



St Charles Parish Office of Planning & Zoning Traffic Scoping Information Form

Submittal Date _____

Provide the following information with the required additional information listed below to the Department of Planning and Zoning in accordance with the Traffic Impact Analysis Policy.

Property Owner Information

Name Cecil Sumners Company (if applicable) Sunset Ridge Development

Mailing Address 1592 HWY 606 St Joseph, LA 71366

Phone 504-617-0675 E-mail acsumners@mindspring.com

Designated Contact Information (If Primary Contact is not the Owner)

Name _____

Company/Entity (if applicable) _____

Mailing Address _____

Phone _____ E-mail _____

Relationship to Owner _____

Property Information

Property 911 Address approx: 308-320 Grand Bayou Road

City, State, Zip Code Bayou Gauche, LA 70030

Roadway adjacent to Property Grand Bayou Road

Property is located on the (circle applicable) N S E W side of the roadway 0
miles (circle applicable) N S E W from (nearest major roadway) _____

Existing or Dedicated public streets, roads highways, or access easements bordering or within the property. State Highway 632 aka Grand Bayou Road

List nearest Signalized Intersections 4.8 Miles to HWY 90 in Paradis

Are signals interconnected? NA What signals are coordinated? NA

St Charles Parish Office of Planning & Zoning Traffic Scoping Information Form

TIA Preparer Contact Information (Registered LA Professional Engineer with PTOE certification)

Name: Charles Adams

Company/Entity (if applicable): Neel-Schaffer, Inc.

Mailing Address: 1340 Poydras New Orleans, LA 70122

Phone: 504-952-7966 E-mail: charles.adams@neel-schaffer.com

Development Information

Development Type: Not a development per se, just raw land on gravel road

If commercial developments indicate number and types of business and square footage of each:

If residential development, indicate types and number of units (single family, apartment, townhome, etc.):

Five large pieces of land five to six acres each fronting on Grand Bayou/Paradis Canal

Zoned Open-Land that can become a farm for equestrian uses and/or residential with barns/stables

Estimated Number of New Vehicle Trips: 20

Estimate Start/Completion Dates:

