

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

**MINUTES
PLANNING COMMISSION
October 11, 2023**

The Planning Commission of the Parish of Ascension held a Public Meeting on Wednesday, October 11, 2023, at 6:00 p.m. at the Ascension Parish Courthouse, 607 E. Worthey Road, Council Chambers – 1st Floor, Gonzales, Louisiana in a regular session convened.

I. Called to Order

Meeting was called to order by Chairman Max Nassar.

II. Roll Call of Members

The following members were present:

Tommy Noel, Mark Villa, Nicholas, Max Nassar, Wade Schexnaydre, Randy Clouatre, Jr., Julio Dumas

The following members were absent:

None

III. Pledge of Allegiance

IV. Introduction of Staff

Stacie Webb – Recording Secretary – Planning Commission

Jarius Carey – Information Technology (IT)

Spencer Long – Parish Attorney

Eric Poche – Director, Planning and Development

Lance Brock – Zoning Official, Planning and Development

V. Chairman's Comments

The Chair had no comment.

VI. Public Comments on any Agenda Item

No comments.

VII. Staff Report

A. Subdivision Status – October 2023

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

(SEE ATTACHMENT A)

VIII. Engineering Staff Report

Engineering had no report.

IX. Minutes

A. Approval or Denial of the Minutes of the September 13, 2023 Planning Commission Meeting

Commission Action: Moved by Mr. Randy Clouatre, Jr., seconded by Mr. Tommy Noel and unanimously adopted, to approve the minutes of the September 13, 2023 Planning Commission meeting as presented.

X. Consent Agenda

Commissioner Schexnaydre requested item 10(G), Pelican Crossing, 6th Filing Final Plat, be moved until after item 11 in order to have a small discussion.

A. Affidavit of Mortgage Declaration

Robert W. Boe – Tract 1 (11250 George Lambert Rd, St. Amant, LA)

B. Affidavit of Mortgage Declaration

Michael Babin and Lindsey Babin – Lot 4-H (18016 Wirth Evans Rd, Prairieville, LA)

C. Affidavit of Mortgage Declaration

Charles T. Matthews & Kayla R. Matthews – Lot 4-A (18102 Wirth Evans Rd, Prairieville, LA)

D. Affidavit of Mortgage Declaration

Michael B. Miller – Lot 4-B (18090 Wirth Evans Rd, Prairieville, LA)

E. Affidavit of Mortgage Declaration

Lynn Levy Land Company, LLC – Delaune Estates, 1st Filing (Hwy 73, Prairieville, LA)

F. Final Plat Approval

Cessna Street Gated Community, 2nd Filing

The subject property is located on the south end of Buddy Gore Road approximately 1,200' southeast of Cessna Street in Council District 10 and zoned Medium Intensity Residential (RM). The application is on behalf of Steve Joffrion, LLC by SJB Group, LLC.

The property consists of 45.7 acres. The applicant is proposing a private major subdivision final plat containing 20 lots, with a minimum size of 1.10 acres. The proposed subdivision has a preliminary plat approved prior to 2015 and therefore is not required to conform to the major subdivision guidelines but does comply with the major subdivision regulations in place at the time. The entire property is within the AE flood zone and has a base flood elevation of 8'. The project drains to the south and into Bayou Francois. The homes will use private individual treatment units permitted by the Board of Health for sewer. There were approximately 6.0 acres of wetlands on the site that have been impacted and mitigated.

Project Timeline:

- June 14, 2006 – Planning Commission approves preliminary plat.
- November 10, 2008 – Latest revision to the preliminary plat approved by the chairman of the planning commission.
- June 9, 2009 - Construction plans approved.
- September 26, 2023 - Final Inspection Performed

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

ENGINEERING DEPT/ERA OUTSTANDING ITEMS: (see attached punch list/inspection letter from final inspection) (SEE ATTACHMENT C)

STAFF RECOMMENDATIONS

This final plat complies with all code requirements. Should the Planning Commission approve this final plat, Staff will provide for Chairman signature and recording upon satisfactory completion of any outstanding punch list items, posting of the required maintenance bond for any public infrastructure and final signoff by the following Parish Departments:

1. Inspections
2. Roads
3. Stormwater
4. Drainage

Note: Signature by the Planning Commission Chairman and the recording of the plat shall be withheld until all items have been completed as noted. Only after all items have been completed will the developer be able to sell lots and/or begin construction of homes. This is a private development, and the streets will not be accepted into the Parish maintenance system.

