

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Planning Commission Appeals Board
April 18, 2016 – 6:00 PM
Courthouse East, 2nd Floor, Council Meeting Room
Gonzales, Louisiana

AGENDA

1. Call to Order
2. Roll Call of Members
3. Pledge of Allegiance
4. Swearing in of New Board Members
5. Election of Officers
6. Appeal
 - A) Brookstone
Preliminary Plat
Quality Engineering & Surveying, LLC
(Council District 7)
7. Adjourn

YEAS: Morrie Bishop, Joshua Ory, Matthew Pryor

NAYS: Jackie Callender

ABSENT: None

3 YEAS, 1 NAYS, 0 ABSENT, and the motion CARRIED.

VIII. Public Hearing to Approve or Deny the Following Preliminary Subdivision Plats:

A) Brookstone

The subject property is located on Braud Road approximately 2015 feet south of Parker Road in Council District 7 and is zoned Medium Intensity (RM). The application is on behalf of America Homeland, LLC by Quality Engineering & Surveying, LLC.

The property is 28.76 acres and the applicant is proposing a major subdivision containing 86 single family residential lots. Lots range from 50 – 100 feet wide with a minimum size of 6,250 square feet. The subdivision will include 2.0 acres of designated park space.

STAFF REVIEW COMMENTS

Planning department comments:

Negotiations must continue with the Parish utilities department regarding sewer treatment/discharge.

Drainage impact study:

See attached letter from Quality Engineering containing drainage impact study comments and responses.

Traffic impact study:

The traffic impact study has been reviewed and approved. A letter granting approval is attached.

STAFF RECOMMENDATIONS

The proposed plat meets all guidelines for a major subdivision. However, because of frequent flooding issues on adjacent properties and a drainage impact study that has not yet been approved by the Engineering department, staff cannot recommend approval at this time.

Mr. Jared Beiriger on behalf of Quality Engineering & Surveying, LLC presented this preliminary subdivision plat.

Mrs. Rhonda Braud explained there has been a change in the way the drainage studies will be approved. She stated she has given approval to the drainage study at this point but the engineering firm has to state and prove during the construction phase that they meet code and hydraulics work, otherwise the construction plans will not be approved.

Chairman Pryor acknowledged the following Councilmen that are in attendance at tonight's meeting: Councilman Aaron Lawler, Councilman Bill Dawson, Councilman Daniel Satterlee, and Councilman John Cagnolatti

Public hearing was opened.

The following spoke:

- 1 – Councilman Aaron Lawler – against development (major concern was drainage/flooding)
- 2 – Paul Underwood – against development (major concern was drainage/flooding)
- 3 – Councilman Daniel Satterlee – neither for or against development
- 4 – Chris Charles – against development (major concern was drainage/flooding)
- 5 – Dawn Altman – against development (major concern was drainage/flooding)
- 6 – Keith Lirette – neither for or against development (major concern was drainage/flooding)
- 7 – Dwayne J Vargo – neither for or against development (major concern was drainage/flooding)
- 8 – Brandon DuFren – for development

Public hearing was closed.

Commission Action: Moved by Mr. Jackie Callender, seconded by Mr. Morrie Bishop, this preliminary subdivision plat was **denied** by the following roll call vote:

Yeas: Jackie Callender – *Not certain the proposal that is being made will not exacerbate conditions that exist at this point.*

Morrie Bishop – *For health, safety and welfare. He feels it's a heavily congested area and obviously has many flooding problems now and it's obvious the previous subdivisions' studies have not been absolutely correct because there are flooding problems and he doesn't want to exacerbate the flooding issue.*

Matthew Pryor – *Not comfortable until current drainage issues can be worked out and submitted back to the engineering staff to rectify the problems so the people that are already there and have vested interest in their homes and personal property can enjoy and not feel worried about an increased amount of water flowing onto their property from this development.*

Nays: Joshua Ory – *Feels the issues discussed can be worked out as construction plans go and as more data is collected, hopes the other situations and miscalculations can be rectified.*

(3) Yeas; (1) Nay (0) Absent and motion CARRIED.

