

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
April 9, 2025**

The Planning Commission of the Parish of Ascension held a Public Meeting on Wednesday, April 9, 2025, 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. Call to Order

Meeting was called to order by Chairman Wade Schexnaydre.

II. Roll Call of Members

The following members were present:

Mark Villa, Nicholas Miller, Wade Schexnaydre, Max Nassar, Randy Clouatre, Jr., Erik Jones

The following members were absent:

Michele Unitas

III. Introduction of Staff

Stacie Webb – Recording Secretary, Planning Commission

Brandon O’Deay – Information Technology (IT)

Spencer Long, Parish Attorney

Eric Poche – Director, Planning and Development

IV. Chairman’s Comments

The Chair extended his thoughts and prayers to Mr. Lance Brock, whose mother recently passed away.

Mr. Schexnaydre announced recent activity regarding the west bank of Ascension. He stated the construction of the Hyundai Steel plant would be up and running soon as well as an expansion of CF Industries. He said they are looking for some exciting things and growth happening in the next few years on the west side of the parish and all of Ascension.

V. Public Comment on any Agenda Item

No comments.

VI. Staff Report

A. Subdivision Status – March 2025

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

(SEE ATTACHMENT A)

Mr. Poche wanted to make note regarding the small area master plan that they are currently working on that a community meeting has been set for Wednesday, April 30, 2025, 5:00-7:00 p.m. at the Lowery Middle School gym for the public to attend. There will be a link created on the Parish's website to make updates and information available to the public. The plan is to have two (2) meetings. The first on April 30th, the second when the consultant comes with a draft plan to be presented to the public for comments.

VII. Engineering Staff Report

Engineering had no report.

VIII. Minutes

A. Approval or Denial of the Minutes of March 12, 2025, Planning Commission Meeting

Commission Action: Moved by Mr. Randy Clouatre, Jr., seconded by Mr. Max Nassar and unanimously adopted, to approve the March 12, 2025, Planning Commission minutes as presented.

IX. Consent Agenda

A. Affidavit of Mortgage Declaration

Nathan & Suzanne Bourque – Lot C-1-B-1 & C-1-B-2 (17052 * 17030 Nathans Lane, Prairieville, LA)

B. Final Plat Approval

Pelican Isle Commons, Phase V, A Private Townhome Community

The proposed subdivision is located on the northerly side of Pelican Point Parkway approximately 350' west of LA Highway 44 for Pelican Point Properties L.L.C. by Quality Engineering & Surveying, LLC in Council District 3.

The Planning Commission granted preliminary approval to this townhouse section when the over-all plan of this Large Scale Development was originally approved in January 1997. On February 14, 2001 the Revised Conceptual Plan of Pelican Point was approved and that portion labeled Pelican Isle Commons provided for 88 lots with an average size of 32' x 101'. The applicant is proposing a final plat for Phase V containing approximately 10.45 acres. There will be 11 lots in this filing in groupings of three and four townhouse lots with a minimum size of 3,317 square feet. The property drains into Panama Canal to the north. Access to the lots is by means of an extension of Drivers Lane, which is a private drive within a 30' private servitude of access. Each of the lots will tie into an existing community sewer treatment plant serving the entire development. There are areas labeled "Common Property" located throughout this filing. This subdivision is zoned Medium Intensity Residential.

Project Timeline:

- February 13, 2002 – Planning Commission approves preliminary plat.
- July 18, 2022 – Construction plans approved.
- March 13, 2025 - Minor revision to the Preliminary Plat approved by Staff
- March 24, 2025 – Final Inspection Performed for Phase V

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

ENGINEERING DEPT/ERA OUTSTANDING ITEMS: (see attached punch list/inspection letter from final inspection) (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 any required maintenance bond(s) for infrastructure 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 and the Final Plat recorded will the developer be able to sell lots and/or begin construction of homes. This is a private development, and an Infrastructure Development District has not been created. The streets will NOT be accepted into the Parish maintenance system.

C. Final Plat Approval

Delaune Estates, 3rd Filing

The proposed subdivision is located on the west side of LA Hwy. 73 approximately 750' south of White/Duplessis Rd. in Council District 4 and is zoned Medium Intensity Residential (RM). The application is on behalf of Lynn Levy Land Co., LLC by Quality Engineering & Surveying, LLC.

