

The minutes below 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 10, 2025

The Planning Commission of the Parish of Ascension held a Public Meeting on Wednesday, December 10, 2025, 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. Called to Order

The meeting was called to order by Chairman Wade Schexnaydre.

II. Roll Call of Members

The following members were present:

Michele Unitas, Mark Villa, Nicholas Miller, Wade Schexnaydre, Max Nassar, Randy Clouatre, Jr., Erik Jones

The following members were absent:

None

III. Pledge of Allegiance

IV. Introduction of Staff

Stacie Webb – Recording Secretary, Planning Commission

Brandon O’Deay – Information Technology (IT)

Spencer Long, Parish Attorney

Eric Poche – Director, Planning and Development

Shaun Sherrow, Engineering Review Agent

Lance Brock, Zoning Official, Planning and Development

V. Chairman’s Comments

Chairman Schexnaydre recognized Commissioner Max Nassar’s birthday.

VI. Public Comment on any Agenda Item

No comments.

VII. Staff Report

A. Subdivision Status – December 2025

Mr. 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 November 12, 2025, Planning Commission Meeting

Commission Action: Moved by Mr. Erik Jones, seconded by Ms. Michele Unitas and unanimously adopted, to approve the November 12, 2025, Planning Commission minutes as presented.

X. Consent Agenda

A. Affidavit of Mortgage Declaration

Troy Bertrand – Lot B-2 (43259 Moody Dixon Rd, Prairieville, LA)

B. Affidavit of Mortgage Declaration

Kevin Levert – Lot A-11-A (10445 Shadow Lake Dr, Geismar, LA)

C. Affidavit of Mortgage Declaration

Sandra Ann Denham-Lightfoot – Lot 5A & 5C1-A (44192 Robert Rd & R&V Way, St. Amant, LA)

D. Affidavit of Mortgage Declaration

Earl Robnett – Lot 9 & 10 (10465 John Savoy Rd, St. Amant, LA)

E. Affidavit of Mortgage Declaration

Erik Hernandez-Puentes and Raynell Hernandez – Lot 1-A-2-A-2 (44131 Raymond Tullier Rd, Sorrento, LA)

Mr. Mark Villa requested consent agenda item *F. FINAL PLAT, RIVERTON, 2ND FILING*, be pulled from the consent agenda for comment. Consent agenda item 'F' was moved, and now item 12B.

Commission Action: Moved by Mr. Randy Clouatre, Jr., seconded by Ms. Michele Unitas and unanimously adopted, to approve consent agenda items A thru E as presented.

XI. Public Hearing to Approve or Deny the Following Family Partitions:

A. Darrin A. Ruiz Property – Tract AA-1-A and AA-1-B

The subject property is located at the end of J D Gautreau Road, approximately 800' east of Roddy Road in Council District 6 and is zoned Medium Intensity Residential (RM). The application is on behalf of Kyle Collins by Earles and Associates, LLC, Professional Land Surveyors.

The Applicant is proposing a family partition of Lot AA-1-A (2.053 acres) into Lot AA-1-A-1 (1.553 acres) and Lot AA-1-A-2 (0.50 acres). **Lot AA-1-A-1 is being retained by the applicant and Lot AA-1-A-2 is being donated to a parent.**

STAFF REVIEW COMMENTS

Comments sent to Earles and Associates, LLC on 11/17/2025.

1. Show routing and discharge point of individual sewer treatment systems to parish maintained ditch with public drainage servitude and/or to 'blue line stream'. It is the responsibility of the Owner to consult with the Ascension Parish Board of Health to confirm routing for permitting purposes. Show/make statement of such on final plat. Plat will not be signed and recorded without this information.
2. Records show property is covered by FEMA map number "...0045 E." Verify and correct if necessary.
3. Add note, "Within the private access servitude, a gravel or hard-surfaced road shall be built at least twenty (20) feet in width, 4 inches thick, on a roadbed at least twenty-four (24) feet in width with adequate drainage ditches on either side. This road shall be constructed prior to the first building permit being issued for any lot being served by this private servitude of access and shall extend the full length of the servitude depicted on the plat."
4. Delineate where the '40' servitude of access ends at the centerline of Mire Rd' as labeled on reference map#1.
5. 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 on the subdivision regulations. The owner has owned the property for at least three years as required by Paragraph 17-4026. B. This family partition is creating one (1) new lot.

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.

Mr. James Falgout with Earles and Associates, LLC presented this family partition.

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Randy Clouatre, Jr., seconded by Mr. Max Nassar and unanimously adopted, to approve this family partition as presented.

