

The below minutes are taken from the meeting to represent items addressed and actions taken by this board. All meetings are recorded with video and audio for our records. In the event these minutes are ever in question or controversy, the audio/video archive shall be used to determine the actual item or action taken by individuals present at this meeting.

**MINUTES
PLANNING COMMISSION
February 8, 2023**

The Planning Commission of the Parish of Ascension held a Public Meeting on Wednesday, February 8, 2023 at 6:00 p.m. at the Ascension Parish Courthouse, 607 E. Worthey Road, Council Chambers – 1st Floor, Gonzales, Louisiana in regular session convened.

I. Called to Order

Meeting was called to order by Chairman Max Nassar.

II. Roll Call of Members

The following members were present:

Tommy Noel, Mark Villa, Nicholas Miller, Max Nassar, Wade Schexnaydre, Randy Clouatre, Jr., Todd Varnado

The following members were absent:

None

III. Pledge of Allegiance

IV. Introduction of Staff

Stacie Webb – Recording Secretary, Planning Commission

Jarius Carey – Information Technology (IT)

Spencer Long – Parish Attorney

Shaun Sherrow – Engineering Review Agent

Jerome Fournier – Director, Planning and Development

Eric Poche – Asst. Director, Planning and Development

Lance Poche – Zoning Official

V. Chairman's Comments

Chairman Nassar reminded all present that wanted to speak on an item for public hearing to fill out a speaker card and hand it to the recording secretary and that their name would be called when the item in which they signed up for comes up.

VI. Public Comment on any Agenda Item

No comments.

VII. Staff Report

A. Subdivision Status – February 2023

Mr. Eric Poche presented and explained the attached report on subdivisions.

(SEE ATTACHMENT A)

B. Discussion of Parish Council Resolution – to request Administration and Planning and Zoning Commission to integrate traffic calming requirements into Subdivision Requirements

Mr. Jerome Fournier stated he put “discussion” for this item regarding the traffic calming requirements when actually it is just an announcement. He stated he would like this to go back before the Commission next month as a public hearing item. He said he would have experts addressing these requirements, our traffic engineer and others that can address comments to the Commission in order to make decisions to whether or not they should be placed in the Unified Land Development Code. Mr. Fournier expressed, at this time, staff is working the details out on how to incorporate it into the Unified Land Development Code.

C. Discussion – Modification to Unified Land Development Code, Appendix V – Drainage, Section 17.506.A – Protection of existing watersheds and conveyance systems

Mr. Fournier stated this too is an announcement and will be brought back next month for discussion and public hearing.

VIII. Minutes

A. Approval or Denial of the Minutes of January 11, 2023 Planning Commission Meeting

Commission Action: Moved by Mr. Wade Schexnaydre, seconded by Mr. Mark Villa and unanimously adopted, to approve the minutes of January 11, 2023 Planning Commission meeting as presented.

IX. Consent Agenda

A. Affidavit of Mortgage Declaration

Adam Diaville – Lot 14 (16389 Oakridge Rd, Prairieville, LA)

Commission Action: Moved by Mr. Wade Schexnaydre, seconded by Mr. Todd Varnado and unanimously adopted, to approve the consent agenda as presented.

X. Public Hearing to Approve or Deny the following Family Partition:

A. Joseph Stephens, Sr. Estate – Lots E-1 through E-8

The subject property is located on the south side of Kling Ext. approximately ¼ mile from the intersection of Kling Ext and New River Canal Rd. in Council District 3 and is zoned Conservation (C). The application is on behalf of Sharon Guillory-Reid by McLin-Taylor, Inc.

