

GENERAL INFORMATION

ZONINGS: MI (MEDIUM INDUSTRIY) AS PER ASCENSION PARISH ZONING MAP DATED 2/19/2015
 BUILDING SETBACKS: FRONT - (M) 25'
 REAR - (M) 15'
 SIDE - (M) 10'
 LI (LIGHT INDUSTRY) AS PER ASCENSION PARISH ZONING MAP DATED 2/19/2015
 BUILDING SETBACKS: FRONT - (M) 25'
 REAR - (M) 15'
 SIDE - (M) 10'
 CURRENT LAND USE: AGRICULTURAL
 PROPOSED LAND USE: INDUSTRIAL
 TRACT Y-8-A-1: 250.065 ACRES
 TRACT Y-8-B-5-A: 14.783 ACRES
 TOTAL: 264.828 ACRES
 DEVELOPED ACREAGE: 186.103 ACRES
 NO. OF LOTS: 14 LOTS
 STREETS: STREETS TWENTY FOUR (24') FEET WIDE 5" ASPHALT OVER 12" SOIL CEMENT TREATED BASE
 SEWER: PRIVATE COMMUNITY TREATMENT PLANT
 WATER: ASCENSION WATER COMPANY
 ELECTRIC/GAS: ENTERGY/ATMOS
 TELEPHONE: EATEL
 CABLE: EATEL
 FLOOD ZONE: A & X-PER FIRM 22005C0105E
 100 YR. B.F.E.: 13'-14' ACCORDING TO THE FLOODPLAIN ADMINISTRATOR
 FINISH FLOOR ELEV.: BASED ON B.F.E.=14

REFERENCE PLAT

1-MAP SHOWING EXCHANGE OF PROPERTY FOR ASCENSION COMMERCE CENTER II BY QUALITY ENGINEERING AND SURVEYING, LLC. DATED OCTOBER 28, 2023, RECORDING NUMBER 1082232.

BASIS OF BEARING

LA STATE PLANE COORDINATE SYSTEM, GRID NORTH, NAD 83, SOUTH ZONE.

FLOOD ZONE NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONES "X" AND "A" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 220013, MAP NO. 22005C0105E WHICH BEARS AN EFFECTIVE DATES OF 08/16/2007. ZONE "X" INDICATES AN AREA DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD INDICATED AS 13' TO BE CONFIRMED BY PARISH. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THESE ZONES AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

MAINTENANCE SURETY

UPON COMPLETION OF THE STREET IMPROVEMENTS, A SURETY BOND SHALL BE PROVIDED BY THE DEVELOPER TO ASCENSION PARISH FOR MAINTENANCE OF THE STREET AND DRAINAGE IMPROVEMENTS WITHIN THE 75' ROADWAY RIGHT-OF-WAY. THIS SURETY SHALL BE IN EFFECT FOR A PERIOD OF 60 MONTHS IN ACCORDANCE WITH SECTION 17-4034-STREETS: CONSTRUCTION STANDARDS, OF THE UNIFIED LAND DEVELOPMENT CODE.

DRIVEWAY CULVERTS

CULVERTS FOR EACH DRIVEWAY IN THE SUBDIVISION SHALL BE DESIGNED BY THE ENGINEER OF RECORD AND SIZES SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS FOR THE INFRASTRUCTURE IMPROVEMENTS.

GENERAL NOTES

- NO ATTEMPT HAS BEEN MADE BY MONCEAUX BULLER & ASSOCIATES, L.L.C. TO VERIFY TITLE, ACTUAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE OR OBSERVED IN CONNECTION WITH THE FIELD WORK.
- LOT AREAS AND LOT FRONTAGE MEET OR EXCEED THE MINIMUM REQUIREMENTS OF ZONING DISTRICT ESTABLISHED BY THE DEVELOPMENT PLAN FOR THE ZONING.
- ADJACENT PROPERTY OWNER INFORMATION AS SHOWN HEREON WAS TAKEN FROM THE LATEST TAX ASSESSORS PROPERTY OWNERS MAP WHEN THIS PLAT WAS PREPARED.
- THE WATER BODIES SHOWN HEREON AS DETENTION PONDS HAVE BEEN DESIGNED FOR STORMWATER MANAGEMENT IN CONJUNCTION WITH THE OVERALL DRAINAGE PLAN OF THIS DEVELOPMENT. THE PONDS SHORELINES AND/OR LEVEES SHALL BE PRIVATELY OWNED AND MAINTAINED. THE PARISH OF ASCENSION SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE THEREOF. NO FILLING OR ALTERING OF ANY POND AREA SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE ASCENSION PARISH DEPARTMENT OF PUBLIC WORKS.
- ANY CHANGE IN THE LAYOUT OF THE PLAT THAT CREATES ADDITIONAL LOTS WILL REQUIRE AN ADDITIONAL TRAFFIC IMPACT STUDY AND DRAINAGE IMPACT STUDY.
- NO CURVES EXIST ON PUBLIC STREETS WITHIN 1/4 MILE OF THE PROPOSED DEVELOPMENT ENTRANCE.

