

# MAJOR CONDITIONAL USE PERMIT (MCUP): SAND AND GRAVEL MINING

May 17, 2021

## OVERVIEW

### 1. Project Description

*In finding substantial sand and gravel reserves on the subject property and recognizing the value of the products towards the growth and development of the Greater Baton Rouge Area, it is Cobalt Construction and Development, LLC's goal to extract these minerals for sale in this market area. We have developed a plan to remove and process this area in a manner that will enhance the property both immediately after mining and in the future.*

*As shown in this project summary, we intend to begin operations utilizing "Wet" and "Dry" methods for the removal of the materials. These methods will be used in Tract C-1 and will generally start from the east of Bayou Baton Rouge and work towards the west towards La Highway 964 Old Scenic Hwy. This standard method of removal has been applied by Cobalt Construction and Development, LLC on previous projects. As part of Cobalt Construction and Development, LLC's mining policies, specific procedures and methods are followed to ensure the surround watershed is not adversely impacted by mining operations. Initial sloping of dredge pond banks will occur at a 4:1 slope to eliminate work site runoff additionally, daily reclamation will occur to further ensure the area is minimally impacted by excavation and mining. This will result in a pond consisting of approximately 20% of the total acreage of Tract C-1.*

*Cobalt Construction and Development, LLC owners have been in the industry of many years and are working closely with the landowners to ensure that this venture will result in the desired restoration of the property. They will also comply with local, state, and federal regulations using proven "Best Management Practices".*

### 2. Planning Summary

Existing Zoning *Tract C-1: Rural*

Future EBR Land Use Category *Agricultural/Rural*

Adjacent Parcel Zoning *Rural*

Acreage *130.635*

Proposed MCUP Area *26 acres*

### 3. Development Information

Owners: *CRUMHOLT, LUCY*

Developer: *Kyle Bratton, Cobalt Construction and Development, LLC*

Design Professional: Clay Barrilleaux, P.E., Robert Barrilleaux & Associates, Inc.

Surveyor: David Patterson, P.L.S., Landsource, Inc.

#### 4. Legal Description

*Tract C-1 located in Sections 76, 78, & 84, T-5-S, R-1-W, Greensburg Land District, East Baton Rouge Parish, Louisiana, having 130.635 acres per survey by David L. Patterson, P.L.S. dated August 15, 2018.*

*Major Conditional Use Permit (MCUP) is located in Sections 76, 78, & 84, T-5-S, R-1-W, Greensburg Land District, East Baton Rouge Parish, Louisiana, having +/-26 acres.*

*Commencing from the Northeast Corner of Lucy Crumholt Trust Property North 81 degrees 45 minutes 46 seconds for a distance of 2131.20 feet, THENCE South 18 degrees 20 minutes 50 seconds for a distance of 215.24 feet to a Point of Beginning,*

*THENCE South 18 degrees 20 minutes 50 seconds West for a distance of 705.52 feet; THENCE South 51 degrees 27 minutes 49 seconds West for a distance of 212.29 feet; THENCE South 11 degrees 12 minutes 58 seconds West for a distance of 335.57 feet; THENCE South 49 degrees 05 minutes 02 seconds East for a distance of 114.60 feet; THENCE North 70 degrees 57 minutes 55 seconds East for a distance of 241.76 feet; THENCE South 02 degrees 15 minutes 28 seconds East for a distance of 269.63 feet; THENCE North 90 degrees 00 minutes 00 seconds East for a distance of 261.39 feet; THENCE North 33 degrees 19 minutes 54 seconds East for a distance of 327.74 feet; THENCE South 75 degrees 38 minutes 23 seconds East for a distance of 447.14 feet; THENCE North 03 degrees 15 minutes 21 seconds East for a distance of 758.39 feet; THENCE North 48 degrees 02 minutes 17 seconds West for a distance of 660.75 feet; THENCE North 83 degrees 21 minutes 18 seconds West for a distance of 300.77 feet to the Point of Beginning.*

*Said area contains 26 acres more or less.*

#### 5. Watershed Impact Summary

*The property being proposed as a Major Conditional Use Permit is located on the west side of Old Scenic Hwy LA 964, approximately 4000+/- feet north of the intersection of Groom Road and Old Scenic Hwy. This site is located between Old Scenic Hwy and Bayou Baton Rouge and is currently undeveloped with elevations that range from elevation 84+/- feet along Old Scenic Hwy to 59+/- feet along Bayou Baton Rouge.*

