



# ST. CHARLES PARISH

## DEPARTMENT OF PLANNING & ZONING

### APPLICATION FOR APPROVAL SUBDIVISION OR RESUBDIVISION

## PZS - WEB

PZS CASE #: 2004-76 DATE SUBMITTED: 10/05/04  
RECEIPT #: 1994 ZONING DISTRICT: R-1A

### I. APPLICANT INFORMATION:

(NOTE: IF THE APPLICANT IS A CORPORATION, GIVE THE NAME AND TITLE OF RESPONSIBLE OFFICER. CORPORATE RESOLUTION OR ARTICLES OF PARTNERSHIP MUST BE ATTACHED TO THE APPLICATION.)

PROPERTY OWNER(S): L Dufrene LLC  
Lloyd G. Dufrene, Manager  
ADDRESS: 102 Pleasant Valley Drive  
Des Allemands, La 70030 PHONE: 758 2277  
SUBDIVISION ENGINEER OR LAND SURVEYOR: Danny Hebert (Eng) Lucien Gassen (Surv)  
DATE OF SURVEY: 10/04/04

### II. PROPERTY DESCRIPTION:

SUBDIVISION NAME: Pleasant Valley Extension  
PROPERTY SIZE: 10 3/4 acres

(NOTE: METES AND BOUNDS DESCRIPTION OF THE ENTIRE HOLDING, DEED RESTRICTIONS, EASEMENTS, ETC., INCLUDING A COPY OF THE DEED OR DEEDS MUST BE ATTACHED TO THIS APPLICATION.)  
DEED OR DEEDS ARE RECORDED IN THE CLERKS OF COURTS OFFICE.

DATE	COB	FOLIO	DATE
<u>3/5/69</u>	<u>87</u>	<u>17</u>	

HAVE ALL CURRENT TAXES BEEN PAID? ☒ YES ☐ NO IF NO, PLEASE STATE

EXCEPTION(S): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

FLOODPLAIN DESIGNATION: X

THE LAND IS ENCUMBERED BY \_\_\_\_\_ MORTGAGE (S) AS FOLLOWS:

A. MORTGAGE RECORDED IN MOB \_\_\_\_\_ PAGE \_\_\_\_\_

HELD BY \_\_\_\_\_

B. MORTGAGE RECORDED IN MOB \_\_\_\_\_ PAGE \_\_\_\_\_

HELD BY \_\_\_\_\_

THE LAND IS ENCUMBERED BY NO MORTGAGE(S) FOLLOWS:

A. MORTGAGE RECORDED IN MOB NA PAGE \_\_\_\_\_

HELD BY \_\_\_\_\_

B. MORTGAGE RECORDED IN MOB NA PAGE \_\_\_\_\_

HELD BY \_\_\_\_\_

IF THERE ARE OTHER LIENS OR ENCUMBRANCES AGAINST THE LAND, SPECIFY:

NO

CHECKLIST OF APPLICATION REQUIREMENTS:

☒ ① Complete application. If property owner is a corporate entity, the application must be signed by an authorized corporate representative and must be accompanied by a corporate resolution.  
*NOTARIZE SIGNATURE*

☒ 2. Complete abutting property owner form (information can be obtained from Assessor's Office).

☒ 3. Plat plan (mylar and five copies) which conforms to all requirements for Preliminary Plats or Minor Subdivision Plats (whichever is applicable).

☒ ④ Drainage Impact Analysis for all proposals affecting land areas of one acre or greater.

☒ **DEED**  
5. Metes and bounds description of the entire holding, deed restrictions, easements, and servitudes, including a copy of the deed or deeds thereto.

☒ 6. Paid subdivision application fee (checks/money orders made payable to the St. Charles Parish/Dept. of Finance). \$100.00 PLUS ~~\$100.00~~ \$20.00 PER NEW LOT

PLANNER CERTIFICATION OF APPLICATION *Glenn*  
(signature)

\*\*ALL COMMUNICATIONS WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION SHALL BE ADDRESSED TO THE FOLLOWING PERSON UNTIL FURTHER NOTICE.:

NAME: SAME

ADDRESS: \_\_\_\_\_

TELEPHONE NUMBER: SAME

OWNER'S ENDORSEMENT

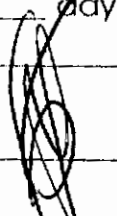
STATE OF LOUISIANA  
PARISH OF ST. CHARLES

Lloyd G. Dufrene  
(owner's name)

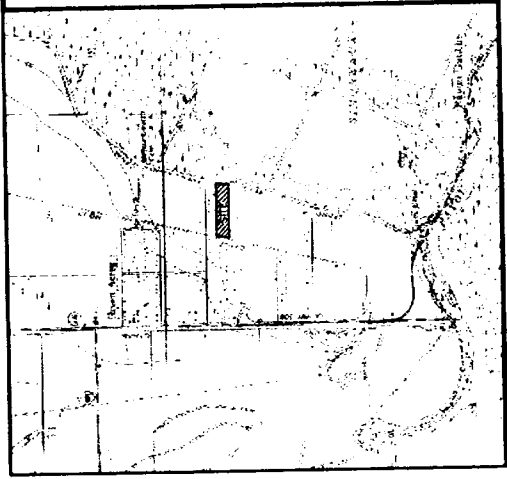
being duly sworn, deposes and states: (i) that he or she is owner of the property described in this application; (ii) that all statements contained in this application are true to the best of his knowledge and belief; and (iii) that he or she authorizes the foregoing petition.

Lloyd G. Dufrene  
(signature of owner)

Subscribed and sworn before me this 1st day of October, 2004  
in my office at Des Allemands, Louisiana.  
(city, town)

  
(signature of Notary Public)

(seal)



# **St. Charles Parish**

## **Department of Planning & Zoning**

### **LAND USE REPORT**

**CASE NUMBER: PZS-2004-76**

#### **GENERAL APPLICATION INFORMATION**

◆ **Name/Address of Applicant:**

L. Dufrene LLC  
Lloyd G. Dufrene, Manager  
102 Pleasant Valley Drive  
Des Allemands, La 70030  
985.758.2277

◆ **Location of Site:**

At end of existing Pleasant Valley Drive, Bayou Gauche

◆ **Requested Action:**

Preliminary Plat Approval

◆ **Purpose of Requested Action:**

Development of 28 single-family lots

#### **SITE - SPECIFIC INFORMATION**

◆ **Size of Parcel:**

10-3/4 acres

◆ **Existing Land Use:**

Vacant

◆ **Existing Zoning:**

R-1A

◆ **Surrounding Land Uses and Zoning:**

R-1A surrounds site. Abuts residential subdivisions on three sides, Grand Bayou on remaining side.

◆ **Comprehensive Plan Specifications:**

"Maintain the unique rural character of the residential community along Bayou Gauche Road and the fishing village atmosphere along Bayou Gauche."

◆ **Utilities:**

Extends to existing Pleasant Valley Drive and to be available to site if approved.

◆ **Floodplain Information:**

X; non flood hazard

◆ **Traffic Analysis:**

Extension of Pleasant Valley Drive from Bayou Gauche Road and Shamrock Drive from Shamrock Park Subdivision.

## **APPLICABLE REGULATIONS**

### **Subdivision Ordinance, Section II. 4. Preliminary Plat Procedure**

- e. Public Hearing/Decision Process. The subdivider or his representative shall be present at the public hearing to explain the proposal and to answer questions. Following the public hearing, the Commission shall either:
- (1) Approve the Preliminary Plat as submitted.
  - (2) Conditionally approve the Preliminary Plat with conditions stated in writing.
  - (3) Disapprove the Preliminary Plat within sixty (60) calendar days of the date of the public hearing unless the time is extended by mutual agreement between the Commission and the subdivider.

The reason(s) for disapproval shall be stated in writing to the subdivider. Approval or conditional approval shall be evidenced by the Commission Chairman's signature on the Preliminary Plat. Any conditions or requirements shall be referenced and attached to the Preliminary Plat and application. The Commission, through the Department of Planning and Zoning, shall notify the Parish President and the Parish Council of the decision regarding the presented Preliminary Plat. Approval or conditional approval shall be valid for a period of six (6) months from the date of the Commission decision, unless extended by the Commission. Preliminary Plat approval of any successive phase of an approved subdivision expires when construction is interrupted on any such phase for a period of six (6) months or more.

## **ANALYSIS**

This application is a request for an extension of Pleasant Valley Subdivision further to the east toward Grand Bayou, resulting in 28 new residential lots. If constructed and approved, an increase of 28 residential homes in the Bayou Gauche community should have a minimal impact on infrastructure and density. Approval of the subdivision also provides the opportunity to improve safety and services to subdivisions abutting the northern side due to street connectivity with existing Shamrock Drive. If the subdivision is approved and constructed, existing waterlines within the two subdivisions can then be extended and connected or looped. Connecting to Shamrock Drive will also provide the final piece of a network of street connections, resulting in the capability to travel from Luke Drive to Pleasant Valley Drive without having to access Bayou Gauche Road. Furthermore, this network will be laid out in such a way as to discourage through traffic.

During the subdivision review meeting, it was recommended that the subdivision plat indicate the 80-foot servitude abutting Grand Bayou be specifically labeled as "80-foot Servitude for Levee." This ensures consistency in labeling as with other developments in the community that abut the Grand Bayou.

The proposed lots meet or exceed all regulations for zoning. The plat meets or exceeds all subdivision regulations.

## **DEPARTMENTAL RECOMMENDATION:**

**The Department recommends Preliminary Plat Approval.**

# BUTTING PROPERTY OWNERS

LIST NAMES AND ADDRESSES OF EACH OWNER OF PROPERTY ABUTTING THE SUBJECT APPLICATION PARCEL

- |     |   |   |
|-----|---|---|
| 1.  | <u>Walter J. Jonseca, Jr.</u><br><u>Sheresa D. Jonseca</u>          | <u>139 Dixie Dr.</u><br><u>Des Alemands 70030</u> |
| 2.  | <u>Seth P. Matherne</u><br><u>Christine B. Matherne</u>             | <u>141 Dixie Dr.</u><br><u>D.A. 70030</u>         |
| 3.  | <u>Scott M. Champagne</u>   | <u>143 Dixie Dr.</u><br><u>D.A. 70030</u>         |
| 4.  | <u>Celeste P. Induni</u>  | <u>145 Dixie Dr.</u><br><u>D.A. 70030</u>         |
| 5.  | <u>Lloyd J. Soudelier, Jr.</u><br><u>Rubecki Martinez Soudelier</u> | <u>147 Dixie Dr.</u><br><u>D.A. 70030</u>         |
| 6.  | <u>Wayne P. Suche</u><br><u>Yolanda B. Suche</u>                    | <u>149 Dixie Dr.</u><br><u>D.A. 70030</u>         |
| 7.  | <u>John D. Sufor</u><br><u>Charlotte S. Sufor</u>                   | <u>P.O. Box 764</u><br><u>D.A. 70030</u>          |
| 8.  | <u>Calvin L. Picou, Jr.</u><br><u>Mary H. Picou</u>                 | <u>153 Dixie Dr.</u><br><u>D.A. 70030</u>         |
| 9.  | <u>Clint M. Cortez</u><br><u>Melissa J. Cortez</u>                  | <u>155 Dixie Dr.</u><br><u>D.A. 70030</u>         |
| 10. | <u>M/M Camille J. Rousse</u>  | <u>P.O. Box 1469</u><br><u>Paradis 70080</u>      |
| 11. | <u>Addis J. Meacham</u>   | <u>212 Matherne Dr.</u><br><u>D.A. 70030</u>      |
| 12. | <u>Ryan Paul De Jan</u>   | <u>P.O. Box 491</u><br><u>D.A. 70030</u>          |

4.045 000 0 0037  
FONSECA, WALTER JOSEPH, JR.  
FONSECA, THERESA DUFRENE  
139 DIXIE DR.  
DES ALLEMANDS

8/16/04

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Dist B

LA 70030

Dixie Dr

LOT 37, SUNSET SUBD. EXTENSION, RESUBD. OF LOT 898, SUNSET DRAINAGE  
DISTRICT

Location

139 DIXIE DR.

<u>Vendors</u>	<u>C O B</u>	<u>Date</u>	<u>Sale Type</u>	<u>Price Succession</u>
601/649 DONATION	601 / 649	5/01/2002		\$35000
496/829	496 / 829	7/17/1995		\$20000
486/77 RESUBD.	486 / 77	9/21/1994		
87/22	87 / 22	0/00/0000		



4 045 000 0 0039  
MATHERNE, SETH P.  
MATHERNE, CHRISTINE B.  
141 DIXIE DR.  
DES ALLEMANDS

8/16/04

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Dist B

LA 70030

LOT 39, SUNSET SUBD. EXTENSION, RESUBD. OF LOT 898, SUNSET DRAINAGE  
DISTRICT

<u>Vendors</u>	<u>C O B</u>	<u>Date</u>	<u>Sale Type</u>	<u>Price</u>	<u>Succession</u>
314/467	314 / 467	5/10/1984			
486/77 RESUBD.	486 / 77	9/21/1994			
493/488	493 / 488	5/03/1995		\$20000	

4 045 000 0 0041  
CHAMPAGNE, SCOTT M.  
143 DIXIE DR.  
DES ALLEMANS

8/16/04

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LA 70030

Dist B

LOT 41, SUNSET SUBD. EXTENSION, RESUBD. OF LOT 898, SUNSET DRAINAGE  
DISTRICT

<u>Vendors</u>	<u>C O B</u>	<u>Date</u>	<u>Sale Type</u>	<u>Price Succession</u>
COLLINS, M/M JAMES J.	617 / 484	4/11/2003	LI Land	\$145000
495/712	495 / 712	6/21/1995		\$20000
486/77 RESUBD.	486 / 77	9/21/1994		
87/22	87 / 22	0/00/0000		

4 045 000 0 0043  
INDUNI, CELESTE P.  
145 DIXIE DR.  
DES ALLEMANDS

8/16/04

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LA 70030

Dist B

LOT 43, SUNSET SUBD. EXTENSION, RESUBD. OF LOT 898, SUNSET DRAINAGE  
DISTRICT

<u>Vendors</u>	<u>C O B</u>	<u>Date</u>	<u>Sale Type</u>	<u>Price</u>	<u>Succession</u>
87/22	87 / 22	07/00/0000			
314/467	314 / 467	5/10/1984			
486/77 RESUBD.	486 / 77	9/21/1994			
487/80	487 / 80	10/17/1994		\$18000	
504/783	504 / 783	2/12/1996		\$21500	
545/116 DONATION	545 / 116	10/08/1998			
556/554 COM/SETT	556 / 554	7/22/1999			

LOT 45, SUNSET SUBD. EXTENSION, RESUBD. OF LOT 898, SUNSET DRAINAGE DISTRICT

<u>Vendors</u>	<u>C O B</u>	<u>Date</u>	<u>Sale Type</u>	<u>Price</u>	<u>Succession</u>
87/22	87 / 22	0/00/0000			
314/467	314 / 467	5/10/1984			
486/77 RESUBD.	486 / 77	9/21/1994			
487/213	487 / 213	10/20/1994		\$18000	

4 045 000 0 0047

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TRICHE, WAYNE P.

TRICHE, YOLANDA BERGERON

149 DIXIE DR.

Dist B

DES ALLEMANS

LA 70030

LOT 47, SUNSET SUBD. EXTENSION, RESUBD. OF LOT 898, SUNSET DRAINAGE  
DISTRICT

<u>Vendors</u>	<u>C O B</u>	<u>Date</u>	<u>Sale Type</u>	<u>Price</u>	<u>Succession</u>
87/22	87 / 22	07/00/0000			
314/467	314 / 467	5/10/1984			
486/77 RESUBD.	486 / 77	9/21/1994			
486/349	486 / 349	9/29/1994		\$18000	

TAYLOR, JOHN D.

TAYLOR, CHARLOTTE SMITH

P.O. BOX 764

DES ALLEMANDS

LA 70030

Dist B

LOT 49, SUNSET SUBD. EXTENSION, RESUBD. OF LOT 898, SUNSET DRAINAGE  
DISTRICT

Location

151 DIXIE DR.

<u>Vendors</u>	<u>C O B</u>	<u>Date</u>	<u>Sale Type</u>	<u>Price</u>	<u>Succession</u>
87/22	87 / 22	0/00/0000			
314/467	314 / 467	5/10/1984			
486/77 RESUBD.	486 / 77	9/21/1994			
486/565	486 / 565	10/04/1994		\$18000	

4 045 000 0 0051  
PICOU, CALVIN L., JR.  
PICOU, MARY HUNTER  
153 DIXIE DR.  
DES ALLEMANDS

8/16/04

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LA 70030

Dist B

LOT 51, SUNSET SUBD. EXTENSION, RESUBD. OF LOT 898, SUNSET DRAINAGE  
DISTRICT

<u>Vendors</u>	<u>C O B</u>	<u>Date</u>	<u>Sale Type</u>	<u>Price</u>	<u>Succession</u>
87/22	87 / 22	0/00/0000			
314/467	314 / 467	5/10/1984			
486/77 RESUBD.	486 / 77	9/21/1994			
487/80	487 / 80	10/17/1994		\$18000	
535/855 FAM/SALE	535 / 855	4/21/1998		\$20500	

4 045 000 0 0053  
CORTEZ, CLINT M.  
CORTEZ, MELISSA TREGLE  
155 DIXIE DR.  
DES ALLEMANDS

8/16/04

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Dist B

LA 70030

LOT 53, SUNSET SUBD. EXTENSION, BEING A RESUBD. OF LOT 898 SUNSET  
DRAINAGE DISTRICT

Location

155 DIXIE DR.

<u>Vendors</u>	<u>C O B</u>	<u>Date</u>	<u>Sale Type</u>	<u>Price</u>	<u>Succession</u>
554/630	554 / 630	6/10/1999		\$30000	
501/526	501 / 526	11/17/1995		\$21500	
486/77 RESUBD.	486 / 77	9/21/1994			
314/467	314 / 467	4/10/1984			



ROUSSE, CAMILLE J., M/M

P. O. BOX 1469

PARADIS

LA 70080

Dist B

LOT 54, SUNSET SUBD. EXTENSION, A RESUBD. OF LOT 898 OF THE SUNSET  
DRAINAGE DISTRICT LOCATED IN SEC. 3, T15SR20E

<u>Vendors</u>	<u>C O B</u>	<u>Date</u>	<u>Sale Type</u>	<u>Price</u>	<u>Succession</u>
87/22	87 / 22	0/00/0000			
132/427	132 / 427	0/00/0000			
201/561	201 / 561	0/00/0000			
314/467	314 / 467	5/10/1984		\$140000	
486/77 RESUBD.	486 / 77	9/21/1994			

4 031 000 0 0131  
MEACHAM, ADDIS J.  
212 MATHERNE DR.  
DES ALLEMANDS

8/16/04

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LA 70030

Dist B

*Matherne Dr*

LOT 131, R-N-M SUBD.

<u>Vendors</u>	<u>C O B</u>	<u>Date</u>	<u>Sale Type</u>	<u>Price</u>	<u>Succession</u>
139/616	139 / 616	0/00/0000		\$4700	

4 031.000 0 0133  
DE JEAN, RYAN PAUL  
P. O. BOX 491  
DES ALLEMANDS

8/16/04

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LA 70030-0491 Dist B

LOT 133, R-N-M SUBD.

Location

214 MATHERNE DR.

<u>Vendors</u>	<u>C O B</u>	<u>Date</u>	<u>Sale Type</u>	<u>Price</u>	<u>Succession</u>
DE JEAN, CARRIE KELLER	612 / 571	12/17/2002	JD Judge		
-	554 / 350	6/03/1999	EX Excha		
-	525 / 636	8/15/1997	L Land	\$45000	
-	139 / 616	0/00/0000			

4.031 000 0 0135  
FONTENOT, KEITH J. &  
FONTENOT, LISA ZERINGUE  
216 MATHERNE DR.  
DES ALLEMANDS

8/16/04

LA 70030

Dist B

LOT 135, R-N-M SUBD.

<u>Vendors</u>	<u>C O B</u>	<u>Date</u>	<u>Sale Type</u>	<u>Price</u>	<u>Succession</u>
249/529	249 / 529	7/29/1980		\$19000	
353/138 DONATION	353 / 138	3/25/1986			

4 031.000 0 0137  
SHIFLET, DARLENE RENEE  
218 MATHERNE DR.  
DES ALLEMANDS

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Dist B

LOT 137, R N M SUBD.

<u>Vendors</u>	<u>C O B</u>	<u>Date</u>	<u>Sale Type</u>	<u>Price</u>	<u>Succession</u>
256/790	256 / 790	12/15/1980		\$81000	
574/326	574 / 326	9/08/2000		\$130000	

4 031.000 0 0139  
RHODES,, BILLY D.  
220 MATHERNE DR.  
DES ALLEMANDS

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LA 70030

Dist B

LOT 139, R N M SUBD., SUNSET DRAINAGE DIST.

<u>Vendors</u>	<u>C O B</u>	<u>Date</u>	<u>Sale Type</u>	<u>Price</u>	<u>Succession</u>
192/575	192 / 575	0/00/0000		\$52800	
370/595	370 / 595	4/16/1987		\$79000	
484/750	484 / 750	8/25/1994		\$104000	

LOT 141, R-N-M SUBD., SUNSET DRAINAGE DIST.

Location  
222 MATHERNE DR.

<u>Vendors</u>	<u>C O B</u>	<u>Date</u>	<u>Sale Type</u>	<u>Price</u>	<u>Succession</u>
BOLEY, JAMES P., M/M	625 / 668	9/08/2003	LI Land	\$173000	
192/748	192 / 748	0/00/0000		\$62825	

4.031.000 0 143B  
BREAUX, BARNEY P.  
BREAUX, CYNTHIA Q.  
222 SHAMROCK DR.  
DES ALLEMANDS

8/16/04

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LA 70030

Dist B

LOTS 143-A & 143-B, R-N-M SUBD.

<u>Vendors</u>	<u>C O B</u>	<u>Date</u>	<u>Sale Type</u>	<u>Price Succession</u>
185/248	185 / 248	0/00/0000		\$5900
264/41	264 / 41	6/05/1981		\$70000
392/800	392 / 800	8/01/1988		\$70000
435/626	435 / 626	4/01/1991		\$75000
441/610	441 / 610	8/23/1991		\$16000
470/69	470 / 69	9/02/1993		\$17000



4 031-000 0 0149  
MADERE,, JULIAN S., M/M  
223 SHAMROCK DR.  
DES ALLEMANDS

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LA 70030

Dist B

LOT 149, R N M SUBD.

<u>Vendors</u>	<u>C O B</u>	<u>Date</u>	<u>Sale Type</u>	<u>Price</u>	<u>Succession</u>
201/729	201 / 729	0/00/0000		\$14500	

025 00A 0 0026  
OLOGNE, CHRIS CARSON  
. O. BOX 3511  
ARADIS

8/16/04

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LA 70080

Dist B

. LOTS 26 & 27, BLK. A, PLEASANT VALLEY SUBD.  
. A LOT MARKED "RESERVED FOR RECREATIONAL AREA" MEAS. 77' IN REAR  
BY A DEPTH ALONG THE LINE OF LOT 27, BLK. A OF 140'.

Location

139 PLEASANT VALLEY DR.

<u>Vendors</u>	<u>C O B</u>	<u>Date</u>	<u>Sale Type</u>	<u>Price</u>	<u>Succession</u>
179/304	179 / 304	0/00/0000		\$35200	
372/315	372 / 315	5/19/1987		\$67000	
385/475	385 / 475	2/04/1988		\$12500	
436/482 C/SETT	436 / 482	4/23/1991			

BROOKS, SHANNON BABINEAUX  
140 PLEASANT VALLEY DR.  
DES ALLEMANDS LA 70030

Dist B

LOT 27, BLK. B, PLEASANT VALLEY SUBD.

<u>Vendors</u>	<u>C O B</u>	<u>Date</u>	<u>Sale Type</u>	<u>Price</u>	<u>Succession</u>
291/422	291 / 422	0/00/0000		\$54929	
370/590	370 / 590	4/16/1987		\$55000	
435/785 ACT/CORR	435 / 785	4/04/1991			
435/787 ACT/CORR	435 / 787	4/04/1991			
436/110	436 / 110	4/09/1991		\$55000	
472/202	472 / 202	11/03/1993		\$63000	
494/718 C/SETT.	494 / 718	6/01/1995			

**Pleasant Valley Subdivision Extension  
PROTECTIVE COVENANTS**

State of Louisiana

Parish of St. Charles

All construction plans, additions, etc. must be approved by the Architectural Control Committee which consists of Mr. Lloyd Dufrene.

1. All of the lots contained in said subdivision is hereby designated as residential lots and restricted to residential use only unless specifically noted by developer. No building shall be erected, altered, placed or permitted to remain on any of said lots other than one (1) detached single family dwelling not to exceed 2 ½ stories in height and a private garage for not more than four (4) automobiles and not less than two (2) automobiles. A lot cannot be used to connect to an adjoining property.
2. All driveways must be completed upon completion of the home. Driveways shall be constructed no closer than one (1) foot from the side property line. Driveways must be constructed of concrete and have a minimum width of twelve (12) feet, have a depth of four (4") inches and flare to eighteen (18) feet at the street curb. Circle driveways and parking areas will be allowed.
3. Homes shall be a minimum of twenty-five hundred (2,500) square feet under roof and two thousand (2,000) total living. The total square footage of each residence shall be inclusive of open porches, garages, or storage areas attached to the

garage. Carports will be allowed only on the rear of the home. Additional autos, trucks, boats, trailers, etc., may not be stored on any residential lot except in a garage or carport built in the rear of the house. Detached garage shall be constructed of the same materials as house.

4. No dwelling shall be located on any lot nearer to the front property line than the minimum setback building line which is thirty-five (35') feet, nor nearer to the side property lines than ten (10') feet. For the purpose of covenant, eaves, steps and open porches shall not be considered as part of the building, provided however, that this shall not be construed to allow any portion of a building on a lot to encroach upon another lot. Detached garages and accessory buildings shall not be erected closer to any side line than eight (8') feet nor nearer than eight (8') feet to the rear lot line.
5. Homeowners are encouraged to landscape their lawns and to seed the front and rear yards. It is suggested that homeowners plant azaleas or other flowering shrubs so as to provide seasonal colorful street appeal. Landscaping should be properly maintained.

The following is a list of suggested trees. Trees, especially large specimen trees, provide the core of the community. As these large trees mature, they increase property value.

#### LARGE TREES

Live Oak	Southern Red Oak	Willow Oak
Tulip Tree	Southern Magnolia	

#### MEDIUM TREES

River Birch	Red Maple	Bradford Pear	Silver Maple
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SMALL TREES

Crape Myrtle	Wax Myrtle	Sweet Olive	Cherry Laurel
Chinese Redbud	Japanese Maple	Holly	

No Ligustrums allowed.

- 6. No construction project will be allowed to drag on. New homes must be constructed within twelve (12) months after beginning construction.
- 7. These covenants prohibit the subdivision of lots from any dimensions other than those shown on the official recorded plat, provided, however, that this covenant shall not prohibit the use of more than one (1) lot for one (1) residence.
- 8. The minimum roof pitch shall be 8/12, unless otherwise approved by the Architectural Control Committee.
- 9. Fireplace flues and chimneys shall be covered with the same materials as used on the exterior of the residence (plaster and drivett acceptable).
- 10. No fence shall be erected on said lot beyond the front of house. All fencing material must be wood, wrought iron, vinyl, brick or stucco. No fence will be allowed to obstruct drainage.
- 11. All exterior exposed post and columns shall be a minimum of eight (8”) in diameter.
- 12. As much exposed aggregate, stamped and scored concrete as practical can be used for porches, sidewalks and driveways.
- 13. Architectural shingles are recommended in lieu of standard fiberglass shingles. No steel or aluminum roofs are allowed except by approval of ACC.

14. The exterior of all homes shall consist of brick veneer, and/or stucco/plaster and vinyl siding.
15. Mailboxes shall be uniform in style and color and shall be selected by the ACC.
16. Lots shall be graded to direct drainage to the street or rear of lot through existing swales unless otherwise shown on the approved drainage layout for each parcel.
17. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuildings shall be used on any lot at any time as a residence, whether temporary or permanent. All detached structure and any such building must conform in every respect, including materials, with the exterior construction of the residence constructed on the same lot.
18. No rubbish, trash, garbage or other waste materials may be accumulated or dumped or maintained on any lot of the subdivision. Garbage containers should not be placed near street more than one (1) day prior to scheduled pickup. Lot owners shall keep their respective lots mowed and free of weeds and trash. Contractors and lot owners are responsible for adequate control of trash during construction.
19. No building materials and no building equipment of any kind may be placed or stored on any lot except in the actual course of construction of a residence or other building thereon.
20. No boats, vehicles, campers, motor homes, or trailers of any kind, or parts or appurtenances thereof, may be kept, stored, repaired or maintained in any manner which would detract from the appearance of both the individual lot and the

subdivision. These same items may not be stored on any residential lot except in an enclosed structure acceptable by the ACC (See #3).

21. No commercial, no noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.
22. No clotheslines, outside television antennas or satellite dishes, shall be allowed without the written consent of the ACC except that one (1) satellite dish of two (2') feet or less is allowed only on sides or rear of home.
23. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats or other household pets may be kept on the owner's property, provided that they are not kept, bred or maintained for commercial purpose. Household pets are to be kept in their yard.
24. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots shall have been recorded agreeing to change said covenants in whole or in part.
25. In the event of a knowing or intentional violation of these restrictions or in the event of a continuing violation of these restrictions after receipt by the violator or owner of the lot on which the violation occurs of written notice of the violations, the party bringing a successful action to enforce these restrictions by injunction,



declaratory, judgment or otherwise shall be entitled to recover from the violator or lot owner reasonable attorney's fees to be fixed and awarded by the court.

26. Invalidation of any of these covenants by judgment or court order shall in no way affect any of the other provisions hereof and the latter provisions shall remain in full force and effect.
27. Professional office sites and parking will have to be approved by the ACC.
28. A concrete parking area sufficient to accommodate no more than three (3) cars shall provide sufficient off street parking.
29. During construction and at all times thereafter, all drainage swales shall be kept free flowing and clean of debris and impediments. During construction, a silt screen or hay bale barrier may be installed to prevent fill from eroding into drainage swale. The existing elevation of the drainage swale shall be maintained at all times. No construction equipment shall be loaded or unloaded onto street surfaces. All such loading and unloading shall be done on the lot being serviced. It is the duty of the lot owner to insure adequate crossing onto the lot. No delivery of any materials will be allowed through the drainage swale. No impediments shall be placed in any drainage swales/ditches, except those culverts with suitable headwalls shall be provided for the purpose of providing driveways into the lots. No culverts shall be placed unless approved in advance as to size and material by the ACC. Culvert size shall conform to the Master Drainage Plan for the subdivision. All culverts shall be placed directly on the existing ditch invert and no over-excavation shall be allowed. Culverts shall be installed

in compliance with proper parish authorities and shall be maintained in a free flowing condition by the owner at all times.

30. Servitude for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. No structures shall be constructed within any lot area subject to servitude for drainage or for utilities. No plantings shall be allowed within such servitude areas which will in any way damage, obstruct or interfere with the use or maintenance of such utilities or drainage arteries, nor change or retard the flow of water through any drainage channels in the area.

The drainage swales may not be filled or otherwise altered in any fashion.