B. Clyde Schexnaydre Property – Lot 1-A-2-A-2-A and 1-A-2-A-2-B

The subject property is located on the north side of LA Hwy. 70 approximately $\frac{3}{4}$ mile from LA Hwy. 70 at the end of Raymond Tullier Road in Council District 1 and is zoned Conservation (C). The application is on behalf of Erik Hernandez by Earles and Associates, LLC, Professional Land Surveyors.

The Applicant is proposing a family partition of Lot 1-A-2-A-2 (1.663 acres) into Lot 1-A-2-A-2-A (0.500 acres) and Lot 1-A-2-A-2-B (1.163 acres). **Lot 1-A-2-A-2-A is being donated to a son and Lot 1-A-2-A-2-B is being retained by the applicant.**

STAFF REVIEW COMMENTS

Comments sent to Earles and Associates, LLC on 11/17/2025.

1. Show routing and discharge point of individual sewer treatment systems to parish maintained ditch with public drainage servitude and/or to 'blue line stream'. It is

- the responsibility of the Owner to consult with the Ascension Parish Board of Health to confirm routing for permitting purposes. Show/make statement of such on final plat. Plat will not be signed and recorded without this information.
2. This is no longer the current owner. Verify and correct as necessary. ***Revise adjacent property owner list and submit to parish if changes need to be made.***
 3. This is no longer the current owner. Verify and correct as necessary. ***Revise adjacent property owner list and submit to parish if changes need to be made.***
 4. Lots being accessed need to reflect lots on plat.
 5. Add note, "Within the private access servitude, a gravel or hard-surfaced road shall be built at least twenty (20) feet in width, 4 inches thick, on a roadbed at least twenty-four (24) feet in width with adequate drainage ditches on either side. This road shall be constructed prior to the first building permit being issued for any lot being served by this private servitude of access and shall extend the full length of the servitude depicted on the plat."
 6. Provide average ditch width and locate by showing bearings and distances along centerline or top of bank.
 7. 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 as required by Paragraph 17-4026. B. This family partition is creating one (1) new lot.

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.

Mr. James Falgout with Earles and Associates, LLC presented this family partition.

Public hearing was opened.

No comments.

***A speaker card was given after the Planning Commission meeting adjourned by Mr. Patrick Wolf, not in support.*

Public hearing was closed.

Commission Action: Moved by Mr. Erik Jones, seconded by Ms. Michele Unitas and unanimously adopted, to approve this family partition as presented.

C. Vista Del Lago Subdivision – Lot A-11-A-1 and A-11-A-2

The subject property is located on the south side of LA Hwy. 429 (Cornerview Rd.) at the end of Shadow Lake Drive. Shadow Lake Dr. is an extension of Lakeview Dr. which is an extension of Kling Road in Council District 3 and is zoned Conservation (C). The application is on behalf of Kevin Levert by Earles and Associates, LLC, Professional Land Surveyors.

The Applicant is proposing a family partition of Lot A-11-A (2.023 acres) into Lot A-11-A-1 (0.919 acres) and Lot A-11-A-2 (1.104 acres). **Lot A-11-A-1 is being retained by the applicant and Lot A-11-A-2 is being donated to a parent.**

STAFF REVIEW COMMENTS

Comments sent to Earles and Associates, LLC on 11/12/2025 & 12/1/2025

1. A waiver request will need to be made and granted by the Planning Commission to reduce a portion of the required 30' Servitude of Passage to 20'. If approved, this must be noted on map prior to signing and recording.
2. Show routing and discharge point of individual sewer treatment systems to parish maintained ditch with public drainage servitude and/or to 'blue line stream'. It is the responsibility of the Owner to consult with the Ascension Parish Board of Health to confirm routing for permitting purposes. **Show/make statement of such on final plat.** Plat will not be signed and recorded without this information.
3. Road names for the Private Servitude of Passage must be proposed and verified with the Parish's Addressing Coordinator and must be placed on map prior to final recording.
4. Add relation to the applicant on lot being subdivided.
5. 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. A waiver request is being made to the Planning Commission to reduce a portion of the required 30' Servitude of Passage to 20'. If approved, this will be noted on map prior to signing and recording. The owner has owned the property for at least three years as required by Paragraph 17-4026. B. This family partition is creating one (1) new lot.

Should the commission approve this family partition (with the waiver), 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.

Mr. James Falgout with Earles and Associates, LLC presented this family partition.

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Ms. Michele Unitas, seconded by Mr. Erik Jones and unanimously adopted, to approve this family partition as presented.

D. Maple Grove Subdivision – Lot 7-A, 7-B and 7-C

The subject property is located on the south side of Maple Grove Dr. approximately ¼ mile from Stevens Road in Council District 6 and is zoned Medium Intensity Residential (RM). The application is on behalf of Blaine Jones by Quality Engineering & Surveying, LLC.

