **Lot B-2-B-2** is being donated to a Mother-in-Law; and **Lot B-2-B-3** is being donated to a father.

STAFF REVIEW COMMENTS

Comments sent to Earles and Associates, LLC on 5/27/2026.

1. Show routing and discharge point of individual sewer treatment systems to parish maintained ditch with public drainage servitude and/or to 'blue line stream'. It is the responsibility of the Owner to consult with the Ascension Parish Board of Health to confirm routing for permitting purposes. **Show/make statement of such on final plat.** Plat will not be signed and recorded without this information.
2. Add road name "Patriot Lane" to Ex. 30' Private Servitude of Passage.
3. Remove 'proposed before submitting plat for signature.
4. Records show correct spelling for mother's name is 'Deana'. Verify and correct as necessary.
5. Records show correct spelling for father's name is 'Pearce'. Verify and correct as necessary.
6. Remove existing SOP where proposed turns north as it is no longer necessary.

7. Owner of Lot B-2-A must also sign plat. You cannot 'propose' a Private Servitude of Passage onto someone else's property without their knowledge and/or permission.
8. Revise zoning classification, Medium Intensity 'Residential'.
9. Note is not required. Three (3) or more lots are not being created.
10. Submit final plat in CAD prior to final plat being signed.

STAFF ANALYSIS

This property division meets all current requirements of the family partition section of the subdivision regulations. The owner has owned the property for at least three years as required by Paragraph 17-4026. B. This family partition is creating two (2) new lots.

Should the commission approve this family partition, staff will have the Chairman sign the plat when all comments have been addressed on the final map as listed above and the required conveyance documents completed and recorded according to Paragraph 17-4026.F of the Subdivision Regulations.

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

Public hearing was opened.

The following spoke:

- 1 – Londra Williams
- 2 – Letitia B. Polar

The speakers' main concern was culvert issues and drainage/flooding.

Public hearing was closed.

Commission Action: A motion was made by Mr. Wade Schexnaydre to approve this family partition. Motion died for the lack of a second

A Substitute Motion was made by Mr. Mark Villa, seconded by Mr. Wade Schexnaydre and unanimously adopted, to approve this family partition as presented.

B. George Valentine Property – Lot A-1-B-1-A, A-1-B-1-B & A-2-A-1-A

The subject property is located on the east and west side of Serenity Ct just outside of the northeast corner of Lake at Twin Oaks Subdivision in Council District 8 and is zoned Medium Intensity Residential (RM). The application is on behalf of George Valentine by Earles and Associates, LLC, Professional Land Surveyors.

The Applicant is proposing a family partition of Lot A-1-B-1 & A-2-A-1 (6.467 acres) into Lot A-1-B-1-A (1.499 acres), Lot A-1-B-1-B (1.452 acres) and Lot A-2-A-1-A (3.516 acres). **Lot A-1-B-1-A** is being donated to a son; **Lot A-1-B-1-B** is being retained by the applicant; and **Lot A-2-A-1-A** is being donated to a daughter.

STAFF REVIEW COMMENTS

Comments sent to Earles and Associates, LLC on 6/3/2026.

1. Property is covered by FEMA Map **0040E**, not 0065E. Verify and correct if necessary.
2. Records show property on FEMA map in Flood Zone "A", not "AE". Verify and correct as necessary.
3. Owner(s) of Lot A-2-A-1 must also sign plat.
4. Ref Map#3 shows distance to be 29.34'. Verify and correct as necessary.
5. Ref Map 2 & 3, show existing monuments with distances of 50' between each. These should be shown on plat.
6. Note is not required. Three (3) or more lots are not being created.
7. Submit final plat in CAD prior to final plat being signed.

STAFF ANALYSIS

This property division meets all current requirements of the family partition section of the subdivision regulations. The owner has owned the property for at least three years as required by Paragraph 17-4026. B. This family partition is creating one (1) new lot.

Should the commission approve this family partition, staff will have the Chairman sign the plat when all comments have been addressed on the final map as listed above and the required conveyance documents completed and recorded according to Paragraph 17-4026.F of the Subdivision Regulations.

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

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Erik Jones, seconded by Ms. Michele Unitas and unanimously adopted, to approve this family partition as presented.

C. Benton Frederic Estate – Lot 2-E-1-A & 2-E-1-B

The subject property is located on the east side Benton Frederic Road, approximately 880' south of Stringer Bridge Road in Council District 6 and is zoned Rural (R). The application is on behalf of Michael W. Frederic by McLin Taylor, Inc. Engineering and Land Surveying.

The Applicant is proposing a family partition of Lot 2-E-1 (1.106 acres) into Lot 2-E-1-A (0.553 acres) and Lot 2-E-1-B (0.553 acres). **Lot 2-E-1-A** is being donated to a daughter; and Lot **2-E-1-B** being donated to a son.

STAFF REVIEW COMMENTS

Comments sent to McLin Taylor, Inc. on 6/9/2026.

1. Verify road name with the Parish's address coordinator. Road names can no longer have initials or abbreviations.
2. Add Private Use and Maintenance note.
3. Submit final plat in CAD prior to final plat being signed.

STAFF ANALYSIS

This property division meets all current requirements of the family partition section of the subdivision regulations. The owner has owned the property for at least three years as required by Paragraph 17-4026. B. This family partition is creating one (1) new lot.

Should the commission approve this family partition, staff will have the Chairman sign the plat when all comments have been addressed on the final map as listed above and the required conveyance documents completed and recorded according to Paragraph 17-4026.F of the Subdivision Regulations.

Ms. Ellen Jackson with McLin Taylor, Inc. presented this family partition.

Public hearing was opened.

The following spoke:

1 – Michael Frederic - applicant

Public hearing was closed.

Commission Action: Moved by Mr. Mark Villa, seconded by Mr. Wade Schexnaydre and unanimously adopted, to approve this family partition as presented.

XII. Public Hearing to Approve or Deny the following Preliminary Plat:

A. Harvest Fields

The proposed major subdivision is located on the West side of LA Hwy. 44 approximately 350' south of Bertville Road. The project lies in Council District 11 and is zoned Mixed Use 2 (MU2) and Medium Intensity Residential (RM). The application is on behalf of Dantin-Bruce Development by MR Engineering & Surveying, LLC.

The property consists of +/-37.8 acres. The applicant is proposing a subdivision containing 115 lots with a minimum size of 6,250 square feet. There are 48 lots at a 50' width range, 46 lots at a 60' width range, 19 lots at a 70' range and 2 lots at an 80' range. The proposed subdivision will require 2.3 acres of park space, and the developer is providing 3.05 acres of dedicated park space with 1.68 acres of upland park space (not including detention pond of 1.38 acres). This complies with the major subdivision regulations. Approximately 25% of the property is within the AE flood zone with a base flood elevation of 16.0' and existing elevations across the project between 13.0'-18.0'. The project drains to Bert Delaune Lateral thence into Black Bayou to the south. The applicant is proposing a sewer system discharging along this route from a private treatment system. All sewer discharge permitting is subject to approval from LDH.

STAFF REVIEW COMMENTS

All elements of the subdivision as per ordinance have been provided and addressed on the plat along with the required notes, labels, setbacks and

servitudes as per Paragraph 17-406 of the Subdivision Regulations. All other comments have been addressed by the consultant as noted in ERA Review Letter.

ENGINEER REVIEW COMMENTS

Preliminary Plat:

The Preliminary Plat has been reviewed by Staff and the Engineer Review Agent (ERA) Comments are attached. (*ATTACHMENT B*)

Drainage impact study:

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

Off-Site Drainage Analysis:

An off-site drainage analysis was required for this project and has been reviewed by the Engineer Review Agent (ERA) Comments are attached. (*ATTACHMENT B*)

Traffic impact study:

The traffic impact study has been reviewed by the Ascension Parish Traffic Engineers and the Engineer Review Agent (ERA). Comments are attached. (*ATTACHMENT B*)

STAFF ANALYSIS

The proposed plat/map having been denied at the February 2026 meeting had the option of resubmitting if either of the following conditions had been met:

1. At least 12 months have passed since the original hearing date; or
2. Changes have been made to the original application that address the concerns stated in the Commission's decision to deny the application.

The applicant chose to submit a new application addressing the concerns stated in the Commission's decision. The major concerns being a revised traffic study analyzing all required intersections as well as clearing any confusion about the maximum density allowed in the project. Staff conferred with the Planning Commission attorney and found that the revised application met the second requirement as stated in the Subdivision Regulations.

The proposed plat/map meets all guidelines for a major subdivision per current ordinance. Traffic, Drainage and the Offsite Drainage Analysis conform to code requirements. An additional entry/exit point has been included and studied based on requirements of the Subdivision Regulations, and a new traffic study provided based on additional scoping requirements by Ascension Parish. The Drainage and Offsite Drainage Analysis conform to code requirements and will be studied in greater detail through the construction document phase and only approved to move forward should the refined design conform to all code requirements. All densities have been recalculated based on previous Commission comments and conform fully to the subdivision Regulations. Any acreage within drainage servitudes not mitigated in the development have been removed for the calculation, and each maximum density for the Mixed-Use 2 (MU2) and Medium Intensity Residential (RM) zoning categories have been calculated and do conform to requirements. This additional information has been added to the proposed Preliminary Plat.

The Commission must determine through discussion based on the engineering analysis whether any traffic impacts are a direct result of the development and have the option of approval, approval with conditions or denial. Should the commission approve this subdivision preliminary plat, staff will ensure any comments and/or conditions are noted, and that the development will not move beyond the construction document phase until all conditions and code requirements are met upon final design.

Vice Chairman Max Nassar said he wanted to get clarification on a procedural issue. He said there has been a lot of conversation that this item should not be on the agenda because of some belief that there should be a 12-month waiting period before it comes back on the agenda since it was denied. In preparation for addressing this issue, he said he wanted to get a clear legal opinion that whatever the ULDC requires for this to be back on the agenda tonight, he wanted it cleared up before taking up this item.

Mr. Eric Poche stated, in Subdivision Regulations, Section 17-4096 under Re-submittal Procedure, it states:

- A. *If the Planning Commission denies an application, the applicant has the option of appealing the decision as defined in section 17-4092 or re-submitting the application if the following conditions have been met;*
 - 1. *At least 12 months have passed since the original hearing date; Or*
 - 2. *Changes have been made to the original application that address the concerns stated in the Commission's decision to deny the application.*

Mr. Poche said the two major concerns that were addressed in resubmission of this preliminary plat were the additional connection out to the west end of the project with the additional trips and the intersections studied to have a more complete Traffic Impact Analysis. The second item being there was a lot of concern about the densities and the number of units that would be allowed. He said they went back through and did the traffic study to include all the additional counts at the intersections that were scoped by staff and the transportation department. The applicant also went through and put specific lists on the plat to denote the different densities, what was removed, and how the densities were calculated and that the lot count matches the code. He said he conferred with the attorney for the Planning Commission, Mr. Spencer Long. He stated Mr. Long watched the previous meeting and agreed with his assessment before it was allowed to be placed on the agenda and to begin the review process for the project. Also, a meeting was held last week in anticipation of Mr. Long being absent from the meeting tonight. Mr. Kenneth Dupaty and Mr. Jean Paul Robert, attorneys for the Parish, were also in attendance at that meeting, agreed with the assessment and that it should be allowed to be on the agenda tonight.

Mr. Erik Jones stated he would be abstaining due to a relative owning the property.

Mr. Wade Schexnaydre stated he would be abstaining due to having a business contract with a third-party that involves the current landowner and left the meeting at this time.

Mr. Tom Easterly, on behalf of the applicant, and Mr. Jonathan Bradley with MR Engineering, LLC, presented this preliminary plat.

Public hearing was opened.

The following spoke: ***Not In Support***

Denise Drago (Attachment C)	Susan Jordan
Mark Wilson	Ray Mouch
Brenda Whitney	Mark Taylor (Attachment D/email)
Cheryle Totten (Attachment E/email)	Rowan Taylor
Amanda Taylor	Lisa Guidry
William R Guidry (Attachment F/email)	Jason Cassard
Gina Billiot	Theresa Robert (Attachment G)
Joe Rozier	Kathy Koehl
Darin Pensyl	Larry Powell
Jamie Powell (Attachment H/email)	Dina LeJeune
Donald Borey	John Lee
Jeffrey Nolan (Attachment I/email)	Cheryl Nolan
Polly Glover	Susan Buckley
Andres Monterrey	Walter Beach (Attachment J/email)

The following did not wish to speak but signed in as ***Not in Support***

Larry P Braud Jr	Melissa Lee
Melissa Cassard	Renee L Cole
Jasper N Cole Jr	Patricia Borey
Phil McLaurin	Ricky P Lambert
Darrell J Fontenot	Sheila Anderson
Nathalie S Bagwell	Margaret Bonnacarrere
Burt Rentz	Lindsey Falcon
Jody Falcon	Mary Ashford
James Harrell	Louise Harrell
Wanda Ward	Peggy J Watts
Pamela Resweber	Dylan Boudreaux
C Peyton McGivaren	Sebastian Billiot
Laurie Lavigne LeGrange	Franny Guillot
Julie Rivett	Sonya Guedry (Attachment K/email)
Yvette Froisy	Steve Guillot
Darryl W Bourgeois Jr	Brad Rivett
Adam Guidry	Henry Guidry
Trish Jones	Bill Jones
Jasper Taylor	Delane Hathcock
Grace Hathcock	Jim Hathcock
Cynthia Savoy	Stephanie Conerly
Nicholas Conerly	Skylar Demourelle
Billy Demourelle	Robert Demourelle
Khristina Odom	Chris Odom
Pedro Alfaro	Beth Wilson
Lisa Abrams	Keith Abrams
Luke Stears	Coty Naquin
Jeff L.	Brandy Pitre
Michelle Pranskey	Aubree Pranskey
Leah Pranskey	Sharon Laiche
Clay Laiche	Hugh Richard Jordan

Denise K Emmons
Ian Smith
James V Totten

Benny Drago
Jennifer Pensyl

Did not wish to speak but signed in as ***In Support***
Cornelius Calhoun

Was not present, sent in email, ***Not in Support***
Patrick Murtagh (Attachment L/email)

Public hearing was closed.

Mr. Easterly addressed some of the concerns addressed by the public. He stated that a great deal of documentation has been presented to the Planning Commission by the Planning staff, and that the entire process in terms of the different areas of inquiry that go into the evaluation, are extensive. He went on to say the UDC requires that the development be evaluated on many different levels. There are several different studies, which were all performed. In particular, the Traffic Impact Study (TIS), was performed by the Parish's representative/agent. It was an independent study. There were no defects pointed out by the Parish's engineering review agent.

Mr. Jonathan Bradley said the two intersections that were mentioned, Causey Road and Braud Road. The traffic study identifies some issues in the AM peak hour. He said if you read the specific language of the code, it states:

“When a proposed development that is subject to the TIA requirements of the section shall be denied when the results of the required TIA demonstrate that the proposed development will over burden the existing roadway system.”

He said there is no level of service change at the intersection of Causey Road and Hwy 44.

Mr. Bradley stated the only requirement for the development is for a left and right turn lane into the development and traffic impact fees.

Mr. Easterly said there was a comment, a long report (regarding a buried oil well) generated by Mr. Jeffrey Nolan (public speaker). Mr. Easterly stated it is not something the UDC delves into. It is governed by state law. He said if there was an issue about being refused entry, then DNR and DEQ can deal with that. He reiterated at this point, that they meet the criteria of a preliminary plat. They have provided a Phase 1 ESA, and it satisfies everything they need on that front.

Vice Chair Nassar asked Ms. Kimberly McDaniels, with Intelligent Transportation Systems, the state(s) in which she is licensed, how many years, etc. and in her opinion, does the traffic study that was performed meet the requirements of the UDC for a preliminary plat. Ms. McDaniels stated her firm has a contractual agreement with Ascension Parish to perform the study. She said

she is a licensed civil engineer and has been practicing in the state of Louisiana for over 23 years. She is also licensed in the state of Texas and previously licensed in the state of Michigan. She is a certified professional traffic operations engineer and a professional transportation planner, both of which are national certifications and can be practiced in any state which she is licensed as a professional engineer. She stated it is her professional opinion that all the requirements of a traffic study for this type of development in this particular situation for Ascension Parish were met. They were also all done in accordance with standard engineering practice as set forth by not only by Ascension Parish but also Louisiana Department of Transportation Development and United States Department of Transportation through the Federal Highway Administration and in accordance with ITE Methodologies.