April 18, 2016

**MAJOR SUBDIVISION PRELIMINARY PLAT
APPEAL**

A) Brookstone

The subject property is located on Braud Road approximately 2015 feet south of Parker Road in Council District 7 and is zoned Medium Intensity (RM). The application is on behalf of America Homeland, LLC by Quality Engineering & Surveying, LLC.

The property is 28.76 acres and the applicant is proposing a major subdivision containing 86 single family residential lots. Lots range from 50 – 100 feet wide with a minimum size of 6,250 square feet. The subdivision will include 2.0 acres of designated park space.

STAFF REVIEW COMMENTS

Planning department comments:

Negotiations must continue with the Parish utilities department regarding sewer treatment/discharge.

Drainage impact study:

See attached letter from Quality Engineering containing drainage impact study comments and responses.

Traffic impact study:

The traffic impact study has been reviewed and approved. A letter granting approval is attached.

STAFF RECOMMENDATIONS

The proposed plat meets all guidelines for a major subdivision. However, because of frequent flooding issues on adjacent properties and a drainage impact study that has not yet been approved by the Engineering department, staff cannot recommend approval at this time.



February 1, 2016

Rhonda Braud, P.E.
Ascension Parish Engineering Department
42077 Churchpoint Road
Gonzales, LA 70737

RE: **Brookstone Subdivision**
Drainage Impact Study Review
Ascension Parish
QES W.O. # 15-171

Dear Ms. Braud:

We are in receipt of your comments on the Drainage Impact Study (DIS) dated January 28, 2016 and have incorporated those comments into the attached revised Drainage Impact Study. In regards to the engineering review comments, we offer the following responses:

Note that your comments are in black; **our responses are in red.**

- 1) There are no erosion control measures mentioned for the pond. **To be addressed in Construction Plan submittal, as requested.**
- 2) There is no regional watershed map with acreage and contours. **A Regional Watershed Map has been added as Exhibit 3. The Soils Map has been relocated to Appendix C.**
- 3) Hydraulic length used to determine Tc is not provided for subbasins. **To be addressed in Construction Plan submittal, as requested.**
- 4) Tc values cannot be duplicated. Let's discuss. **To be addressed in Construction Plan submittal, as requested.**
- 5) Input and output flowrates of ponds must be graphed to explain summation. **To be addressed in Construction Plan submittal, as requested.**
- 6) How do subbasins 6 and 6a contribute to 3L? Flow patterns show otherwise. **Exhibits 4 and 5 have been updated to show more clearly that Pre-Development drainage areas 6 and 6a drain to the east along the northern boundary of the site and then north in an existing 18" plastic culvert to the Parker roadside ditch. The Parker roadside ditch drains east to the Marty Buratt Ditch which drains south into the existing detention pond for Parker Estates (3L). See also Appendix D, Parker Place Final Plat and Construction Plans.**
- 7) Include contours on watershed. **The added Regional Watershed Map, Exhibit 3 includes elevation contours.**

However, based upon the new approach where calculations are not required until the construction plans are submitted, please only consider #'s 2, 6, and 7 for the resubmittal for the preliminary plat. Other comments can be addressed with the refined DIS submitted with construction plans.



I trust that this letter and the attached Revised Drainage Impact Study submittal addresses your concerns and comments; However, If you should have any questions or comments concerning this matter, please do not hesitate to contact me directly.

Sincerely,

QUALITY ENGINEERING & SURVEYING, LLC

Deric J. Murphy

Deric J. Murphy, P.E.

PARISH OF ASCENSION ENGINEERING DEPARTMENT



Tommy Martinez
Parish President

January 12, 2016

Mr. Prasanth Malisetty
Neel-Schaffer, Inc.
10000 Perkins Rowe
Building G 360
Baton Rouge, LA 70810

**RE: Brookstone Subdivision (DPZ #15-063)
Traffic Impact Study Review**

Dear Mr. Malisetty:

The Traffic Impact Study submitted to the Office of Planning and Development on January 7, 2016 and dated January 5, 2016 has been reviewed for compliance with Ascension Parish Regulations. It is noted that Neel-Schaffer has prepared the Traffic Impact Study in accordance with acceptable standards.