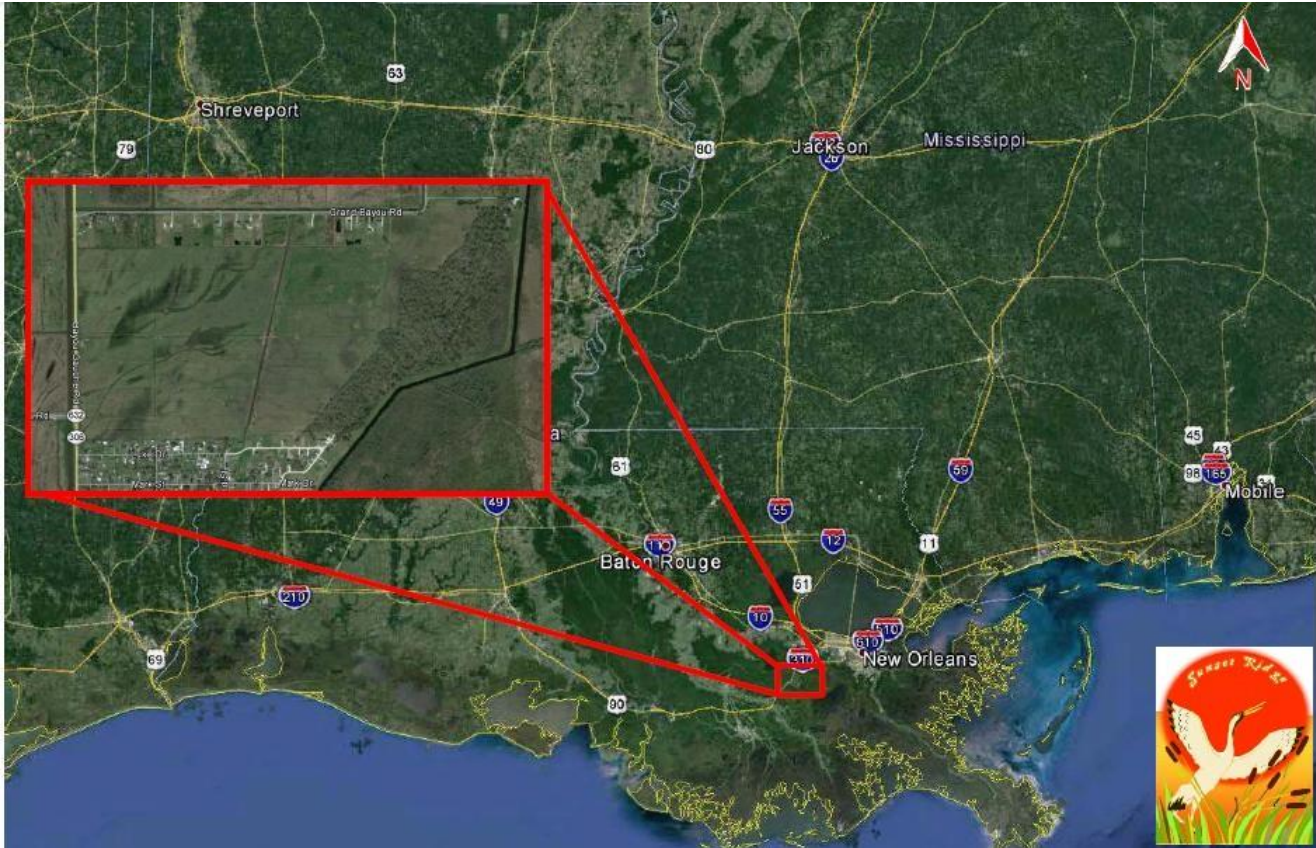
1st Phase 05-01-2021 / _____
2nd Phase (if applicable) UNK / _____
3rd Phase (if applicable) UNK / _____

Required Additional Information

- Vicinity Map
- Site Plan (Show access locations, adjacent roadways, and internal circulation)
- Trip Generation
- List of suggested intersections for inclusion in the study area