RESTRICTIONS NOTE

ALL LOTS ARE SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANTS RECORDED AS AN ADJUNCT HERETO.

SIDEWALK NOTE

PER SECTION 17-4020-A-2 - MAJOR SUBDIVISION DESIGN GUIDELINES OF THE UNIFIED LAND DEVELOPMENT CODE, THIS SECTION STATES THAT LIGHT, MEDIUM AND HEAVY INDUSTRIAL ZONING DISTRICTS ARE EXEMPT FROM THESE REQUIREMENTS. THEREFORE SIDEWALKS WILL NOT BE PROVIDED.

WETLAND NOTE

THE WETLANDS SHOWN ON THE PREVIOUSLY APPROVED PRELIMINARY PLAT SHALL BE PERMITTED AND MITIGATED TO ALLOW FOR THE CONSTRUCTION OF THE DETENTION PONDS SHOWN HEREON.

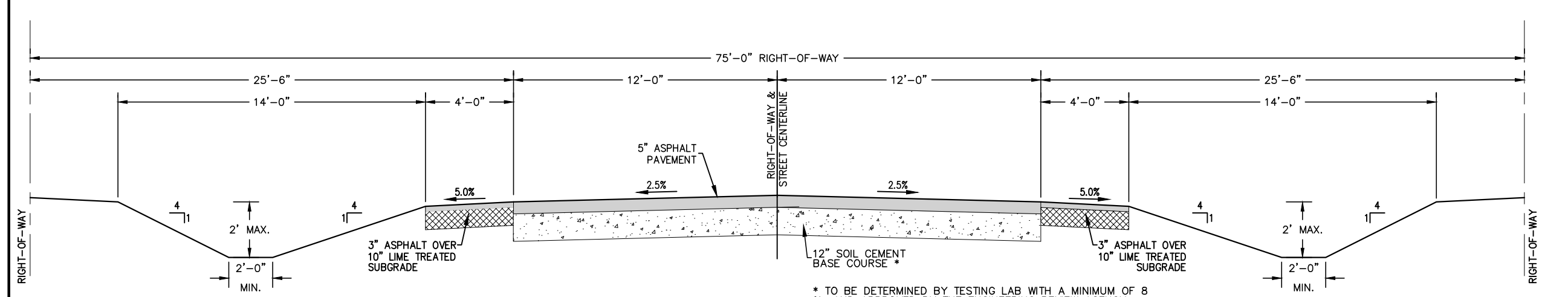
WAIVER REQUEST

- A WAIVER IS HEREBY REQUESTED FOR SECTION 17-4035-ALLEY REQUIREMENTS, OF THE UNIFIED LAND DEVELOPMENT CODE. THIS DEVELOPMENT PLAN SHALL PROVIDE PROVISIONS FOR SERVICE ACCESS. THEREFORE THIS REQUEST IS FOR A WAIVER OF THE REQUIREMENT TO PROVIDE ALLEYS AT THE REAR OF ALL LOTS.
- A WAIVER IS HEREBY REQUESTED FOR SECTION 17-4020-A-2 - MAJOR SUBDIVISION DESIGN GUIDELINES OF THE UNIFIED LAND DEVELOPMENT CODE. THIS SECTION STATES THAT LIGHT, MEDIUM AND HEAVY INDUSTRIAL ZONING DISTRICTS ARE EXCEPT FROM THESE REQUIREMENTS.
- A WAIVER IS HEREBY REQUESTED FOR SECTION 17-4034 OF THE DESIGN GUIDELINES OF THE UNIFIED LAND DEVELOPMENT CODE TO ALLOW FOR THE USE OF ASPHALT STREETS IN LIEU OF CONCRETE.

