

AGENDA
ST. JAMES PLANNING COMMISSION
October 25, 2017 - 6:00 p.m.

- I. ROLL CALL**
- II. MINUTES OF LAST MEETING**
- III. CORRESPONDENCE**
- IV. PRESENTATION AND PUBLIC COMMENTS**
- V. OLD BUSINESS**
None
- VI. NEW BUSINESS**

1. Plot #: 17-33

PC: 10-25-17

Plot: Yolanda Schexnayder Partition Family Resubdivision
Request: Preliminary approval of Lot 3G & Lot 3 into Lots 3A-1, 3A-2, 3A-3, 3A-4 and 3A-5
Location: Grand Point, Louisiana
Section-Township-Range: Section 1, T-11-S, R-5-D & Section 81, T-11-S, R-4-E
Elevation: x6.0'-3A-1; x6.5'-3A-2; x7.0'-3A-3; x7.5'-3A-4; and x8.0'-3A-5
Proposed Land Use: Family Subdivision
Number of Lots: 5
Lot Size: 1.1859 acres each
Land Use Designation: Residential Growth
Status: Pending Letter of No Objection from LaDHH and the Deliverance of CAD File
Owner/Developer: Dolores Schexnayder Catoire

2. Plot #: 17-34

PC: 10-25-17

Plot: Zen Noh Grain Company
Request: Approval for land use conformity under Ordinance 86-37 (c) 5 (f) for the proposed expansion of the existing control room on the batture at Zen Noh's Convent Grain facility
Location: Convent, Louisiana
Section-Township-Range: Sections 60 & 35, T-11-S, R-3-E
Elevation:
Proposed Land Use: Industrial Use

3. Plot #: 17-35

PC: 10-25-17

Plot: Slats Lucas Aggregates, LLC
Request: Approval for land use conformity under Ordinance 86-37(c) 5 for the proposed aggregate (rock yard) near the Sunshine Bridge
Location: St. James, Louisiana
Section-Township-Range: Section 40, T-11-S, R-15-E
Elevation:
Proposed Land Use: Commercial/Industrial Use

4. Plot #: 17-36

PC: 10-25-17

Plot: Morgan Roussel Tract Family Resubdivision
Request: Request to Reclassify Family Subdivision into a Public Subdivision
Location: Paulina, Louisiana
Section-Township-Range: Sections 27, 28, 57 & 88, T-11-S, R-5-E
Elevation: x2.5' (average)
Proposed Land Use: Public Sale (Per Ordinance 106-137)
Number of Lots: 10 existing lots; future number to be determined
Lot Size:
Land Use Designation: Residential Growth

Status: *Pending Letter of No Objection from LaDHH and the Deliverance of CAD File*
Owner/Developer: *River Region Federal Credit Union*

VII. ADJOURNMENT

PROCEEDINGS OF THE PLANNING COMMISSION, PARISH OF ST. JAMES, STATE OF LOUISIANA, TAKEN AT A REGULAR MEETING ON WEDNESDAY, September 27, 2017

The Planning Commission of the Parish of St. James, State of Louisiana, met in regular session at the Courthouse in Convent, Louisiana on Wednesday, September 27, 2017 at 6:03 p.m.

PRESENT: Glen Millet, Dean Millet, Michael Krumholt, Anthony Boudreaux, Larry Malancon, Arthur Matherne, Ralph Becnel, Wilson Malbrough and Jon Hotard

ABSENT: Sue Beier

OTHERS IN ATTENDANCE: Blaise Gravois and Ryan Donadieu

MINUTES

Motioned by Becnel and seconded by Malancon to accept the minutes of the previous regular meeting as presented. Motion carried.

CORRESPONDENCE - None

PRESENTATION AND PUBLIC COMMENTS - None

OLD BUSINESS

None

NEW BUSINESS

1. **Cal J. St. Pierre etal Partition Family Subdivision (Plot #: 17-29)** - Represented by Ms. Megan Hymel - Requested approval of the resubdivision of Lot E of the Cal J. St Pierre ET AL Partition being the remainder of the South 1/3 of Lot 7 of the rear of Hester Plantation into Lot E-1 and E-2. The property is located in Section 57, T-11-S, R-4-E designated as Lot E-1 and Lot E-2 on a survey by Riverlands Surveying Company, dated May 30, 2017. The property is located along Louisiana Highway 642 in Grand Point, Louisiana. The subdivide was reviewed and found to be in conformity of the Land Use Ordinance 86-37 (c) 2. Motioned by Malbrough and seconded by Boudreaux to grant approval of Lot E-1 for family subdivision, and Lot E-2 for limited public sale, pending letter of no objection from LaDHH and the deliverance of CAD file. Motion carried.
2. **Davis Louque Tract Family Resubdivision (Plot #: 17-30)** - Represented by Mr. Eric Louque - Requested preliminary approval of the family resubdivision of Lots 1, 2, 3, 4, 5, 6, 7, 8 and Lot 3-A-4 of Tract 3-A of the Davis Louque Tract into Lots 1A, 2A, 4A, 5A, 6A, 7A, 8A, 9A, 10A, 11A, 12A, 13A, 14A, and 15A, and a proposed street of Tract 3-A and to show the revocation of a 25' portion of Jenny Road on Lot 3-A-2. The property is located in Section 1, T-11-S, R-5-E designated as Lots 1A, 2A, 4A, 5A, 6A, 7A, 8A, 9A, 10A, 11A, 12A, 13A, 14A, and 15A, and a proposed street of Tract 3-A and to show the revocation of a 25' portion of Jenny Road on Lot 3-A-2 on a survey by Riverlands Surveying Company, dated August 15, 2017.

A discussion was held to remove lines between 2A and 4A and the property line on 5A that was next to a structure to be moved 5' away from the structure.

Malbrough made Mr. Louque aware that the fire line in Family Subdivisions requires a 6" water line, but he should put an 8" water line as required for Public Subdivisions in the event he would like to change to a Public Subdivision in the future.

Gravois added, if Mr. Louque installs a 6" water line and later decides to change to a Public Subdivision, the 6" water line would need to be removed and replace with an 8" water line.

Motion by Malbrough and seconded by Matherne to grant preliminary approval with a 6" water line as family subdivision, with the stipulation that an 8" water line should be installed at this time if he plans to change to Public Subdivision in the future or in the future the 6" would have to be changed to an 8" waterline for Public Subdivision. The subdivide was reviewed and found to be in conformity of the Land Use Ordinance 86-37 (c) 2. Motion carried.

3. **Air Liquide Large Industries, LLC (Plot #: 17-31)** - Represented by Dmitry Rachuk - Requested approval for land use conformity to construct, own, and operate an air separation unit (ASU) via YuHuang Chemical, Inc.'s application under Ordinance 14-03, Section 86-37 (d) (f).

Chairman Millet called for public comments.

Mr. Francis Hymel, Director of Office of Emergency Preparedness, spoke and commented on referenced letter/handout. Mr. Scott Williams of YCI was present and stated that YCI will take responsibility for Fire Response and a Fire Loop will be installed before Air Liquide Large Industries, LLC is operational. With no other comments, motion by Matheme and seconded by Boudreaux to grant approval for land use conformity in accordance to Parish Land Use Plan under Ordinance 14-03, Section 86-37 (d)(f) for industrial use, pending request from Emergency Operation Center being addressed to the satisfaction of Director of Emergency Preparedness Francis Hymel. Motion carried.

Chairman Millet departed from the meeting at this time.

4. **Subcommittee Update – Land Use recommendations on Ordinance 86-37 (Item #: 17-32)**
Mr. Vic Franckiewicz reviewed and presented recommended changes in the Land Use Plan and the land use ordinance (No. 14-03). After a discussion, the planning commission recommended to move forward with changes in the Land Use Plan and the ordinance to Parish Council, and to initiate the process of amending the parish's master plan in conformance with the proposed changes. On a roll call vote: 8 yeas (D. Millet, Krumholt, Boudreaux, Malancon, Matheme, Becnel, Malbrough, and Hotard) and one (1) absent (G. Millet). Motion by Malbrough and seconded by Matheme to grant approval to move forward with changes in the Land Use Plan to Parish Council. Motion carried.