The Applicant is proposing a family partition of Lot 7 (11.29 acres) into Lot 7-A (5.34 acres), Lot 7-B (2.97 acres) and Lot 7-C (2.98 acres). **Lot 7-A is being retained by the applicant, 7-B is being donated to a son and Lot 7-C is being donated to a daughter.**

STAFF REVIEW COMMENTS

Comments sent to Quality Engineering & Surveying, LLC on 10/21/2025.

1. Private Servitude of Access is 40', not 30'. Correct as necessary or remove.
2. Remove Project Sewer Development Note.
3. Distance is needed between monument and centerline of ditch.
4. Remove 'proposed' on 12' utility servitude label and 30' private servitude of access label when submitting final plat for signature.
5. 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 as required by Paragraph 17-4026. B. This family partition is creating two (2) new lots.

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.

Mr. Brett Fitzgerald with Quality Engineering & Surveying, LLC presented this family partition.

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Max Nassar, seconded by Ms. Michele Unitas and unanimously adopted, to approve this family partition as presented.

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

Mr. Eric Poche stated Mr. Shaun Sherrow, the Parish's ERA, stepped out of the meeting because CSRS, Inc. is the consultant for this project. Ms. Morgan Sanchez with Forte and Tablada will act as the engineer review agent for this project.

A. Arrowhead Industrial Park, First Filing

The proposed industrial subdivision is located on the north side of LA Hwy. 30 approximately 2,700' north of the intersection of LA Hwy. 30 at LA Hwy. 73. The project lies in Council District 3 and is zoned Light Industrial (LI) and Conservation (C). The application is on behalf of Harvest Companies of LA by CSRS, Inc.

The preliminary plat is the 1st filing of an anticipated 2 filing industrial development. The 1st filing consists of +/-137.9 acres of a total of +/-169.9 acres containing 14 buildable lots ranging in size from 1.75 acres to a little over 16 acres. All parcels with the exception of the 'Future Second Filing' which contains +/- 32.9 acres, are included in this application and all parcels are owned by the applicant.

The applicant is requesting variances to:

1. 17-4035 – Alley Requirements - This request is for a waiver of the requirement to provide alleys at the rear of all industrial/commercial lots.
2. 17-4020-A-2 – Major Subdivision Guidelines – This section states that Light, Medium and Heavy Industrial Zoning Districts are exempt from these requirements.
3. 17-4034-A – To allow for the use of asphalt streets in lieu of concrete.

The proposed plat was submitted for a minor industrial subdivision per the provision of the Unified Land Development Code. All lots lie within the Light Industrial (LI) and Conservation (C) zoning classifications. The property within the Conservation (C) zoning classification will only be utilized for drainage and not built upon. The proposed subdivision is exempt from the major subdivision guidelines, Section 17-4020 of the Unified Land Development Code, and the infrastructure development district requirements do not apply due to industrial zoning classifications.

Approximately 40%-50% of the property is within the ‘X’ flood zone with the remainder in the ‘A’ flood zone. The project directly drains into the Coco lateral, thence into New River Bayou and eventually into Bayou Francois. There are approximately 39.21 acres of Jurisdictional Wetlands on the subject property, and the applicant is proposing to mitigate approximately 15.68 acres, which meets code requirements. According to Section 17-506.2 of Appendix V-Drainage, up to 40% of existing wetlands may be mitigated to allow for development.

STAFF REVIEW COMMENTS

The preliminary plat addresses Parish ordinance for required notes, labels, setbacks and servitudes as per Paragraph 17-406 of the Subdivision Regulations.

Access to this development is via LA Hwy 30, a state highway under the jurisdiction of LA DOTD.

The applicant is proposing a community sewer treatment plant to accommodate all lots within the development. The developer is required to coordinate with LDH to ensure that discharge routes comply with State requirements. Water service will be provided by Ascension Water Company.

The applicant is requesting a variance for the installation of asphalt streets as opposed to concrete. The Parish supports the variance as our maintenance department is not equipped to handle concrete street maintenance and would have to contract with a 3rd party provider. The proposed street section also calls for a 60’ ROW with curb and gutter and subsurface drainage. This is desirable as there will be no required ditch maintenance for the parish.

The applicant is requesting a waiver to section 17-4035 regarding the requirement to have rear alleys for off-street loading. Section 17-4035 allows the Planning Commission to provide a waiver to the alley requirement provided the developer provides “other definite and assured provision is made for service access, such as off-street loading, unloading, and parking consistent with and adequate for the uses proposed.” Parish staff would recommend approval of the variance for all lots. All

lots should have more than adequate area to conduct business and meet those requirements.