*Cobalt Construction and Development, LLC proposes to develop the site for the mining of sand and gravel reserves from areas within MCUP area. Per the Soils Survey Map, the site contains Oprairie silt, 0-1% slopes (OpA), Oprairie silt, 1-3% slopes (OpB), Calhoun silt loam, 0-1% slopes (CcA), and Feliciana silt loam, 8-30% slopes (FeF). These soils are in the Hydrologic Soil Groups B and C/D. The soils on the property consist of non-sealable flume sand and overburden top/soil and clay.*

*"Wet" and "Dry" methods will be utilized for the removal of materials. This standard method of removal has been applied on previous projects. As part of mining policies, specific procedures and methods are followed to ensure the surrounding watershed is not adversely impacted by mining operations. Prior to commencing mining operations sloping of dredge pond bands will occur at 4:1 slope to eliminate work site runoff. Additionally, daily reclamation will occur to further ensure the area is minimally impacted by excavation and mining. These procedures will be maintained for the duration of mining operations and ensures no stormwater runoff to leave the work area. As no stormwater runoff is allowed to leave the areas being mined, there will be no adverse impacts to upstream or downstream watershed. Please see attached Stormwater Pollution Prevention Plan.*

*No existing drainage swales, ditches, etc. will be diverted around the works areas.*

## 6. Traffic Impact Summary

Cobalt Construction and Development, LLC is proposing to extract and sell sand, clay, and gravel found on this property. The area proposed as a Major Conditional Use Permit is located on the west side of Old Scenic Hwy, approximately 4000+/- feet north of the intersection of Groom Road and Old Scenic Hwy.

This site is located adjacent to Bayou Baton Rouge. Cobalt Construction and Development, LLC intends to operate their mining in the most convenient location to meet the existing demands for sand, clay, gravel in the area. Based on similar operations in East Baton Rouge, Tangipahoa, Livingston, and Lafayette Parishes, Cobalt Construction and Development, LLC anticipates an average of 60 trucks per day entering and exiting the site. Again, these trips are primarily generated from exiting truck traffic onto Old Scenic Hwy which will purchase their materials from the proposed site rather than other pits further from this site. The proposed number of trucks anticipated is smaller than most projects of this kind. The resulting traffic additions will make minimal impact to existing traffic conditions.

## 7. Extraction Proposal

Cobalt Construction and Development, LLC proposes to begin within six (6) months after permit approval from all local, state, and federal agencies. The estimated time of completion will be five (5) to ten (10) years for the proposed National Resource Overlay District. The mining would begin on the eastern side and move toward the west side at the flood line of Bayou Baton Rouge. The maximum anticipated depth of the pit areas will +/- fifty (50) feet and will have 4:1 side slopes. Proposed operation time will be at four (7) AM to four (7) PM Monday thru Saturday. The will consist of +/- seven (7) employees. There will be an average of sixty (60) trucks per day entering and exiting the site.

The types of equipment to be used will be the following:

PLANT EQUIPMENT	MOBILE EQUIPMENT
DESANDER	FRONT END LOADERS
SAND SCREW	WATER TRUCK (DUST CONTROL)
LOGWASHER	PICKUP TRUCK
FRESH WATER PUMP	EXCAVATOR
DREDGE PIPELINE AND PONTOONS	MOTOR GRADER
SAND CHUTE	BULLDOZER
SAND RADIAL STACKER	HAUL TRUCK (FOR MATERIAL)
MATERIAL MECHANICAL SCREENS	
FINISH PRODUCT CONVEYORS	
SCALE	
SCALE HOUSE	