Commission Action: Moved by Mr. Julio Dumas, seconded by Mr. Nicholas Miller and unanimously adopted, to approve consent agenda items A through F as presented.

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

A. Laurie Brumfield Property – Lots 6-B-1-A-2-A and 6-B-1-A-2-B

The subject property is located on the east side of Brittany Road approximately 2660' east of LA Hwy 941 in Council District 2 and is zoned Rural (R). The application is on behalf of Laurie Brumfield by Earles and Associates, LLC Professional Land Surveyors.

The Applicant is proposing a family partition of Lot 6-B-1-A-1-A-2 (2.582 acres) into Lot 6-B-1-A-1-A-2-A (1.507 acres) and Lot 6-B-1-A-1-A-2-B (1.075 acres). Lot 6-B-1-A-1-A-2-A is being retained by the applicant and Lot 6-B-1-A-1-A-2-B is being donated to a daughter.

STAFF REVIEW COMMENTS

Comments sent to Earles and Associates, LLC on 9/18/2023.

1. Applicant will need to provide proof of ownership and occupancy with a current tax bill and current utility bill. Lot being divided was created by a family partition after January 1, 2015 per reference map #1. Applicant was an original owner of property.
2. Section, Township, Range needs to be labeled in the bottom right corner of plat.
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 or prior to January 1, 2015 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. Julio Dumas, seconded by Mr. Mark Villa and unanimously adopted, to approve this family partition as presented.

B. Margaret H. Stevens Property – Tracts 1-A, 1-B and 1-C

The subject property is located across from the intersection of Melancon Road and LA Hwy 936 in Council District 2 and is zoned Rural (R). The application is on behalf of Beverly Richard by Earles and Associates, LLC Professional Land Surveyors.

The Applicant is proposing a family partition of Tract 1 (8.344 acres) into Tract 1-A (3.149 acres), Tract 1-B (2.232 acres) and Tract 1-C (2.963 acres). Tract 1-A is being retained by the applicant, Tract 1-B is being donated to a daughter and Tract 1-C is being donated to a daughter.

STAFF REVIEW COMMENTS

Comments sent to Earles and Associates, LLC on 8/31/2023.

1. Records show there to be another mobile home on proposed Tract 1-B. Verify and correct if necessary.
2. 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 or prior to January 1, 2015 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.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Randy Clouatre, Jr., seconded by Mr. Tommy Noel and unanimously adopted, to approve this family partition as presented.

C. Alice Braud Property – Lots D-1-A, D-1-B & D-1-C and Lots D-4-A & D-4-B

The subject property is located on the west end of Alice Braud Lane, approximately 1888' west of LA Hwy 73 in Council District 4 and is zoned Medium Intensity Residential (RM). The application is on behalf of Michael P. Braud by McLin Taylor, Inc. Engineering & Land Surveying.

The Applicant is proposing a family partition of (5.475 acres) into Lot D-1-A (1.095 acres), D-1-B (1.095 acres), Lot D-1-C (1.095 acres), Lot D-4-A (1.095 acres) and Lot D-4-B (1.095 acres). Lot D-1-A is being donated to a daughter, Lot D-1-B is being donated to a daughter, Lot D-1-C is being donated to a daughter, Lot D-4-A is being donated to a daughter and Lot D-4-B is being donated to a son.

STAFF REVIEW COMMENTS

Comments sent to McLin Taylor, Inc. on 9/13/2023.

1. Label 40' Private Servitude of Passage as "Existing".
2. Add note, "Shared access into this division of property creating three or more parcels shall be fully paved at least 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."
3. Add note, "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."
4. Records show property lies in Sec59, "T9S", R2E. Verify and correct on plat if necessary.
5. Records show property lies in Sec39, "T8S", R2E. Verify and correct in title block if necessary.
6. Records show Janet Decoteau Braud as owner and will need to sign plat.
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 or prior to January 1, 2015 as required by Paragraph 17-4026.B. This family partition is creating three (3) 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.

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

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Julio Dumas, seconded by Mr. Randy Clouatre, Jr. and unanimously adopted, to approve this family partition as presented.

D. Louis Tullier Estate – Lots 5-A and 5-B

The subject property is located on the north side of Tullier Road approximately 469' east of Raymond Tullier Rd in Council District 6 and is zoned Conservation (C). The application is on behalf of Jeffery W. Darville by McLin Taylor, Inc. Engineering & Land Surveying.