Ms. McDaniel stated their firm was simply selected in a rotation process, in which there are three (3) other firms, with each having a retainer contract with the Parish with similar qualifications. She said she had no introduction to the developers prior to performing the study.

Vice Chair asked the same of Mr. Shaun Sherrow with Westwood, Engineering Review Agent for the Parish. Mr. Sherrow stated he is a licensed civil engineer in Louisiana and Texas. He said he has been in Ascension doing engineering review work since 2005. For over 21 years licensed, specifically codes, ordinances, drainage reviews, traffic reviews, development reviews. He does this for Ascension Parish, City of Central, Calcasieu Parish and codes and ordinances for multiple parishes. He expressed that he also lives in Ascension Parish.

Mr. Eric Poche stated, looking at the density, lot counts, connectivity, all things related to the mapping and requirements of the preliminary plat have been met and is confident it meets the code.

Mr. Mark Villa stated the Parish needs to think about going forward more collaboratively and engage more groups within the parish to have them part of the Planning application, like the School Board, to have a complete package to review and make sure that every stone is unturned.

Mr. Villa also mentioned that better funding methods need to change regarding how we fund infrastructure here in Ascension Parish.

He also questioned the dates, times and length of the traffic counts. Ms. McDaniel said the actual count used in the supplemental in the additional counts that they did were taken March 25, 2026, between the AM and PM peak hours (7day/24-hour count) and schools were in session. They look at 7 days and 24 hours' worth of traffic. They determine the highest 2 hours or sometimes 3 hours. But this time they used 2 hours that were significantly higher than others. Presenting a worst case 1 hour scenario in the morning and a worst case 1 hour scenario in the evening. She stated that it is standard practice and the hours that were counted for the additional data.

Mr. Cross Marchand questioned the conflicts with the proposed ponds and the existing pipelines that are on site. He also questioned the intention of the ponds.

Mr. Jonathan Bradley said regarding pipelines, there are strict requirements that each company has that they must meet. There are required steps and permitting that vary for each pipeline company.

Mr. Bradley stated some of the ponds were for detention, to send the extra runoff into and some for mitigation, to create flood zone storage.

Mr. Nassar wanted to clarify that the current Ascension Parish code requires connectivity through the adjacent subdivision. Mr. Poche confirmed. And from the standpoint of the Cottonfield roadway, Mr. Nassar said they asked at the last public hearing when this proposed subdivision was considered, there was comment about bringing that road up to standard. Previous public hearing and conversation, that roadway does meet the current Ascension Parish standard. Mr. Poche stated yes, according to the section and information from DPW.

Ms. Michele Unitas said regarding the environmental risk that was brought up by the Nolans, a memorandum was sent stating a Level 1 ESA had been done to determine whether a recognized environmental condition existed. She stated they do not have that report. She said they have a memorandum that rebuts what was said in the documentation that was provided by Mr. Nolan, which is part of the record. Ms. Unitas expressed, under the code, the Commission's mandate is that their first responsibility is to the health, welfare and safety of the public. She noted there exists public record that there were toxins, things that are potentially risky to substructure that was done under different regulations and codes that we have to abide by now when we build new things. She said she understands the triggers for phase 1 and phase 2; we have a recognized condition that would trigger a phase 2 sampling.

Ms. Unitas said she would move, that they ensure a phase 2 ESA is attached to whatever decision they come to tonight.

Mr. Jonathan Bradley stated a Phase 1 ESA is not a requirement in the UDC at the preliminary plat stage. They did it for their own due diligence. He also mentioned that all state and federal laws will have to be followed with regard to this.

Mr. Sherrow went through, step by step, the different stages of review that a development goes through for a conditional final plat of approval from Parish, State and Federal agencies. Mr. Sherrow also mentioned that for this particular project, knowing that things got communicated regarding environmental risks, they required them to submit, by a certified person, a Phase 1 ESA. The Phase 1 ESA says it is clear. There is no requirement to move forward to a phase 2 ESA.

Mr. Mark Villa said there was a lot of discussion on a lot of different things. In his opinion, the one thing that hadn't changed was the roads surrounding project. He stated part of their responsibility is the safety and welfare of the parish, the people. He said he is not faulting any developer or engineer in their work, but until we address our roads, it's a problem.

Commission Action: A motion was made by Mr. Mark Villa to deny, based on the safety and welfare of the public. Motion died for the lack of a second.

9:35 PM – At this time the Vice Chair called for a 5-minute recess.

Commission Action: A motion was made by Mr. Max Nassar to approve this preliminary plat as it meets the requirements under the Unified Development Code.

A Substitute Motion was made by Ms. Michele Unitas, seconded by Mr. Cross Marchand to approve this preliminary plat as it meets all the requirements of the code, with the condition that those environmental and geotechnical studies are validated prior to any construction being done to ensure that the safety of the land is suitable. This motion was approved by the following roll call vote:

YEAS: Michele Unitas, Cross Marchand, Max Nassar

NAYS: Mark Villa

ABSTAINED: Erik Jones

ABSENT: Nicholas Miller, Wade Schexnaydre

(3) YEAS; (1) NAYS; (1) ABSTAINED; (2) ABSENT and motion carried.

XIII. Adjourn

A motion was made and meeting adjourned at 9:45 p.m.

Max Nassar, Vice-Chairman



Description: Consent Agenda

ATTACHMENTS:



Description: Affidavit of Mortgage Declaration

John and Linda Lehmann - Lot 31-A (18439 Belle Alliance Rd, Prairieville, LA)

ATTACHMENTS:

1. A. John & Linda Lehmann A. John & Linda Lehmann.pdf

PARISH OF ASCENSION

OFFICE OF PLANNING AND DEVELOPMENT

PLANNING DEPARTMENT



August 12, 2026

A) John and Linda Lehmann – Lot 31-A)18439 Belle Alliance Rd, Prairieville, LA)
Affidavit of Mortgage Declaration

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

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



June 24, 2026

Bank of America
P. O. Box 31785
Tampa, FL 33631-3785

RE: *Application to Subdivide Lot 31-A (18439 Belle Alliance Rd, Prairieville, LA 70769)*
John and Linda Lehmann

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 31-A at 18439 Belle Alliance Rd, Prairieville, LA 70769 for John and Linda Lehmann, 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 August 4, 2026, or can appear at a public hearing on August 12, 2026, to hear the proposed subdivision and be given the opportunity to make a presentation to the Planning Commission as to whether or not the proposed division of property should be approved.

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

Please find attached a copy of the affidavit of mortgage verification received from the applicant by our office that 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,

Eric Poche, PLA, LEED AP
Director, Office of Planning and Development
(225)450-1366
eric.poche@apgov.us

1/28/26, 9:01 AM

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



UNITED STATES OF AMERICA

STATE OF LOUISIANA

PARISH OF ASCENSION

AFFIDAVIT OF MORTGAGE DECLARATION

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified, personally came and appeared, the Applicant, John & Linda Lehmann who, avers that he/she is the legal owner of lot 31 Heritage Oaks Subdivision (lot/tract description), for which the Applicant seeks approval of a plat to subdivide the above described immovable property.

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

(Applicant must initial Number 1 or Number 2)

	<u>Name</u>	<u>Mailing Address</u>
1)	_____	_____
2)	_____	_____
3)	_____	_____

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

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

Bank of America

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

P.O. Box 31785 Tampa, FL 33631-3785

1/28/26, 9:01 AM

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



- Name of the Borrower (debtor on the mortgage)

John & Linda Lehmann

- Account number or Reference number

0199370848

- Borrower's municipal address

15374 Holton Rd. Prairieville LA 70769

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

18439 Belle Alliance Rd Prairieville LA 70769

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

~~lot 31~~ lot 31

- Name of Subdivision in which the property is located

Heritage Oaks

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

Township 08S Range 03E Section 42 4.1 acres

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:

1/28/26, 9:01 AM

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



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

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

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

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

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

THUS SWORN, DONE, AND SIGNED on the 27th day of January, 2027

WITNESS:

Blaze Sainque

Printed Name: Blaze Sainque

APPLICANT:

LINDA Lehmann JOHN Lehmann

Printed Name: Linda Lehmann John Lehmann

Tara Latlols
NOTARY

Tara Latlols

Printed Name:

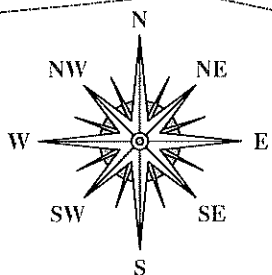
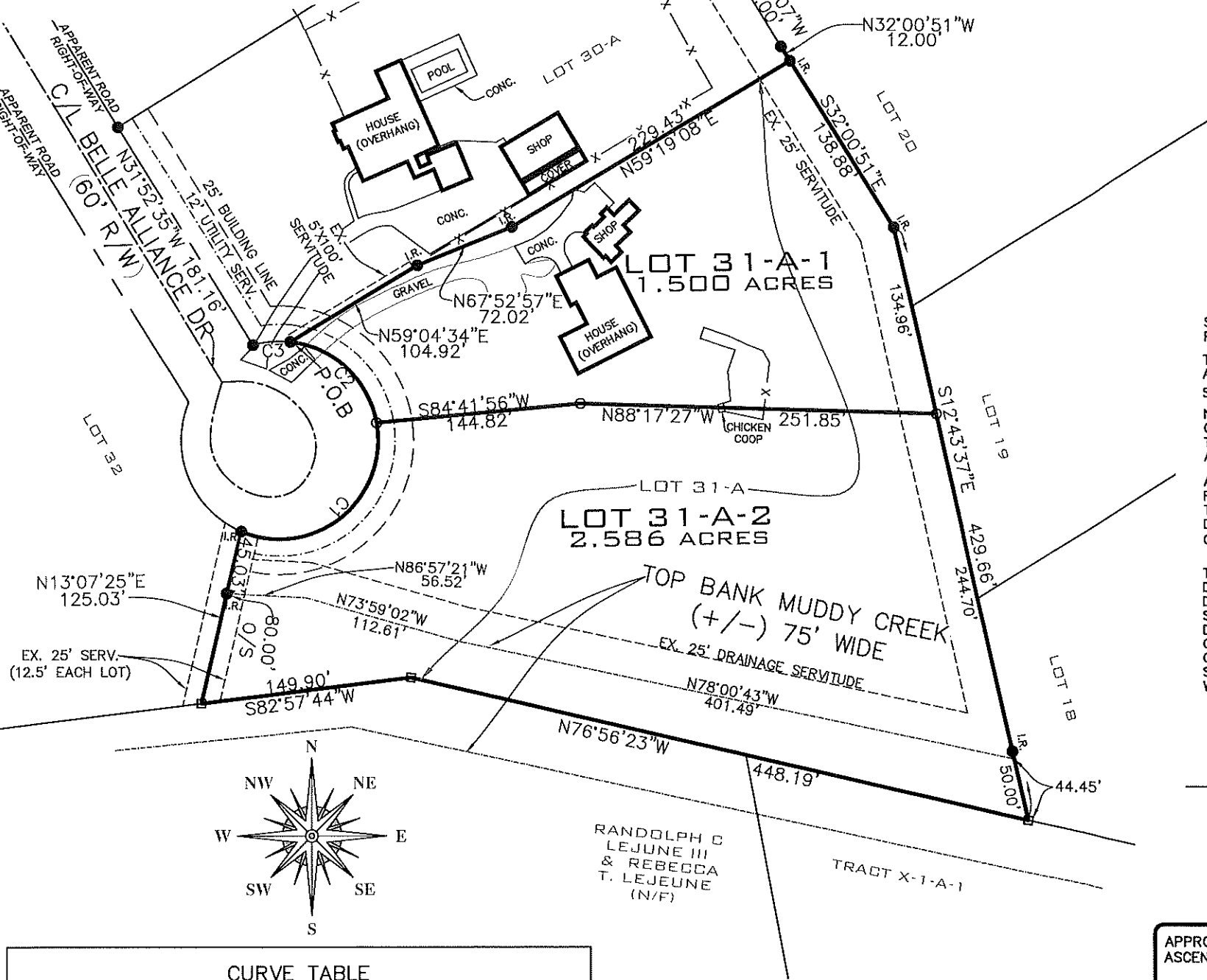
171251

Notary # or La. Bar #



Tara Latlols
Ascension Parish, Louisiana
Notary Public
Commission No. 171251
My Commission Is For Life

THIS PROPERTY IS ZONED = (RM) MEDIUM INTENSITY RESIDENTIAL
FRONT SETBACK= 55' FROM CENTERLINE OF ROAD
OR 25' FROM RIGHT OF WAY (WHICHEVER IS GREATER)
SIDE SETBACK= 5' FROM PROPERTY LINE
REAR SETBACK= 20' FROM PROPERTY LINE

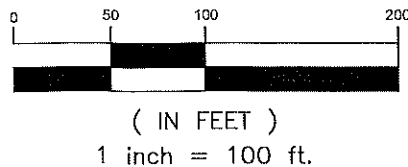


CURVE TABLE

CURVE	BEARING	CH. LENGTH	RADIUS	LENGTH
C1	N51°19'49"E	123.10'	70.00'	150.41'
C2	N47°03'36"W	83.93'	70.00'	90.00'
C3	S85°07'59"W	26.65'	70.00'	26.81'

LEGEND:

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



SIMPLE DIVISION
MAP SHOWING SURVEY OF
LOT 31-A-1 & LOT 31-A-2,
BEING THE RESUBDIVISION OF LOT 31-A,
BEING A PORTION OF THE
HERITAGE OAKS SUBDIVISION,
LOCATED IN SECTION 42, T8S - R3E,
SOUTHEASTERN LAND DISTRICT,
OF THE ST. HELENA MERIDIAN,
EAST OF THE MISSISSIPPI RIVER,
ASCENSION PARISH, LA.
FOR
JOHN LEHMANN

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

THIS PROJECT IS SUBJECT TO TRAFFIC IMPACT FEES IN ACCORDANCE WITH ASCENSION PARISH ORDINANCES.

SEWER DISPOSAL SHALL BE INDIVIDUAL SANITARY SEWER PLANTS.

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

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

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

JOHN LEHMANN _____ DATE _____

APPROVED:
ASCENSION PARISH PLANNING COMMISSION

CHAIRMAN _____

DATE: _____

FILE: _____

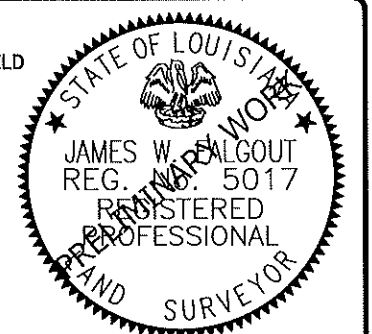
* THIS PLAT IS VOID UNLESS SIGNED AND STAMPED BY THE LICENSED PROFESSIONAL SHOWN BELOW *

I CERTIFY THAT IN MAY 2026, EARLES AND ASSOC., L.L.C. PERFORMED A GROUND SURVEY OF THE PROPERTY SHOWN HEREON AND THAT THIS MAP IS IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY. THIS PLAT CONFORMS TO LOUISIANA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

PRELIMINARY: NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

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

DATE _____



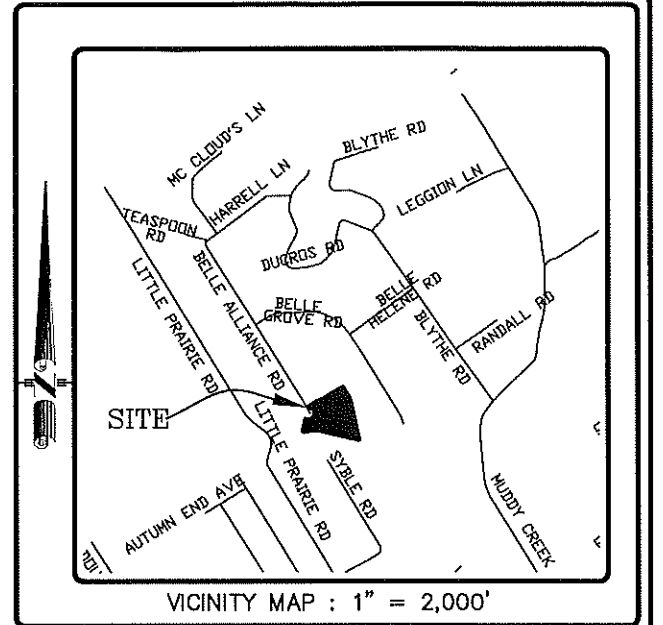
REFERENCE MAP:

- 1) MAP SHOWING SURVEY RECORDED AS INSTRUMENT #149755
- 2) MAP SHOWING SURVEY OF LOT 30 HERITAGE OAKS SUBDIVISION PERFORMED BY EARLES AND ASSOCIATES, L.L.C. DATED MAY 28, 1987.(NOT RECORDED)
- 3) MAP SHOWING SURVEY OF LOT 30 HERITAGE OAKS SUBDIVISION PERFORMED BY EARLES AND ASSOCIATES, L.L.C. DATED JANUARY 05, 2026.(NOT RECORDED)
- 4) MAP SHOWING SURVEY RECORDED AS INSTRUMENT #1130239

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

THIS SURVEY CONFORMS TO CURRENT STANDARDS OF PRACTICE AS DEFINED IN TITLE 48, CHAPTER 29 OF 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 16, 2007, THIS PROPERTY LIES IN FLOOD HAZARD ZONE = AE, BASE FLOOD ELEVATION = 20.0'.