31. The appraiser hereby imposes upon all of the lots the right of the ACC to impose and file in the mortgage records of St. Charles Parish a privilege against any lot, including in accordance with La. R.S. 9:1145, as security for the failure of a lot owner to pay any charges or expenses owed by such lot owner to the ACC. All expenses incurred by the ACC in maintaining a lot caused by the failure of a lot owner to comply with these covenants or otherwise to enforce these covenants shall be personally owed by the defaulting lot owner, and the ACC shall have the right to file a privilege, including in accordance with La. R.S. 9:1145 against any lot owned by the defaulting lot owner to recover the costs and expenses owed by such defaulting lot owner to the ACC. If any lot owner fails to comply with the covenants created hereunder, then such defaulting lot owner shall be obligated to and agrees to pay all reasonable attorneys' fees, costs and court costs incurred by the ACC in enforcing its rights hereunder and the ACC shall have the right to file

a privilege under La. R.S.9:1145 to recover such attorneys' fees, costs, and court costs.

32. Before a Parish Building Permit will be issued, the ACC must approve their review of the builder house plans, specifications, and the plot plan.
33. It is agreed and understood that if any property in the subdivision is to be leased for the production of oil, gas or other minerals that the lot owner will insure that the lease includes a provision that prohibits any and all types of surface operations.

THUS DONE AND PASSED, in quadruplicate originals, in my office on the \_\_\_\_ day of \_\_\_\_\_, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearers and me, Notary, after reading of the whole.

WITNESSES:

_____	_____
_____	_____

\_\_\_\_\_  
- Notary Public

## Steve Romano

---

**From:** Robert Brou  
**Sent:** Thursday, November 04, 2004 11:31 AM  
**To:** Steve Romano  
**Subject:** PZS-2004-76

Steve,

Per our conversation, the Department of Waterworks will not have a representative present for tonight's Planning and Zoning meeting. The only issue of concern for the department is the case referenced above for L. Dufrene, LLC. The Waterworks will require the applicant to connect an 8" water main along the length of the proposed roadway running from the end of our existing line on Pleasant Valley to our line on Shamrock Drive, including all required hydrants and valves.

Should you need any additional information concerning this matter, please contact me at your convenience.

Robert Brou  
Director of Waterworks

*Julian Madere  
Bayou Gauche  
Shamrock Dr.  
monts ditch bordering  
to subdivision boundaries*



ALBERT D. LAQUE  
PARISH PRESIDENT

PHILIP A. DUFRENE  
DIRECTOR

# ST. CHARLES PARISH

## DEPARTMENT OF PLANNING & ZONING

P.O. BOX 302 • HAHNVILLE, LOUISIANA 70057  
(985) 783-5060 • FAX (985) 783-6447

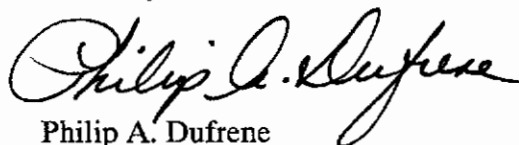
November 9, 2004

L Dufrene, LLC  
Lloyd G. Dufrene, Manager  
102 Pleasant Valley Drive  
Des Allemands, La 70030

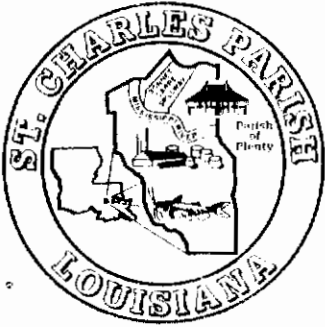
Dear Lloyd G. Dufrene,

On Thursday, November 4, 2004 the St. Charles Parish Planning and Zoning Commission approved PZS-2004-76 requested by L. Dufrene, LLC for preliminary plat approval of Pleasant Valley Extension, into Lots 1 through 28, in Section 3. T15S R20E, St. Charles Parish, La. Zoning District R-1A. Council District 4.

Sincerely,

  
Philip A. Dufrene  
Director

PAD/ww



ALBERT D. LAQUE  
PARISH PRESIDENT

PHILIP A. DUFRENE  
DIRECTOR

# ST. CHARLES PARISH

## DEPARTMENT OF PLANNING & ZONING

P.O. BOX 302 • HAHNVILLE, LOUISIANA 70057  
(985) 783-5060 • FAX (985) 783-6447

November 15, 2004

Mr. Lloyd Dufrene  
L Dufrene, LLC  
102 Pleasant Valley Drive  
Des Allemands, LA 70030

**RE: Corner Lot and Drainage Servitude Setbacks, Pleasant Valley Extension**

Dear Mr. Dufrene,

Within subdivisions developed in the past, many owners of corner lots and those abutting servitudes of drainage have been unaware of their special Parish setback requirements. Whereby the typical lot has a single front and rear with 20' setbacks, and 2 sides with 5' setbacks, corner lots and lots abutting drainage servitudes are different. Owner of such lots usually realize this after enduring considerable expense sanctioning building designs that do not meet their setbacks; many then attempt to seek approval of a variance from the Zoning Board of Adjustments.

Because the ZBA has had to consider so many such cases, the Department of Planning & Zoning has concluded that subdivision developers or those who market the subdivision should ensure that potential owners of such lots know of their setback requirements. The Department further suggests that it would be very beneficial to stipulate these requirements in subdivision covenants.

Lot 12 is a **corner lot**, meaning it must be considered as having 2 or more sides fronting a public roadway and 2 or more rear lot lines.

Per the St. Charles Parish Subdivision Ordinance, Section III. C 1. a.:

*Corner lots shall have extra width to permit setback lines on the side of the lots adjacent to a side street. The extra width shall be sufficient to allow the lot to meet the minimum zoning requirements of the St. Charles Parish Zoning Ordinance excluding the side street setback distance.*

Section VI. B. [II.] 2. b. (4) further states:

*For lots with less than 100 feet depth, front setbacks and rear setbacks shall be 20% of lot depth respectively with a minimum of 10 feet to the front lot line and 5 feet to the rear lot line. (Ord. No. 97-9-3; 9-8-97)*

Therefore, Lot 12 will have the following setbacks:

**If Front Door Faces Pleasant Valley Drive**

Front:	20'
Opposite Rear:	20'
Side Facing Shamrock Drive:	18'10.75"
Opposite Rear:	5'

**If Front Door Faces Shamrock Drive:**

Front:	18'10.75"
Opposite Rear:	18'10.75"
Side Facing Pleasant Valley Drive:	20'
Opposite Rear:	5'

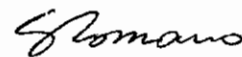
Lots 1, 13, 14, 15, & 28 **abut major drainage servitudes.** Section X. B. 3. of the Zoning Ordinance stipulates required setbacks as follows:

*Whenever property abuts a major drainage canal as defined by the Subdivision regulations (any canal with a depth greater than four (4) feet or width greater than twenty (20) feet) the required setback for all structures shall be 20 feet measured from the inner boundary of such servitude or right of way, notwithstanding any other provision of law, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999. (Ord. No. 00-5-7, § 1, 5-1-00)*

Therefore, the rear setbacks for lots along the Canal No. 10 servitude edge and along the 80' Levee Servitude will be **20'** from the servitude line **for all structures.**

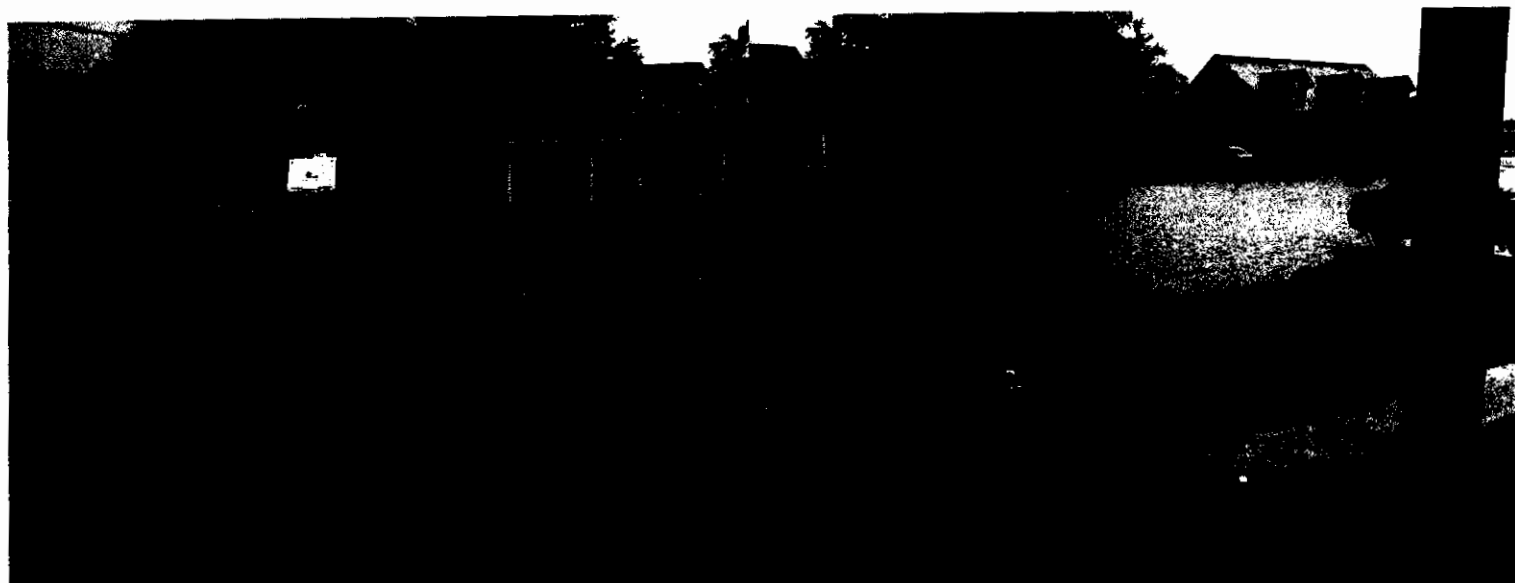
Please feel free to contact this Department at 985.783.5060 if you have any questions.

Sincerely,

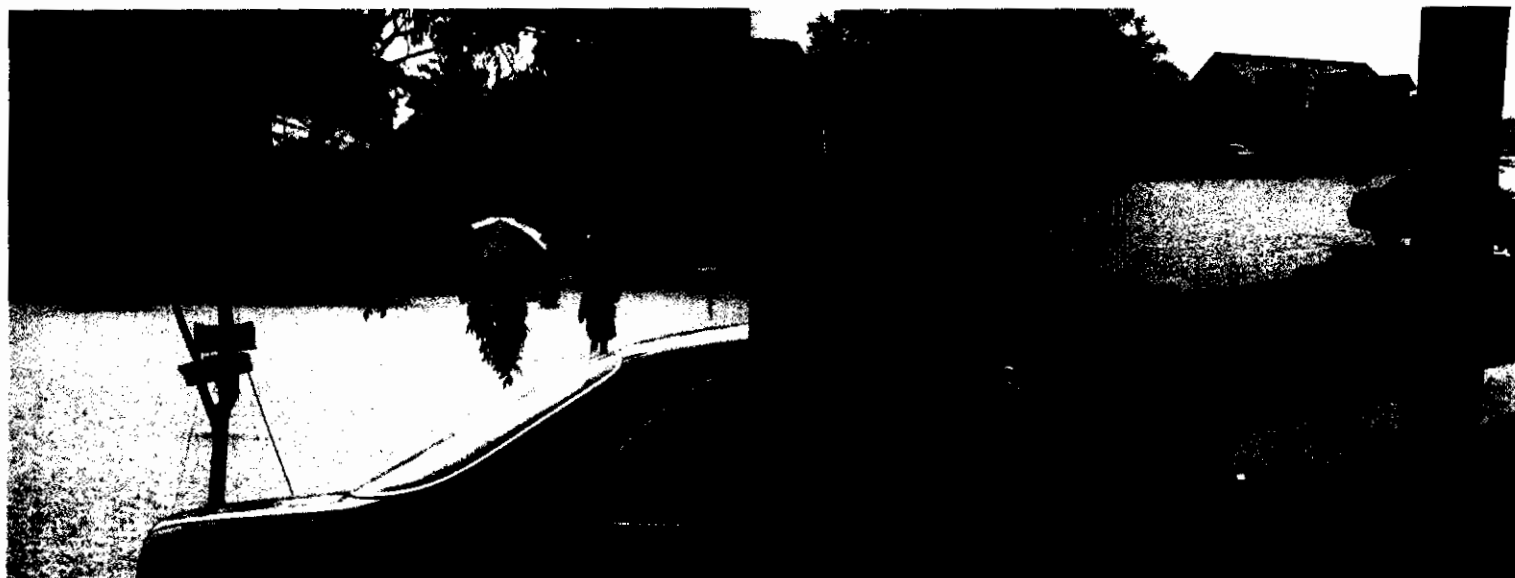


Stephen A. Romano  
Development Review Planner

c.c.: PZS-2004-76 File



Approximately 3:30 p.m.



Approximately 5:30 p.m.

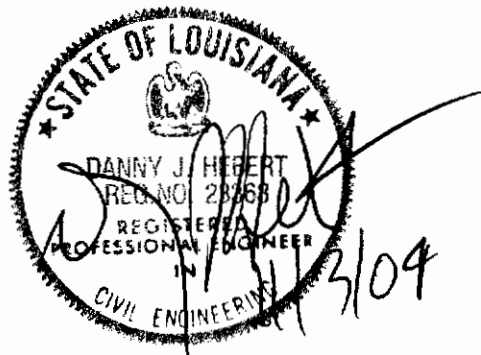


Rica Soudelier 985-758-2510 home 985-758-7537 ext.140 [Lsoudelier@stcharles.k12.la.us](mailto:Lsoudelier@stcharles.k12.la.us)  
147 Dixie Drive  
DesAllemands, La. 70030



**Drainage Analysis**  
**for the**  
**Pleasant Valley Subdivision Extention**

**Prepared for**  
***Mr. Lloyd Dufrene***  
***102 Pleasant Valley***  
***Des Allemands, LA. 70030***



**Prepared by:**  
**Danny J. Hebert, P.E.**  
**Luling, Louisiana 70070**  
**November 3, 2004**

**Danny J. Hebert, P.E.**

All rights reserved. This work embodies confidential information and shall not be reproduced, copied, used, disclosed or transferred in any manner other than is included below without the express written approval of Danny J. Hebert P.E., Licensed Civil & Environmental Engineer. This report was prepared for the sole use of our client whose name appears on the cover. No benefit is conferred upon any other party and no claim against Danny J. Hebert, P.E., or any of his employees shall accrue to any party other than client as a result of the accuracy of this report.

## TABLE OF CONTENTS

*Introduction*

*General Site Conditions*

*The Proposed Development*

*Analysis*

*Conclusions*

*Appendix*

- *Plat with proposed drainage flows and existing natural ground profiles*
- *Soils data*
- *Rainfall Data*
- *Calculations*
- *Pump station information*
- *References*

# **PLEASANT VALLEY SUBDIVISION EXT. DRAINAGE ANALYSIS**

## **INTRODUCTION**

The purpose of this report is to analyze and compare the pre- and post-development drainage flows for the proposed Pleasant Valley Subdivision Extension Project. The goal of this analysis is to provide the developer with a drainage plan for the developed area considering downstream impacts as well as the requirement for drainage detention. Roadway elevations will also be considered to provide for a passable roadway system during a 10 year design storm event (i.e. 7.8 inches of rainfall in 24 hours). Home slab minimum elevations must be 12 inches or higher above the street centerline elevation per St. Charles Parish Ordinance.

## **GENERAL SITE CONDITIONS**

The proposed development is located within the Sunset Drainage District, recognized historically as one of the most adequately drained watersheds within St. Charles Parish.

The Pleasant Valley Extension Subdivision property is located upstream of the Sunset Drainage Pumping Station which is a highly reliable 660 cfs natural gas/vertical lift pump station. Full-time onsite operation of this station adds to the pump station reliability. The boundaries of the Pleasant Valley Extension are Canal No. 10 to the west, Grand Bayou to the east, Dixie Drive to the South, and the Matherne Street Subdivision to the North(see plat enclosed). This tract of land is approximately 10.2 acres and is protected from the 100-year

storm surge event given the present sunset levee system, which provides limited hurricane protection. The ground elevations vary from approximately +20.75 CD along the toe of the Grand Bayou levee to +17.23 CD along the downstream Canal No. 10 side(see enclosed Drainage Details).

The property is well drained by a small west to east ditch which drains directly to Canal No. 10 and provides for minimum storm water detention. The post-development plan will utilize improved subsurface drainage with concrete curb and gutter streets which will continue to provide efficient drainage. A site visit did not reveal primary or secondary indications of inundation within the property boundaries, due, in large part, to the reservoir capacity of the large downstream conveyance channels. The normal low water elevation near the downstream pump station is approximately -8.0 NGVD ( 12.42 C.D.,see enclosed pump station information). The approximate low water elevation near the referenced property outfall is -7.2 NGVD (13.22 C.D.). The existing land use zoning is R-1 A.

An analysis of the site soil conditions has been performed by the NRCS (formerly Soil Conservation Service). It is found that the prevalent soil type is (Ha) Harahan clay. This is significant in that the soil type has a very slow rate of permeability, less than .06 inches/hour. This means that the pre-development rainfall runoff is very high and thus the pre-development c value for Pasture Heavy soil is .45(see enclosed chart table 8 for runoff coefficients).

## **THE PROPOSED DEVELOPMENT**

The property is contiguous and approximately 10.2 acres, including the existing levee and existing swale drainage system. The subdivision is planned for 28 proposed home sites, which vary from approximately 85' x 140' to 90' x 255' (+/- 1/3 acre lots). The roadway section is 50' wide and will contain subsurface drainage and other subsurface utilities. The property will have access to La. 306 from the existing Pleasant Valley Street roadway system and is proposed to connect to the adjacent Shamrock Drive Municipal local roadway. The total proposed street length is approximately 1220'. The proposed homesite BFE will be 12"-24" above the street centerline, which meets or exceeds the Parish regulations for a FEMA zone X. Minimum street elevations will be placed near the 10 year water surface elevation. Drainage will be efficiently routed to Canal No. 10 via the A-2000 PVC drainage pipe system. Street subsurface culvert sizes will vary from the Parish minimum of 18" to 36" at designated out fall(see Drainage Plan enclosed).

## **ANALYSIS**

Per the St. Charles Parish drainage criteria, the roadside and off-road drainage has been designed using the SCS formula for the ten (10) year storm frequency(see enclosed drainage plan and tables). The pre-development flow has been calculated to be 32.64 cfs. The post-development flow is scantily decreased by +/- 2 cfs to 30.56 cfs at full project build out due to onsite routing and pipe size selection.

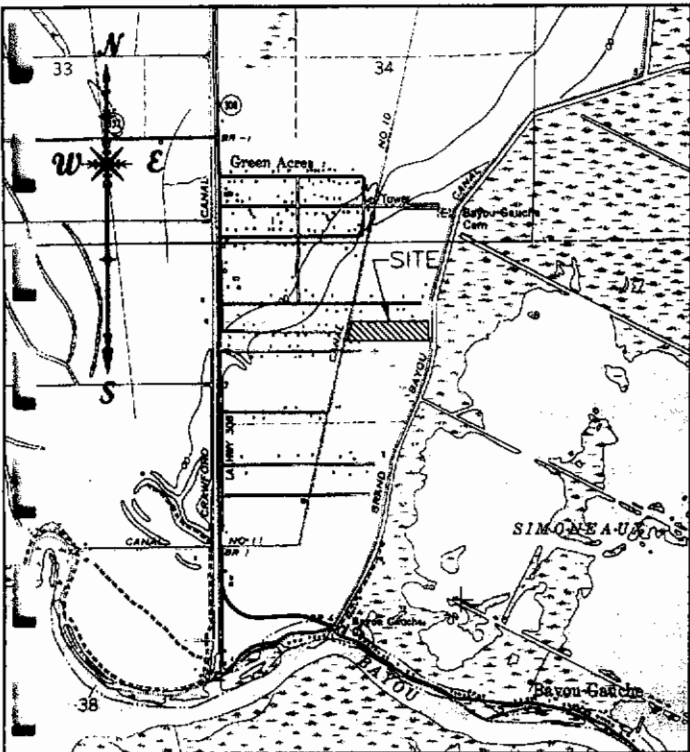
## **CONCLUSION**

The proposed post development drainage patterns will be very similar to the existing pre-development flows. Given the negligible decrease in Q (approximately 2 cfs), this project should provide no significant downstream impacts due in part, to its proximity to the existing pumping station. It is my opinion that any impacts to the existing drainage system due to this development would be negligible.

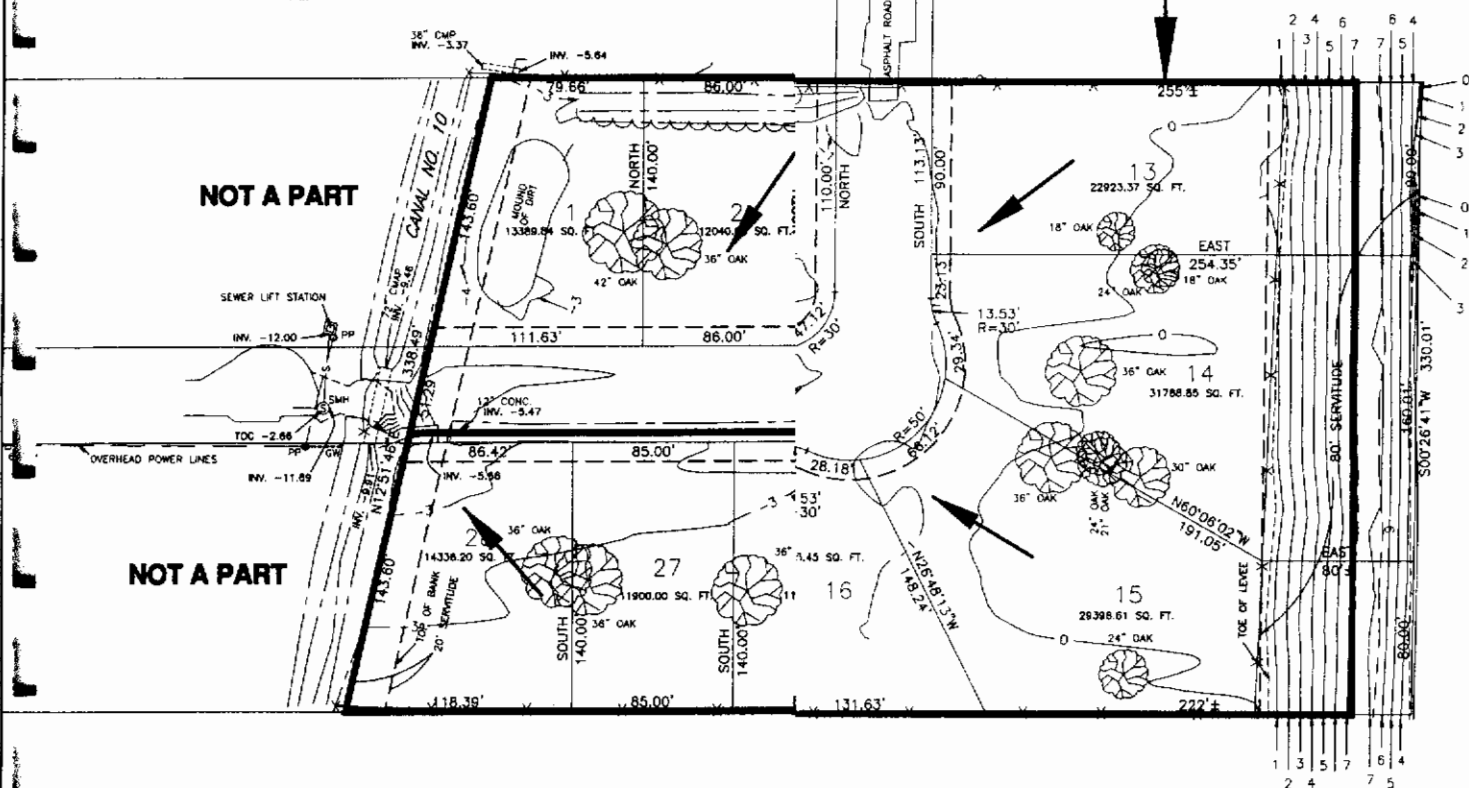
However, it is very important that St. Charles Parish Public Works and/or the Sunset District personnel continue to provide maintenance cleaning of the downstream canals, downstream culvert systems, and the pumping station bar screen systems. Also, it is recommended that an upgrade to the downstream conveyance system be systematically implemented as per the Parish Master Drainage Plan.

**PLAT WITH PROPOSED DRAINAGE**  
**FLOWS AND EXISTING NATURAL**  
**GROUND PROFILES**





VICINITY MAP  
SCALE: 1" = 2000'



SUBI

**PLEASANT VALLEY DRIVE  
SUBDIVISION EXTENSION**  
ST. CHARLES PARISH, LOUISIANA

EXISTING TOPOGRAPHY

**DANNY J. HEBERT, P.E.**

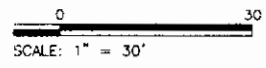
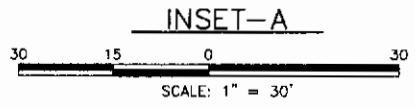
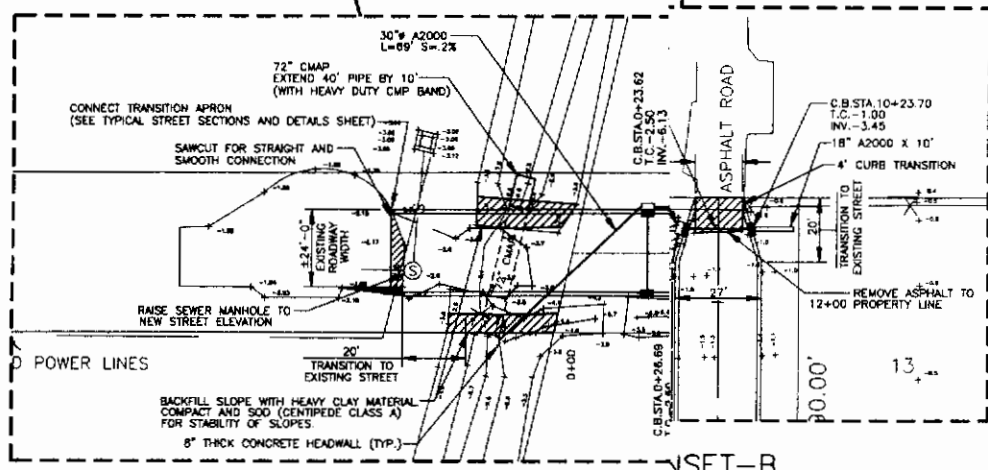
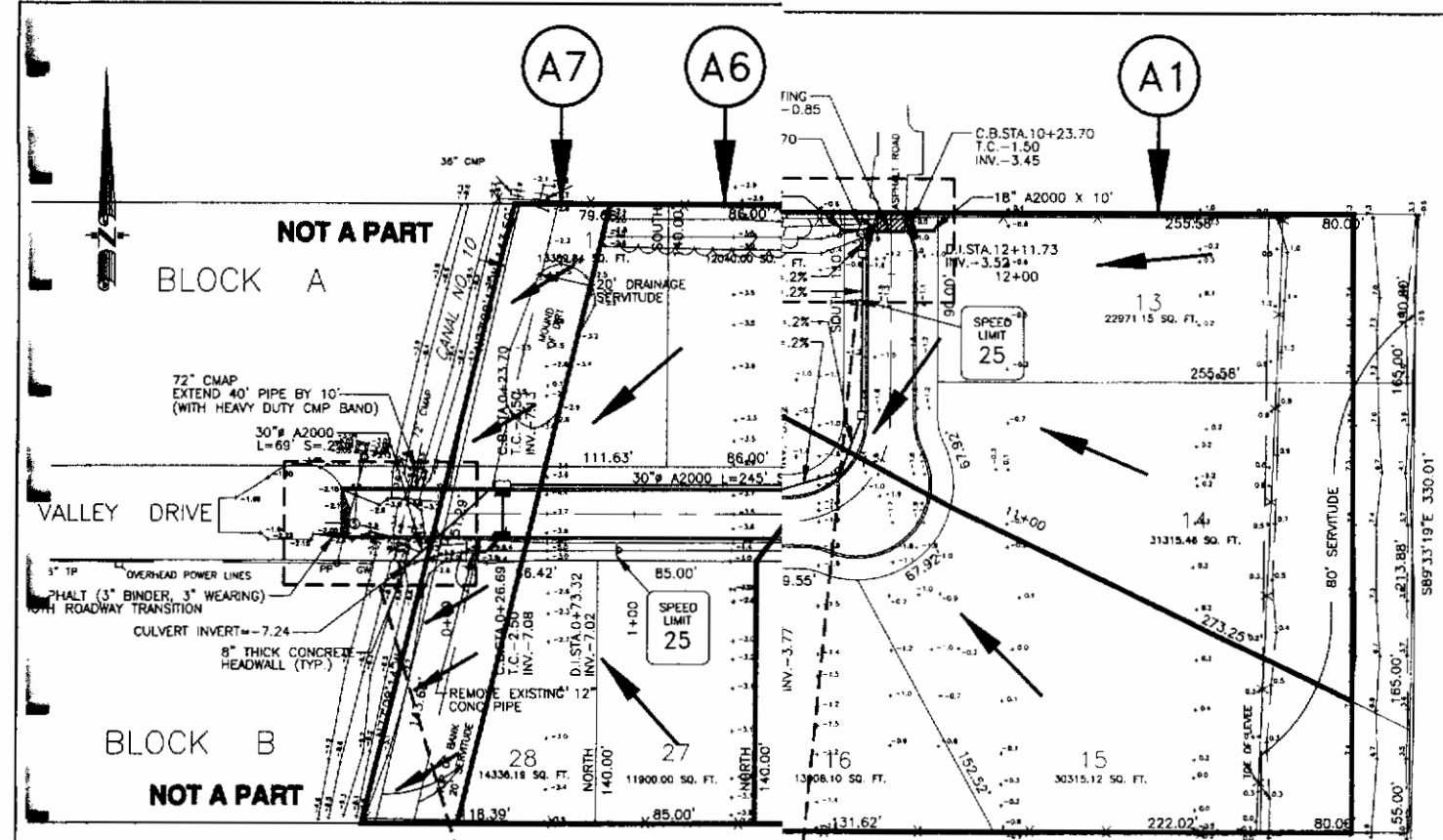
LICENSED CIVIL AND ENVIRONMENTAL ENGINEER  
P.O. BOX 1528 LULING, LOUISIANA 70070  
PHONE: (985) 785-2380 FAX: (985) 785-2388

DATE: 10/29/04	PLOT SCALE: 1" = 100'	DRAWING NO. 9 OF 17
DESIGNED BY:	DRAWN BY: I.S.B.	
CHECKED BY:	CHECKED BY:	APPROVED BY: D.J.H.

**LUCIEN C. GASSEN, PLS**  
Registration No. 353  
LULING, LOUISIANA 70070

One  
Call before  
you dig. 1-800-272-3020

Note: "Prior to construction, the contractor will verify  
all utilities." If a conflict exist, notify the project  
engineer/architect.



LEGEND	
	DRAINAGE FLOW ARROW
	HEADWALL
	DRAINAGE PIPE
	DITCH ELEVATION POINTS
	SERVITUDE LINE
	DITCH SECTION SYMBOL
	DRAIN MANHOLE
	DRAINAGE SWALE
	ROADWAY BARRICADE (TYP. 2)
	DRAIN BASIN, SEE DROP INLET DETAIL SHEET
	TYPE 3 CATCH BASIN (TYPICAL)
	D.I. DITCH INVERT

- A1= 58095.53  
A2= 86818.75  
A3= 80419.37  
A4= 77466.17  
A5= 77941.72  
A6= 45643.33  
A7= 16973.77

**PLEASANT VALLEY DRIVE  
SUBDIVISION EXTENSION**  
ST. CHARLES PARISH, LOUISIANA

MASTER PAVING AND DRAINAGE PLAN

**DANNY J. HEBERT, P.E.**  
LICENSED CIVIL AND ENVIRONMENTAL ENGINEER  
P.O. BOX 1528 LULING, LOUISIANA 70070  
PHONE: (985) 785-2380 FAX: (985) 785-2388

DATE: 10/29/04	PLOT SCALE: AS-SHOWN	DRAWING NO. 4 OF 17
DESIGNED BY:	DRAWN BY: I.S.B.	
CHECKED BY:	CHECKED BY:	APPROVED BY: D.J.H.