The Applicant is proposing a family partition of (1.24 acres) into Lot 5-A (0.634 acres) and Lot 5-B (0.606 acres). Lot 5-A is being retained by the applicant and Lot 5-B is being donated to the father of the applicant.

STAFF REVIEW COMMENTS

Comments sent to McLin Taylor, Inc. on 9/18/2023.

1. Records show BFE to be 6'. This was verified with Floodplain Coordinator. Verify and correct if necessary.
2. Instrument No. for map and/or document is needed that shows 50' ROW has abandoned.
3. Submit final plat in CAD prior to final plat being signed.

Additional comment sent to McLin Taylor, Inc. on 10/3/2023.

1. If 50' ROW has not been abandoned/revoked, building line on the east side of Lot 5-B must be a minimum of 12.5' from ROW line.

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 or prior to January 1, 2015 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.

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

Public hearing was opened.

No comments.

Public hearing was closed.

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

E. New Hermitage Plantation – Tracts 2-B through 2-B-6

The subject property is located on the north side of LA Hwy 22 approximately 1267' west of Haydel Road in Council District 3 and is zoned Conservation (C). The application is on behalf of Carmel Prejean by MR Engineering & Surveying, LLC.

The Applicant is proposing a family partition of (31.031 acres) into Tract 2-B-1 (5.905 acres), Tract 2-B-2 (5.703 acres), Tract 2-B-3 (5.804 acres), Tract 2-B-4 (5.804 acres), Tract 2-B-5 (5.804) and Tract 2-B-6 (2.011 acres). Tract 2-B-1 is being donated to a son, Tract 2-B-2 is being donated to a son, Tract 2-B-3 is being donated to a daughter, Tract 2-B-4 is being donated to a daughter, Tract 2-B-5 is being donated to a son and Tract 2-B-6 is being retained by the applicant.

STAFF REVIEW COMMENTS

Comments sent to MR Engineering & Surveying, LLC on 9/7/2023 and 10/2/2023.

1. Add Instrument No. 850450 to Ref Map#1. Verify and correct if necessary.
2. 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 and show/make statement of such on final plat. Plat will not be signed and recorded without this information.
3. There is a 30' ROW & Servitude with Entergy, Instrument No. 1077071. Verify and correct if necessary. If so, add instrument no. to reference maps and label on map.
4. Label 20' Drainage Servitude as 'existing'
5. The servitude of passage and utility servitude is not required along this line since the lot is not cut off from the ROW. However, they can put the SOP (I recommend labeling as a driveway servitude) and Utility servitude if they desire and at whatever width they choose.
6. Label metal lean-to as "Existing and Non-Conforming".
7. Names and relation to applicant must be on all lots being conveyed.
8. Remove 'Proposed' before sending final map, if approved.
9. Records show existing ponds and must be labeled on map. Verify and correct if necessary.
10. Add note, "Shared access into this division of property creating three or more parcels shall be fully paved at least 25 feet in distance from the edge of any

11. parish, state, or federal highway and 20 feet wide before any building permits will be issued.”
12. Add note, "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."
13. 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 or prior to January 1, 2015 as required by Paragraph 17-4026.B. This family partition is creating five (5) 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. Rickey Miller with MR Engineering & Surveying, LLC presented this family partition.

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Nicholas Miller, seconded by Mr. Tommy Noel and unanimously adopted, to approve this family partition as presented.

Agenda Item 10(G) Final Plat Approval – Consent Agenda

Pelican Crossing, 6th Filing

The subject property is located on the east side of LA Hwy 44 north of LA Hwy 22 in Council District 2 and zoned Medium Intensity Residential (RM). The application is on behalf of Engquist – Level Development by Quality Engineering and Surveying, LLC.

The entire property consists of 138.7 acres. The applicant is seeking approval of a major subdivision final plat for the 6th Filing, containing 46.47 acres. The 6th filing contains 90 single family residential lots. Typical lot widths range from 53 to 80 feet; with a minimum size of 6,625 square feet. The overall subdivision includes 4.2 acres of designated park space. The amount of park space has been reduced to account for the pool site and other amenities resulting in a stage 3 park space, per the latest approved major revision to the Preliminary Plat. This project was granted a waiver from the sewer ordinance to allow dedication to a private 3rd party utility provider as well as the requirement to charge sewer development fees by action of the Parish Council on April 1, 2021. Additionally, this project was approved prior to the implementation of the Parish-wide Transportation Impact Fee Program, but the developer entered into a separate agreement with the Parish to pay impact fees at a

different rate than established in the Parish-wide program and elected to pay \$750 per lot prior to the signing and recording of the Final Plat.