26400.DWG
DELINEATION OF JURISDICTIONAL WETLANDS HAS NOT BEEN REQUESTED NOR IS IT A PART OF THIS SURVEY. ABSTRACTING OF TITLE ON THIS PROPERTY WAS NOT WITHIN THE SCOPE OF THIS SURVEY. SERVITUDES, RIGHTS-OF-WAY, UNDERGROUND STRUCTURES OR OTHER ENCUMBRANCES OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST. THIS SURVEY DOES NOT GUARANTEE TITLE NOR OWNERSHIP. THE ORIGINAL DRAWING OF THIS WORK IS THE PROPERTY OF EARLES AND ASSOC., L.L.C. REPRODUCTION IS PROHIBITED EXCEPT BY WRITTEN PERMISSION OF THIS FIRM.

DATE:
05/28/2026

DRAWN BY:
DT

CHECKED BY:
JWF

DRAWING No.
26400

JOB. No.
26-400

REF. No. 26-001
& 26-061



EARLES AND ASSOCIATES, L.L.C.
PROFESSIONAL LAND SURVEYORS
2102 S. SOUTHLAND AVE.
GONZALES, LOUISIANA 70737
Tel: 225-647-9798

TOWNSHIP
8S

RANGE
3E

SECTION
42



Description: Kevin Pretzelt Property - Lot F-1, F-2 and F-3
Earles and Associates, LLC
(Council District 11)

ATTACHMENTS:

1. A. Kevin Pretzelt A. Kevin Pretzelt.pdf

FAMILY PARTITION

A) Kevin Pretteit Property – Lot F-1, F-2 & F-3

The subject property is located on the south side Merrit Evans Road, approximately 730' east of LA Hwy. 44 in Council District 11 and is zoned Medium Intensity Residential (RM). The application is on behalf of Kevin Pretteit by Earles and Associates, LLC, Professional Land Surveyors.

The Applicant is proposing a family partition of Lot F (3.703 acres) into Lot F-1 (2.142 acres), Lot F-2 (0.780 acres) and Lot F-3 (0.781 acres). **Lot F-1** is being retained by the applicant; **Lot F-2** is being donated to a son; and **Lot F-3** is being donated to a daughter.

STAFF REVIEW COMMENTS

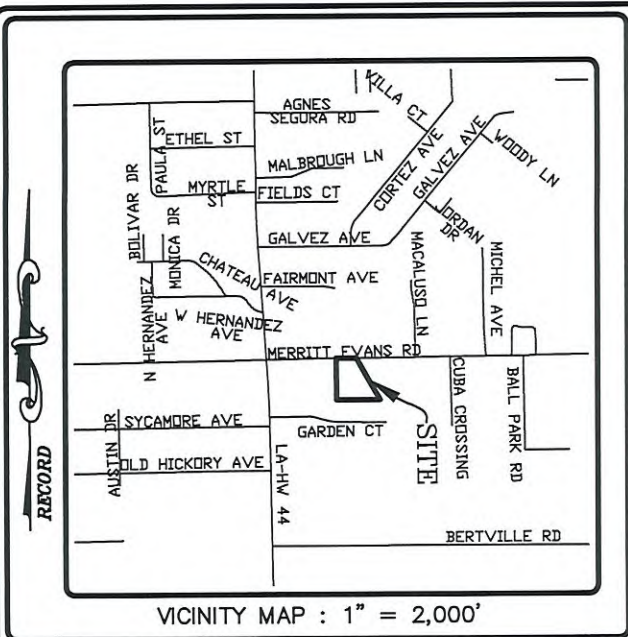
Comments sent to Earles and Associates, LLC on 7/21/2026.

1. Records show four (4) structures on property. Verify if they no longer exist, or they must be shown on plat.
2. Private servitude of passage widens as it gets to the rear of Lot F-1. This either needs to be corrected, or distance/bearings and width needs to be labeled.
3. Distance and bearing must be shown on all property lines.
4. Property lies in two flood zones and must be identified on plat.
5. Records show property is covered by FEMA map number "...045 E", not 065 E.
6. Submit final plat in CAD prior to final plat being signed.

STAFF ANALYSIS

This property division meets all current requirements of the family partition section of the subdivision regulations. The owner has owned the property for at least three years as required by Paragraph 17-4026. B. This family partition is creating two (2) new lots.

Should the commission approve this family partition, staff will have the Chairman sign the plat when all comments have been addressed on the final map as listed above and the required conveyance documents completed and recorded according to Paragraph 17-4026.F of the Subdivision Regulations.



FAMILY PARTITION
MAP SHOWING SURVEY OF
LOT F-1, LOT F-2 & LOT F-3,
BEING THE RESUBDIVISION OF
LOT F,
LOCATED IN SECTION 4, T9S - R3E,
SOUTHEASTERN LAND DISTRICT,
OF THE ST. HELENA MERIDIAN,
EAST OF THE MISSISSIPPI RIVER,
ASCENSION PARISH, LA.
FOR
KEVIN PRETTELT

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

THIS SURVEY CONFORMS TO CURRENT STANDARDS OF
PRACTICE AS DEFINED IN TITLE 46, CHAPTER 29 OF
PROFESSIONAL AND OCCUPATIONAL STANDARDS FOR
PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A
CLASS "C" SURVEY.

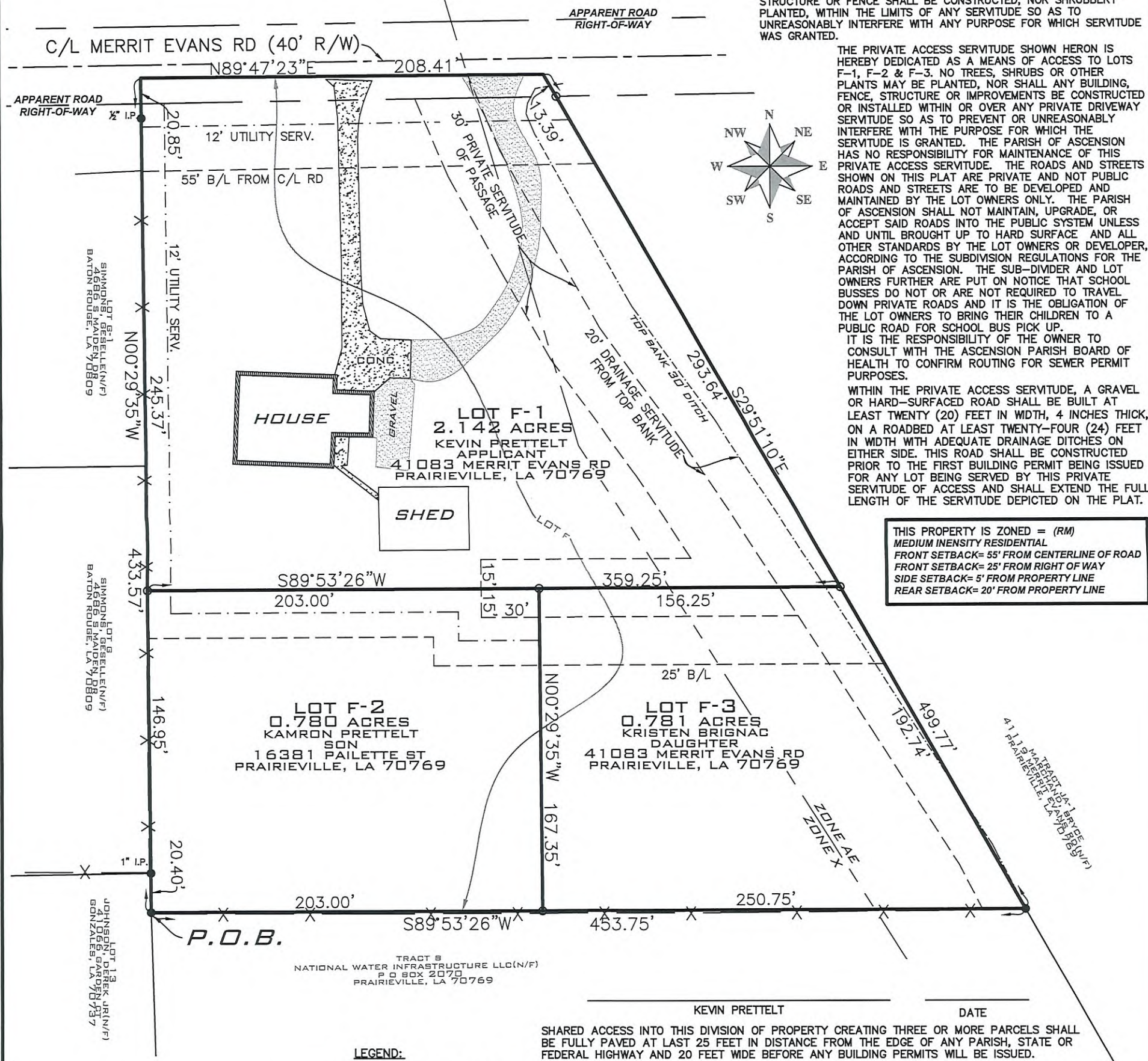
REFERENCE MAP:

- 1) MAP SHOWING SURVEY RECORDED AS INSTRUMENT #107268
 - 2) MAP SHOWING SURVEY RECORDED AS INSTRUMENT #252449
 - 3) MAP SHOWING SURVEY RECORDED AS INSTRUMENT #602315
 - 4) MAP SHOWING SURVEY RECORDED AS INSTRUMENT #834875
 - 5) MAP SHOWING SURVEY RECORDED AS INSTRUMENT #1084846
 - 6) MAP SHOWING SURVEY BY EARLES & ASSOCIATES DATED
AUG. 3, 1990 (NOT RECORDED)
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY,
FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP
NO. 22005C 0045 E FOR ASCENSION PARISH, MAP DATED AUGUST 16,
2007, THIS PROPERTY LIES IN FLOOD HAZARD ZONE = AE & X,
BASE FLOOD ELEVATION = 16.0'.
SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION
PARISH HEALTH UNIT.
THIS PROJECT IS SUBJECT TO TRAFFIC IMPACT FEES IN ACCORDANCE
WITH ASCENSION PARISH ORDINANCES.
NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWER
DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SYSTEM,
UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN
APPROVED BY THE LOCAL HEALTH AUTHORITY.
ANY NEW DRAINAGE DITCH REQUIRED BY THE SUBDIVISION OF THIS
PROPERTY FOR THE PURPOSE OF TRANSPORTING RUNOFF OR SEWAGE
TREATMENT PLANT EFFLUENT TO AN EXISTING PARISH MAINTAINED DITCH
SHALL BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNER(S).
THE RIGHTS-OF-WAY STREETS SHOWN HEREON, UNLESS SPECIFICALLY
DESIGNATED AS PRIVATE, AND IF NOT PREVIOUSLY DEDICATED, ARE
HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL
AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR THE
USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL AND OTHER PROPER
PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING,
STRUCTURE OR FENCE SHALL BE CONSTRUCTED, NOR SHRUBBERY
PLANTED, WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO
UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH SERVITUDE
WAS GRANTED.

THE PRIVATE ACCESS SERVITUDE SHOWN HEREON IS
HEREBY DEDICATED AS A MEANS OF ACCESS TO LOTS
F-1, F-2 & F-3. NO TREES, SHRUBS OR OTHER
PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING,
FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED
OR INSTALLED WITHIN OR OVER ANY PRIVATE DRIVEWAY
SERVITUDE SO AS TO PREVENT OR UNREASONABLY
INTERFERE WITH THE PURPOSE FOR WHICH THE
SERVITUDE IS GRANTED. THE PARISH OF ASCENSION
HAS NO RESPONSIBILITY FOR MAINTENANCE OF THIS
PRIVATE ACCESS SERVITUDE. THE ROADS AND STREETS
SHOWN ON THIS PLAT ARE PRIVATE AND NOT PUBLIC
ROADS AND STREETS ARE TO BE DEVELOPED AND
MAINTAINED BY THE LOT OWNERS ONLY. THE PARISH
OF ASCENSION SHALL NOT MAINTAIN, UPGRADE, OR
ACCEPT SAID ROADS INTO THE PUBLIC SYSTEM UNLESS
AND UNTIL BROUGHT UP TO HARD SURFACE AND ALL
OTHER STANDARDS BY THE LOT OWNERS OR DEVELOPER,
ACCORDING TO THE SUBDIVISION REGULATIONS FOR THE
PARISH OF ASCENSION. THE SUB-DIVIDER AND LOT
OWNERS FURTHER ARE PUT ON NOTICE THAT SCHOOL
BUSES DO NOT OR ARE NOT REQUIRED TO TRAVEL
DOWN PRIVATE ROADS AND IT IS THE OBLIGATION OF
THE LOT OWNERS TO BRING THEIR CHILDREN TO A
PUBLIC ROAD FOR SCHOOL BUS PICK UP.
IT IS THE RESPONSIBILITY OF THE OWNER TO
CONSULT WITH THE ASCENSION PARISH BOARD OF
HEALTH TO CONFIRM ROUTING FOR SEWER PERMIT
PURPOSES.

WITHIN THE PRIVATE ACCESS SERVITUDE, A GRAVEL
OR HARD-SURFACED ROAD SHALL BE BUILT AT
LEAST TWENTY (20) FEET IN WIDTH, 4 INCHES THICK,
ON A ROADBED AT LEAST TWENTY-FOUR (24) FEET
IN WIDTH WITH ADEQUATE DRAINAGE DITCHES ON
EITHER SIDE. THIS ROAD SHALL BE CONSTRUCTED
PRIOR TO THE FIRST BUILDING PERMIT BEING ISSUED
FOR ANY LOT BEING SERVED BY THIS PRIVATE
SERVITUDE OF ACCESS AND SHALL EXTEND THE FULL
LENGTH OF THE SERVITUDE DEPICTED ON THE PLAT.

THIS PROPERTY IS ZONED = (RM)
MEDIUM INTENSITY RESIDENTIAL
FRONT SETBACK= 55' FROM CENTERLINE OF ROAD
FRONT SETBACK= 25' FROM RIGHT OF WAY
SIDE SETBACK= 5' FROM PROPERTY LINE
REAR SETBACK= 20' FROM PROPERTY LINE



LEGEND:

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

APPROVED:
ASCENSION PARISH PLANNING COMMISSION

CHAIRMAN

DATE:

FILE:

SHARED ACCESS INTO THIS DIVISION OF PROPERTY CREATING THREE OR MORE PARCELS SHALL
BE FULLY PAVED AT LAST 25 FEET IN DISTANCE FROM THE EDGE OF ANY PARISH, STATE OR
FEDERAL HIGHWAY AND 20 FEET WIDE BEFORE ANY BUILDING PERMITS WILL BE ISSUED.

