

St. James Parish Government

P. O. Box 106
Convent, Louisiana 70723-0106
(225) 562-2260
FAX (225) 562-2279
TDD: (225) 562-8500

Peter A. Dufresne
Parish President

To: Planning Commission

Date: Friday, July 31, 2020

Re: Special Meeting Notice

The St. James Parish Planning Commission will hold a special meeting on **Monday, August 3, 2020 at 6:00 p.m.**, via teleconference. Enclosed for your review are minutes of the previous regular meeting, and a copy of the tentative agenda.

If you have any questions, please feel free to contact the Planning & Permitting Office at (225)562-2264.

Sincerely

Marrill McKarry

Marrill McKarry
Planning & Permitting supervisor
St. James Parish Government

MM

Attachments

Richard Webre
Director of
Operations

Felix Boughton
Director of
Finance

Ingrid Bergeron-LeBlanc
Director of
Human Resources

Eric Deroche
Director of
Emergency Preparedness

ST. JAMES PLANNING COMMISSION MEETING
SPECIAL MEETING AGENDA
Monday, August 3, 2020 - 6:00 p.m.

Based on Proclamation Number 84 JBE 2020 regarding COVID-19, the St. James Parish Council (the "Planning commission") has determined that it will meet via teleconference at the date and time indicated. The Council certifies that it will otherwise be unable to operate due to quorum requirements. If a member of the public would like to make a public comment on any agenda item, please do one of the following: 1) Send an email, prior to the meeting, to the Permitting & Planning Supervisor (marrill.mckarry@stjamesparishla.gov) stating the agenda item you want to submit a comment upon, along with your full name, address, and your written comments, which will be read into the record of the meeting; or 2) Dial into the teleconference line at **(225) 331-8183** and enter conference access code **0538542**. You will be allowed to comment during the Public Comment item of the agenda on any matter requiring a vote of the planning commission.

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

1. June 29, 2020 Minutes

III. CORRESPONDENCE

1. DOTD issued Stop Work Order for Richard Reulet- (Sugarview Estates Subdivision Plot 18-28)

IV. PRESENTATION AND PUBLIC COMMENTS

1. Presentation – None
2. Public Comments - (on agenda items)

V. RESUBDIVISION OF PLOT – OLD BUSINESS

1. Plot #: 20-11 (Tabled from 06/29/2020 meeting) PC: 06-29-2020

Plot Name: Hester Plantation

Request: Requesting Preliminary approval to Resub divide the family subdivision of Lot 1-A3-1 of the Hester Plantation into lots herein designated as Lot 1-A3-1A, 1-A3-1B, and 1-A3-1C of Hester Plantation.

Section-Township-Range: Section 57, T-11-S, R-4-E

Elevation: x3.8

Proposed Land Use: Residential

Number of Lots: 3

Lot Size: 1-A3-1A (1.23 Acres), 1-A3-2B (0.61 Acres), 1-A3-1C (1.23 Acres),

Land Use Designation: Residential

Owner/Developer: Matt Milazzo

Status: Pending the Letter of No Objection from LaDHH and the Deliverance of CAD File

VI. RESUBDIVISION OF PLOT – NEW BUSINESS

1. Plot #:20-13 PC: 06-27-2020

Plot Name: Brookelyn Road Subdivision

Request: Requesting Preliminary approval to resub-divide the family resubdivision of Lot 1G into lots herein designated as lots 1G-1, 1G-2, and 1G-3 of the Brookelyn Road Subdivision.

Section-Township-Range: Section 13, T-13-S, R-17-E

Elevation: x6.0

Proposed Land Use: Residential

Number of Lots: 3

Lot Size: 1G-1 (1.18 Acres), 1G-2 (1.18 Acres), 1G-3 (1.18 Acres),

Land Use Designation: Residential

Status: Pending the Letter of No Objection from LaDHH and the Deliverance of CAD File

Owner/Developer: Edward & Patti Hymel

2. Plot #: 20-14 PC: 06-27-2020

Plot Name: Oak Alley Plantation

Request: Requesting Preliminary approval to Resubdivide a portion of Oak alley Plantation into lots herein designated as Lot 2-OA, 3-OA, and 4-OA and to create a 40' access servitude over a portion of Oak Alley Plantation.

Section-Township-Range: Section 7, T-12-S, R-17-E
Elevation: x13.5' and greater
Proposed Land Use: Residential
Number of Lots: 3
Lot Size: 2-OA (6.9882 Acres), 3-OA (17.9308 Acres), 4-OA (6.1996 Acres),
Land Use Designation: Residential
Status: Pending the Letter of No Objection from LaDHH and the Deliverance of CAD File
Owner/Developer: Zeb Mayhew, Jr.

3. Plot #: 20-15

PC: 06-27-2020

Plot Name: Resub of Tract M-1
Request: Requesting Preliminary approval to resubdivide Tract M-1 into Tracts herein designated at Tract M-1-A and Tract M-1-B.
Section-Township-Range: Section 29 & 30, T-12-S, R-4-E
Elevation:
Proposed Land Use: Residential
Number of Lots: 27
Lot Size: M-1-A(129.557 acres) and Tract M-1-B(3.400 acres)
Land Use Designation: Residential
Status: Pending the Letter of No Objection from LaDHH and the Deliverance of CAD File
Owner/Development: ACBL Transportation Services, LLC

VII. OTHER ORDINANCE MATTERS

1. None

VIII. LAND USE- OLD BUSINESS

1. None

IX. LAND USE- NEW BUSINESS

1. None

X. EXECUTIVE SESSION

1. None

XI. ADJOURNMENT

**PROCEEDINGS OF THE PLANNING COMMISSION, PARISH OF ST. JAMES, STATE OF LOUISIANA,
TAKEN AT A REGULAR MEETING ON MONDAY, JUNE 29, 2020.**

The Planning Commission of the Parish of St. James, State of Louisiana, met in regular session at the Courthouse in Convent, Louisiana on Monday, June 29, 2020 at 6:00 p.m.

PRESENT: Glenn Millet, Dean Millet, Danny St. Pierre, Mike Krumholt, Anthony Boudreaux, Johnny Lawrence, Arthur Matherne, Jon Hotard, and Ralph Becnel

ABSENT: Sue Bier (Non-Voting)

OTHERS IN ATTENDANCE: Marrill McKarry, Rick Webre, and Vic Franckiewicz

MINUTES

Motioned by D. St. Pierre and seconded by A. Matherne to approve the minutes of the May 18, 2020 meeting. All in favor. Motion carried.

CORRESPONDENCE

1. None

PRESENTATION AND PUBLIC COMMENTS

1. Presentation- None
2. Public Comments – (on agenda items)

RESUBDIVISION OF PLOT - OLD BUSINESS

1. None

RESUBDIVISION OF PLOT - NEW BUSINESS

1. **Hester Plantation (Plot # 20-11)** Requesting preliminary approval to Resub divide the family subdivision of Lot 1-A3-1 of the Hester Plantation into lots herein designated as Lot 1-A3-1A, 1-A3-2B, and 1-A3-1C of Hester Plantation. A. Matherne motion to table plot for lack of representation and was seconded by R. Becnel.
2. **Parkview Estates (Plot # 20-12)** Represented by Scott Poirrier. Requesting preliminary approval to develop Parkview Estates a 27-lot public subdivision. D. Millet motion to approved and was seconded by D. St. Pierre. Pending Letter of No Objection, and the deliverance of CAD file.

