

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
December 11, 2024**

The Planning Commission of the Parish of Ascension held a Public Meeting on Wednesday, December 11, 2024, at 6:00 p.m. at the Ascension Parish Courthouse, 607 E. Worthey Road, Council Chambers – 1st Floor, Gonzales, Louisiana in a regular session convened.

I. Call to Order

Meeting was called to order by Commissioner Julio Dumas.

II. Roll Call of Members

The following members were present:

Michele Unitas, Mark Villa, Nicholas Miller, Randy Clouatre, Jr., Julio Dumas

The following member was absent:

Max Nassar, Wade Schexnaydre

III. Pledge of Allegiance

IV. Introduction of Staff

Stacie Webb – Recording Secretary, Planning Commission

Jarius Carey – Information Technology (IT)

Spencer Long, Parish Attorney

Eric Poche – Director, Planning and Development

Shaun Sherrow – Engineering Review Agent

Lance Brock - Zoning Official

V. Chairman's Comments

No comments.

VI. Public Comment on an Agenda Item

No comments.

VII. Staff Report

A. Subdivision Status – December 2024

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

(SEE ATTACHMENT A)

VIII. Engineering Staff Report

Engineering had no report.

IX. Minutes

A. Approval or Denial of the Minutes of the November 13, 2024, Planning Commission Meeting

Commission Action: Moved by Mr. Nicholas Miller, seconded by Mr. Mark Villa and unanimously adopted, to approve the November 13, 2024, Planning Commission minutes as presented.

X. Consent Agenda

A. Affidavit of Mortgage Declaration

John C. Gautreau – Unnamed 11.55-acre lot & a 59.59-acre lot (47171 & 47217 Hwy 22, St. Amant, LA)

B. Affidavit of Mortgage Declaration

Lynn Levy Land Company, LLC – Delaune Estates, 2nd Filing (LA Hwy 73, Prairieville, LA)

C. Final Plat Approval

Delaune Estates, 2nd Filing

The proposed subdivision is located on the west side of LA Hwy. 73 approximately 750' south of White/Duplessis Rd. in Council District 4 and is zoned Medium Intensity Residential (RM). The application is on behalf of Lynn Levy Land Co., LLC by Quality Engineering & Surveying, LLC.

The entire property consists of +/-86.5 acres. The applicant is proposing a final plat for the second filing of a major subdivision on +/- 20.8 acres containing 92 lots with a minimum size of 6,890 square feet. The overall subdivision will contain 2.94 acres of park space, with all of that being on the amenity site between Lots 48 and 49. This allowed reduction of park space required under the Stage 3 park space requirements, complying with the major subdivision regulations. Approximately 5%-10% of the site in FEMA flood zone AE. This is the area adjacent to Bayou Goudine. There are 12.68 acres of wetlands on the entire site that the developer has mitigated for the project. Approximately 70% of the project drains to the upper end of Bayou Goudine located on the eastern end of the property with the remaining 30% draining into Bluff Swamp to the west. Sewer will discharge to Bayou Goudine and must comply with the recent DEQ TMDL requirements for discharge. This project was granted a waiver from the sewer ordinance to allow dedication to a private 3rd party utility provider as well as the requirement to charge sewer development fees by action of the Parish Council on July 06, 2023. Additionally, there will be an Infrastructure Development District created for the 2nd Filing by action of Council on December 12, 2024.

Project Timeline:

- July 14, 2021 – Planning Commission approves preliminary plat.
- February 8, 2022 – Minor revision to the Preliminary Plat approved by Staff
- March 04, 2022 - Construction plans approved.
- July 6, 2023 - Sewer dedication and fee waivers granted by Parish Council.
- November 8, 2023 – First filing Final Plat approved by Planning Commission
- November 25, 2024 – Final Inspection Performed for the 2nd Filing

- December 12, 2024 – Infrastructure Development District to be created.