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

I CERTIFY THAT IN MAY 2026, 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



DATE: 07/21/2026	DRAWING No. 26321
DRAWN BY: GV	JOB. No. 26-321
CHECKED BY: JWF	REF. No.

26321.DWG
DELINEATION OF JURISDICTIONAL WETLANDS HAS NOT BEEN REQUESTED NOR IS IT A PART OF
THIS SURVEY. ABSTRACTING OF TITLE ON THIS PROPERTY WAS NOT WITHIN THE SCOPE OF THIS
SURVEY. SERVITUDES, RIGHTS-OF-WAY, UNDERGROUND STRUCTURES OR OTHER ENCUMBRANCES
OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST. THIS SURVEY DOES NOT GUARANTEE
TITLE NOR OWNERSHIP. THE ORIGINAL DRAWING OF THIS WORK IS THE PROPERTY OF EARLES
AND ASSOC., L.L.C. REPRODUCTION IS PROHIBITED EXCEPT BY WRITTEN PERMISSION OF THIS
FIRM.



EARLES AND ASSOCIATES, L.L.C.
PROFESSIONAL LAND SURVEYORS
2102 S. SOUTHLAND AVE.
GONZALES, LOUISIANA 70737
Tel: 225-647-9798

TOWNSHIP 9S	SECTION 4
RANGE 3E	



Description: Arrowhead Industrial Park
Westwood P. S. (CSRS)
(Council District 3)

ATTACHMENTS:

- | | | |
|----|--|--|
| 1. | A. Arrowhead Industrial Park | A. Arrowhead Industrial Park.pdf |
| 2. | Arrowhead Indus Park-PPlat Letter to PC | Arrowhead Indus Park-PPlat Letter to PC.pdf |
| 3. | Arrowhead Industrial Park - Proposed PPlat | Arrowhead Industrial Park - Proposed PPlat.pdf |

MINOR SUBDIVISION PRELIMINARY PLAT

A) Arrowhead Industrial Park

The proposed industrial subdivision is located on the north side of LA Hwy. 30 approximately 2,700' north of the intersection of LA Hwy. 30 at LA Hwy. 73. The project lies in Council District 3 and is zoned Light Industrial (LI) and Conservation (C). No development is to take place in the Conservation district. The application is on behalf of Harvest Companies of LA by Westwood P.S (CSRS).

The preliminary plat application is for an industrial development consisting of office warehouse and laydown yards. The application consists of +/-48.35 acres and there are +/-125.97 acres owned by the applicant that are not part of the development or this application. There are 12 buildable lots ranging in size from 1.74 acres to 3.48 acres. Included in the +/-48.35 acres are Lots 1-12, DP-1, STP-1 and PS-1 as well as all areas to be dedicated as public rights of way.

The applicant is requesting variances to:

1. 17-4035 – Alley Requirements - This request is for a waiver of the requirement to provide alleys at the rear of all industrial/commercial lots.
2. 17-4034-A – To allow for the use of asphalt streets in lieu of concrete.

The proposed plat is submitted for a minor industrial subdivision per the provision of the Unified Land Development Code. All developed lots lie within the Light Industrial (LI) zoning classification. The proposed subdivision is exempt from the major subdivision guidelines, Section 17-4020 of the Unified Land Development Code. The infrastructure development district requirements do not apply due to industrial zoning classification.

Approximately 40%-50% of the property owned by the developer is within the 'X' flood zone with the remainder in the 'A' flood zone. Of the 48.35 acres of development currently being proposed, approximately 25% is within the 'A' flood zone, and only 10% is within a buildable lot. The project directly drains into the Coco lateral, thence into New River Bayou and eventually into Bayou Francois. There are approximately 39.21 acres of Jurisdictional Wetlands on the property owned by the developer, and the applicant is proposing to mitigate approximately 15.68 acres, which meets code requirements. According to Section 17-506.2 of Appendix V-Drainage, up to 40% of existing wetlands may be mitigated to allow for development.

STAFF REVIEW COMMENTS

The preliminary plat addresses Parish ordinance for required notes, labels, setbacks and servitudes as per Paragraph 17-406 of the Subdivision Regulations.

Access to this development is via LA Hwy 30, a state highway under the jurisdiction of LA DOTD. The applicant is proposing a community sewer treatment plant to accommodate all lots within the development. The developer is required to coordinate with LDH to ensure that discharge routes comply with State requirements. Water service will be provided by Ascension Water Company.

The applicant is requesting a variance for the installation of asphalt streets as opposed to concrete. The Parish supports the variance as our maintenance department is not equipped to handle concrete street maintenance and would have to contract with a 3rd party provider. The proposed street section also calls for a 60' ROW with curb and gutter and subsurface drainage. This is desirable as there will be no required ditch maintenance for the parish.

The applicant is requesting a waiver to section 17-4035 regarding the requirement to have rear alleys for off-street loading. Section 17-4035 allows the Planning Commission to provide a waiver to the alley requirement provided the developer provides "other definite and assured provision is made for service access, such as off-street loading, unloading, and parking consistent with and adequate for the uses proposed." Parish staff would recommend approval of the variance for all lots. All lots should have more than adequate area to conduct business and meet those requirements.

ENGINEER REVIEW COMMENTS

Preliminary Plat:

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

Offsite Drainage Assessment:

The Offsite Drainage Assessment has been reviewed by the Engineer Review Agent (ERA). Comments are attached.

Drainage impact study:

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

Traffic impact study:

The traffic impact study, and supplement, has been reviewed by the Ascension Parish Transportation Department. Comments are attached.

STAFF ANALYSIS

The applicant wishes to vacate their prior approval and has revised the project to reflect a more realistic approach based on past performance and current market conditions going from 14 lots to 12. The traffic impact study has been revised to reflect the current application. It has also been reviewed by DOTD with no objection to the results/comments contained within the TIA. The proposed plat/map meets all guidelines for a minor subdivision per current ordinance. Traffic, Drainage and the Offsite Drainage Analysis have been provided and conform to code requirements.

The Drainage and Offsite Drainage Analysis will be studied in greater detail through the construction document phase, once detailed survey data has been obtained, and only approved to move forward should the refined design conform to all code requirements. The Commission must determine through discussion based on the engineering analysis whether any traffic impacts are a direct result of the development and have the option of approval, approval with conditions or denial. Should the commission approve this subdivision preliminary plat, staff will ensure any comments and/or conditions are noted, and that the development will not move beyond the construction document phase until all conditions and code requirements are met with final design.

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August 5, 2026

Mr. Zach Schmidt, P.E.
Westwood, P.S. (CSRS)
8555 United Plaza Blvd., Suite 100
Baton Rouge, LA, 70809

RE: Arrowhead Industrial Park-(PZ-3919)
Preliminary Plat Submittal Review

Mr. Schmidt:

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

Preliminary Plat

1. Label flood zone as 'A' flood zone. **Comment has been addressed.**
2. Include addresses on adjacent property owner information, as required. **Comment has been addressed.**
3. List acreage including Lots I-I2, DP-I, STP-I and PS-I as "Arrowhead Industrial Park" property. Also, list a separate acreage account for property 'owned by the developer but not included in this project'. **Comment has been addressed.**
4. Zoning must be delineated on map since the property owned by the developer is in 2 zoning districts. **Comment has been addressed.**
5. Add instrument no. 956469 for 1st Filing, Stoney Point Estates and instrument no. 998842 for 2nd Filing, Stoney Point Estates to map label. **Comment has been addressed.**
6. State method of sewer treatment. **Comment has been addressed.**
7. If property is vacant, make statement of such. **Comment has been addressed.**
8. Show detention pond boundary on Tract DP-I, if possible. **Comment has been addressed.**
9. Street names must be checked with 911 and approved. **Comment has been acknowledged.**
10. On note 17 under, 'General Notes', remove "...sewer development and..." **Comment has been addressed.**

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Drainage Impact Study

1. Provide photos of existing channels, ditches and drainage structures. **Comment has been addressed.**
2. Please label the roadways on the watershed maps. **Comment has been addressed.**
3. Verify that there are no existing servitudes on the site. **Comment has been addressed.**
4. Delineate the flood zone and label the BFE on the watershed maps. **Comment has been addressed.**
5. Please show and label the pond outfall pipes. **Comment has been addressed.**
6. Please verify all inputs for Area A and B. The area is decreasing from pre to put but the calculations are showing an increase in runoff. **Comment has been addressed.**
7. Provide calculations for all storm events. **Comment has been addressed.**
8. Provide capacity calculations for the ditch at II, 2L, and 4L. **Comment has been addressed.**
9. Provide the permit from DOTD approving the culvert sized in the roadside ditch. **Requested information has been provided.**
10. Provide fill mitigation calculations. **Comment has been addressed.**
11. Please delineate any wetland sites. **Comment has been addressed.**
12. Provide slab elevations for adjacent existing homes. **Comment has been addressed.**
13. Provide a model that includes all offsite drainage, showing that 3L has the capacity and can handle the flow. **Comment has been addressed.**

Drainage Impact Study Summary:

Consulting Engineer:	Zach Schmidt, P.E., Westwood, P.S. (CSRS)
Date of Study:	May 2026
Size of Development:	48.35 acres (currently under development) 174.32 acres (total)
Existing Land Use:	Undeveloped land with a mix of woods, tributaries and open greenspace.
Receiving Basin:	Onsite areas flow into New River.
FEMA Flood Zone:	The site is located within flood zone X and A.
100-year Flood Elevation:	17 feet
Record Inundation:	None provided by Parish.
Fill Mitigation:	Fill mitigation is being addressed with the proposed pond.

The Drainage Impact Study substantially conforms to the requirements of the Drainage Impact Study Procedure included in the Subdivision Regulations. The Engineering Review Agent has performed a review of the input parameters and results of the submitted drainage calculations for compliance with the Subdivision Regulations and generally accepted practices for storm water hydrologic design. Upon approval of the preliminary plat, the applicant can proceed with final drainage design in accordance with the concepts submitted in the study

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Preliminary Offsite Drainage Assessment

1. The peak water surface elevations from each storm event were extracted from the Effective Hydraulic Model and Post-Development Hydraulic Models and compared to one another. The comparisons reveal the following impact on peak water surface elevations beyond the development site for all storm events: **At the time of this letter, the applicant's latest run is showing a minimal increase due to the proposed development. However, Staff & the ERA feel that these minimal edits can be refined during the construction plan review process which will require no increase in order to obtain approval.**
 - a. Increases of 0.01 to 0.4 feet along the north side of the developed area drainage ditch running east-west for all 10yr, 25yr, 50yr, and 100yr events.
 - b. Increases of 0.01 to 0.1 feet near the southwest corner of the site for 25yr, 50yr, and 100yr storm events.
2. As final site design has not been completed, full analysis of the proposed project cannot be completed at this time; therefore, an additional Offsite Drainage Assessment will be required to evaluate the full impacts on drainage. Note that all ditches and laterals, including hydraulic structures, will need to convey flows resulting from events up to the 100yr event with no adverse impacts. **Will be reviewed during the construction document submittal when more detailed information is available.**

Traffic Study

- The Parish Staff recommended analyzing two intersections on LA 30 to determine the impact of the proposed development. The two intersections included LA 73 at LA 30 as well as the proposed development driveway on LA 30. The Parish Staff recommended collecting a 48-hour traffic count on LA 30 within the study area as well as turning movement counts at the LA 73 and LA 30 intersection and at the proposed development driveway. **Consultant has addressed.**
- Appendix G (Synchro Analysis): The existing synchro analysis included the default 2% value for the heavy vehicle (truck) percentage for each turning movement at the study intersections. The LA 30 corridor has a substantial percentage of heavy vehicles (trucks) based on the data collected as part of the study. The heavy vehicle (truck) percentage in the synchro analysis should be updated at the two study intersections to accurately reflect the existing conditions. **Consultant has addressed.**

Traffic Impact Study Summary:

Consulting Engineer:	Rebecca Murray, PE, PTOE, RSPI; Gresham Smith
Date of Report:	June 2026
Date of Traffic Counts:	September/October 2025
Number of Proposed Lots:	12 Lots (172,080 square feet – total)
Peak Hour Trips:	38 AM Trips / 40 PM Trips
Study Threshold Level:	2
Additional Turn Lane	
Warrant Analysis:	

Analysis: The Build condition at all intersections is anticipated to operate at level of service (LOS) D or better during the build condition of the proposed development. For the proposed development driveway

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off LA 30, the analyses indicate that a westbound right-turn lane and an eastbound left-turn lane are not warranted at the unsignalized intersection under the build condition.

Sight Distance:

Sight Distance was determined to be sufficient at the proposed development driveway

Below are summary tables of traffic analysis for the intersections studied:

LA 30 at LA 73 (Signalized Intersection)

The traffic impact study evaluated how trips from the new development would affect the nearby signalized intersection at LA 30 and LA 73. Based on the Synchro analysis results, the approaches at the signalized intersection experience very minimal impacts on delay and no LOS degradation. The signalized intersection will operate at LOS D or better on all intersection approaches with the development trips.

Table 3: Intersection of LA 30 at LA 73 Analysis Summary

Peak Hour	Scenario	Overall Intersection LOS / Delay	Eastbound LOS / Delay	Westbound LOS / Delay	Northbound LOS / Delay	Southbound LOS / Delay
AM Peak	Existing	C/23.5	C/21.5	C/23.8	C/23.6	C/24.7
	Future	C/23.9	C/21.9	C/24.6	C/23.4	C/24.7
PM Peak	Existing	D/40.8	C/28.0	D/47.0	D/46.4	D/37.6
	Future	D/41.5	C/28.9	D/47.8	D/47.0	D/38.2

LA 30 at Proposed Development Driveway

The traffic impact study evaluated how trips from the new development would affect the proposed access point on LA 30. Based on the turn lane warrant analysis, turn lanes are not warranted in either the eastbound or westbound directions on LA 30.

The following Synchro analysis results at the unsignalized intersection show the future operations of the intersection with the proposed development trips. The unsignalized intersection will operate at LOS C or better on all intersection approaches.

Table 4: Intersection of LA 30 at Private Driveway/Proposed Site Driveway Analysis Summary

Peak Hour	Scenario	Overall Intersection LOS / Delay	Eastbound LOS / Delay	Westbound LOS / Delay	Northbound LOS / Delay	Southbound LOS / Delay
AM Peak	Existing	A/0.1	A/0	A/0.1	B/12.0	N/A
	Future	A/0.4	A/0.3	A/0.1	B/12.8	B/14.1
PM Peak	Existing	A/0.4	A/0	A/0	C/15.7	N/A
	Future	A/1.1	A/0.1	A/0	C/18.2	C/17.3

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

- Based on the 12 lots included in this development, (172,080 total square feet) turn lanes on LA 30 are not warranted at this time. However, if the site is expanded in the future and additional trips are generated beyond those analyzed in the Traffic Impact Study, the total trips generated by the property as a whole should be reevaluated to determine whether turn lanes are

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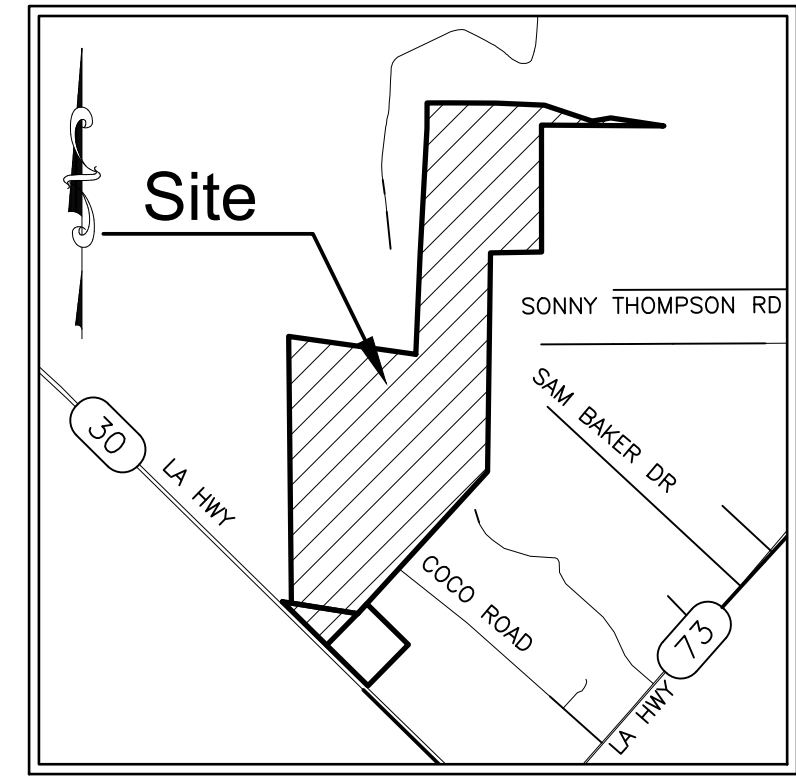


warranted at the development's access on LA 30. This approach ensures that all trips associated with the property, both the 12 lots and any future additions, are fully accounted for when assessing the need for turn lane improvements at LA 30 and the access drive.