Project Timeline:

- May 13, 2015 – Planning Commission approves preliminary plat
- October 11, 2017 – Major Preliminary Plat revision approved by the Planning Commission
- July 11, 2018 – Planning Commission approval of the Final Plat for the 4th Filing
- October 8, 2019 - Construction plans approved.
- January 13, 2021 – Planning Commission approval of the Final Plat for the 5th Filing
- March 10, 2021 – Major Preliminary Plat revision approved by the Planning Commission
- December 21, 2021 – Revised Construction Plans for the 6th filing approved.
- September 13, 2023 - Final Inspection Performed

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

ENGINEERING DEPT/ERA OUTSTANDING ITEMS: (see attached punch list/inspection letter from final inspection) (SEE ATTACHMENT E)

STAFF RECOMMENDATIONS

This final plat complies with all code requirements. Should the Planning Commission approve this final plat, Staff will provide for Chairman signature and recording upon satisfactory completion of any outstanding punch list items, posting of the required maintenance bond(s) for infrastructure and payment by the developer of the previously agreed upon traffic impact fees and final signoff by the following Parish Departments:

1. Inspections
2. Roads
3. Stormwater
4. Drainage
5. Utilities

Note: Signature by the Planning Commission Chairman and the recording of the plat shall be withheld until all items have been completed as noted. Only after all items have been completed will the developer be able to sell lots and/or begin construction of homes. This is a public development, and the applicant petitioned the Parish Council to create an Infrastructure Development District that was approved on December 1, 2022. The streets will be accepted into the Parish maintenance system upon final inspection at the end of the maintenance period.

Commissioner Schexnaydre requested a status on the “red dust” issue adjacent to Pelican Crossing.

Commission Action: Moved by Mr. Wade Schexnaydre, seconded by Mr. Randy Clouatre, Jr. and unanimously adopted, to approve consent item as presented.

XII. Adjourn

A motion was made by Mr. Tommy Noel and the meeting was adjourned at 6:17 p.m.

Max Nassar, Chairman

ATTACHMENT A

<i>October, 2023</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.
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
Cessna Gated Community-2nd Filing*	S. side of LA Hwy. 429, 1/4 mile east of Denham Road	20	11/10/2008	5/22/2014	Revised CDs 1/20/2023	Final Plat on PC Agenda 10/11/2023	No Conditions	GWS Engineering/ SJB Group, LLC	Steve Joffrion, LLC	No
Christy Place	LA Hwy. 929 between Daigle and Aikens Road	48	5/9/2018	5/6/2019	10/16/2019	Final Plat Applied for 7/26/2023	No Conditions	Quality Engineering& Surveying	American Homeland, LLC	Yes
Delaune Estates (fka Antebellum Pointe)*	West Side of LA Hwy 73 at Duplessis Road	237	7/14/2021	11/2/2021	3/4/2022	Final Plat Applied for 8/24/2023	Lawsuit Dismissed	Quality Engineering& Surveying	Lynn Levy, LLC	Yes
Moss Side Villas	N Side-LA Hwy 74-Immediately West of IH-10 Overpass	36	2/8/2023	5/31/2023		CDs Submitted 5/31/2023	Off-site drainage work to be completed prior to subdivision	MR Engineering & Surveying	Inline Construction	No-Private
Pelican Crossing 6th Filing*	LA Hwy 44, 1/2 mile north of LA Hwy. 22	66	5/13/2015	9/8/2021	12/20/2021	Final Plat on PC Agenda 10/11/2023	All Prior to Recording Final Plat-Pay \$750/Lot in TIF	Quality Engineering& Surveying	Engquist-Level Development, LLC	Yes
Pelican Point-14th F-Phases 1 &2 Plantation 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		CDs Submitted 5/13/2021	No Conditions	Ferris Engineering	Doug Diez	Yes
Riverton-2nd Filing	LA Hwy 22-1 mile west of LA Hwy 44	91	3/9/2016	2/16/18 2/28/18	9/4/2018	In Construction	As stated in Planning Commission Meeting Minutes	Quality Engineering& Surveying	SLC, LLC	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