OTHER ORDINANCE MATTERS

1. None

LAND USE- PUBLIC HEARINGS

1. None

LAND USE- OLD BUSINESS

1. **Illinois Central (IC) Item # 20-08** Represented by Josh Gordon. Requesting approval to proposes installation of approximately 3.936 feet (0.75- mile) of east siding and approximately 1446 feet (0.27-mile) of west siding at the proposed CMT Improvement site, and approximately 8.096 feet (1.53 mils) of east and west siding at the proposed CMT South Improvement site. The length of the project. The requested approval would require a recommendation by the Planning Commission and final action by the Parish Council under Section 82-25(e) of the St. James Parish Code of Ordinances (as renumbered). Within the Industrial land use area, the approval authority rests with the Planning Commission. Pursuant to Section 82-25(g)(4), the Planning Commission gives notice that it will take up the application and consider making a recommendation.

Commissioner D. St. Pierre moved, seconded by Commissioner A. Boudreaux, for adoption of the following resolution regarding the land use application of Illinois Central (Item #20-08):

**A RESOLUTION APPROVING THE APPLICATION OF ILLINOIS CENTRAL, IN PART, AND
RECOMMENDING APPROVAL, IN PART, UNDER THE ST. JAMES PARISH LAND USE ORDINANCE,
WITH CONDITIONS**

WHEREAS, Illinois Central (“IC”) applied for approval to construct side tracks in several locations on either side of its main rail line near Convent at the CMT terminal and in an area designated by IC as the CMT South Improvement Site in areas designated in the Land Use Plan for Industrial Use and for Residential Use, identified as Item #20-08 (the “Application”); and

WHEREAS, the Application has been presented to the planning commission, and after proper notice, public comments on the proposal were solicited.

NOW, THEREFORE, BE IT RESOLVED that under Section 82-25(f) of the St. James Parish Code of Ordinances, the planning commission hereby approves the Application for those portions of the project within designated Industrial Use areas, and under Section 82-25(e), recommends approval to the St. James Parish Council for those portions of the project outside of designated Industrial Use areas, subject to the conditions stated below.

A. Extent of Approval and Future Changes within the Facility Footprint: This approval is limited to the facility as presented in the Application, along with reasonable modifications or additions necessary to facilitate the proposed use, subject to the following limitations:

1. The footprint of any facilities shall not extend beyond that depicted in the Application, provided that access ways or servitudes for roads or infrastructure may be located outside of the footprint to the extent necessary to connect the facility to existing roads or infrastructure.
2. The facility must comply with all requirements of the Louisiana Department of Environmental Quality and all other public entities having regulatory jurisdiction.
3. Any modified or additional facilities not specifically identified in the application must be functionally similar to or integrated with the facilities expressly described in the Application.
4. The facility shall comply with Sections 30-52 through 30-59 of the St. James Parish Code of Ordinances (“Emergency Response and Mitigation of Regulated and Unregulated Material Incidents”).

B. Start Date Limitation. Construction must commence within 24 months after the last public entity regulatory approval is issued, or within 24 months after the termination of any administrative or judicial appeal process that may follow from the issuance of any required permit, whichever is later. For the purposes of this limitation, construction is defined as: permanent on-site fabrication, erection, or installation of the proposed facility (such as preloading, pile driving, installing structural supports and foundations, laying underground pipework or utilities, or constructing permanent structures) that is continuously pursued with reasonable diligence to complete the proposed facility within a reasonable time. Construction delays caused by natural disaster or labor disputes, and periods between operational phases of construction shall not be construed as interrupting construction that is otherwise continuously pursued.

BE IT RESOLVED that the planning commission finds that approval is appropriate under Section 82-25 of the St. James Parish Code of Ordinances, with specific reference to the factors described in Section 82-25(h) because the impacts of the proposed use would not be substantially different from the impacts of other allowable uses industrial areas, and the proposed use would not impair the ability of the parish to attract other beneficial development. With respect to the recommendation for the project outside of Industrial Use areas, and in accordance with Section 82-25(e), the planning commission finds that the proposed use is compatible with surrounding uses and the adverse impacts are inconsequential.

BE IT FURTHER RESOLVED that the planning commission has considered the need for a buffer zone under Sections 82-25(i)(2) and 82-25(j) of the St. James Parish Code of Ordinances, and that the commission finds that the proposed facility does not require a buffer zone because of the limited nature of the use, its similarity to existing uses in the area, its location within and adjacent to industrial areas, its distance from other potentially impacted uses, and its limited impacts.

Roll call vote: D. Millet- yes, M. Krumholt- yes, A. Boudreaux- yes, J. Lawrence- no, A. Matherne- yes, R. Becnel-absent, J. Hotard- yes, D. St. Pierre- no, G. Millet-yes. Motion carried.

LAND USE- NEW BUSINESS

CMT Liquids Terminal LLC (Informational Item # 20-09) Represented by Mickey Gauldin. Requesting approval to install the proposed Project is a crude by rail destination terminal, located at the existing Raven Energy LLC, Convent Marine Terminal. The Project will include the addition of six (6) crude oil tanks, pumps, piping, pipe supports, hot oil heaters, and miscellaneous equipment and foundations. Two (2) tanks currently exist within the Project location. The Project will receive crude oil unit trains into the facility via existing tracks, with new rail access platforms, containment systems, and supports. The rail cars will be unloaded into the storage tanks. The crude oil will be stored in the storage tanks until pumped outbound to barges and ships on the existing two (2) ship docks. A marine vapor control system will also be installed, as required for vapor controls. Under St. James Parish Code of Ordinances, Section 82-25(f), the Planning Commission has decision-making authority over the proposed facility

Roll call vote: D. Millet- no, M. Krumholt- no, A. Boudreaux- no, J. Lawrence- no, A. Matherne- no, R. Becnel-no, J. Hotard- no, D. St. Pierre- no, G. Millet-no. Motion failed.

Oxy Chem-convent Plant (Informational Item # 20-10) Represented by Chris Guidry and Walter Lundin. Requesting approval for the proposed pipeline. Occidental has an existing brine pipeline that runs from Napoleonville to Hahnville on the west bank. This new 16" pipeline will tie into the existing line about 4 miles southwest of St. James, and from there it will run approximately 10.1 miles through agricultural and industrial property to the Oxy plant on Hwy 3214 in Convent. The pipeline will cross the river from the Ergon site on the west bank to the Mosaic site on the east bank. The requested approval would require a recommendation by the Planning Commission and final action by the Parish Council under Section 82-25(e) of the St. James Parish Code of Ordinances.

Commissioner A. Matherne moved, seconded by Commissioner A. Boudreaux, for adoption of the following resolution regarding the land use application of Occidental Chemical Corporation (Item #20-10):

A RESOLUTION APPROVING THE APPLICATION OF OCCIDENTAL CHEMICAL CORPORATION, IN PART, AND RECOMMENDING APPROVAL, IN PART, UNDER THE ST. JAMES PARISH LAND USE ORDINANCE, WITH CONDITIONS

WHEREAS, Occidental Chemical Corporation ("Oxy") applied for approval to construct a new 16" brine pipeline from approximately four miles southwest of St. James on the Westbank, crossing under the Mississippi River to the Oxy plant on Highway 3214 in Convent, in areas designated in the Land Use Plan for Industrial Use and for Agricultural Use, identified as Item #20-10 (the "Application"); and

WHEREAS, the Application has been presented to the planning commission, and after proper notice, public comments on the proposal were solicited.

