



ST. CHARLES PARISH

PUBLIC WORKS


MATTHEW JEWELL
PARISH PRESIDENT

MILES BINGHAM, P.E.
DIRECTOR

Memorandum

Date: October 23, 2023

To: Michael Albert
Director of Planning and Zoning

From: Miles B. Bingham, P.E. 
Director of Public Works

Re: **Revocation of Streets by Bunge**

Public Works has reviewed the proposed plan for the revocation of streets and has the following comments/concerns.

1. Public Works does not agree with stopping the revocation of Pelican Street at Amie Street (also to be revoked). Our recommendation would be to revoke Pelican Street to the North property line of Lot 5-B, square. Maintaining the additional length of Pelican Street serves no public purpose. This is based on the assumption that the property at Lot 14, square on Pelican Street will be demolished.
2. The intersection of Noel Street and Jonathan Street is not adequately defined for Public Works to assess the geometrics of this intersection. We require a detailed intersection drawing showing the turning radii, the intersection in relation to the railroad tracks and right-of-way, and any other pertinent intersection details. It is our understanding that the intention is for all large trucks (18-wheelers) to use Jonathan Street; however, Public Works will require the intersection to be designed for 18-wheeler access, in the event of an emergency within in the Bunge Plant that would close Jonathan Street.

3. The revocation of Jonathan Street will leave The Parish with no controlled access to the Sewer Treatment Plant. Public Works understands that Bunge has agreed to provide the Parish a perpetual right of access to Jonathan Street for large trucks (18-wheelers) going to and from the Sewer Treatment Plant. This agreement needs to be in place prior to the revocation being finalized. In addition, since Bunge intends to fence in their property and provide gated entrance to Jonathan Street, The Parish needs to be assured that the gates will be located so as not to have an 18-wheeler block the intersections at River Road/Jonathan or the intersection or railroad crossing at Noel and Jonathan.
4. Based on the same concerns as stated for item 3, the Public Works Department strongly recommends that Lot 36, Block E and Lot N35, Block E be transferred into the possession of St. Charles Parish prior to the revocation. This transfer safeguards the Parish's access to the Sewer Treatment Plant by providing the necessary property to connect to the existing Noel Street corridor. The Public Works Department also does not agree with the geometry shown on the proposed Bunge re-subdivision plan. We believe that Noel Street should intersect Lorraine Street perpendicularly (at 90° Angle). The proposed property geometry does not show the proposed roadway intersection; what is shown indicates that the angle of the intersection will be more acute, than 90° degrees. This intersection, like the Noel/Jonathan intersections, needs to be able to accommodate the turning radius of an 18-Wheeler.

Please provide Public Works with a response to each of these concerns.

CC:

Michael Palamone, Chief Administrative Officer
Brandon Bernard, Assistant Director of Public Works
Lee Zeringue, PE, Senior Parish Engineer
Chris Welker, Planner II