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)*

Offsite Drainage Assessment:

The Offsite Drainage Assessment has been reviewed by 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, and supplement, has been reviewed by the Ascension Parish Transportation Department. Comments are attached. *(SEE ATTACHMENT B)*

STAFF ANALYSIS

The proposed plat/map meets all guidelines for a major subdivision per current ordinance. Traffic, Drainage and the Offsite Drainage Analysis have been provided and conform to code requirements. The Drainage and Offsite Drainage Analysis will be studied in greater detail through the construction document phase, once detailed survey data has been obtained, 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 with final design.

Mr. Zach Schmidt with CSRS, Inc, on behalf of Harvest Companies of LA, presented this preliminary plat.

Public hearing was opened.

None.

Public hearing was closed.

Mr. Eric Poche recommended to the Commission before making a motion to require that, 1) the turn lanes be constructed as recommended by the traffic study and 2) grant the waiver for not requiring the alley requirements and doing the asphalt road in lieu of the concrete.

Commission Action: Moved by Mr. Mark Villa, seconded by Mr. Erik Jones, to approve this preliminary plat, as stated by Mr. Poche, to grant the two waivers, asphalt instead of concrete and the removal of the rear alley way; plus, the installation of the

two turn lanes as recommended approval by DOTD.

Substitute Motion by Mr. Nicholas Miller, seconded by Mr. Max Nassar and unanimously adopted, to grant approval for this (preliminary plat) given the two waivers requested, that being asphalt instead of concrete, and the removal of the rear access way; plus, the installation of both the right and left turn lanes prior to certificate of occupancy; and the addition of any recommended DOT traffic improvements necessary.

B. Final Plat Approval

Riverton, 2nd Filing

The subject property is located on LA Hwy 22 approximately 1 mile west of LA Hwy 44 in Council District 3 and is zoned Medium Intensity Residential (RM). The application is on behalf of SLC, LLC by Quality Engineering & Surveying, LLC.

The second filing is on +/- 34 acres as part of an overall development size which is 260 acres. The applicant is proposing a major subdivision final plat for the second filing containing 91 single family residential lots. Lots range from 53 – 70 feet wide with a minimum size of 6,625 square feet. The first filing will contain 7.5 acres of park space out of an overall subdivision designated park space area of 15.6 acres.

The applicant was granted a variance by the Parish Council on February 4, 2021, to dedicate the sewer system in the first and second filings to a private 3rd party. As the parish has sold all sewer assets and sewer is now being handled by a private third party with a franchise agreement, this variance is no longer necessary. Under the original preliminary plat approval, traffic impact fees were to be the greater of \$1,000 per lot or the current traffic impact fee schedule. There was a requirement that the applicant provide an updated traffic study prior to approval of the 2nd Filing final plat, which has been completed and reviewed by parish transportation staff. There is also a DOTD requirement that a single lane round-a-bout be constructed prior to the completion of 478 lots. This is set to occur (under current configuration) between the 6th and 7th filings. Supporting information is being presented as a part of this application.

Project Timeline:

- March 9, 2016 – Planning Commission approves preliminary plat
- January 18, 2017 - Construction plans approved.
- March 10, 2021 – Planning Commission approves 1st Filing Final Plat
- December 1, 2025 - Final Inspection Performed on the 2nd Filing

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

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

STAFF RECOMMENDATIONS

This final plat complies with all code requirements. The updated TIA has been reviewed by the Ascension Parish Transportation Dept. with no additional improvements recommended beyond the future RAB requirement. There are also future planned improvements for the intersection of LA Hwy. 22 at LA Hwy. 44 not currently associated with this project, but that could benefit from the traffic impact fees

to be paid by the development. 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 final signoff by the following Parish Departments:

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

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 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 will be approved on December 11, 2025. The streets will be accepted into the Parish maintenance system upon final inspection at the end of the maintenance period.

Mr. Deric Murphy with Quality Engineering & Surveying, LLC presented this final plat.

Mr. Mark Villa stated his comment is to staff and maybe the Commission, that Ascension Parish is changing drastically in the area that this development is located. Everything was done by the developer that was asked. He stated he has no qualms about that. The issue he has is the process of the ordinance. States it needs to be looked at, particularly traffic studies, says it's designed only for the immediate area of a development. He expressed in this area, there is a lot more growth that goes a little beyond what the traffic study came up with or planned for. He stated we probably need to look at that when we develop a scope or ask for a traffic study, and that we know about announced projects that will affect that area but may not be included in that traffic study.

Commission Action: Moved by Mr. Max Nassar, seconded by Mr. Randy Clouatre, Jr., to approve this final plat as presented.

XIII. Adjourn

Motion was made by Mr. Nicholas Miller, seconded by Mr. Max Nassar, meeting was adjourned at 6:23 p.m.