ADJOURNMENT

Motion by D. Millet and seconded by Matheme to adjourn. Meeting adjourned at 7:35 p.m. Motion carried.

s/ _____
Glen Millet, Chairman

s/ _____
Michael Krumholt, Secretary



St James Parish Industrial Land Use

St James Parish Planning & Permitting Office
P.O. Box 106
Convent La. 70723
Office: 225-562-2264 or 225-562-2444

Name of Corporation: Zen Noh Grain Company

Representative: Melvin LeBlanc

Mailing Address: 8886 LA Hwy. 44, Convent, LA 70723

Representative email address: Melvin.LeBlanc@zgcusa.com

Phone Number: (Office) (225) 746-2042 (Cell) _____ (Fax) _____

1. Attach Preliminary Plat

- a. Location of Site 8886 LA Hwy. 44, Convent, LA 70723
- b. Section-Township-Range Sect. 60 & 35, T.11 S, R.3 E
- c. Current use of site Grain Terminal Elevator
- d. Total acreage of site ~535 acres
- e. Acreage of development and elevation existing developed portions of 120 acre site
- f. Current land use designation by Parish Industrial
- g. Distance between proposed facility and nearest residential properties ~3,300 feet

2. Facility Description

- a. Description of facility and proposed operations (attach additional sheets if needed)

This application is for the proposed expansion of the existing control room on the batture at Zen Noh's Convent Grain facility. The expansion will require steel pipe pile foundations. All impacts to wetlands (approximately .85 acres) will be temporary and all work associated with this project will be performed above the (+)10 contour line.

b. Include anticipated future expansions

c. Estimated permanent full time employees / part time employees / contract employees
2

d. Estimated contractor employees during construction 5-25

e. Length of construction 12 months

f. Proposed date of construction 11/1/17

g. Proposed date of operations 09/01/18

3. Substances Produced and/or Stored

a. List any and all types of substances the proposed facility is projected to produce and/or store.
(attach additional sheets if needed)

Whole grain and feed ingredients

b. Attach any pertinent Material Safety Data Sheets (MSDS).

c. Include National Fire Protection Association (NFPA) 704 reference.

4. Is the proposed facility projected to produce and/or store any substances related to the *Emergency Planning and Community Right-to-Know Act (EPCRA)*?

a. Facility Type:

- i. EPCRA Facility Type 302 Yes
- ii. EPCRA Facility Type 311/312 Yes
- iii. EPCRA Facility Type 313 No
- iv. EPCRA RMP Site No

5. What is the facility's average, most probable worst case scenario for both RMP and non-RMP facilities? N/A

6. What is the proposed facility's Emergency Operation Plan for the prevention, preparation, response, mitigation, and recovery for the following:

a. Fire- to include manpower, fire water, cooling water and appropriate fire suppression agent, i.e., foam, dry chemical.

groundwater well, firewater storage tank, diesel fire pump, sprinkler system

i. Is the facility's water supply designed for twice the water supply needed?

yes

ii. Does the facility have twice the needed fire suppression agent, i.e., foam, dry chemical?

N/A

b. Releases- to include manpower and resources, i.e. water, foam, dry chemical. N/A

c. Spills- to include manpower and resources, i.e. water, foam, dry chemical. N/A

d. Weather events. N/A

e. Air monitoring at the perimeter of the facility (fence line) to assure public safety. N/A

f. Does the proposed facility agree to provide Emergency Response Plan(s) to, at a minimum, respective fire department and Parish Office of Emergency Preparedness for proper public safety planning? Yes

g. The proposed facility projected operating schedule other than normal downtime for routine maintenance?

24/7; 11 months per year

7. Will the proposed facility be manned 24/7/365?

yes

a. If not, what procedures are proposed for emergency notifications for the duration of unmanned hours?

8. Does the proposed facility have a Facility Security Plan? _____

Yes, ZGC has adopted the alternate security plan developed by NGFA/NAEGA

a. Does the Facility Security Plan incorporate prevention, preparation, response, mitigation, and recovery from chemical, biological, radiological and inclement weather threats?

yes

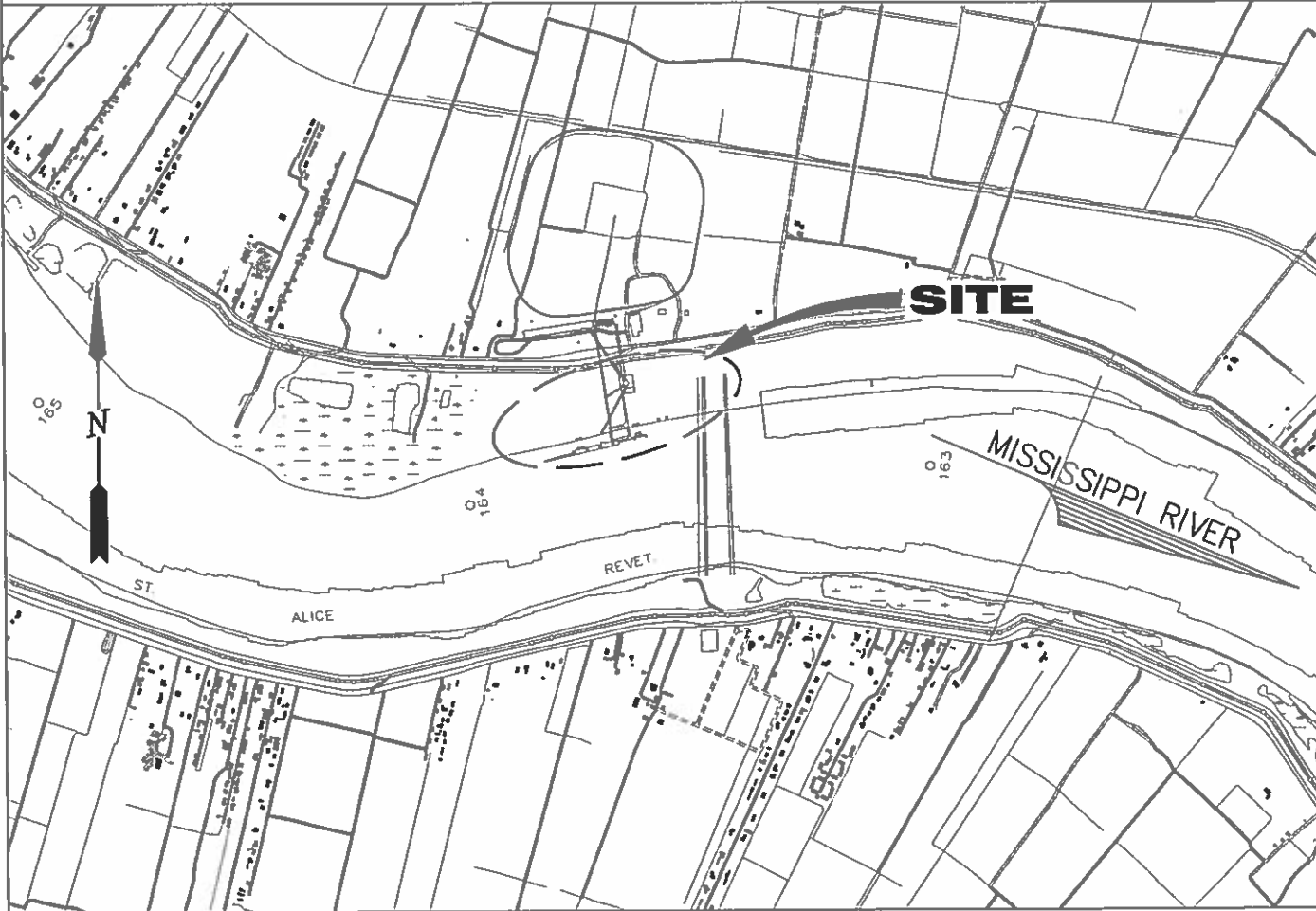
b. Does the Facility Security Plan incorporate remote sites, i.e., docks, off-site locations, rail service, marine services or pipelines?

yes

Please note: This application, twenty-five (25) copies of supporting documents, one electronic copy, and payment to St. James Parish Government for Planning Commission review shall be presented to the St. James Parish Planning Office at least thirty (30) days prior to a regular meeting of the Planning Commission. Include letters indicating the availability of service and adequate capacities from affected utilities, including water/sewerage, electricity, gas, telephone and cable television. In areas lacking sewerage, letters indicating the alternate disposal method has been approved by the state office of public health. The St. James Parish Planning Commission reserves the right to request additional information.

Additional permits may be required by St. James Parish Permitting Office, Louisiana Department of Health and Hospitals, Louisiana State Fire Marshal and other Federal, State and Local regulating bodies.