Call before  
you dig. 1-800-272-3020

Note: "Prior to construction, the contractor will verify  
all utilities." If a conflict exist, notify the project  
engineer/architect.

***SOILS DATA***

SOIL LEGEND

Soil map symbols and map unit names are alphabetical. The first letter, always a capital, is the initial letter of the soil series name or miscellaneous area. The second letter is a small letter except in Order three (broadly defined) map units, in which case it is a capital letter. Order three map units, in addition to having all capital letter symbols, are further indicated by the footnote 1/.

SYMBOL	NAME
AE	Allemands muck 1/
Am	Allemands clay, drained
AR	Allemands-Larose association 1/
BB	Barbary muck 1/
Cc	Commerce silt loam
Cm	Commerce silty clay loam
Cn	Commerce silty clay loam, frequently flooded
Co	Commerce-Harahan-Allemands complex, drained
CR	Convent and Commerce soils, frequently flooded 1/
FA	Fausse clay 1/
Ha	Harahan clay
KE	Kenner muck 1/
LF	Lafitte muck 1/
MA	Maurepas muck 1/
Mp	Maurepas muck, drained
Sa	Sharkey silty clay loam
Se	Sharkey clay
Sh	Sharkey clay, frequently flooded
Ud	Udorthents
UR	Urban land 1/
Vc	Vacherie silt loam, frequently flooded

1/ Order three map units. Fewer soil examinations were made in these map units, and delineations and included areas are generally larger. The map units were designed primarily for wildlife habitat management, woodland, and areas developed for urban uses.

CU  
BOUND  
Natio  
Coun  
Mino  
Reser  
sta  
an  
Land  
Limit  
Field  
AD HOC  
Small  
ce  
STATE  
LAND C  
(sect)  
ROADS  
Divid  
if  
Other  
Trail  
ROAD B  
Inter  
Fede  
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RAILRO  
POWER  
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PIPE LIN  
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FENCE  
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With  
With  
DAMS  
Large  
Medi  
PITS  
Grave  
Mine

LEGEND

SOILS OF THE NATURAL LEVEES THAT ARE PROTECTED FROM FLOODING



Commerce-Sharkey: Level, somewhat poorly drained and poorly drained soils that are loamy throughout or have a loamy or clayey surface layer and a clayey subsoil

SOILS OF THE NATURAL LEVEES AND DELTAIC FANS AND IN THE BONNET CARRE SPILLWAY THAT ARE FREQUENTLY FLOODED



Convent-Commerce: Level to gently undulating, somewhat poorly drained soils that are loamy throughout



Sharkey-Commerce: Level, poorly drained and somewhat poorly drained soils that are clayey or loamy throughout

SOILS OF THE MARSHES AND SWAMPS THAT ARE FREQUENTLY FLOODED AND PONDED



Barbary-Fausse: Level, very poorly drained soils that have a mucky or clayey surface layer and clayey underlying material; in swamps



Kenner-Allemands: Level, very poorly drained soils that have a mucky surface layer and mucky and clayey underlying material; in freshwater marshes



Lafitte: Level, very poorly drained soils that are mucky throughout; in brackish marshes



Maurepas: Level, very poorly drained soils that have a mucky surface layer and mucky and clayey underlying material; in swamps

SOILS OF THE FORMER SWAMPS AND MARSHES THAT ARE DRAINED AND PROTECTED FROM FLOODING



Allemands-Maurepas, drained: Level, poorly drained soils that have a clayey or mucky surface layer and clayey and mucky underlying material; in former freshwater marshes and swamps

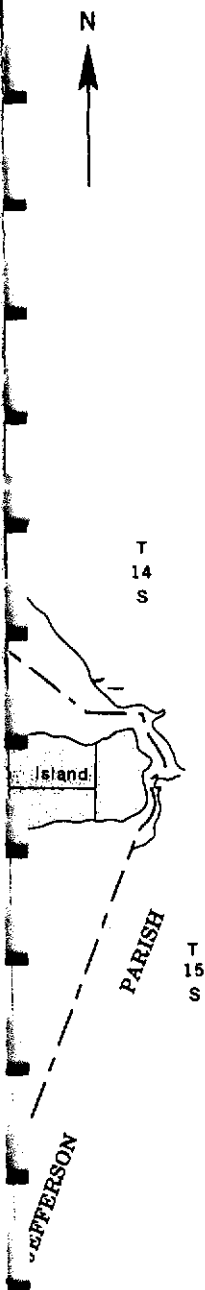


Commerce-Harahan-Allemands, drained: Level, somewhat poorly drained and poorly drained soils that are loamy throughout or have a clayey or mucky surface layer and clayey or clayey and mucky subsoil or underlying material; in former swamps and freshwater marshes



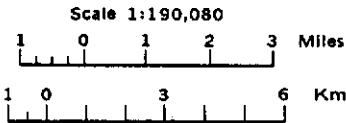
Harahan: Level, poorly drained soils that have a clayey and mucky surface layer and a clayey subsoil; in former swamps

Compiled 1985



UNITED STATES DEPARTMENT OF AGRICULTURE  
SOIL CONSERVATION SERVICE  
LOUISIANA AGRICULTURAL EXPERIMENT STATION

GENERAL SOIL MAP  
ST. CHARLES PARISH, LOUISIANA



**BB—Barbary muck.** This level, very poorly drained, very fluid, mineral soil is in swamps. It is ponded and flooded most of the time. Because of poor accessibility, fewer observations were made in mapping these areas than in others. The detail in mapping, however, is adequate for the expected use of the soil. The mapped areas range from about 200 to several thousand acres. Slope is dominantly less than 1 percent.

Typically, the surface layer is about 15 inches thick. It is dark brown, mildly alkaline, muck in the upper part and gray, mildly alkaline, very fluid clay in the lower part. The underlying material to a depth of 84 inches is gray and greenish gray, moderately alkaline, very fluid clay. Logs, stumps, and wood fragments are common throughout the profile.

Included with this soil in mapping are a few large areas of Commerce, Fausse, Sharkey, and Vacherie soils. These soils are firm, mineral soils. The somewhat poorly drained Commerce and Vacherie soils and the poorly drained Sharkey soils are in higher positions than Barbary soils. The very poorly drained Fausse soils are in slightly higher positions. The included soils make up about 15 percent of the map unit.

Barbary soil is frequently flooded by freshwater for very long periods. Floodwaters range in depth from 1 to 3 feet. During nonflood periods, the high water table fluctuates between a depth of 1/2 foot below the surface to 1 foot above the surface. This soil has low strength and very high shrink-swell potential. Permeability is very slow. The total subsidence potential is medium. Surface runoff is very slow to ponded.

Most areas are in woodland and are used as habitat for wetland wildlife and for extensive forms of recreation, such as hunting. Some areas are used for oil and gas wells.

The natural vegetation consists of water tolerant trees and aquatic understory plants. The main trees are baldcypress, water tupelo, and black willow. Understory and aquatic vegetation consists mainly of alligatorweed, buttonbush, duckweed, pickerelweed, and water hyacinth. This soil is poorly suited to the production of bottom land hardwoods. Few areas are managed for timber production because trees grow slowly and special equipment is needed to harvest timber. This soil cannot support the load of most types of harvesting equipment.

This soil is well suited to use as habitat for wetland wildlife. It produces habitat for large numbers of crawfish, ducks, squirrels, alligators, wading birds, and furbearers, such as raccoons, mink, and otters. White-tailed deer, swamp rabbits, and turkey utilize areas of this soil if the soil is dry or not flooded too deeply. Trapping of alligators, crawfish, and furbearers is important in most areas of this map unit. Timber management that encourages oak and other mast-producing trees improves the habitat for wood ducks, squirrels, deer, and nongame birds. Constructing shallow ponds and

artificially flooding this soil can improve the habitat for waterfowl.

Unless drained and protected from flooding, this soil is not suited to pasture or cropland. Wetness and flooding are too severe for these uses. This soil generally is too soft and boggy for grazing by livestock.

This soil is not suited to urban uses. Wetness, flooding, low strength, and very high shrink-swell potential are too severe for these uses. Drainage and protection from flooding are possible only by constructing large water control structures. Drainage ditches are difficult to construct because stumps and logs are buried in the soil. In addition, subsidence is a problem if this soil is drained.

This Barbary soil is in capability subclass VIIw and in woodland group 5W.

**Cc—Commerce silt loam.** This level, somewhat poorly drained soil is in high and intermediate positions on the natural levee of the Mississippi River and its distributaries. It is protected from flooding by levees. The mapped areas range from about 10 to several thousand acres. Slope is 0 to 1 percent.

Typically, the surface layer is dark grayish brown, moderately acid silt loam about 11 inches thick. The subsoil is dark grayish brown, mottled, neutral silt loam in the upper part and grayish brown, mottled, mildly alkaline silt loam in the lower part. The underlying material to a depth of about 60 inches is grayish brown, mottled, mildly alkaline silt loam.

Included with this soil in mapping are a few small areas of Convent, Sharkey, and Vacherie soils. The somewhat poorly drained Convent and Vacherie soils are in positions similar to Commerce soil. Convent soils have less clay in the subsoil. Vacherie soils have a clayey underlying material. The poorly drained Sharkey soils are in lower positions and are clayey throughout. Also included are small areas of Commerce and Sharkey soils that have a silty clay loam surface layer. The included soils make up about 10 percent of the map unit.

This Commerce soil is high in fertility. Water and air move through this soil moderately slowly. Water runs off the surface slowly. A seasonal high water table fluctuates between a depth of about 1 1/2 feet and 4 feet during December through April. Adequate water is available to plants in most years. This soil has moderate shrink-swell potential.

Most areas of this soil are used as cropland, pasture, or urban and industrial areas. A few areas are used for recreational development and as woodland.

This soil is well suited to cultivated crops. Sugarcane and soybeans are the main crops. Citrus is grown in some areas (fig. 3). Wetness is the main limitation. This soil is friable and easy to keep in good tilth. It can be worked over a wide range of moisture content. Returning all crop residue to the soil and using a cropping system that includes grasses, legumes, or grass-legume

Allemands soils commonly are near Barbary, Commerce, Harahan, Kenner, Larose, and Sharkey soils. Barbary soils are in swamps and are very fluid, mineral soils. Commerce soils are in former marshes and swamps that are drained. They are firm, mineral soils. Harahan soils are in former swamps and are firm and clayey in the upper part of the subsoil. Kenner and Larose soils are in positions similar to those of Allemands soils. Kenner soils have thin layers of mineral material within the organic material, and Larose soils are very fluid, mineral soils. Sharkey soils are in higher positions than Allemands soils and are firm and clayey throughout.

Typical pedon of Allemands muck; 1.25 miles southeast of Burchell Canal, 300 feet north of Bayou de Sauce, Spanish Land Grant 13, T. 15 S., R. 21 E.

Oa—0 to 24 inches; very dark grayish brown (10YR 3/2) muck; about 50 percent fiber, about 10 percent rubbed; about 50 percent mineral matter; massive; flows easily between fingers when squeezed leaving small residue in hand; common fine roots; slightly acid; clear smooth boundary.

Cg1—24 to 60 inches; dark gray (5Y 4/1) clay; massive; flows easily between fingers when squeezed leaving hand empty; moderately alkaline; clear wavy boundary.

Cg2—60 to 72 inches; gray (5Y 5/1) clay; massive; flows easily between fingers when squeezed leaving hand empty; moderately alkaline; clear wavy boundary.

Cg3—72 to 84 inches; gray (5Y 5/1) clay; massive; flows with difficulty between fingers leaving large residue in hand; moderately alkaline.

Thickness of the organic material ranges from 16 to 51 inches. The mineral underlying material is dominantly clay, but thin strata of loamy material are in some pedons.

The surface tier, 0 to 12 inches, has hue of 10YR or 7.5YR, value of 2 to 4, and chroma of 1 to 3. The content of rubbed fiber ranges from 5 to 30 percent. Reaction ranges from strongly acid to mildly alkaline in undrained pedons and from extremely acid to slightly acid in pedons that have been drained. Some pedons have a thin overwash of clay.

The organic material in the subsurface tier, 12 to 36 inches, and bottom tier, 36 to 51 inches, has hue of 10YR or 7.5YR, value of 2 to 4, and chroma of 1 to 3. The content of rubbed fiber ranges from 1 to 10 percent. Reaction ranges from slightly acid to moderately alkaline in undrained pedons. In drained pedons, it ranges from very strongly acid to neutral.

The Cg horizon has hue of 10YR, 5Y, 5G, or 5GY, value of 4 or 5, and chroma of 1 or 2. It is clay, mucky clay, silty clay, or silty clay loam. Reaction ranges from slightly acid to moderately alkaline in undrained pedons. In drained pedons, it ranges from very strongly acid to slightly acid in that part of the Cg horizon above a depth

of 40 inches and from slightly acid to moderately alkaline below a depth of 40 inches.

## Barbary Series

The Barbary series consists of level, very poorly drained, very fluid, mineral soils that are very slowly permeable. These soils formed in clayey alluvium. They are in swamps that are ponded and flooded most of the time. Elevations range from sea level to about 2 feet above sea level. Slope is less than 1 percent.

Soils of the Barbary series are very-fine, montmorillonitic, nonacid, thermic Typic Hydraquents.

Barbary soils are similar to Larose soils and commonly are near Allemands, Commerce, Fausse, Kenner, and Sharkey soils. Allemands, Larose, and Kenner soils are in freshwater marshes. Allemands and Kenner soils are organic soils. Larose soils do not have logs or woody fragments in their profile. Commerce soils are in higher positions than Barbary soils and are fine-silty. Fausse and Sharkey soils are in higher positions than Barbary soils and are firm, mineral soils.

Typical pedon of Barbary muck; 2,000 feet south of Highway 18, 1,000 feet west of the St. Charles Canal, 3,000 feet north of Louisiana Highway 90, Spanish Land Grant 68, T. 13 S., R. 8 E.

Oa—0 to 5 inches; dark brown (7.5YR 3/2) muck; massive; about 60 percent organic matter; mildly alkaline; clear smooth boundary.

A—5 to 15 inches; gray (5Y 5/1) clay; common medium distinct brown (7.5YR 4/4) mottles; massive; very fluid, flows easily through fingers when squeezed leaving small residue in hand; about 20 percent organic matter; mildly alkaline; clear smooth boundary.

Cg1—15 to 50 inches; greenish gray (5BG 5/1) clay; common medium distinct reddish brown (5YR 4/4) mottles; massive; very fluid, flows easily through fingers when squeezed leaving small residue in hand; about 5 percent organic matter; moderately alkaline; clear smooth boundary.

Cg2—50 to 62 inches; gray (5Y 5/1) clay; massive; very fluid, flows easily through fingers when squeezed leaving hand empty; about 5 percent organic matter; few small to large fragments of wood; moderately alkaline; clear smooth boundary.

Cg3—62 to 70 inches; gray (5Y 5/1) clay; common medium faint olive gray (5Y 5/2) mottles and common medium distinct reddish yellow (5YR 6/6) mottles; massive; very fluid, flows easily through fingers when squeezed leaving small residue in hand; about 5 percent organic matter; few small to large fragments of wood; moderately alkaline; clear smooth boundary.

Cg4—70 to 84 inches; greenish gray (5BG 5/1) clay; common medium faint olive gray (5Y 5/2) mottles

and common medium distinct reddish yellow (5YR 6/6) mottles; massive; very fluid, flows easily through fingers when squeezed leaving small residue in hand; about 5 percent organic matter; few small to large fragments of wood; moderately alkaline.

The *n* values are greater than 0.7 in all horizons to a depth of 40 inches or more. Though not diagnostic, organic horizons containing logs, stumps, and wood fragments are common below a depth of 50 inches.

The 0a horizon has hue of 10YR, 7.5YR, or 5YR, value of 2 or 3, and chroma of 1 or 2. It is 2 to 8 inches thick and ranges from slightly acid to mildly alkaline.

The A horizon has hue of 10YR, 2.5Y, or 5Y, value of 3 to 5, and chroma of 1 or 2. It is 2 to 10 inches thick and ranges from neutral to mildly alkaline. Typically the A horizon is very fluid clay or mucky clay.

The Cg horizon has hue of 10YR, 2.5Y, 5BG, or 5Y, value of 4 or 5, and chroma of 1, or it is neutral and has value of 4 or 5. It is very fluid clay or mucky clay and ranges from neutral to moderately alkaline.

### Commerce Series

The Commerce series consists of level and gently undulating, somewhat poorly drained mineral soils that are moderately slowly permeable and firm. These soils formed in loamy alluvium. They are in high and intermediate positions on natural levees and deltaic fans of the Mississippi River and its distributaries. Slope ranges from 0 to 3 percent.

Soils of the Commerce series are fine-silty, mixed, nonacid, thermic Aeric Fluvaquents.

Commerce soils commonly are near Allemands, Convent, Fausse, Harahan, Sharkey, and Vacherie soils. Allemands, Fausse, Harahan, and Sharkey soils are in lower positions than Commerce soils. Allemands soils are organic soils, and Fausse, Harahan, and Sharkey soils are clayey throughout. Convent and Vacherie soils are in positions similar to those of Commerce soils. Convent soils are coarse-silty, and Vacherie soils have a loamy surface layer and subsoil and clayey underlying material.

Typical pedon of Commerce silt loam; 1.5 miles west of Luling, 550 feet south of Louisiana Highway 18, Spanish Land Grant 1, T. 13 S., R. 20 E.

Ap—0 to 11 inches; dark grayish brown (10YR 4/2) silt loam; few fine faint brown mottles; weak medium subangular blocky structure; friable; many fine roots; many fine random discontinuous tubular pores; medium acid; clear smooth boundary.

Bw—11 to 17 inches; dark grayish brown (10YR 4/2) silt loam; common medium faint brown (10YR 4/3) mottles; moderate medium subangular blocky structure; friable; many fine roots; many fine random

discontinuous tubular pores; neutral; clear smooth boundary.

BC—17 to 24 inches; grayish brown (10YR 5/2) silt loam; common fine distinct yellowish brown (10YR 5/6) mottles; moderate medium subangular blocky structure; friable; few fine random discontinuous tubular pores; mildly alkaline; clear smooth boundary.

C1—24 to 32 inches; grayish brown (10YR 5/2) silt loam; common medium distinct dark yellowish brown (10YR 4/6) mottles and common fine distinct yellowish brown (10YR 5/6) mottles; massive; friable; few fine random discontinuous tubular pores; mildly alkaline; clear smooth boundary.

C2—32 to 60 inches; grayish brown (10YR 5/2) silt loam; few medium distinct dark yellowish brown (10YR 4/6) mottles; massive; friable; mildly alkaline.

Thickness of the solum ranges from 20 to 45 inches.

The A or Ap horizon has hue of 10YR, value of 4 or 5, and chroma of 1 to 3. It is silt loam, very fine sandy loam, or silty clay loam. The thickness ranges from 4 to 12 inches. Reaction ranges from medium acid to moderately alkaline.

The B and BC horizons have hue of 10YR or 2.5Y, value of 4 or 5, and chroma of 1 or 2. Texture is silt loam, loam, or silty clay loam. Reaction ranges from slightly acid to moderately alkaline.

Some pedons have a buried A horizon. This horizon has colors and textures similar to the A or Ap horizon and ranges in reaction from neutral to moderately alkaline.

The C horizon has hue of 10YR or 2.5Y, value of 4 or 5, and chroma of 1 or 2. It is silt loam, silty clay loam, loam, or very fine sandy loam and commonly is stratified. In some pedons, thin layers of silty clay are in this horizon. Reaction ranges from neutral to moderately alkaline.

The Commerce soils in Commerce-Harahan-Allemands complex, drained, are taxadjuncts to Commerce soils because the surface layer is black and contains more organic matter than is typical for the series.

### Convent Series

The Convent series consists of level and gently undulating, somewhat poorly drained mineral soils that are moderately permeable and firm. These soils formed in loamy alluvium. They are on the highest parts of natural levees along the Mississippi River and its distributaries. Slopes range from 0 to 3 percent.

Soils of the Convent series are coarse-silty, mixed, nonacid, thermic Aeric Fluvaquents.

Convent soils commonly are near Commerce, Sharkey, and Vacherie soils. Commerce and Vacherie soils are in positions similar to those of the Convent soils, and Sharkey soils are in lower positions.



TABLE 16.--PHYSICAL AND CHEMICAL PROPERTIES OF THE SOILS

[The symbol < means less than; > means more than. Entries under "Erosion factors--T" apply to the entire profile. Entries under "Organic matter" apply only to the surface layer. Absence of an entry indicates that data were not available or were not estimated]

Map symbol and soil name	Depth	Clay	Moist bulk density	Permeability	Available water capacity	Soil reaction	Salinity	Shrink-swell potential	Erosion factors		Organic matter
									K	T	
	In	Pct	G/cc	In/hr	In/in	pH	mmhos/cm				Pct
AE----- Allemands	0-24 24-84	--- 60-95	0.05-0.25 0.15-1.00	>2.0 <0.06	0.20-0.50 0.14-0.18	5.1-7.8 6.1-8.4	<4 <4	Low----- Very high	----- 0.32	---	---
Am----- Allemands	0-8 8-42 42-84	50-95 --- 60-95	1.20-1.50 0.05-0.25 0.15-1.00	<0.06 >2.0 <0.06	0.12-0.20 0.20-0.50 0.14-0.18	3.6-6.5 4.5-7.3 6.1-8.4	<4 <4 <4	Very high Low----- Very high	0.32 ----- 0.32	5	2-15
AR*: Allemands-----	0-18 18-84	--- 60-95	0.05-0.25 0.15-1.00	>2.0 <0.06	0.20-0.50 0.14-0.18	5.1-7.8 6.1-8.4	<4 <4	Low----- Very high	----- 0.32	---	---
Larose-----	0-3 3-84	--- 50-80	0.05-0.25 0.15-1.00	>2.0 <0.06	0.20-0.50 0.14-0.18	5.6-7.8 6.1-8.4	<4 <4	Low----- Very high	----- 0.28	---	---
BB----- Barbary	0-5 5-84	45-90 60-95	0.15-0.50 0.60-1.50	2.0-6.0 <0.06	0.20-0.50 0.18-0.20	5.6-7.8 6.6-8.4	<2 <2	Low----- Very high	----- 0.32	---	---
Cc----- Commerce	0-11 11-24 24-60	14-27 14-39 14-39	1.35-1.65 1.35-1.65 1.35-1.65	0.6-2.0 0.2-0.6 0.2-2.0	0.21-0.23 0.20-0.22 0.20-0.23	5.6-8.4 6.1-8.4 6.6-8.4	<2 <2 <2	Low----- Moderate---- Low-----	0.43 0.32 0.37	5	.5-4
Cm----- Commerce	0-10 10-30 30-60	27-39 14-39 14-39	1.35-1.65 1.35-1.65 1.35-1.65	0.2-0.6 0.2-0.6 0.2-2.0	0.20-0.22 0.20-0.22 0.20-0.23	5.6-8.4 6.1-8.4 6.6-8.4	<2 <2 <2	Moderate---- Moderate---- Low-----	0.37 0.32 0.37	5	.5-4
Cn----- Commerce	0-8 8-44 44-60	27-39 14-39 14-39	1.35-1.65 1.35-1.65 1.35-1.65	0.2-0.6 0.2-0.6 0.2-2.0	0.20-0.22 0.20-0.22 0.20-0.23	5.6-8.4 6.1-8.4 6.6-8.4	<2 <2 <2	Moderate---- Moderate---- Low-----	0.37 0.32 0.37	5	.5-4
Co*: Commerce-----	0-8 8-37 37-60	27-39 14-39 14-39	1.35-1.65 1.35-1.65 1.35-1.65	0.2-0.6 0.2-0.6 0.2-2.0	0.20-0.22 0.20-0.22 0.20-0.23	5.6-8.4 6.1-8.4 6.6-8.4	<2 <2 <2	Moderate---- Moderate---- Low-----	0.37 0.32 0.37	5	.5-4
Harahan-----	0-3 3-9 9-27 27-60	50-95 --- 60-95 50-95	1.20-1.50 0.25-1.00 1.20-1.50 0.50-1.00	<0.06 >2.0 <0.06 <0.06	0.11-0.30 0.20-0.50 0.11-0.30 0.11-0.30	5.1-7.8 5.1-7.8 5.1-7.8 6.6-8.4	<2 <2 <2 <2	Very high Low----- Very high Very high	0.32 ----- 0.37 0.37	5	2-25
Allemands-----	0-4 4-42 42-84	--- --- 60-95	0.05-0.25 0.05-0.25 0.15-1.00	>2.0 >2.0 <0.06	0.20-0.50 0.20-0.50 0.14-0.18	3.6-6.5 4.5-7.3 6.1-8.4	<4 <4 <4	Low----- Low----- Very high	----- ----- 0.32	---	---
CR*: Convent-----	0-6 6-60	0-18 0-18	1.30-1.65 1.30-1.65	0.6-2.0 0.6-2.0	0.18-0.23 0.20-0.23	5.6-8.4 6.1-8.4	<2 <2	Low----- Low-----	0.43 0.37	5	.5-2
Commerce-----	0-4 4-32 32-60	14-27 14-39 14-39	1.35-1.65 1.35-1.65 1.35-1.65	0.6-2.0 0.2-0.6 0.2-2.0	0.21-0.23 0.20-0.22 0.20-0.23	5.6-7.8 6.1-8.4 6.6-8.4	<2 <2 <2	Low----- Moderate---- Low-----	0.43 0.32 0.37	5	.5-4
FA----- Fausse	0-4 4-75	40-95 60-95	0.80-1.45 1.10-1.45	<0.06 <0.06	0.18-0.20 0.18-0.20	5.6-7.3 6.1-8.4	<2 <2	Very high Very high	0.20 0.24	5	2-25

See footnote at end of table.

Table 1.2 - Hydrologic Classification of Soils in Louisiana

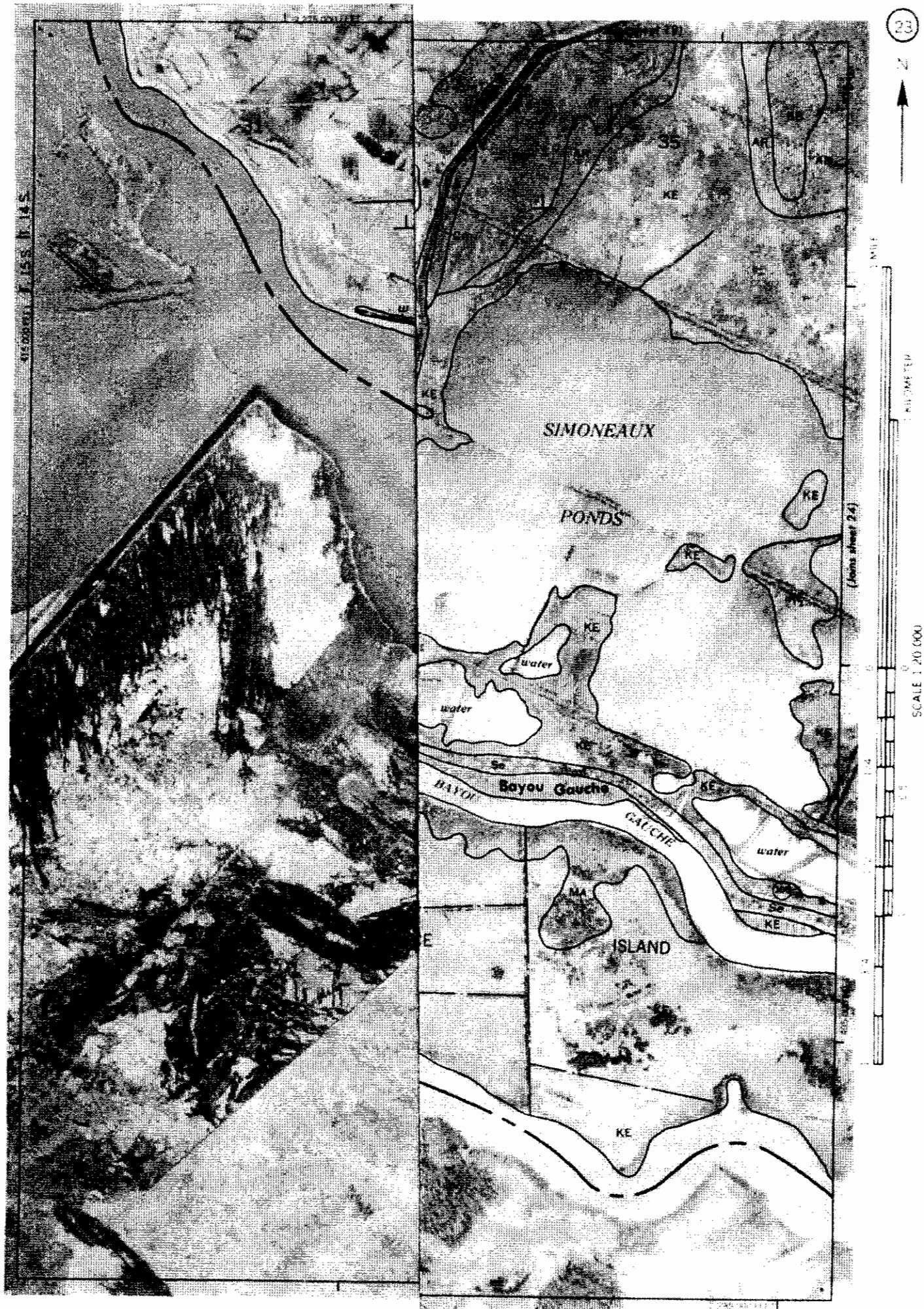
Series name	Hydrologic group	Series name	Hydrologic group
Acadia	D	Commerce	C
Acy	C	Convent	C
Alaga	A	Coteau	C
Allemands	D	Coushatta	B
Alligator	D	Crevasse	A
Amagon	D	Crowley	D
Amite	B	Cuthbert	C
Anacoco	D	Cypremort	C
Andry	D	Darco	A
Angie	C	Deerford	D
Armistead	C	Delcomb	D
Baldwin	D	Dexter	B
Barbary	D	Dossman	B
Basile	D	Dundee	C
Beaumont	D	Duralde	C
Beauregard	C	Elysian	B
Bennedale	B	Essen	C
Bernaldo	B	Eustis	A
Bibb	B/D	Eutaw	D
Bienville	A	Evangeline	C
Blaney	B	Falaya	D
Bonn	D	Falkner	C
Boswell	D	Fausse	D
Bowie	B	Foley	D
Bruin	B	Forestdale	D
Bruno	A	Fountain	D
Bude	C	Fred	C
Buxin	D	Freeland	C
Caddo	D	Frizzell	C
Cadeville	D	Frost	D
Cahaba	B	Gallion	B
Calhoun	D	Galvez	C
Calloway	C	Gentilly	D
Cane	C	Gilead	C
Carlin	D	Glenmora	C
Carroll	D	Goldman	C
Cascilla	B	Gore	D
Caspiana	B	Grenada	C
Chastian	D	Guyton	D
Collins	C	Hannahatchee	C

Table 1.2 - Hydrologic Classification of Soils in Louisiana

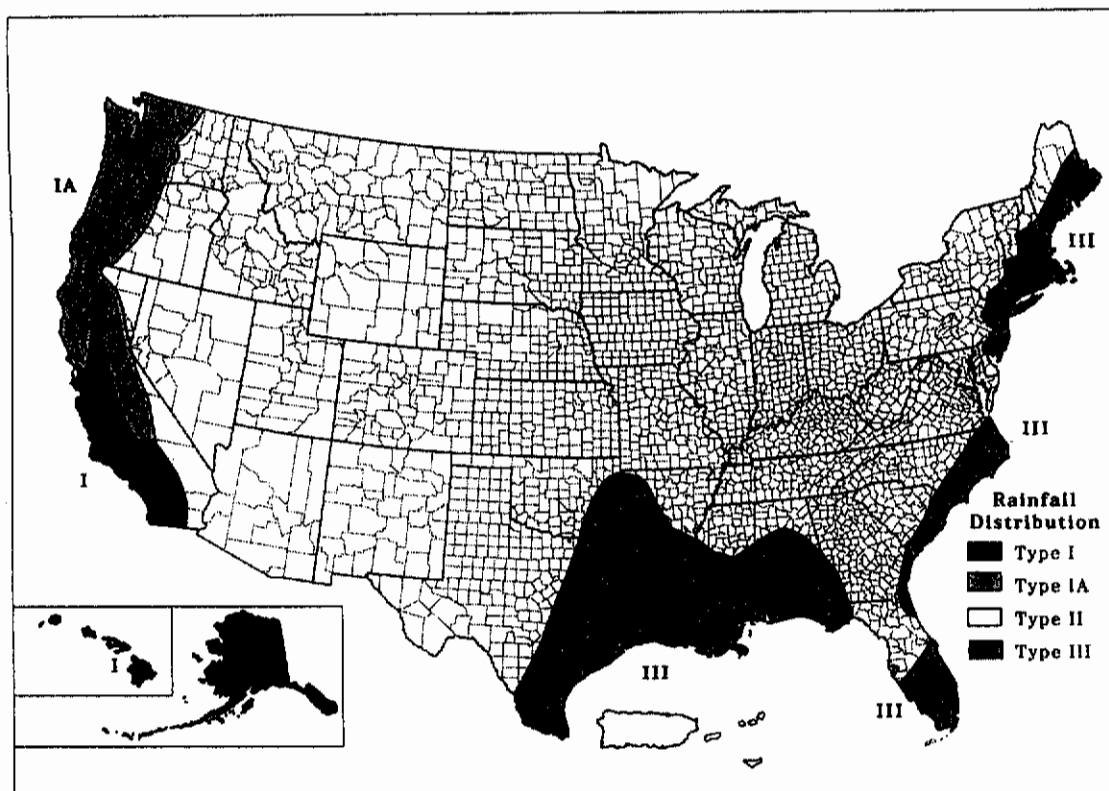
Series name	Hydrologic group <sup>*</sup>	Series name	Hydrologic group <sup>*</sup>
Providence	C	Susquehanna	D
Ragley	D	Tenot	C
Red bay	B	Tensas	D
Rexor	A	Tilden	B
Richland	C	Trebloc	D
Rilla	B	Tunica	D
Robinsonville	B	Una	D
Roebuck	D	Urbo	D
Rosebloom	D	Vacherie	C
Roxana	B	Vaiden	D
Ruston	B	Vacluse	C
Sacul	C	Verdun	D
Savannah	C	Verrett	D
Sawyer	C	Vicksburg	B
Scatlake	D	Vidrine	C
Severn	B	Waller	B/D
Sharkey	D	Waverly	B/D
Shatta	C	Woodtell	D
Shubuta	C	Wrightsville	D
Smithdale	B	Yahola	B
Springfield	D	Zachary	D
Sterlington	B		
Stough	C		
Summerfield	C		
Sumter	C		

\* Dual hydrologic soil groups are given for certain wet soils that can be adequately drained. The first letter applies to the drained condition and the second to the undrained from a surface drainage standpoint.