The Applicant is proposing a family partition of Lot E (5.114 acres) into Lot E-1 (0.776 acres), Lot E-2 (0.620 acres), Lot E-3 (0.620 acres), Lot E-4 (0.620 acres), Lot E-5 (0.620 acres), Lot E-6 (0.620 acres), Lot E-7 (0.620 acres) and Lot E-8

(0.618 acres). Lot E-1 is being donated to a son, Lot E-2 is being retained by the applicant, Lot E-3 is being donated to a son, Lot E-4 is being donated to a grandson, Lot E-5 is being donated to a son, Lot E-6 is being donated to a granddaughter, Lot E-7 is being donated to a daughter, and Lot E-8 is being donated to a grandson.

STAFF REVIEW COMMENTS

Comments sent to McLin-Taylor, Inc. on 1/10/2023.

1. All monuments must be individually labeled or a legend placed on map.
2. Cannot use hyphen in street name. Remove and leave space.
3. Submit final plat in CAD prior to final plat being signed.

STAFF ANALYSIS

This property division meets all current requirements of the family partition section of the subdivision regulations. The owner has owned the property for at least three years or prior to January 1, 2015 as required by Paragraph 17-4026.B. This family partition is creating seven (7) new lots and, as such, must comply with Paragraph 17-4026.D.2.a, and construct the required drive to the last lot created of applicant's property, approximately 1,115'. The applicant must also construct the required 20' x 25' apron as per Paragraph 17-4032.A.2.b. The applicant is asking for a waiver on this requirement, and that they be allowed to use aggregate on the entry apron as opposed to asphalt or concrete due to the current condition of Kling Ext at this point. Should the commission approve this family partition, staff will have the Chairman sign the plat when all comments have been addressed on the final map as listed above and the required conveyance documents completed and recorded according to Paragraph 17-4026.F of the Subdivision Regulations.

Ms. Ellen Jackson presented this family partition

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Wade Schexnaydre, seconded by Mr. Nicholas Miller and unanimously adopted, to approve this family partition without the waiver on the requirement to construct the required 20' x 25' apron as per Paragraph 17-4032.A.2.b.

XI. Public Hearing to Approve or Deny the following Preliminary Plat:

A. Moss Side Villas (formerly The Dutchtown Vines)

The proposed subdivision is located on the north side of LA Hwy 74 approximately ¼ mile west of I-10 in Council District 8 and zoned Medium Intensity Residential (RM). The application is on behalf of Inline Construction by MR Engineering & Surveying, LLC.

The property consists of +/-12.1 acres. The applicant is proposing a subdivision containing 36 lots with a minimum size of 7,750 square feet. There are 26 lots within the 60' width range and 10 lots within the 70' width range. The proposed subdivision will contain 2.28 acres of park space, with 1.64 acres of that being detention pond and .64 acres upland. The developer wishes to provide a Stage 4 park thereby reducing the acreage requirement to .22 acres. This complies with the major subdivision regulations. The developer is also asking for a waiver to allow sidewalk placement within the private ROW. None of the property is within the 100 yr. Flood Zone and is at the upper end of the Bayou Goudine/New River watershed. The applicant is also proposing additional street stub-outs to the east in anticipation of possible future connection to adjacent roadways if development occurs. There are approximately 1.64 acres of detention proposed for the development.

STAFF REVIEW COMMENTS

All elements of the subdivision as per ordinance have been provided and addressed on the plat along with the required notes, labels, setbacks and servitudes as per Paragraph 17-406 of the Subdivision Regulations. In order to take advantage of the Stage 4 park acreage reduction, the developer must provide the following according to 17-4020.H.6:

- i. *Stage 2*
 - 1. *Park shall include 5 Trash bins and 5 Benches throughout the Park per 1,000 population served*
 - 2. *All sidewalks, footpaths, trails within the park are to be lit*
 - 3. *All requirements of Stage 1*
- ii. *Stage 3*
 - 1. *Park shall include one or more features to be described by the developer to the Planning Commission.*
 - 2. *Features may include fishing piers, Picnic Pavillions, Playgrounds, playfield with backstop and or goals, Exer-fit courses etc.*
 - 3. *All requirements of Stages 1 & 2*
- iii. *Stage 4*
 - 1. *Park shall include full park amenities features to be described by the developer to the Planning Commission.*
 - 2. *Amenities must include:*
 - a. *At least one of the following: Tennis, volleyball, basketball or multi-use court*
 - b. *A pool sized commensurate with the total development with a clubhouse.*
 - 3. *All requirements of Stages 1, 2 & 3*