Wade Schexnaydre, Chairman

ATTACHMENT A

<i>December, 2025</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.
Arrowhead Industrial Park-1st Filing	LA Highway 30 approx. 3,000' W of LA Hwy 73	14				Preliminary Plat Submitted 8/12/2025		CSRS, Inc.	Harvest Companies of LA, LLC	No
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	4/10/2025	In Construction	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
Gateway Farms	S Side-LA 74, E of I-10 at end of Fauchaux Rd.	77	12/11/2024			Preliminary Plat Approved- 12/11/2024	Fauchaux Rd. widened to 20' Hwy. 74 2-way turn lane to DOTD and Parish Standards	Quality Engineering& Surveying	KD Development Group	Yes
Harvest Fields	W Side of LA Hwy. 44 approx. 1/2 Mile North of Germany Rd.	114				Preliminary Plat Submitted 9/22/2025		MR Engineering & Surveying	Dantin-Bruce	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 Sunset Bend (FKA Planation 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	6/12/2025	CDs Approved 6/12/2025	No Conditions	Quality Engineering& Surveying	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	Final Plat Submitted-11/21/2025	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

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



December 3, 2025

Mr. Trenton Miller, P.E.
CSRS, Inc.
8555 United Plaza Blvd., Suite 100
Baton Rouge, LA, 70809

RE: *Arrowhead Industrial Park-First Filing (PZ-3594)*
Preliminary Plat Submittal Review

Mr. Miller:

The ERA and Staff have reviewed the Preliminary Plat, Drainage Impact Study Offsite Drainage Assessment, and Traffic Impact Analysis submitted for the above referenced development for compliance with the Ascension Parish Subdivision Regulations and the Ascension Parish Development Code, and we offer the following comments:

Preliminary Plat

1. Delineate wetlands on preliminary plat. According to Appendix V-Drainage, Section 17-506.2, all hydraulically connected wetlands and/or wetlands in excess one acre must be preserved with required buffers. Up to 40% of wetlands may be mitigated for infrastructure requirements. **Comment has been addressed**
2. This project must be named, 'Arrowhead Industrial Park-First Filing and NOT Phase One. **Comment has been addressed.**
3. Parish records show project is within Sections 11, 28,29 & 63 and NOT 27. Review and revise as necessary. **Comment has been addressed.**
4. Vicinity must be at 2,000' scale or better. **Comment has been addressed.**
5. Label flood zone as 'A' flood zone. **Comment has been addressed.**
6. Include addresses on adjacent property owner information, as required. **Comment has been addressed.**
7. Provide flood zone determination form with base flood elevation. Contact Marcia Shivers or Mia Todd in Parish Floodplain Office. Comment has been addressed.
8. Rename, 'Future Phase 2' to 'Future Second Filing'. **Comment has been addressed.**
9. Review/revise sections at north end of map. Records only show Section 21 within the project area with Section 29 to the west and Section 22 to the east. **Comment has been addressed.**
10. Zoning must be delineated on map since the property is in 2 zoning districts. **Comment has been addressed.**
11. Setbacks for Light Industrial Zoning are, Front: 25' or 55' from centerline of parish road, or 55' from centerline of state highway, whichever is greater, Rear: 15', Side: 10'.

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Correct as necessary. **Comment has been addressed.**

12. Setbacks for Conservation Zoning District are, Front: 25' or 55' from centerline of parish road, or 55' from centerline of state highway, whichever is greater, Rear: 25', Side: 10'. Correct as necessary. **Comment has been addressed.**
13. Any existing servitudes must be noted, and any proposed servitudes must be noted as well to distinguish between the two. **Comment has been addressed.**
14. Note any servitudes to be revoked, if applicable. **Comment has been addressed.**
15. All reference maps must have instrument numbers or note, 'not recorded'.
Comment has been addressed.
16. State method of sewer treatment. **Comment has been addressed.**
17. If property is vacant, make statement of such. **Comment has been addressed.**
18. Show discharge/outfall point for detention/mitigation ponds, as required.
Comment has been addressed.
19. Show sewer effluent outfall/discharge point. **Comment has been addressed.**
20. Show existing contours, as required in an interval that will not further clutter map.
Comment has been addressed.
21. Typical street section must be shown. **Comment has been addressed.**
22. Dedication and signature blocks for Chairman are not necessary and may be removed.
Comment has been addressed.
23. List acreage for each filing to property total. **Comment has been addressed.**
24. A street name needs to be submitted so it can be checked with 911 and approved.
Comment has been addressed.
25. Under note 3, replace gis.brgov.com and replace with Ascension Parish information.
Comment has been addressed.
26. Provide the Developer/Owner information. **Comment has been addressed.**
27. Provide existing pavement width of Hwy 30. **Comment has been addressed.**

