

2020-0249

INTRODUCED BY: MATTHEW JEWELL, PARISH PRESIDENT
(DEPARTMENT OF PLANNING & ZONING)

RESOLUTION NO. 6513

A resolution providing supporting authorization to endorse the approval of a revised Preliminary Plat for Esperanza Business Park Phase II, with waivers from the maximum block length, as requested by Esperanza Land, LLC.

WHEREAS, on July 10, 2017, the St. Charles Parish Council adopted Resolution 6295 endorsing waivers from several geometric standards of the Subdivision Regulations to approve a Preliminary Plat for Esperanza Business Park Phase 2; and,

WHEREAS, the Preliminary Plat was filed in Book 850 page 529; and,

WHEREAS, the Planning and Zoning Commission granted construction approval on November 1, 2018; and,

WHEREAS, the developer has completed extensions of Deputy Jeff G. Watson Drive and Rue Sucre to provide for the subdivision, but has not built Rue Bon Temps which would connect the two streets and separate the blocks of the subdivision; and,

WHEREAS, as a result, the blocks of the subdivision are approximately 2150 feet long and 2290 feet long, exceeding the maximum 1500 feet; and,

WHEREAS, the developer has requested a waiver to allow the longer blocks; and,

WHEREAS, the Planning and Zoning Commission approved the revised preliminary plat with the requested waiver at their August 6, 2020 meeting.

NOW, THEREFORE, BE IT RESOLVED THAT THE ST. CHARLES PARISH COUNCIL, hereby provides this supporting authorization to endorse the approval of a revised Preliminary Plat entitled "Preliminary Plan Esperanza Business Park Phase 2," by Stephen Flynn, PLS dated 5/25/2017 and revised 5/4/2018, 9/19/2018, 10/9/2018, and 7/21/2020 with waivers from the maximum block length as requested by Esperanza Land, LLC.

The foregoing resolution having been submitted to a vote, the vote thereon was as follows:

YEAS: FONSECA, DARENSBOURG GORDON, CLULEE, GIBBS, DUFRENE, BELLOCK, FISHER, FISHER-PERRIER

NAYS: NONE

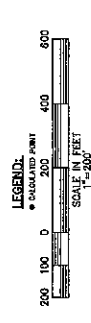
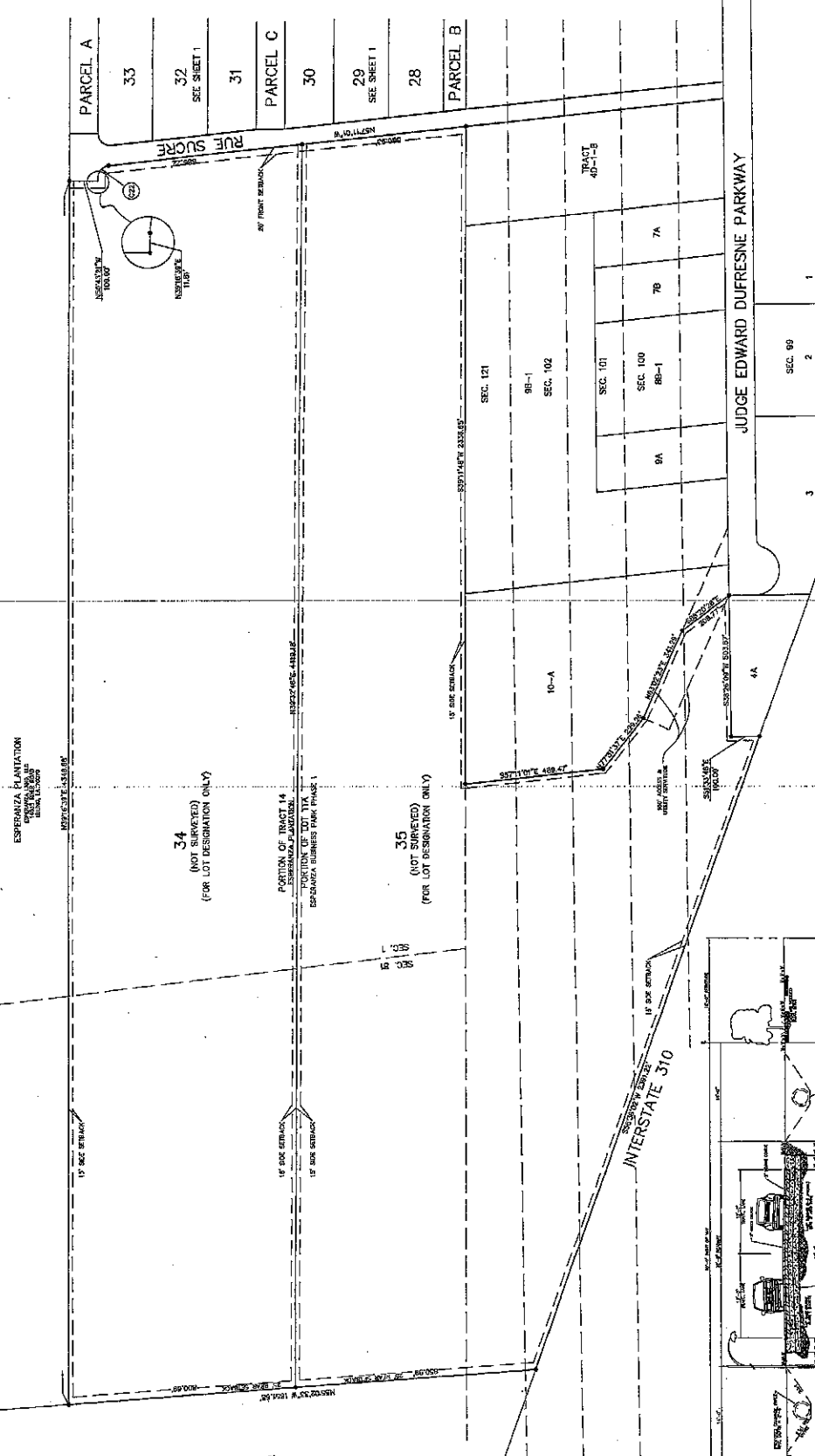
ABSENT: NONE