PRELIMINARY
 FOR PERMITTING PURPOSES ONLY
 THIS DOCUMENT IS RELEASED UNDER
 THE AUTHORITY OF
 CHRISTOPHER L. O'BRIEN, P.E. LA 33945
 9/6/17



VICINITY MAP

SCALE: 1" = 2000'



SITE PLAN LOCATION:

LAT: 30° 03' 58.6"
 LONG: 90° 52' 28.0"

NOTES:

1. AS-BUILT DRAWINGS AND/OR PLATS SHALL HAVE WRITTEN ON THEM THE DATE OF COMPLETION OF SAID ACTIVITIES AND SHALL BE SUBMITTED TO THE LOUISIANA DEPARTMENT OF NATURAL RESOURCES, OFFICE OF COASTAL MANAGEMENT, P.O. BOX 44487, BATON ROUGE, LA 70804-4487 WITHIN 30 DAYS FOLLOWING PROJECT COMPLETION.
2. ALL STRUCTURES, FACILITIES, WELL AND PIPELINES/FLOWLINES OCCURRING IN OPEN WATER AREAS OR IN OILFIELD CANALS OR SLIPS SHALL BE REMOVED WITHIN 120 DAYS OF ABANDONMENT OR THE FACILITIES FOR THE HEREIN PERMITTED USE UNLESS PRIOR WRITTEN APPROVAL TO LEAVE SUCH STRUCTURES IN PLACE IS RECEIVED FROM THE COASTAL MANAGEMENT DIVISION. THIS CONDITION DOES NOT PRECLUDE THE NECESSITY FOR REVISING THE CURRENT PERMIT OR OBTAINING A SEPARATE COASTAL USE PERMIT, SHOULD ONE BE REQUIRED.
3. STRUCTURES WILL BE MARKED/LIGHTED IN ACCORDANCE WITH U.S. COAST GUARD REGULATIONS.
4. IN ORDER TO ENSURE THE SAFETY OF ALL PARTIES, THE PERMITEE SHALL CONTACT THE LOUISIANA ONE CALL SYSTEM (1-800-272-3020) A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION (DIGGING, DREDGING, JETTING, ETC.) OR DEMOLITION ACTIVITY.
5. ALL ELEVATIONS REFER TO NAVD 88 UNLESS NOTED OTHERWISE.

10265-P1



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 CONSULTING ENGINEERS
 INCORPORATED

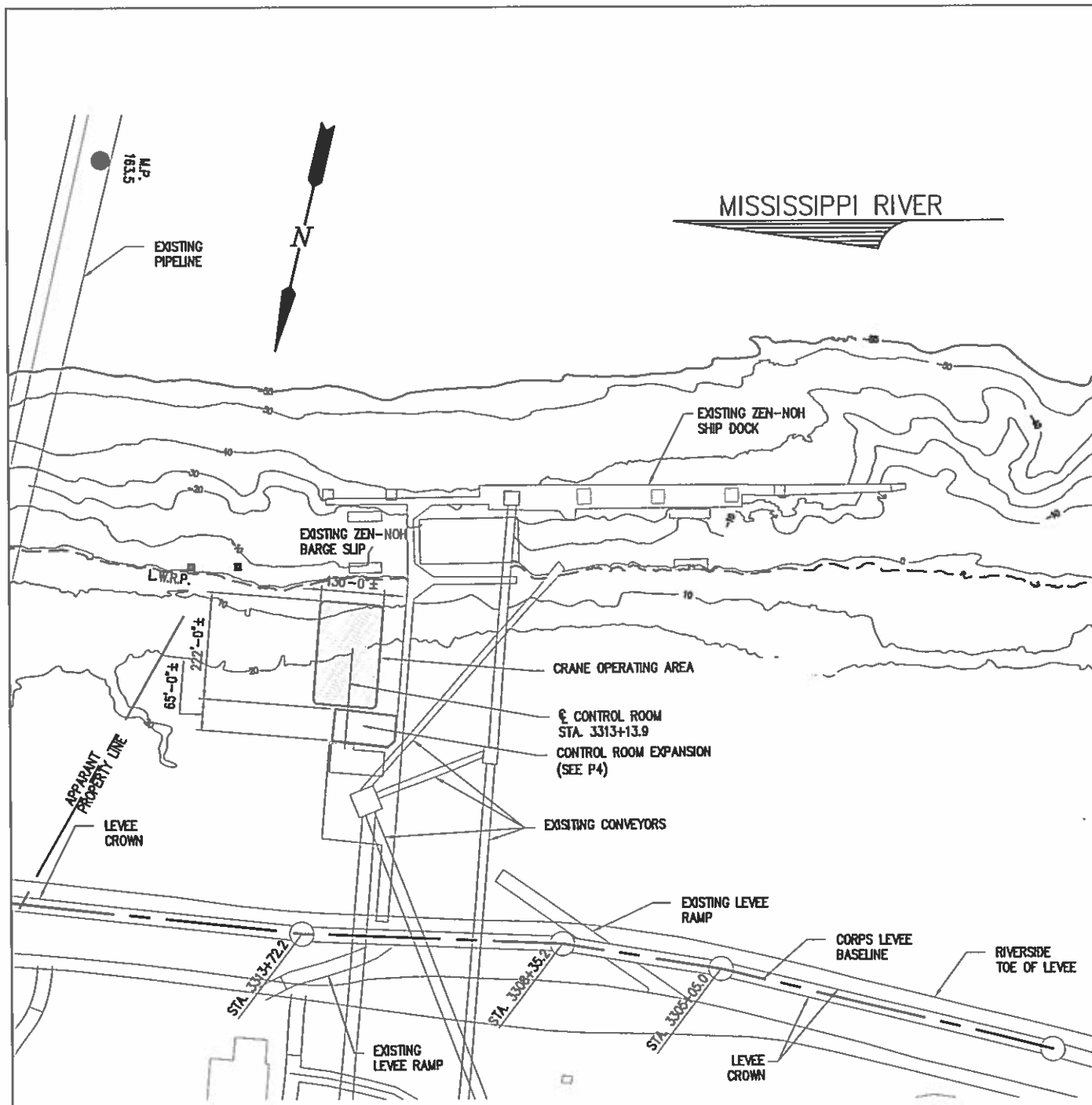
NEW ORLEANS, LA · BEAUMONT, TX

ZEN-NOH GRAIN CORPORATION
 ST JAMES LOUISIANA

CONTROL ROOM EXPANSION

VICINITY MAP

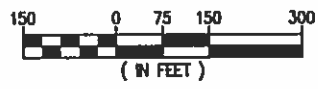
DATE	OCT '16
DESIGN	CLO
DRAWN	JP
CHECK	CLO
CONTRACT	10265
SHEET No.	1 OF 5



NOTE:
 CRANE OPERATING AREA WILL CONSIST OF A CRANE FROM
 TIMBER MATTING. MATTING WILL BE REMOVED FOLLOWING
 CONSTRUCTION. NO TREES WILL BE CLEARED FOR
 CONSTRUCTION. NO WETLANDS WILL BE PERMANENTLY
 IMPACTED. CRANE WILL ARRIVE FROM BARGE.

SITE PLAN

SCALE: 1" = 300'