Drainage Impact Study

1. Provide photos of existing channels, ditches and drainage structures. **Comment has been addressed.**
2. Please label the roadways on the watershed maps. **Comment has been addressed.**
3. Verify that there are no existing servitudes on the site. **Comment has been addressed.**
4. Delineate the flood zone and label the BFE on the watershed maps. **Comment has been addressed.**
5. Please show and label the pond outfall pipes. **Comment has been addressed.**
6. Please verify all inputs for Area A and B. The area is decreasing from pre to put but the calculations are showing an increase in runoff. **Comment has been addressed.**
7. Provide calculations for all storm events. **Comment has been addressed.**
8. Provide capacity calculations for the ditch at 1L, 2L, and 4L. **Comment has been addressed.**

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9. Provide the permit from DOTD approving the culvert sized in the roadside ditch. **Pending, permit has been applied for and will be provided upon receipt.**
10. Provide fill mitigation calculations. **Comment has been addressed.**
11. Please delineate any wetland sites. **Comment has been addressed.**
12. Provide slab elevations for adjacent existing homes. **Comment has been addressed.**
13. Provide a model that includes all offsite drainage, showing that 3L has the capacity and can handle the flow. **Comment has been addressed.**

Drainage Impact Study Summary:

Consulting Engineer:	Trent Miller, P.E., CSRS
Date of Study:	August 2025
Size of Development:	172.13 acres
Existing Land Use:	Undeveloped land with a mix of woods, tributaries and open greenspace.
Receiving Basin:	Onsite areas flow into New River.
FEMA Flood Zone:	The site is located within flood zone X and A.
100-year Flood Elevation:	17 feet
Record Inundation:	None provided by Parish.
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. The Engineering Review Agent 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

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 increase due to the proposed development. However, Staff & the ERA feel 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 0.01 to 0.4 feet along the north side of the developed area drainage ditch running east-west for all 10yr, 25yr, 50yr, and 100yr events.
 - b. Increases of 0.01 to 0.1 feet near the southwest corner of the site for 25yr, 50yr, and 100yr storm events.
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

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evaluate the full impacts on drainage. Note that all ditches and laterals, 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 when more detailed information is available.**

Traffic Study

1. The Parish Staff recommended analyzing two intersections on LA 30 to determine the impact of the proposed development. The two intersections included LA 73 at LA 30 as well as the proposed development driveway on LA 30. The Parish Staff recommended collecting a 48-hour traffic count on LA 30 within the study area as well as turning movement counts at the LA 73 and LA 30 intersection and at the proposed development driveway. **Consultant has addressed.**
2. Appendix G (Synchro Analysis): The existing synchro analysis included the default 2% value for the heavy vehicle (truck) percentage for each turning movement at the study intersections. The LA 30 corridor has a substantial percentage of heavy vehicles (trucks) based on the data collected as part of the study. The heavy vehicle (truck) percentage in the synchro analysis should be updated at the two study intersections to accurately reflect the existing conditions. **Consultant has addressed.**

Traffic Impact Study Summary:

Consulting Engineer:	<i>Rebecca Murray, PE, PTOE, RSPI; Gresham Smith</i>
Date of Report:	November 2025
Date of Traffic Counts:	September/October 2025
Number of Proposed Lots:	23
Peak Hour Trips:	94 AM Trips / 99 PM Trips (Full Build – both Phases I and II)
Study Threshold Level:	2
LOS D Analysis:	The Build condition at LA 73 and LA 30 is anticipated to operate at LOS D or better during the full build-out of the proposed development (Phases I and II). For the proposed development driveway off LA 30, the analyses indicate that a westbound right-turn lane and an eastbound left-turn lane are warranted at the unsignalized intersection. The analysis for the proposed development intersection operations at LOS A, with the inclusion of the required turn lanes on LA 30.
Intersections Studied:	LA 73 at LA 30 (signal), LA 30 at Proposed Development Driveway
Conclusion:	LA 30 at LA 73: The existing analysis at the signalized intersection shows all four approaches operate at LOS D or better in both the AM and PM peak hours. Under the proposed development full build scenario, all four approaches at the signalized intersection still operate at LOS D or better in both the AM and PM peak hours. LA 30 at the proposed development driveway: The existing and future analysis indicates that the unsignalized intersection will operate at LOS C or better for all approaches. The future year

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analysis does include the warranted turn lanes on LA 30 (westbound right-turn and eastbound left-turn).

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 for the intersections studied:

LA 73 at LA 30 (signalized intersection)

The traffic impact study examined the impact of the new development trips at the intersection. The table below shows the impact of the proposed development trips. All approaches at the signalized intersection will continue to operate at LOS D or better with the proposed development trips.