And the resolution was declared adopted this 8th day of September, 2020, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: [Signature]
SECRETARY: Michelle DiPasato
DLVD/PARISH PRESIDENT: September 9, 2020
APPROVED: _____ DISAPPROVED: _____

PARISH PRESIDENT: Matthew Jewell
RETD/SECRETARY: September 11, 2020
AT: 12:37 pm RECD BY: [Signature]

**PRELIMINARY PLAN
ESPERANZA BUSINESS PARK PHASE 2**

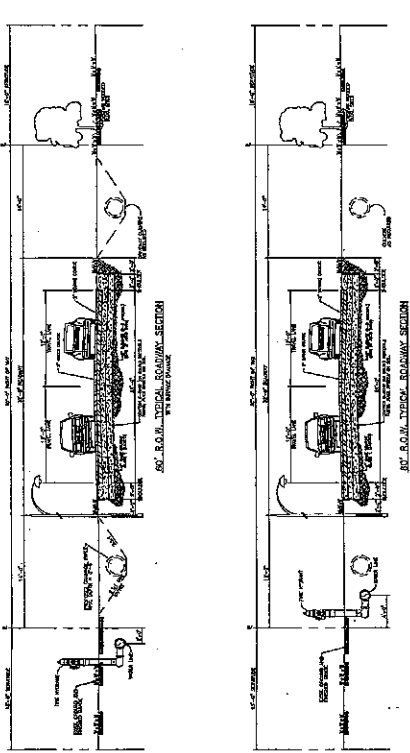


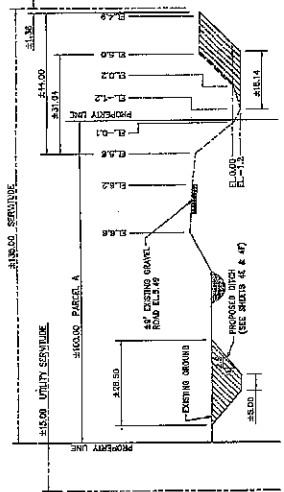
RIVERLANDS SURVEYING COMPANY
 606 JEFFERSON STREET
 SUITE 100
 MONROE, LA 70002-4508
 PHONE: 504-333-8888
 FAX: 504-333-8889