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10265-P2

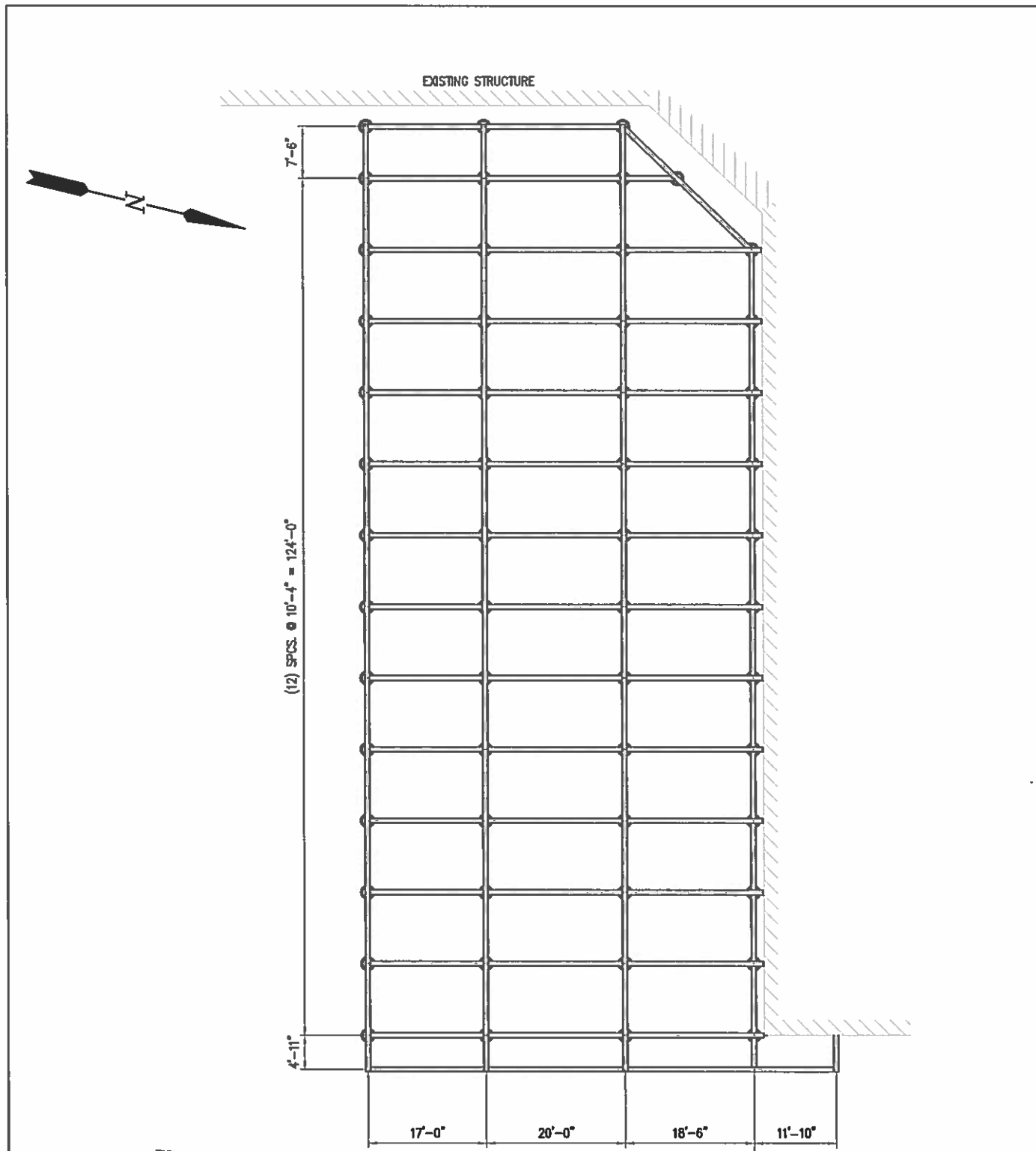
LANIER & ASSOCIATES
 CONSULTING ENGINEERS
 INCORPORATED
 NEW ORLEANS, LA BEAUMONT, TX

ZEN-NOH GRAIN CORPORATION
 ST. JAMES LOUISIANA

CONTROL ROOM EXPANSION

SITE PLAN

DATE	OCT '16
DESIGN	NPL
DRAWN	JP
CHECK	CLO
CONTRACT	10265
SHEET No.	2 OF 5




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 9/6/17

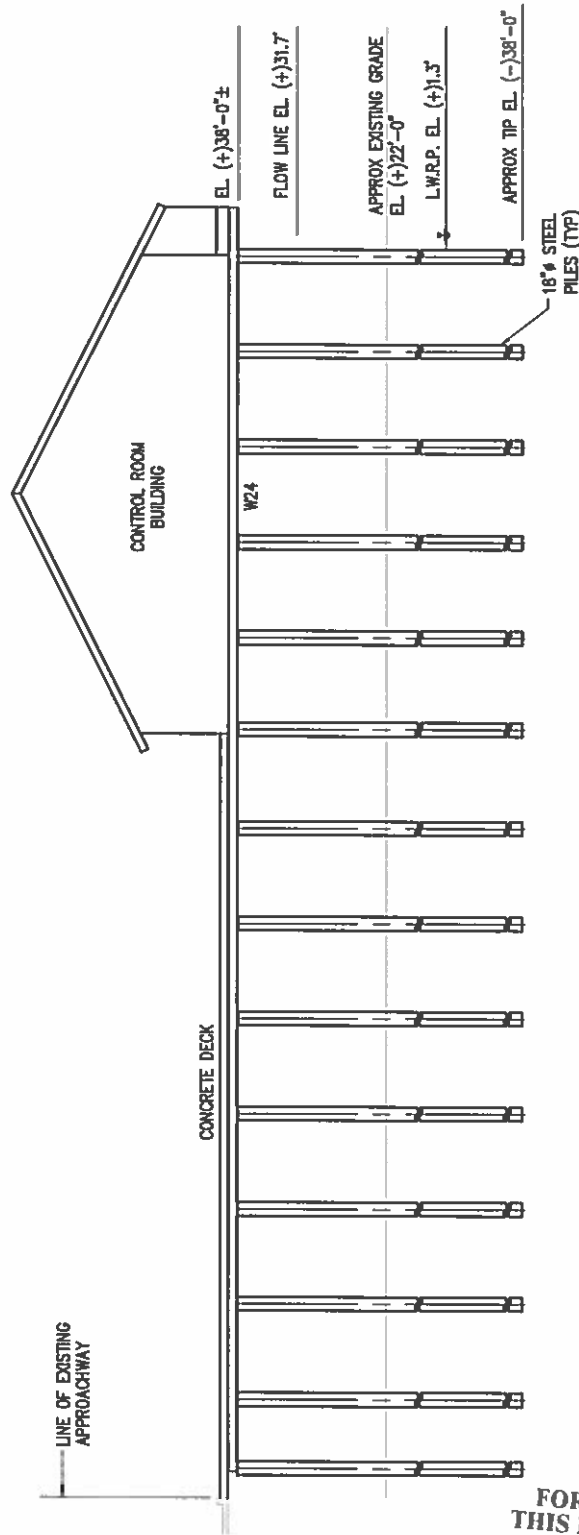
NOTE:
 ALL FRAMING MEMBERS ARE
 W24x55
DECK FRAMING PLAN
 SCALE: 1" = 20'-0"



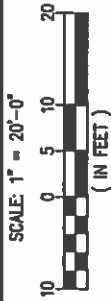
10265-P4

 <p>LANIER & ASSOCIATES CONSULTING ENGINEERS INCORPORATED NEW ORLEANS, LA · BEAUMONT, TX</p>	<p>ZEN-NOH GRAIN CORPORATION ST JAMES LOUISIANA</p>	<p>DATE OCT '16 DESIGN CLO DRAWN JP CHECK CLO CONTRACT 10265 SHEET No.</p>
	<p>CONTROL ROOM EXPANSION DECK FRAMING PLAN</p>	<p>4 OF 5</p>

NOTE: THE TOP 30' OF THE PILES WILL BE COATED.



TYPICAL CONTROL ROOM ELEVATION



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9/6/17

10265-P5



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CONSULTING ENGINEERS
INCORPORATED

NEW ORLEANS, LA · BEAUMONT, TX

ZEN-NOH GRAIN CORPORATION
ST JAMES LOUISIANA

CONTROL ROOM EXPANSION

CONTROL ROOM ELEVATION

DATE	OCT '16
DESIGN	CLO
DRAWN	JP
CHECK	CLO
CONTRACT	10265
SHEET No.	5 OF 5



St James Parish Industrial Land Use

St James Parish Planning & Permitting Office

P.O. Box 106

Convent La. 70723

Office: 225-562-2264 or 225-562-2444

Name of Corporation: Slats Lucas Aggregates, LLC

Representative: Eddie Koehl

Mailing Address: 6901 MEMPHIS STREET NEW ORLEANS, LA 70124

Representative email address: eddiekoehl@slatslucasagg.com

Phone Number: (Office) (504) 452-4325 **(Cell)** 504-452-4325 **(Fax)** _____

1. Attach Preliminary Plat

- a. Location of Site HWY 18 (Donaldsonville, LA 70346)
- b. Section-Township-Range SECTION 40, TOWNSHIP 11 SOUTH, RANGE 15 EAST
- c. Current use of site PASTURE/FIELD
- d. Total acreage of site 52 Acres
- e. Acreage of development and elevation 10 Acres (See drawings attached)
- f. Current land use designation by Parish Zoned Commercial/Industrial
- g. Distance between proposed facility and nearest residential properties 500 Yards

2. Facility Description

- a. Description of facility and proposed operations (attach additional sheets if needed)

This application is for a proposed new aggregate operation in Donaldsonville, LA near the Sunshine Bridge. The marine portion of the project is located outside of the LA Coastal Zone. Barges will be unloaded there and trucks will bring aggregate from the marine facility to the proposed stockpile area. The stockpile area will be a typical aggregate stockpile yard. Please see the permit drawings for a depiction of the stockpile area. No permanent structures will be necessary for this project.

b. Include anticipated future expansions

c. Estimated permanent full time employees / part time employees / contract employees
1-5

d. Estimated contractor employees during construction 5-10

e. Length of construction 2-5 Weeks

f. Proposed date of construction December 2017

g. Proposed date of operations January 2018

3. Substances Produced and/or Stored

a. List any and all types of substances the proposed facility is projected to produce and/or store.
(attach additional sheets if needed)

Kentucky Grey Limestone-See MSDS

b. Attach any pertinent Material Safety Data Sheets (MSDS).

c. Include National Fire Protection Association (NFPA) 704 reference.