Peak Hour	Scenario	Overall Intersection LOS / Delay	Eastbound LOS / Delay	Westbound LOS / Delay	Northbound LOS / Delay	Southbound LOS / Delay
AM Peak	Existing	C/23.5	C/21.5	C/23.8	C/23.6	C/24.7
	Future - Phase 1	C/24.0	C/21.9	C/24.9	C/23.5	C/24.9
	Future - Phase 1 and 2	C/24.3	C/21.8	C/25.2	C/23.8	C/25.4
PM Peak	Existing	D/40.8	C/28.0	D/47.0	D/46.4	D/37.6
	Future - Phase 1	D/41.8	C/29.5	D/48.1	D/47.3	D/38.5
	Future - Phase 1 and 2	D/42.5	C/30.5	D/48.9	D/47.8	D/39.0

LA 30 at Proposed Development Driveway

The traffic impact study examined the impact of the new development trips at the proposed access on LA 30. Based on the turn lane warrant analysis, turn lanes are warranted in both the eastbound and westbound directions on LA 30. The future analysis for the proposed development driveway assumes the turn lanes are constructed on LA 30 based on the results of the warrant analysis below.

Scenario		
	EB Left Turn	WB Right Turn
Phase 1	✗	✓
Full Build (Phase 1 and 2)	✓	✓

According to LADOTD's *Typical Turn Lane Design* (dated February 2020), for a posted speed limit of 55 mph, the left and right-turn lanes on LA 30 should consist of the following:

- Left turn lane – 505' of deceleration plus 100 feet of minimum storage
- Right turn lane – 505' of deceleration

These dimensions were used for the left-turn and right-turn storage lanes in the Synchro analysis.

The following Synchro analysis results at the unsignalized intersection show the future operations of the intersection with the proposed development trips. The unsignalized intersection will operate at LOS C or better on all intersection approaches.

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Table 5: Intersection of LA 30 at Private Driveway/Proposed Site Driveway Analysis Summary

Peak Hour	Scenario	Overall Intersection LOS / Delay	Eastbound LOS / Delay	Westbound LOS / Delay	Northbound LOS / Delay	Southbound LOS / Delay
AM Peak	Existing	A/0.1	A/0	A/0.1	B/12.0	N/A
	Future – Phase 1	A/0.6	A/0.5	A/0.1	B/12.9	B/14.6
	Future – Phase 1 and 2	A/0.8	A/0.8	A/0.1	B/13.1	B/14.7
PM Peak	Existing	A/0.4	A/0	A/0	C/15.7	N/A
	Future – Phase 1	A/1.4	A/0.2	A/0	C/18.6	C/18.0
	Future – Phase 1 and 2	A/2.0	A/0.3	A/0	C/19.2	C/19.5

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

- Based on the turn lane warrant analysis, a westbound right-turn lane and an eastbound left-turn lane are needed at the LA 30 and the proposed development intersection.

If you have any questions or comments, feel free to email or give me a call.

Sincerely,

Eric M. Poche, PLA, LEED AP
 Director of Planning and Development
eric.poche@apgov.us

December 2, 2025

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

**RE: Riverton 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. Planning Commission Chairman signature block is only necessary on Page 1. **Comments have been addressed.**
2. Primary School is Sorrento Primary, Middle School is St. Amant Middle and High School is St. Amant High School. **Comments have been addressed.**
3. Revise the instrument no. for reference map no. 2 as 1023461 and remove PZ number. **Comments have been addressed.**
4. All benchmark information must be completed prior to recording the final plat. **Comments have been addressed.**
5. Item listed as, '12' Public Drainage Servitude' (7 instances) is incorrectly labeled and must be labeled as a '12' Utility Servitude'. **Comments have been addressed.**
6. All drainage servitudes that do not carry water from public roadways through piping must be labeled as private as noted in the attached map. **Comments have been addressed.**
7. Label Ponds 1A and 2 as per approved construction drawings. **Comments have been addressed.**
8. Distinguish between open space and park space as per approved Preliminary Plat and note acreage of each.
9. Label 30' drainage servitudes through Pond 1A as 'Public'. **Comments have been addressed.**
10. Under the General Subdivision Notes please adjust the following:
 - Remove 'Sewer' from note no. 15 on Sheet. 1. **Comments have been addressed.**
 - Revise note 11 to read, "All structures shall be constructed a minimum of one foot above FEMA BFE 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.**
11. Under 'Landowner/ Officer Certifications', revise statement to read, "...local health authority" as opposed to, "...health unit of Ascension Parish." **Comments have been addressed.**
12. Add note, "One Class 'A' tree must be planted prior to certificate of occupancy being issued for each lot." **Comments have been addressed.**
13. Add note, "The parks will be a stage (note stage level) requirement. The trees, common areas, park space, open space and ponds, etc. are to be installed according to Ascension Parish ordinances. All required park trees must be planted prior to the issuance of the first C.O. The maintenance and upkeep responsibilities will be on the homeowner's association and a sign must be in place identify the park space." **Comments have been addressed.**
14. Replace 'Public Dedication' note with the following, "The public streets and rights-of-way of streets shown hereon, unless specifically designated as private, and if not previously dedicated, are hereby dedicated to the perpetual use of the public for proper purposes. All areas shown as public servitudes are granted to the public