NOW, THEREFORE, BE IT RESOLVED that under Section 82-25(f) of the St. James Parish Code of Ordinances, the planning commission hereby approves the Application for those portions of the project within designated Industrial Use areas, and under Section 82-25(e), recommends approval to the St. James Parish Council for those portions of the project outside of designated Industrial Use areas, subject to the conditions stated below.

- A. Extent of Approval and Future Changes within the Facility Footprint:** This approval is limited to the facility as presented in the Application, along with reasonable modifications or additions necessary to facilitate the proposed use, subject to the following limitations:
1. The footprint of any facilities shall not extend beyond that depicted in the Application, provided that access ways or servitudes for roads or infrastructure may be located outside of the footprint to the extent necessary to connect the facility to existing roads or infrastructure.
 2. The facility must comply with all requirements of the Louisiana Department of Environmental Quality and all other public entities having regulatory jurisdiction.
 3. Any modified or additional facilities not specifically identified in the application must be functionally similar to or integrated with the facilities expressly described in the Application.
 4. The facility shall comply with Sections 30-52 through 30-59 of the St. James Parish Code of Ordinances ("Emergency Response and Mitigation of Regulated and Unregulated Material Incidents").

B. Start Date Limitation. Construction must commence within 24 months after the last public entity regulatory approval is issued, or within 24 months after the termination of any administrative or judicial appeal process that may follow from the issuance of any required permit, whichever is later. For the purposes of this limitation, construction is defined as: permanent on-site fabrication, erection, or installation of the proposed facility (such as preloading, pile driving, installing structural supports and foundations, laying underground pipework or utilities, or constructing permanent structures) that is continuously pursued with reasonable diligence to complete the proposed facility within a reasonable time. Construction delays caused by natural disaster or labor disputes, and periods between operational phases of construction shall not be construed as interrupting construction that is otherwise continuously pursued.

BE IT RESOLVED that the planning commission finds that approval is appropriate under Section 82-25 of the St. James Parish Code of Ordinances, with specific reference to the factors described in Section 82-25(h) because the impacts of the proposed use would not be substantially different from the impacts of other allowable uses in industrial areas, and the proposed use would not impair the ability of the parish to attract other beneficial development. With respect to the recommendation for the project outside of Industrial Use areas, and in accordance with Section 82-25(e), the planning commission finds that the proposed use is compatible with surrounding uses and the adverse impacts are inconsequential.

BE IT FURTHER RESOLVED that the planning commission has considered the need for a buffer zone under Sections 82-25(i)(2) and 82-25(j) of the St. James Parish Code of Ordinances, and that the commission finds that the proposed facility does not require a buffer zone because of the limited nature of the use, its similarity to existing uses in the area, its location within and adjacent to industrial areas, its distance from other potentially impacted uses, and its limited impacts.

Roll call vote: D. Millet- yes, M. Krumholt- yes, A. Boudreaux- yes, J. Lawrence- yes, A. Matherne- yes, R. Becnel-absent, J. Hotard- yes, D. St. Pierre- yes, G. Millet-yes. Motion carried.

EXECUTIVE SESSION

1. None

Director of Operation Rick Webre recommended updating the parish ordinance with a cease and desist letter and order.

Chairman Glen Millet ask to put a sub committee meeting group together.

ADJOURNMENT

Motioned by A. Matherne and seconded by D. St. Pierre to adjourn. All in favor. Motion carried. Meeting adjourned at 7:00 p.m.

s/ _____
Glen Millet, Chairman

s/ _____
Michael Krumholt, Secretary



Office of Operations/District 61
Post Office Box 831 | Baton Rouge, LA 70821-0831
Phone: 225-231-4164 | Fax: 225-231-4184
cedric.lacour@la.gov

John Bel Edwards, Governor
Shawn D. Wilson, Ph.D., Secretary
Vicent C. Latino, Assistant Secretary

July 27, 2020

Mr. Richard Reulet, Jr.
23185 Reulet Road
Vacherie, LA 70090

SUBJECT: STOP WORK ORDER (Permits #61032530 & #61032846)

Dear Mr. Reulet Jr.:

Please allow this correspondence to serve as a “Stop Work Order” to install a right turn lane and left turn lane on LA 20 and to install an access connection to LA 20 across from LA 644. It has come to our attention that you no longer wish to pursue construction of a supermarket of which was the original basis for the traffic study the required turn lanes and highway access were derived from. Therefore, these permits are no longer current or valid and are hereby suspended effective immediately.

Furthermore, it has come to our attention that you are currently developing a subdivision (Sugarview Estates) in the surrounding property with the intent to tie in to LA 20 at two additional locations without a valid state permit. The three temporary access driveways off of LA 20 and ongoing drainage work/grading are therefore illegal and should cease immediately. In addition, our office will not be issuing residential driveway permits to the proposed 36+ fronting lots to LA 20 from the development until these matters are resolved in its entirety and to the satisfaction of the DOTD permits office.

The contractor is hereby ordered to **immediately** stop all work at this location due to violations of Title 70:

§507. Standards, Policies and Conditions for Utility Installations

D. Whenever it is discovered that work is being performed on highway right-of-way without a permit, or not in accordance with an issued permit, the work shall be stopped immediately and shall not continue until compliance is obtained.

G. Permits may be suspended or canceled if the permittee fails to comply with any DOTD policy, or fails to cooperate with DOTD personnel.

§1549. Failure to Comply

A. *Unlawful access connections shall be:*

3. any driveway, street, or other connection which is constructed without an access connection permit.

The contractor shall not resume work until this problem is resolved with the DOTD District 61 Permits Office. Also, be advised that you are currently liable for any damages or accidents in this area with NO liability or cost to DOTD.

All of the following requirements below are to be met before any further work is to continue:

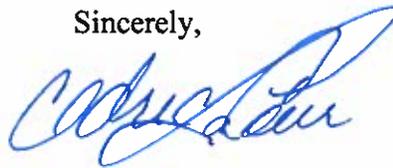
http://wwwsp.dotd.la.gov/Inside_LaDOTD/Divisions/Engineering/Traffic_Engineering/Traffic%20Engineering%20Permits/2.%20Preliminary%20Access%20Connection%20Request%20Form%20-%20Traffic%20Generator%20Only.pdf

1. Submit a copy of the above **Traffic Generator form** and three (3) sets of **final construction plans** no larger than 11"x17" and any additional information that is required shall be submitted to 8100 Airline Highway, Baton Rouge, LA 70815.
2. Final construction plans must be sealed, signed and dated by a Louisiana License Engineer. Preliminary plans will not be accepted.
3. A legible vicinity map shall be included with any permit request.
4. Page two of the request form must be signed with the original signature by the property owner or Power of Attorney prior to permit submittal. Scanned or faxed copies will not be acceptable. Contractors or consultants **are not** allowed to sign any request forms or permit certificates.
5. All information on the request form and construction plans shall coincide with one another and must be submitted at the same time and not separately.
6. A drainage impact study (DIS) **will** be required.
7. Reference must be made from the next nearest **state highway**. Reference from a city/parish road or any other landmark is unacceptable and will delay processing. (i.e. 1.4 miles south of US 61, on the east side of the highway).
8. LADOTD right of way must be **legible** on plans prior to permit submittal.
9. A new traffic study **will** be required. The number and location of driveways and resulting turn lanes that will be allowed on a state highway will be determined on a case-by-case basis by the DOTD District Traffic Section.
10. The maximum width for a commercial driveway is 36' (22' min.) with a maximum radius of 35' (min. 25'). Geometric dimensions are required for the proposed driveway. A 50' radii may be allowed if based on an auto turn template. Barrier curbs are not allowed in DOTD right of way.