4. Is the proposed facility projected to produce and/or store any substances related to the *Emergency Planning and Community Right-to-Know Act (EPCRA)*? N/A

a. Facility Type:

i. EPCRA Facility Type 302

ii. EPCRA Facility Type 311/312

iii. EPCRA Facility Type 313

iv. EPCRA RMP Site

5. What is the facility's average, most probable worst case scenario for both RMP and non-RMP facilities?

N/A

6. What is the proposed facility's Emergency Operation Plan for the prevention, preparation, response, mitigation, and recovery for the following:

a. Fire- to include manpower, fire water, cooling water and appropriate fire suppression agent, i.e., foam, dry chemical.

We will have the appropriate fire prevention in the office trailer/scale house.

i. Is the facility's water supply designed for twice the water supply needed?

N/A

ii. Does the facility have twice the needed fire suppression agent, i.e., foam, dry chemical?

N/A

b. Releases- to include manpower and resources, i.e. water, foam, dry chemical.

c. Spills- to include manpower and resources, i.e. water, foam, dry chemical.

d. Weather events.

e. Air monitoring at the perimeter of the facility (fence line) to assure public safety.

f. Does the proposed facility agree to provide Emergency Response Plan(s) to, at a minimum, respective fire department and Parish Office of Emergency Preparedness for proper public safety planning?

Yes, if required.

g. The proposed facility projected operating schedule other than normal downtime for routine maintenance?

N/A

7. Will the proposed facility be manned 24/7/365?

No.

a. If not, what procedures are proposed for emergency notifications for the duration of unmanned hours?

Contact info will be visible and posted on sign at entrance of yard.

8. Does the proposed facility have a Facility Security Plan? _____

N/A

a. Does the Facility Security Plan incorporate prevention, preparation, response, mitigation, and recovery from chemical, biological, radiological and inclement weather threats?

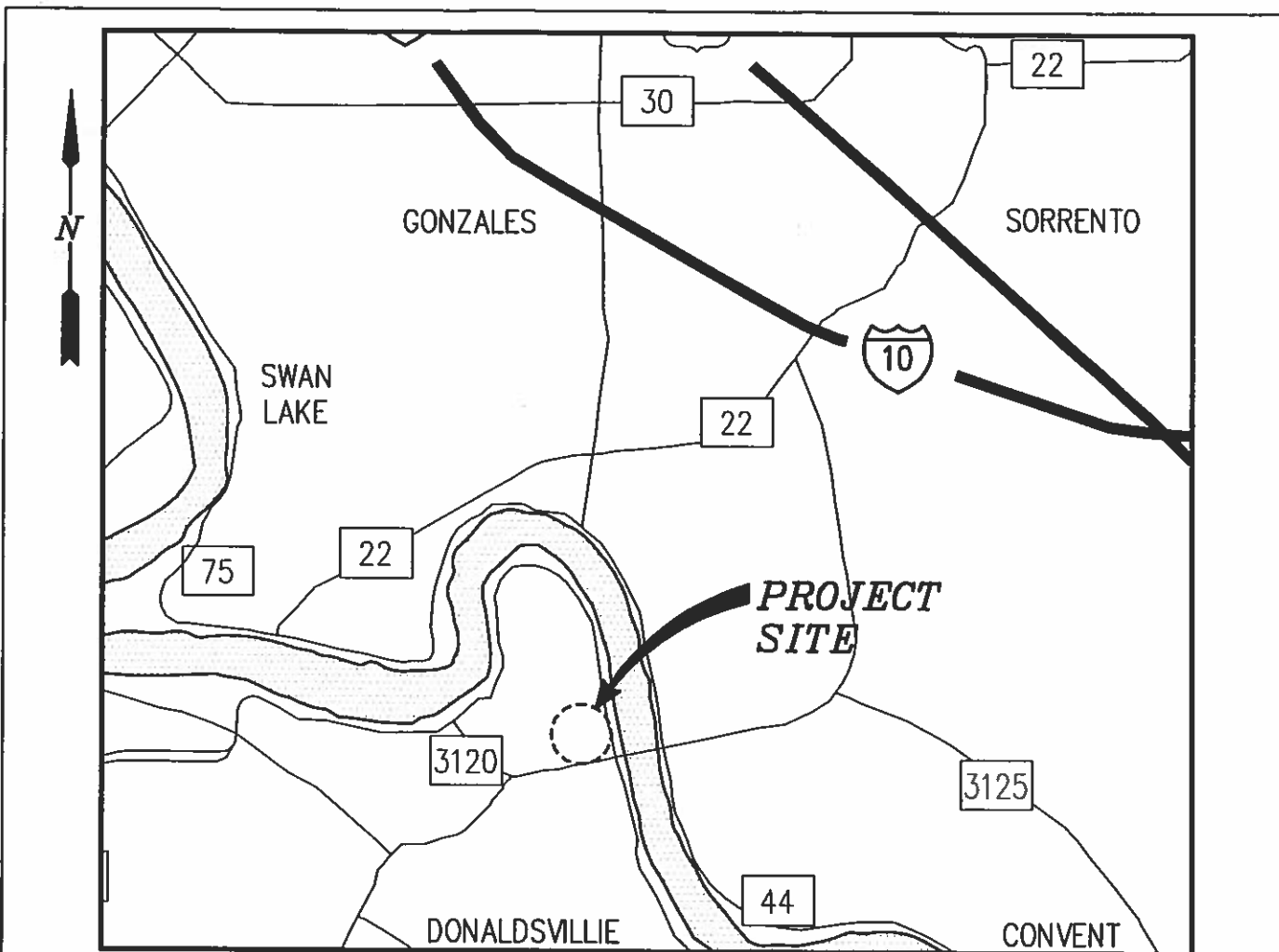
N/A

b. Does the Facility Security Plan incorporate remote sites, i.e., docks, off-site locations, rail service, marine services or pipelines?

N/A

Please note: This application, twenty-five (25) copies of supporting documents, one electronic copy, and payment to St. James Parish Government for Planning Commission review shall be presented to the St. James Parish Planning Office at least thirty (30) days prior to a regular meeting of the Planning Commission. Include letters indicating the availability of service and adequate capacities from affected utilities, including water/sewerage, electricity, gas, telephone and cable television. In areas lacking sewerage, letters indicating the alternate disposal method has been approved by the state office of public health. The St. James Parish Planning Commission reserves the right to request additional information.

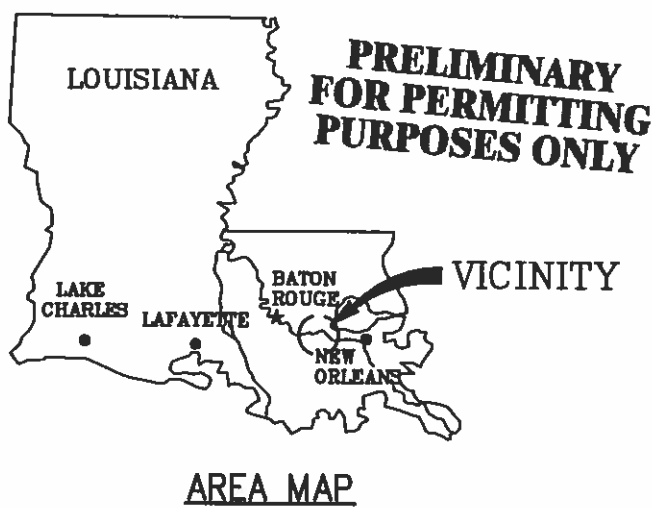
Additional permits may be required by St. James Parish Permitting Office, Louisiana Department of Health and Hospitals, Louisiana State Fire Marshal and other Federal, State and Local regulating bodies.



Bradford N. Frischhertz, P.E.
 LA 32628-CE
 Lanier & Associates
 Consulting Engineers, Inc.