for the use of utilities, drainage, sewage removal, and other proper purposes for the general use of the public. No building, structure, or fence shall be constructed, nor shrubbery planted, within the limits of any public servitude or public rights of way so as to prevent or unreasonably interfere with any purpose for which servitude or right of way is granted." **Comments have been addressed.**

15. Clearly mark the Illinois Central Railroad 70' Right-Of-Way on the Final Plat. **Comments have been addressed.**
16. A wetland determination is required for all major subdivision plat submittals. Please provide the wetland determination or permit that delineates the wetland for this project. **Comments have been addressed.**
17. Revise the instrument no. for reference map on sheet 1 as 1023461 and remove PZ number. **Comments have been addressed.**
18. Note Point of Beginning on map. **Comments have been addressed.**
19. Label Ponds 1A and 2 as per approved construction drawings on sheet 1. **Comments have been addressed.**
20. For Public/ Private Drainage Servitude (see attached), add the following note: This public drainage servitude applies only to the subsurface drainage piping and the maintenance thereof and does not include any surface swales or ditches. The installation and maintenance of surface swales or ditches and the lot grading shall be the responsibility of the builder or homeowner. Ascension Parish shall not be responsible for any swale or ditch maintenance in the rear yards of any lot. **Comments have been addressed.**
21. Clearly denote the park area as separate from the green space per approved preliminary plat. **Consultant will revise plat prior to signing.**
22. Initiate the roundabout design process immediately under LADOTD review and approval, since the intersection is located on a state route.
 - The design and permitting process with LADOTD can be lengthy and will require multiple submittals and approvals.
 - A preliminary design and construction schedule should be provided to understand how the roundabout timeline aligns with the overall development phasing.
 - All design, right-of-way acquisition, and utility relocation activities must be completed before the start of construction.
 - The roundabout must be operational by the time the development reaches 478 residential lots, consistent with the LADOTD access permit issued in 2018.
23. As a safeguard for the development and surrounding network, it is recommended that the roundabout be fully constructed and operational before the issuance of any Certificate of Occupancy beyond Lot 450.

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

1. No comments

If you have questions or comments, please feel free to contact me at (225) 769-0546.

Respectfully,

CSRS
Engineering Review Agency for the Ascension Parish Planning Commission



Shaun Sherrow, P.E., PMP

CC: Diane Law, P.E., MBA, Quality Engineering & Survey

December 2, 2025

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

**RE: Riverton 2nd Filing
Final Inspection Letter**

Mr. Poche,

The final inspection for the above referenced project was held on Monday, December 1, 2025 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 the 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.
 - b. Provide as-built profile of completed rear yard swale ditch and box tops behind lots as shown on sheets 28-31 of the approved construction plans so that we can confirm that the system matches the design
 - c. Provide updated as-builts for the sanitary sewer system that satisfy section 17-4010C of the UDC.
 - d. Provide engineers and testing lab certifications if not already provided.

Final Plat Items

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

Drainage

1. Boxes L5 and L3 are too high to receive water from swale ditches. Lower box tops to match grade from plans and/or propose an alternative solution.
2. Dirt needs to be regraded around box D1 so that the ground is flush with the top of the box.
3. There is no remaining coating on the ultraflow pond control pipes N-N1. This lack of protection will make the pipes susceptible to rust. The pipes will need to be replaced or repaired. Provide a recommended solution to the ERA prior to replacing them.
4. There was standing water of about 2-3" above the inverts of outfall pipes N-N1. This could mean that the normal pool is too high, and/or the pipe has debris in it, or the outfall ditch needs regrading. Provide as-built shots of the normal pool, invert of the pipe, and outfall ditch to the ERA so that a solution can be developed.

Roadway

1. Cracked curbs are marked in pink paint that needs to be repaired.
2. The ADA ramp on the left side of Hernando De Soto Dr. is cracked marked in pink paint that needs to be repaired.

Erosion Control

1. The developer/owner must continue to maintain erosion control measures as stipulated by the owner's SWPPP throughout the home-building process.

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: Diane Law, P.E., MBA Quality Engineering & Surveying, L.L.C.