STAFF/ERA FINAL PLAT REVIEW COMMENTS (see attached Final Plat Comments) (SEE ATTACHMENT B)

ENGINEERING DEPT/ERA OUTSTANDING ITEMS: (see attached punch list/inspection letter from final inspection) (SEE ATTACHMENT C)

STAFF RECOMMENDATIONS

This final plat complies with all code requirements. Should the Planning Commission approve this final plat, Staff will provide for Chairman signature and recording upon satisfactory completion of any outstanding punch list items, posting of the required maintenance bond(s) for infrastructure and payment by the developer of the previously agreed upon traffic impact fees and final signoff by the following Parish Departments:

1. Inspections
2. Roads
3. Stormwater
4. Drainage
5. Utilities

Note: Signature by the Planning Commission Chairman and the recording of the plat shall be withheld until ALL items have been completed as noted. Only after all items have been completed and the Final Plat recorded will the developer be able to sell lots and/or begin construction of homes. This is a public development, and the applicant petitioned the Parish Council to create an Infrastructure Development District that is to be approved on December 12, 2024. The streets will be accepted into the Parish maintenance system upon final inspection at the end of the maintenance period.

Commission Action: Moved by Mr. Mark Villa, seconded by Mr. Randy Cloutre, Jr. and unanimously adopted, to approve the consent agenda as presented.

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

A. Gateway Farms

The proposed subdivision is located at the end of Fauchaux Rd, south of LA Hwy. 74 approximately 1,200' east of I-10 in Council District 9 and is zoned Medium Intensity Residential (RM). The application is on behalf of KD Development by Quality Engineering and Surveying, LLC.

The property consists of +/-32.82 acres. The applicant is proposing a subdivision containing 77 lots with a minimum size of 6,250 square feet. There are 37 lots at a 50' width range and 40 lots at a 60' width range. The proposed subdivision will require 1.54 acres of park space, and the developer is providing 1.99 acres of upland park space with 2.98 acres of detention. This complies with the major subdivision regulations. All of the property is within the AE flood zone with a base flood elevation of 13.0' and existing elevations between 9.30'-12.10'. The project drains to Bayou Grand Goudine thence into New River to the east. The applicant is proposing a sewer system discharging along this route from a private treatment system. All sewer discharge permitting is subject to approval from LDH.

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.

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 D)**

Drainage impact study:

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

Off-Site Drainage Analysis:

An off-site drainage analysis was required for this project and has been reviewed by the Engineer Review Agent (ERA) Comments are attached. **(SEE ATTACHMENT D)**

Traffic impact study:

The traffic impact study has been reviewed by the Ascension Parish Traffic Engineers. Comments are attached. **(SEE ATTACHMENT D)**

STAFF ANALYSIS

The proposed plat/map meets all guidelines for a major subdivision per current ordinance. Traffic, Drainage and the Offsite Drainage Analysis generally conform to code requirements. The Drainage and Offsite Drainage Analysis will be studied in greater detail through the construction document phase and only approved to move forward should the refined design conform to all code requirements. The Commission must determine through discussion based on the engineering analysis whether the traffic impacts are a direct result of the development and have the option of approval, approval with conditions or denial. Should the commission approve this subdivision preliminary plat, staff will ensure any comments and/or conditions are noted, and that the development will not move beyond the construction document phase until all conditions and code requirements are met upon final design.

Mr. Clint Blanchard with Quality Engineering & Surveying, LLC presented this preliminary plat.

Public hearing was opened.

The following spoke:

1. Catrina Bonomolo – NOT IN SUPPORT
2. Michael A. Alonso – NOT IN SUPPORT
3. Sonja Castjohn – NOT IN SUPPORT

Speakers were mainly concerned with drainage/flooding and traffic.

Public hearing was closed.

Rebecca Murray, Traffic Engineer with Gresham Smith was present to answer any questions the Commission may have regarding the traffic study that was performed by their firm. She explained some of the modification options that were presented in the study to elevate traffic.

Commission Action: Moved by Mr. Randy Clouatre, Jr., seconded by Mr. Nicholas Miller, the following preliminary plat was approved with the condition: **a)** Fauchaux Road is widened to a minimum of 20ft., which is a Parish requirement, from the proposed subdivision site to Hwy 74; and **b)** a 2-way left turn lane is constructed on Hwy 74 that meets DOTD guidelines and Parish requirements.