This soil survey map was compiled by the U. S. Department of Agriculture, Soil Conservation Service, and cooperating agencies. Base maps are prepared from 1982 aerial photography. Coordinate grid ticks and land division corners, if any, are shown. This soil survey map was compiled by the U. S. Department of Agriculture, Soil Conservation Service, and cooperating agencies. Base maps are prepared from 1982 aerial photography. Coordinate grid ticks and land division corners, if shown, are approximately positioned.



**RAINFALL DATA**



### Rainfall data sources

This section lists the most current 24-hour rainfall data published by the National Weather Service (NWS) for various parts of the country. Because NWS Technical Paper 40 (TP-40) is out of print, the 24-hour rainfall maps for areas east of the 105th meridian are included here as figures B-3 through B-8. For the area generally west of the 105th meridian, TP-40 has been superseded by NOAA Atlas 2, the Precipitation-Frequency Atlas of the Western United States, published by the National Ocean and Atmospheric Administration.

#### East of 105th meridian

Hershfield, D.M. 1961. Rainfall frequency atlas of the United States for durations from 30 minutes to 24 hours and return periods from 1 to 100 years. U.S. Dept. Commerce, Weather Bur. Tech. Pap. No. 40. Washington, DC. 155 p.

#### West of 105th meridian

Miller, J.F., R.H. Frederick, and R.J. Tracey. 1973. Precipitation-frequency atlas of the Western United States. Vol. I Montana; Vol. II, Wyoming; Vol. III, Colorado; Vol. IV, New Mexico; Vol. V, Idaho; Vol. VI, Utah; Vol. VII, Nevada; Vol. VIII, Arizona; Vol. IX, Washington; Vol. X, Oregon; Vol. XI, California. U.S. Dept. of

Commerce, National Weather Service, NOAA Atlas 2. Silver Spring, MD.

#### Alaska

Miller, John F. 1963. Probable maximum precipitation and rainfall-frequency data for Alaska for areas to 400 square miles, durations to 24 hours and return periods from 1 to 100 years. U.S. Dept. of Commerce, Weather Bur. Tech. Pap. No. 47. Washington, DC. 69 p.

#### Hawaii

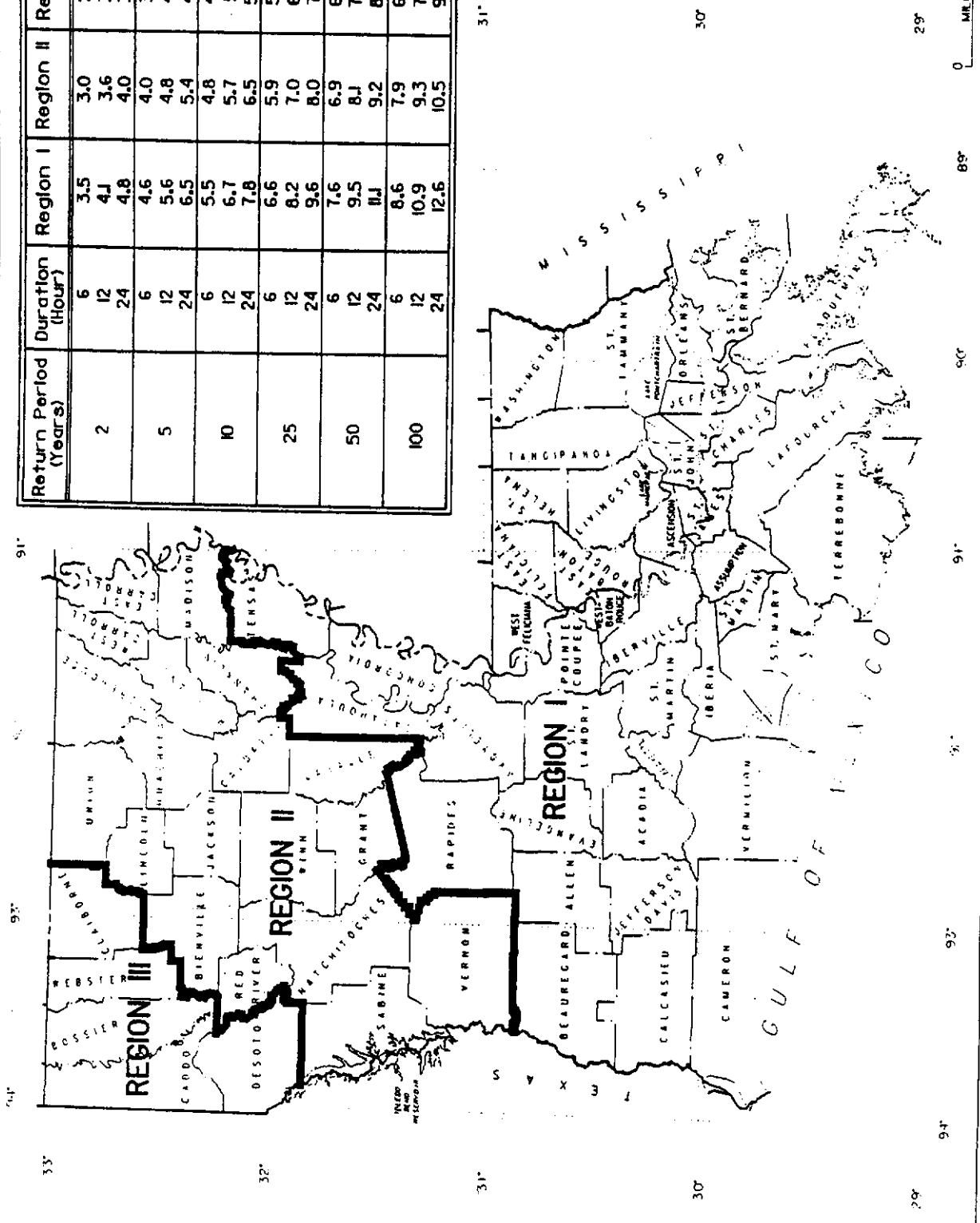
Weather Bureau. 1962. Rainfall-frequency atlas of the Hawaiian Islands for areas to 200 square miles, durations to 24 hours and return periods from 1 to 100 years. U.S. Dept. Commerce, Weather Bur. Tech. Pap. No. 43. Washington, DC. 60 p.

#### Puerto Rico and Virgin Islands

Weather Bureau. 1961. Generalized estimates of probable maximum precipitation and rainfall-frequency data for Puerto Rico and Virgin Islands for areas to 400 square miles, durations to 24 hours, and return periods from 1 to 100 years. U.S. Dept. Commerce, Weather Bur. Tech. Pap. No. 42. Washington, DC. 94 P.

This appendix reprinted from S.C.S. TR-55, revised 1986.

Return Period (Years)	Duration (Hour)	Region I	Region II	Region III
2	6	3.5	3.0	2.8
	12	4.1	3.6	3.2
	24	4.8	4.0	3.6
5	6	4.6	4.0	3.7
	12	5.6	4.8	4.3
	24	6.5	5.4	4.9
10	6	5.5	4.8	4.4
	12	6.7	5.7	5.1
	24	7.8	6.5	5.8
25	6	6.6	5.9	5.3
	12	8.2	7.0	6.2
	24	9.5	8.0	7.0
50	6	7.6	6.9	6.0
	12	9.5	8.1	7.0
	24	11.1	9.2	8.0
100	6	8.6	7.9	6.8
	12	10.9	9.3	7.9
	24	12.5	10.5	9.0

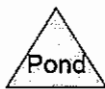
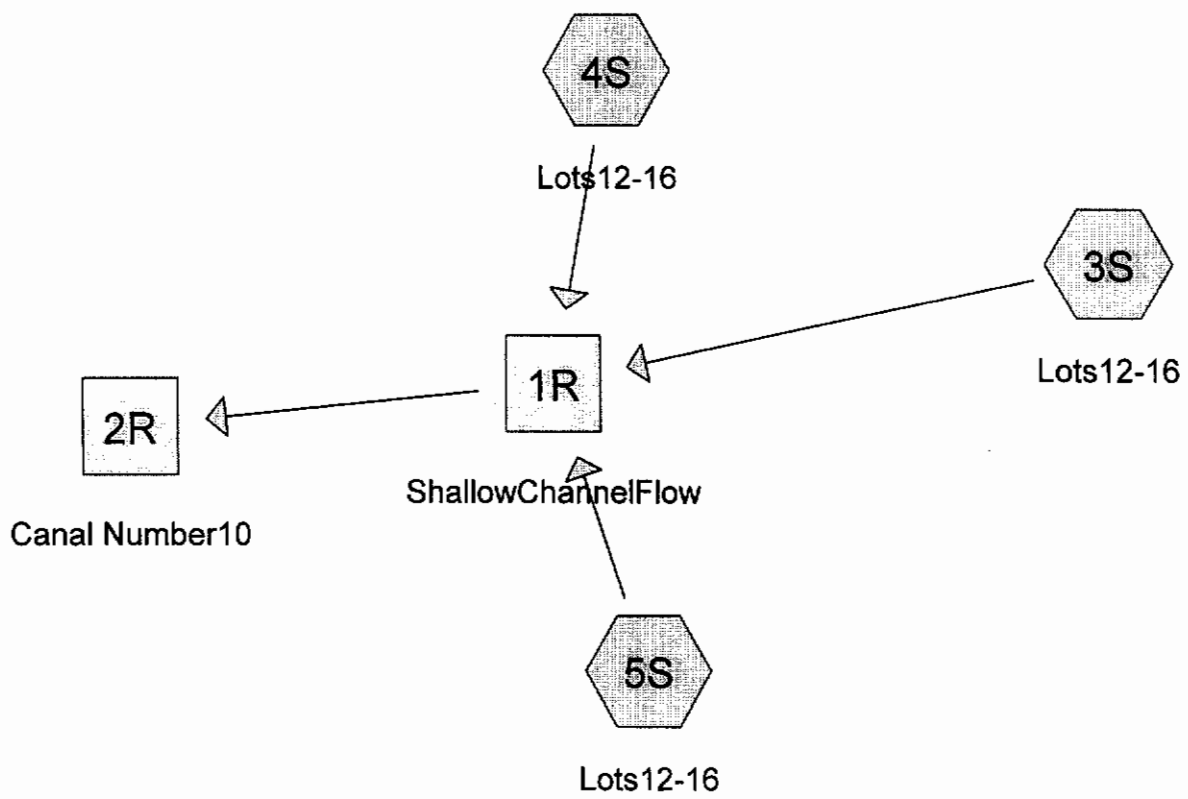


RAINFALL DEPTH (INCHES) FOR VARIOUS PRECIPITATION REGIONS

## *CALCULATIONS*



**EXISTING CONDITIONS - 10 YEAR STORM**



**Drainage Diagram for PleasantValleyExisting10YearStorm**  
Prepared by Civil/Environmental 11/4/2004  
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**PleasantValleyExisting10YearStorm**

Type III 24-hr Rainfall=7.80"

Prepared by Civil/Environmental

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11/4/2004

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 3S: Lots12-16**

Runoff Area=2.430 ac Runoff Depth=5.87"

Flow Length=320' Tc=36.4 min CN=84 Runoff=8.48 cfs 1.188 af

**Subcatchment 4S: Lots12-16**

Runoff Area=4.240 ac Runoff Depth=5.86"

Flow Length=170' Tc=40.9 min CN=84 Runoff=13.95 cfs 2.072 af

**Subcatchment 5S: Lots12-16**

Runoff Area=3.450 ac Runoff Depth=5.87"

Flow Length=150' Tc=37.0 min CN=84 Runoff=11.93 cfs 1.687 af

**Reach 1R: ShallowChannelFlow**

Peak Depth=1.63' Max Vel=2.4 fps Inflow=34.27 cfs 4.947 af

n=0.030 L=1,030.0' S=0.0029 ' Capacity=10.71 cfs Outflow=32.64 cfs 4.917 af

**Reach 2R: Canal Number10**

Peak Depth=1.28' Max Vel=1.6 fps Inflow=32.64 cfs 4.917 af

n=0.030 L=340.0' S=0.0009 ' Capacity=532.82 cfs Outflow=32.37 cfs 4.898 af

**Total Runoff Area = 10.120 ac Runoff Volume = 4.947 af Average Runoff Depth = 5.87"**

**PleasantValleyExisting10YearStorm**

Prepared by Civil/Environmental  
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Type III 24-hr Rainfall=7.80"

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**Subcatchment 3S: Lots12-16**

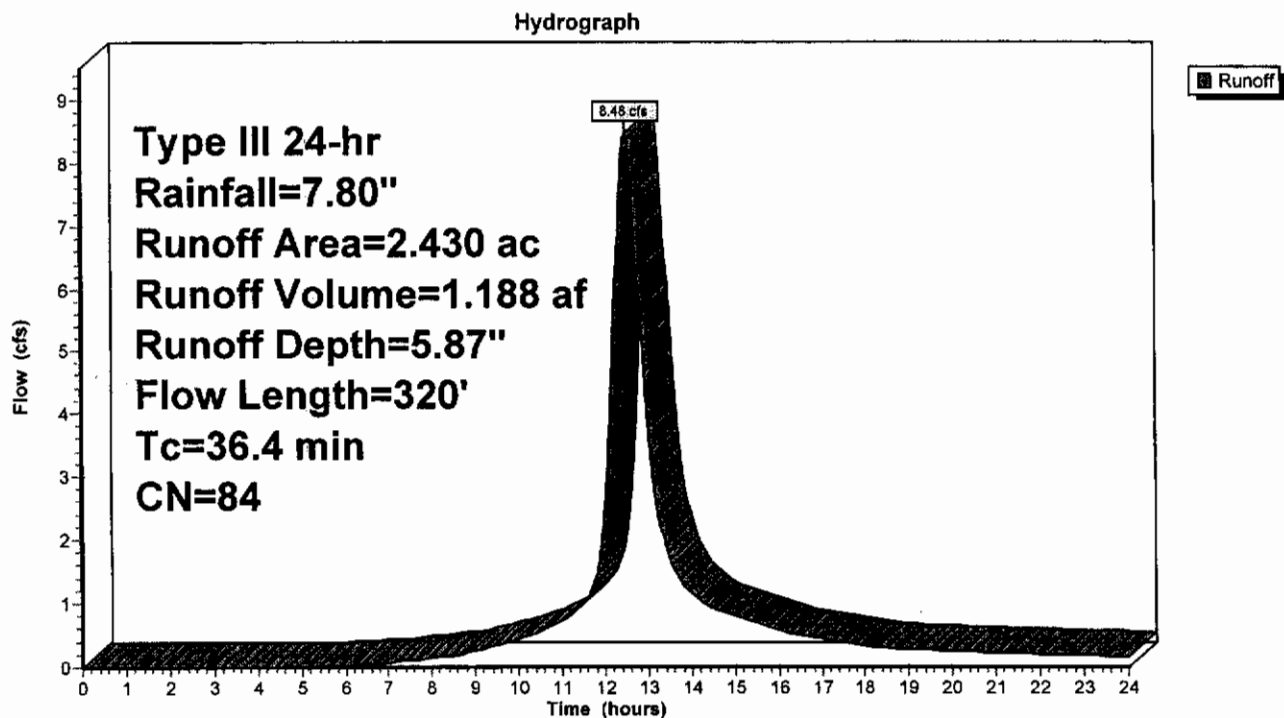
Runoff = 8.48 cfs @ 12.49 hrs, Volume= 1.188 af, Depth= 5.87"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type III 24-hr Rainfall=7.80"

Area (ac)	CN	Description
2.430	84	Pasture/grassland/range, Fair, HSG D

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
30.0	200	0.0075	0.1		Sheet Flow, Overland Grass: Dense n= 0.240 P2= 4.80"
6.4	120	0.0020	0.3		Shallow Concentrated Flow, ShallowFlow Short Grass Pasture Kv= 7.0 fps
36.4	320	Total			

**Subcatchment 3S: Lots12-16**



Subcatchment 4S: Lots12-16

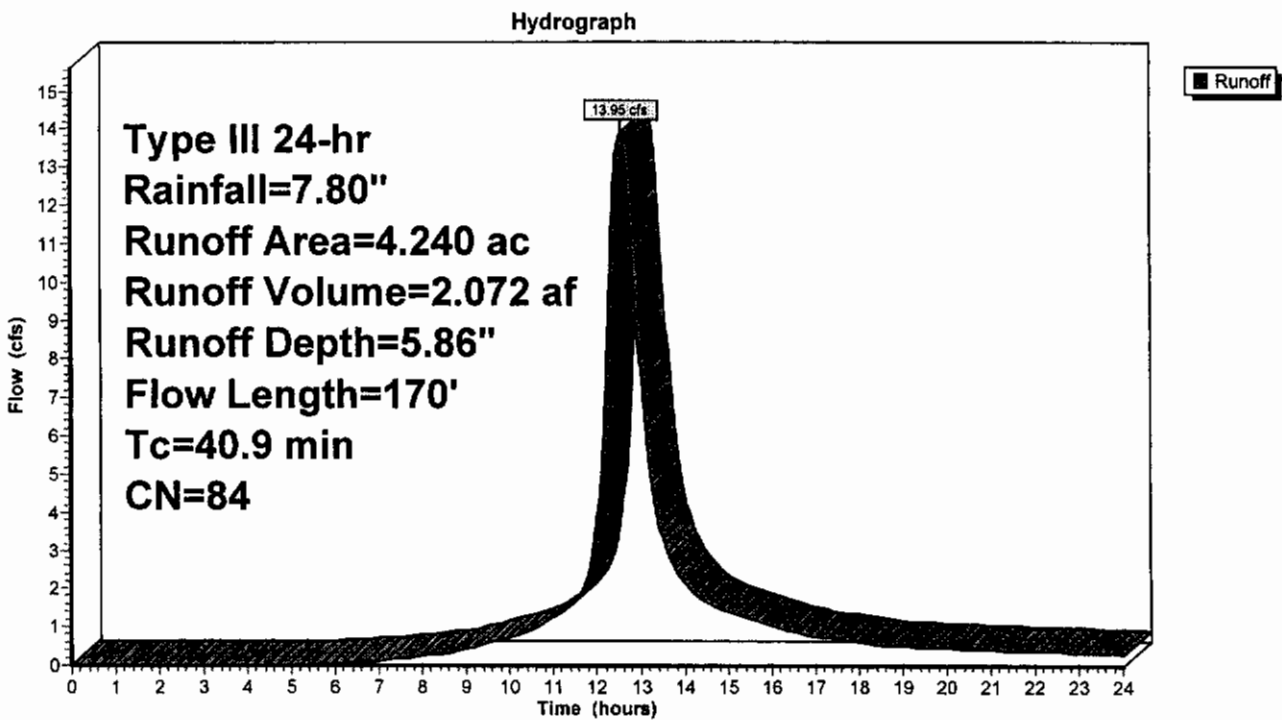
Runoff = 13.95 cfs @ 12.55 hrs, Volume= 2.072 af, Depth= 5.86"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type III 24-hr Rainfall=7.80"

Area (ac)	CN	Description
4.240	84	Pasture/grassland/range, Fair, HSG D

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
40.9	170	0.0025	0.1		Sheet Flow, Overland
Grass: Dense n= 0.240 P2= 4.80"					

Subcatchment 4S: Lots12-16



**Subcatchment 5S: Lots12-16**

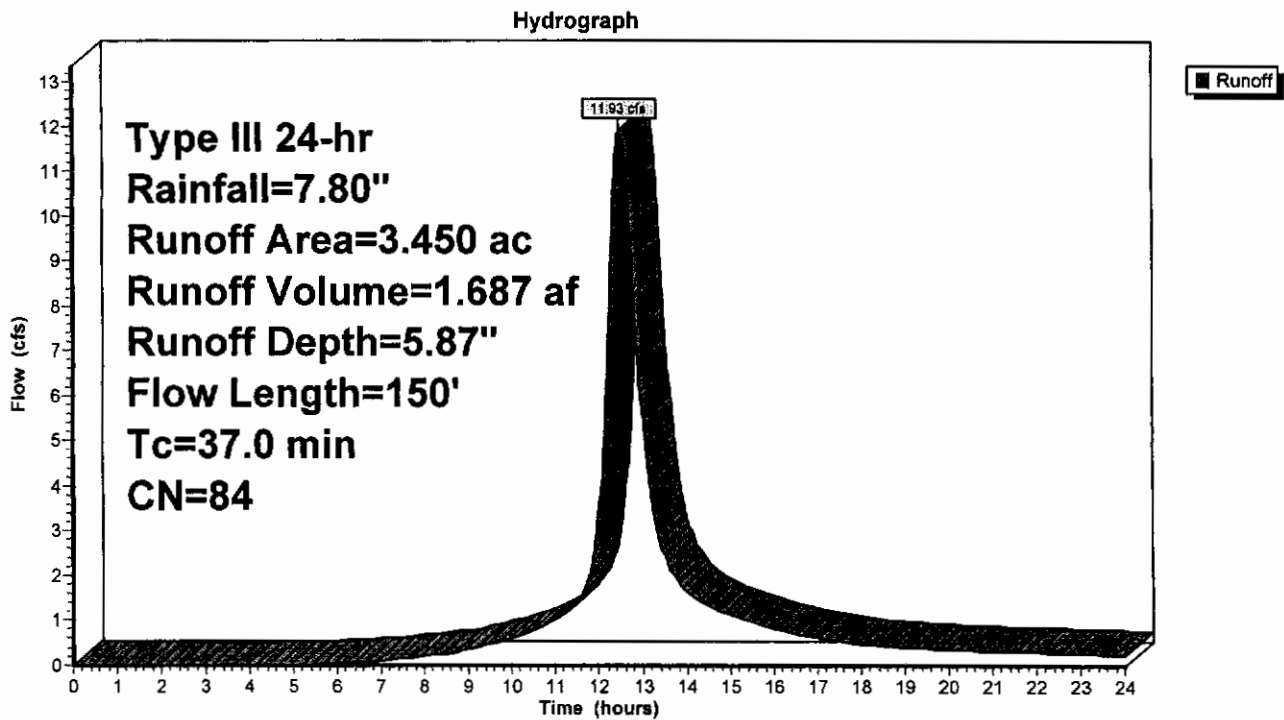
Runoff = 11.93 cfs @ 12.49 hrs, Volume= 1.687 af, Depth= 5.87"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type III 24-hr Rainfall=7.80"

Area (ac)	CN	Description
3.450	84	Pasture/grassland/range, Fair, HSG D

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
37.0	150	0.0025	0.1		Sheet Flow, Overland
Grass: Dense n= 0.240 P2= 4.80"					

**Subcatchment 5S: Lots12-16**



### Reach 1R: ShallowChannelFlow

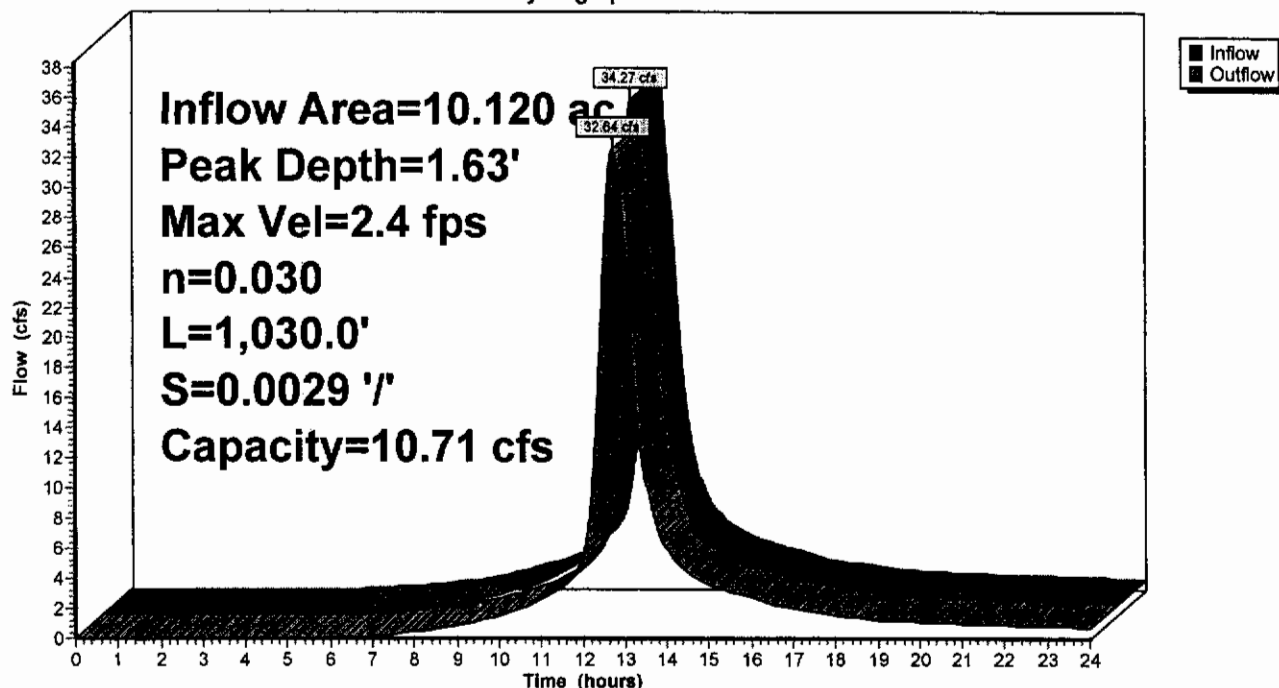
Inflow Area = 10.120 ac, Inflow Depth = 5.87"  
 Inflow = 34.27 cfs @ 12.51 hrs, Volume= 4.947 af  
 Outflow = 32.64 cfs @ 12.73 hrs, Volume= 4.917 af, Atten= 5%, Lag= 13.3 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Max. Velocity= 2.4 fps, Min. Travel Time= 7.1 min  
 Avg. Velocity = 1.0 fps, Avg. Travel Time= 17.4 min

Peak Depth= 1.63' @ 12.62 hrs  
 Capacity at bank full= 10.71 cfs  
 Inlet Invert= -2.80', Outlet Invert= -5.80'  
 6.00' x 0.75' deep channel, n= 0.030 Length= 1,030.0' Slope= 0.0029 '/  
 Side Slope Z-value= 2.0 '/

### Reach 1R: ShallowChannelFlow

Hydrograph



### Reach 2R: Canal Number10

Inflow Area = 10.120 ac, Inflow Depth = 5.83"  
 Inflow = 32.64 cfs @ 12.73 hrs, Volume= 4.917 af  
 Outflow = 32.37 cfs @ 12.83 hrs, Volume= 4.898 af, Atten= 1%, Lag= 6.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Max. Velocity= 1.6 fps, Min. Travel Time= 3.6 min  
 Avg. Velocity = 0.5 fps, Avg. Travel Time= 10.5 min

Peak Depth= 1.28' @ 12.77 hrs  
 Capacity at bank full= 532.82 cfs  
 Inlet Invert= -9.00', Outlet Invert= -9.30'  
 15.00' x 6.75' deep channel, n= 0.030 Length= 340.0' Slope= 0.0009 '/  
 Side Slope Z-value= 0.8 '/

### Reach 2R: Canal Number10

# PleasantValleyExisting10YearStorm

Type III 24-hr Rainfall=7.80"