The developer is proposing to provide a new sewer treatment plant that will be dedicated to a private 3rd party, provided the Parish Council approves a waiver to the sewer ordinance to allow this dedication. All other comments have been addressed by the consultant as noted in ERA Review Letter.

ENGINEER REVIEW COMMENTS

Preliminary Plat:

The Preliminary Plat has been reviewed by Staff and the Engineer Review Agent (ERA) Comments are attached. **(SEE ATTACHMENT B)**

Drainage impact study:

The drainage impact study has been reviewed by the Engineer Review Agent (ERA) Comments are attached. **(SEE ATTACHMENT B)**

Traffic impact study:

The traffic impact study has been reviewed by the Engineer Review Agent (ERA) Comments are attached. **(SEE ATTACHMENT B)**

STAFF COMMENTS

The proposed plat meets all guidelines for a major subdivision per current ordinance. Should the Commission approve this plat, along with the sidewalk waiver, staff will note any conditions and/or requirements during construction document and final plat submission and review. The Parish requests that new sewer treatment plants be placed closer to a publicly maintained ROW to allow future connection to a regional treatment system. Project must receive approval from the Parish Council to allow dedication of the sewer treatment plant to a third party provider as well as DEQ for the sewer discharge. The applicant must also gain drive/access approval from LA DOTD.

Mr. Mickey Robertson presented this preliminary subdivision plat.

Public hearing was opened.

The following spoke:

- 1 – Vanessa Merrow – NOT IN SUPPORT
- 2 – Mike Anderson – NOT IN SUPPORT
- 3- Glynis Kimball – NOT IN SUPPORT
- 4 – Mark Tims – NOT IN SUPPORT
- 5 – Danny Sherman – NOT IN SUPPORT
- 6 – Councilman Michael Mason – NOT IN SUPPORT
- 7 – Ellen Davis – NOT IN SUPPORT

The main concern of the speakers was flooding. Other concerns were the superfund site on the adjacent property and traffic.

Public hearing was closed.

Mr. Mickey Robertson stated on August 4, 2022 he spoke with an EPA representative in regards to the superfund site. He stated the EPA's involvement with the superfund site is limited to the site. Mr. Robertson said he asked them to comment on the neighborhood but they had no comment on it. He expressed the site is currently in an inactive stage. It has been over 20 years since it has been deemed in the monitoring stage. A phase one site assessment has been done on the development and it came back clear. No need for a phase two.

Mandating the cleaning of the culverts as part of a recommendation of approval is certainly agreeable to the developer.

Mr. Robertson reiterated on the traffic study and that the traffic study was not intended to be for this current development. The requirements for this development was to provide a trip generation because of only having 36 lots. That requirement has been met. The traffic study was included for information purposes only.

Commission Action: Moved by Mr. Wade Schexnaydre, seconded by Mr. Randy Cloutre, Jr, the following preliminary plat was approved by the following roll call vote with the following stipulations: **a)** removal of the two (2) stub-outs

outs for future connection; **b)** to deny the waiver request to allow sidewalk placement within the private ROW; and **c)** that the drainage improvements at Hwy 74 listed in the drainage study must be done.

Roll Call Vote

YEAS: Tommy Noel, Mark Villa, Wade Schexnaydre, Randy Clouatre, Jr, Todd Varnado

NAYS: Nicholas Miller, Max Nassar

ABSTAINED: None

ABSENT: None

(5) YEAS; (2) NAYS; (0) ABSTAINED; (0) ABSENT and motion carried.

