



**CITY OF ST. GEORGE  
MUNICIPAL SERVICES**

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Staff Report

**Case No. S24-09-F-REV1**

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13646 Perkins Rd, 70810 | 225-228-3200 | [planning@stgeorgela.gov](mailto:planning@stgeorgela.gov) | [StGeorgeLA.gov](http://StGeorgeLA.gov)

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**Location:** 15673 & 15775 Old Perkins Rd

**Owner:** Continental Enterprises, LLC

**Applicant:** Brian Aguillard, B.M. Aguillard & Associates, LLC

**Site Area:** 25.61 acres

**Zoning:** M1 Light Industrial

**Character Area:** Suburban

**Existing Use:** Industrial and Undeveloped

**Request:** Dedicate public drainage and sidewalk servitudes on Tracts 10-B-2-A-1-B-1-A and A-1-A, Mansur Property

**Received:** April 22, 2025

**Planning Commission:** May 5, 2025

**Staff Recommendation:** Approval

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## Findings

1. As part of the technical review of SP25-01 (see Case History), the Engineering Department identified a need for a:
  - 15' public drainage servitude from the proposed development (Tract 10-B-2-A-1-B-1) to the existing 100' public drainage servitude on Tract A-1-A; and
  - 6' public sidewalk servitude along the front of the proposed development.
2. Engineering has requested, and the applicant has agreed (via email on 4/25/2025), to extend the public sidewalk servitude across both lots. Revised plat not received as of staff report distribution.

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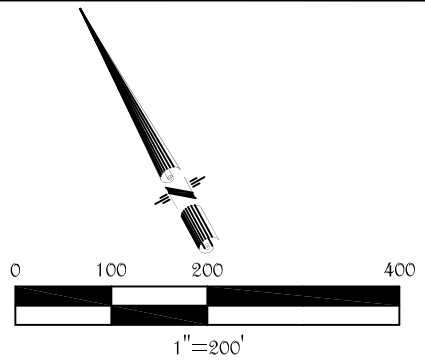
## Case History

- **SP25-01.** Site plan for office/warehouse and laydown yard on Tract 10-B-2-A-1-B-1, Mansur Property. Zoning Commission approved on 4/7/2025.
- **S24-09-F.** Exchange of property between Tracts A-1 and 10-B-2-A-1-B-1, Mansur Property; Planning Commission approved on 2/3/2025. Revocation of existing and dedication of new Wards Creek servitude; City Council approved on 2/25/2025.

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## Public Notification

- The subject property sign was posted on April 18, 2025.
- Letters were mailed to owners of property within 300 feet on April 18, 2025.
- Legal advertisement was published on April 20, 28, and May 5, 2025.



LEGEND	
	FD 1/2" IRON PIPE
	SET 1/2" IRON PIPE
	HYDRANT
	SEWER MANHOLE
	POWER POLE
	OVERHEAD ELECTRIC
	SERVITUDE
	BUILDING LINE
	EXISTING GROUND CONTOUR
	STRUCTURE