The entire property consists of +/-86.5 acres. The applicant is proposing a final plat for the third filing of a major subdivision on +/- 24.5 acres containing 70 lots with a minimum size of 6,890 square feet. The overall subdivision will contain 2.94 acres of park space, with all of that being on the amenity site between Lots 48 and 49. This allowed reduction of park space required under the Stage 3 park space requirements, complying with the major subdivision regulations. Approximately 5%-10% of the site in FEMA flood zone AE. This is the area adjacent to Bayou Goudine. There are 12.68 acres of wetlands on the entire site that the developer has mitigated for the project. Approximately 70% of the project drains to the upper end of Bayou Goudine located on the eastern end of the property with the remaining 30% draining into Bluff Swamp to the west. Sewer will discharge to Bayou Goudine and must comply with the recent DEQ TMDL requirements for discharge. 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 July 06, 2023. Additionally, an Infrastructure Development District was created for the 3rd Filing by action of Council on January 16, 2025.

Project Timeline:

- July 14, 2021 – Planning Commission approves preliminary plat.
- February 8, 2022 – Minor revision to the Preliminary Plat approved by Staff
- March 04, 2022 - Construction plans approved.
- July 6, 2023 - Sewer dedication and fee waivers granted by Parish Council.

- November 8, 2023 – First filing Final Plat approved by Planning Commission
- December 11, 2024 – Second Filing Plat approved by Planning Commission
- March 31, 2025 – Final Inspection Performed for the 3rd Filing
- January 16, 2025 – Infrastructure Development District created.

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

ENGINEERING DEPT/ERA OUTSTANDING ITEMS: (see attached punch list/inspection letter from final inspection) (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 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 and the Final Plat recorded 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 January 16, 2025. The streets will be accepted into the Parish maintenance system upon final inspection at the end of the maintenance period.

Commission Action: Moved by Mr. Max Nassar, seconded by Mr. Nicholas Miller and unanimously adopted, to approve the consent agenda as presented.

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

A. Larry P. Brignac Property – Lot A-2-A-1 and A-2-A-2

The subject property is located on LeJon Lane, located off the end of Burnt Cane Road and approximately 1,387' south of Butch Gore Road, in Council District 6 and is zoned Conservation (C). The application is on behalf of Larry P. Brignac by McLin Taylor, Inc.

The Applicant is proposing a family partition of Lot A-2-A (15.916 acres) into **Lot A-2-A-1** (8.803 acres) and **Lot A-2-A-2** (7.113 acres). Lot A-2-A-1 is being retained by the applicant and Lot A-2-A-2 is being donated to a daughter.

STAFF REVIEW COMMENTS

Comments sent to McLin Taylor, Inc. on 3/18/2025.

1. Show 12' utility servitude as noted, (covered by bearing).
2. Only two (2) lots are being created. Note #2 needs to be deleted.
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.

No comments.

Public hearing was closed.

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

B. Alton E. Kelley Property – Lot C-1-B-1-A, C-1-B-1-B and C-1-B-2-A

The subject property is located on Nathans Lane, north of LA Hwy 933 and approximately 403' east of Henderson Bayou Road, in Council District 5 and is zoned Rural (R). The application is on behalf of Nathan C. Bourque by McLin Taylor, Inc.

The Applicant is proposing a family partition of Lot C-1-B-1 (2.439 acres) into **Lot C-1-B-1-A** (0.623 acres) and **Lot C-1-B-1-B** (1.758 acres). The remaining .058 acres is being exchanged into Lot **C-1-B-2-A** (0.619 acres), a lot created by a prior family partition. Lot C-1-B-1-A is being donated to a son and Lot C-1-B-1-B is being retained by the applicant.

STAFF REVIEW COMMENTS

Comments sent to McLin Taylor, Inc. on 3/18/2025.

1. Label 30' Priv. Serv. Access as "Existing".
2. Label 12' Utility Servitude as "Existing".
3. Label owner of Lot C-1-B-2-A on plat.
4. 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.

No comments.

Public hearing was closed.

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

C. Pierre Zeringue Property – Lot 4-A and 4-B

The subject property is located on the north side of Paille Drive (approximately ¼ mile south of Bluff Oaks Ave.), approximately 830' east of Bluff Road, in Council District 4 and is zoned Medium Intensity Residential (RM). The application is on behalf of Brady Paille by Earles and Associates, LLC.