VICINITY MAP
 GRAPHIC SCALE IN MILES

LAT. 30° 08' 1"
 LONG. 90° 55' 7"



GENERAL NOTES

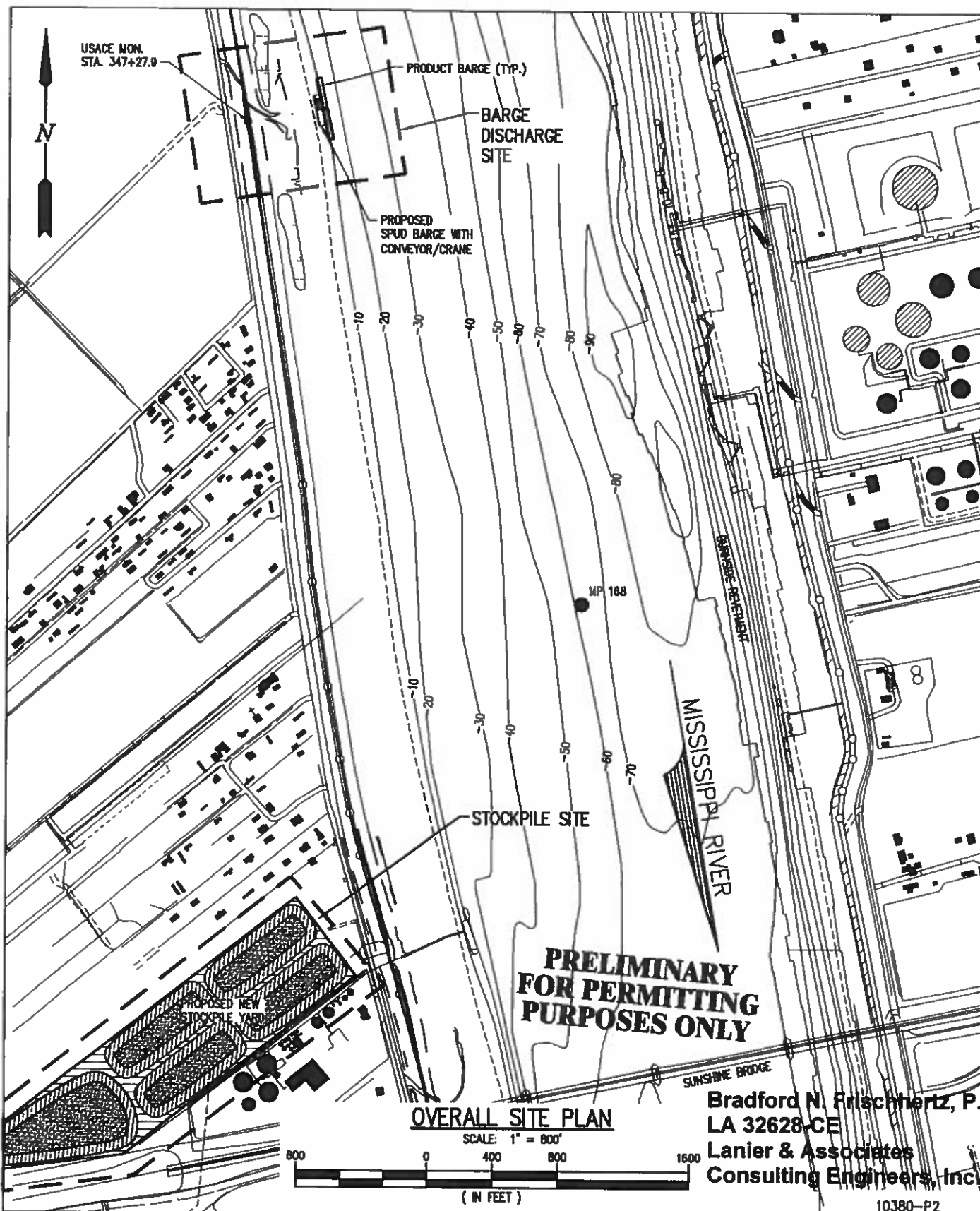
1. AS-BUILT DRAWINGS WILL BE SUBMITTED WITHIN 30 DAYS OF COMPLETION OF THIS PROJECT TO THE LOUISIANA DEPARTMENT OF NATURAL RESOURCES, OFFICE OF CONSERVATION, PIPELINE DIVISION P.O. BOX 94275 BATON ROUGE, LA 70804, AND TO THE LOUISIANA DEPARTMENT OF NATURAL RESOURCES COASTAL MANAGEMENT DIVISION, P.O. BOX 44487, BATON ROUGE, LA 70804.
2. ALL STRUCTURES, FACILITIES, WELL AND PIPELINES/FLOWLINES OCCURRING IN OPEN WATER AREAS OR IN OILFIELD CANALS OR SLIPS SHALL BE REMOVED WITHIN 120 DAYS OF ABANDONMENT OR THE FACILITIES FOR THE HEREIN PERMITTED USE UNLESS PRIOR WRITTEN APPROVAL TO LEAVE SUCH STRUCTURES IN PLACE IS RECEIVED FROM THE COASTAL MANAGEMENT DIVISION. THIS CONDITION DOES NOT PRECLUDE THE NECESSITY FOR REVISION THE CURRENT PERMIT OR OBTAINING A SEPARATE COASTAL USE PERMIT, SHOULD ONE BE REQUIRED.
3. STRUCTURES MUST ALSO BE MARKED/LIGHTED IN ACCORDANCE WITH U.S. COAST GUARD REGULATIONS.
4. IN ORDER TO ENSURE THE SAFETY OF ALL PARTIES, THE PERMITTED SHALL CONTACT THE LOUISIANA ONE CALL SYSTEM (1-800-272-3020) A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION (DIGGING, DREDGING, JETTING, ETC.) OR DEMOLITION ACTIVITY.

10380-P1

LANIER & ASSOCIATES
 CONSULTING ENGINEERS
 INCORPORATED
 LA: C-1120
 NEW ORLEANS, LA · BEAUMONT, TX

SLATS LUCAS AGGREGATES
 DONALDSONVILLE LOUISIANA
PROPOSED AGGREGATE OPERATION
VICINITY MAP

DATE	JULY 17
DESIGN	0
DRAWN	JDB
CHECK	JEL
CONTRACT	10380
SHEET No.	1 OF 7



Bradford N. Frischhertz, P.E.
 LA 32628-CE
 Lanier & Associates
 Consulting Engineers, Inc.