Roll Call Vote was as follows:

YAYS: Nicholas Miller, Julio Dumas, Randy Clouatre, Jr.

NAYS: Mark Villa, Michele Unitas

ABSTAINED: None

ABSENT: Max Nassar, Wade Schexnaydre

(3) YAYS; (2) NAYS; (0) ABSTAINED; (2) ABSENT and the motion carried.

XII. Adjourn

A motion was made by Mr. Mark Villa, meeting adjourned at 6:51 p.m.

Commissioner Julio Dumas

ATTACHMENT A

<i>December, 2024</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.
Ascension Commerce Center II-1st Filing-Magnolia Ridge*	End of Industriplex Ave. approx. 1,350' North of LA Hwy 30	18	6/12/2024	9/13/2024		Preliminary Plat Approved- 6/12/2024	Repair/widen Industriplex, Dir. review lots 1&2 for alleys, asphalt	Quality Engineering& Surveying & Monceaux Buller & Assoc., LLC	Axios Capital Partners, LLC	No
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
Delaune Estates-2nd Filing*	West Side of LA Hwy 73 at Duplessis Road	92	7/14/2021	11/2/2021	3/4/2022	Final Plat-2nd Filing Submitted 11/07/2024		Quality Engineering& Surveying	Lynn Levy, LLC	Yes
Gateway Farms*	S Side-LA 74, E of I-10 at end of Fauchaux Rd.	77				Preliminary Plat Submitted- 5/15/2024		Quality Engineering& Surveying	KD Development Group	Yes
Moss Side Villas	N Side-LA Hwy 74-Immediately West of IH-10 Overpass	36	2/8/2023	5/31/2023		CDs Submitted 5/31/2023	Off-site drainage work to be completed prior to subdivision	MR Engineering & Surveying	Inline Construction	No-Private
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

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

December 3, 2024

Mr. Eric Poche
Ascension Parish Planning Commission
P.O. Box 1659
Gonzales, LA 70707

**RE: Delaune Estates (2nd Filing)
Final Plat Review**

Mr. Poche,

As the Engineering Review Agency for the Ascension Parish Planning Commission, we have reviewed the Final Plat 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 by both the ERA and Ascension Parish staff to the Consulting Engineer as a result of the review of this project, as well as a description of their correction or response made to these comments (**shown in bold print**).

1. The Final Plat Checklist provided is for Family Partitions. Please provide the correct checklist, under Major/Minor Subdivision Submittal on the parish website [here](#), for review. **Comments have been addressed.**
2. Title block is missing submittal date. Please add the date. **Comments have been addressed.**
3. Under General Subdivision Information, it states that the Middle School is Dutchtown middle. However, based on Ascension GIS website, it should be Bluff Middle. Confirm and revise accordingly. **Comments have been addressed.**
4. Per the Final Plat checklist, provide information about the remaining area of development acreage for the remaining filings. **Comments have been addressed.**
5. The benchmark information needs to be set and completed prior to Final Plat approval. **Comments have been addressed.**
6. Please include the adjacent street names, street width, and Right-of-Way lines. **Comments have been addressed.**
7. Please indicate the location of sewage discharge on the drawing. **Comments have been addressed.**
8. There seems to be missing drainage servitudes in between lots throughout the plat. Show and label all servitudes (width, location description, and public/ private dedication). **Comments have been addressed.**
9. The term "AS" is misspelled in "Flood Zone Note." Revise accordingly. **Comments have been addressed.**
10. Flood Zone AE is not within this filing. Update flood zone note accordingly. **Comments have been addressed.**
11. Base Flood Elevation (B.F.E) varies from "Flood Zone Note" to "General Subdivision Information." Please confirm and revise accordingly. **Comments have been addressed.**
12. Add note, "Sidewalk must be constructed prior to the Certificate of Occupancy being issued for each lot."
13. Add the following note, "All structures shall be constructed a minimum of two feet above FEMA BFE (one foot for any preliminary plat approved before 9/27/2019) or nearest adjacent FEMA BFE and a minimum of one foot above top elevation of nearest adjacent sanitary sewer manhole on the sewer collection system servicing the proposed structure, if applicable." **Comments have been addressed.**
14. Add the following note, "Any non-standard street signs and posts considered to be ornamental shall be owned, maintained, repaired, and/or replaced by the developer or subdivision homeowner's ascension. Both the developer and the homeowner's association shall hold the Ascension Parish harmless for any and all work pertaining to the replacement and upkeep of these non-standard street signs and/or posts within this development. The developer and/or homeowner's association also hereby agrees to maintain said ornamental street signs and posts as required bylaw." **Comments have been addressed.**
15. Add note, "The 30' drainage servitude shown through the lake as shown hereon is dedicated for the purposes of the maintenance of unrestricted storm water run-off. The maintenance of the shoreline and that portion of