XII. Adjourn

Moved by Mr. Wade Schexnaydre, seconded by Mr. Tommy Noel, the meeting adjourned at 7:20 p.m.

Max Nassar, Chairman

ATTACHMENT A

<i>February, 2023</i> Subdivision Name	Location	Number of Lots	Prelim. Plat Approved	CD Submitted	CDs Approved	Current Status	PP Conditions	Engineer	Developer	Subject to I.D.D.
Belle Maison	William Ficklin Rd., approx. 900' east of Braud Rd.	54	5/14/2014	2/19/2015	12/15/2015	In Construction	No Conditions	Quality Engineering& Surveying	KD Development Group	Yes
Belle Savanne-Ph. 3	LA Hwy 73 just north of Dutchtown High	96	12/9/2015 11/18/2020	7/10/2020	4/22/2021	In Construction	No Conditions	Quality Engineering& Surveying	Engquist-Level Development, LLC	Yes
Black Bayou Estates	Black Bayou Rd. between Lobell Ln. & Hilbert Young Rd.	20	1/11/2017	Revised CDs 8/20/2021	10/13/2021	In Construction	No Conditions	Quality Engineering& Surveying	BSC Industries, LLC	Yes
Christy Place	LA Hwy. 929 between Daigle and Aikens Road	48	5/9/2018	5/6/2019	10/16/2019	In Construction	No Conditions	Quality Engineering& Surveying	American Homeland, LLC	Yes
Clare Court	Cornerview between Oak Run Dr. & Dutchtown Meadows Way	37	1/13/2021	3/21/2021	9/30/2021	In Construction	No Conditions	McLin-Taylor Engineering	H I Associates	Yes
Delaune Estates (fka Antebellum Pointe)	West Side of LA Hwy 73 at Duplessis Road	237	7/14/2021	11/2/2021	3/4/2022	In Construction	Lawsuit Dismissed	Quality Engineering& Surveying	Lynn Levy, LLC	Yes
Moss Side Villas*	N Side-LA Hwy 74-Immediately West of IH-10 Overpass	36				Pplat-On February, 2023 Planning Comm Agenda		MR Engineering & Surveying	Inline Construction	No-Private
Pelican Crossing 6th Filing	LA Hwy 44, 1/2 mile north of LA Hwy. 22	66	5/13/2015	9/8/2021	12/20/2021	Final Plat Applied for 9/13/2022	All Prior to Recording Final Plat-Pay \$750/Lot in TIF	Quality Engineering& Surveying	Engquist-Level Development, LLC	Yes
Pelican Point-14th F-Phases 1 &2 Plantation Commons	LA Hwy 44, 1/2 mile north of LA Hwy. 22 off end of Green Tree Ave.	77	2/10/2021	1st-5/13/21		CDs Submitted 5/13/2021	No Conditions	Ferris Engineering	Doug Diez	Yes
Riverton-2nd Filing	LA Hwy 22-1 mile west of LA Hwy 44	91	3/9/2016	2/16/18 2/28/18	9/4/2018	In Construction	As stated in Planning Commission Meeting Minutes	Quality Engineering& Surveying	SLC, LLC	Yes
Riverton-3rd-5th Filings	LA Hwy 22-1 mile west of LA Hwy 44	220	3/9/2016	12/23/2020		CDs Submitted 12/23/2020	As stated in Planning Commission Meeting Minutes	Quality Engineering& Surveying	SLC, LLC	Yes
Windsor Park	S. Side of LA Hwy 42 east of John Broussard Rd.	92	11/18/2020	3/18/2021	9/24/2021	Final Plat Applied for 6/21/2022	Const. streets to Wrenwood- Reserve at Willow Lake-no tie-in.	Quality Engineering& Surveying	Dantin-Bruce	Yes
Windermere Crossing	Roddy Road about 1,500' north of Cannon Rd.	103	1/13/2021	10/7/2021	12/15/2021	Final Plat Applied for 9/1/2022	Cannon Rd expanded to 20' width from Roddy Rd to LA 44 prior to f-plat	Quality Engineering& Surveying	Dantin-Bruce	Yes