11. Access connections on state highways are required to be constructed of hard-surface materials for a distance of 25 feet from the edge of travel lane of the outside lane closest to the right of way on the subject property. A typical section of the driveway must be included.
12. All correspondence will be mailed to the address stipulated on the Access Connection Permit Certificate (unless otherwise noted). Please contact the permits office if emailing of documents is preferred for further instructions.
13. A copy of the approved permit certificate must be available onsite at **all** times.
14. All drainage structures must be noted on plans/drawings (i.e. length, size, culvert material). Polyethylene pipe **will not be allowed** for commercial driveways.
15. Existing state route name, numbers, intersecting streets and existing driveways in the general vicinity must be shown on the construction plans.
16. Existing drainage structures or driveways to remain shall be shown and noted on the plans.
17. A Temporary Traffic Control Plan and DOTD Lane Closure Request Form shall be submitted prior to any lane closures.
18. A Project Permit shall be submitted for required and proposed turn lanes with stamped and signed final construction plans.
19. A Utility Permit along with Pipe Data Sheet is **required** to install any utilities (i.e. water, sewer, gas) in DOTD right of way and must be submitted by a public utility operating under the jurisdiction of the Louisiana Public Service Commission or is a federal, state, parish or municipal agency.

Should you require further assistance from my office in regards to this matter or other assistance in acquiring the correct permit application(s), please contact me at 225-231-4164.

Sincerely,



CEDRIC LACOUR
DISTRICT 61 PERMIT SPECIALIST

CL/jps

pc: Mr. Aaron Elisar, Area Engineer
Mr. Joshua P. Stutes, Assistant District Administrator – Engineering



LA HIGHWAY 642 (SIDE)

REMAINDER OF PARCEL 1
HESTER PLANTATION

AREA	
1-A3-1A	1.23 ACRES
1-A3-2B	0.61 ACRES
1-A3-3C	1.23 ACRES

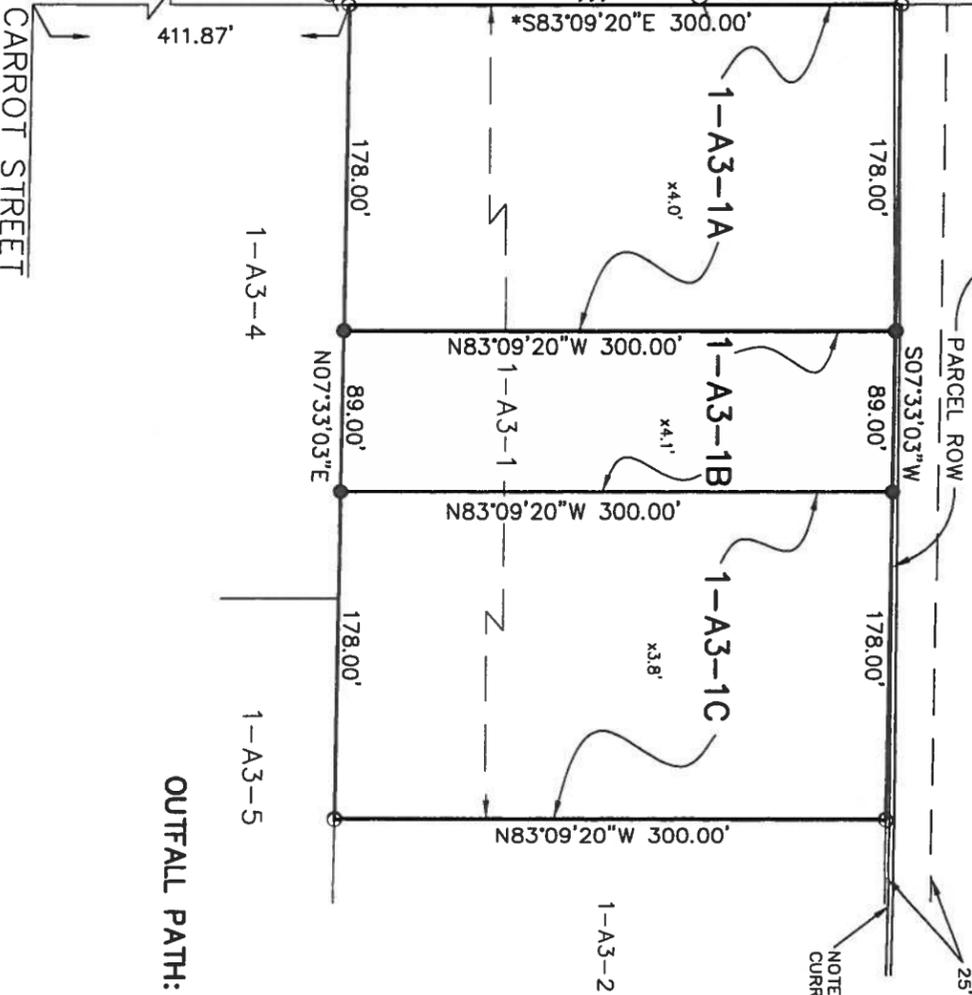
25' DRAINAGE SERVITUDE

NOTE: DITCH TO BE MAINTAINED BY
CURRENT OR FUTURE OWNERS

Y & MV RAILROAD (SIDE)
LA HIGHWAY 44 (SIDE)

LA HIGHWAY 3125

DITCH



OUTFALL PATH: FIELD DITCHES TO HESTER CANAL NORTH TO
EAST ST. JAMES PARISH M-2 CANAL TO BLIND RIVER

1/2" IRON ROD FOUND
1/2" IRON ROD SET
4.5' ELEVATION

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- x4.5' ELEVATION
- ⊗ FIRE HYDRANT
- ⊕ POWER POLE
- POWER LINE

CHAIRMAN

DATE

ST. JAMES PARISH PLANNING COMMISSION

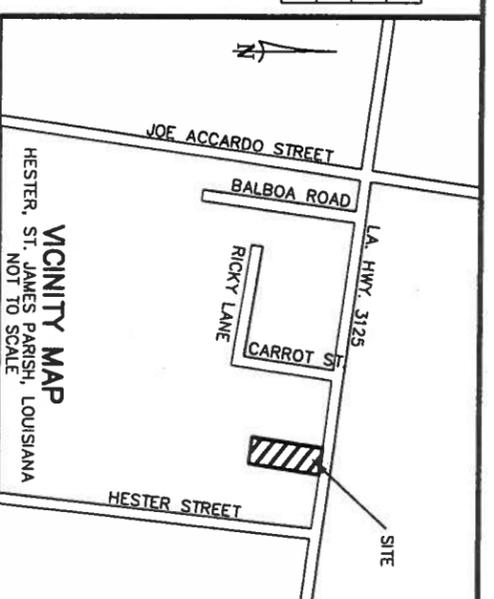
PARISH PRESIDENT

DATE

ST. JAMES PARISH COUNCIL

DEVELOPER: MATT MILAZZO
LA HIGHWAY 3125
PAULINA, LA 70763
225-869-4427

APPROVED:



TITLE: SURVEY PLAT AND FAMILY RESUBDIVISION OF LOT 1-A3-1 OF HESTER PLANTATION
INTO LOTS HEREIN DESIGNATED AS LOT 1-A3-1A, LOT 1-A3-1B & LOT 1-A3-1C
SITUATED IN SECTION 57, T-11-S, R-4-E,
HESTER, ST. JAMES PARISH, LOUISIANA.