the lake, which is part of each lot or common space, shall be the responsibility of the individual lot owner and/or Homeowners Association. Ascension Parish shall have no responsibility for the maintenance thereof. The lake within the boundaries of this development shall be privately owned and maintained." **Comments have been addressed.**

16. Add note, *"Upon approval and recordation of this Plat, all servitudes previously affecting the property described by this Plat are deemed revoked and said servitudes shall now exist as shown by and evidenced on this Plat."* **Comments have been addressed.**
17. Add note, *"All developers, builders and homeowners are required to adhere to the provisions of the approved drainage plan for this subdivision, the Ascension Parish Drainage Ordinance, and all applicable provisions of the Ascension Parish ULDC, including but not limited to Sections 17-4044.B and 17-5014.A."* **Comments have been addressed.**
18. Add note, *"Mitigation Facility Certification "An inspection for compliance with design shall be performed every 5 years for all privately owned storm water and floodplain mitigation facilities and a letter of certification of compliance with design shall be submitted to the Department of Planning and Development by an Engineer licensed in the State of Louisiana."* **Comments have been addressed.**
19. Revise 'Road and Street Note' to note date of approval for the Infrastructure Development District for the 2nd Filing. The presumed date will be December 12, 2024. Parish will verify the date prior to signing and recording of final plat. **Comments have been addressed.**
20. There are two "Insert A" notations. Please relabel one. **Comments have been addressed.**
21. Label side setback line according to minimum requirements of 17.5' for lots 93, 109, 110, 153, 164 and 174. **Comments have been addressed.**

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

1. No comments

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

Sincerely,

CSRS

Engineer Review Agency for the Ascension Parish Planning Commission



Shaun Sherrow, P.E., PMP

CC: Brett Fitzgerald, PLS, Quality Engineering & Land Surveying, LLC

November 27, 2024

Mr. Eric Poche
Ascension Parish Planning Commission
P.O. Box 1659
Gonzales, LA 70707

**RE: Delaune Estates 2nd Filing
Final Inspection Letter**

Dear Mr. Poche:

The final inspection for the above referenced project was held on Monday, November 25, 2024 at 8:00 am. The contractor, project engineer's representative, inspection department, planning department, traffic department, drainage department and various utility departments were present. By electronic copy of this letter, we are transmitting compiled comments received from all parties to the engineer. The engineer or contractor should contact subdivision inspection department when these items are completed and ready for final approval by each of the departments:

Project Closeout

1. Provide the following closeout items if not already provided:
 - a. Provide updated as-builts for the storm drainage system that satisfy section 17-4010C of the UDC. All servitudes should be clearly denoting the distinction between public and private maintenance (see drainage section of this letter for more information).
 - b. Provide updated as-builts for the sanitary sewer system that satisfy section 17-4010C of the UDC. All servitudes should be clearly denoting the distinction between public and private maintenance. Engineer should consult with the Utilities Department for identification of proposed public servitudes.
 - c. Provide all testing reports if not already submitted.
 - d. Any applicable sewer agreement with the Parish needs to be completed prior to the Final Plat being signed.

Final Plat Items

1. (See final plat review letter from review process).