We agree that based on the number of lots proposed for the subdivision that no external traffic improvements will be required. Based on our review, the Traffic Impact Study as submitted is approved.

This letter is not a permit approval or a guarantee thereof. Any remaining items required during the permit application process must be addressed prior to permit issuance by the Office of Planning & Development.

If you have questions or comments regarding any review comments please feel free to contact me.

Sincerely,

Charles "Bob" Turner, P.E.
Department of Engineering
Parish of Ascension
(225) 450-1378
cturner@apgov.us



January 14, 2016

Quality Engineering and Surveying, LLC
18350 Highway 42
Port Vincent, Louisiana 70726

Attention: Mr. Scott Burchfield, CFM
Reference: Brookstone Development
Right of Way Notification
SPLC Inquiry # 15204

Shell Pipeline Company LP

Land and Permitting
One Shell Square, # 1046
701 Poydras Street
New Orleans, LA 70139
Tel (504) 425-2204
Fax (504) 425-7561
Email staci.nelson@shell.com

Dear Mr. Burchfield:

Thank you for informing us about your proposed project that may impact the Bengal and Norco-Baton Rouge Pipelines located in Ascension Parish, Louisiana. We appreciate the opportunity to work with you and your company in the early planning stages of your development activity.

Attached is Shell Pipeline's General Requirements for Crossing Shell Pipelines with Pipelines/Roads/Utility Lines for the GOM Region. Please be advised that you, your agents, contractors and/or subcontractors will observe these requirements during the development and construction of your project.

As I've indicated these are Shell's GENERAL requirements and may be subject to additional conditions based on SPLC's review of the information/plans you submit. The receipt of these general requirements is not a consent by SPLC to proceed with any construction activity in the vicinity of any Shell owned and/or operated pipeline. All work within the pipeline right of way must be reviewed and an agreement issued prior to doing any work in the pipeline right of way.

Call if you have any questions or need any additional information.

Thank you,

A handwritten signature in cursive script that reads "Staci Nelson".

Staci Nelson

Right-of-Way Agent

Representing Shell Pipeline Company LP



Shell Pipeline Company LP
701 Poydras Street Suite 1046
New Orleans, La. 70139

SHELL PIPELINE COMPANY LP

**GENERAL REQUIREMENTS FOR CROSSING SHELL PIPELINES
WITH PIPELINES/ROADS/UTILITY LINES
GOM REGION**

We appreciate the opportunity to work with you and your company in the early planning stages of your development activity.

Working together and following our pipeline safety requirements will help:

- Protect the safety of your employees, the environment and the surrounding community.
- Reduce the risk of damage to our pipeline and related facilities.
- Ensure an adequate work area for future pipeline maintenance and/or repair work.
- Enable effective corrosion protection for our pipeline.
- Minimize any conflicts that may arise.

To assist in this effort, project scope along with construction drawings should be submitted to Shell for our comment/approval before any construction over or around our pipeline commences. This includes the design and construction of temporary roads or work pads where equipment is to operate or cross over the pipeline. Plans should include the three phone numbers listed in item #11 below and have a printed reminder to notify Shell at least 48-hours prior to commencement of work near the pipeline.

AT NO COST TO THE CONTRACTOR, A SHELL REPRESENTATIVE WILL ERECT TEMPORARY FLAGS MARKING THE PIPELINE LOCATION AND SHALL BE PRESENT DURING ALL ACTIVE WORK PERIODS AS DEFINED IN ITEM #12 BELOW TO OBSERVE EXCAVATION OR OTHER CONSTRUCTION ACTIVITIES NEAR THE PIPELINE.

