

Patric and Lynda Stevens
130 Scarlett Lane
Montz, Louisiana 70068
December 5, 2007

St. Charles Parish Planning and Zoning Commission
15045 River Road
Hahnville, Louisiana

RE: Bocage Estates Development

Dear Sirs,

A little over four years ago, our family relocated to Montz, Louisiana after residing in St. Rose, Louisiana for 24 years. During our time in St. Rose we watched the development of subdivision after subdivision. The problems we incurred because of the new developments were with the drainage, traffic and water pressure. Knowing that the problems would only get worse we decided to make our move to the opposite side of the parish where there was a large amount of green space. We felt if we relocated to Montz we would encounter an increase in the water supply, a decrease in drainage issues and a decrease in traffic. After much research we chose to build in Evangeline Estates. We were shown prints of proposed future developments of an elementary school and a park/playground area that was to be built on the north side of the railroad tracks on Evangeline Road. After four years of living in Evangeline Estates the only development that we have witnessed is the development of a large amount of residential homes. My concern with the huge growth of residential homes is that we will once again experience huge problems with the drainage, traffic and water pressure. I am sure that everyone is already aware of the water supply on the east bank of St. Charles Parish. I would like to see the parish place a moratorium on new residential homes and/or subdivisions until the water supply problems are not only addressed but upgrading of the supply system has been completed.

Another issue that needs to be addressed is the drainage. In the four years that I have lived in Montz, I have seen an increase in drainage problems. Our swales drain very slowly and after a hard rain the swales will hold water for several days. Evangeline Road also holds a lot more water than it did just 4 years ago. It is my fear that with the increase in residential homes on Evangeline Road, as well as any new subdivisions, our drainage system will become overloaded and will not be able to handle it. When you take green space and fill it with cement it becomes one big pond.

The last issue I would like to address is the traffic. Two years ago, the residents of Evangeline Estates went in front of the planning and zoning board and the developer of Country Cottage Estates to stop the opening of a throughway between Country Cottage and Evangeline Estates. When we purchased our property we were assured that there would be no other traffic coming through our subdivision other than the residents. We still oppose the opening of any throughway for many reasons, the most important being the safety and welfare of our families and children. The traffic passing down Evangeline Road has increase by approximately 50 percent in the last four years and there still has not been a signal light put in place on Airline Hwy and Evangeline Road. If an emergency were to occur and the residents of Montz needed to evacuate there would be a major traffic jam. These roads were not built for a high volume of traffic. There is no where to pull off if you encounter problems with your vehicle. The swales are right up on the side of the road. The bottom line is the roads of Montz were built to fit in with our quite little country town. With approval of any future construction would come the need for improvement of our roadways. These improvement would have to include widening of the roads, signal lights, etc. .

I understand that many people pass through our small town and love what they see. They see tree lined roads, country size lots, community gatherings, etc. We the residents of St. Charles Parish would love to keep the town of Montz small and quaint. We love our green space. We are opposed to any more building anytime in the near future until we are assured that all issues mentioned have been addressed and improvements have been completed. Please mark your records that we, the Stevens family, hereby opposed Bocage Estate now and in the future.

Thanking you all in advance for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lynda and PJ Stevens', written over a light blue horizontal line.

Lynda and PJ Stevens