Drainage

1. Structures L.1 and L.2 need sediment removal.
2. Lifting cables to be removed from all drainage structures.
3. North outfall ditch to White Rd. as well as the rear yard swales along the back of lots 134-144 need to be cleaned out and dressed up.
4. There is ponding water in the rear yard swale along the rear of lots 136-139. Swale to be regraded in this area to ensure positive drainage around perimeter of property.

Roadway

1. Curbs that are cracked are marked in orange paint.
2. Cracks in asphalt in the curve on Nottaway St. are marked in orange paint.
3. Intersection at Buckmeadow Ave. and Nottaway St. is rough. Revise so that the intersection is smooth.

Erosion Control

1. The developer/owner must continue to maintain erosion control measures as stipulated by the owner's SWPPP throughout home building process.
2. Rear of lots along Hazelwood Ct. and Buckmeadow Dr. (lots 119-148) have inadequate BMPs.
3. Erosion issues with the rear of lots along Hazelwood Court and Buckmeadow Ave. (lots 119-148).

4. Lots 119-127 along Hazelwood Ct. need to be cleared of debris.

Do not hesitate to contact me should you have any questions.

Engineering Review Agency for the Ascension Parish Planning Commission



Shaun Sherrow, P.E., PMP

CC: Deric Murphy, P.E., Quality Engineering & Surveying, L.L.C.

December 3, 2024

Mr. Eric Poche
Ascension Parish Planning Commission
P.O. Box 1659
Gonzales, LA 70707

**RE: Gateway Farms
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. Show the Section and Township Lines. **Comment has been addressed.**
2. Under "General Subdivision Information," school districts should be Dutchtown Primary and Dutchtown Middle. **Comment has been addressed.**
3. Confirm counts for the Lot Breakdown are correct. **Comment has been addressed.**
4. Show existing contours. **Comment has been addressed.**
5. Note the FEMA Map Panel and flood zone. **Comment has been addressed.**
6. Under "General Subdivision Information," note the available Community Facilities, if any. **Comment has been addressed.**
7. Provide the 30' drainage servitude through the ponds to the pond outfalls. **Comment has been addressed.**
8. Distinguish between general open space and park space on the map. **Comment has been addressed.**
9. Waiver for placement of sidewalk within a public ROW is no longer necessary as the typical section has changed. Also verify that the typical street section shown on the map conforms to the current approved section as per Attachment 'C' in Appendix IV-Subdivision Regulations. **Comment has been addressed.**
10. You are reminded that no new ditches are allowed within lots as per Section 17-4044.H in Appendix IV-Subdivision Regulations. Verify that this is the case and place note on map stating this. **Comment has been addressed.**
11. Referencing note 6 under 'General Notes,' all servitudes must be specifically labeled as 'Public' or 'Private'. Only servitudes that carry water from public streets to private storm water detention ponds and existing channels that carry water through the site shall be public. **Comment has been addressed.**
12. Revise note 11 under 'General Notes' to remove sewer development fees. The parish will require a commitment letter from the provider of sewer treatment for service. **Comment has been addressed.**
13. 'The Farm Road' is not an acceptable street name. Another must be chosen for approval.
14. 'Miller's Hook Lane' should be changed to 'Millers Hook Drive'. **Comment has been addressed.**
15. 'Miller's Catch Avenue' OR 'Miller Shade Drive' should be chosen as there should be one street name from Fauchaux Road to the eyebrow intersection with 'Millers Hook Drive'. **Comment has been addressed.**
16. Remove the apostrophe from 'Ryan's Ride Road' and rename to 'Ryans Ride Street'. No punctuation is allowed in street names. **Comment has been addressed.**
17. Street names will be checked with 911 and verified as acceptable. **Comment has been addressed.**

18. Label proposed sewer discharge location. **Comment has been addressed.**
19. For telephone and cable, replace 'Eatel' with 'Rev'. **Comment has been addressed.**