DATE: OCTOBER 16, 2019

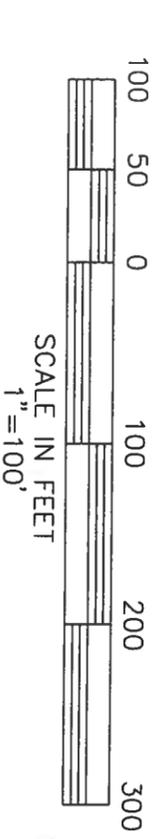
SURVEY REFERENCE: SURVEY PLAT AND FAMILY RESUBDIVISION OF LOT 1-A3 OF PARCEL 1 OF HESTER PLANTATION
INTO LOTS HEREIN DESIGNATED AS LOT 1-A3-1, LOT 1-A3-2, LOT 1-A3-3, LOT 1-A3-4, LOT 1-A3-5
& PARCEL ROW OF PARCEL 1 OF HESTER PLANTATION BY STEPHEN P. FLYNN, P.L.S. DATED MAY 30, 2017, REVISED 6/7/2017.

BASIS OF BEARING: *SOUTH RIGHT OF WAY OF LA HIGHWAY 3125 TAKEN FROM REFERENCED SURVEY PLAT.

FLOOD NOTE: THE SURVEYED PARCEL IS IN ZONE "X" PER FEDERAL INSURANCE RATE MAP NUMBER 22093C-0100C DATED 7/4/2011.

SURVEYOR'S NOTES:

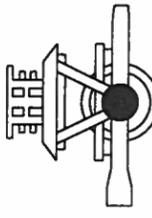
- A. THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLES WITH THE REQUIREMENTS OF LOUISIANA'S STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS B SURVEY.
- B. NO TITLE OPINION WAS PROVIDED TO THIS FIRM, THEREFORE NO CERTIFICATION IS GIVEN TO THE EXISTENCE OF OTHER SERVITUDES OR EASEMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN.
- C. MINIMUM SETBACK LINES AND SERVITUDES SHOWN ARE BASED ON THE REFERENCED SURVEY PLAT. THE APPROPRIATE PARISH AUTHORITY OR NEIGHBORHOOD REGULATORY BOARD SHOULD BE CONSULTED FOR FINAL DETERMINATION.
- D. ELEVATIONS HEREON DERIVED BY GPS UEGA SMARTNET SOLUTION DATED 10/16/2019 DATUM NAVD88 (GEOID 12A)



DRAWN BY: KPB

DRAWING NO. MM1518_W03623

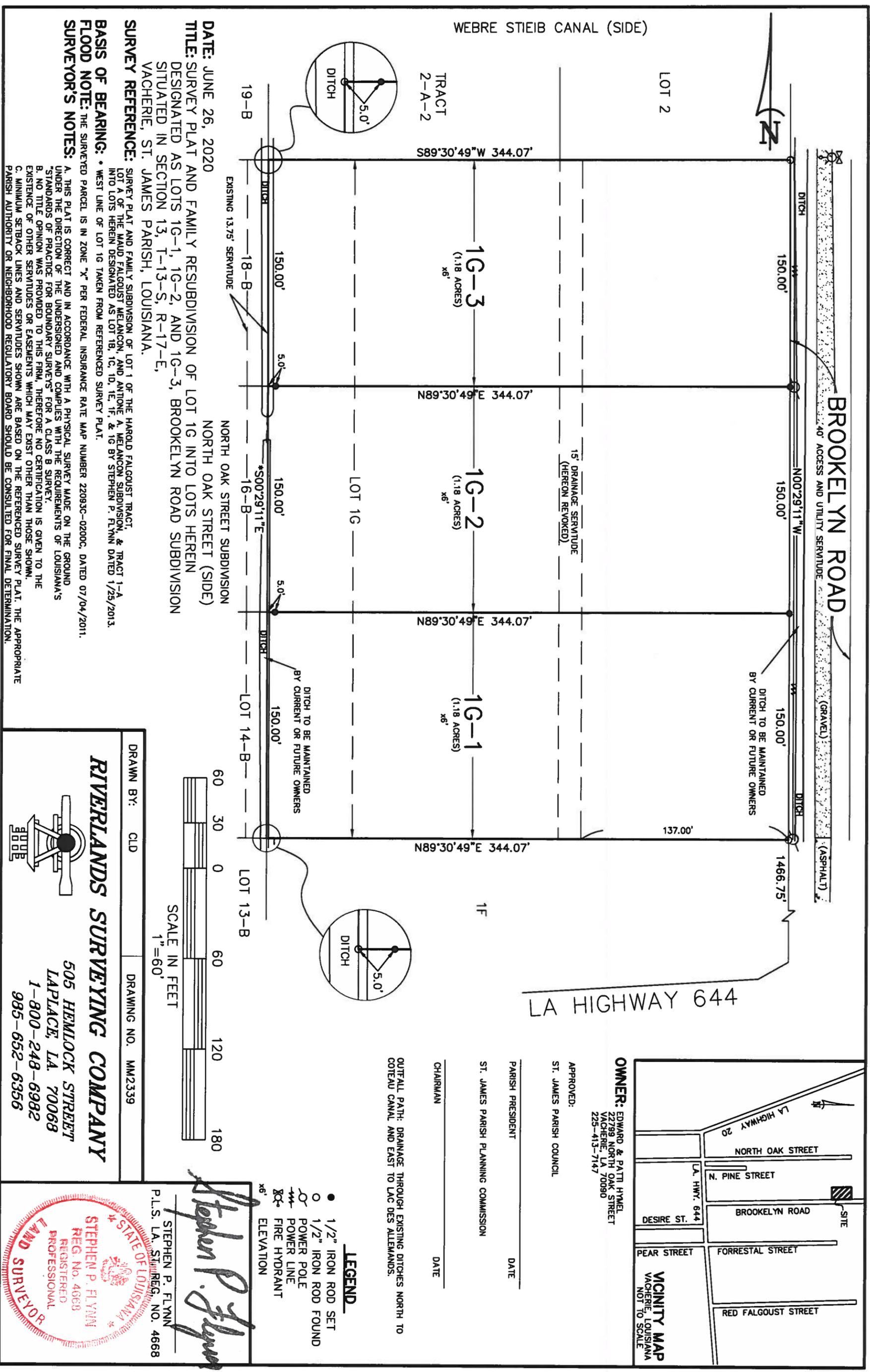
RIVERLANDS SURVEYING COMPANY



505 HEMLOCK STREET
LAPLACE, LA. 70068
1-800-248-6982
985-652-6356

STEPHEN P. FLYNN
P.L.S. LA. ST. REG. NO. 4668

20-11



DATE: JUNE 26, 2020

TITLE: SURVEY PLAT AND FAMILY RESUBDIVISION OF LOT 1G INTO LOTS HEREIN DESIGNATED AS LOTS 1G-1, 1G-2, AND 1G-3, BROOKELVYN ROAD SUBDIVISION SITUATED IN SECTION 13, T-13-S, R-17-E, VACHERIE, ST. JAMES PARISH, LOUISIANA.