**GENERAL NOTES:**

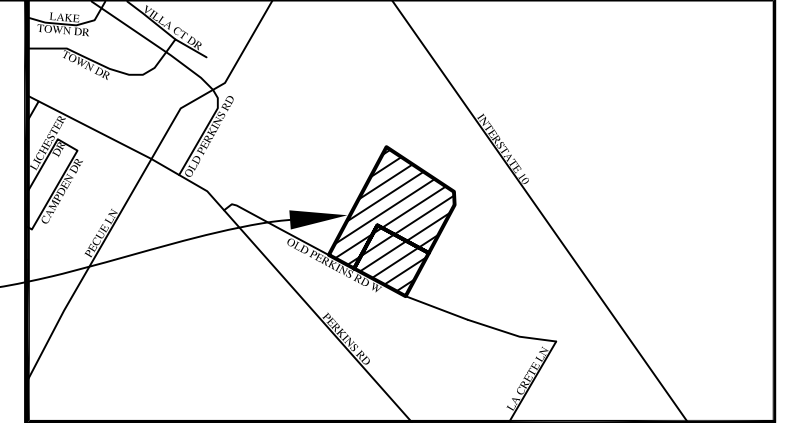
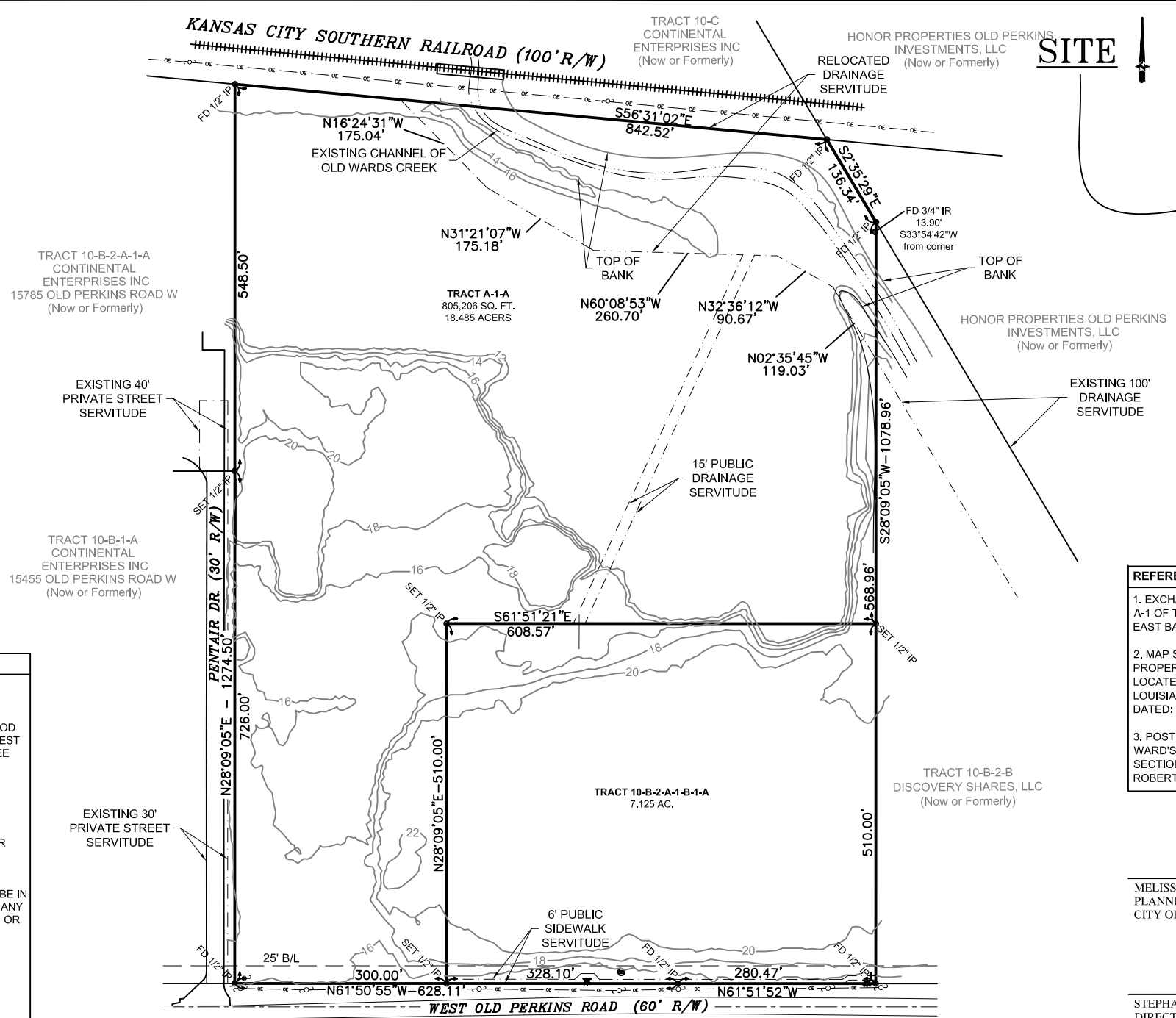
1. BASIS OF BEARING:  
\*S28°09'05"E, EAST PROPERTY LINE OF TRACT A-1-A.
2. THE WORDS "CERTIFY"; "CERTIFIES"; OR "CERTIFICATION" AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF, AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
3. B.M. AGUILLARD & ASSOCIATES, LLC. HAS NOT AND DOES NOT PROVIDE DELINEATION OF JURISDICTIONAL WETLANDS.
4. NO ATTEMPT HAS BEEN MADE BY MYSELF TO VERIFY ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT SHOWN ON REFERENCE MAP(S) OR FURNISHED BY THE CLIENT OR HIS REPRESENTATIVES.
5. ALL PROPOSED CHANGES OR MODIFICATIONS TO THE PARCEL(S) SHOWN HEREIN SHALL BE IN ACCORDANCE WITH THE EAST BATON ROUGE PARISH UNIFIED DEVELOPMENT CODE, UDC. ANY ACTS OF OMISSION OR DEFICIENCIES REGARDLESS OF CAUSE BY THE OWNER, SURVEYOR, OR PARISH, SHALL NOT RELIEVE THE OWNER OF HIS/HER DUTY TO CONFORM TO THE LATEST OFFICIAL REVISED EDITION OF THE UDC.
6. ZONING: M1
7. SETBACK PER ZONE: FRONT- 25'  
SIDE- 0'  
REAR- 0'  
CORNER SIDE -10'
8. CPPC PROPERTY ID'S: 1630849178, 1630849179
9. EXISTING LAND USE: I
10. FUTURE LAND USE: EC
11. CHARACTER AREA: SUBURBAN
12. UTILITIES: ELECTRIC - ENTERGY  
GAS - ENERGY  
SCHOOL DISTRICT - EBR-9  
WATER - BATON ROUGE WATER CO  
FIRE DISTRICT - ST. GEORGE FIRE DISTRICT #2  
SEWER - WSTN
13. ALL ELEVATIONS ARE REFERENCED TO EBR 045