St Charles Parish Office of Planning & Zoning Traffic Scoping Information Form

Vicinity Map



Site Plan

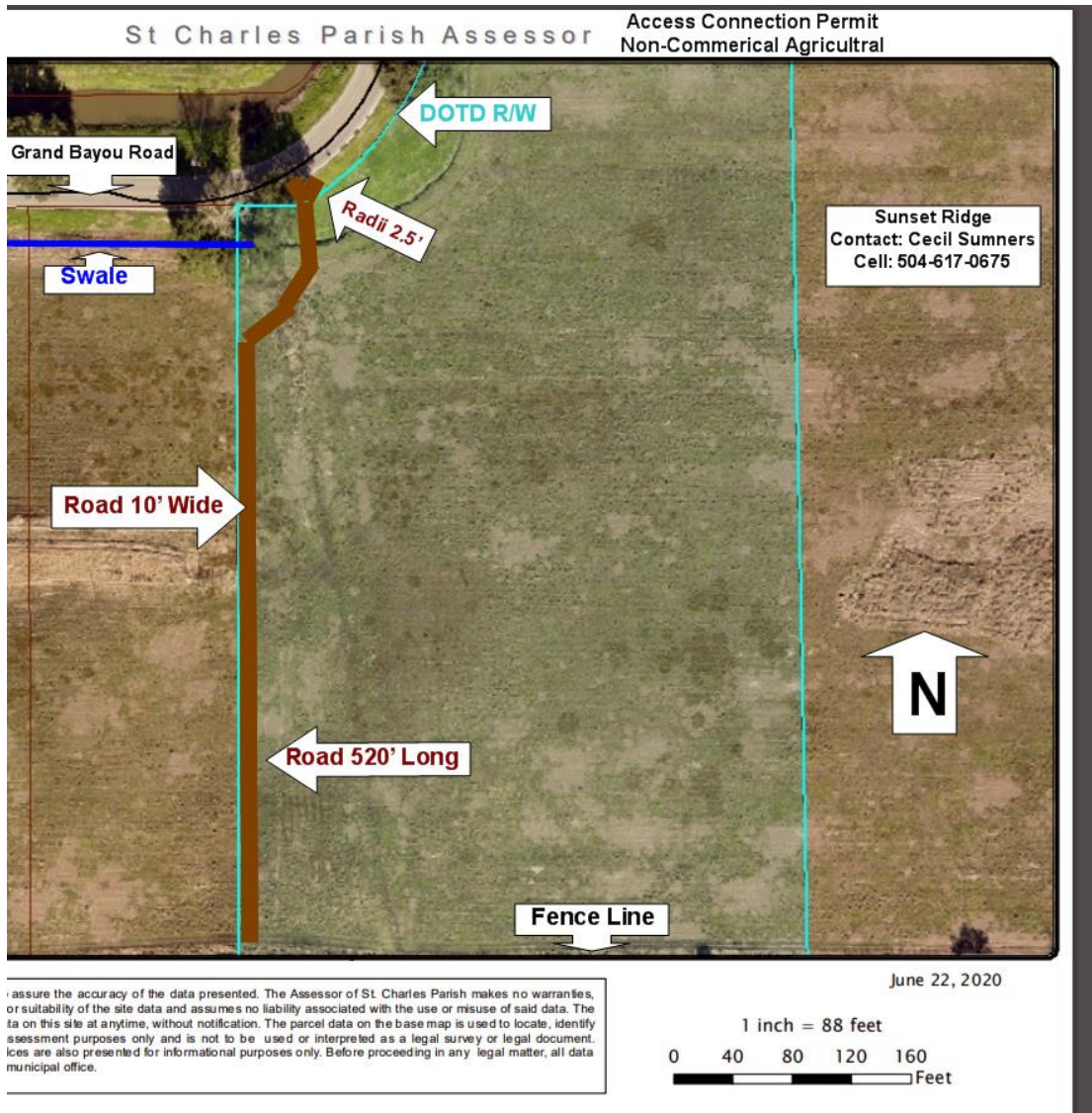


St Charles Parish Office of Planning & Zoning Traffic Scoping Information Form

Trip Generation

Current traffic estimate 2021: 700 trips per day past site with gravel road
Estimated vehicles for the 5 Ranch lots: 15

Estimate vehicles used during peak hours: 10
Road Entrance shown below:



List of Intersections for Inclusion in This Study

Highway 306 and Highway 632 (Grand Bayou Road)
Highway 306 and Highway 632 (WPA Road)

St Charles Parish Office of Planning & Zoning Traffic Scoping Information Form

Summary of Traffic Analysis

**Table 1
LA 632 at Gravel Pasture Access Rd in Turn**

Hour	Scenario	LA 632 EB LOS (Delay)	LA 632 WB LOS (Delay)
AM Peak	Existing		
	No Build		
	Build		
	Build Improved		
PM Peak	Existing		
	No Build		
	Build		
	Build Improved		

**LADOTD
Estimated Annual Average Daily
Traffic
Routine Traffic Counts**

Year	HWY 632	HWY 306
2004	536	3295
2007	673	3613
2010	741	3837
2013	703	3331
2016	580	2970
2019	657	3483

**Table 2
LA 306 at LA HWY 632**

Hour	Scenario	LA 306 NB LOS (Delay)	LA 306 SB LOS (Delay)
AM Peak	Existing		
	No Build		
	Build		
	Build Improved		
PM Peak	Existing		
	No Build		
	Build		
	Build Improved		