DATE: MARCH 27, 2013
 SHEET NO.: 2 OF 3
 DRAWING NO.: L2801-02-03

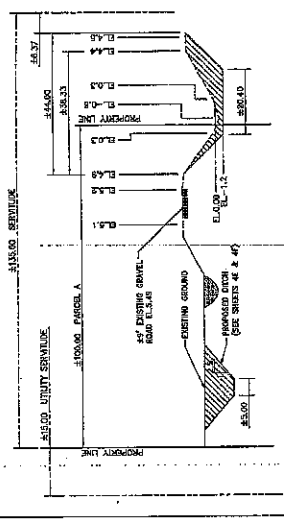
STEPHEN P. LYNN
 P.L.S. L.A. 5110
 SURVEYOR

1	12/27/2012	REVISED PERMISSIVE PLAN
2	12/27/2012	REVISED LOT DIMENSIONS
3	12/27/2012	REVISED TO SHOW REMOVAL OF EXISTING DRIVEWAYS
4	12/27/2012	REVISED TO SHOW DRIVEWAY SERVICES
5	12/27/2012	REVISED TO SHOW DRIVEWAY SERVICES
6	12/27/2012	REVISED TO SHOW LOT # 6 & LOT 20
7	12/27/2012	REVISED TO SHOW LOT # 6 & LOT 20
8	12/27/2012	REVISED TO SHOW LOT # 6 & LOT 20

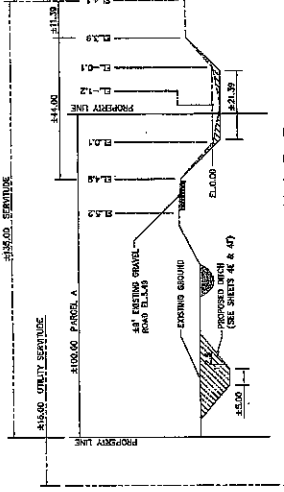




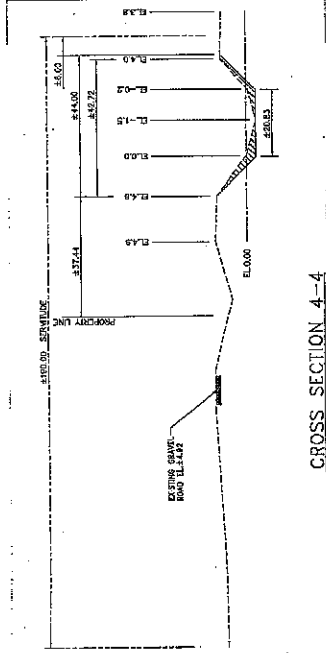
CROSS SECTION 1-1



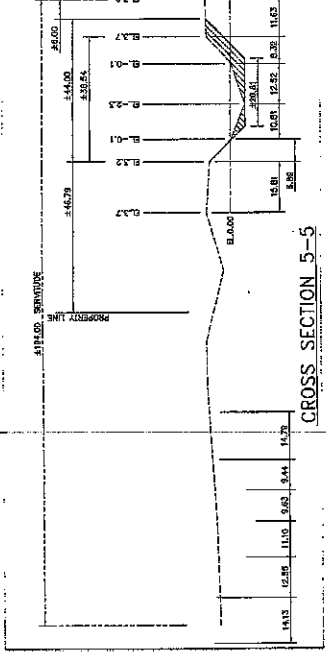
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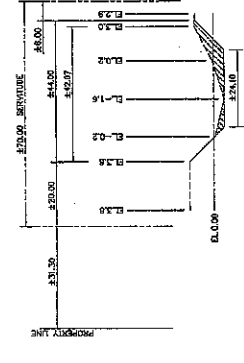
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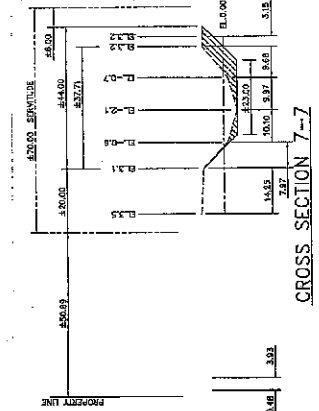
CROSS SECTION 4-4