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

Sincerely,

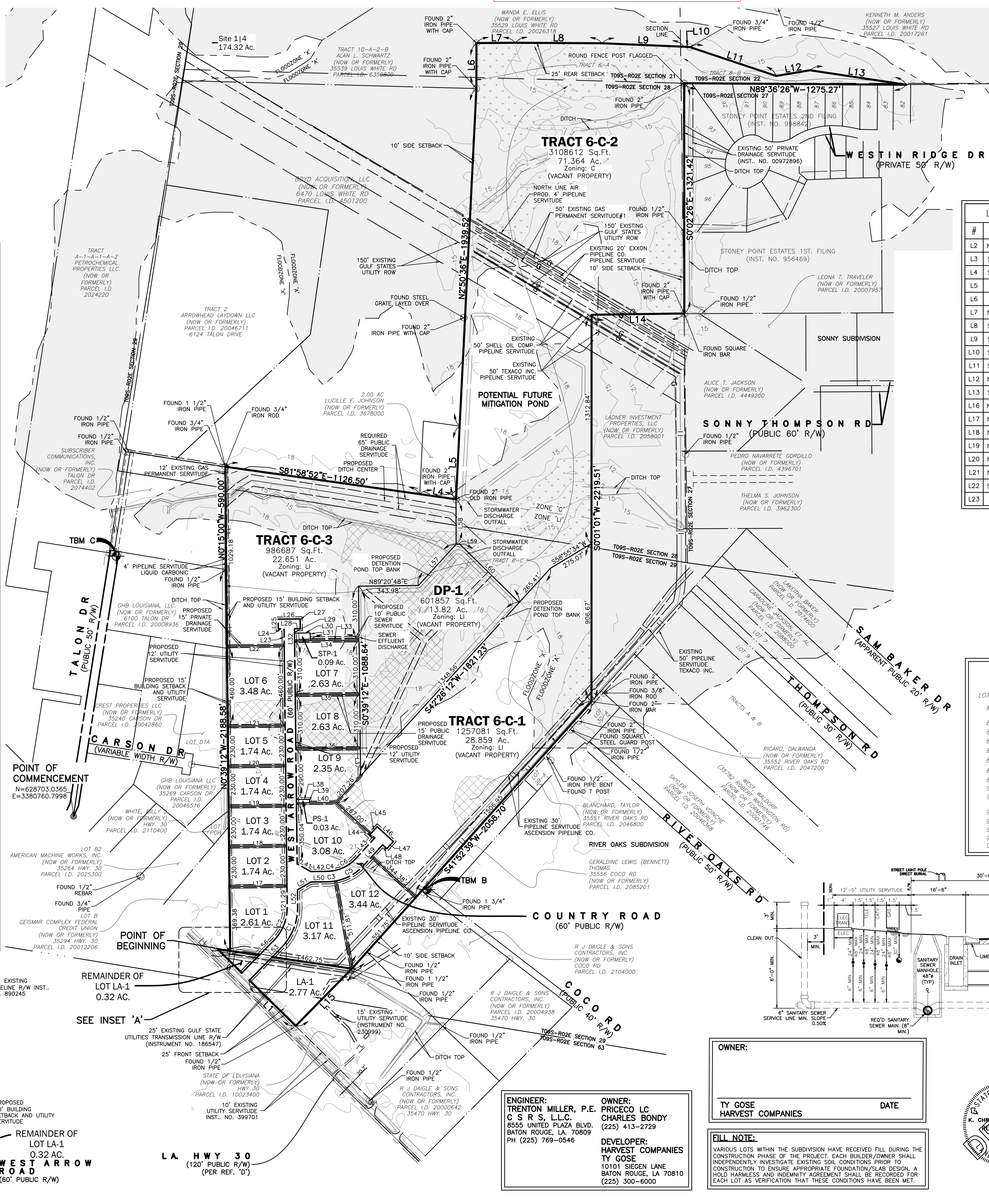
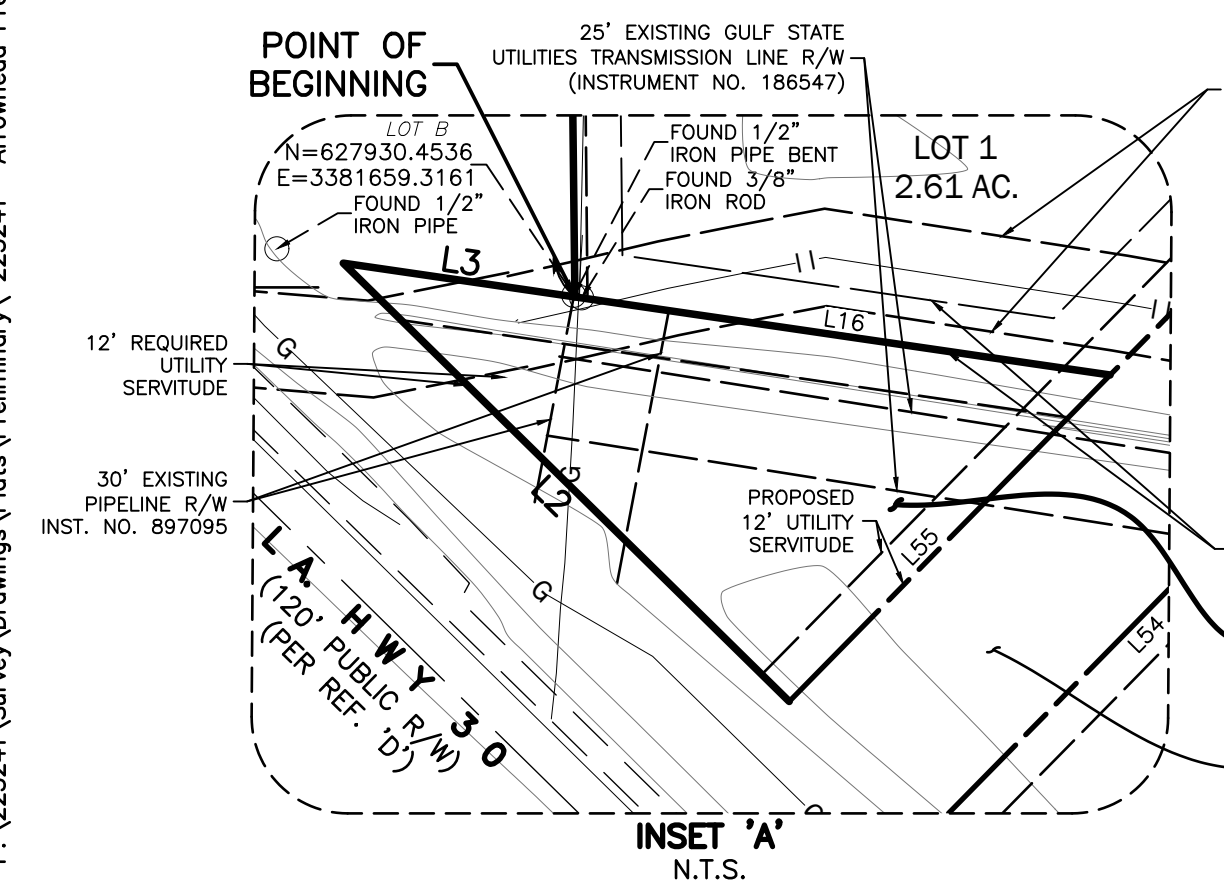
Eric M. Poche, PLA, LEED AP
Director of Planning and Development
eric.poche@apgov.us



VICINITY MAP
Scale: 1"=2000'±

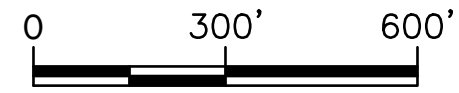
GENERAL NOTES:

- FLOOD NOTE: IN ACCORDANCE WITH FEMA, FLOOD INSURANCE RATE MAP, PANEL NO. 22005C0100E OF ASCENSION PARISH, LOUISIANA, LAST REVISED AUGUST 16, 2007, THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" AND "A". NEAREST BASE FLOOD ELEVATION = +17' (NAVD 1983). BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S FLOOD PLAN ADMINISTRATOR BEFORE ANY IMPROVEMENTS TO THE PROPERTY ARE CONTEMPLATED.
- SCHOOL DISTRICTS: DUTCOTOWN HIGH SCHOOL, DUTCOTOWN MIDDLE SCHOOL, SPANISH LAKE PRIMARY.
- ZONING:
LI = LIGHT INDUSTRIAL & C = CONSERVATION
ZONING INFORMATION WAS OBTAINED FROM www.ascensionassessor.com. ZONING IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S ZONING ADMINISTRATOR BEFORE ANY IMPROVEMENTS TO THE PROPERTY ARE CONTEMPLATED.
- SETBACKS LIGHT INDUSTRIAL: FRONT=25' OR 55' FROM CL OF PARISH ROAD OR 55' FROM CL OF STATE HIGHWAY REAR=15, SIDE=10'
SETBACKS CONSERVATION: FRONT=25' OR 55' FROM CL OF PARISH ROAD, OR 55' FROM CL OF STATE HIGHWAY, REAR=25', SIDE=10'
- REFERENCE DOCUMENTS:
A) "MAP SHOWING A SURVEY OF A PORTION OF THE GEISMAR AREA ALLIED PROPERTY BEING PARCELS 6-A, 6-B, AND 6-C CONTAINING 171.07 ACRES" BY RUSSEL L. MISTRIC R.P.L.S. DATED 10/19/23, REVISED 11/16/2023. (NOT RECORDED)
B) "MAP SHOWING SURVEY OF A PORTION OF THE GEISMAR AREA PROPERTY BEING TRACT 12 CONTAINING 208.05 ACRES" BY RUSSEL L. MISTRIC, R.P.L.S., DATED 10/10/23, REVISED 11/16/20. (NOT RECORDED)
C) "MAP SHOWING RESUBDIVISION OF 8.34 ACRE TRACT COMMUNICATIONS SITE INTO TRACTS "A" & "B" COMMUNICATIONS SITE..." BY MICKEY L. ROBERTSON, DATED 05/2022. (NOT RECORDED)
D) "MAP SHOWING THE BOUNDARY SURVEY AND RESUBDIVISION OF STATE PROPERTY FORMERLY KNOWN AS 11.272 ACRES..." BY MATTHEW ESTOPINAL, P.E., DATED 10/03/2024. (APPROVED BY PC 10/09/2024 FILE NO. P2-3478)
E) "MAP SHOWING BOUNDARY SURVEY OF A 26.173 ACRE TRACT" BY DAVID L. PATTERSON, P.L.S., DATED 05/15/90, REVISED 06/12/98. (INST.# 415451, RECORDED JUNE 19, 1998)
F) "REVISED FINAL PLAT OF STONEY POINT ESTATES" BY MICKEY L. ROBERTSON, P.E., DATED 06/24/19. (INST.#07095, RECORDED 05/24/2019)
G) "SURVEY PLAT OF SONNY SUBDIVISION" BY W. J. COMPTON, JR. LAND SURVEYOR, DATED 11/15/1989, UPDATED 05/29/1997. (INST.# 392329, APPROVED BY PC ON MAY 29, 1997.)
- ALL LOTS WILL BE DEED RESTRICTED TO REQUIRE DRIVEWAY CONNECTIONS TO THE INTERNAL STREET NETWORK.
- AREAS: (174.32) LOTS 1-12, PS-1, STP-1, DP-1 & PUBLIC ROADWAY ACREAGE = 48.35 ACRES. REMAINDER OWNED BY DEVELOPER (NOT INCLUDED IN THIS PROJECT) = 125.97 ACRES.
- NUMBER OF LOTS = 12
- EXISTING LAND USE = LIGHT INDUSTRY AND CONSERVATION
- FUTURE LAND USE = LIGHT INDUSTRY AND CONSERVATION
- CHARACTER AREA = RESIDENTIAL
- SANITARY SEWER: PRIVATE COMMUNITY TREATMENT PLANT
- STORM WATER DRAINAGE: PUBLIC SUBSURFACE STORM WATER NETWORK
- FIRE DISTRICT: FIRE DISTRICT 1
- THE PARISH OF ASCENSION DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.
- THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND CITY PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY.
- ALL SERVICED AREAS ARE PUBLIC UNLESS NOTED OTHERWISE.
- THE LOCATIONS OF THE FIRE HYDRANTS WITHIN THE SUBDIVISION WILL BE INDICATED ON THE CONSTRUCTION PLANS FOR THE WATER DISTRIBUTION SYSTEM.
- SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.
- THIS PROJECT IS SUBJECT TO TRAFFIC IMPACT FEES IN ACCORDANCE WITH ASCENSION PARISH ORDINANCES.
- ALL STRUCTURES SHALL BE CONSTRUCTED A MINIMUM OF TWO FEET ABOVE FEMA BFE AND TOP ELEVATION OF NEAREST ADJACENT SANITARY SEWER MANHOLE ON THE SEWER COLLECTION SYSTEM SERVING THE PROPOSED STRUCTURE.
- LOUISIANA ONE CALL WAS CONTACTED FOR UTILITY LOCATIONS ON 11/26/2024; UTILITIES TO BE MARKED BY: 12/02/2024. TICKET NO.: 240685910
UTILITY COMPANIES TO BE CONTACTED BY LOUISIANA ONE CALL:
PARISH WATER COMPANY - WATER (225) 675-5644
AT&T - TELEPHONE (800) 247-2020
AT&S ENERGY - GAS (225) 622-2167
ENTERGY SERVICES, INC. - ELECTRIC (800) 968-8243
COX COMMUNICATION - CABLE (855) 217-4882
BOARDWALK LA, MIDSTREAM-NATURAL GAS PIPELINE (800) 626-1948 (225) 282-0397
ACADIAN GAS PIPELINE-(225) 773-3306 (ANDREW)
ENLNLK MIDSTREAM- LPG PIPELINE (225) 773-7224 (JOSH)
(866) 394-9839
ENERGY TRANSFER-HIGH PRESSURE PIPELINE (225) 235-3025
LINDE INC-PIPELINE (225) 348-4625 (BOBBY WILLIAMS)
ENTERPRISE PRODUCTS-PROPANE, BUTANE (225) 673-6264 (TROAS POCHE)
EXXONMOBILE PIPELINE COMPANY (225) 715-9381 (DOOLEY OUBRE)
20. COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83), DISTANCE IN U.S. SURVEY FEET
21. ELEVATIONS AND TBMS WERE DERIVED FROM THE LEICA NETWORK SYSTEM USING TRIMBLE R12 DUAL FREQUENCY GPS UNITS AND NAVD 1988 DATUM, GEOID 18
- TO CONVERT TO FROM GRID BEARING TO TRUE BEARINGS USE:
=7°05'32.498632" (SCALE FACTOR=1.00470619)



BENCHMARKS:

TBM A	- PK NAIL IN ASPHALT SHOULDER TOP OF HEADWALL ELEVATION = 21.97'
TBM B	- PK NAIL IN ASPHALT SHOULDER AT END OF COCO RD ELEVATION = 20.57'
TBM C	- SOUTHWEST BOLT ON CATCH BASIN ELEVATION = 19.84'