The Applicant is proposing a family partition of Lot 4 (1.009 acres) into **Lot 4-A** (0.507 acres) and **Lot 4-B** (0.502 acres). Lot 4-A is being retained by the applicant and Lot 4-B is being donated to a son.

STAFF REVIEW COMMENTS

Comments sent to Earles and Associates, LLC on 3/18/2025.

1. 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."
2. Correct spelling is 'Zeringue'. Verify and correct if necessary.
3. Records show a mobile home on lot. All buildings must be shown on plat. Verify and correct if necessary.
4. Revise Private Access Servitude note. Lot numbers need to reflect plat.
5. A waiver request of the required 30' private servitude of passage will need to be granted by the Planning Commission for the existing 20' PSOP to remain. If approved, this must be noted on map prior to signing and recording.
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 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. Gabriel Villavaso with Earles and Associates, LLC presented this family partition

Mr. Nicholas Miller abstained from this agenda item.

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Max Nassar, seconded by Mr. Randy Clouatre, Jr. and unanimously adopted, this family partition was approved by the following roll call vote:

YEAS: Mark Villa, Wade Schexnaydre, Max Nassar, Randy Clouatre, Jr., Erik Jones

NAYS: None

ABSTAINED: Nicholas Miller

ABSENT: Michele Unitas

(5) YEAS; (0) NAYS; (1) ABSTAINED; (1) ABSENT and the motion carried.

XI. Adjourn

A motion was made by Mr. Randy Clouatre, Jr., the meeting adjourned at 6:08 p.m.

Wade Schexnaydre, Chairman

ATTACHMENT A

<i>April, 2025</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.
Ascension Commerce Center II-1st Filing-Magnolia Ridge	End of Industriplex Ave. approx. 1,350' North of LA Hwy 30	18	6/12/2024	9/13/2024		Preliminary Plat Approved- 6/12/2024	Repair/widen Industriplex, Dir. review lots 1&2 for alleys, asphalt	Quality Engineering& Surveying & Monceaux Buller & Assoc., LLC	Axios Capital Partners, LLC	No
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
Delaune Estates-3rd Filing	West Side of LA Hwy 73 at Duplessis Road	70	7/14/2021	11/2/2021	3/4/2022	Final Plat-3rd Filing Applied for 1/31/2025	No Conditions	Quality Engineering& Surveying	Lynn Levy, 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
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
Pelcn Point-Pelican Isle Commons Townhomes-Phase V	LA Hwy 44, 1/2 mile north of LA Hwy. 22 off end of Drivers Lane	11	2/13/2002	4/18/2020	7/17/2022	Final Plat Applied for-3/10/2025	No Conditions	Quality Engineering& Surveying	Doug Diez	No-Private
Pelican Point-14th F-Phases 1 &2 Sunset Bend (FKA 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	Quality Engineering& Surveying	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

March 28, 2025

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

**RE: Pelican Isles (Phase V)
Pelican Point Golf Community
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. Please use updated [checklist](#) from the Ascension Parish Website dated 11/18/2024. **Comment has been addressed.**
2. Please include overall subdivision name (Pelican Point Golf Community) in the title block. **Comment has been addressed.**
3. This property is only in Section 7. Therefore, within the title block, revise accordingly. **Comment has been addressed.**
4. Add preliminary plat approval date (2/13/2002). **Comment has been addressed.**
5. Base flood elevation is 8.6' per the approved construction documents and floodplain administrator. **Comment has been addressed.**
6. Add line to general subdivision information to include variances and waivers as per final plat checklist item D.3. List any Variances and/or Waivers or specifically Note 'None'. Note date that variance/waiver was approved (e.g. '9/15/2016 Council Approval', or '6/15/2013 Planning Commission Approval'). **Comment has been addressed.**
7. Under general notes, item 7, revise statement to read "...constructed a minimum of one foot above..." **Comment has been addressed.**
8. Remove item 9 under General Notes, as it is no longer needed. **Comment has been addressed.**
9. Include road width and pavement thickness to the streets line under General Subdivision Information per checklist item D.9. **Comment has been addressed.**
10. Update high school information to St. Amant High School per assessor's map. **Comment has been addressed.**
11. Please note sanitary sewer as public or private under general subdivision information. **Comment has been addressed.**
12. There were no side or rear setbacks provided. Please include all appropriate building setbacks as per Appendix I Table B of the Unified Land Development Code or note waiver or variance. **Comment has been addressed.**
13. Note the acreage of Tract TH-2-A-1-A, per checklist item E.3. **Comment has been addressed.**
14. Add reference to Ascension Parish Benchmark as per checklist item E.5. **Comment has been addressed.**
15. Please label township lines in the vicinity map per checklist item E.7. **Comment has been addressed.**
16. Please include note G.6. from the final plat checklist. **Comment has been addressed.**
17. Please include note G.11. from the final plat checklist. **Comment has been addressed.**
18. Please include note G.12. from the final plat checklist. **Comment has been addressed.**