Drainage Study

1. Revise title sheet from "Gateway Gardens" to "Gateway Farms" as it's shown on the preliminary plat. The header on the rest of the DIS narrative still shows "Gateway Gardens." Revise accordingly. **Comment has been addressed**
2. Provide a flood determination form from the parish floodplain manager. This can be applied for online or by contacting Marcia Shivers (marcia.shivers@apgov.us) or Mia Todd (mia.todd@apgov.us). **Comment has been addressed.**
3. Provide HydroCAD models. **Comment has been addressed.**
4. Include a HydroCAD scenario that incorporates tailwater, which can be based on the HEC-RAS model results. **Comment has been addressed.**
5. Provide photos of all existing channels, ditches, and natural drains per item B.5 of the Drainage Impact Procedure. **Comment has been addressed.**
6. On all maps, show and label the project area limits. **Comment has been addressed.**
7. Within the narrative of the DIS, provide the required pond volume (50yr event requirement) and mitigation volume and confirm/show that the detention storage accounts for both.
The mitigation calculations need to include the approximate amount of mitigatable fill to confirm that both the required pond volume (50yr event requirement) and mitigation cut/fill volumes are balanced (Mitigatable Fill+ 50yr Storm Storage ≤ Mitigatable Cut). **Comment has been addressed**
8. On Pre- and Post Developed maps, note the flow rates entering the site under I-10 per section C.2 and D.2 of the DIS Procedure.
Flow rates will be provided when the Preliminary ODA Process is completed. **Comment has been addressed**
9. In the HydroCAD calculations, the total runoff area for proposed is 32.27 acres while the existing shows 32.20 acres. The preliminary plat shows 32.82 acres. The total area studied should be equal in the existing conditions, proposed conditions, and the preliminary plat. Revise accordingly. **Comment has been addressed.**
10. In the Post-Developed map delineate and label the drainage area "Onsite to Bayou" with associated flow rates. **Comment has been addressed.**
11. The parish only allows plastic pipes to outfall into parish owned ditches. Revise calculations to account for plastic pipe rather than RCP pipes. **Comment has been addressed.**
12. In the calculations, the weirs should be routed as "Secondary" outflows. Revise accordingly.
Applicant response: In HydroCAD, secondary outfalls are generally used for different outfall locations. The overflow weir and primary structure both have the same outfall location.
CSRS Response: Secondary outfall can also be used to show how much flow is directed towards the emergency (secondary) outfall. Since the weir is not the primary outfall, please revise to show it as a Secondary Outfall. **Comment has been addressed**
13. Please include a table in the DIS narrative and on the Post-Developed map that shows the proposed pond details such as pond bottom, static water surface elevation, top bank, etc. to supplement the PWS values shown. **Comment has been addressed.**
14. If the tailwater scenarios indicate that the ponds will overtop for the 10-, 25-, or 50-yr events, please clearly state the overflow route in the narrative and show this on the Post-Developed map. **Comment has been addressed.**
15. The HydroCAD model and HEC-RAS models designate different top bank elevations for the pond. Please provide an explanation in the narrative for this modeling choice or revise accordingly. **Comment has been addressed.**

16. In the “Special Site Conditions” section, please provide further explanation of the proposed mitigation measures described to maintain the lateral connection through the site. Maps and/or calculations for potential connections should also be included in this study.
- Confirm what “the connection” elevations are referring to in the narrative of the report (invert, TOB, etc.)
 - Include what the existing elevations were for comparison for both the up and downstream locations. **Comment has been addressed**
17. Within the narrative under Proposed Development Conditions, it states that the proposed crossing at Louis White Road Outfall will be an Aluminum Box Culvert.
- The location of this crossing is not clear in the exhibits.
 - Cross Drains are required to be concrete per Section 8 of the Subdivision Construction Specifications. **Comment has been addressed**