SURVEY REFERENCE: SURVEY PLAT AND FAMILY SUBDIVISION OF LOT 1 OF THE HAROLD FALGOUT TRACT, LOT A OF THE MAUD FALGOUT MELANCON, AND ANTOINE A. MELANCON SUBDIVISION, & TRACT 1-A INTO LOTS HEREIN DESIGNATED AS LOT 1B, 1C, 1D, 1E, 1F, & 1G BY STEPHEN P. FLYNN DATED 1/25/2013. WEST LINE OF LOT 1G TAKEN FROM REFERENCED SURVEY PLAT.

BASIS OF BEARING: * WEST LINE OF LOT 1G TAKEN FROM REFERENCED SURVEY PLAT.

FLOOD NOTE: THE SURVEYED PARCEL IS IN ZONE "X" PER FEDERAL INSURANCE RATE MAP NUMBER 22093C-0200C, DATED 07/04/2011.

SURVEYOR'S NOTES:

- THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLES WITH THE REQUIREMENTS OF LOUISIANA'S "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS B SURVEY.
- NO TITLE OPINION WAS PROVIDED TO THIS FIRM, THEREFORE NO CERTIFICATION IS GIVEN TO THE EXISTENCE OF OTHER SERVITUDES OR EASEMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN.
- MINIMUM SETBACK LINES AND SERVITUDES SHOWN ARE BASED ON THE REFERENCED SURVEY PLAT. THE APPROPRIATE PARISH AUTHORITY OR NEIGHBORHOOD REGULATORY BOARD SHOULD BE CONSULTED FOR FINAL DETERMINATION.

DRAWN BY: CLD DRAWING NO. MM2339

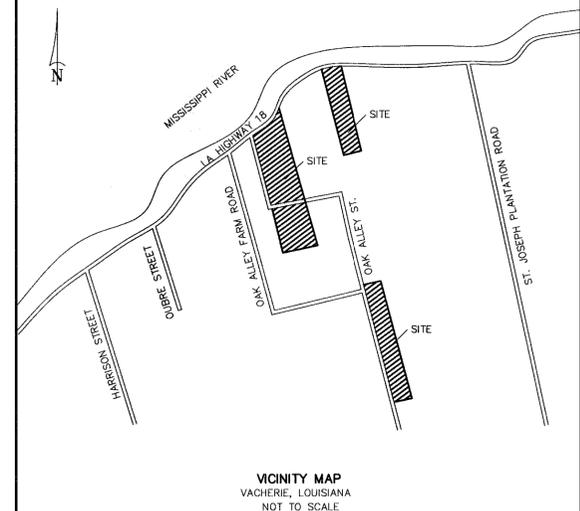
RIVERLANDS SURVEYING COMPANY

505 HEMLOCK STREET
LAPLACE, LA. 70068
1-800-248-6982
985-652-6356

STEPHEN P. FLYNN
P.L.S. LA. ST. REG. NO. 4668

STEPHEN P. FLYNN
REG. NO. 4668
REGISTERED PROFESSIONAL
LAND SURVEYOR

**SURVEY PLAT AND RESUBDIVISION OF A PORTION OF OAK ALLEY PLANTATION
 INTO LOTS HEREIN DESIGNATED AS LOT 2-OA, 3-OA & 4-OA
 AND TO CREATE A 40' ACCESS SERVITUDE OVER A PORTION OAK ALLEY PLANTATION
 SITUATED IN SECTION 7, T-12-S, R-17-E
 VACHERIE, ST. JAMES PARISH, LOUISIANA**



DEVELOPER: ZEB MAYHEW, JR.
 OAK ALLEY PLANTATION
 3645 LA HIGHWAY 18
 VACHERIE, LA 70090
 225-265-2151

APPROVED:

ST. JAMES PARISH COUNCIL _____ DATE _____

PARISH PRESIDENT _____ DATE _____

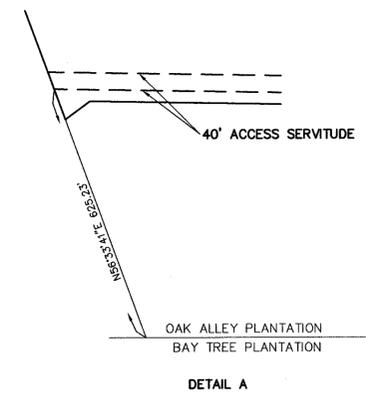
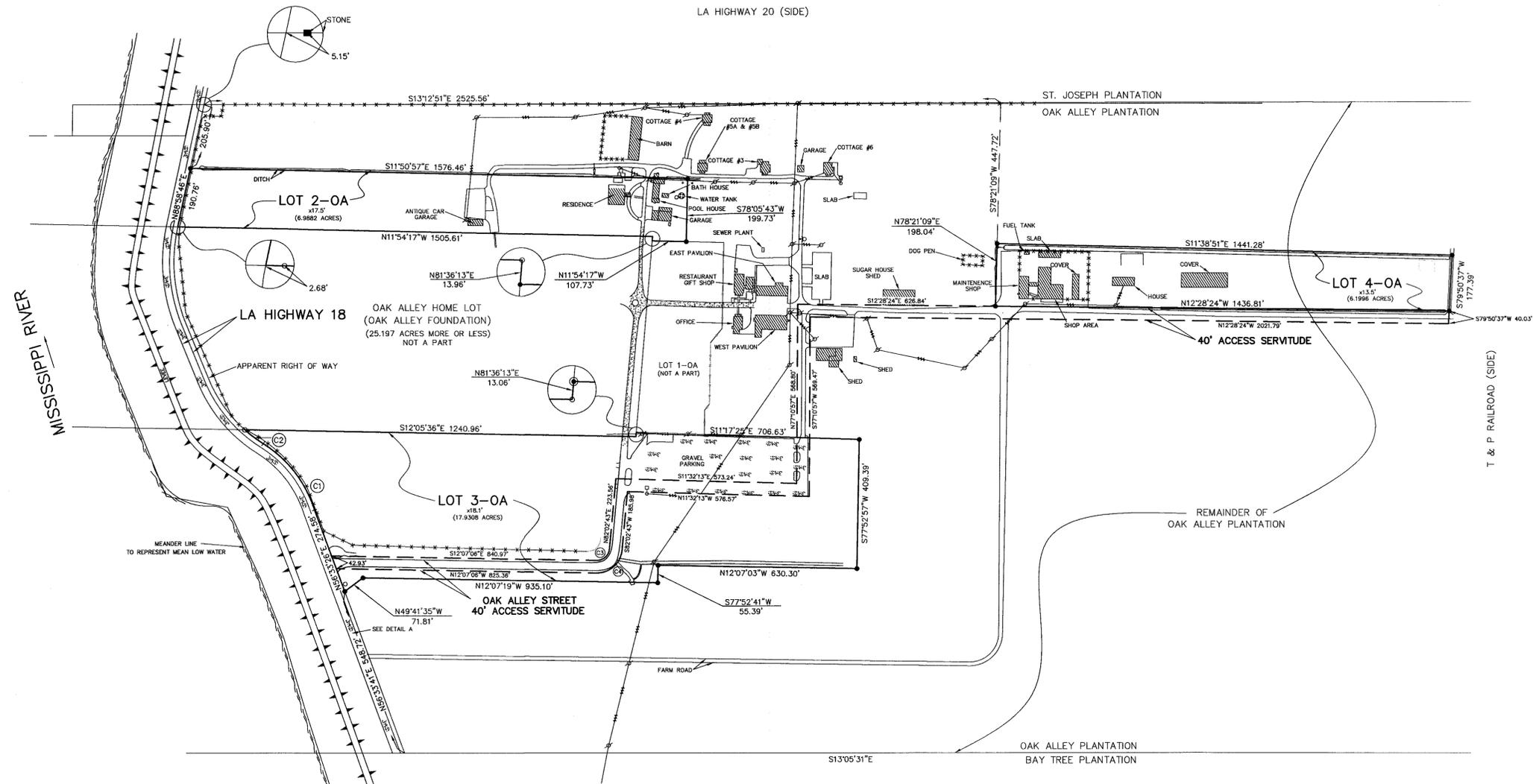
ST. JAMES PARISH PLANNING COMMISSION _____ DATE _____