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## Reach 2R: Canal Number10

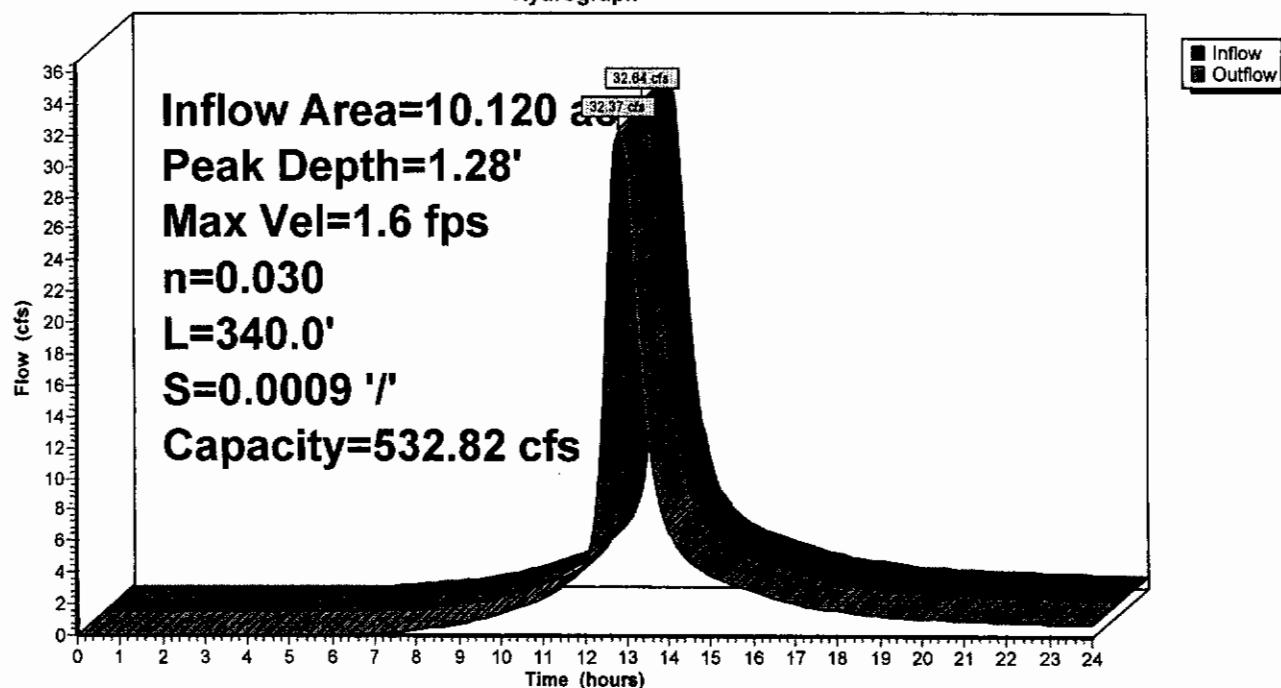
Inflow Area = 10.120 ac, Inflow Depth = 5.83"  
Inflow = 32.64 cfs @ 12.73 hrs, Volume= 4.917 af  
Outflow = 32.37 cfs @ 12.83 hrs, Volume= 4.898 af, Atten= 1%, Lag= 6.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Max. Velocity= 1.6 fps, Min. Travel Time= 3.6 min  
Avg. Velocity= 0.5 fps, Avg. Travel Time= 10.5 min

Peak Depth= 1.28' @ 12.77 hrs  
Capacity at bank full= 532.82 cfs  
Inlet Invert= -9.00', Outlet Invert= -9.30'  
15.00' x 6.75' deep channel, n= 0.030 Length= 340.0' Slope= 0.0009 '/'  
Side Slope Z-value= 0.8 '/

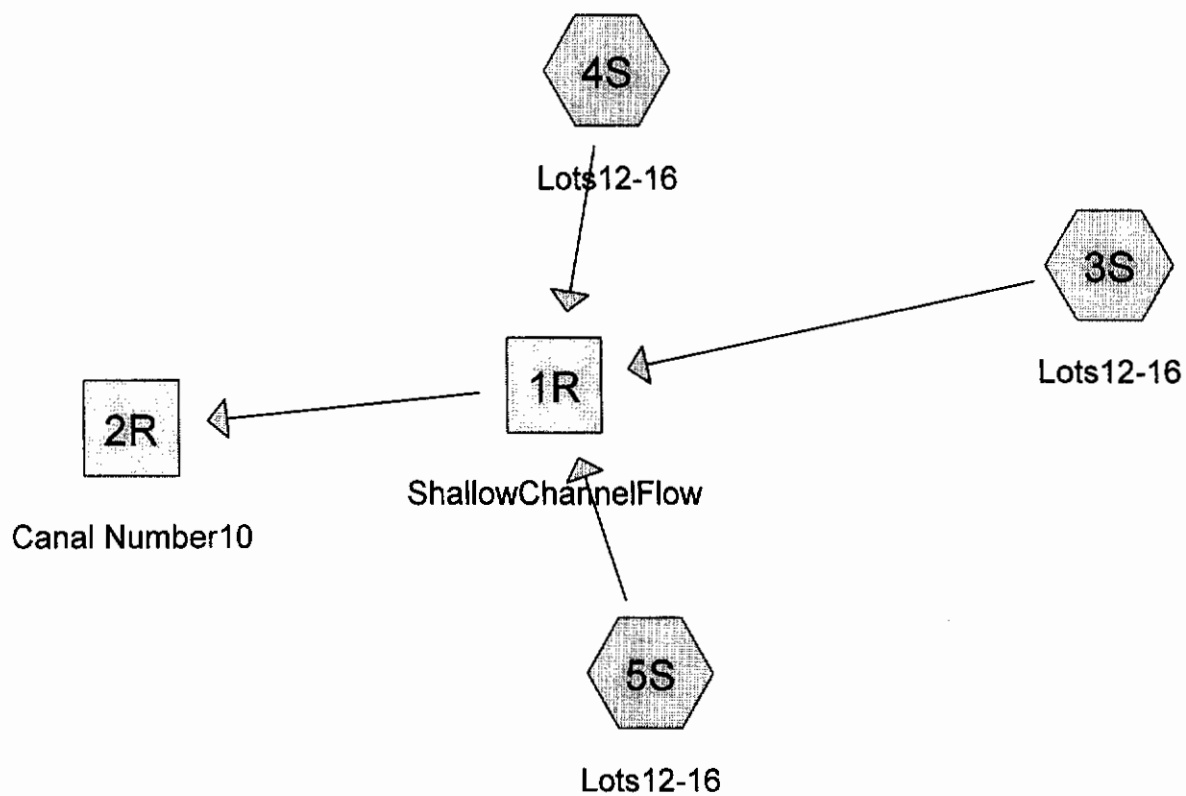
## Reach 2R: Canal Number10

Hydrograph





**EXISTING CONDITIONS - 100 YEAR**  
**STORM**



Subcat



Reach



Pond



Link

**Drainage Diagram for PleasantValleyExisting100YearStorm**  
Prepared by Civil/Environmental 11/4/2004  
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# PleasantValleyExisting100YearStorm

Type III 24-hr Rainfall=12.60"

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

## Subcatchment 3S: Lots12-16

Runoff Area=2.430 ac Runoff Depth=10.51"

Flow Length=320' Tc=36.4 min CN=84 Runoff=14.76 cfs 2.129 af

## Subcatchment 4S: Lots12-16

Runoff Area=4.240 ac Runoff Depth=10.50"

Flow Length=170' Tc=40.9 min CN=84 Runoff=24.31 cfs 3.711 af

## Subcatchment 5S: Lots12-16

Runoff Area=3.450 ac Runoff Depth=10.51"

Flow Length=150' Tc=37.0 min CN=84 Runoff=20.78 cfs 3.022 af

## Reach 1R: ShallowChannelFlow

Peak Depth=2.60' Max Vel=2.6 fps Inflow=59.70 cfs 8.862 af

n=0.030 L=1,030.0' S=0.0029 '/' Capacity=10.71 cfs Outflow=56.91 cfs 8.820 af

## Reach 2R: Canal Number10

Peak Depth=1.79' Max Vel=1.9 fps Inflow=56.91 cfs 8.820 af

n=0.030 L=340.0' S=0.0009 '/' Capacity=532.82 cfs Outflow=56.64 cfs 8.794 af

**Total Runoff Area = 10.120 ac Runoff Volume = 8.862 af Average Runoff Depth = 10.51"**

**Subcatchment 3S: Lots12-16**

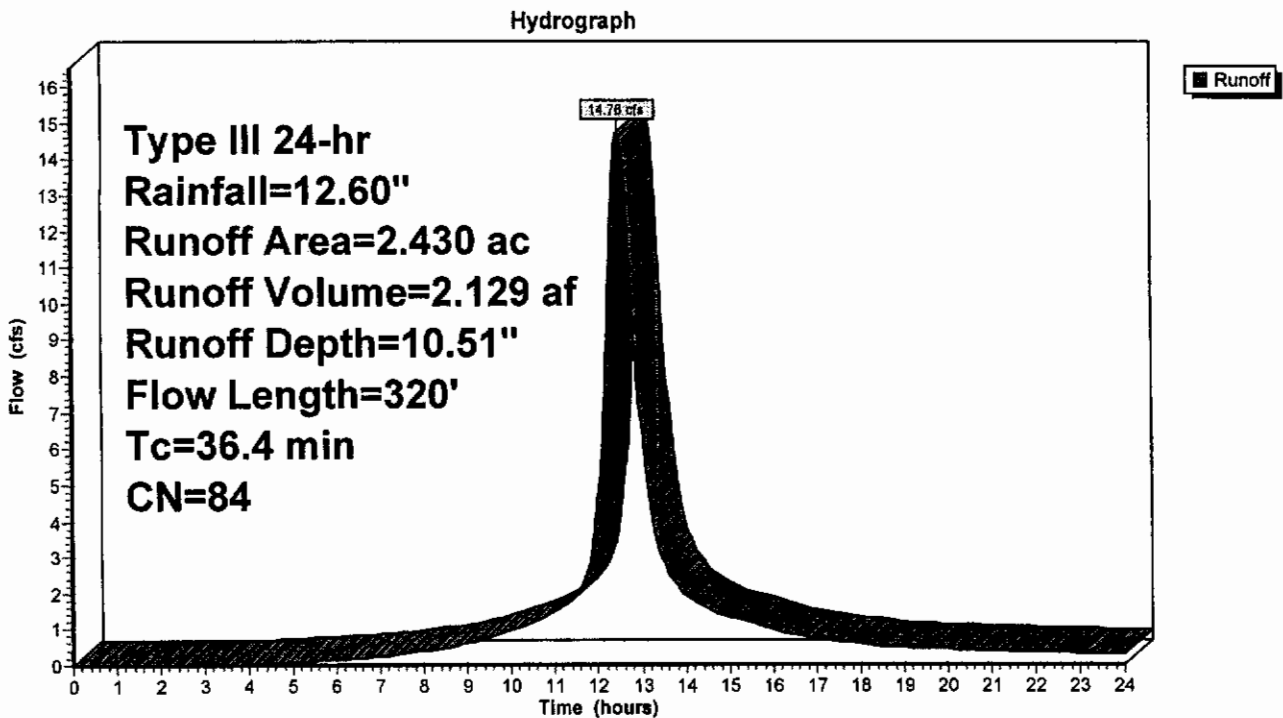
Runoff = 14.76 cfs @ 12.48 hrs, Volume= 2.129 af, Depth=10.51"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type III 24-hr Rainfall=12.60"

Area (ac)	CN	Description			
2.430	84	Pasture/grassland/range, Fair, HSG D			

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
30.0	200	0.0075	0.1		Sheet Flow, Overland
					Grass: Dense n= 0.240 P2= 4.80"
6.4	120	0.0020	0.3		Shallow Concentrated Flow, ShallowFlow
					Short Grass Pasture Kv= 7.0 fps
36.4	320	Total			

**Subcatchment 3S: Lots12-16**



**Subcatchment 4S: Lots12-16**

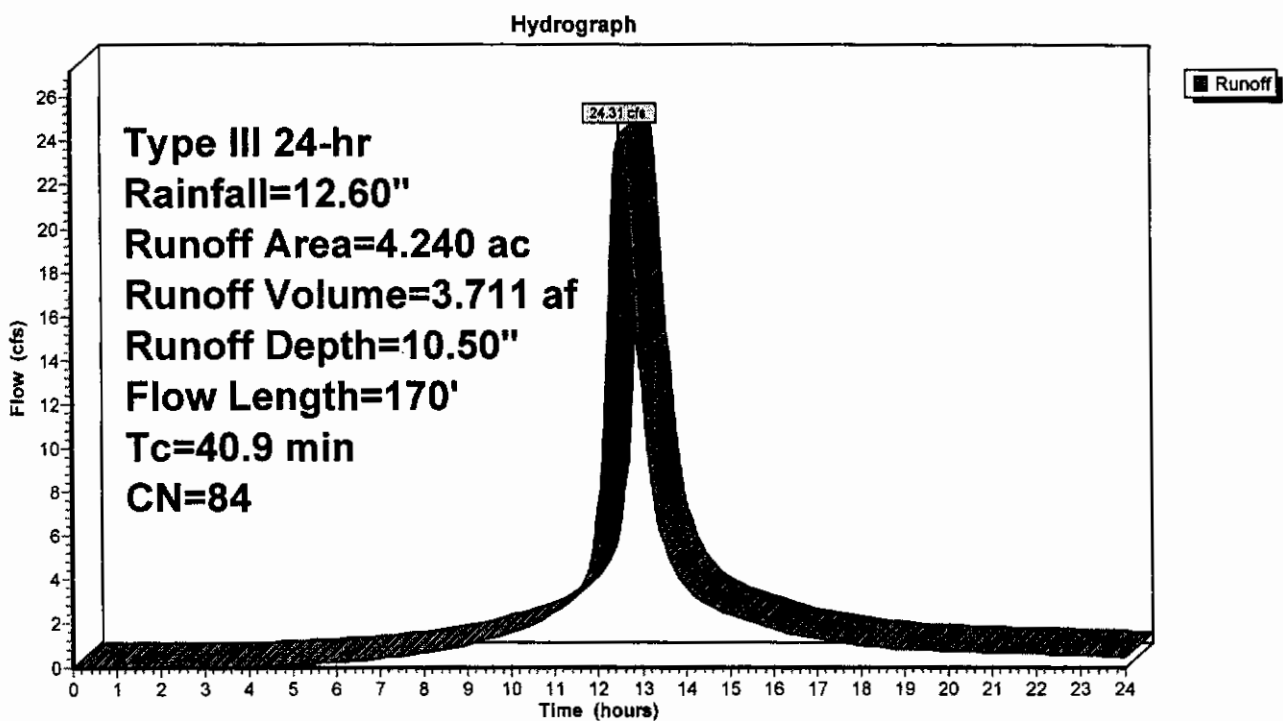
Runoff = 24.31 cfs @ 12.54 hrs, Volume= 3.711 af, Depth=10.50"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type III 24-hr Rainfall=12.60"

Area (ac)	CN	Description			
4.240	84	Pasture/grassland/range, Fair, HSG D			

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
40.9	170	0.0025	0.1		Sheet Flow, Overland
Grass: Dense n= 0.240 P2= 4.80"					

**Subcatchment 4S: Lots12-16**



Subcatchment 5S: Lots12-16

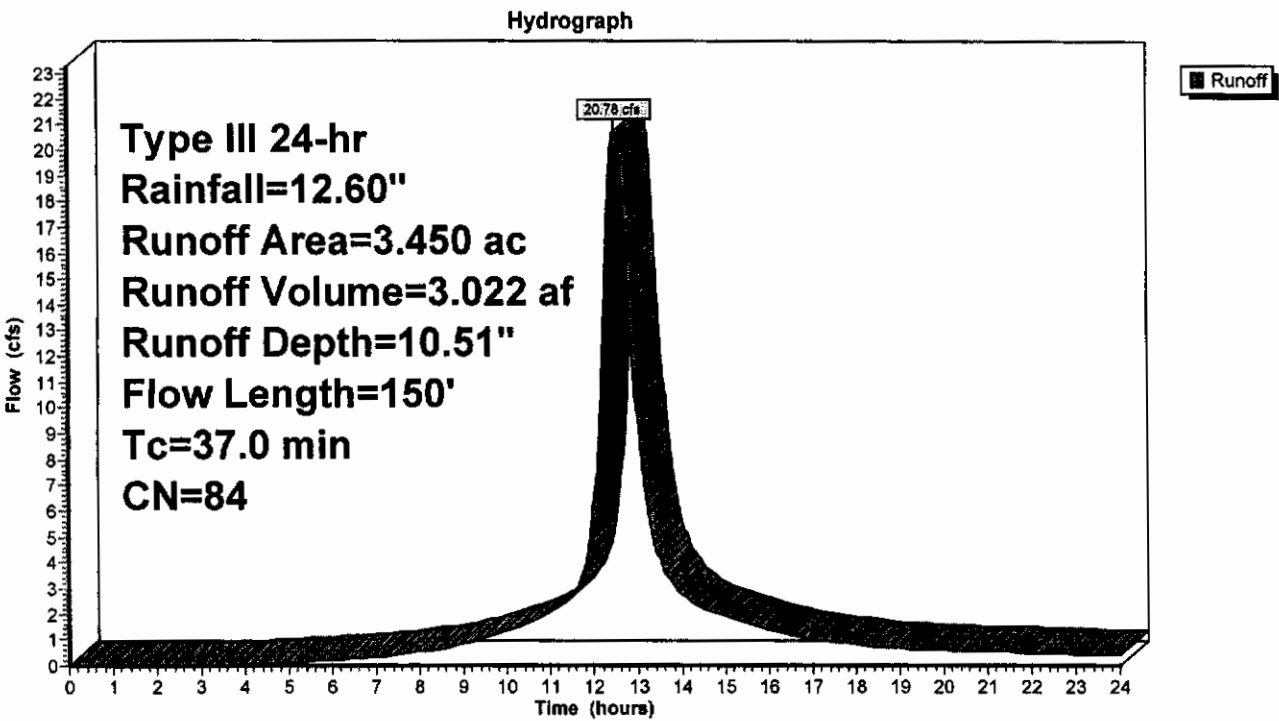
Runoff = 20.78 cfs @ 12.49 hrs, Volume= 3.022 af, Depth=10.51"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type III 24-hr Rainfall=12.60"

Area (ac)	CN	Description
3.450	84	Pasture/grassland/range, Fair, HSG D

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
37.0	150	0.0025	0.1		Sheet Flow, Overland
Grass: Dense n= 0.240 P2= 4.80"					

Subcatchment 5S: Lots12-16



# PleasantValleyExisting100YearStorm

Type III 24-hr Rainfall=12.60"

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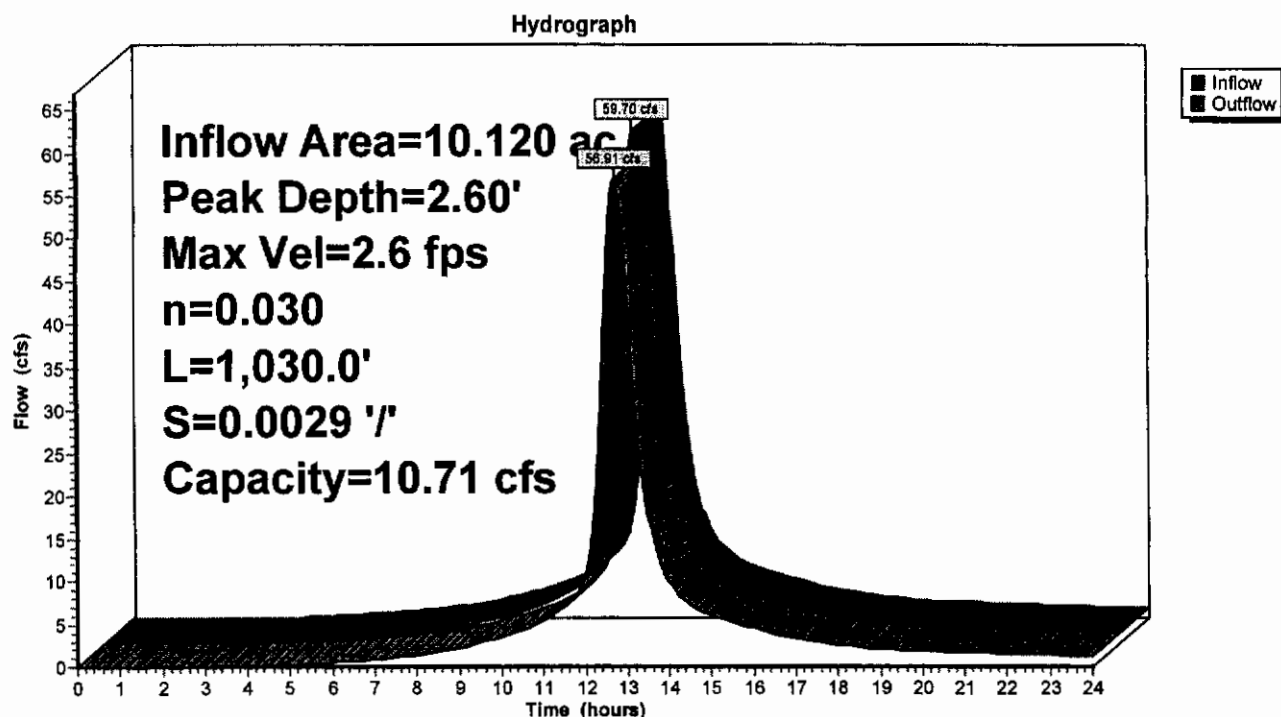
## Reach 1R: ShallowChannelFlow

Inflow Area = 10.120 ac, Inflow Depth = 10.51"  
Inflow = 59.70 cfs @ 12.51 hrs, Volume= 8.862 af  
Outflow = 56.91 cfs @ 12.72 hrs, Volume= 8.820 af, Atten= 5%, Lag= 12.8 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Max. Velocity= 2.6 fps, Min. Travel Time= 6.7 min  
Avg. Velocity= 1.2 fps, Avg. Travel Time= 14.7 min

Peak Depth= 2.60' @ 12.61 hrs  
Capacity at bank full= 10.71 cfs  
Inlet Invert= -2.80', Outlet Invert= -5.80'  
6.00' x 0.75' deep channel, n= 0.030 Length= 1,030.0' Slope= 0.0029 '/'  
Side Slope Z-value= 2.0 '/

## Reach 1R: ShallowChannelFlow



# PleasantValleyExisting100YearStorm

Type III 24-hr Rainfall=12.60"

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## Reach 2R: Canal Number10

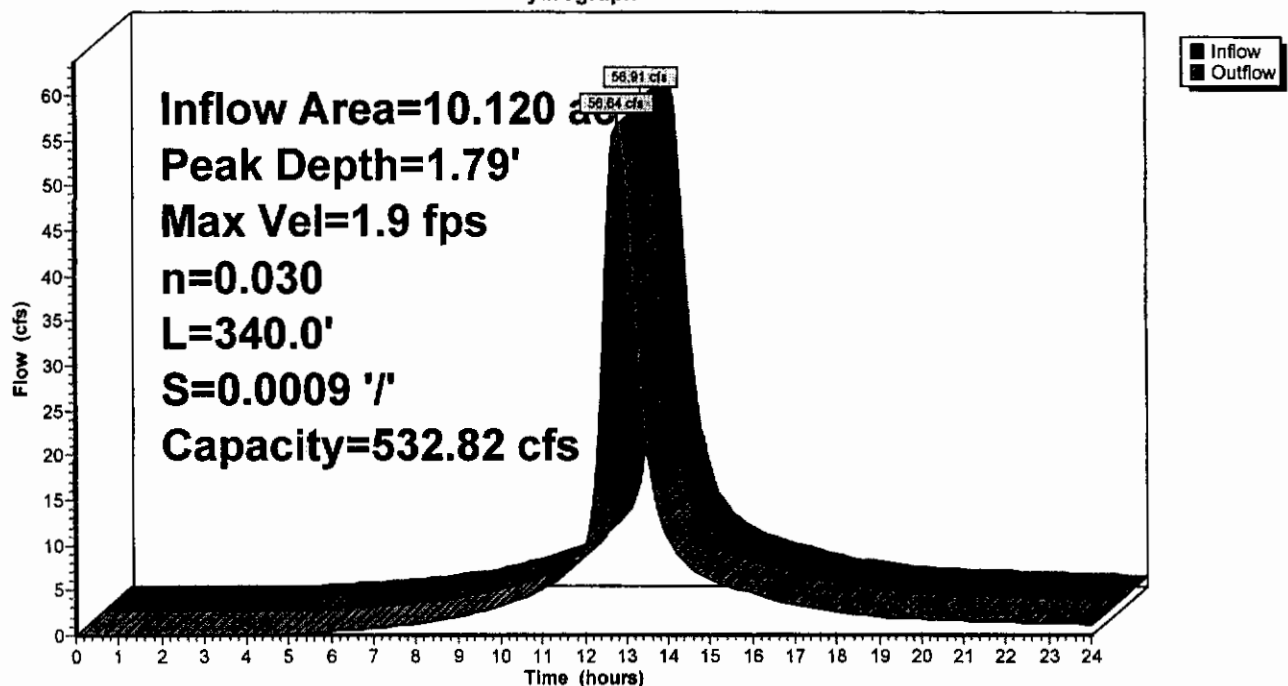
Inflow Area = 10.120 ac, Inflow Depth = 10.46"  
Inflow = 56.91 cfs @ 12.72 hrs, Volume= 8.820 af  
Outflow = 56.64 cfs @ 12.80 hrs, Volume= 8.794 af, Atten= 0%, Lag= 5.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Max. Velocity= 1.9 fps, Min. Travel Time= 2.9 min  
Avg. Velocity = 0.7 fps, Avg. Travel Time= 8.7 min

Peak Depth= 1.79' @ 12.75 hrs  
Capacity at bank full= 532.82 cfs  
Inlet Invert= -9.00', Outlet Invert= -9.30'  
15.00' x 6.75' deep channel, n= 0.030 Length= 340.0' Slope= 0.0009 '/'  
Side Slope Z-value= 0.8 '/

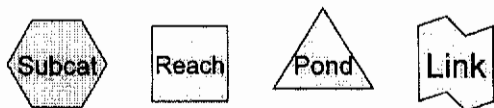
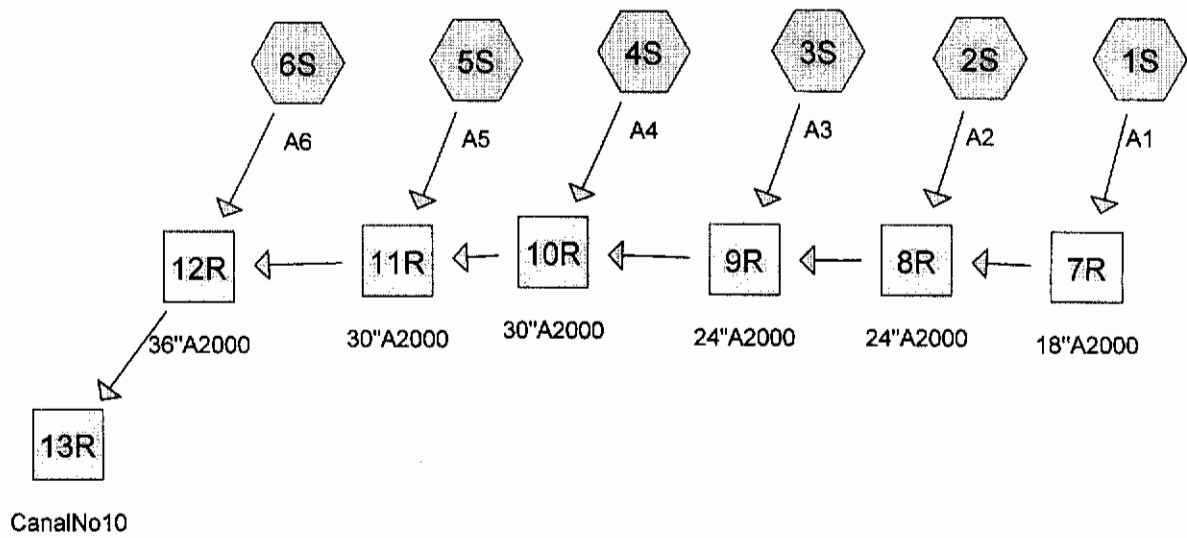
## Reach 2R: Canal Number10

Hydrograph





**PROPOSED CONDITIONS - 10 YEAR**  
**STORM**



**Drainage Diagram for PleasantValleyProposed10YearStorm**  
 Prepared by Civil/Environmental 11/4/2004  
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**PleasantValleyProposed10YearStorm**

Type III 24-hr Rainfall=7.80"

Prepared by Civil/Environmental

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 1S: A1**Runoff Area=1.330 ac Runoff Depth=6.10"  
Flow Length=265' Tc=36.6 min CN=86 Runoff=4.77 cfs 0.676 af**Subcatchment 2S: A2**Runoff Area=1.990 ac Runoff Depth=6.10"  
Flow Length=265' Tc=36.6 min CN=86 Runoff=7.14 cfs 1.012 af**Subcatchment 3S: A3**Runoff Area=1.840 ac Runoff Depth=6.10"  
Flow Length=265' Tc=36.6 min CN=86 Runoff=6.60 cfs 0.936 af**Subcatchment 4S: A4**Runoff Area=1.770 ac Runoff Depth=6.10"  
Flow Length=265' Tc=36.6 min CN=86 Runoff=6.35 cfs 0.900 af**Subcatchment 5S: A5**Runoff Area=1.780 ac Runoff Depth=6.10"  
Flow Length=265' Tc=36.6 min CN=86 Runoff=6.38 cfs 0.905 af**Subcatchment 6S: A6**Runoff Area=1.040 ac Runoff Depth=6.10"  
Flow Length=265' Tc=36.6 min CN=86 Runoff=3.73 cfs 0.529 af**Reach 7R: 18"A2000**Peak Depth=1.02' Max Vel=3.7 fps Inflow=4.77 cfs 0.676 af  
D=18.0" n=0.010 L=172.0' S=0.0019 ' Capacity=5.89 cfs Outflow=4.75 cfs 0.676 af**Reach 8R: 24"A2000**Peak Depth=1.41' Max Vel=5.0 fps Inflow=11.88 cfs 1.688 af  
D=24.0" n=0.010 L=250.0' S=0.0023 ' Capacity=14.04 cfs Outflow=11.84 cfs 1.687 af**Reach 9R: 24"A2000**Peak Depth=2.00' Max Vel=5.1 fps Inflow=18.41 cfs 2.622 af  
D=24.0" n=0.010 L=250.0' S=0.0023 ' Capacity=14.17 cfs Outflow=14.91 cfs 2.621 af**Reach 10R: 30"A2000**Peak Depth=1.70' Max Vel=5.8 fps Inflow=20.54 cfs 3.521 af  
D=30.0" n=0.010 L=250.0' S=0.0023 ' Capacity=25.68 cfs Outflow=20.56 cfs 3.519 af**Reach 11R: 30"A2000**Peak Depth=1.92' Max Vel=6.6 fps Inflow=26.88 cfs 4.424 af  
D=30.0" n=0.010 L=200.0' S=0.0029 ' Capacity=28.71 cfs Outflow=26.84 cfs 4.422 af**Reach 12R: 36"A2000**Peak Depth=2.15' Max Vel=5.6 fps Inflow=30.57 cfs 4.951 af  
D=36.0" n=0.010 L=66.0' S=0.0017 ' Capacity=35.40 cfs Outflow=30.56 cfs 4.950 af**Reach 13R: CanalNo10**Peak Depth=1.23' Max Vel=1.6 fps Inflow=30.56 cfs 4.950 af  
n=0.030 L=340.0' S=0.0009 ' Capacity=532.82 cfs Outflow=30.43 cfs 4.932 af**Total Runoff Area = 9.750 ac Runoff Volume = 4.957 af Average Runoff Depth = 6.10"**