Preliminary Offsite Drainage Assessment

1. The peak water surface elevations from each storm event were extracted from the Effective Hydraulic Model and Post-Development Hydraulic Models and compared to one another. The comparisons reveal the following impact on peak water surface elevations beyond the development site for all storm events: **At the time of this letter, the applicant’s latest run is showing a minimal 0.04 ft increase due to the proposed development. However, CSRS feels that these minimal edits can be refined during the construction plan review process which will require no increase in order to obtain approval.**
 - a. Increases of 0.04 to 0.1 feet west of the site along Louis White Road Outfall Lateral for all 10yr, 25yr, 50yr, and 100yr events.
 - b. Decreases of 0.03 to 0.06 feet east of the site for 25yr, 50yr, and 100yr storm events and an increase of 0.01 feet in the 10yr event.
 - c. Increases of 0.02 to 0.15 feet north of the site along Upper Branch of Grand Goudine for 25yr, 50yr, and 100yr storm events and a decrease of 0.16 feet in the 10yr event.
2. As final site design has not been completed, full analysis of the proposed project cannot be completed at this time; therefore, an additional Offsite Drainage Assessment will be required to evaluate the full impacts on drainage. Note that the Louis White Road Outfall Lateral, including hydraulic structures, will need to convey flows resulting from events up to the 100yr event with no adverse impacts. **Will be reviewed during the construction document submittal.**

Traffic Study

1. Section 2.4: The distance between the Fauchaux Road and Landry Road intersections on LA 74 is approximately 185 feet. There could be sight distance concerns especially in the PM peak for vehicles on Fauchaux Road turning onto LA 74 westbound (WB) if vehicles are queued on the EB approach at LA 74 and Landry Road. Vehicles in the EB approach queue would be located within the sight triangle and would cause a safety risk for the project with the required sight distance not being met for motorists on Fauchaux Road accessing LA 74. **Comment has been addressed**
2. Section 4.2: For intersections at L. Landry Rd and Chester Diez Rd, since the LOS is lower than D and is not always achieving the existing conditions, please provide more information concerning these intersections. This includes a description of impacts, constraints, mitigation measures analyzed, and results per section 17-4060.D.3.h of the code. **Comment has been addressed**
3. Attachment C provides photos to show the sight distance throughout the study area. Were any pictures or observations taken to show the available sight distance in the PM peak for motorists on Fauchaux Road (looking east)? **Comment has been addressed**

Drainage Impact Study Summary:

Consulting Engineer:	Kyle D. Haigler L, P.E.
Date of Study:	October 15, 2024
Size of Development:	33 acres
Existing Land Use:	Undeveloped land with a mix of heavy woods and open greenspace along with small number of existing single family residential.
Receiving Basin:	Onsite areas flows into the Upper Branch of Bayou Goudine and Louis White Road which both flows east toward Bayou Goudine.
FEMA Flood Zone:	The site is located within flood zone AE.
100-year Flood Elevation:	13 feet
Record Inundation:	None provided by Parish.
Offsite Drainage Area:	Approximately 1349 acres
Fill Mitigation:	Fill mitigation is being addressed with the proposed pond.

The Drainage Impact Study substantially conforms to the requirements of the Drainage Impact Study Procedure included in the Subdivision Regulations. However, the design will need to be revised to ensure zero increase of water surface levels for all design storms. 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. Upon approval of the preliminary plat, the applicant can proceed with final drainage design in accordance with the concepts submitted in the study.

Traffic Impact Study Summary:

Consulting Engineer:	Alben Cooper III, P.E., PTOE; Gresham Smith
Date of Report:	April 23, 2024
Date of Traffic Counts:	February 21, 2024
Number of Proposed Lots:	83
Peak Hour Trips:	PM is peak. 83 Total
Study Threshold Level:	2
LOS D Analysis:	Existing analysis show intersection at LA 74 at L. Landry and LA 74 at Chester Diez operates worse than D. A two-way left turn lane (TWLTL) would improve the LA 74 at L. Landry intersection to a LOS C. A TWLTL would improve the LA 74 at Chester Diez intersection from LOS F to E.
Offsite Intersections Studied:	LA 74 at Dutchtown Point Avenue and LA 74 at Fauchaux Road and LA 74 at L. Landry and LA 74 at Chester Diez
Conclusion:	The delays reported for the side-street approaches at the intersections of LA 74 at L. Landry Road and Chester Diez Road are expected to increase with the addition of the development trips; however, these approaches operate near or over capacity in the existing conditions. A TWLTL would be needed to improve existing LA 74 at L. Landry and at LA 74 at Chester Diez intersection Level of Service so that it is at least a D or Better. Additionally, based on field observations, the LA 74 eastbound approach at Landry Rd queues past Fauchaux Rd as a result of left turners blocking the through lane while waiting for gaps in traffic to turn onto L. Landry Rd. This presents operational and safety concerns for the future conditions with the addition of the development trips on Fauchaux Rd.
Sight Distance Evaluation:	Sight distance was evaluated at the current condition and concluded that sight distance is adequate.