ANY WORK PERFORMED NEAR THE PIPELINE WITHOUT THE PRESENCE OF A SHELL REPRESENTATIVE WILL NECESSITATE THAT THE PIPELINE BE EXPOSED FOR INSPECTION AND NEEDED REPAIRS PERFORMED AT THE CONTRACTOR'S OR RESPONSIBLE PARTY'S COST.

DESIGN AND CONSTRUCTION

1. **ALL PIPELINES, UTILITY LINES** and other underground facilities constructed across a Shell Pipeline Company LP ("Shell") owned or operated pipeline ("Shell Pipeline") must be installed with a minimum vertical separation of 24 inches between structures. All facilities crossing a Shell pipeline shall be made of, or encased in, steel pipe with threaded or welded joints the entire width of Shell's right of way. Horizontal separations will be determined on a case-by-case basis. Electrical conduit and cables are excluded (please refer to paragraph 2). All work and cleanup will be conducted in a manner acceptable to Shell's on-site representative.
2. **ALL UNDERGROUND ELECTRICAL CABLES** shall be installed with a minimum vertical separation of 24 inches between structures with all plans, work and cleanup conducted in a manner acceptable to Shell's on-site representative. The electrical cable must be enclosed in conduit (steel or Schedule 80 PVC). It should be covered with **red** reinforced concrete with a minimum width of 6 inches on each side and above the conduit, for the entire width of Shell's right of way.
3. **ALL UNDERGROUND FIBER OPTIC CABLES** shall be installed with a minimum vertical separation of 24 inches between structures with all plans, work and cleanup conducted in a manner acceptable to Shell's on-site representative. Horizontal separations will be determined on a case-by-case basis. In addition, the fiber optic cable must be enclosed in conduit (steel or Schedule 80 PVC).
4. **ALL PROPOSED ROADS, STREETS, OR DRIVEWAYS** shall be constructed with a minimum cover of 48 inches, including the sub-grade, as measured from the top of the Shell pipeline to the bottom of the pavement (road, street, or driveway). If a Shell pipeline will require adjustment to accommodate a roadway, street or driveway crossing, the cost of any such lowering or relocation shall be borne by the party or parties requesting the adjustment. With each request involving roads, streets or driveways, Shell will reserve the right to excavate to expose and inspect its pipeline(s) to determine the need for pipe replacement, full encasement, or heavy wall pipe. The cost of this activity will be at the expense of the requesting party.

PIPELINE MINIMUM COVER REQUIREMENTS

1. 48 inches from bottom of pavement under a road, street, or driveway.
2. 36 inches under all other surfaces within the right of way.

5. **ALL ROAD DITCH AND DRAINAGE CANAL/DITCH** crossings shall be constructed with a minimum cover, and measured from the lowest point in road bar ditch, to the top of pipe, as follows:
 1. Concrete lined – 12 inches.
 2. Unlined – 36 inches.

Any drainage canals shall be constructed with a minimum of 60 inches of cover below the ultimate flow line.

6. **ALL PAVING** (other than for road, driveway or street crossings of a Shell pipeline, e.g., parking lot) to be constructed over a Shell pipeline shall (a) be reinforced, (b) not exceed 4 inches in thickness, (c) be sectioned in 10 foot by 15 foot panels (15' dimension shall be perpendicular to the pipeline) with appropriate expansion joints, (d) contain lifting rings, and (e) conform to the minimum cover requirements stipulated above.

Shell shall have the right to cut and remove any pavement or other surface structures now or hereafter located over or across a Shell pipeline, without any obligation to repair, replace, resurface or dispose of removed material, for the purpose of exercising any rights granted to Shell under the pipeline rights of way and easements.