Subcatchment 1S: A1

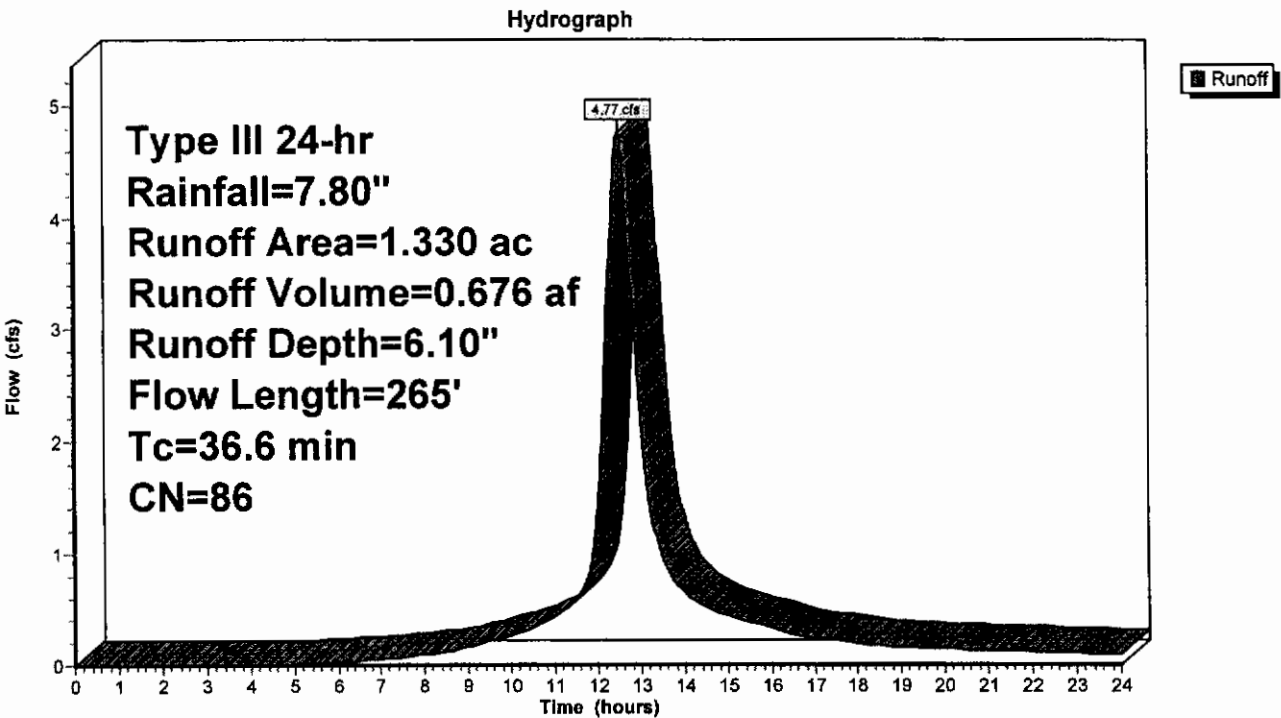
Runoff = 4.77 cfs @ 12.49 hrs, Volume= 0.676 af, Depth= 6.10"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type III 24-hr Rainfall=7.80"

Area (ac)	CN	Description			
1.330	86	1/3 acre lots, 30% imp, HSG D			

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
34.7	140	0.0010	0.1		Sheet Flow, Yards Grass: Short n= 0.150 P2= 4.80"
1.9	125	0.0030	1.1		Shallow Concentrated Flow, Pavement Paved Kv= 20.3 fps
36.6	265	Total			

Subcatchment 1S: A1



PleasantValleyProposed10YearStorm

Type III 24-hr Rainfall=7.80"

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Subcatchment 2S: A2

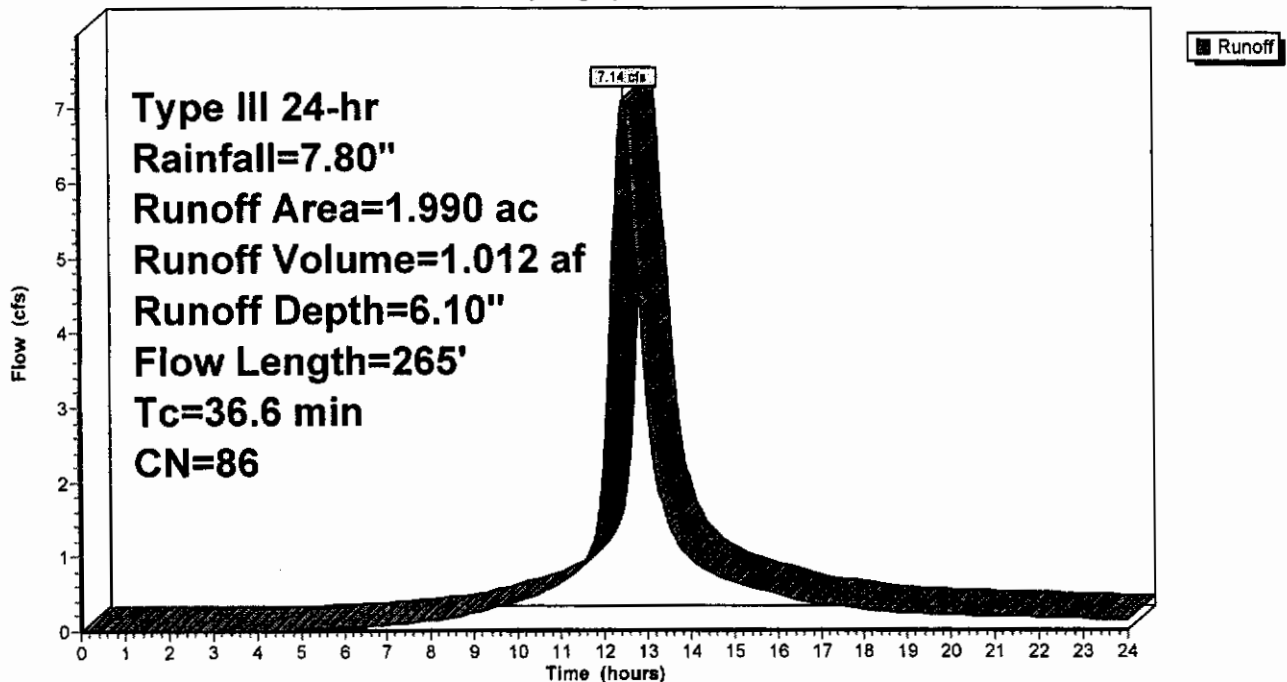
Runoff = 7.14 cfs @ 12.49 hrs, Volume= 1.012 af, Depth= 6.10"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type III 24-hr Rainfall=7.80"

Area (ac)	CN	Description			
1.990	86	1/3 acre lots, 30% imp, HSG D			
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
34.7	140	0.0010	0.1		<b>Sheet Flow, Yards</b> Grass: Short n= 0.150 P2= 4.80"
1.9	125	0.0030	1.1		<b>Shallow Concentrated Flow, Pavement</b> Paved Kv= 20.3 fps
36.6	265	Total			

Subcatchment 2S: A2

Hydrograph



Subcatchment 3S: A3

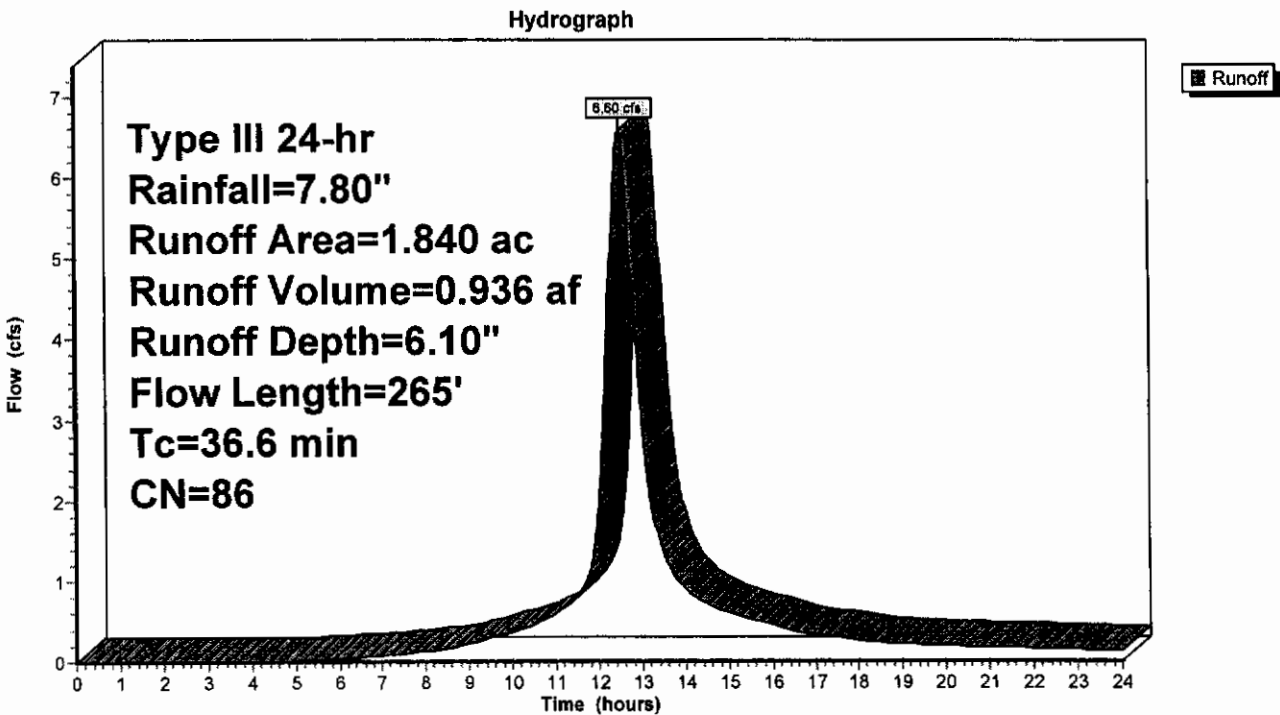
Runoff = 6.60 cfs @ 12.49 hrs, Volume= 0.936 af, Depth= 6.10"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type III 24-hr Rainfall=7.80"

Area (ac)	CN	Description			
1.840	86	1/3 acre lots, 30% imp, HSG D			

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
34.7	140	0.0010	0.1		Sheet Flow, Yards Grass: Short n= 0.150 P2= 4.80"
1.9	125	0.0030	1.1		Shallow Concentrated Flow, Pavement Paved Kv= 20.3 fps
36.6	265	Total			

Subcatchment 3S: A3



Subcatchment 4S: A4

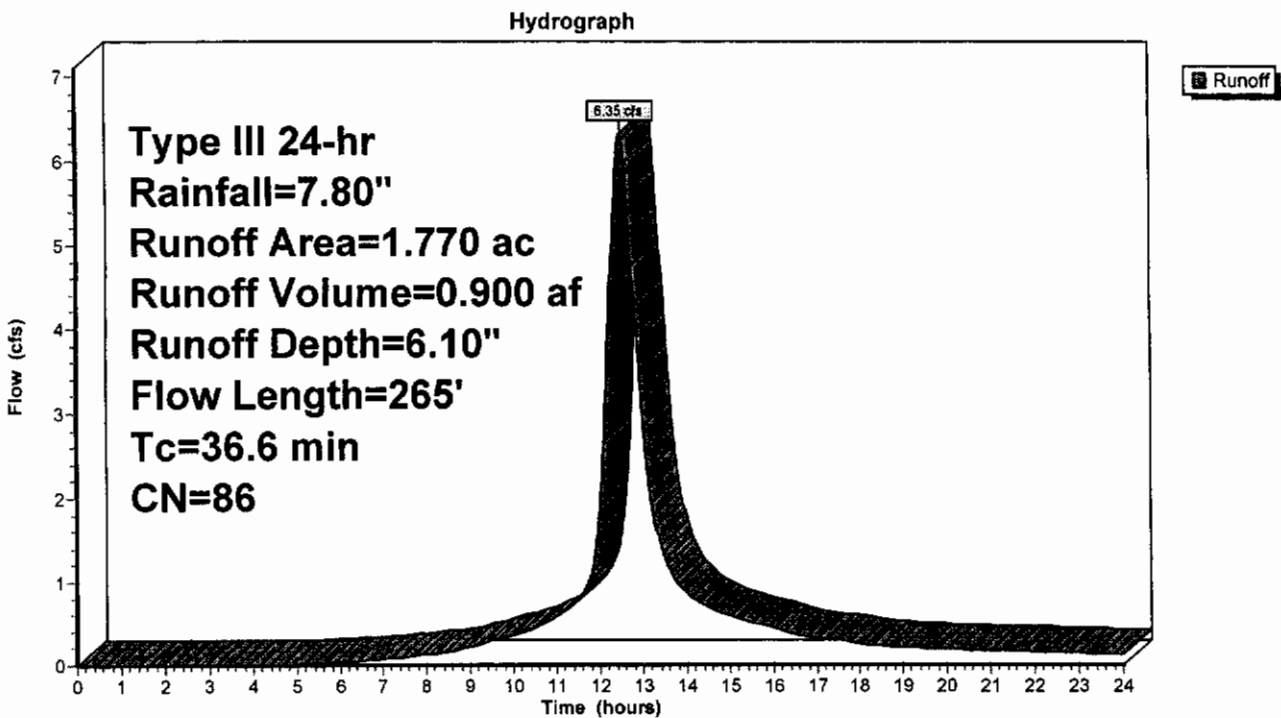
Runoff = 6.35 cfs @ 12.49 hrs, Volume= 0.900 af, Depth= 6.10"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type III 24-hr Rainfall=7.80"

Area (ac)	CN	Description			
1.770	86	1/3 acre lots, 30% imp, HSG D			

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
34.7	140	0.0010	0.1		Sheet Flow, Yards Grass: Short n= 0.150 P2= 4.80"
1.9	125	0.0030	1.1		Shallow Concentrated Flow, Pavement Paved Kv= 20.3 fps
36.6	265	Total			

Subcatchment 4S: A4



Subcatchment 5S: A5

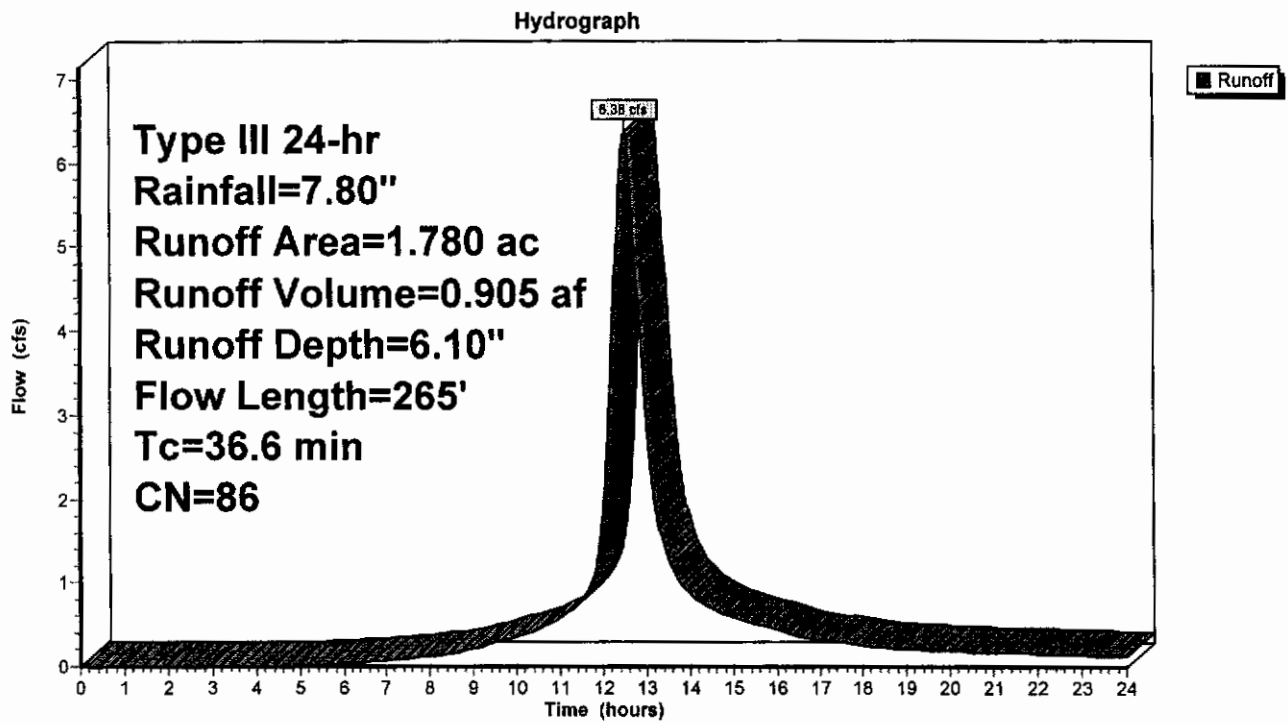
Runoff = 6.38 cfs @ 12.49 hrs, Volume= 0.905 af, Depth= 6.10"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type III 24-hr Rainfall=7.80"

Area (ac)	CN	Description
1.780	86	1/3 acre lots, 30% imp, HSG D

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
34.7	140	0.0010	0.1		Sheet Flow, Yards Grass: Short n= 0.150 P2= 4.80"
1.9	125	0.0030	1.1		Shallow Concentrated Flow, Pavement Paved Kv= 20.3 fps
36.6	265	Total			

Subcatchment 5S: A5





Subcatchment 6S: A6

Runoff = 3.73 cfs @ 12.49 hrs, Volume= 0.529 af, Depth= 6.10"

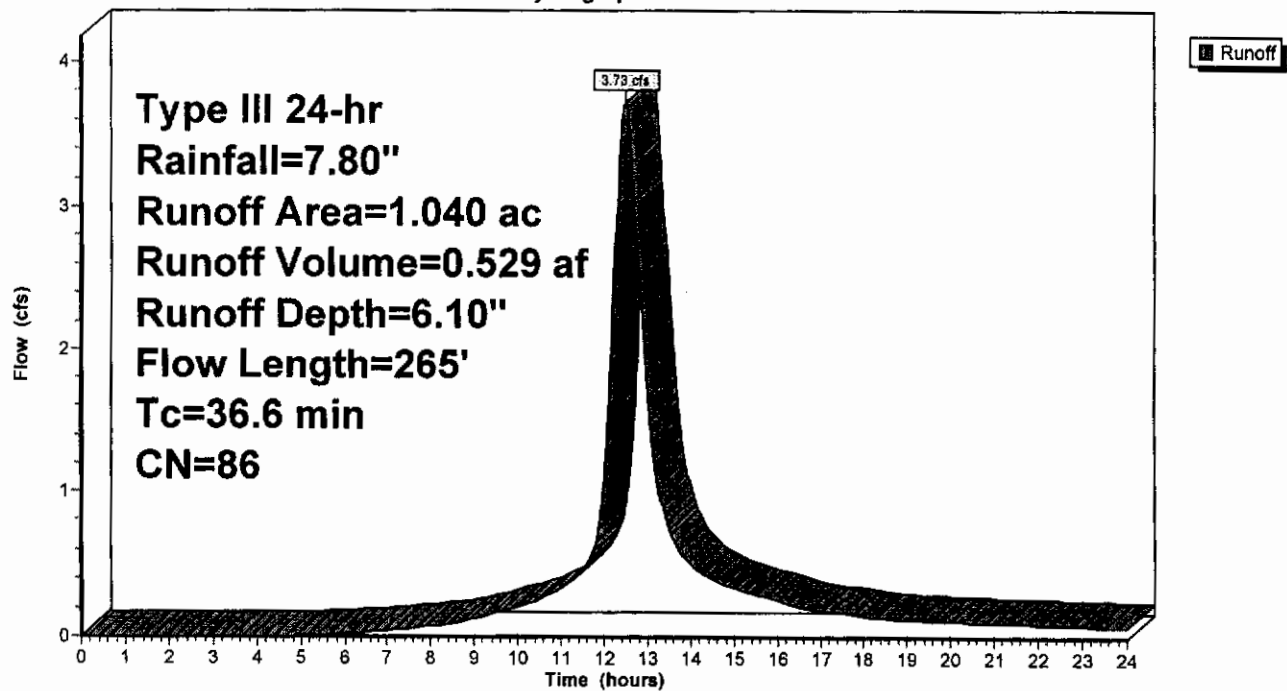
Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type III 24-hr Rainfall=7.80"

Area (ac)	CN	Description
1.040	86	1/3 acre lots, 30% imp, HSG D

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
34.7	140	0.0010	0.1		Sheet Flow, Yards Grass: Short n= 0.150 P2= 4.80"
1.9	125	0.0030	1.1		Shallow Concentrated Flow, Pavement Paved Kv= 20.3 fps
36.6	265	Total			

Subcatchment 6S: A6

Hydrograph



# PleasantValleyProposed10YearStorm

Type III 24-hr Rainfall=7.80"

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## Reach 7R: 18"A2000

Inflow Area = 1.330 ac, Inflow Depth = 6.10"  
Inflow = 4.77 cfs @ 12.49 hrs, Volume= 0.676 af  
Outflow = 4.75 cfs @ 12.51 hrs, Volume= 0.676 af, Atten= 0%, Lag= 1.4 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Max. Velocity= 3.7 fps, Min. Travel Time= 0.8 min

Avg. Velocity = 1.6 fps, Avg. Travel Time= 1.8 min

Peak Depth= 1.02' @ 12.50 hrs

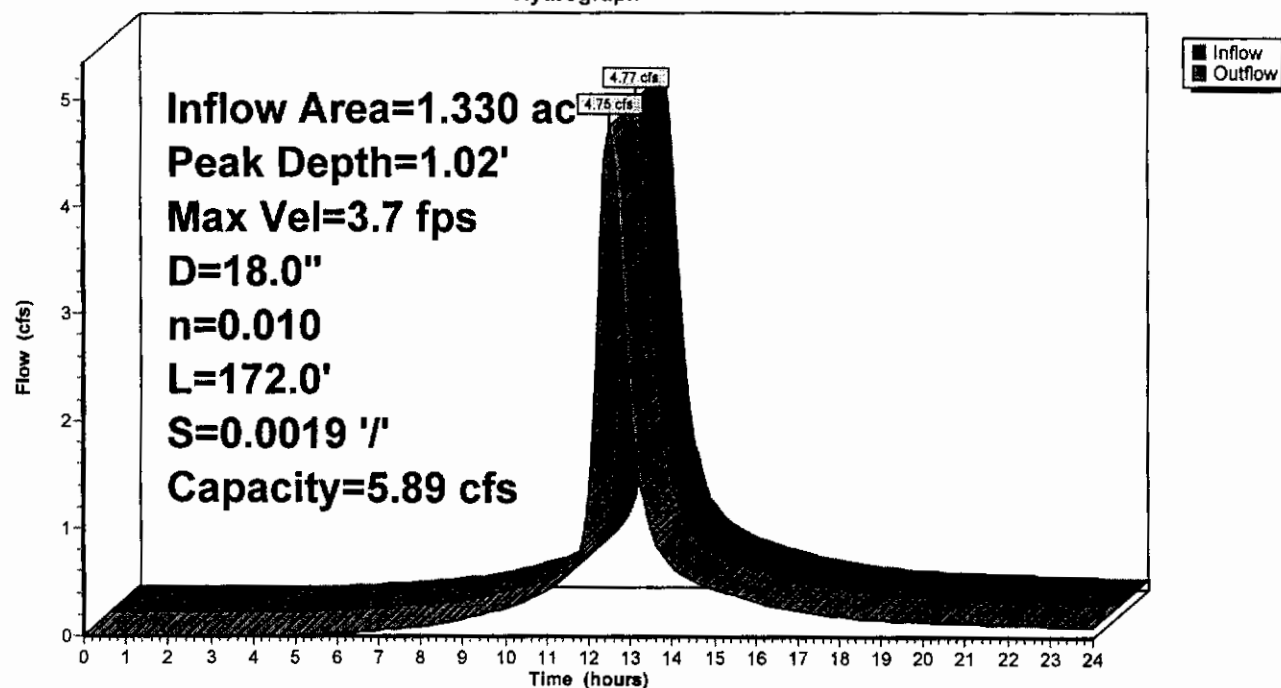
Capacity at bank full= 5.89 cfs

Inlet Invert= -3.50', Outlet Invert= -3.82'

18.0" Diameter Pipe n= 0.010 Length= 172.0' Slope= 0.0019 '/'

## Reach 7R: 18"A2000

Hydrograph



### Reach 8R: 24"A2000

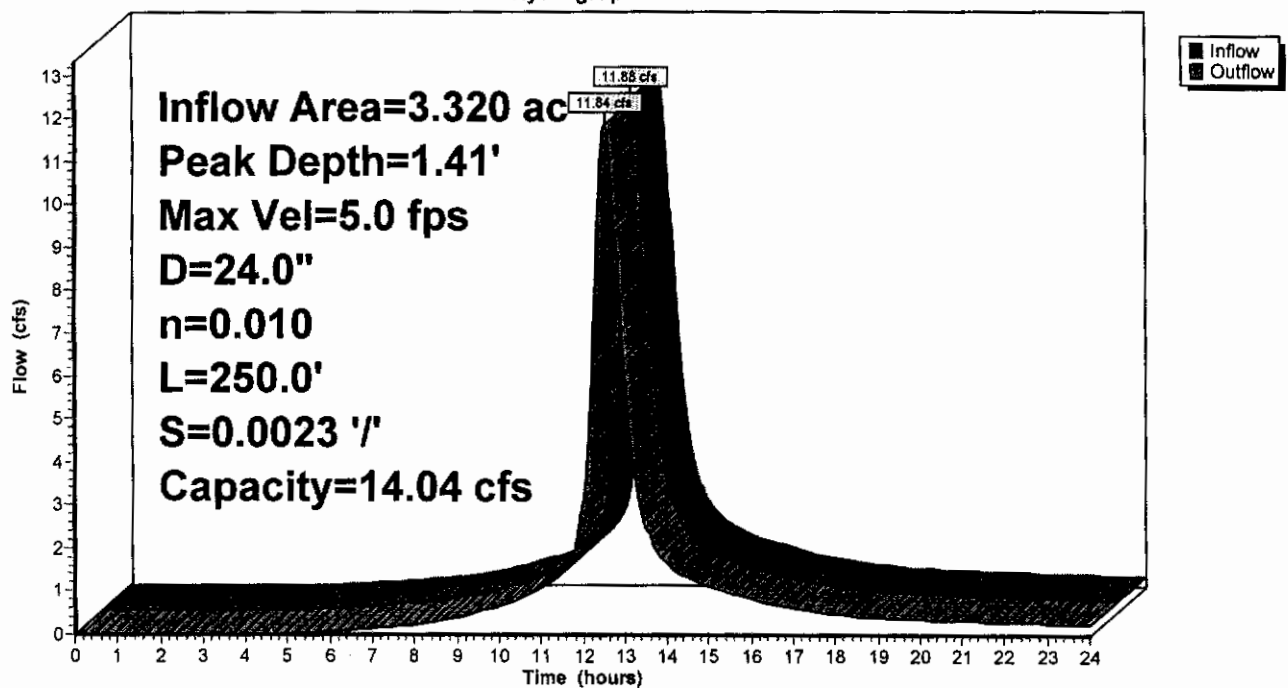
Inflow Area = 3.320 ac, Inflow Depth = 6.10"  
 Inflow = 11.88 cfs @ 12.50 hrs, Volume= 1.688 af  
 Outflow = 11.84 cfs @ 12.52 hrs, Volume= 1.687 af, Atten= 0%, Lag= 1.5 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Max. Velocity= 5.0 fps, Min. Travel Time= 0.8 min  
 Avg. Velocity = 2.1 fps, Avg. Travel Time= 1.9 min

Peak Depth= 1.41' @ 12.51 hrs  
 Capacity at bank full= 14.04 cfs  
 Inlet Invert= -3.82', Outlet Invert= -4.39'  
 24.0" Diameter Pipe n= 0.010 Length= 250.0' Slope= 0.0023 '/'

### Reach 8R: 24"A2000

Hydrograph



# PleasantValleyProposed10YearStorm

Type III 24-hr Rainfall=7.80"

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## Reach 9R: 24"A2000

Inflow Area = 5.160 ac, Inflow Depth = 6.10"  
Inflow = 18.41 cfs @ 12.51 hrs, Volume= 2.622 af  
Outflow = 14.91 cfs @ 12.37 hrs, Volume= 2.621 af, Atten= 19%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Max. Velocity= 5.1 fps, Min. Travel Time= 0.8 min

Avg. Velocity = 2.4 fps, Avg. Travel Time= 1.7 min

Peak Depth= 2.00' @ 12.40 hrs

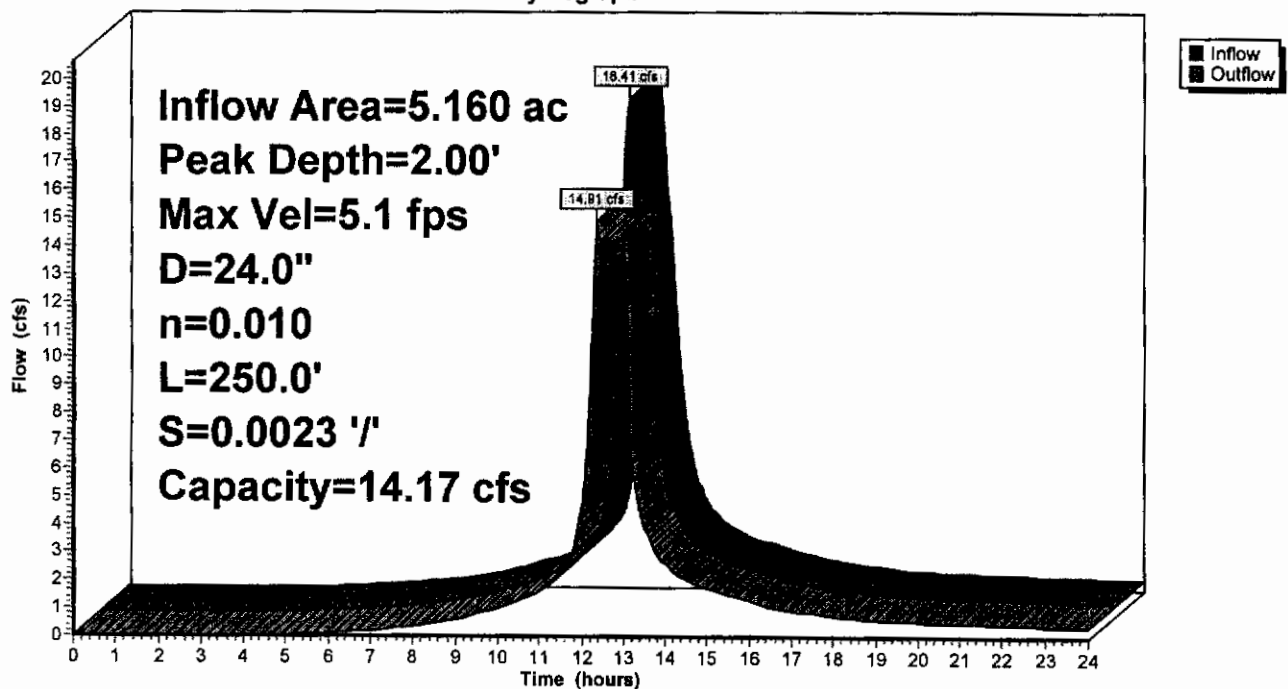
Capacity at bank full= 14.17 cfs

Inlet Invert= -5.39', Outlet Invert= -5.97'

24.0" Diameter Pipe n= 0.010 Length= 250.0' Slope= 0.0023 '/

## Reach 9R: 24"A2000

### Hydrograph



# PleasantValleyProposed10YearStorm

Type III 24-hr Rainfall=7.80"