LINE TABLE				LINE TABLE				LINE TABLE			
#	DIR.	DIST.		#	DIR.	DIST.		#	DIR.	DIST.	
L2	N45°29'36"W	195.39'		L24	N89°20'48"E	33.00'		L44	S47°33'48"E	33.00'	
L3	S81°41'54"E	73.15'		L25	S0°39'12"E	56.00'		L45	S42°26'12"W	56.00'	
L4	S81°53'51"E	210.00'		L26	S89°20'48"W	126.00'		L46	N47°33'48"W	126.00'	
L5	N2°50'51"E	420.31'		L27	N0°39'12"W	56.00'		L47	N42°26'12"E	56.00'	
L6	N0°02'30"E	261.14'		L28	N89°20'48"E	33.00'		L48	S47°33'48"E	33.00'	
L7	N89°35'15"E	222.93'		L29	N0°39'12"W	25.00'		L49	N42°26'12"E	159.61'	
L8	S89°40'42"E	497.47'		L30	N89°20'48"E	90.00'		L50	N89°20'48"E	92.40'	
L9	S87°35'12"E	472.08'		L31	S0°39'12"E	45.00'		L51	N59°45'42"E	89.81'	
L10	S86°39'22"E	32.46'		L32	N0°39'12"W	45.00'		L52	N0°39'12"W	97.67'	
L11	S71°30'26"E	522.77'		L33	N89°20'48"E	280.00'		L53	N44°30'47"E	73.69'	
L12	N80°23'19"E	196.09'		L34	N89°20'48"E	370.00'		L54	N44°30'47"E	186.97'	
L13	S81°27'08"E	559.62'		L35	S89°20'48"W	370.00'		L55	S44°30'47"W	143.04'	
L16	N81°41'54"W	169.01'		L36	N89°20'48"E	370.00'		L56	S44°30'47"W	117.62'	
L17	N89°20'48"E	330.00'		L37	S0°39'12"E	158.64'		L57	N42°26'12"E	320.65'	
L18	N89°20'48"E	330.00'		L38	N89°20'48"E	75.00'		L58	S0°08'41"E	258.10'	
L19	N89°20'48"E	330.00'		L39	S0°39'12"E	20.00'		L59	N90°00'00"E	21.43'	
L20	N89°20'48"E	330.00'		L40	N89°20'48"E	153.41'		L60	S45°34'28"E	476.97'	
L21	N89°20'48"E	330.00'		L41	N61°04'06"W	89.81'					
L22	S89°20'48"W	330.00'		L42	S89°20'48"W	92.40'					
L23	S0°39'12"E	95.10'		L43	S42°26'12"W	159.61'					

CURVE TABLE

#	RAD.	ARC LENGTH	CHD. DIR.	CHD. LEN.
C1	330.00'	260.14'	N21°55'47"E	253.46'
C2	270.00'	212.84'	S21°55'47"W	207.37'
C3	290.00'	49.71'	N84°26'11"E	49.65'
C4	230.00'	39.42'	S84°26'11"W	39.37'
C5	290.00'	187.73'	N60°58'53"E	184.47'
C6	230.00'	148.89'	S60°58'53"W	146.30'

ADJACENT PROPERTY OWNERS

LOT #	NAME (NOW OR FORMERLY)	ADDRESS	PARCEL I.D.
82	STONEY POINT ESTATES LLC	36212 WESTIN RIDGE DR	20040682
83	TOUSSAINT, LATRICIA	36202 WESTIN RIDGE DR	20040683
84	DEVILLIER, JOHN DAVIS JR	36192 WESTIN RIDGE DR	20040684
85	ALL KARE ENTERPRISE LLC	36182 WESTIN RIDGE DR	20040685
86	WHITE, ANITA GAIL WILSON	36172 WESTIN RIDGE DR	20040686
87	WOODEN CREATIONS INC	36162 WESTIN RIDGE DR	20040687
88	SNELL, RONALD LEIGH	36152 WESTIN RIDGE DR	20040688
89	ETIENNE, KERRY	36142 WESTIN RIDGE DR	20040689
90	WILLIAMS, DARYL MARTIN JR	36132 WESTIN RIDGE DR	20040690
91	CORBIN LADNER CUSTOM HOMES LLC	36124 WESTIN RIDGE DR	20040691
92	CAUSEY, JACOB D	36118 WESTIN RIDGE DR	20040692
93	FRADY, MICHAEL C	36112 WESTIN RIDGE DR	20040693
94	IN-LINE DESIGN LLC	36108 WESTIN RIDGE DR	20040694
95	GRILL, CHRISTOPHER LOUIS	36107 WESTIN RIDGE DR	20040695
96	GRAHAM, RAY WADE	36113 WESTIN RIDGE DR	20040696

OWNER: TY GOSE HARVEST COMPANIES

DATE:

FILL NOTE: VARIOUS LOTS WITHIN THE SUBDIVISION HAVE RECEIVED FILL DURING THE CONSTRUCTION PHASE OF THE PROJECT. EACH BUILDER/OWNER SHALL INDEPENDENTLY INVESTIGATE EXISTING SOIL CONDITIONS PRIOR TO CONSTRUCTION TO ENSURE APPROPRIATE FOUNDATION/SLAB DESIGN. A HOLD HARMLESS AND INDEMNITY AGREEMENT SHALL BE RECORDED FOR EACH LOT AS VERIFICATION THAT THESE CONDITIONS HAVE BEEN MET.

ENGINEER: TRENTON MILLER, P.E. C S R S, L.L.C. 8555 UNITED PLAZA BLVD. BATON ROUGE, LA 70809 PH (225) 769-0546

OWNER: PRICECO LC CHARLES BONDY (225) 413-2729

DEVELOPER: HARVEST COMPANIES TY GOSE 10101 SIEGEN LANE BATON ROUGE, LA 70810 (225) 300-6000



CERTIFICATION: I HEREBY CERTIFY THAT THE PLAT SHOWN WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:505.1, ET. SEQ., AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "B" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

PRELIMINARY WORK NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR ISSUANCE OF A PERMIT.

K. CHRISTIAN ARMSTRONG, P.L.S. License No. 5247

DATE:

LEGEND:

SYMBOL	DESCRIPTION
○	FOUND MONUMENT
⊙	SET MONUMENT
⊕	RIGHT OF WAY MON.
⊖	TEMP. BENCH MARK
⊗	DRAIN MANHOLE
⊘	DRAIN INLET
⊙	CATCH BASIN
⊕	DRAIN LINE
⊖	SEWER MANHOLE
⊗	SEWER CLEANOUT
⊘	SEWER BLOWOUT VALVE
⊙	SEWER LINE
⊕	POWER POLE
⊖	POWER POLE & GUY POWER
⊗	DROP
⊘	POWER TRANSFORMER
⊙	POWER JUNCTION BOX
⊕	POWER VAULT
⊖	POWER LINE
⊗	GAS METER
⊘	GAS VALVE
⊙	GAS VENT
⊕	GAS LINE
⊖	TELEPHONE MANHOLE
⊗	TELEPHONE PEDestal
⊘	TELEPHONE CROSS CON. BOX
⊙	TELEPHONE FIBER OPTIC LINE
⊕	CABLE LINE
⊖	WATER METER
⊗	WATER VALVE
⊘	WATER CLEANOUT
⊙	FIRE HYDRANT
⊕	WATER LINE
⊖	TRAFFIC CONTROL BOX
⊗	TRAFFIC SIGN
⊘	SPOT ELEVATION
⊙	CONTOUR LINE
⊕	FENCE LINE
⊖	FLAG POLE
⊗	MAILBOX
⊘	LIGHT
⊙	TREELINE
⊕	FLOODZONE 'A'
⊖	WETLAND (PRESERVED)
⊗	WETLAND (MITIGATED)

Revisions:



MAP SHOWING PRELIMINARY PLAT OF ARROWHEAD INDUSTRIAL PARK BEING FORMERLY A PORTION OF TRACT 6-A, TRACT 6-B, TRACT 6-C, & LA-1 INTO

LOTS 1-12, DP-1, STP-1, PS-1 LA-1 & REMAINDER OF LA-1, TRACT 6-C-1, TRACT 6-C-2, & TRACT 6-C-3 LOCATED IN SECTIONS 21, 22, 28, 29 & 63 T-9-S-R-2-E SOUTHEAST LAND DISTRICT ASCENSION PARISH LOUISIANA FOR HARVEST COMPANIES

Date: APRIL 27, 2026

Project Number: 223241

Drawn By: dh

Checked By: TBO

Sheet:



Description: By-Laws Committee:

ATTACHMENTS:



Description: Discussion of Proposed Changes to Ascension Parish Planning and Zoning Commission By-Laws

ATTACHMENTS:



Description: Old Business

ATTACHMENTS:



Description: Remove Tabled Item (4/8/2026): To Amend the Ascension Parish Unified Land Development Code (LDC) Appendix II - Development Code, specifically to add Section 17-2052. - High Impact Development Facility

ATTACHMENTS:



Description: To Amend the Ascension Parish Unified Land Development Code (LDC) Appendix II - Development Code, specifically to add Section 17-2052. - High Impact Development Facility

ATTACHMENTS:

1. Ord_17-2052_HIDF_V4_Final DRAFT (08 05
26) Ord_17-2052_HIDF_V4_Final DRAFT (08 05
26).pdf

UNITED STATES OF AMERICA
STATE OF LOUISIANA
PARISH OF ASCENSION

ORDINANCE

PURPOSE:

To amend the Ascension Parish Unified Land Development Code (LDC) Appendix II – Development Code, specifically to add Section 17-2052. – High Impact Development Facility.

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 over the planning and zoning regulations 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, High Impact Development Facilities may require substantial electrical capacity, cooling infrastructure, water resources, emergency-response coordination, transportation improvements, and other public and private infrastructure, and

WHEREAS, the Parish Council finds that objective, performance-based standards are necessary to protect public health, safety, welfare, utility reliability, emergency-response capability, infrastructure capacity, environmental resources, and compatible land use, and

WHEREAS, the Parish Council further finds that regulation based upon operational characteristics and reasonably anticipated land-use impacts, rather than any particular technology or business model, will provide durable and equitable standards as digital infrastructure evolves, and

NOW THEREFORE, BE IT ORDAINED by the Ascension Parish Governing Authority that the Unified Land Development Code (LDC) of Ascension Parish Louisiana, Appendix II – Development Code, is amended as follows, as more fully described in Exhibit A attached hereto and made a part hereof:

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby and henceforth repealed.

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 shall be deemed a separate, distinct, and independent provision and shall not affect the validity of the remaining portions of the Ordinance.

EFFECTIVE DATE: This Ordinance shall be in full effect as permitted by law.

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

Yeas: _____

Nays: _____

Not Voting: _____

Absent: _____

And this ordinance was passed on this ____ day of _____, 2026.

Exhibit A

- A. Purpose:** The purpose of this ordinance is to set minimum standards and requirements for the permitting and operation of High Impact Development Facilities (HIDFs) in Ascension Parish. This ordinance shall apply to Heavy Industrial (HI), Medium Industrial (MI) and Light Industrial (LI) zoned properties unless otherwise noted in the code. Specific sections shall not apply to property zoned Heavy Industrial (HI).
- B. HIDFs may be permitted in the following Zoning districts, subject to the applicable minimum standards: Heavy Industrial (HI), Medium Industrial (MI) and Light Industrial (LI). HIDFs in Heavy Industrial (HI) shall be a use by right and shall follow all applicable regulations contained in this section and any other applicable Ascension Parish codes or ordinances.**
1. An application for a Conditional Use Permit for HIDFs in Medium Industrial (MI) and Light Industrial (LI) shall be heard by the Ascension Parish Zoning Commission who shall submit recommendation(s) to the Ascension Parish Council who shall give final approval or denial under the following procedure at two (2) meetings.
 - a) he Parish Council shall vote to accept or deny the recommendation of the Zoning Commission at the first meeting.
 - b) A public hearing shall be held at the second meeting, noticed as required under Appendix II Development Code to approve or deny the Conditional Use Permit.
 - c) If denied, the application will be eligible for resubmission one (1) year from the date of the denial.
 2. If approved, the petitioner shall have one (1) year to obtain the appropriate building permits or commence construction (as defined in Appendix IV, Section 17-40100) at the site and have thirty-six (36) months to complete from the date of approval of the Ascension Parish Council, unless otherwise stipulated by the approval.
- C. Applicability:** This ordinance applies to any land use where High Impact Development Facilities are constructed in the unincorporated areas of Ascension Parish.
1. A High Impact Development Facility (HIDF) is a principal land use consisting of one or more buildings, structures, equipment yards, substations, cooling systems, backup power systems, communications infrastructure, or accessory improvements whose primary purpose is the processing, storage, transmission, management, or support of digital information or computing services and which, because of its operational characteristics, electrical demand, cooling requirements, water use, backup generation, utility infrastructure needs, or potential impacts on surrounding properties, requires additional review and regulation under this Section.
 2. HIDFs include, but are not limited to, enterprise data centers, colocation data centers, cloud-computing facilities, artificial-intelligence computing facilities, high-performance-computing facilities, edge-computing facilities, digital-storage facilities, cryptocurrency or blockchain-computing facilities, server farms, and any substantially similar digital-infrastructure facility determined by the Ordinance Administrator to possess operational characteristics consistent with this definition.
 3. The determination of whether a facility constitutes an HIDF shall be based upon the facility's principal use and objective operational characteristics, including connected electrical load, rack or equipment power density, cooling capacity and method, water demand, backup power generation, communications infrastructure, and utility requirements, rather than solely upon the specific technology, customer, or business model employed.
 4. The following shall be exempt from these regulations:
 - a) This ordinance shall not apply to any person or entity subject to the regulatory jurisdiction of the Louisiana Public Service Commission ("LPSC") or the Federal Communications Commission ("FCC") to the extent such person or entity is engaged in activities governed by applicable state or federal telecommunications or broadband laws and regulations.
 - b) A telecommunication switching facility, network operations center, office information-technology room, or similar accessory use that does not independently meet the principal-use and operational-

characteristics test stated above shall not be deemed an HIDF solely because it contains servers, communications equipment, or data-processing equipment.

D. Interpretations and Definitions.

1. For the purposes of this Ordinance, certain words shall be defined or interpreted as follows: The word “Parish shall mean Ascension Parish, Louisiana in the unincorporated areas of Ascension Parish.
2. The words “Zoning Commission” shall mean the Ascension Parish Zoning Commission.
3. The word “Ordinance” or “Section” shall mean Section 17-2052 of Appendix II–Development Code of the Ascension Parish Unified Land Development Code.
4. Words used in the singular in this Ordinance include the plural and words used in the plural include the singular.
5. Words used in the present tense include future tense.
6. The word “person” includes a firm, association, organization, corporation, company, trust, and partnership as well as an individual.
7. The words “used” or “occupied” shall mean “intended, designed, and arranged to be used by or is used/occupied by persons.”
8. The word “lot” shall include the words “plot,” “parcel,” “site,” “acreage,” “tract,” and “premises.”
9. The word “structure” shall include the word “building.”
10. The word “includes” shall not limit the term to specified examples but is intended to extend its meaning to all other instances or circumstances of like kind or character.
11. As used in this section, the following terms shall have the meanings as dictated:
 - a) Accessory Structure - means a structure located on the same parcel of property as the principal structure and the use supports the principal structure. Garages, carports and storage sheds are common accessory structures.
 - b) Assisted Living Facility - A residential housing option for seniors needing help with daily activities such as bathing, dressing, medication management, and housekeeping—but who do not require 24/7 skilled nursing care.
 - c) Authorization to Construct – A development or construction permit issued by the Ordinance Administrator authorizing the construction of a new entity or facility listed in Paragraph C of this Section. The Chief Building Official or his designee shall have the power and control over the issuance of any building permit(s) once a development permit has been issued by the Ordinance Administrator.
 - d) Buffer – A strip of land or an area of separation between properties or land uses measured from different property boundaries, different property uses, or surface waters as defined by Appendix II, Section 17-2084, or as amended by this Section.
 - e) Church - A Christian place of worship or the body of believers, often used for services and communal gathering.
 - f) Commercial – Use for an occupation, employment, or enterprise that is carried on for profit by the owner, lessee, or licensee.
 - g) Cryptocurrency – A digital currency in which encryption techniques are used to regulate the generation of units of currency and verify the transfer of funds.
 - h) Daycare - Daycare is the professional supervision and care for children or disabled adults provided during the day, often for compensation.
 - i) Day time – For the purposes of this Ordinance, the time of day between the hours of 7 a.m. and 6 p.m.
 - j) Dwelling – as defined in Appendix II Development Code, Section 17-20100.
 - k) High Impact – A use listed in Paragraph C of this Ordinance.
 - l) Hospice - specialized, holistic care for individuals with a terminal illness (typically a life expectancy of six months or less) who have chosen to stop curative treatments.
 - m) Hospital - A hospital is a licensed health institution providing inpatient and outpatient medical, surgical, and psychiatric care, staffed by doctors and nurses, and equipped for diagnosis and treatment.
 - n) Night Time – For the purposes of this Ordinance, the time between the hours of 6 p.m. and 7 a.m.