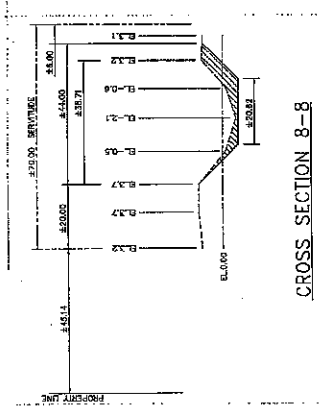
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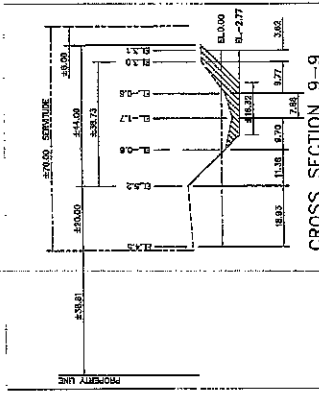
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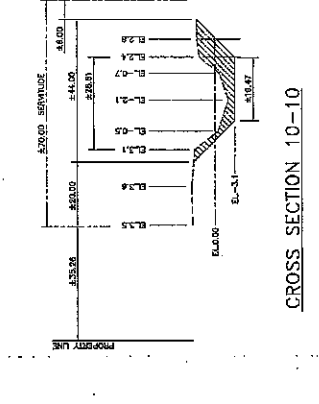
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CROSS SECTION 8-8



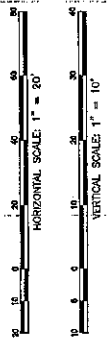
CROSS SECTION 9-9



CROSS SECTION 10-10

Z:\CECE vertical color.jpg

LEGEND:
 [Dashed line] EXISTING GRADE
 [Solid line] PROPOSED GRADE
 [Hatched area] REQUIRED EXCAVATION



Call before you dig.

Note: Prior to construction, the contractor will verify all utility locations with the project engineer/contractor.

NOTE:
 ALL NEW CROSS SECTIONS SHALL HAVE A MINIMUM SIDE SLOPE OF 1 VERTICAL TO (2.5) HORIZONTAL.

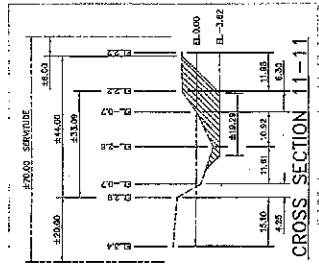
DATE	DESCRIPTION	REVISIONS
11/25/14	REV SET - REV FOR PHASES	3
7/28/14	REVISED PER SGP PW COMMENTS	2
7/10/14	REVISED PER SGP PW COMMENTS	1

ESPERANZA BUSINESS
PARK PHASE II
 ST. CHARLES PARISH, LOUISIANA

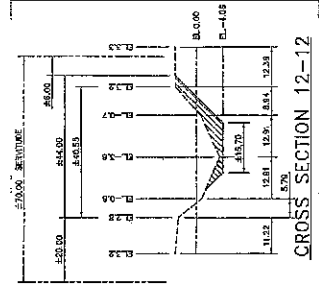
DITCH CROSS SECTIONS

DANNY J. HEBBERT, P. E.
 CIVIL AND ENVIRONMENTAL CONSULTING ENGINEERS
 P.O. BOX 11528, LUNING, LOUISIANA 70508
 PHONE (504) 785-2388 FAX (504) 785-2388
 LICENSE NO. 162477 STATE OF LA. EXPIRES 12/31/15
 LICENSE NO. 162477 STATE OF LA. EXPIRES 12/31/15
 CHECKED BY: [] APPROVED BY: []