An asterisk (*) denotes a status change from last month's report

February 1, 2023

Mr. Jerome Fournier
Ascension Parish Planning Commission
P.O. Box 1659
Gonzales, LA 70707

**RE: Moss Side Villas
Preliminary Plat Review Summary**

Mr. Fournier:

The ERA and Ascension Parish staff have reviewed the Preliminary Plat, Drainage Impact Study, and Traffic Impact Study submitted for the above referenced development for compliance with the Ascension Parish Subdivision Regulations and the Ascension Parish Development Code. Shown below are the comments made to the Consulting Engineer for the project as a result of our review of their submittals, as well as a description of their correction or response made to our comments (**shown in bold print**).

Preliminary Plat

1. Label the sewer treatment plant location. **Comment has been addressed.**
2. Label subdivision as 'Private' in title. **Comment has been addressed.**
3. Brick for constructing drainage structures is not allowed. Must be pre-cast or formed and poured in place. **Comment has been addressed.**
4. Show Section & Township lines on vicinity map, as required. **Comment has been addressed.**
5. Take off, "10"% of frontage" on the side setback not under, 'Zoning Notes'. That is not entirely accurate and could cause confusion. **Comment has been addressed.**
6. Add, 'Elisar Subdivision' to subdivision on west side of development and 'Dutchtown Acres' to subdivision to north of property, as required. **Comment has been addressed.**
7. Add addresses to adjoining property owners, as required. **Comment has been addressed.**
8. List under, 'Required Greenspace'. "Amenities for Stage 4 Park include all requirements for Stages 1, 2 & 3." **Comment has been addressed.**
9. Note, 'Private' STP must be approved by Parish Council. Please note this on the Preliminary Plat. **Comment has been addressed.**
10. Note that property is currently 'vacant' under note 13 in 'General Notes'. **Comment has been addressed.**
11. Note any anticipated drainage servitudes as well as whether or not they are public or private. **Comment has been addressed.**
12. Note route of subdivision drainage to ultimate outfall, as required. *Add note that states routing on preliminary plat.* **Comment has been addressed.**
13. Note that property is within the 'X' flood zone under General Note 3. **Comment has been addressed.**
14. Under Note 7, add 'REV' with (Eatel) in parenthesis. **Comment has been addressed.**
15. The sidewalk will need to extend to LA 74 as shown on the old preliminary plat and as discussed in the pre application meeting. **Comment has been addressed.**
16. A variance will be needed to allow the sidewalk within the right of way. *Variance request must be stated on preliminary plat.* **Comment has been addressed.**
17. We recommend adding a 10 ft accessory structure rear setback on the typical lot exhibit that is shown on the preliminary plat. **Comment has been addressed.**

18. Be aware of monitoring sites from superfund site next door as it is still in monitoring mode. Parish will send developer contact information for DEQ agent monitoring Superfund Site - EPA Region 6-Michael Hebert, contact person. Provide documentation from EPA regarding the knowledge of the proposed subdivision. **Comment has been addressed.**
19. There may only be a maximum number of 'E' Housing types (60' width Lots) of 70%. Currently, there are 33-60' width lots and 3-70' width lots. There may be a maximum of 26-60' width lots. Revise the lots to conform to the requirements of Table 'C' of the Development Code-Major Subdivision Guidelines. **Comment has been addressed.**
20. Road names were checked with 911, and Moss Side Dr. is already in use. Please choose another name. **Comment has been addressed.**
21. Under 'Greenspace (Park)' Label Tract CA-1 as 'Park' and Tract CA-2 as 'Greenspace'. Property must be at least .5 acres to be considered 'Park Space'. Also, acreage should match between note and label for Tract CA-1. **Comment has been addressed.**