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## Reach 10R: 30"A2000

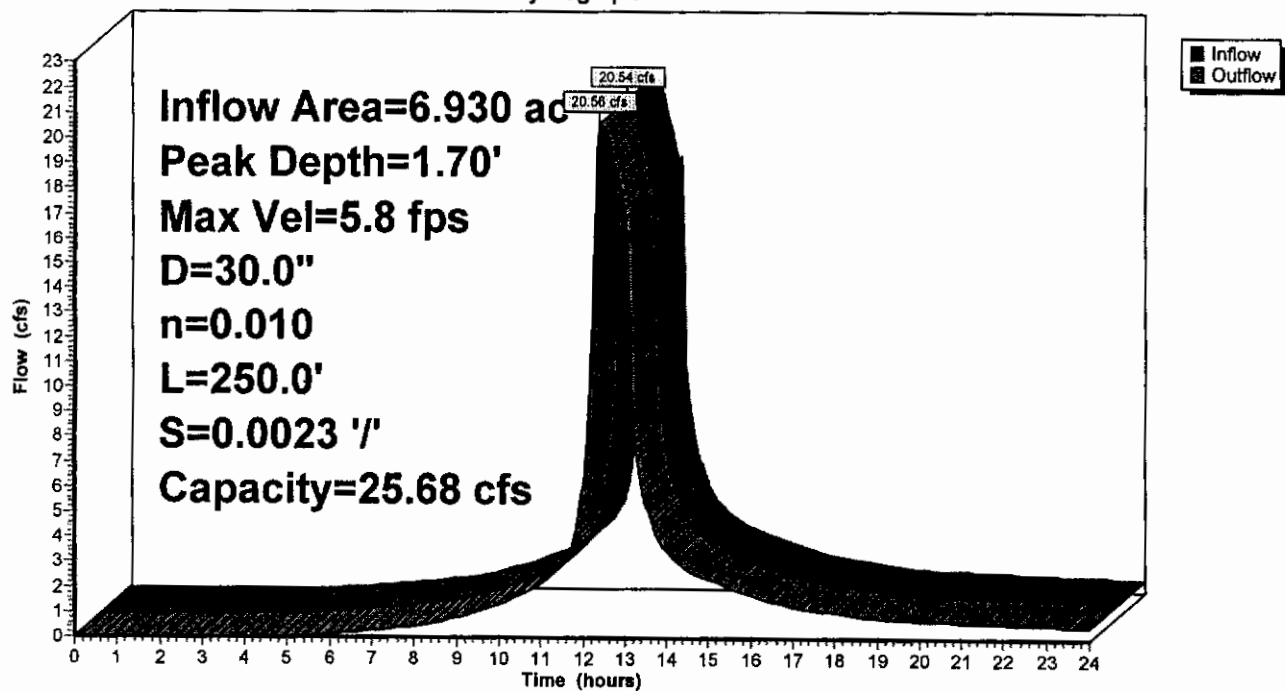
Inflow Area = 6.930 ac, Inflow Depth = 6.10"  
Inflow = 20.54 cfs @ 12.40 hrs, Volume= 3.521 af  
Outflow = 20.56 cfs @ 12.40 hrs, Volume= 3.519 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Max. Velocity= 5.8 fps, Min. Travel Time= 0.7 min  
Avg. Velocity = 2.6 fps, Avg. Travel Time= 1.6 min

Peak Depth= 1.70' @ 12.41 hrs  
Capacity at bank full= 25.68 cfs  
Inlet Invert= -5.97', Outlet Invert= -6.55'  
30.0" Diameter Pipe n= 0.010 Length= 250.0' Slope= 0.0023 '/'

## Reach 10R: 30"A2000

Hydrograph



# PleasantValleyProposed10YearStorm

Type III 24-hr Rainfall=7.80"

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## Reach 11R: 30"A2000

Inflow Area = 8.710 ac, Inflow Depth = 6.09"  
Inflow = 26.88 cfs @ 12.49 hrs, Volume= 4.424 af  
Outflow = 26.84 cfs @ 12.49 hrs, Volume= 4.422 af, Atten= 0%, Lag= 0.4 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Max. Velocity= 6.6 fps, Min. Travel Time= 0.5 min

Avg. Velocity = 3.0 fps, Avg. Travel Time= 1.1 min

Peak Depth= 1.92' @ 12.48 hrs

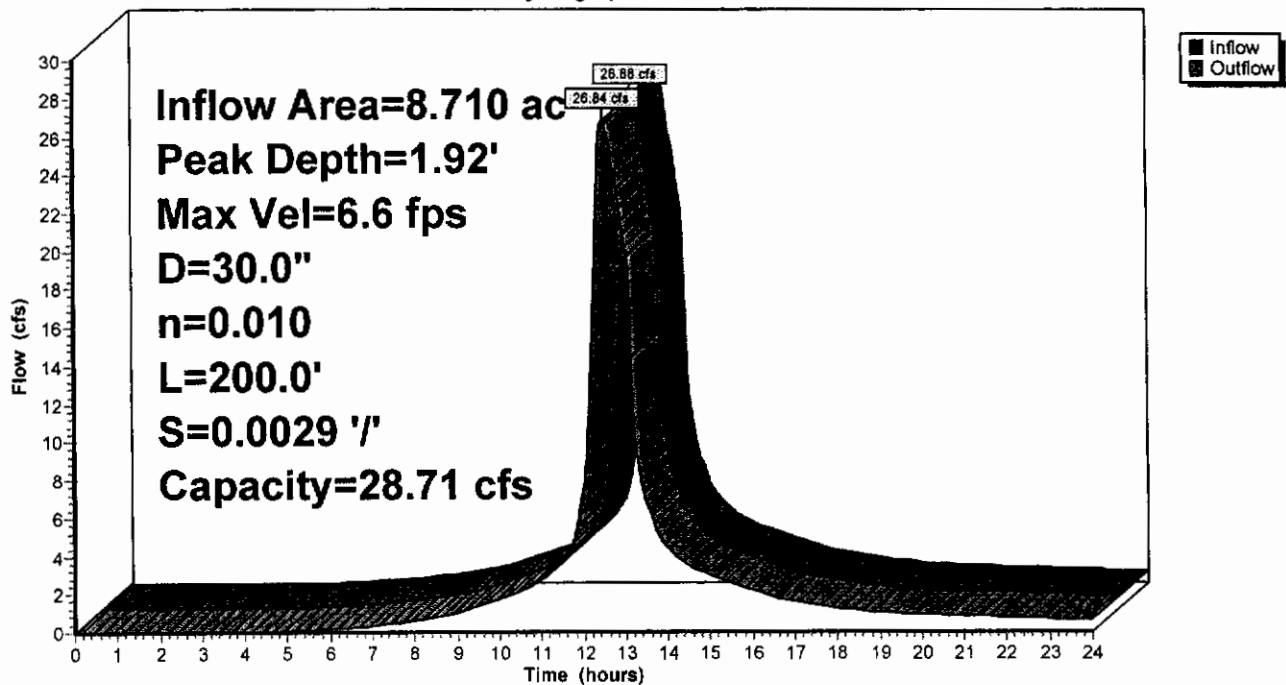
Capacity at bank full= 28.71 cfs

Inlet Invert= -6.55', Outlet Invert= -7.13'

30.0" Diameter Pipe n= 0.010 Length= 200.0' Slope= 0.0029 '/'

## Reach 11R: 30"A2000

Hydrograph



# PleasantValleyProposed10YearStorm

Type III 24-hr Rainfall=7.80"

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## Reach 13R: CanalNo10

Inflow Area = 9.750 ac, Inflow Depth = 6.09"  
Inflow = 30.56 cfs @ 12.50 hrs, Volume= 4.950 af  
Outflow = 30.43 cfs @ 12.61 hrs, Volume= 4.932 af, Atten= 0%, Lag= 6.7 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Max. Velocity= 1.6 fps, Min. Travel Time= 3.7 min

Avg. Velocity = 0.5 fps, Avg. Travel Time= 10.6 min

Peak Depth= 1.23' @ 12.55 hrs

Capacity at bank full= 532.82 cfs

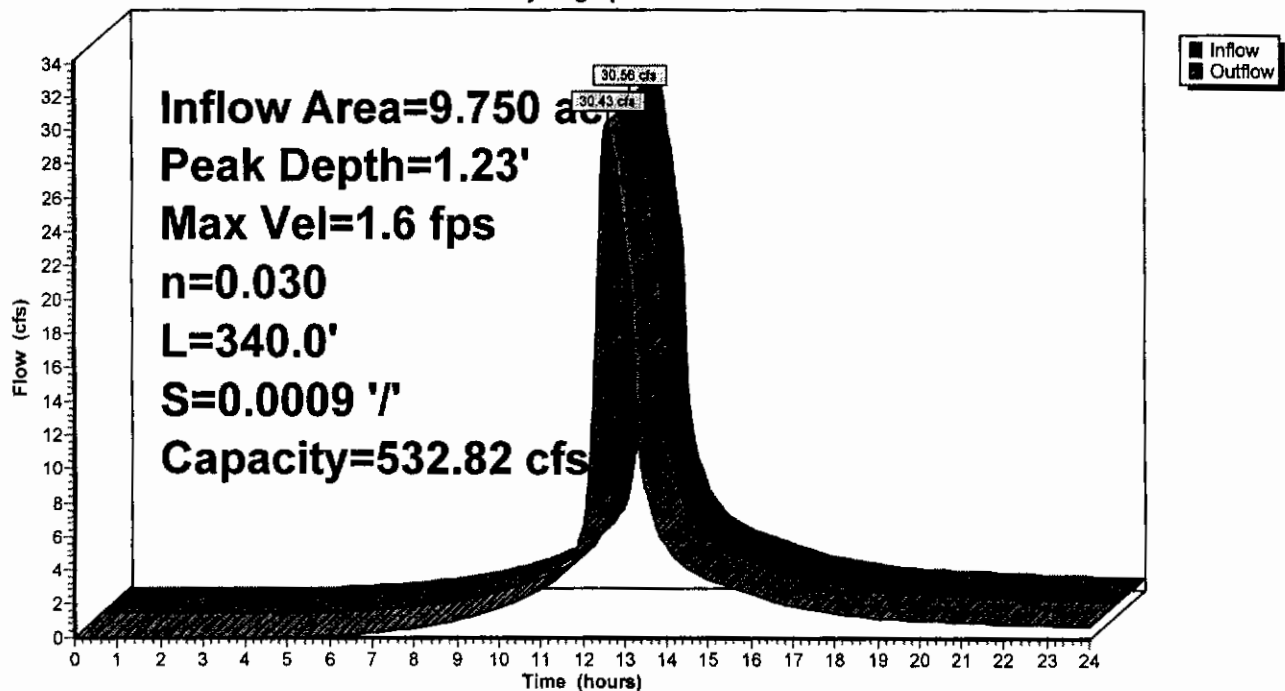
Inlet Invert= -9.00', Outlet Invert= -9.30'

15.00' x 6.75' deep channel, n= 0.030 Length= 340.0' Slope= 0.0009 '/'

Side Slope Z-value= 0.8 '/'

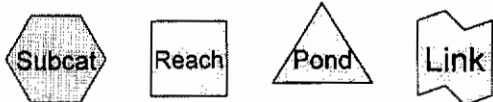
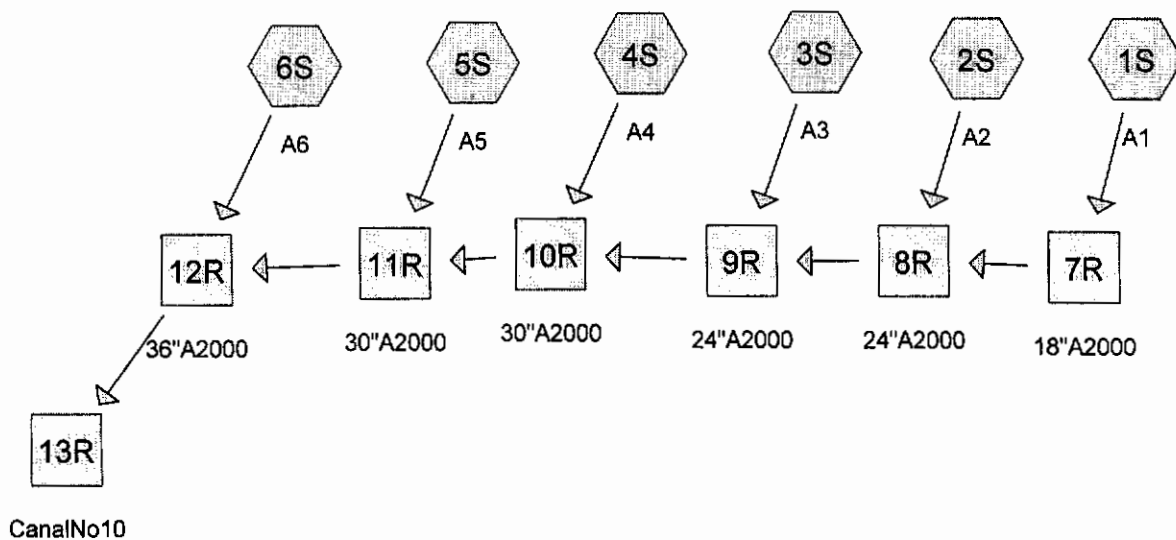
## Reach 13R: CanalNo10

Hydrograph



**PROPOSED CONDITIONS - 100 YEAR**  
**STORM**





**Drainage Diagram for PleasantValleyProposed100YearStorm**  
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**PleasantValleyProposed100YearStorm**

Type III 24-hr Rainfall=12.60"

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 1S: A1**Runoff Area=1.330 ac Runoff Depth=10.78"  
Flow Length=265' Tc=36.6 min CN=86 Runoff=8.18 cfs 1.195 af**Subcatchment 2S: A2**Runoff Area=1.990 ac Runoff Depth=10.78"  
Flow Length=265' Tc=36.6 min CN=86 Runoff=12.24 cfs 1.787 af**Subcatchment 3S: A3**Runoff Area=1.840 ac Runoff Depth=10.78"  
Flow Length=265' Tc=36.6 min CN=86 Runoff=11.32 cfs 1.653 af**Subcatchment 4S: A4**Runoff Area=1.770 ac Runoff Depth=10.78"  
Flow Length=265' Tc=36.6 min CN=86 Runoff=10.89 cfs 1.590 af**Subcatchment 5S: A5**Runoff Area=1.780 ac Runoff Depth=10.78"  
Flow Length=265' Tc=36.6 min CN=86 Runoff=10.95 cfs 1.599 af**Subcatchment 6S: A6**Runoff Area=1.040 ac Runoff Depth=10.78"  
Flow Length=265' Tc=36.6 min CN=86 Runoff=6.40 cfs 0.934 af**Reach 7R: 18"A2000**Peak Depth=1.50' Max Vel=3.8 fps Inflow=8.18 cfs 1.195 af  
D=18.0" n=0.010 L=172.0' S=0.0019 '/ Capacity=5.89 cfs Outflow=5.89 cfs 1.194 af**Reach 8R: 24"A2000**Peak Depth=2.00' Max Vel=5.1 fps Inflow=18.13 cfs 2.981 af  
D=24.0" n=0.010 L=250.0' S=0.0023 '/ Capacity=14.04 cfs Outflow=14.04 cfs 2.980 af**Reach 9R: 24"A2000**Peak Depth=2.00' Max Vel=5.1 fps Inflow=25.36 cfs 4.632 af  
D=24.0" n=0.010 L=250.0' S=0.0023 '/ Capacity=14.17 cfs Outflow=14.30 cfs 4.630 af**Reach 10R: 30"A2000**Peak Depth=2.00' Max Vel=6.0 fps Inflow=25.05 cfs 6.220 af  
D=30.0" n=0.010 L=250.0' S=0.0023 '/ Capacity=25.68 cfs Outflow=25.02 cfs 6.217 af**Reach 11R: 30"A2000**Peak Depth=2.50' Max Vel=6.7 fps Inflow=35.96 cfs 7.816 af  
D=30.0" n=0.010 L=200.0' S=0.0029 '/ Capacity=28.71 cfs Outflow=28.77 cfs 7.813 af**Reach 12R: 36"A2000**Peak Depth=2.44' Max Vel=5.7 fps Inflow=35.11 cfs 8.747 af  
D=36.0" n=0.010 L=66.0' S=0.0017 '/ Capacity=35.40 cfs Outflow=35.13 cfs 8.746 af**Reach 13R: CanalNo10**Peak Depth=1.34' Max Vel=1.6 fps Inflow=35.13 cfs 8.746 af  
n=0.030 L=340.0' S=0.0009 '/ Capacity=532.82 cfs Outflow=35.05 cfs 8.721 af**Total Runoff Area = 9.750 ac Runoff Volume = 8.757 af Average Runoff Depth = 10.78"**

Subcatchment 1S: A1

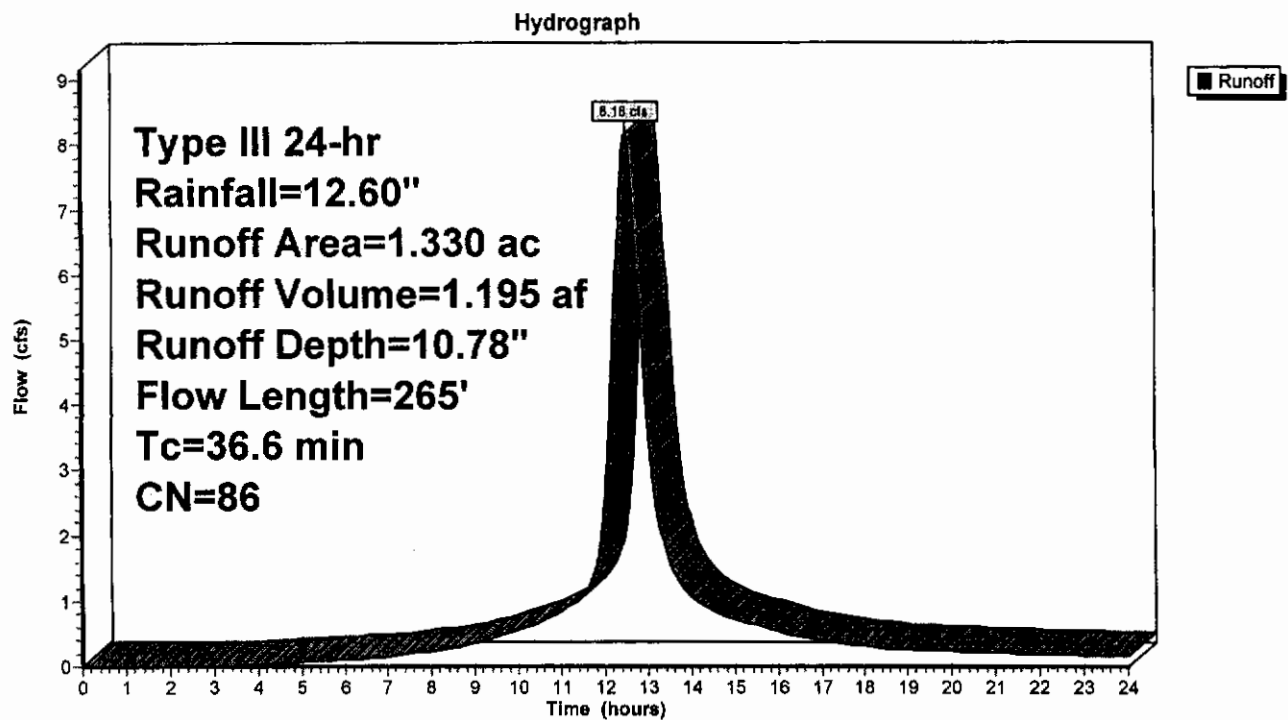
Runoff = 8.18 cfs @ 12.48 hrs, Volume= 1.195 af, Depth=10.78"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type III 24-hr Rainfall=12.60"

Area (ac)	CN	Description			
1.330	86	1/3 acre lots, 30% imp, HSG D			

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
34.7	140	0.0010	0.1		Sheet Flow, Yards Grass: Short n= 0.150 P2= 4.80"
1.9	125	0.0030	1.1		Shallow Concentrated Flow, Pavement Paved Kv= 20.3 fps
36.6	265	Total			

Subcatchment 1S: A1



Subcatchment 2S: A2

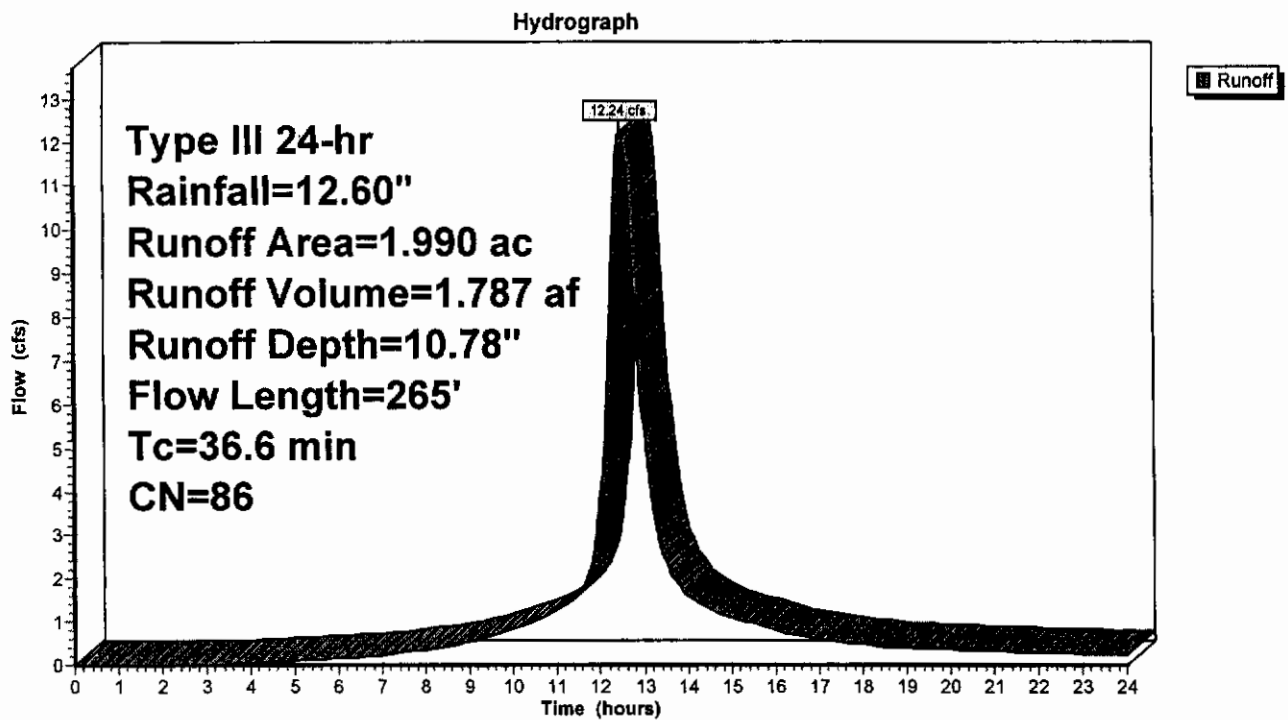
Runoff = 12.24 cfs @ 12.48 hrs, Volume= 1.787 af, Depth=10.78"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type III 24-hr Rainfall=12.60"

Area (ac)	CN	Description			
1.990	86	1/3 acre lots, 30% imp, HSG D			

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
34.7	140	0.0010	0.1		Sheet Flow, Yards Grass: Short n= 0.150 P2= 4.80"
1.9	125	0.0030	1.1		Shallow Concentrated Flow, Pavement Paved Kv= 20.3 fps
36.6	265	Total			

Subcatchment 2S: A2



**Subcatchment 3S: A3**

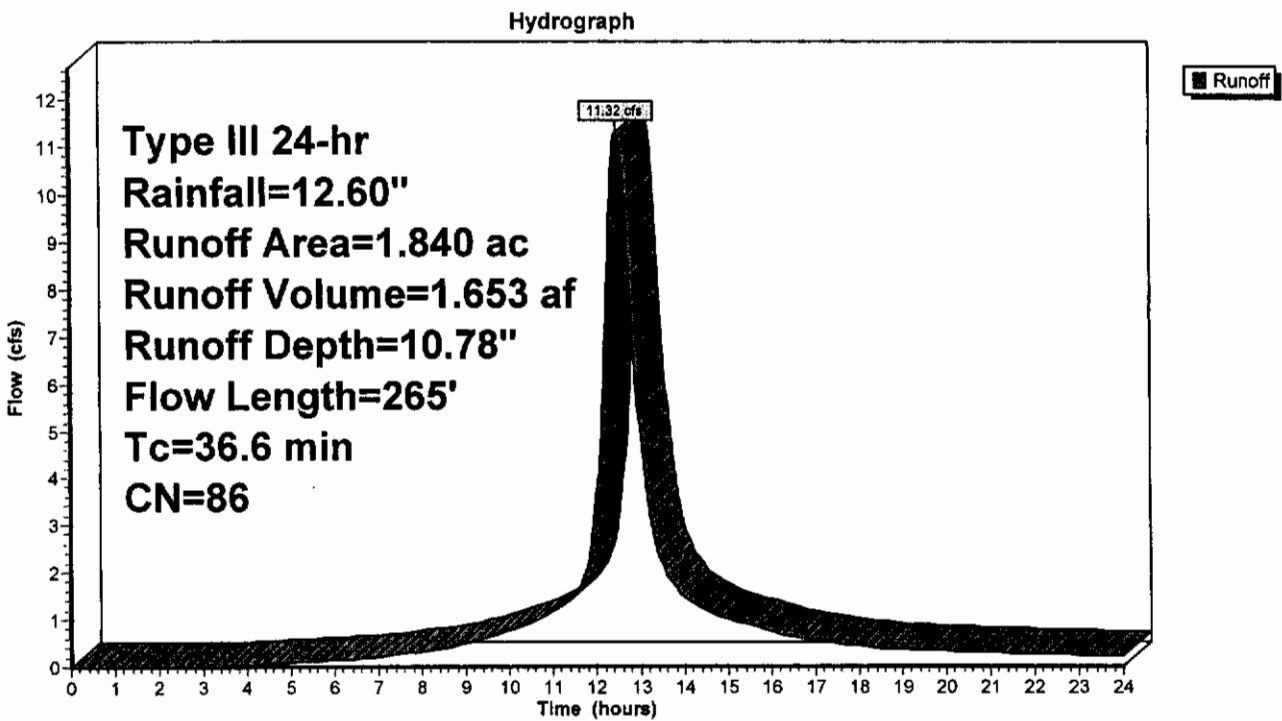
Runoff = 11.32 cfs @ 12.48 hrs, Volume= 1.653 af, Depth=10.78"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type III 24-hr Rainfall=12.60"

Area (ac)	CN	Description
1.840	86	1/3 acre lots, 30% imp, HSG D

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
34.7	140	0.0010	0.1		Sheet Flow, Yards Grass: Short n= 0.150 P2= 4.80"
1.9	125	0.0030	1.1		Shallow Concentrated Flow, Pavement Paved Kv= 20.3 fps
36.6	265	Total			

**Subcatchment 3S: A3**



Subcatchment 4S: A4

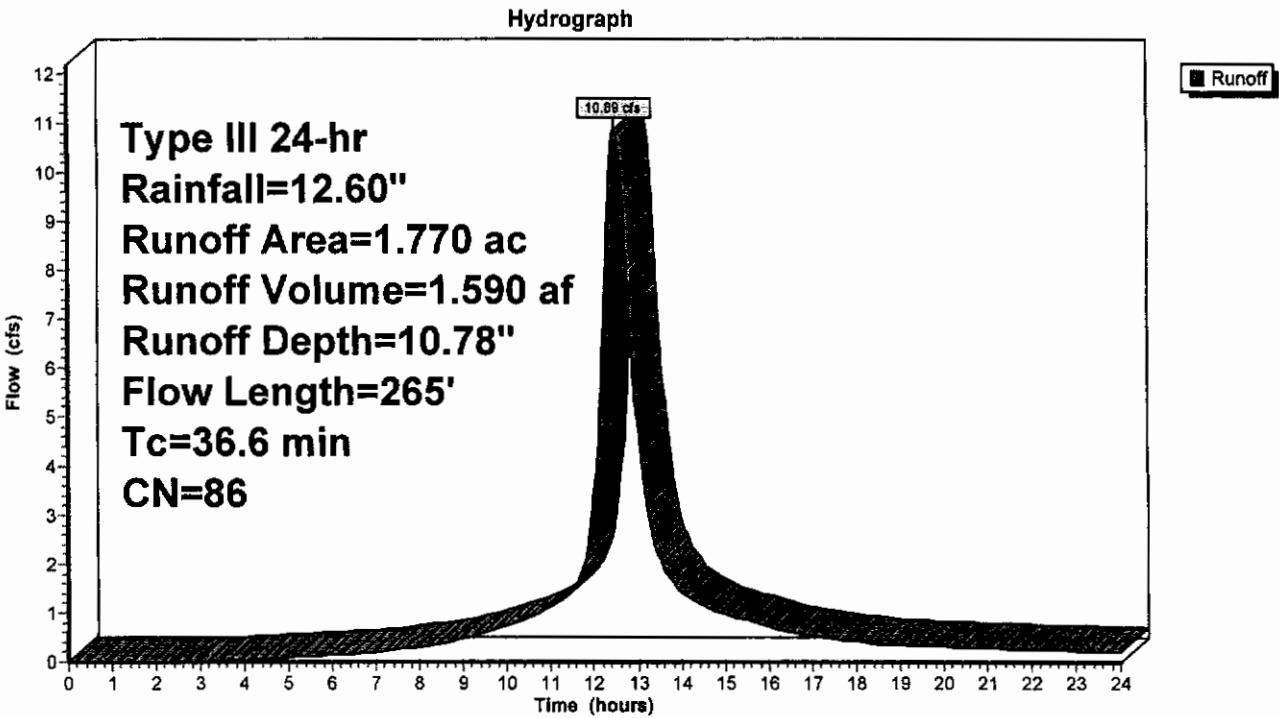
Runoff = 10.89 cfs @ 12.48 hrs, Volume= 1.590 af, Depth=10.78"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type III 24-hr Rainfall=12.60"

Area (ac)	CN	Description
1.770	86	1/3 acre lots, 30% imp, HSG D

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
34.7	140	0.0010	0.1		Sheet Flow, Yards Grass: Short n= 0.150 P2= 4.80"
1.9	125	0.0030	1.1		Shallow Concentrated Flow, Pavement Paved Kv= 20.3 fps
36.6	265	Total			

Subcatchment 4S: A4



### Subcatchment 5S: A5

Runoff = 10.95 cfs @ 12.48 hrs, Volume= 1.599 af, Depth=10.78"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type III 24-hr Rainfall=12.60"

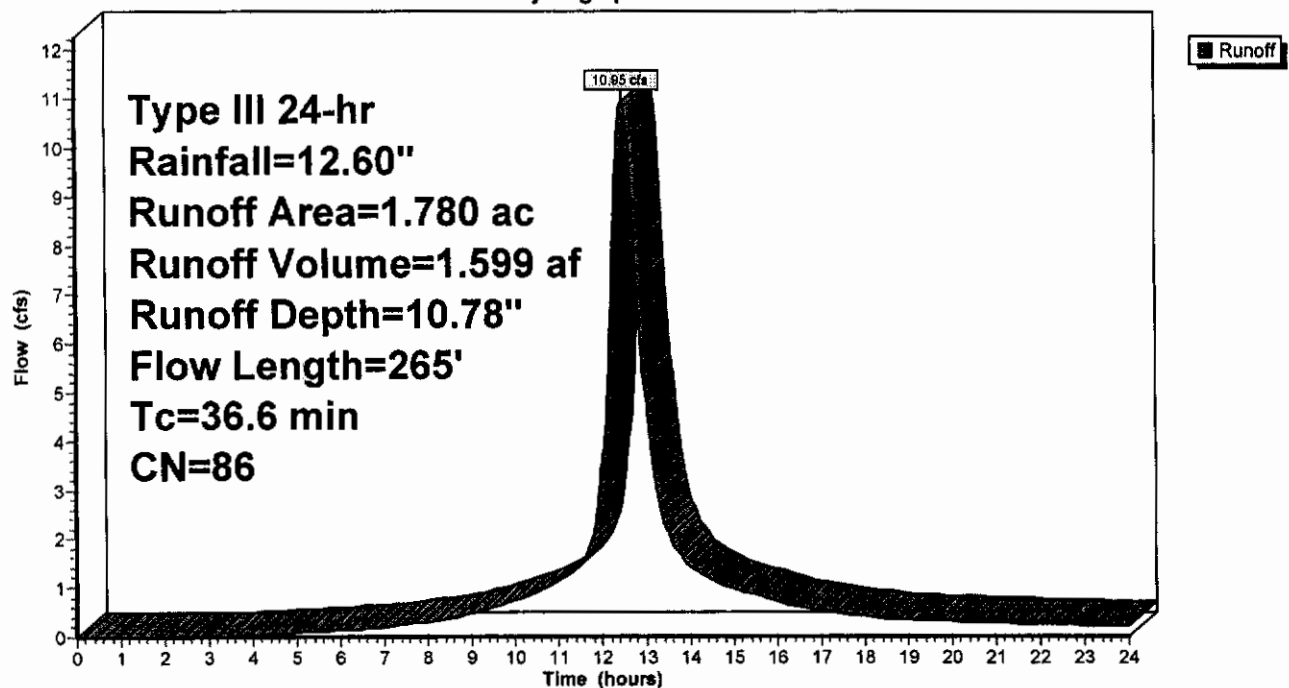
Area (ac)	CN	Description
1.780	86	1/3 acre lots, 30% imp, HSG D