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

October 4, 2023

Mr. Eric Poche
Ascension Parish Planning Department
615 E. Worthey St.
Gonzales, LA 70737

**RE: Cessna Street 2nd Filing (PZ-2863)
Final Plat Review**

Mr. Poche,

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

1. There appears to be two street labels for Buddy Gore Road around lots 20 and 21. Please revise. **Comment has been addressed.**
2. It appears that some of the curve radii are wrong. Curve 2 is noted as a 200' radius curve, curve 10 is noted as a 25' radius curve, curves 1, 15, and 16 do not have the same radii as they should, etc. Please revise such that all radii noted on the plans match the curve table. **Comment has been addressed.**
3. In the setbacks note, please note the required side setbacks for each lot. If there are none required, note them as N/A. **Comment has been addressed.**
4. All 15' rear servitudes should be noted as private. The 70' and 40' servitudes accepting offsite drainage are to remain public along with the 30' pond servitudes. Please see the attached pdf for the public servitudes to be noted (red line). **Comment has been addressed.**
5. Please label the servitude at the rear of lots 33 and 34. **Comment has been addressed.**

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

Sincerely,

CSRS
Engineer Review Agency for the Ascension Parish Planning Commission



Shaun Sherrow, P.E., PMP

CC: Karen Kennedy, P.E. ; SJB Group, LLC

October 3, 2023

Mr. Eric Poche
Ascension Parish Planning Commission
P.O. Box 1659
Gonzales, LA 70707

**RE: Cessna 2nd Filing
Final Inspection Letter**

Dear Mr. Poche:

The final inspection for the above referenced project was held on 9/26/2023 at 8:00 am. The contractor, project engineer's representative, inspection department, planning department, and various utility departments were present. By electronic copy of this letter, we are transmitting compiled comments received from all parties to the engineer. The engineer or contractor will contact subdivision inspection department when these items are ready for a re-inspection:

Project Closeout

1. Provide the following closeout items if not already provided:
 - a. As-builts for the storm drainage system that satisfy section 17-4010C of the UDC. All servitudes should be clearly denoting the distinction between public and private maintenance (see drainage section of this letter for more information) Engineer should consult with the Drainage Department for identification of proposed public servitudes.
 - b. All testing reports if not already submitted.
 - c. Maintenance bond agreement for public items.
 - d. Updated engineer certification if not already submitted.
 - e. The signed testing lab certification if not already submitted.

Final Plat Items

1. (See final plat review letter from review process).

Drainage

1. Provide as-builts to confirm the grading on the lots matches the plans and the fill mitigation requirements.
2. The rear yard swale along the back of lot 28 appears to be steeper than 5:1. Please confirm or correct the side slopes to be 5:1 per the plans.

Roadway

1. The developer has approved to leave the street as Buddy Gore Road so it is not necessary to have street signs at the corners (or turns) as per plans as there are no intersections to the end of the street. There is one 'Private Street-No Maintenance' sign shown on the plans where the 2nd filing starts but that should be covered at the entry as the entire development is a private road.
2. The end of the road assembly should be corrected to be what's in the MUTCD manual section 5C.14.

Erosion Control

1. The developer/owner must continue to maintain erosion control measures as stipulated by the owner's SWPPP throughout home building process.
2. Riprap should be placed in front of pipes F-1 and F-2 as shown in the plans.

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

Engineering Review Agency for the Ascension Parish Planning Commission



Shaun Sherrow, P.E., PMP

CC: Matt Estopinal, P.E., P.L.S.; SJB Group, LLC

September 21, 2023

Mr. Eric Poche
Ascension Parish Planning Commission
P.O. Box 1659
Gonzales, LA 70707

