



MEMORANDUM

Project Name:	Ascension Parish Comprehensive Plan Update
Client:	Winston & Associates, Inc.
Title:	Alternative Scenario Analysis – Infrastructure (Drainage/Floodplains, Potable Water, and Wastewater) and Environmental (Wetlands and Natural Resources)
Date:	October 12, 2009

INTRODUCTION

Fenstermaker was responsible for conducting a high-level review of four scenarios for infrastructure and environmental aspects. Fenstermaker reviewed the four scenario maps, scenario matrix and newsletter descriptions for floodplain, potable water and wastewater issues as well as other environmental hazards such as wetlands. A review for each issue by scenario is documented below.

Overall Comments on Scenarios

- Consider putting a development restriction on Zone A. (Maybe allow camps as a specified use.)
- The floodplain acreage located around Prairieville as Zone A may be subject to change to a different Zone designation.
- Some of the comments on the scenarios are mixing wetlands and floodplains – two completely different concerns.
- Consider identifying Alligator Bayou and Spanish Lake as wetland restoration areas.
- Bayou Manchac now has a scenic stream designation, may consider certain restrictions along this.
- Consider passing a parish ordinance to require enhanced pressure and service capabilities for fire protection on the water suppliers.
- For future potable water needs – need to have an idea of projected population density in those areas.

SCENARIO A

Sewer

- Looks good – proposed development is within implementation areas identified by Corps study.
- Yellow development near northeast of parish is outside of implementation area – may need additional lines depending on how development occurs. May need a treatment alternative – development would be close to Bayou Manchac and Amite River with potential outfall into the natural systems.

Potable Water

- Concern for any development in Darrow area – limited water infrastructure.
- May need to increase water capacity in areas with significant increase in development.

Floodplain

- New development in the northeast corner (yellow) within Zone AE/VE – May be a challenge to meet the floodplain cut/fill balance or enforce it.



Environmental/Wetlands

- Consider a development restriction on Zone A.

SCENARIO B

- Confused about introducing the blue wetlands around the Prairieville area in the northern part of the parish – this is a developed suburban residential area.

Sewer

- Pretty good alternative for meeting future sewer infrastructure implementation.

Potable Water

- May need to increase water capacity depending on density.

Floodplain

- Red hot spot – development of the red hot spot may encourage development pressure around the red/orange into the AE flood zone.

Environmental/Wetlands

- Consider a development restriction on Zone A.

SCENARIO C

Sewer

- Treatment system should be expanded to meet the density and development patterns in northern part of parish.

Potable Water

- High Density area around Burnside/Darrow with little to no water infrastructure.

Floodplain

- Expanding out to the east of Prairieville – may have challenges to meet the floodplain cut/fill balance for such a large area.
- Red center at corner of Bayou Narcisse and Hwy 431 is located in the Zone AE floodplain and may have challenges with meeting cut/fill balance.
- The red center near Darrow is located within flood Zone AE which may pose a challenge for cut/fill balance.

Environmental/Wetlands

- Consider a development restriction on Zone A.



SCENARIO D

Sewer

- What is the assumed density of Prairieville red center – will planned infrastructure meet the capacity need? Implementation of sewer timeline question. (This area is the last to be phased in – there may be a timing issue.) If you are directing higher density in this area for development opportunity – the infrastructure won't be in place to attract the development.

Potable Water

- High Density area around Burnside/Darrow with little to no water infrastructure.

Floodplain

- This scenario is the most floodplain friendly – concentrating development along land that is a bit higher – don't have to deal with large tracts of Zone AE except for Darrow.

Environmental/Wetlands

- Consider a development restriction on Zone A.