




Memo

To: Michael Albert, Planning and Zoning Director

From: Don Edwards, Senior Engineer 

Cc: Clayton Faucheux, Public Works Director
LJ Brady, Assistant Wastewater Director



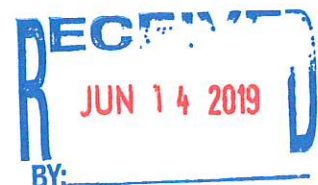
Re: Saints Place Subdivision

Date: June 11, 2019

We reviewed a plan entitled "Preliminary Plan, Saints Place", dated June 4, 2019, consisting of one sheet, by Riverlands Surveying Company.

This document was reviewed for lot layout approval. We focused our review on potential issues for roads, drainage and sanitary sewer. Our comments are as follows:

1. The proposed cul-de-sac rights-of-way have a radius of 50 feet while the Parish requires 60 feet. Any requested waivers should be identified.
2. Lot No. C-4-A1 is listed as part of the subdivision, but the metes and bounds are not shown. The plan refers to a Sheet 2, which should be submitted to the Parish.
3. Parcel A has a width of 50 feet, which suggests a possible future road. The applicant should clarify.
4. The purpose of Parcel B should be clarified.
5. The north end of St. Thomas Street should have a cul-de-sac.
6. A drainage impact analysis (DIA) was not submitted. The DIA will need to include a backwater analysis from the railroad culvert crossing(s) to the development. The drainage impacts to this proposed subdivision and the other property owners in this drainage area will need to be addressed.



7. The plan view needs to include the 15-foot utility servitudes shown in the Typical Street Cross Section.
8. I defer to the Assistant Wastewater Director on the issue of available wastewater collection and treatment capacities.
9. The Typical Street Cross Section should be revised to show a curb inlet.

As part of the applicant's response to the preceding comments, we request that the applicant provide a letter that responds to each of the comments. If there are any new revisions to the plans, the applicant should clearly identify them when the plans are resubmitted.

A construction review will be performed upon approval of the lot layout.

Please feel free to contact us with any questions or comments.

DTE:dte