7. **TEMPORARY (HAUL) ROAD** crossings shall be constructed with a minimum ground cover (as measured from the surface of the road to the top of the pipeline) of five (5) feet. A temporary earthen berm may be constructed to meet this requirement. Where it is necessary for heavy equipment to cross the pipeline, additional measures may be needed to effectively distribute the weight of such equipment, for example, installing additional cover, timber matting and/or a temporary bridge for passage over the pipeline.
8. **LAKES OR OTHER BODIES OF WATER** shall not be constructed over the pipeline or within the boundaries of the pipeline easement. Additionally, the surface cannot be developed or changed in any way that would cause rainwater or runoff to collect on the pipeline right-of-way.
9. **DIRECTIONAL DRILLING OR BORING** shall require additional damage prevention measures, whether installing a crossing or otherwise conducting such operations within twenty (20) feet of the pipeline. It is Shell's option whether peepholes or sheet piling be installed to an elevation lower than the pipeline, before drilling/boring to help ensure its protection. Shell requires continuous tracking of the drilling head as well as using a physical technique (such as

probing) to ascertain the exact location of the head before it crosses the Shell pipeline. Shell may also require that the pipeline be exposed when near drill/bore entry or exit points.

10. If Shell determines it is necessary to lower, encase or otherwise adjust a Shell pipeline because of the landowner's (developer, etc.) construction activity, the landowner or developer shall reimburse Shell for the cost of lowering, encasement or other adjustment.

COMMUNICATION AND ADDITIONAL REQUIREMENTS

11. Please notify **Mr. Barney Callahan, Maintenance Supervisor**, at **(225) 746-2450**, cell **(225) 445-6870**, of Shell's Maintenance Department in **St. James, LA** at least 48 hours prior to commencing any excavating or construction activity in the vicinity of any Shell pipeline. Excavators are required by law to contact the appropriate One-Call Center for their state. In **Louisiana**, call **Louisiana One-Call**, at **811** or **1-800-272-3020** prior to commencing excavation or other such construction activity, which may impact an underground utility. If you are unable to contact the above Shell representative, contact the Pipeline Control Center, and the information will be relayed.

Pipeline Control Center
24 Hours
1-800-852-3602

12. No excavating or other construction activity that could impact the pipeline (e.g., directional drilling, boring, sheet piling, setting trench boxes, etc.) shall be conducted within ten (10) feet of any Shell pipeline in the absence of a Shell representative. Notice shall be given to Shell at least forty-eight (48) hours prior to commencing each occurrence of construction activity within ten (10) feet of any Shell pipeline.
13. Any contractor, developer, etc., planning blasting operations within 500 feet of any Shell Pipeline shall submit a blasting plan to Shell for approval. This plan will include hole depth, diameter, spacing, burden, delay times, maximum charge weight per delay, sequence, explosive type and blast zone location relative to the Shell pipeline. Under NO circumstances will blasting or seismic shot holes be allowed within one hundred (100) feet of any Shell pipeline.

General Requirements for crossing Shell's Pipelines

14. No signs, monuments, building, structures, manholes, shrubbery, or trees shall be located within a Shell right of way and easement area so that the pipeline can be maintained without damaging these structures or being impeded by them.
15. No excavations shall be made on land adjacent to any Shell pipeline which will in any way impair, withdraw lateral support, cause subsidence, create the accumulation of water, or cause damage to the Shell pipeline or right of way.
16. No fence shall be placed across a Shell right of way without written permission from Shell. If fences are permitted, 14-foot gates must be installed on the right of way.
17. Side cutters shall be removed from the bucket of excavation equipment, and a bar shall be installed across the teeth during excavation in the vicinity of any Shell Pipeline.
18. No paving is to be placed over any Shell right of way without written permission from Shell.
19. Any damage to existing Shell Pipeline markers and/or signs, test leads, vent pipes, fences, gates and/or any other associated pipeline apparatus resulting from any construction operations shall be repaired to Shell's satisfaction or replaced at the sole cost and expense by the damaging party within 15 days after the damage has occurred.
20. All written requests should be supported with plans and forwarded to:

Shell Pipeline Company LP

ATTN: Clarinda Maldonado- Encroachment Specialist

Phone: 800-438-7752

Email: SPLC-Encroachments@shell.com