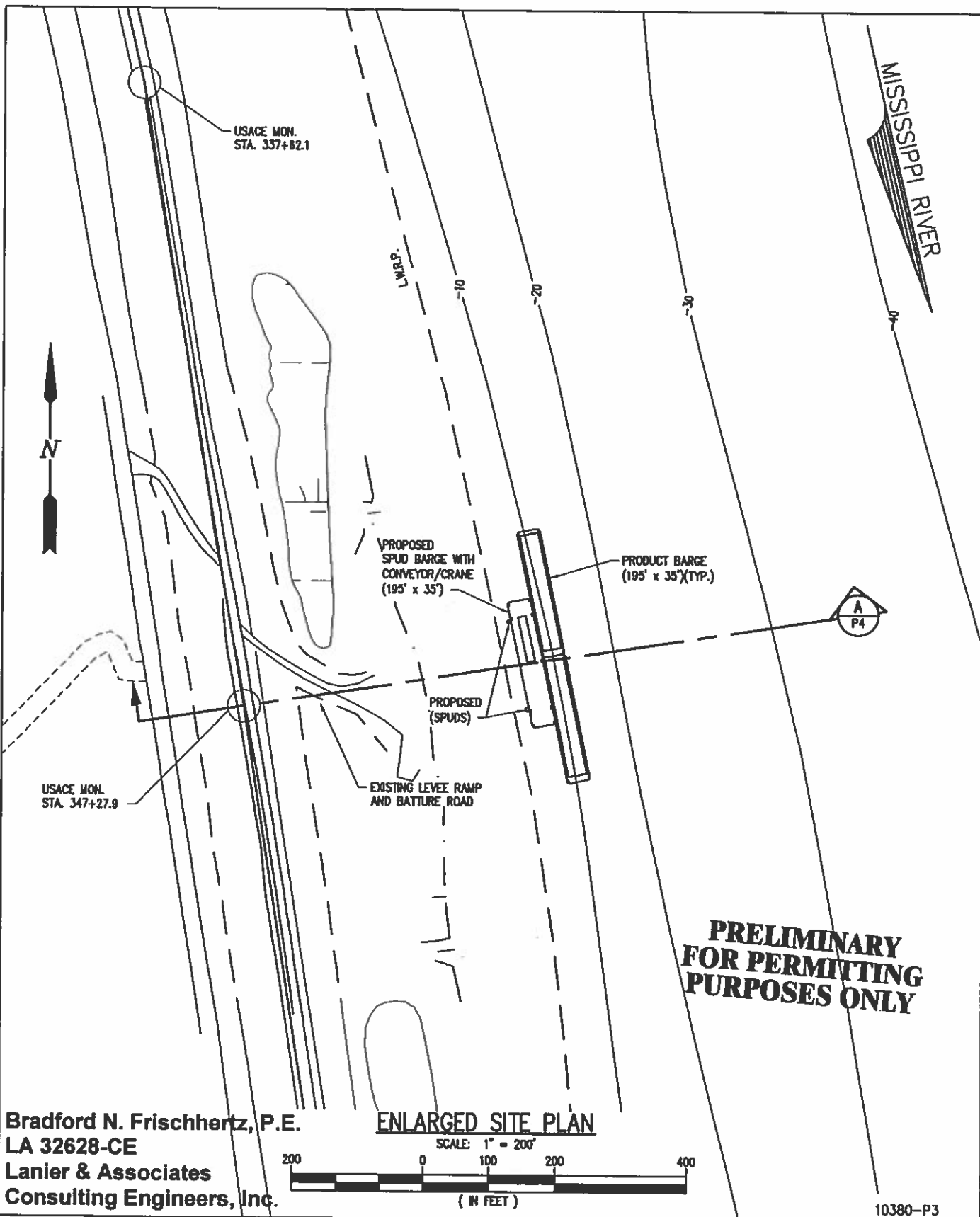
10380-P2

LANIER & ASSOCIATES
 CONSULTING ENGINEERS
 INCORPORATED
 LA: C-1120
 NEW ORLEANS, LA · BEAUMONT, TX

SLATS LUCAS AGGREGATES
 DONALDSONVILLE LOUISIANA

**PROPOSED AGGREGATE OPERATION
 OVERALL SITE PLAN**

DATE JULY 17
 DESIGN *
 DRAWN JDB
 CHECK JEL
 CONTRACT 10380
 SHEET No.
 2 OF 7



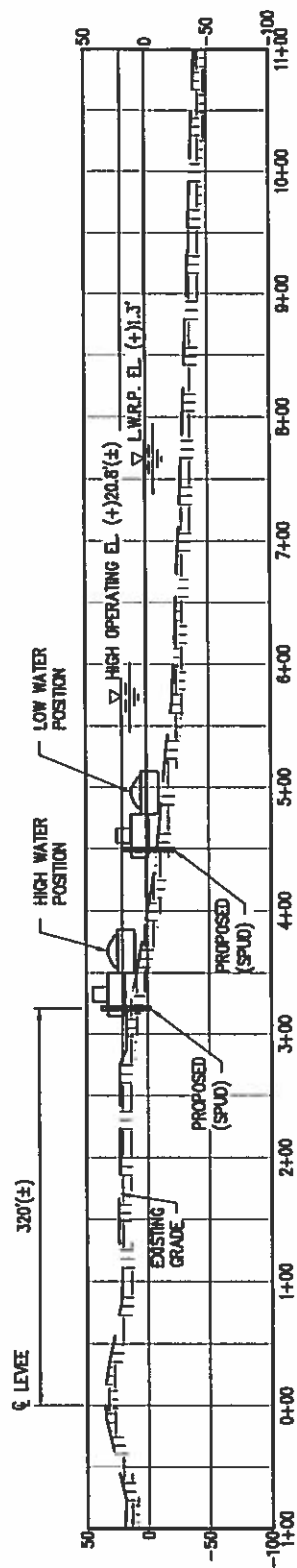
Bradford N. Frischhertz, P.E.
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 Lanier & Associates
 Consulting Engineers, Inc.

LANIER & ASSOCIATES
 CONSULTING ENGINEERS
 INCORPORATED
 LA: C-1120
 NEW ORLEANS, LA · BEAUMONT, TX

SLATS LUCAS AGGREGATES
 DONALDSONVILLE LOUISIANA

PROPOSED AGGREGATE OPERATION
ENLARGED SITE PLAN
PROPOSED BARGE DISCHARGE

DATE JULY 17
 DESIGN ·
 DRAWN JDB
 CHECK JEL
 CONTRACT 10380
 SHEET No.
 3 OF 7



CROSS SECTION @ STATION 347+27.9
 SCALE: 1" = 150'

**PRELIMINARY
 FOR PERMITTING
 PURPOSES ONLY**

Bradford N. Frischertz, P.E.
 LA 32628-CE
 Lanier & Associates
 Consulting Engineers, Inc.