19. Replace the "Road and Street Note" with the following note in bold print: ***"The streets and roads of this Subdivision are Private Roads and are the responsibility of the homeowners and homeowner's association. No Road or Street in this subdivision can be maintained by Parish Government."*** **Comment has been addressed.**
20. Add "Private Driveway Dedication Statement" and "Private Use and Maintenance Note" per the checklist. **Comment has been addressed.**
21. Note that verbiage regarding the CEA for maintenance of the bulkhead is to be included on the final plat with the agreement instrument number noted, before approval of the plat is granted. **Parish will provide the developer with the statement that is to be added to this plat prior to final recordation, once the CEA for maintenance has been completed and recorded.**

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

1. No comments

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: Corey Blanchard, P.E., Quality Engineering & Land Surveying, LLC

March 26, 2025

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

**RE: Pelican Isle Commons Townhomes-PH V
Pelican Point Golf Community
Final Inspection Letter**

Dear Mr. Poche:

The final inspection for the above referenced project was held on Monday, March 24, 2025. The contractor, project engineer's representative, inspection department, planning department, traffic department, drainage 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 should contact the subdivision inspection department when these items are completed and ready for final approval by each of the departments:

Project Closeout

1. Provide the following closeout items if not already provided:
 - a. Provide updated 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).
 - b. Provide updated 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. Provide all testing reports if not already submitted.
 - d. Any applicable sewer agreement with the Parish needs to be completed prior to the Final Plat being signed.

Final Plat Items

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

Drainage

1. There seems to be ponding at the rear of Lots 53-54. Adjust grading to allow for adequate drainage.
2. The grading around Inlet M-2 does not seem finished and has steep slopes. Adjust accordingly.

Roadway

1. Curbs that are cracked are marked in orange paint.

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: Corey Blanchard, P.E., Quality Engineering & Surveying, L.L.C.

February 21, 2025

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

**RE: Pelican Isle Bulkhead (PPCG)
Final Inspection Letter (2nd)**

Dear Mr. Poche:

The final inspection for the above-mentioned project was held on Thursday, February 13th, 2024, based on the final inspection letter sent on January 31, 2025. The inspection department, planning department, and department of public works were present. By electronic copy of this letter, we are transmitting compiled comments received from all parties to the engineer. The engineer or contractor should contact the subdivision inspection department when these items are completed and ready for final approval by each of the departments. Any new comments are in **BOLD**:

Project Closeout

1. *Previous comment:* Provide the following closeout items if not already provided:
 - a. Provide updated as-builts for the bulkhead. **Within the as-built, include spot elevations and a swale (if needed) to confirm that there is an overflow route at the inlet behind Lot 46-A. This is to confirm that if the inlet were to back up, water will drain away from the dwelling.**
 - b. Provide all testing reports if not already submitted.

Final Plat Items

1. Provide all required items for a Final Plat submittal.
2. *Previous comment:* Provide a CEA and a statement on the final plat agreeing the maintenance of the bulkhead, drainage maintenance related to the bulkhead, and vegetation management signed by the developer. **Ascension Parish is currently finalizing the CEA that will be sent to the applicant when it is completed.**

Bulkhead Items

1. *Previous comment:* All areas on the upstream side of the bulkhead need to be compacted and filled to the top plate of the bulkhead as much as possible. **Comment has not been fully addressed and needs additional attention to prevent ponding, settling and voids behind the bulkhead.**
2. *Previous comment:* The slopes downstream of the bulkhead need to be dressed and blended into the bulkhead. **Comment has not been addressed.**
3. *Previous comment:* Per the Pre-Construction meeting reshape and prep the East point of the cut and install rip rap. **Comment has not been fully addressed. All rip-rap must have fabric underneath and be blended into the surrounding grade(s).**
4. *Previous comment:* Install rip rap at the downstream end of the bulkhead at the culvert intersections. **Comment has not been fully addressed. All rip-rap must have fabric underneath and be blended into the surrounding grade(s).**
5. *Previous comment:* Provide positive drainage away from the bulkhead to prevent water from ponding or settling at the back side of the bulkhead. **Comment has not been fully addressed and needs additional attention to prevent ponding, settling and voids behind the bulkhead.**