- o) Development Permit – A required permit to operate a facility listed in Paragraph C issued by the Ordinance Administrator.
- p) Ordinance Administrator – An individual designated by the Ascension Parish Council and charged with upholding the provisions of this chapter and having the power to enter all lands at reasonable times to ensure that these provisions are being carried out. Unless otherwise appointed, the Director of Planning and Development or his designee shall be the Ordinance Administrator.
- q) Principal Use - The primary purpose for which land, buildings or other improvement(s) is/are arranged, designed, intended or used, including the storage or use of supplies, inventory, materials, equipment or products associated therewith.
- r) Private School - A school operated by a private, non-governmental entity. A private school provides a facility (campus) and curriculum similar to public schools.
- s) Public School – A non-commercial, elementary, secondary, or post-secondary school that is supported by public funds, that is guided by local, state, and federal government policies and procedures, and that provides free education for children of a community or district. For the purposes of this Chapter, a “charter school” shall be considered a Public School.
- t) Screening – The use of any device or natural growth including but not limited to fencing, walls, berms, vegetation, or any combination thereof that serves as a barrier of vision between adjoining properties.
- u) Separation – Where separation restrictions are required, no portion of the active area on which the regulated use is located shall be situated within the stated distance from the protected use(s) whether such protected uses(s) are located within or outside Ascension Parish.
- v) Setback - A continuous strip of land, or an area of land, or a specific minimum distance measured from defined, identifiable places such as property lines, streets, watercourses, or lakes that border or traverse the property (whichever is closer to the active area, principal use or building) in which no principal use is permitted. Limited development, including buffers and related development, parking lots and accessory structures and buildings, access road corridors, and interior service roads, may occur within the setback or as directed by the Zoning Official.
- w) Artificial Intelligence Computing Facility – An HIDE principally used for training, inference, or other computation involving artificial-intelligence or machine-learning models. The term describes a type of use and does not independently determine applicability under Paragraph C.
- x) Battery Energy Storage System (BESS) – One or more devices, assembled together, capable of storing energy in order to supply electrical energy at a future time, together with associated controls, enclosures, fire-protection systems, and electrical equipment.
- y) Closed-Loop Cooling System – A cooling system that recirculates cooling media through a substantially closed circuit and minimizes routine withdrawal and discharge of water, excluding limited makeup water, maintenance drainage, and emergency discharge.
- z) Connected Electrical Load – The maximum aggregate electrical demand, expressed in megawatts, that the facility is designed or contractually authorized to receive at the point or points of utility interconnection.
- aa) Critical Equipment – Electrical, mechanical, communications, cooling, fuel, life-safety, or control equipment whose failure or inundation could materially impair safe operation, emergency shutdown, or environmental protection.
- bb) High Performance Computing (HPC) – Computing systems designed to perform complex calculations or process large quantities of data at high speed, including systems used for scientific computing, simulation, modeling, artificial intelligence, or similar intensive computational purposes.
- cc) Power Usage Effectiveness (PUE) – The ratio of total facility energy consumption to the energy consumed by information-technology equipment, calculated in accordance with a generally accepted industry methodology identified in the permit application.
- dd) Utility Availability Letter – A written statement from the serving electric, water, wastewater, gas, or communications utility, as applicable, identifying whether service is available or may be made available subject to stated conditions, studies, improvements, or agreements.
- ee) Waste Heat – Thermal energy produced by facility equipment or cooling systems that is discharged to the ambient environment or is otherwise not reused within or outside the facility.

E. The Parish Office of Planning and Development is responsible for the initial evaluation of all HIDF conditional use applications to ensure the development is constructed and operated in compliance with the requirements of this ordinance. HIDF permit applications shall be evaluated and processed in accordance with Sec. 17-2052. No HIDF development permit will be issued unless the application conforms to these requirements.

F. **Lot size: On property zoned LI or MI,** the minimum lot size of the facility shall be twenty (20) contiguous acres or greater.

G. Locational, Screening and Mitigation Requirements.

No high impact development, as defined herein, on a parcel or parcels of land shall be permitted, constructed, operated, or maintained except in accordance with the following standards:

1. Separation. The location of the closest point from the property line of a principal use, active area, building, structure or outdoor storage of a high impact development use shall be the minimum distance (measured in feet) specified in Paragraph H of this Section to the nearest property line for any existing:

- a) Public and Private School
- b) Childcare institution/facilities
- c) Church
- d) Daycare center
- e) Hospital
- f) Hospice
- g) Family care, intermediate care and nursing care facilities
- h) Retirement facility or assisted living institution
- i) Correctional Institution (including local jail and state prisons)
- j) Dwelling unit

In order to establish permitted locations, the separation measurement shall be made in a straight line from the closest or nearest property line of the lot containing the building, structure, outdoor storage, principal use, or active area of the high impact development to the nearest property line of the above listed protected facilities. Presence of a city, Parish or other political subdivision boundary shall be irrelevant for purposes of calculating and applying the spacing requirements of this Section.

2. Reciprocal separation requirement. In the event that a protected entity chooses to establish a new location of operation which is within the controlled proximity of a pre-existing, regulated entity, then, the proposed, protected entity shall comply with the full separation distance requirements stated within Paragraph H of this Section; and the full separation distance shall be upon the tract of the proposed, protected entity and not upon the pre-existing, regulated entity.

3. Vegetative Buffer. A continuous vegetative buffer shall be maintained along any property line of a high impact development use which is adjacent to a public right-of-way or adjacent to property on which is located a public or private school, childcare institution/facilities, church, day care center, hospital, nursing care home or hospice center, retirement facility or assisted living institution, dwelling unit or correctional facility. The vegetative buffer strip shall not be less than twenty-five feet in width at a reasonable maturity and shall be composed of evergreen trees or shrubs approved by the Ordinance Administrator and which are of a type that at planting shall be a minimum of five feet in height and which at maturity shall not be less than ten feet in height.

4. Plans for buffering shall be provided with the permit application. Plants required in the buffer shall be carefully planted and shall be maintained in effective condition. Failure to maintain the buffer in reasonable, effective condition shall constitute a violation of this Ordinance and incur penalties in accordance with Paragraph N.3 of this Section. This planting requirement may be modified by the Ordinance Administrator where adequate buffering exists in the form of natural vegetation or terrain.

5. Stream Buffer. The closest point of building, structure, or outdoor storage of a high impact development use shall be set back from all surface waters, the minimum horizontal distance specified in Paragraph H of this Section.

6. Principal Use Setback. All buildings, structures, or other improvements constituting the principal use for any high impact development shall be set back from the property lines the minimum distances specified in Paragraph H of this Section.
7. Screening. All high impact development uses shall be effectively screened. The screening may be located within any required buffer or setback. The screening may consist of the required continuous vegetative buffer described in subsection 3 of this Paragraph or, upon approval of the Ordinance Administrator, a combination of the vegetative buffer, opaque wooden fences, masonry walls, or landscaped earthen berms that are approved for use.
8. Setback Uses. Any legal, permitted (excluding the regulated entities herein) use may be located within the building setbacks of any high impact development use located on the same parcel of land.
9. Equipment Siting. To the maximum extent practicable, substations, cooling equipment, backup generators, fuel-storage areas, loading areas, and other exterior mechanical equipment shall be located on the portion of the site farthest from protected uses identified in Paragraph G.1 and shall be screened by a principal building, acoustical barrier, earthen berm, or equivalent measure approved by the Ordinance Administrator.
10. Flood-Sensitive Equipment. Critical electrical, communications, cooling-control, fuel-transfer, emergency-power, and life-safety equipment shall be located or elevated in accordance with applicable Parish floodplain and drainage requirements and the flood-resilience provisions of this Section.

H. Setbacks:

On property zoned LI or MI or property zoned HI adjacent to residential zoned property or residential use at the time of construction, all buildings, support structures, storage, and mechanical equipment within the HIDF shall be setback at least the greater of:

1. High Impact Development Facility
 - a) Separation from items G.1.a. through j.
 - (1) 2,640' (1/2 mile)
 - b) Setback
 - (1) 750'
 - c) Buffer from drainage way
 - (1) 500'
2. All HIDFs shall be a minimum of 2,640' (1/2 mile) from the boundary of any nearby area designated for Residential Neighborhood.
3. On property zoned LI or MI, all lease/property boundaries of a HIDF shall be a minimum of 300' from any public road right of way to allow for commercial or residential corridor development.
4. Agriculture uses are permitted within the setback areas.
5. The setback and separation requirements of this Paragraph shall apply to exterior mechanical and electrical equipment, including generators, cooling equipment, transformers, substations, battery-energy-storage systems, and fuel-storage installations. Such equipment shall not be used to satisfy or reduce any required screening or buffer width.
6. Where a principal building can serve as an effective acoustical and visual barrier, exterior mechanical equipment shall, to the maximum extent practicable, be placed on the side of the building opposite the nearest protected use or residentially designated area.

I. Fire Protection:

Areas of the HIDF susceptible to fire shall be equipped with a fire monitoring system. The system shall automatically notify off-site emergency personnel listed in the facility's Emergency Response Plan. These efforts will be coordinated with the local fire district. The facility will be designed and built to the applicable editions of the electrical, building, fire, and life-safety codes adopted by the State of Louisiana and Ascension Parish, including applicable standards governing data-processing equipment, emergency and standby power systems, fire-alarm systems, and battery-energy-storage systems. The facility shall comply with all applicable codes and regulation standards for fire protection and shall be designed and constructed utilizing engineering controls to limit the spread of fire.

The facility will comply with Chapter 8 of the Ascension Parish Code of Ordinances, Emergency Management.

1. Battery-Energy-Storage Systems. Any battery-energy-storage system shall comply with all applicable adopted codes and standards and shall include listed equipment, thermal-runaway detection and mitigation, ventilation where required, emergency isolation, hazard signage, and access for emergency responders. The application shall identify battery chemistry, aggregate storage capacity, enclosure type, fire-protection features, and emergency procedures.
2. Emergency and Standby Power. Generator installations, fuel tanks, transfer systems, and associated piping shall comply with applicable adopted codes. Aboveground fuel storage shall include secondary containment, impact protection, leak detection or inspection procedures, and emergency isolation appropriate to the installation.
3. Fire Protection Water Supply. The applicant shall demonstrate that an adequate and reliable water supply, or an approved alternative fire-protection system, is available for the hazards presented by the facility. Any dedicated fire-water storage tank or reservoir, pumps, or private mains shall be sized for fire-flow demand and maintained, inspected, and tested in accordance with applicable adopted codes.
4. Hazardous Materials Inventory. Prior to commercial operation and annually thereafter, the owner or operator shall provide the applicable Fire Chief and Parish emergency-management office with an updated inventory and site map identifying reportable fuels, batteries, coolants, treatment chemicals, and other hazardous materials, together with current safety data sheets, subject to lawful protection of security-sensitive information.

J. Safety/Access on property zoned LI or MI:

A minimum eight (8) foot opaque security fence shall be placed around the perimeter of the HIDF to prevent unauthorized access and to provide screening and security. The fencing shall encompass the perimeter of facility inside of the vegetative buffer required under subsection G.3. Lock boxes and keys to the facility shall be stored at locked entrances for emergency access. Entrances shall be equipped with lights for nighttime illumination.

1. Security Lighting. Security lighting shall be fully shielded, directed downward, and limited to the illumination reasonably necessary for safety and security. Emergency lighting may operate at full output during an emergency or response event.

K. Signage on property zoned LI or MI:

One or more signs shall be affixed to the fence at the main entrance identifying the owner of the facility and emergency contact information.

1. The main entrance and each emergency-access point shall also display the facility address, twenty-four-hour emergency contact information, and hazard-identification placards required by applicable law or adopted code. Signs shall be maintained in legible condition and shall not disclose security-sensitive information beyond that required for emergency response.

L. Emergency Services:

A copy of the electrical schematic and site plan shall be submitted to the Fire Chief of the Fire District. The owner or operator shall develop an emergency plan and provide it to the Fire Chief for approval prior to commencing commercial operations. Emergency plans for the HIDF will be updated (or confirmed as current) in writing to the Fire Chief by March 1 of each year, and shall be reviewed annually by the Fire Chief, prior to April 1 of each year. Copies of the emergency plan and approval(s) shall also be provided to the Planning and Zoning Department as part of the Conditional Use permit.

1. Emergency Response Plan Contents. The Emergency Response Plan shall address, as applicable: fire and smoke events; battery thermal runaway; fuel or chemical release; electrical fault or arc-flash event; loss of cooling; utility interruption; severe weather and flooding; emergency shutdown and isolation; evacuation and accountability; emergency communications; and coordination with utilities, contractors, and public responders.

2. Emergency Coordinator. The owner or operator shall designate a primary and alternate emergency coordinator who are available twenty-four hours per day and authorized to initiate shutdown, isolation, evacuation, contractor response, and other protective actions. Current contact information shall be provided to the Fire Chief, Parish emergency-management office, and Ordinance Administrator.
3. Pre-Incident Planning and Drills. Before commercial operation, and at least annually thereafter, the owner or operator shall participate in a pre-incident planning meeting with the applicable fire district and Parish emergency-management office. A tabletop exercise or site drill shall be conducted at intervals determined by the Fire Chief based upon facility hazards, but not less frequently than once every two years.
4. Emergency Shutdown Information. Clearly identified emergency-disconnect, fuel-isolation, battery-isolation, and utility-shutdown procedures shall be maintained on site and made available to authorized emergency responders. Any remote shutdown capability shall be identified in the Emergency Response Plan.
5. Private Response Capability. The owner or operator shall identify specialized contractors, equipment, and technical resources needed for incidents that exceed the ordinary capabilities of local responders. Where required as a condition of approval, the owner or operator shall maintain contracts or other binding arrangements for such specialized response and shall bear the reasonable facility-specific costs of required training, equipment, or technical assistance to the extent permitted by law.
6. Incident Notification. The owner or operator shall notify the Parish emergency-management office and Ordinance Administrator as soon as practicable following any fire, explosion, hazardous-material release, emergency shutdown, evacuation, or other incident requiring an off-site emergency response, and shall submit a written incident and corrective-action report within thirty (30) days.

M. OPERATIONS - Applicable to all High Impact Development Facilities.

1. Any facility governed by this ordinance with equipment using 15kW of power or greater per rack, or 1 Megawatt of power for the entire system/facility, must have a cooling system designed as a closed loop or recirculating system. Cooling media shall be restricted to industry approved heat transfer fluids, such as glycol-based solutions, synthetic dielectric fluids, or non-potable process water, provided it is managed through a closed-loop chemical treatment program. Air-cooled and open-loop cooling prohibited. No withdrawal from parish or municipal water systems for cooling will be allowed.
 - a) Any non-potable supply lines or equipment must be clearly labeled "NON-POTABLE WATER - DO NOT DRINK" per standard safety codes.
 - b) Discharge cooling water, chemicals or heated effluent may not be discharged into municipal stormwater or drainage system.
2. Any facility governed by this ordinance shall be responsible for 100% of the cost of any power generation, substation or transmission line upgrades required to serve the facility.
 - a) Before commercial operation, the owner or operator shall provide written documentation from the serving electric utility confirming the approved service capacity, point of interconnection, required system upgrades, anticipated energization schedule, and any load-management or curtailment obligations applicable to the facility.
3. All facilities must comply with IEEE 519 standards at the Point of Common Coupling (PCC) with limits on the Total Harmonic Voltage Distortion depending on the voltage level.
4. On property zoned LI or MI, all facilities must be fully enclosed and screened from public view as per Section G of this ordinance.
5. On property zoned LI or MI, the HIDF shall not exceed fifty (50) A-weighted decibels (dBA) or five (5) dBA over existing ambient levels, whichever is greater, as measured at the facility's immovable property boundary(s) while the facility is in operation. No sound shall be objectionable due to intermittence, best frequency or shrillness. A noise analysis demonstrating compliance with this noise standard shall be provided with the application. The study shall be conducted in conformance with American National Standard ANSI/ASA S1.13-2020: Measurement of Sound Pressure Levels in

Air (as supplemented and updated as an American National Standard) and shall be completed by an independent third party.