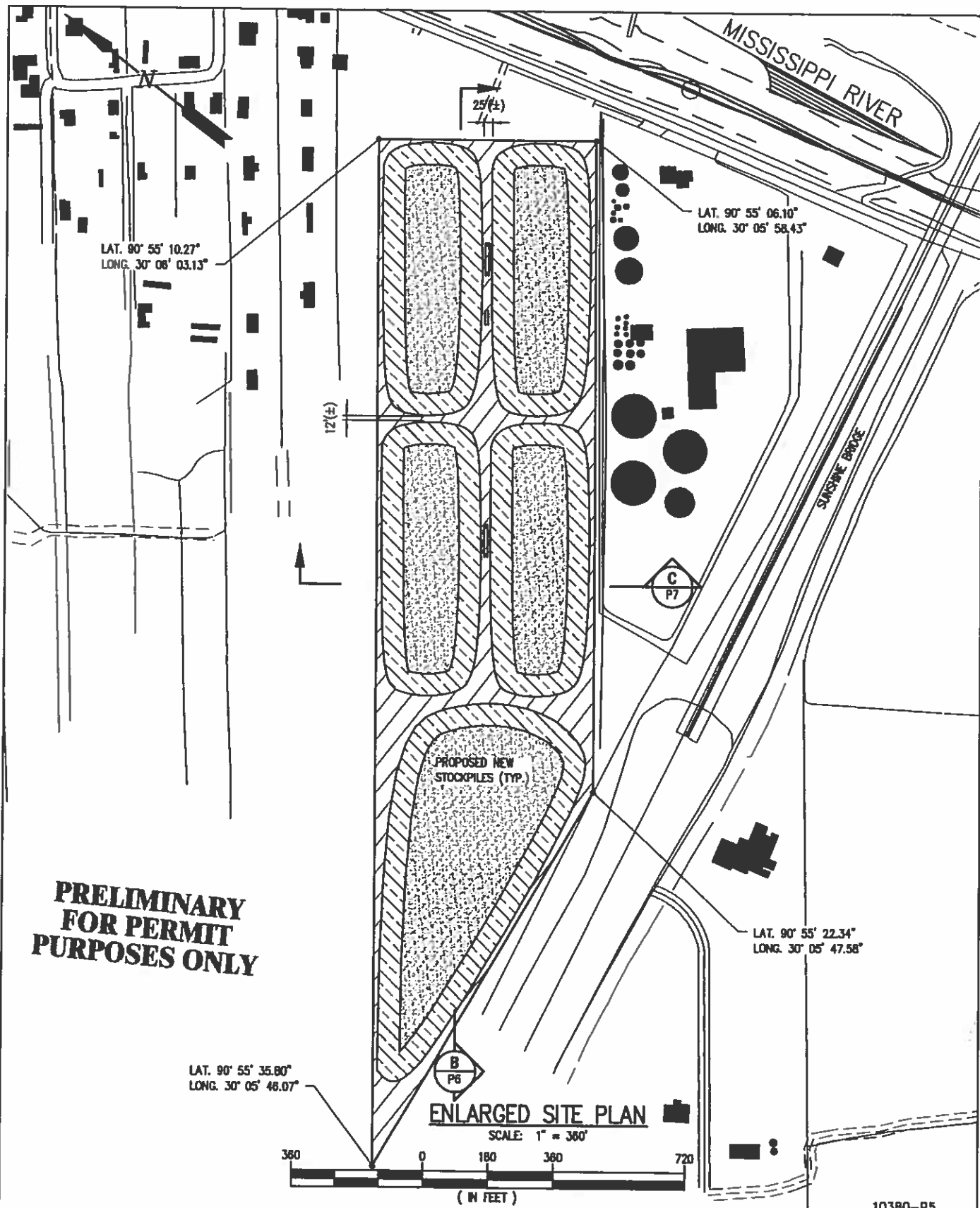
CROSS SECTION

10380-P4

LANIER & ASSOCIATES
 CONSULTING ENGINEERS
 INCORPORATED
 LA: C-1120
 NEW ORLEANS, LA · BEAUMONT, TX

MOBAC **SLATS LUCAS AGGREGATES** LOUISIANA
**PROPOSED AGGREGATE OPERATION
 CROSS SECTION
 AT USACE STATION 347+27.9**

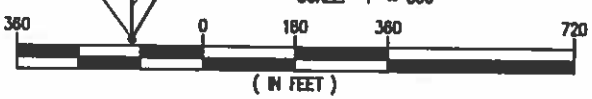
DATE	JULY 17
DESIGN	*
DRAWN	JDB
CHECK	JEL
CONTRACT	10380
SHEET No.	
	4 OF 7




**PRELIMINARY
FOR PERMIT
PURPOSES ONLY**

ENLARGED SITE PLAN

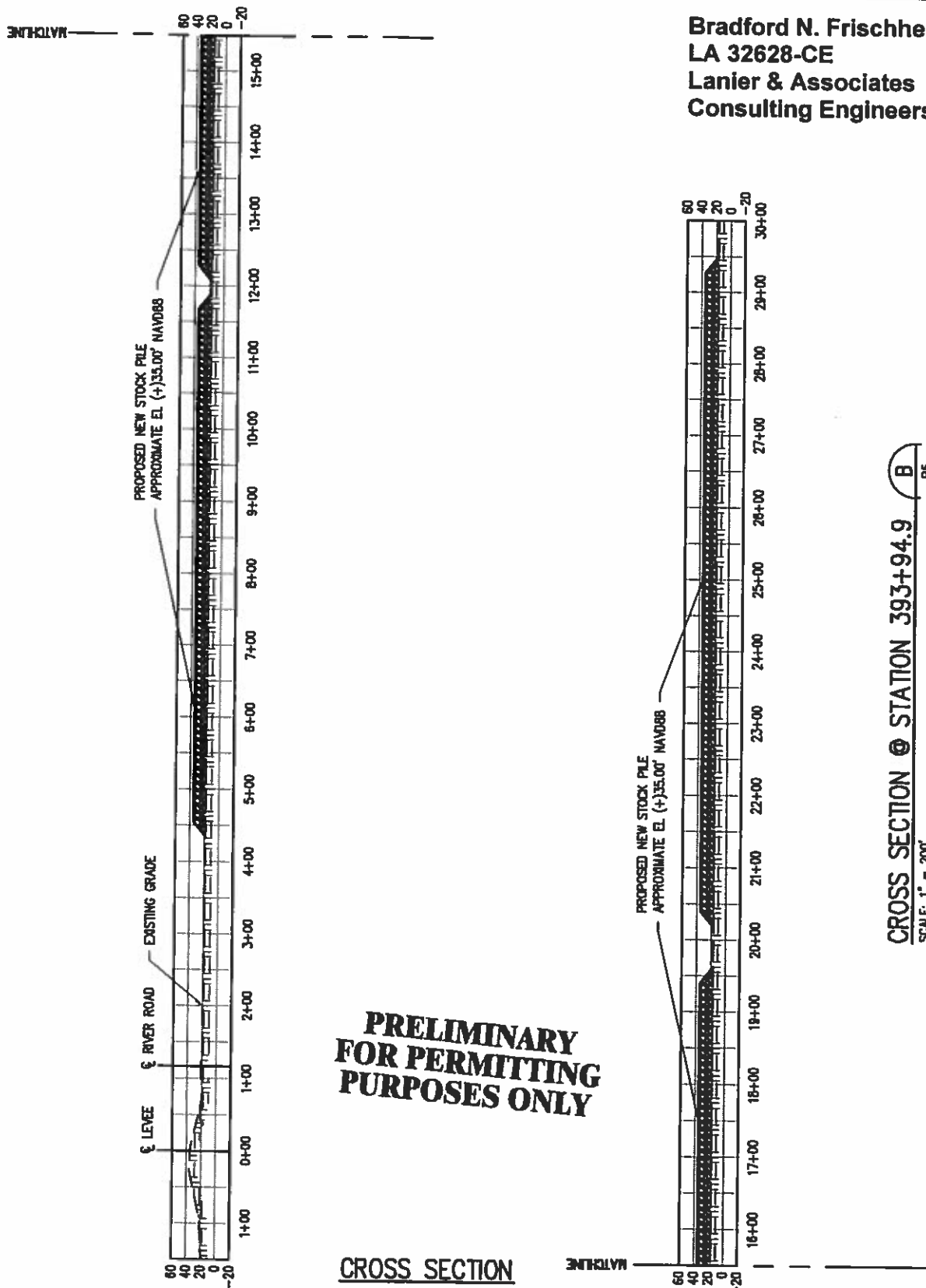
SCALE: 1" = 360'



10380-P5

 <p>LANIER & ASSOCIATES CONSULTING ENGINEERS INCORPORATED LA: C-1120 NEW ORLEANS, LA BEAUMONT, TX</p>	<p>SLATS LUCAS AGGREGATES DONALDSONVILLE LOUISIANA</p>	<p>DATE: JULY 17 DESIGN: * DRAWN: TMC CHECK: JEL CONTRACT: 10380 SHEET No. 5 OF 7</p>
	<p>PROPOSED AGGREGATE OPERATION ENLARGED SITE PLAN PROPOSED STOCKPILE AREA</p>	

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 Consulting Engineers, Inc.



**PRELIMINARY
 FOR PERMITTING
 PURPOSES ONLY**

CROSS SECTION

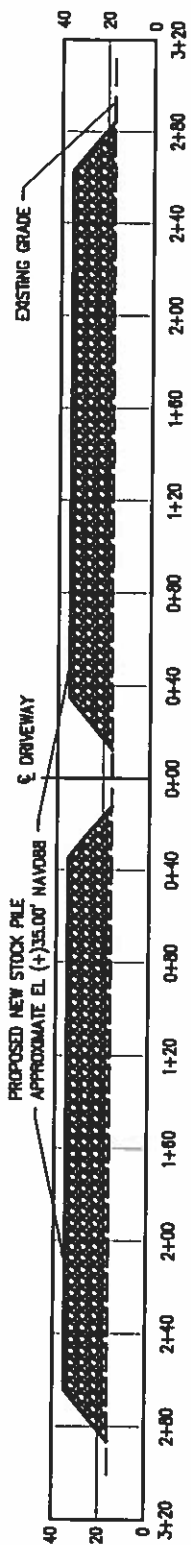
CROSS SECTION @ STATION 393+94.9
 SCALE: 1" = 200'

10380-P6

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 NEW ORLEANS, LA · BEAUMONT, TX

SLATS LUCAS AGGREGATES
 MOBAC LOUISIANA
**PROPOSED AGGREGATE OPERATION
 CROSS SECTION
 AT USACE STATION 393+94.9**

DATE	JULY 17
DESIGN	*
DRAWN	TMC
CHECK	JEL
CONTRACT	10380
SHEET No.	6 OF 7



CROSS SECTION @ PROPOSED NEW STOCKPILE C
 SCALE: 1" = 80' PS

**PRELIMINARY
 FOR PERMITTING
 PURPOSES ONLY**

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CROSS SECTION

10380-P7

LANIER & ASSOCIATES
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 INCORPORATED
 LA: C-1120
 NEW ORLEANS, LA · BEAUMONT, TX

SLATS LUCAS AGGREGATES
 MOBAC LOUISIANA

**PROPOSED AGGREGATE OPERATION
 CROSS SECTION
 AT PROPOSED NEW STOCK PILE AREA**

DATE	JULY 17
DESIGN	
DRAWN	TMC
CHECK	JEL
CONTRACT	10380
SHEET No.	7 OF 7

Sec. 106-137. - Public sale.

- There shall be no public sale of land in a family subdivision with the following exceptions:

(1) It shall be legally permissible for land in a family subdivision to be sold or transferred to the public if the subdivision has been upgraded to the standards of a public subdivision at the owner's expense and has been approved by the planning commission and the council as a public subdivision in accordance with this chapter; or

(2) It shall be legally permissible for land in a family subdivision to be sold or transferred to the public by any person, firm or entity, and their successors and/or assigns, who in good faith acquires title to land in a family subdivision:

a. At a sheriff's sale conducted as part of a foreclosure proceeding instituted by a lending institution (i.e., a bank, savings and loan association, mortgage company, loan company, or similar lending entity or institution) as a result of a delinquent loan or loans with the subject property having been used or pledged as collateral therefor; or

b. As a result of a transfer of land in a family subdivision from the owner thereof to a lending institution (i.e. a bank, savings and loan association, mortgage company, loan company, or similar lending entity or institution) in lieu of a foreclosure proceeding or sheriff's sale (i.e. *adation en paiement*) of land in a family subdivision from the owner thereof to a lending institution.

(Code 1990, § 26:100(B); Ord. No. 00-07, 8-2-00)