Below are summary tables of traffic analysis at offsite intersections:

Table 3: Intersection of LA 74 at Dutchtown Point Avenue Analysis Summary

Peak Hour	Scenario	Eastbound LOS / Delay	Westbound LOS / Delay	Southbound LOS / Delay
AM Peak	Existing	A / 0.41	A / 0	C / 21.4
	Future	A / 0.41	A / 0	C / 22.7
PM Peak	Existing	A / 0.56	A / 0	C / 22.2
	Future	A / 0.55	A / 0	C / 23.3

Table 4: Intersection of LA 74 at Fauchaux Road Analysis Summary

Peak Hour	Scenario	Eastbound LOS / Delay	Westbound LOS / Delay	Northbound LOS / Delay
AM Peak	Existing	A / 0	A / 0.01	B / 14.81
	Future (No Turn Lanes)	A / 0	A / 0.18	C / 18.15
	Future (Turn Lanes)	A / 0	A / 0.18	C / 17.98
PM Peak	Existing	A / 0	A / 0.02	A / 0
	Future (No Turn Lanes)	A / 0	A / 0.51	C / 21.28
	Future (Turn Lanes)	A / 0	A / 0.51	C / 20.73

Table 5: Intersection of LA 74 at L. Landry Road Analysis Summary

Peak Hour	Scenario	Eastbound LOS / Delay	Westbound LOS / Delay	Southbound LOS / Delay
AM Peak	Existing	A / 2.53	A / 0	E / 44.11
	Future	A / 2.50	A / 0	F / 50.53
PM Peak	Existing	A / 2.02	A / 0	F / 68.18
	Future	A / 2.04	A / 0	F / 83.38

Table 6: Intersection of LA 74 at Chester Diez Road Analysis Summary

Peak Hour	Scenario	Eastbound LOS / Delay	Westbound LOS / Delay	Northbound LOS / Delay
AM Peak	Existing	A / 0	A / 2.99	F / 122.31
	Future	A / 0	A / 2.99	F / 143.99
PM Peak	Existing	A / 0	A / 1.26	F / 117.77
	Future	A / 0	A / 1.23	F / 143.29

Table 6: Two-Way Left Turn Lane PM Peak Analysis Summary

Eastbound		Westbound		Southbound/ Northbound
Thru LOS/Delay	Left LOS/Delay	Thru LOS/Delay	Left LOS/Delay	LOS / Delay
LA 74 at Dutchtown Point Ave				
A / 0.0	A / 8.40	A / 0.0	N/A	C / 15.40
LA 74 at Fauchaux Rd				
A / 0.0	N/A	A / 0.0	A / 9.8	C / 17.1
LA 74 at Landry Rd				
A / 0.0	A / 9.4	A / 0.0	N/A	C / 23.4
LA 74 at Chester Diez Rd				
A / 0.0	N/A	A / 0.0	A / 9.4	E / 47.1

End of Traffic Summary

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

- Due to the proximity of Landry Rd to Fauchaux Rd, an exclusive left turn lane at Landry Rd would not be feasible without restricting movements at Fauchaux Rd. The analysis indicated that the LOS/delay at each study intersection would improve with the TWLTL. The two-staged movement from the side streets would also help with sight distance as motorists would only have to clear one direction of traffic at a time. However, there is still the potential for conflicts between left turners at Fauchaux Rd and L.Landry Rd within the TWLTL due to the nature of the shared space.

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



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