Drainage Study

1. Note the flow reduction relative to the required reduction in the report from the 50yr post to the 10% reduction of the 10yr pre flows (90% of 10yr). **Comment has been addressed.**
2. Add off-site flow arrows to the north of the site on the pre-development map. **Comment has been addressed.**
3. Add on and off-site flow arrows to post-development map. **Comment has been addressed.**
4. 10-year, 24 hr storm rainfall to be 7.8 inches per ordinance. **Comment has been addressed.**
5. 100-year, 24 hr storm rainfall to be 12.6 inches per ordinance. **Comment has been addressed.**
6. The lowest shape factor allowed is 323 for SCS method (Gamma 300 is currently being used). **Comment has been addressed.**
7. For any "direct entry" time of concentration entries – provide supporting information (Lag or TR-55 for existing and TR-55 for proposed). Note either in the report or on the 2S and 21S Hydrocad sheets that the areas are hydraulically connected to 1S and utilize the same time of concentration. **Comment has been addressed.**
8. Provide a scale on the watershed map. **Comment has been addressed.**
9. Provide flood zone determination from Ascension Parish. **Consultant has requested and will provide once received.**
10. Note the storm event that the proposed culvert sizes are analyzed for in the report. Note event they are sized for in the report. **Comment has been addressed.**
11. The site drains to "Upper Branch of Bayou Goudine" instead of "Johnson Bayou." Revise on pre and post drainage maps. **Comment has been addressed.**
12. Note in the report whether the culvert improvements are needed for the subdivision drainage to meet the ordinance requirements. **Comment has been addressed.**
13. Any proposed work within the state R/W will need approval from LA DOTD. **Noted by consultant in Study and with comment response, "Plans to be submitted to DOTD in future and will get approval from LA DOTD prior to work."**
14. Show proposed layout on the post-development map. **Comment has been addressed.**
15. Label contours on both the pre-development map per Drainage Impact Study procedure. **Comment has been addressed.**
16. The drainage areas are visually unclear on the pre- and post-development maps. **Comment has been addressed.**
17. Confirm on-site contours are from survey for the pre-development map per Drainage Impact Study procedure. Add wording into report for confirmation. **Comment has been addressed.**
18. Include 100-yr peak flows on the pre and post development maps per Drainage Impact Study procedure. **Comment has been addressed.**

19. Please provide HEC-RAS exhibits for the Pre- and Post-Development conditions that show the cross section locations with respect to the site and pertinent existing features (roadways, roadway culverts/bridges, etc.). **Comment has been addressed.**
20. After reviewing the cross sections against the 2017 Upper Delta Plain LiDAR, some of the overbanks need to be revised to be more aligned with the LiDAR. Please revise where necessary. **Comment has been addressed.**
21. Revise the model so that there are no overlapping cross sections. **Comment has been addressed.**
22. Revise the decks for the culverts so that there are no unrealistic jumps in the deck elevations. **Comment has been addressed.**
23. Revise the decks for the culverts so that all culvert tops are beneath the deck. **Comment has been addressed.**
24. The DIS suggests that there will be a new culvert installed for the entrance of the site; please include this proposed culvert in the proposed HEC-RAS model. Ensure that the DIS is consistent with what is input into the model. **Comment has been addressed.**
25. The DIS describes the existing and proposed culverts needed along HWY-74, but the HEC-RAS model is not consistent with the DIS. Please revise the HEC-RAS model and/or the DIS so that they are consistent and accurate. **Comment has been addressed.**
26. The Manning's values do not change between the existing and proposed models; given the proposed culvert improvements, please verify that alterations to the existing roadside ditch are not part of the proposed features **OR** revise the HEC-RAS model and DIS to show the proposed changes to the roadside ditch. **Comment has been addressed.**
27. Several cross sections experience truncation or "water walls." Please revise the model to mitigate all instances of truncation. **Comment has been addressed.**
28. Revise the ineffective flow areas on all necessary cross sections based on HEC-RAS documentation. **Comment has been addressed.**
29. Revise the model such that all cross sections that bound the culvert crossings have appropriate contraction and expansion coefficients based on HEC-RAS documentation. **Consultant has revised.**
30. In the proposed model, revise cross sections 1798 and 1898 such that the channel invert is decreasing facing downstream between cross section 1998 and 1696. **Comment has been addressed.**
31. After further review of the model, the head losses across the culvert at station 2512 (HWY-74) are unreasonable (nearly 4 FT). This is because the bounding cross sections for this culvert are restricted by the region being modeled. As modeled, HWY-74 cannot overtop until roughly 17.5 FT while the roadway to the west will overtop at lower elevations. In order to properly size the culverts along HWY-74 and the unblocked condition for the box culverts under HWY-74, the ERA suggests splitting the model into 2 separate models. Contact ERA to discuss how to approach this. **Comment has been addressed.**