**RE: Pelican Crossing – 6th Filing
Final Plat Review**

Mr. Poche,

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

Final Plat Comments

1. Please show primary control points and “ties” to such points on the plat per item E.4 on the checklist. **Comments have been addressed.**
2. Please note the referenced benchmarks for the project per item E.5 on the checklist. **Comments have been addressed.**
3. Provide location, description, elevation, datum, and permanent benchmarks within the subdivision on the plat per item E.6 on the checklist, as required and conversion or equation to Ascension Parish Benchmarks. **Comments have been addressed.**
4. Add note for approved waivers with regard to setbacks and sidewalks, as required. **Comments have been addressed.**
5. Revise approval(s); Original P.C. approval date, 5-13-15. Latest Major Rev. to PPlat, 3-10-21. **Comments have been addressed.**
6. Base Flood Elevation range appears to be 7.6’-7.8’ based on records. Verify and correct as necessary. **Comments have been addressed.**
7. Add to sewer note under General Information, “...privately owned and maintained.” **Comments have been addressed.**
8. Revise Eatel under Telephone and Cable under ‘General Information’ to REV. **Comments have been addressed.**
9. Add Section/Township lines to map as required. **Comments have been addressed.**
10. Add corner setback of 17.5’ to lots 272, 285, 286, 301, 311, 312, 322, 335, 336 & 349. **Comments have been addressed.**
11. Add corner setback of 20’ to lots 291, 300 & 323. **Comments have been addressed.**
12. Label Park/Pool site next to Lot 260. **Comments have been addressed.**
13. Label adjacent lot to east, as required. **Comments have been addressed.**
14. Label drainage servitudes as public/private or note, “All drainage servitudes to be public/private unless otherwise noted.” **Comments have been addressed.**
15. Revise Park note to state Stage 3 Park. **Comments have been addressed.**

16. Note 7 under, 'Site Notes' should be removed as it is a repeat of the 'Pond' note. **Comments have been addressed.**
17. Previous Comment - Base Flood Elevation range appears to be 7.6'-7.8' based on records. Verify and correct as necessary. Plat does not match construction plans flood zone note page 3. **Comments have been addressed.**
- a. Also update in General information block (Flood Zone Note block is correct). **Comments have been addressed.**

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

Sincerely,

Engineer Review Agency for CPPJ



Shaun Sherrow, P.E., PMP

CC: William H. Purser, PE, Engineering Department Manager, Quality Engineering & Land Surveying, LLC

September 19, 2023

Mr. Eric Poche
Ascension Parish Planning Commission
P.O. Box 1659
Gonzales, LA 70707

**RE: Pelican Crossing 6th Filing
Final Inspection Letter**

Dear Mr. Poche:

The final inspection for the above referenced project was held on 9/13/2023 at 8:00 am. The contractor, project engineer's representative, inspection department, planning department, and various utility departments were present. By electronic copy of this letter, we are transmitting compiled comments received from all parties to the engineer. The engineer or contractor will contact subdivision inspection department when these items are ready for a re-inspection:

Project Closeout

1. Provide the following closeout items if not already provided:
 - a. As-builts for the storm drainage system that satisfy section 17-4010C of the UDC. All servitudes should be clearly denoting the distinction between public and private maintenance (see drainage section of this letter for more information) Engineer should consult with the Drainage Department for identification of proposed public servitudes.
 - b. As-builts for the sanitary sewer system that satisfy section 17-4010C of the UDC. All servitudes should be clearly denoting the distinction between public and private maintenance. Engineer should consult with the Utilities Department for identification of proposed public servitudes.
 - c. All testing reports if not already submitted.
 - d. Maintenance bond agreement for public items.
 - e. Updated engineer certification if not already submitted.
 - f. The signed testing lab certification if not already submitted.

Final Plat Items

1. (See final plat review letter from review process).

Drainage

1. Confirm the pond weir elevation and fill mitigation elevations with as-builts to confirm they are per the plans.
2. Manhole 'X-3' looks to be a bit high vs. curb.
3. There was dirt/sediment in a few storm drain pipes. Please ensure all pipes are free from sediment/debris.

Sanitary Sewer

1. Provide documentation from the utilities department that they have inspected the sewer manholes and lines.

2. Contractor should provide all record drawings, Operation and Maintenance (O&M) Manuals and spare parts in accordance with Section 16 of the Ascension Parish Subdivision Construction Specifications.

Roadway

1. Park signs to be installed in park area(s).
2. 'NO PARKING' sign at the tee-turnaround at the end of Marsh Lane is not installed. Post is there but no sign.
3. Stop sign at the end of Panama Canal Dr. at intersection with Estuary Dr. is crooked and needs to be straightened out.
4. Curb & gutter is cracked in multiple locations and needs to be repaired.
5. The sidewalk is cracked at the Marsh Lane deadend and needs to be repaired.

Erosion Control

1. The developer/owner must continue to maintain erosion control measures as stipulated by the owner's SWPPP throughout home building process.
2. Remove all debris located on lots.

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

Engineering Review Agency for the Ascension Parish Planning Commission



Shaun Sherrow, P.E., PMP

CC: William Purser, P.E, Quality Engineering & Land Surveying, LLC