ADJACENT PROPERTY OWNERS:

LOT 6M1 NOW OR FORMERLY HENDERSON CLARK 38014 HWY 30 GONZALES, LA 70737	TRACT Y-1 NOW OR FORMERLY KERVIN WINFIELD P.O. BOX 921 PRAIRIEVILLE, LA 70769	LOT Y-8-B-1 NOW OR FORMERLY RAYCHARD HOLLAND & SHANNON SNOWTEN 10221 W ROBERT WILSON RD GONZALES, LA 70737
LOT 6N1 NOW OR FORMERLY PHILIP CLARK P.O. BOX 631 GONZALES, LA 70737	TRACT Y-2 NOW OR FORMERLY LAWRENCE RICE 10163 W ROBERT WILSON DR GONZALES, LA 70737	LOT Y-8-B-2 NOW OR FORMERLY SHAQUILLE LONG & KIM CAUDLE 10221 W ROBERT WILSON RD GONZALES, LA 70737
LOT 6O1 NOW OR FORMERLY CORNELIUS CLARK 39131 OLD BAYOU AVE. GONZALES, LA 70737	TRACT Y-3 NOW OR FORMERLY JOY R MCCELLER 10173 W ROBERT WILSON DR GONZALES, LA 70737	TRACT Y-8-B-3 NOW OR FORMERLY AUSTIN & MACI BRACK 10241 W ROBERT WILSON RD GONZALES, LA 70737
LOT 6P1 NOW OR FORMERLY FANNIE C SHARPER 10101 WEST ROBERT WILSON RD GONZALES, LA 70737	TRACT Y-4 NOW OR FORMERLY JOSHUA MONTOYA 9450 LA 44 CONVENT, LA 70723	TRACT Y-8-B-4 NOW OR FORMERLY RODNEY & SHANEN VICKERS 10251 W ROBERT WILSON RD GONZALES, LA 70737
LOT 11-A NOW OR FORMERLY SHERWOOD POINT LLC 5135 BLUEBONNET BLVD BATON ROUGE, LA 70809	TRACT Y-5 NOW OR FORMERLY BRYANT KEITH BRUMFIELD 10193 W ROBERT WILSON RD GONZALES, LA 70737	TRACT Y-8-B-5 NOW OR FORMERLY SLC LLC P.O. BOX 366 SORRENTO, LA 70778
LOT 11-A NOW OR FORMERLY SHERWOOD POINT LLC 5135 BLUEBONNET BLVD BATON ROUGE, LA 70809	TRACT Y-6 NOW OR FORMERLY SLC DEVELOPMENT OF ASCENSION LLC 14630 TROY DUPLESS RD GONZALES, LA 70737	LOT X7 NOW OR FORMERLY SLC LLC P.O. BOX 366 SORRENTO, LA 70778
LOT 10 NOW OR FORMERLY SHERWOOD POINT LLC 5135 BLUEBONNET BLVD BATON ROUGE, LA 70809	TRACT Y-7 NOW OR FORMERLY CORY HERBERT 10213 W ROBERT WILSON RD GONZALES, LA 70737	LOT B3 NOW OR FORMERLY GEISMER TERMINAL LLC 4366 MT PLEASANT ST NORTH CANTON, OH 44720

TYPICAL STREET SECTION (75' RIGHT-OF-WAY)



LEGEND

- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- SET 1/2" IRON ROD
- △ CALCULATED CORNER
- FLOOD ZONE "A"
- ▨ WETLANDS
- ← DRAINAGE FLOW ARROWS



VICINITY MAP
1"=2,000'

PRELIMINARY PLAN

THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

OWNER:
LJG LAND COMPANY, LLC
DEVELOPER:
MAGNOLIA RIDGE LOGISTICS INVESTMENT, LLC
ENGINEER:
MONCEAUX BULLER & ASSOCIATES, LLC
SURVEYOR:
MONCEAUX BULLER & ASSOCIATES, LLC

Monceaux Buller & Associates, LLC
civil engineers & land surveyors
610 Desoto Street, Alexandria, LA 71301
Tel: 318-442-8465

PRELIMINARY PLAT FOR
ASCENSION COMMERCE CENTER II
1st FILING-MAGNOLIA RIDGE LOGISTICS PARK, PHASES I-II
LOTS 1-14, TRACT STP-1, TRACT PS-1, TRACTS A,B & C
BEING
A RE-SUBDIVISION OF TRACT Y-8-A-1-A
LOCATED IN SECTION 35, T8S-R2E, ASCENSION PARISH, LOUISIANA.

DESIGNED BY: BJM
 DETAILED: BSS
 CHECKED: BJM
 CADFILE: 23-18
 DATE: 10/1/24

DRAWING NO.
1
OF 1