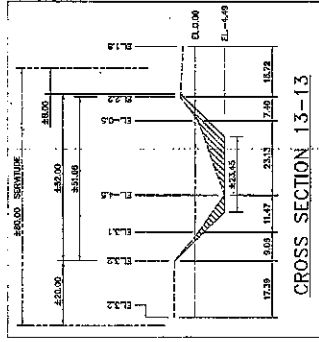




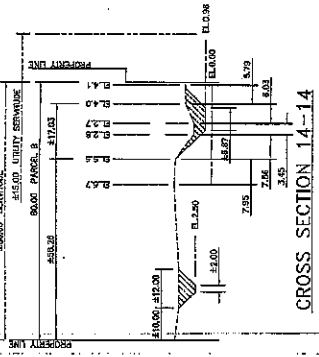
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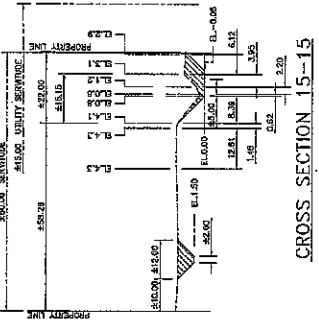
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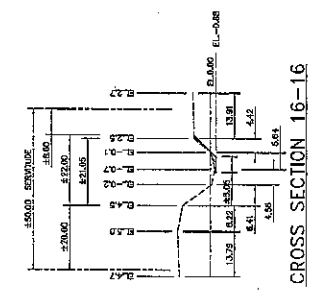
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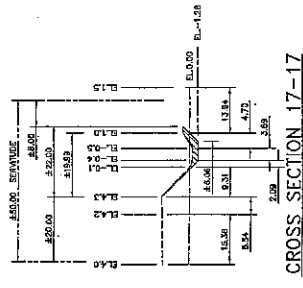
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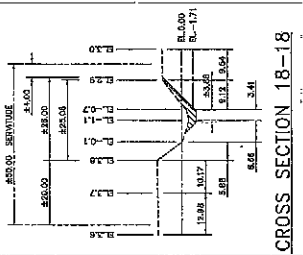
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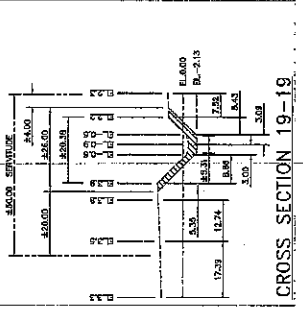
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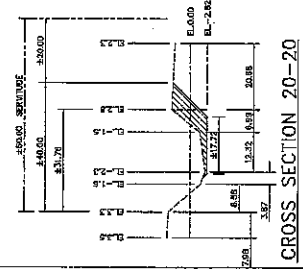
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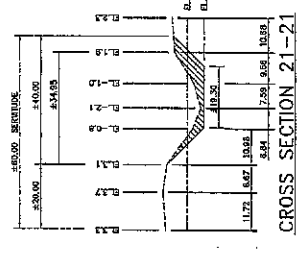
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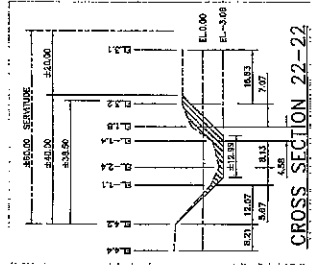
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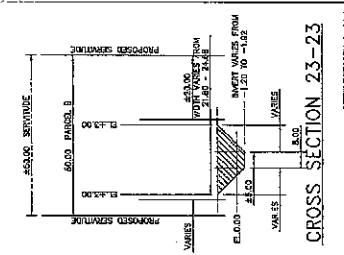
CROSS SECTION 20-20



CROSS SECTION 21-21



CROSS SECTION 22-22



CROSS SECTION 23-23

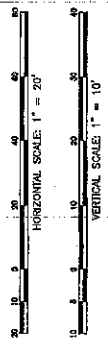
LEGEND:
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NO.	DATE	BY	DESCRIPTION	REVISIONS
1	10/27/17	DMK/ET	AD-SHOW	
2				
3				



ESPERANZA BUSINESS
PARK PHASE II
 ST. CHARLES PARISH, LOUISIANA

DITCH CROSS SECTIONS

DANNY J. HERBERT, P.E.
 CIVIL AND ENVIRONMENTAL CONSULTING ENGINEERS
 P.O. BOX 1929 LULING, LOUISIANA 70070
 PHONE(815) 745-2380 FAX(815) 785-2388
 DATE: 10/27/17 PLOT SCALE: AS-SHOW DRAWING NO.: SHEET 5 OF 5
 DESIGNED BY: DMK/ET CHECKED BY: N.S.A. APPROVED BY: B.A.C.