Traffic Study

1. No comments.

Drainage Impact Study Summary:

Consulting Engineer:	Jonathan Bradley, P.E.; MR Engineering & Surveying
Date of Study:	January 26, 2023
Size of Development:	14.8 acres
Existing Land Use:	Undeveloped
Receiving Basin:	Upper Branch of Bayou Goudine
FEMA Flood Zone:	Nearest flood zone is downstream from site.
100-year Flood Elevation:	15.0 ft (nearest)
Record Inundation:	None provided by Parish.
Offsite Drainage Area:	0 acres
Fill Mitigation:	Existing site is above base flood elevation and does not provide storage for 100 yr event. Therefore, fill mitigation is not applicable for this project.

The Drainage Impact Study substantially conforms to the requirements of the Drainage Impact Study Procedure included in the Subdivision Regulations. The Engineering Review Agency has performed a review of the input parameters and results of the submitted drainage calculations for compliance with the Subdivision Regulations and generally accepted practices for storm water hydrologic design.

Traffic Impact Study Summary:

This same tract of land was previously approved for a subdivision with 42 lots in 2017. This applicant was allowed to utilize that same study from that Traffic Impact Study from that approval.

Consulting Engineer:	Laurence Lambert, PTOE; Vectura
Date of Report:	June 9, 2017
Date of Traffic Counts:	May 23-24, 2017 (Counts were adjusted to account for school time traffic)
Number of Proposed Lots:	36
Peak Hour Trips:	36
Study Threshold Level:	1
Offsite Intersections Studied:	None. (Threshold 1 only requires analyzing proposed entrance intersection.)
Conclusion:	No improvements are required.
Sight Distance Evaluation:	Sight distance was evaluated at the current condition and concluded that sight distance will cause no traffic operational problems for this proposed development.

Below are summary tables of traffic analysis at offsite intersections:

Intersection/Approach	AM Peak				PM Peak			
	LOS	Delay (s/veh)	V/C Ratio	95 th % Queue (veh)	LOS	Delay (s/veh)	V/C Ratio	95 th % Queue (veh)
LA 74 at Development Driveway								
<i>LA 74 Eastbound Left Turn</i>	A	9.7	0.01	0.03	A	8.6	0.02	0.07
<i>Development Driveway Southbound</i>	C	17.9	0.09	0.30	C	19.1	0.06	0.19

The following items should be considered by the Planning Commission in their analysis of the case:

- The HEC RAS model, survey information, and field observations show that there is standing water in the LA 74 roadside ditch, around the LA 74 box culverts, and downstream of the LA 74 box culverts. DPW has requested that developer be responsible to clean out these drainage features to improve the ditch slope as a part of the construction of this subdivision.

Should you have any questions or comments, please do not hesitate to contact me at (225) 769-0546.

Respectfully,

CSRS

Engineer Review Agency for the Ascension Parish Planning Commission



Shaun Sherrow P.E., PMP

CC: Jonathan Bradley, P.E., MR Engineering & Surveying, LLC