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: Corey Blanchard, P.E., Quality Engineering & Surveying

March 6, 2025

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

**RE: Delaune Estates 3rd 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**).

1. Provide a completed "Final Plat Review Submittal Checklist-Maj/Min Subdivision" signed and dated by surveyor.
CSRS response: Comment addressed.
2. All Sheets: Add North arrow to vicinity map per checklist item A.1.
CSRS response: Comment addressed.
3. All Sheets: Show section and township lines per checklist item B.2.
CSRS response: Comment addressed.
4. All Sheets: Label the ponds per checklist item E.11.
CSRS response: Comment addressed.
5. Sheets 1 and 3: The property line of tract C7 is crossing the ROW of White Road. Confirm that this is correct or revise accordingly.
CSRS response: Comment addressed.
6. Sheet 1: Label lot 244.
CSRS response: Comment addressed.
7. Sheet 2: Trim the 30' Public Servitude lines within Tracts C6 and C5.
CSRS response: Comment addressed.
8. Sheet 2: Fix the 53.68' overlapping Public Servitude line within Tract C6 located inside inset J.
CSRS response: Comment addressed.
9. Sheet 3: The 15' Public Drainage Servitude between lots 177 and 178 should be revised to 20' Public Drainage Servitude. Revise accordingly.
CSRS response: Comment addressed.
10. Sheet 3: Based on the 2nd filing, the Existing 15' Public Drainage Servitude between lots 175 & 152 should be revised to Existing 20' Public Drainage Servitude. Revise accordingly.
CSRS response: Comment addressed.
11. Sheet 4: Pond inset "C", the 17' Private Drainage Servitude should be revised to 17' Public Drainage servitude based on the 2nd filing.
CSRS response: Comment addressed.
12. Sheet 5: Pond inset "L", the 15' Public Drainage Servitude should be revised to 15' Private Drainage servitude based on 2nd filing.
CSRS response: Comment addressed.

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

1. No comments.

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: Christopher Cook, Quality Engineering & Land Surveying, LLC.

April 2, 2025

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

**RE: Delaune Estates 3rd Filing
Final Inspection Letter**

Dear Mr. Poche:

The final inspection for the above referenced project was held on Monday, March 31, 2025 at 1:30pm. The contractor, project engineer's representative, inspection department, planning department, traffic department, drainage 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 should contact the subdivision inspection department when these items are completed and ready for final approval by each of the departments:

Project Closeout

1. Provide the following closeout items if not already provided:
 - a. Provide updated 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 the drainage section of this letter for more information).
 - b. Provide updated 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. Provide all testing reports if not already submitted.
 - d. Any applicable sewer agreement with the Parish needs to be completed prior to the Final Plat being signed.

Final Plat Items

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

Drainage

1. Regrade the slopes within the ditch around the culvert on both sides of the White Rd. driveway (3:1 maximum) and provide riprap along the slopes to the bottom of the ditch to prevent future washout.
2. There seems to be construction debris within Structure K1.1. Remove debris from all drainage structures to ensure no blockages occur.
3. Hydroseeding has been washed away in some areas due to the heavy rain and will need to be reseeded in all applicable areas.
4. Top of Grate AA1 seems higher than the surrounding ground. Regrade accordingly.

Roadway

1. Cracks in asphalt and curbs are marked in orange paint.
2. There are several instances of the asphalt not fully being compacted against the concrete curb that must be addressed and sealed or repaired.
3. All roadways will be reinspected to verify the punch list items and/or any deficiencies have been corrected prior to signing and recording of the final plat.

Erosion Control

1. The developer/owner must continue to maintain erosion control measures as stipulated by the owner's SWPPP throughout the home building process.
2. Structure J13 has excessive silt around the inlet. Ensure that all structures have kept sediment below bottom of inlet pipes.
3. Regrade the slopes within the ditch around the culvert on both sides of the White Rd. driveway (3:1 maximum) and provide riprap along the slopes to the bottom of the ditch to prevent future washout.

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: Corey Blanchard, P.E., Quality Engineering & Surveying, L.L.C.