- a) Tonal Penalty: If a prominent, discrete industrial hum is identified via narrow-band analysis, the permitted threshold shall automatically drop by 5 dBA.
 - b) Continuous, automatic sound monitoring stations shall be required for any facility operating within 1/2 mile of a residential neighborhood.
 - c) The acoustical analysis shall evaluate low-frequency sound, tonal components, impulsive or modulating sound, simultaneous operation of cooling equipment and generators, and reasonably foreseeable full-load conditions. Measurements shall include octave-band or one-third-octave-band data sufficient to identify low-frequency and tonal impacts.
 - d) Within ninety (90) days after commercial operation begins, and annually for the first three (3) years thereafter, the owner or operator shall submit an independent post-construction acoustical verification demonstrating compliance under representative maximum operating conditions. The Ordinance Administrator may require additional testing following a material equipment change or a substantiated complaint.
6. No vibrations which are perceptible without the aid of instruments shall be permitted as measured on a lot outside of this land use.
 7. **On property zoned LI or MI,** backup generator testing shall only occur during daylight hours between the hours of 10 a.m. and 4 p.m., Monday through Friday.
 - a) Routine generator testing shall be scheduled and sequenced to minimize cumulative noise and air-emission impacts. This restriction shall not prohibit operation during an actual utility outage, emergency, required commissioning event, or legally required load test that cannot reasonably be performed within the stated period.
 - b) All stationary engines and generators shall comply with applicable federal and state air-quality requirements, permit conditions, fuel specifications, operating limitations, maintenance requirements, and recordkeeping obligations.
 8. **On property zoned LI or MI,** no emission of odorous matter in any quantities so as to produce a public nuisance shall be permitted, as measured on a lot outside of this land use.
 9. **On property zoned LI or MI,** the emission of smoke, soot, fly ash, fumes, dust or other types of pollutants borne by the wind shall be controlled so that the rate of emission and quantity deposited do not create a public nuisance, as measured on a lot outside of this land use.
 10. Exterior lighting shall be used in a manner that produces no glare on public highways or on a lot outside of this land use.
 - a) Exterior lighting shall be fully shielded and directed downward. Except for lighting required for active work, security response, or an emergency, lighting shall use timers, dimming, motion controls, or other adaptive controls to reduce illumination during periods of inactivity.
 11. **Material Operational Changes. . On property zoned LI or MI,** the owner or operator shall notify the Ordinance Administrator before implementing a material operational change that may increase approved, noise, traffic, emissions, drainage requirements or the area of exterior equipment. Any change that amounts to more than a 10% variance from the originally approved amount shall constitute a substantial change and require an amended site plan, supplemental study, or modification of the Conditional Use Permit.

N. Maintenance . On property zoned LI or MI:

The owner or operator of the HIDE shall maintain the HIDE in good condition. This should include, without limitation, painting, structural repairs, vegetation control, non-public roads, perimeter fencing and locks, perimeter landscaping, and integrity of security equipment.

1. The Ordinance Administrator may periodically inspect the development activities subject to the requirements of this Section and shall request, from the applicant, permission to inspect the high

impact development during construction and thereafter. The Parish may require adherence to the plan regarding maintenance.

2. If voluntary entry is denied, the Ordinance Administrator may seek any legal means to inspect the high impact development and the facility shall be considered to be in violation of this ordinance.
3. In the event an inspection notes a failure to adhere to the plan, the Parish may levy a fine of up to \$100 if the applicant fails to remedy the failure within one day of such notice. Each day thereafter shall be an additional violation and shall be subject to an additional \$200 fine for each violation until the failure is remedied. After five consecutive days of violation, the per day fine shall increase to \$500. A repeat violation within the same month as a prior violation is remedied shall be subject to a fine of \$500. Such fine shall apply to each day of the repeat violation and written notice shall be provided to the permittee of the deficiency, which notice shall be deemed provided upon delivery by mail or electronic means. The permittee shall have five days from the date of delivery of the notice to remediate the deficiency. If the permittee fails to remediate the deficiency, the permittee shall be fined \$500.00. The permittee shall be fined \$500.00 for each day, or part thereof, for each subsequent day that the deficiency is not remediated, with each day considered a separate violation.
4. The Ordinance Administrator, or his designee shall be responsible for all inspections, plan review and approval, engaging code enforcement, and other responsibilities as outlined in this Section.

O. Landscaping . On property zoned LI or MI:

Prior to commencing construction of the HIDE, a perimeter landscaping buffer shall be planted (but with allowances for construction ingress and egress). The buffer shall be designed and certified by a Louisiana registered Landscape Architect to create an opaque vegetative 'hedge' within 2 years of commercial operation along all property lines that are oriented to public roads, highways and existing occupied residences within two hundred fifty (250) feet of the HIDE boundary. The vegetative perimeter shall consist of trees, foliage, bamboo, etc. such that the facility equipment is concealed from public view. Vegetation shall be maintained for the duration of the HIDE's operation. The Zoning Commission/Parish Council may require visual screening with fabric or solid fencing where special circumstances related to adjacent occupied structures warrant such treatment.

1. Species Selection. The landscape plan shall favor native or well-adapted, non-invasive species selected for year-round screening, storm tolerance, site hydrology, mature size, and compatibility with utilities and emergency access. Species known to be invasive or likely to damage drainage, pavement, security fencing, or utility systems shall not be used.
2. Replacement. Dead, diseased, damaged, or ineffective required vegetation shall be replaced during the next appropriate planting season, but not later than one hundred eighty (180) days after written notice unless the Ordinance Administrator approves an alternative schedule based on seasonal conditions.
3. Irrigation and Establishment. The plan shall provide for irrigation or an equivalent establishment program sufficient to achieve the required screening. Temporary irrigation may be removed after the landscape architect certifies that the plantings are established and self-sustaining under ordinary conditions.

P. HIDE Permit Application:

The following information shall be submitted to the Ascension Parish Office of Planning and Development for each proposed HIDE, or an addition to an existing HIDE.

1. Facility description and rationale: Identify the name of the facility, the names of the entities engaged in the design and construction of the facility, along with a description of their licensing and/or professional credentials. All engineers, surveyors, other professionals and contractors shall be licensed in the State of Louisiana. The type, size, rated power output, performance, safety and noise characteristics of the proposed system should be identified.
2. Permits: The HIDE shall not begin delivering services in commercial quantities until all required permits from the local, state, and federal levels have been obtained. A list of permits already obtained and permits anticipated to be obtained along with a timeline to obtain said permits shall be provided

with the HIDF Permit Application. The failure to obtain any Construction and Development Permits required by this Section, the Ascension Parish Unified Land Development Code or the Ascension Parish Code of Ordinances shall be a violation of this Ordinance subject to penalties stated herein.

3. Lease: If the immovable property site of the facility is leased, the facility owner and/or operator shall submit a copy of the recorded notice of lease (or similar recorded instrument), which shall contain the following: (a) a declaration that the property is leased and the names and addresses of the lessor and lessee; (b) an immovable property description of the leased property and size of the leased property; (c) the date of the lease; (d) its term and the provisions of any extensions and renewals of the term provided for in the agreement; and (e) if a sublease, a reference to the recordation information of the primary lease of notice of lease that is subleased.
4. Boundaries: Identify all immovable property boundaries and actual dimensions upon which the HIDF will be located, including total acreage, with bearing and distances. Identify on same plat, the names and addresses of all adjacent property owners.
5. Site Plan: A site plan shall be submitted showing streets, circulation, driveways, service building(s), easements, arrangements and locations of all systems and equipment on the immovable property. Include the location of all facility signage, including any warning signage. Site plan shall denote all FEMA Flood Zones and designated Base Flood Elevations (BFE's) within the facility with all buildings and equipment meeting Ascension Parish elevation requirements as per Appendix V- Drainage of the Unified Land Development Code.
6. Transportation Management: Applicants shall be required to adhere to Section 17-4060. - Traffic Impact Analysis, contained in Appendix IV-Subdivision Regulations of the Unified Land Development Code. The traffic impact analysis shall consider the number of trips generated by temporary construction jobs and the number of permanent jobs associated with the facility. The traffic impact analysis shall meet DOTD in addition to Parish requirements. The application shall include a dust control component to mitigate the traffic impact indicated by the analysis during construction, and shall provide for limestone, hard surface, or similarly durable materials on all access roads during construction. All HIDFs shall be subject to Parish Transportation Impact Fees for total building square footage under the 'Industrial Park' category.
7. Transportation Plan: All HIDFs shall provide an access plan for both the construction and operation phase of the facility. The plan must show proposed facility service road ingress and egress access onto the primary and secondary routes and the layout of the facility service road system. Projects shall be required to maintain and/or repair all parish roads to pre-construction condition or better.
8. Visual Impacts: Applicant shall demonstrate the visual impact of the proposed HIDF using renderings and drawings with the consideration of the vegetative buffering. Renderings shall be provided to illustrate the visual appearance of the facility from relevant public roads and from areas of existing occupied residential or commercial development.
9. Wildlife: Submit a report summarizing the potential effects of the facility on wildlife and endangered species in the area. This report must be prepared by a qualified third-party consultant with expertise in wildlife management and environmental studies. To the extent that a proposed facility will impact a natural wildlife habitat, the report shall comply with the March 20, 1996, U.S. Fish and Wildlife Service "Habitat Evaluation Procedures," Publication 870 FW I (as supplemented and updated).
10. Archaeological and Cultural Resources: All applicants shall submit clearance as per Section 106 guidelines.
11. Environmental and Health Safety Standards. All applicable environmental, health and safety regulations and standards shall be complied with during construction and operation of the facility to protect the public health and the environment.
12. Drainage Impact: Applicant shall provide a Drainage Impact Study according to Attachment B. - Drainage Impact Study Procedure contained in Appendix V - Drainage of the Unified Land Development Code.

13. Solid and Hazardous Waste: Identify any solid waste or hazardous waste that will be generated by the HIDE. The application shall include a plan for spill prevention, clean-up and disposal of obsolete materials, fuels, oils and hazardous wastes, as well as collection and storage methods for solid waste generated by the HIDE.
14. Lighting: Provide lighting plans showing all lighting within and on the perimeter of the facility. Dark Sky lighting shall be employed to prevent 'spill over' to adjacent properties.
15. Vegetative Maintenance Plan: Submit a plan for the upkeep and maintenance of the vegetation in compliance with Paragraph 17-2052.O.
16. Public Safety: Submit a copy of the Emergency Response Plan to the Parish Director of Homeland Security and Emergency Preparedness in compliance with Chapter 8 of the Ascension Parish Code of Ordinances, Emergency Management. **Note that sole dependance on local fire department(s) and public employee emergency responders are not the primary responders and that independent fire/emergency responders must be secured by contract to perform these services.**
17. Sound Limitations. **On property zoned LI or MI:** Identify anticipated noise levels at the fence line of the facility when construction is complete and when in operation. Project must adhere to the limitations as set forth in Paragraph M.5.
 - a) An existing condition analysis should be performed to establish a baseline "before development" noise level.
18. Magnetic Field Limitations: Identify anticipated magnetic field levels in mG at various distances from representative equipment.
19. Telecommunications Interference: Identify electromagnetic fields and communications interference to be generated by the facility when construction is complete and when the facility is in operation.
20. Reliability and Load Management Plan: Identify numeric limits on Total Voltage Harmonic Distortion at the point of utility connection to prevent power sags, flickers, or brownouts for neighboring residents.
21. Utility Availability Study. Submit written documentation from each serving electric, water, wastewater, gas, and telecommunications utility, as applicable, identifying existing capacity, proposed demand, required improvements, the party responsible for each improvement, anticipated service dates, and any conditions necessary to protect existing customers and planned growth.
22. Construction Management Plan. Provide construction phasing, anticipated workforce, hours of work, haul routes, delivery staging, parking, dust and mud control, road-protection measures, temporary lighting, construction noise controls, complaint contact information, and procedures for coordinating oversized or unusually heavy deliveries.
23. Operational Traffic Management Plan. Identify routine staffing, deliveries, fuel deliveries, waste removal, maintenance traffic, emergency access, parking, gate queuing, and measures to prevent trucks from staging on public roads.
24. Decommissioning Plan. Describe the process, schedule, and estimated cost to remove equipment, buildings and foundations not approved to remain, fuels, batteries, chemicals, waste, underground improvements, and security facilities; close or transfer utility services; stabilize and restore the site; and maintain drainage and erosion controls. The plan shall identify triggering events, including abandonment or cessation of operations.

Q. Application and Permit Fee:

The HIDE permit application fee shall be \$5,000.00 plus 1.2 cents per square foot of gross area of structures located within the facility's fenced boundary. This fee shall be paid with the HIDE permit application. No processing or review of the HIDE permit application will begin until the permit fee has been paid. The permit fee shall be adjusted annually in accordance with the Consumer Price Index published by the U.S. Bureau of Labor Statistics (www.bls.gov/news.release/cpi.t04.htm or its successor URL) using Table 4, Consumer Price Index for All Urban Consumers (CPI-U): Selected Areas, All Items Index, South Region, Size Class B/C, or that index's successor indicator.

The permit application fee is intended to cover the expenses to the parish, which include, but are not limited to, the cost of advertisement, hiring of consultants to guide the review process, and administration and supervision of any approved project by the consultant(s) as authorized by the parish. The fee is not refundable. If the parish, in its administration and enforcement of this ordinance, requires expert assistance that exceeds the application fee, the cost of such assistance shall be borne by the applicant or owner/operator and shall be deposited into escrow upon request, with any balance of any unused portion of the deposit returned to the applicant, owner or operator.

R. Conflict of Laws:

Whenever the requirements of this ordinance conflict with each other or with the requirements of any other applicable federal or state statute, rule, regulation, permit, or other provisions of the Unified Land Development Code, the provision imposing the more protective or restrictive standard shall apply to the extent permitted by law. Nothing in this Section shall be construed to authorize conduct prohibited by federal or state law or to regulate a matter preempted from local regulation.

S. Variances:

The Zoning Commission/Parish Council may recommend/approve variances from the strict application of this section when reasonably warranted by site conditions or project features that are not fully accounted for by the provisions of Sec. 17-2052. To be effective, any such variance must be explicitly stated in the Zoning Commission's recommendation and approved by the Parish Council as a condition of the Conditional Use Permit.

T. Cessation of Operations, Decommissioning, and Financial Assurance On Property Zoned LI or MI.

1. An HIDF shall be considered abandoned when commercial operations have ceased for twelve (12) consecutive months, excluding a documented temporary shutdown for maintenance, reconstruction, casualty restoration, utility-directed interruption, force majeure, or another period approved in writing by the Ordinance Administrator based upon demonstrated intent and ability to resume operations.
2. Within ninety (90) days after abandonment, the owner or operator shall commence implementation of the approved decommissioning plan unless the Parish approves a transfer, repowering, reuse, or revised schedule. Decommissioning shall be completed within twelve (12) months after commencement unless extended for good cause.
3. Decommissioning shall include removal or lawful reuse of equipment, generators, batteries, fuels, chemicals, waste, security systems, utility connections, and structures or foundations not approved to remain; remediation of contamination; stabilization of disturbed areas; restoration of drainage; and maintenance of erosion control until the site is stable.
4. Before issuance of the Authorization to Construct, the owner or operator shall provide financial assurance in a form approved by the Parish Attorney and acceptable to the Parish, such as a surety bond, irrevocable letter of credit, cash escrow, or other legally enforceable instrument. The amount shall equal the independently estimated net cost of decommissioning and site restoration, without credit for speculative salvage value.
5. The financial assurance amount shall be reviewed at least every five (5) years and after a material expansion, and shall be increased when the updated estimate exceeds the available assurance. The instrument shall permit the Parish, after notice and opportunity to cure as required by law, to draw funds necessary to complete required work if the responsible party fails to do so.