CHAIRMAN _____ DATE _____

DRAINAGE NOTE:
 DITCHES TO BE MAINTAINED BY FUTURE OR CURRENT OWNERS

OUTFALL PATH:
 DRAINAGE SOUTH TO FIELD DITCHES TO OAK ALLEY CANAL TO ST. JAMES PARISH CANAL TO BAYOU CHEVREIL

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	271.22'	392.55'	N39°03'10"E 265.86'
C2	73.76'	445.00'	S24°00'29"W 73.68'
C3	59.93'	40.00'	S55°02'12"E 54.48'
C4	119.85'	80.00'	S55°02'12"E 108.95'

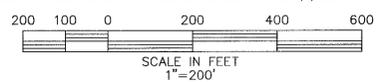


SURVEY REFERENCE: 1. ALTA/ASCM SURVEY OF OAK ALLEY PLANTATION BY STEPHEN P. FLYNN, P.L.S., DATED 9/24/1998.
 2. SURVEY PLAT AND RESUBDIVISION OF A PORTION OF OAK ALLEY PLANTATION INTO A LOT HEREIN DESIGNATED AS LOT 1-OA BY STEPHEN P. FLYNN, P.L.S., DATED 12/14/2012

BASIS OF BEARING: BEARINGS HEREON ARE REFERENCED TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE 1702, NAD 83, GEOID 12A USING LEICA SMARTNET SOLUTION DATED 3/3/2020.

FLOOD NOTE: THE SURVEYED PARCEL IS IN ZONE "X" PER FEDERAL INSURANCE RATE MAP NUMBER 22083C-0100C DATED 7/4/2011.

SURVEYOR'S NOTES:
 A. THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLES WITH THE REQUIREMENTS OF LOUISIANA'S "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS B SURVEY.
 B. NO TITLE OPINION WAS PROVIDED TO THIS FIRM, THEREFORE NO CERTIFICATION IS GIVEN TO THE EXISTENCE OF OTHER SERVITUDES OR EASEMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN.
 C. MINIMUM SETBACK LINES AND SERVITUDES SHOWN ARE BASED ON THE REFERENCED SURVEY PLAT. THE APPROPRIATE PARISH AUTHORITY OR NEIGHBORHOOD REGULATORY BOARD SHOULD BE CONSULTED FOR FINAL DETERMINATION.
 D. ELEVATIONS HEREON DERIVED BY GPS LEICA SMARTNET SOLUTION DATED 3/3/2020 DATUM NAVD88 (GEOID 12A)



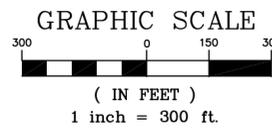
- 1/2" IRON ROD SET
- ⊙ FENCE CORNER
- 3/4" IRON PIPE FOUND
- x18.1' ELEVATION

NO.	DATE	DESCRIPTION	BY
REVISIONS			
DRAWN BY: KPB		SHEET NO. 1 OF 1	
DATE: MARCH 24, 2020		DRAWING NO. L1246_W03747	

**RIVERLANDS
 SURVEYING
 COMPANY**
 505 HEMLOCK STREET
 LAPLACE, LA 70068
 1-800-248-6982
 985-652-6356

STEPHEN P. FLYNN
 P.L.S. LA. ST. REG. NO. 4668

20-15



TRACT M-1-B
3.400 acres
148,104 sq. ft.
SEE DETAIL
(This Sheet)

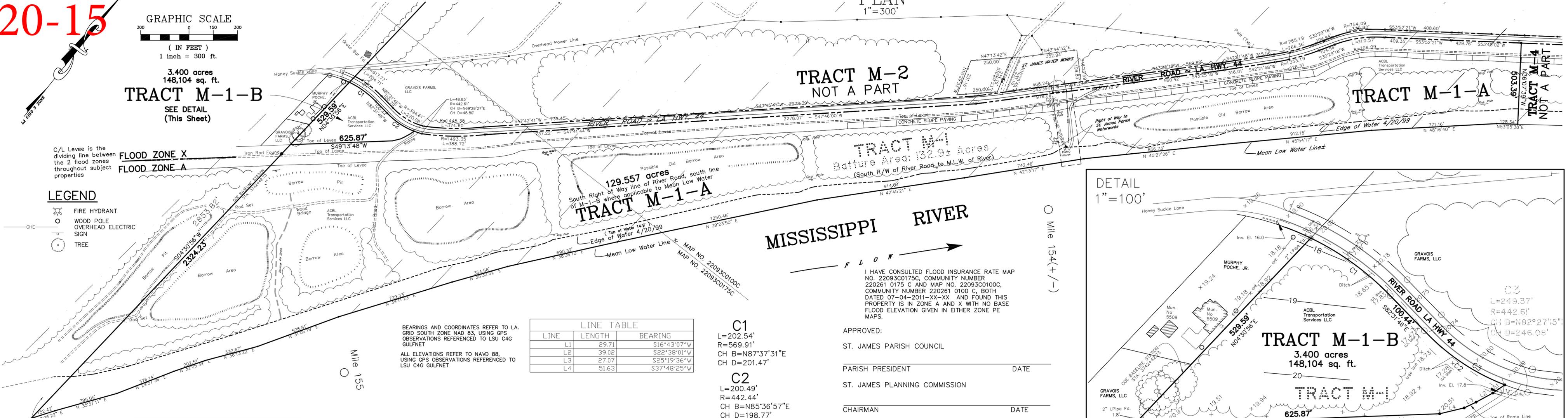
PLAN
1" = 300'

C/L Levee is the dividing line between the 2 flood zones throughout subject properties

FLOOD ZONE X
FLOOD ZONE A

LEGEND

- FIRE HYDRANT
- WOOD POLE
- OVERHEAD ELECTRIC SIGN
- TREE



129.557 acres
South Right of Way line of River Road, south line of M-1-B where applicable to Mean Low Water

TRACT M-1-A

MISSISSIPPI RIVER

F L O W

I HAVE CONSULTED FLOOD INSURANCE RATE MAP NO. 22093C0175C, COMMUNITY NUMBER 220261 0175 C AND MAP NO. 22093C0100C, COMMUNITY NUMBER 220261 0100 C, BOTH DATED 07-04-2011-XX-XX AND FOUND THIS PROPERTY IS IN ZONE A AND X WITH NO BASE FLOOD ELEVATION GIVEN IN EITHER ZONE PE MAPS.