## 8. Land Reclamation

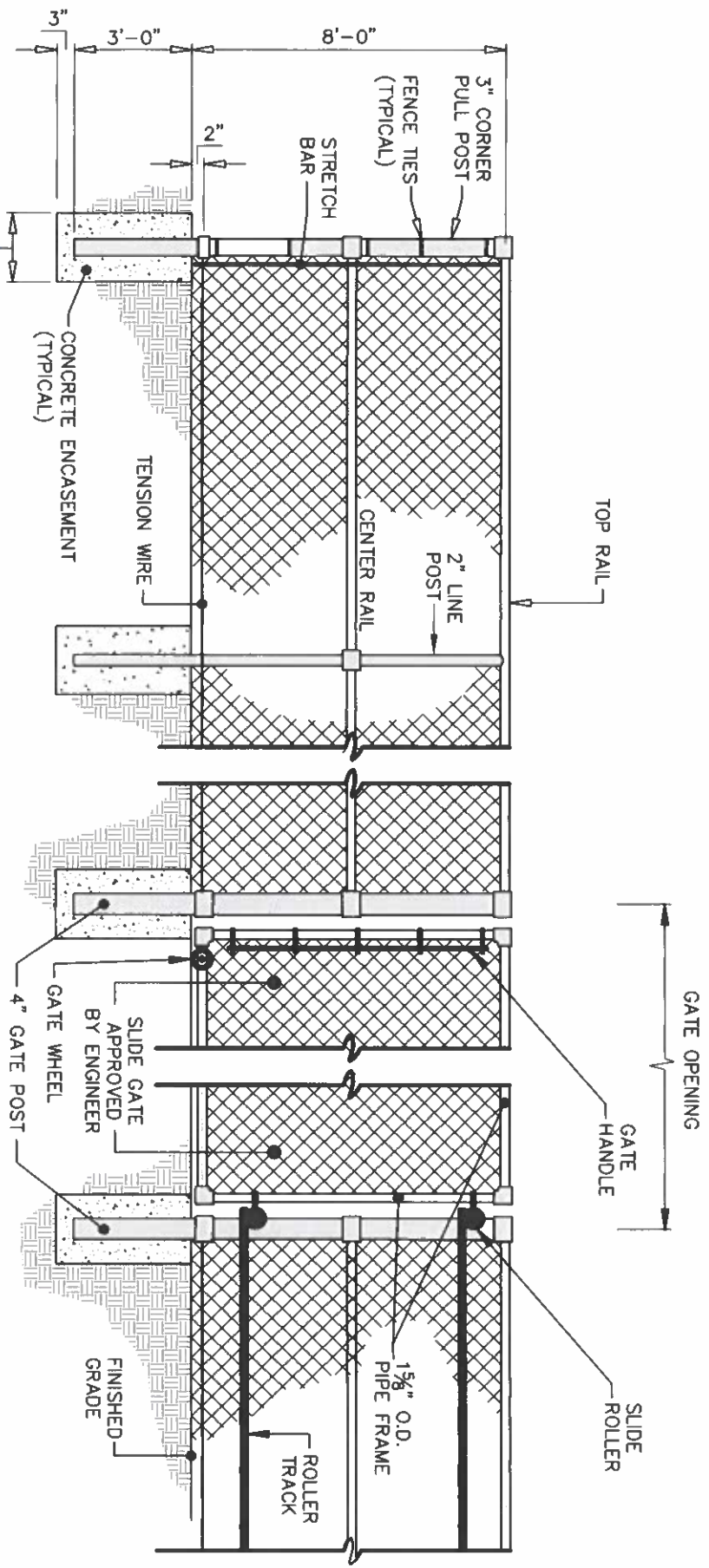
Cobalt Construction and Development, LLC will be working closely with the landowners to ensure that this venture will result in the desired restoration of the property for post mining use, while complying with all local, state, and

*federal regulations. For the subject site Cobalt Construction and Development, LLC has met with and designed its mining plan to ensure removal and processing of minerals are completed in a manner that will, through concurrent reclamation/restoration, enhance the property for after-mine use for the current landowners as well as future generations to come. Cobalt Construction and Development, LLC intends to follow "Best Management Practices" in addition to all local, state and federal guidelines. Reclamation will be a daily part of the production process which includes the following:*

- A. Dredge Pond Slopes to be 4:1*
- B. Flume sand (non-saleable) and overburden (top soil/clay) for backfill*
- C. Hydroseeding for erosion control during final demobilizing on property.*

*No permanent structures are to be constructed as part of the project and upon completion of mining operations, construction areas will be cleared and stabilized to ensure the future benefits of property by current landowners as well as future generations to come.*





- NOTES:**
1. SLIDE GATE SHALL HAVE A STRONG LOCK MECHANISM, DROP ROD, AND TRUSS ROD.
  2. ALL FENCE COMPONENT MATERIALS SHALL BE EITHER HOT DIPPED GALVANIZED STEEL OR IRON. FENCE FABRIC SHALL BE ALUMINUM COATED WITH BLACK UV RESISTANT VINYL.
  3. ALL FENCING SHALL BE PROVIDED WITH A BLACK VINYL COATED POLYESTER PRIVACY SCREEN ACROSS THE ENTIRE SURFACE AREA OF THE FENCE INCLUDING GATES.
  4. POSTS SHALL ALSO BE VINYL COATED WITH BLACK UV RESISTANT VINYL.
  5. USE MINIMUM 9 GAUGE GALVANIZED 'EASY TWIST' FENCE TIES FOR BINDING FENCE AND PRIVACY SCREEN, PER 2 FEET SPAN VERTICALLY, ON EACH 2", 3" OR 4" POST.

STATE OF LOUISIANA  
 ROBERT C. BARRILLEAUX  
 License No. 28869  
 PROFESSIONAL ENGINEER  
 IN  
 CIVIL ENGINEERING

**CHAIN LINK FENCE & GATE**

DETAIL No.