**FLOOD ZONE NOTE:**

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE AE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 22033C 0335E AND DATED 05/02/2008. 100-YEAR FLOOD ELEVATION: 20.0'. COMMUNITY DETERMINED FLOOD ELEVATION: 21.0'.

**NOTE:**

SPECIAL FLOOD HAZARD AREAS, BASE FLOOD ELEVATIONS, CONVEYANCE ZONES, AND ZONING DISTRICTS ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED.



**VICINITY MAP**  
SCALE: 1"=2000'

- REFERENCE MAP(S):**
1. EXCHANGE OF PROPERTY OF TRACT 10-B-2-A-1-B AND TRACT A INTO TRACT 10-B-2-A-1-B-1 AND TRACT A-1 OF THE MANSUR PROPERTY LOCATED IN SECTION 49, T-8-S, R-2-E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA BY BRIAN M. AGUILLARD, P.L.S. DATED 5-23-17.
  2. MAP SHOWING SUBDIVISION OF LOT "10-B-2-A-1" INTO LOT "10-B-2-A-1-A" & LOT "10-B-2-A-1-B" MANSUR PROPERTY AND DEDICATION OF A PRIVATE STREET SERVITUDE & A PRIVATE DRAINAGE SERVITUDE LOCATED IN SECTION 49, T8S-R2E, GREENSBURG LAND DISTRICT, LOUISIANA, EAST BATON ROUGE, LOUISIANA FOR RAYMOND HECK. BY: EVANS-GRAVES ENGINEERS, INC. MAX O. URSEY, III. PLS. DATED: 3-6-12.
  3. POST-REVOCATION PLAT SHOWING RELOCATION AND REVOCATION OF A PORTION OF THE OLD WARD'S CREEK DRAINAGE SERVITUDE ON TRACT 10-B-2-B OF THE MANSUR PROPERTY LOCATED IN SECTION 49, T-8-S, R-2-E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA. BY: ROBERT W. OVERALL, PLS. DATED: 11-16-12.

MELISSA GUILBEAU, AICP  
PLANNING DIRECTOR  
CITY OF ST. GEORGE PLANNING COMMISSION

DATE

STEPHANIE PHILLIPS, GROS, PE, PTOE  
DIRECTOR OF THE DEPARTMENT OF DEVELOPMENT

DATE

**CERTIFICATION:**

THIS IS TO CERTIFY THAT THIS SURVEY SHOWN HEREIN WAS ACTUALLY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND THAT THIS MAP AND THE "FIELD SURVEY" ON WHICH IT IS BASED CONFORM TO THE "STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS" FOR A "C" CLASS SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND COMPLIES WITH LA RS 33:5051.



BRIAN M. AGUILLARD, P.E., P.L.S. DATE

**PLAT SHOWING AN ADDED  
15' PUBLIC DRAINAGE SERVITUDE  
&  
6' PUBLIC SIDEWALK SERVITUDE  
OF  
TRACTS 10-B-2-A-1-B-1-A & A-1-A  
LOCATED IN SECTION 49, T-8-S, R-2-E  
GREENSBURG LAND DISTRICT  
EAST BATON ROUGE PARISH, LA  
FOR  
Continental Enterprises, LLC**

**SEWER DISPOSAL NOTE:**

NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOCAL HEALTH AUTHORITY.

**STATEMENT OF DEDICATION:**

THE STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE OR OTHER STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT-OF-WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY WAS GRANTED. ALL RIGHT-OF-WAYS AND SERVITUDES GRANTED HEREON ARE FOR PUBLIC USE ONLY, THE TITLE OF WHICH SHALL REMAIN WITH THE OWNER.

RAYMOND HECK FOR CONTINENTAL ENTERPRISES, LLC DATE

	SCALE: 1"=200'	DATE: 04/21/2025	SHEET: 1 OF 1
	DRAWN BY: DDL	CHECKED: BMA	PROJECT: 2024160
<b>B.M. Aguiard &amp; Associates, LLC</b> P. O. Box 1407    Prairieville, LA 70769 Phone: (225) 445-1894    Fax: (225) 673-3544			