APPROVED:
ST. JAMES PARISH COUNCIL

PARISH PRESIDENT _____ DATE _____
ST. JAMES PLANNING COMMISSION

CHAIRMAN _____ DATE _____

OWNER
ACBL Transportation Services LLC
1701 E. Market Street
Jeffersonville, IN 47130
SEAN GALLAGHER Senior Corporate Counsel
sean.gallagher@bargearcbl.com 812-288-0599

LINE TABLE		
LINE	LENGTH	BEARING
L1	29.71	S16°43'07"W
L2	39.02	S22°38'01"W
L3	27.07	S25°19'36"W
L4	51.63	S37°48'25"W

C1
L=202.54'
R=569.91'
CH B=N87°37'31"E
CH D=201.47'

C2
L=200.49'
R=442.44'
CH B=N85°36'57"E
CH D=198.77'

C3
L=249.37'
R=442.61'
CH B=N82°27'15"E
CH D=246.08'

BEARINGS AND COORDINATES REFER TO LA. GRID SOUTH ZONE NAD 83, USING GPS OBSERVATIONS REFERENCED TO LSU C4G GULFNET

ALL ELEVATIONS REFER TO NAVD 88, USING GPS OBSERVATIONS REFERENCED TO LSU C4G GULFNET

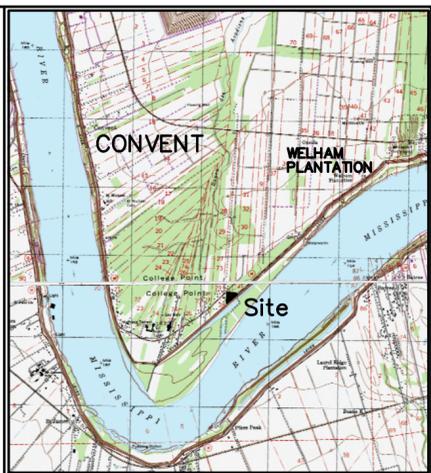
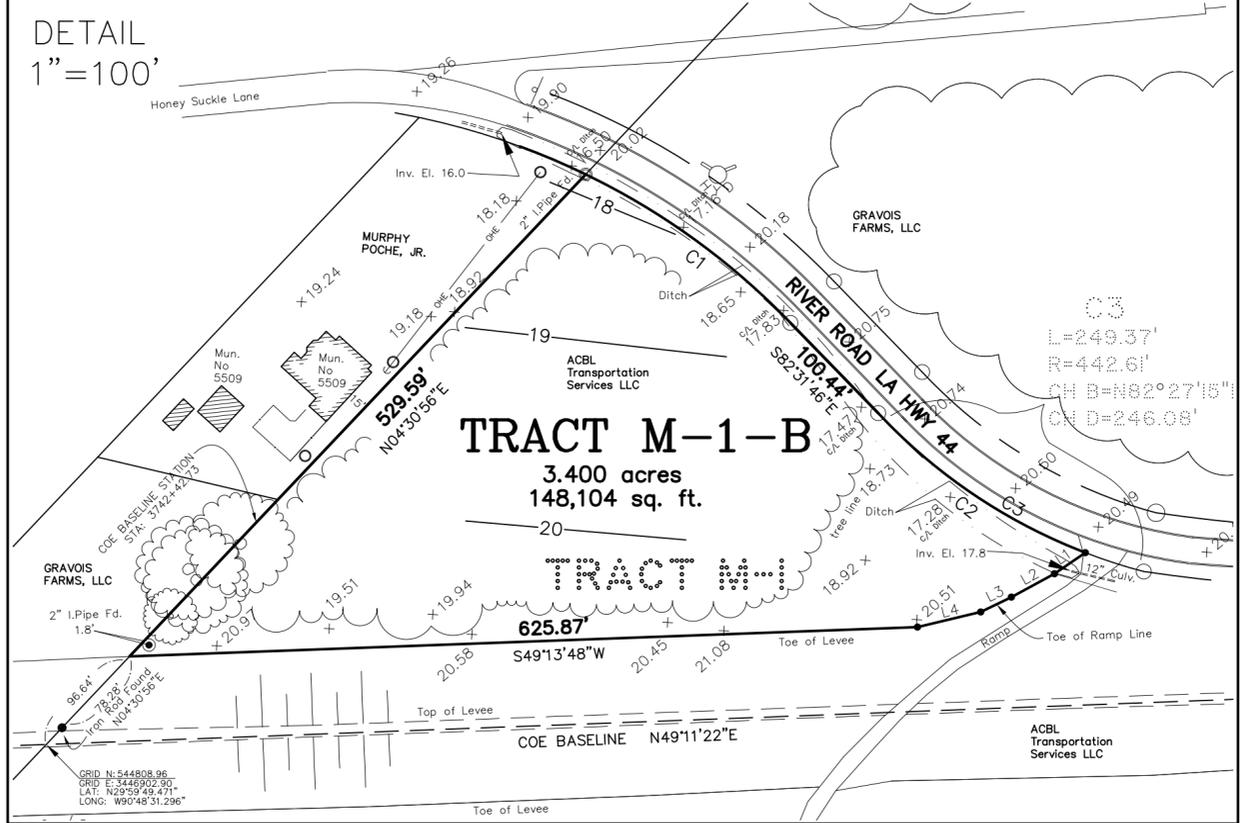
REVISIONS		
NO.	DATE	BY

LANDMARK SURVEYING, INC.
1513 Kuebel Street
Harahan, Louisiana 70123



The Locations Of Underground And Other Non Visible Utilities Shown Hereon Have Been Determined From Data And/or Extracted From Records Made Available To Us By Agencies Controlling Such Records. Where Found, The Surface Features Of Locations Are Shown. The Actual Non Visible Locations May Vary From Those Shown Hereon. Each Agency Should Be Contacted Relative To The Precise Location Of Its Underground Installation Prior To Any Reliance Upon The Accuracy Of Such Locations Shown Hereon, Including To Excavation And Digging.

Made at the request of:
ACBL



There is no representation that all applicable servitudes and/or restrictions have been shown hereon. Any servitudes and/or restrictions shown on this plat are limited to those set forth in the description and/or information furnished the undersigned. A title or public record search for such information was not made by the undersigned in compiling the data for this survey.

I certify that this plat represents an actual ground survey made by me, or by those under my direction, that no visible encroachments exist either way across the property lines except as shown hereon and that this survey, and plat, are in accordance with the adopted Louisiana Minimum Standards for Property Boundary Survey for a Class C Survey except for the following:

- 1) This is a Re-Subdivision Survey.
- 2) Corners will be set upon approval

STEVEN M. RUNNEBAUM
PROFESSIONAL LAND SURVEYOR



SURVEY PLAT AND RESUBDIVISION OF TRACT M-1 INTO TRACT M-1-A AND TRACT M-1-B SECTIONS 29 AND 30 TOWNSHIP 12 SOUTH ~ RANGE 4 EAST ST. JAMES PARISH, LOUISIANA

JOB NO: 20-0240 PLAT FILE NO: 200240
DATE: June 25, 2020
SCALE: AS SHOWN
SHEET 1 OF 1