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
34.7	140	0.0010	0.1		Sheet Flow, Yards Grass: Short n= 0.150 P2= 4.80"
1.9	125	0.0030	1.1		Shallow Concentrated Flow, Pavement Paved Kv= 20.3 fps
36.6	265	Total			

### Subcatchment 5S: A5

Hydrograph



# PleasantValleyProposed100YearStorm

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Type III 24-hr Rainfall=12.60"

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## Subcatchment 6S: A6

Runoff = 6.40 cfs @ 12.48 hrs, Volume= 0.934 af, Depth=10.78"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type III 24-hr Rainfall=12.60"

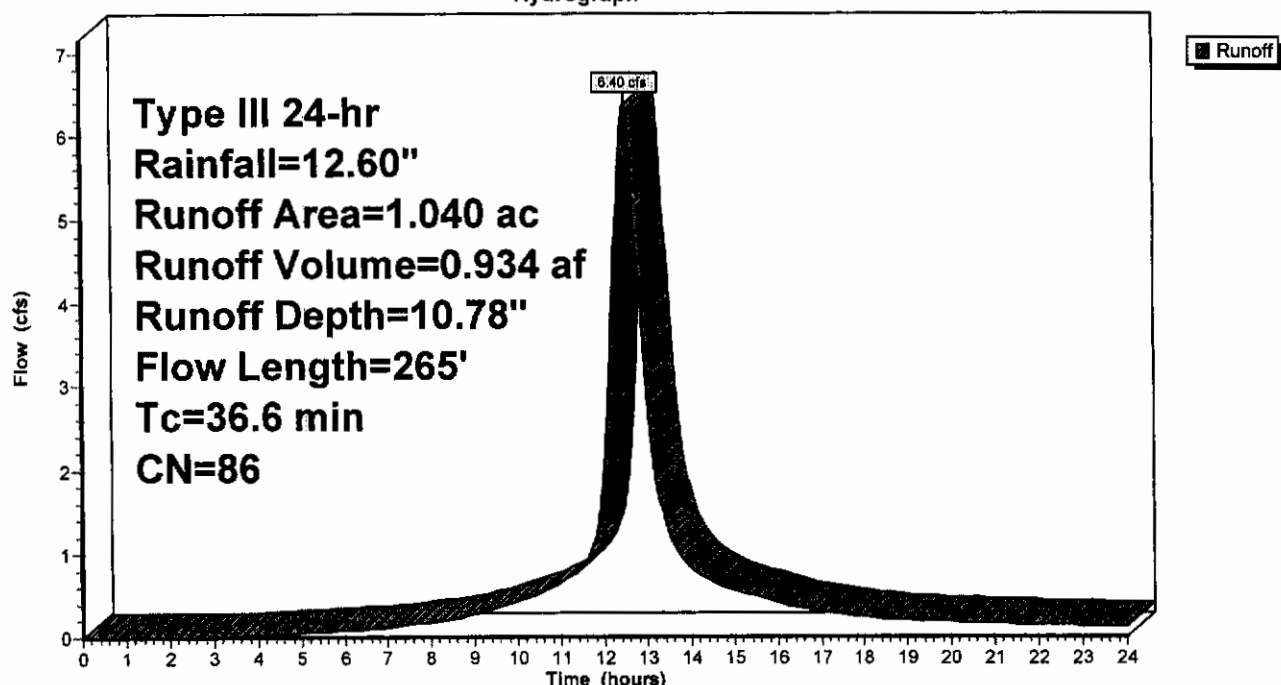
Area (ac)	CN	Description
1.040	86	1/3 acre lots, 30% imp, HSG D

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
34.7	140	0.0010	0.1		Sheet Flow, Yards Grass: Short n= 0.150 P2= 4.80"
1.9	125	0.0030	1.1		Shallow Concentrated Flow, Pavement Paved Kv= 20.3 fps
36.6	265	Total			

## Subcatchment 6S: A6

Hydrograph



# PleasantValleyProposed100YearStorm

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Type III 24-hr Rainfall=12.60"

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## Reach 7R: 18"A2000

Inflow Area = 1.330 ac, Inflow Depth = 10.78"  
 Inflow = 8.18 cfs @ 12.48 hrs, Volume= 1.195 af  
 Outflow = 5.89 cfs @ 12.35 hrs, Volume= 1.194 af, Atten= 28%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Max. Velocity= 3.8 fps, Min. Travel Time= 0.8 min

Avg. Velocity= 1.8 fps, Avg. Travel Time= 1.6 min

Peak Depth= 1.50' @ 12.30 hrs

Capacity at bank full= 5.89 cfs

Inlet Invert= -3.50', Outlet Invert= -3.82'



# PleasantValleyProposed100YearStorm

Type III 24-hr Rainfall=12.60"

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## Reach 7R: 18"A2000

Inflow Area = 1.330 ac, Inflow Depth = 10.78"  
Inflow = 8.18 cfs @ 12.48 hrs, Volume= 1.195 af  
Outflow = 5.89 cfs @ 12.35 hrs, Volume= 1.194 af, Atten= 28%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Max. Velocity= 3.8 fps, Min. Travel Time= 0.8 min

Avg. Velocity= 1.8 fps, Avg. Travel Time= 1.6 min

Peak Depth= 1.50' @ 12.30 hrs

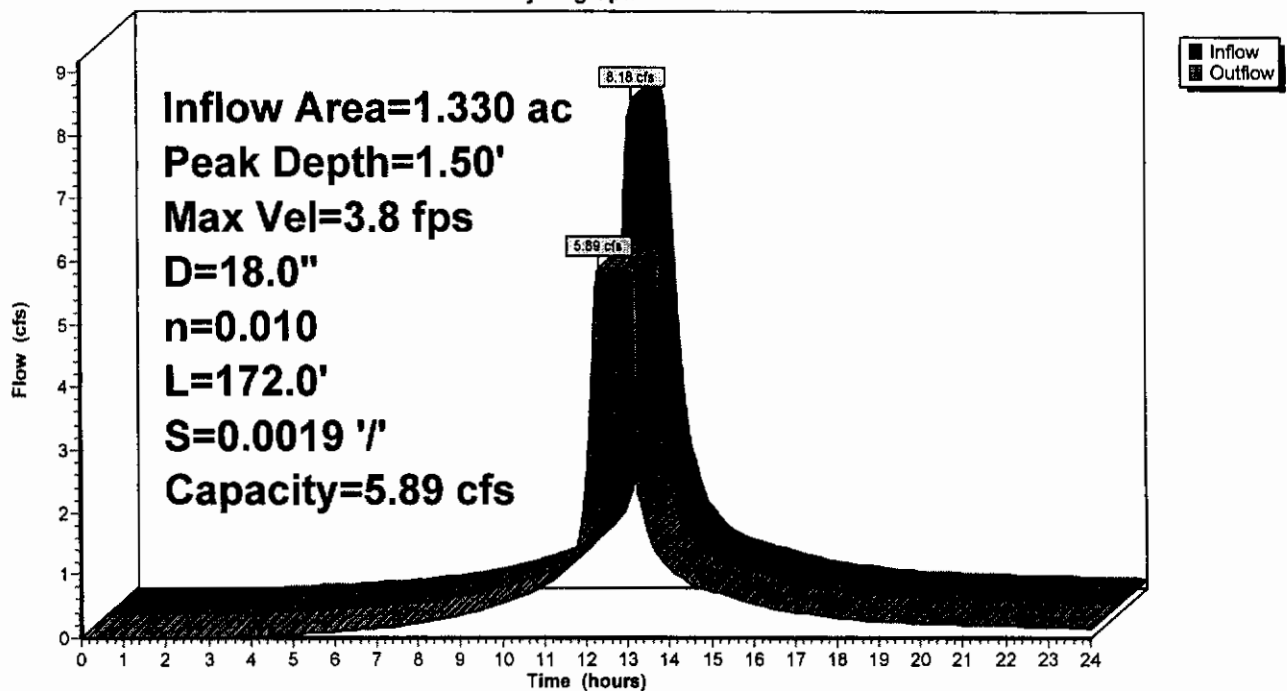
Capacity at bank full= 5.89 cfs

Inlet Invert= -3.50', Outlet Invert= -3.82'

18.0" Diameter Pipe n= 0.010 Length= 172.0' Slope= 0.0019 '/'

## Reach 7R: 18"A2000

Hydrograph



# PleasantValleyProposed100YearStorm

Type III 24-hr Rainfall=12.60"

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## Reach 8R: 24"A2000

Inflow Area = 3.320 ac, Inflow Depth = 10.78"  
Inflow = 18.13 cfs @ 12.48 hrs, Volume= 2.981 af  
Outflow = 14.04 cfs @ 12.35 hrs, Volume= 2.980 af, Atten= 23%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Max. Velocity= 5.1 fps, Min. Travel Time= 0.8 min

Avg. Velocity= 2.5 fps, Avg. Travel Time= 1.7 min

Peak Depth= 2.00' @ 12.30 hrs

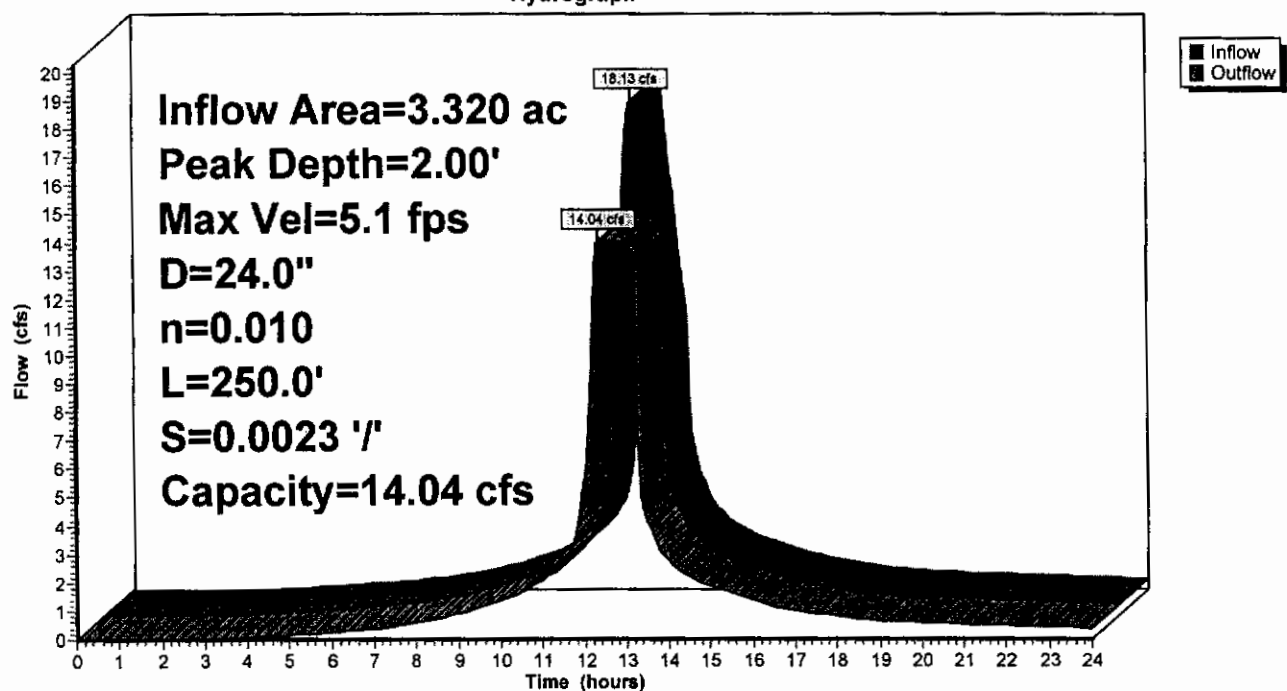
Capacity at bank full= 14.04 cfs

Inlet Invert= -3.82', Outlet Invert= -4.39'

24.0" Diameter Pipe n= 0.010 Length= 250.0' Slope= 0.0023 '/'

## Reach 8R: 24"A2000

Hydrograph



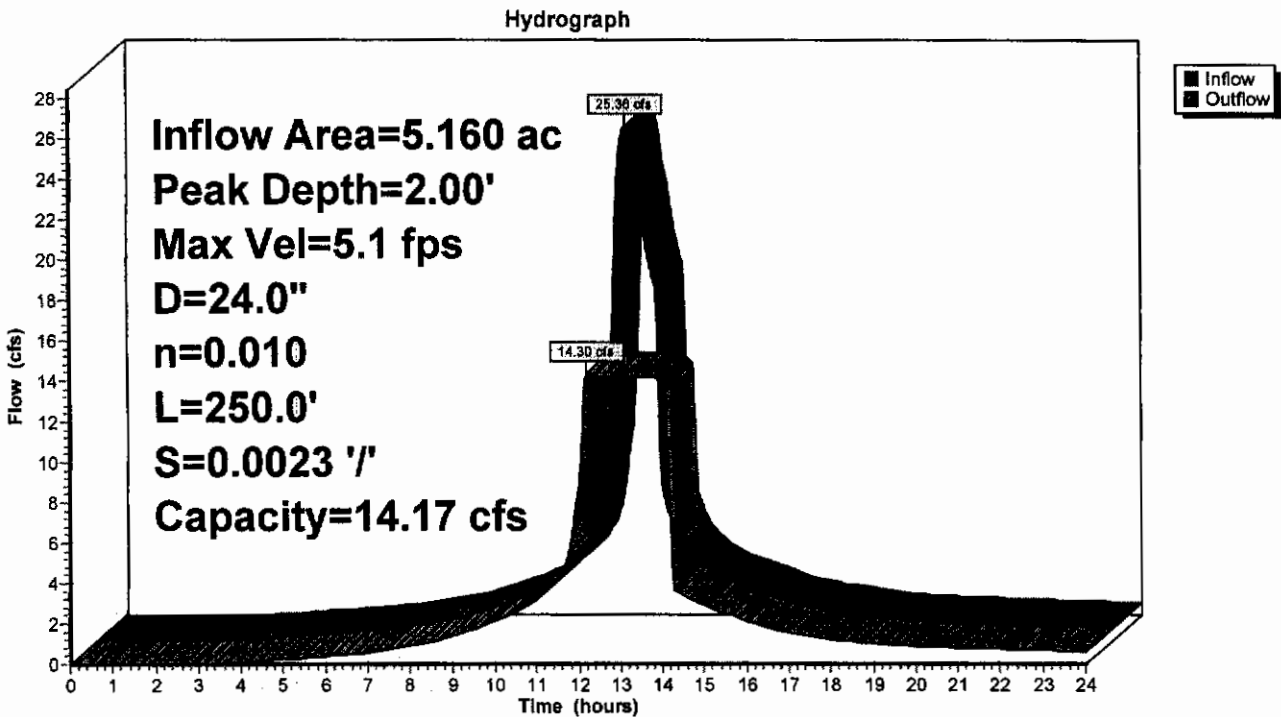
Reach 9R: 24"A2000

Inflow Area = 5.160 ac, Inflow Depth = 10.77"  
Inflow = 25.36 cfs @ 12.48 hrs, Volume= 4.632 af  
Outflow = 14.30 cfs @ 12.21 hrs, Volume= 4.630 af, Atten= 44%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Max. Velocity= 5.1 fps, Min. Travel Time= 0.8 min  
Avg. Velocity = 2.8 fps, Avg. Travel Time= 1.5 min

Peak Depth= 2.00' @ 12.20 hrs  
Capacity at bank full= 14.17 cfs  
Inlet Invert= -5.39', Outlet Invert= -5.97'  
24.0" Diameter Pipe n= 0.010 Length= 250.0' Slope= 0.0023 '/'

Reach 9R: 24"A2000



# PleasantValleyProposed100YearStorm

Type III 24-hr Rainfall=12.60"

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## Reach 10R: 30"A2000

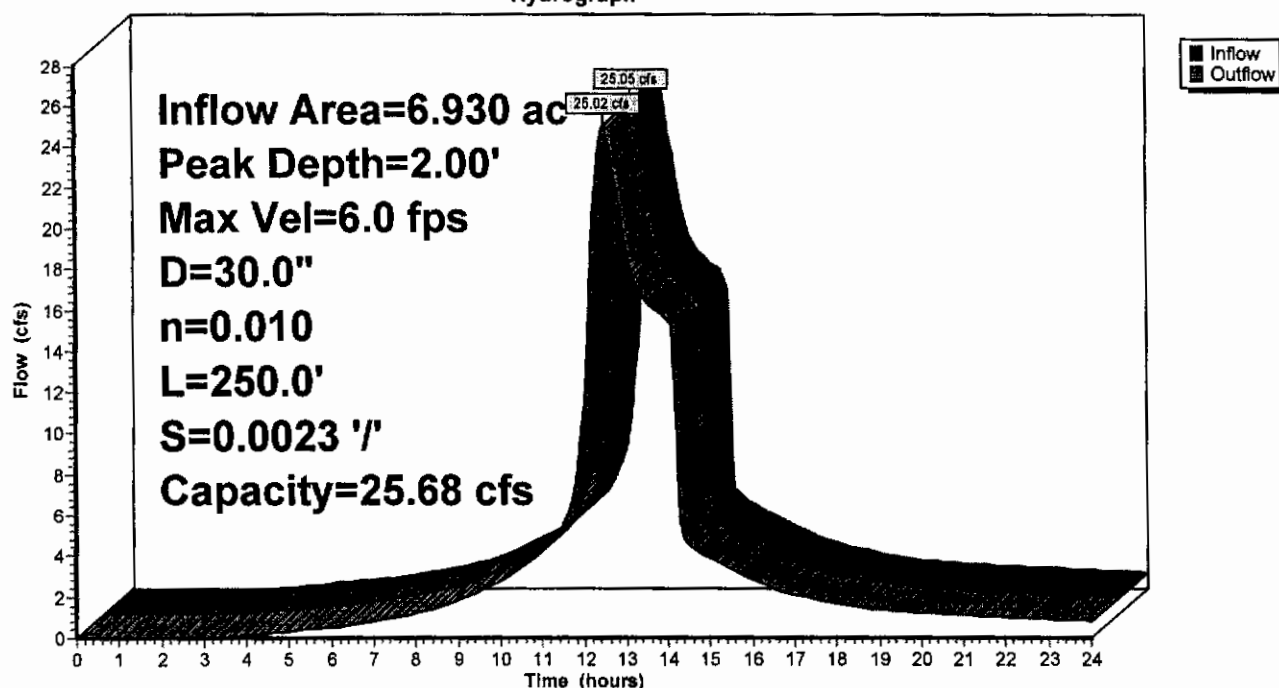
Inflow Area = 6.930 ac, Inflow Depth = 10.77"  
Inflow = 25.05 cfs @ 12.48 hrs, Volume= 6.220 af  
Outflow = 25.02 cfs @ 12.51 hrs, Volume= 6.217 af, Atten= 0%, Lag= 1.3 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Max. Velocity= 6.0 fps, Min. Travel Time= 0.7 min  
Avg. Velocity = 3.0 fps, Avg. Travel Time= 1.4 min

Peak Depth= 2.00' @ 12.49 hrs  
Capacity at bank full= 25.68 cfs  
Inlet Invert= -5.97', Outlet Invert= -6.55'  
30.0" Diameter Pipe n= 0.010 Length= 250.0' Slope= 0.0023 '/'

## Reach 10R: 30"A2000

Hydrograph



# PleasantValleyProposed100YearStorm

Type III 24-hr Rainfall=12.60"

Prepared by Civil/Environmental

Page 13

HydroCAD® 7.00 s/n 001553 © 1986-2003 Applied Microcomputer Systems

11/4/2004

## Reach 11R: 30"A2000

Inflow Area = 8.710 ac, Inflow Depth = 10.77"  
Inflow = 35.96 cfs @ 12.50 hrs, Volume= 7.816 af  
Outflow = 28.77 cfs @ 12.30 hrs, Volume= 7.813 af, Atten= 20%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Max. Velocity= 6.7 fps, Min. Travel Time= 0.5 min

Avg. Velocity = 3.5 fps, Avg. Travel Time= 1.0 min

Peak Depth= 2.50' @ 12.30 hrs

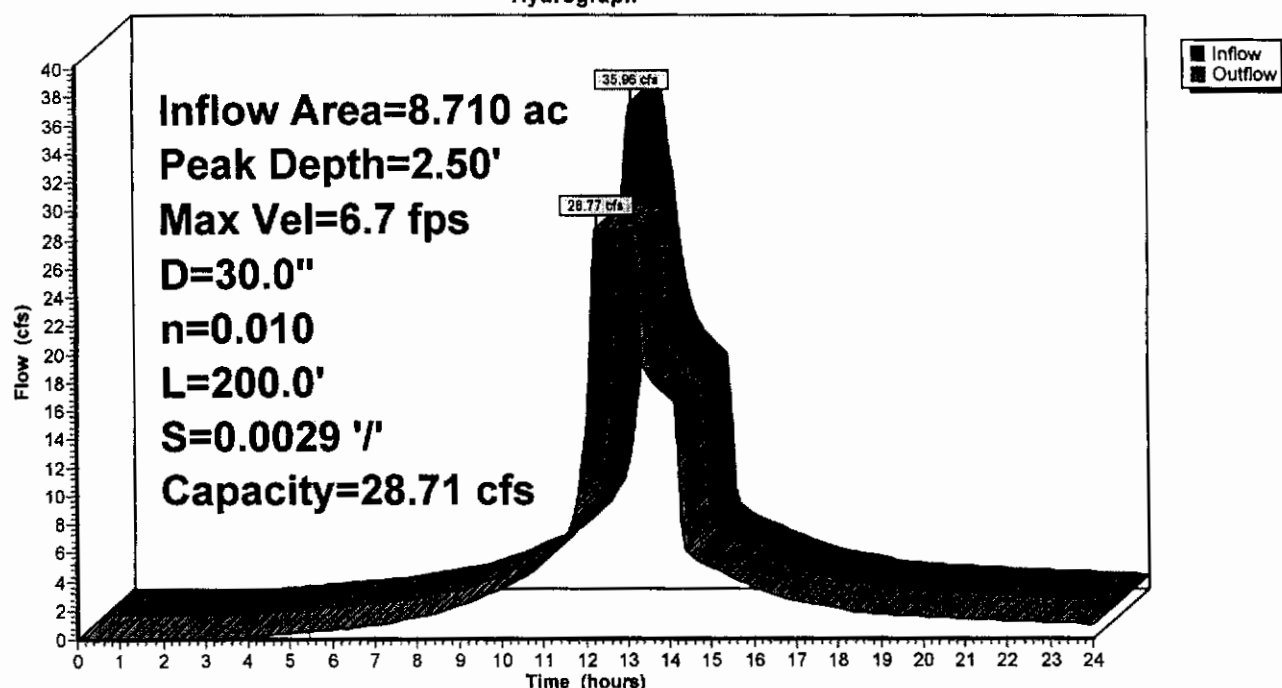
Capacity at bank full= 28.71 cfs

Inlet Invert= -6.55', Outlet Invert= -7.13'

30.0" Diameter Pipe n= 0.010 Length= 200.0' Slope= 0.0029 '/

## Reach 11R: 30"A2000

Hydrograph



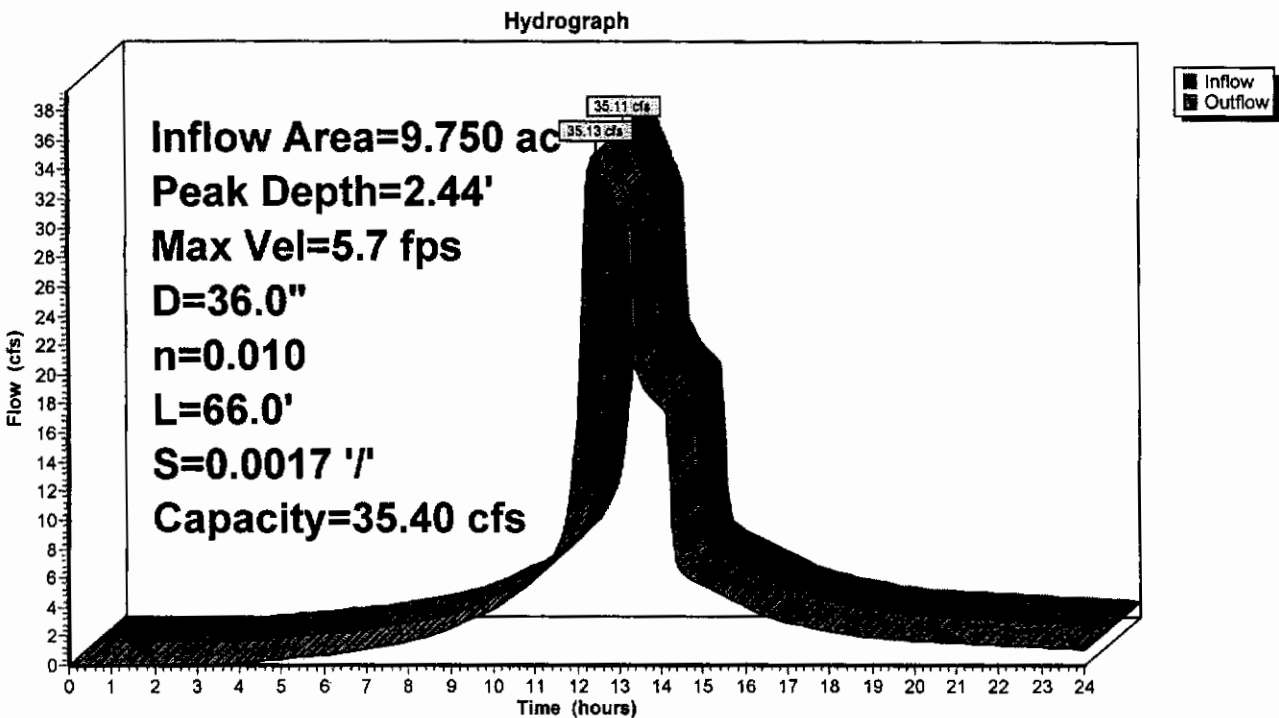
Reach 12R: 36"A2000

Inflow Area = 9.750 ac, Inflow Depth = 10.77"  
Inflow = 35.11 cfs @ 12.48 hrs, Volume= 8.747 af  
Outflow = 35.13 cfs @ 12.49 hrs, Volume= 8.746 af, Atten= 0%, Lag= 0.7 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Max. Velocity= 5.7 fps, Min. Travel Time= 0.2 min  
Avg. Velocity = 2.9 fps, Avg. Travel Time= 0.4 min

Peak Depth= 2.44' @ 12.49 hrs  
Capacity at bank full= 35.40 cfs  
Inlet Invert= -7.13', Outlet Invert= -7.24'  
36.0" Diameter Pipe n= 0.010 Length= 66.0' Slope= 0.0017 '/'

Reach 12R: 36"A2000



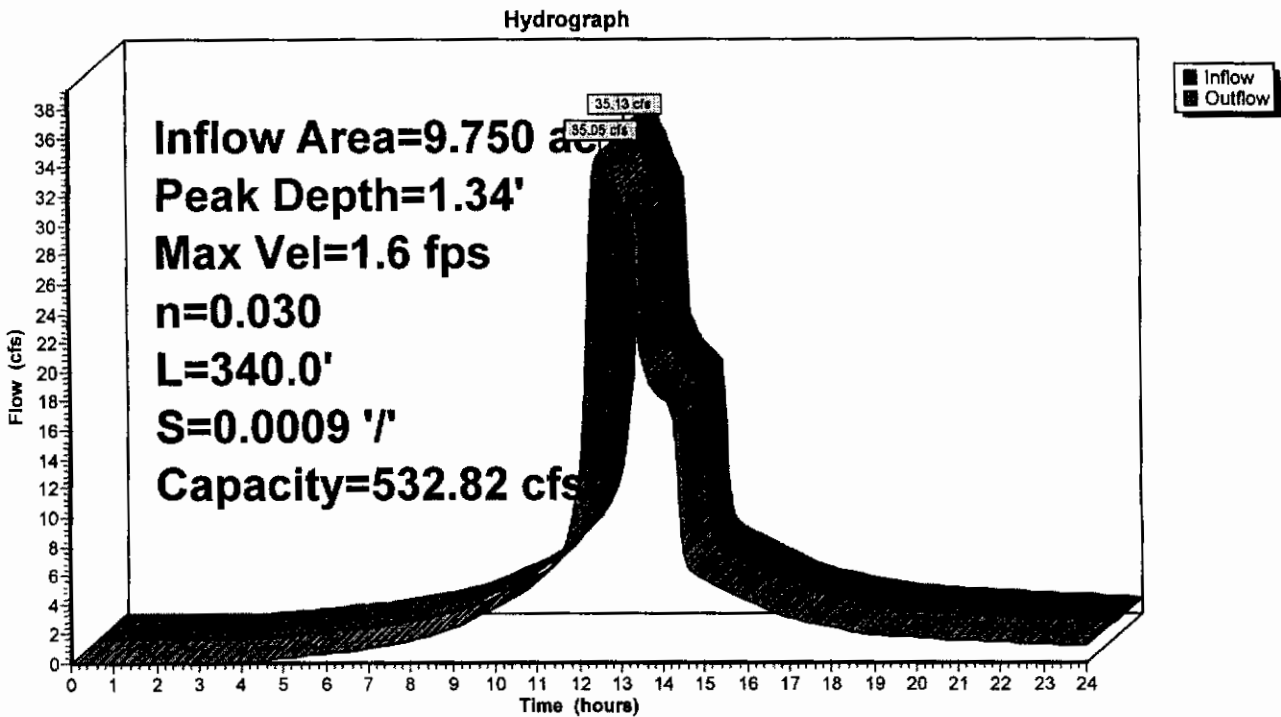
Reach 13R: CanalNo10

Inflow Area = 9.750 ac, Inflow Depth = 10.76"  
Inflow = 35.13 cfs @ 12.49 hrs, Volume= 8.746 af  
Outflow = 35.05 cfs @ 12.59 hrs, Volume= 8.721 af, Atten= 0%, Lag= 5.6 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Max. Velocity= 1.6 fps, Min. Travel Time= 3.5 min  
Avg. Velocity = 0.7 fps, Avg. Travel Time= 8.7 min

Peak Depth= 1.34' @ 12.53 hrs  
Capacity at bank full= 532.82 cfs  
Inlet Invert= -9.00', Outlet Invert= -9.30'  
15.00' x 6.75' deep channel, n= 0.030 Length= 340.0' Slope= 0.0009 '/'  
Side Slope Z-value= 0.8 '/'

Reach 13R: CanalNo10



**PUMP STATION INFORMATION**



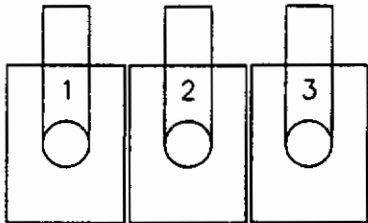
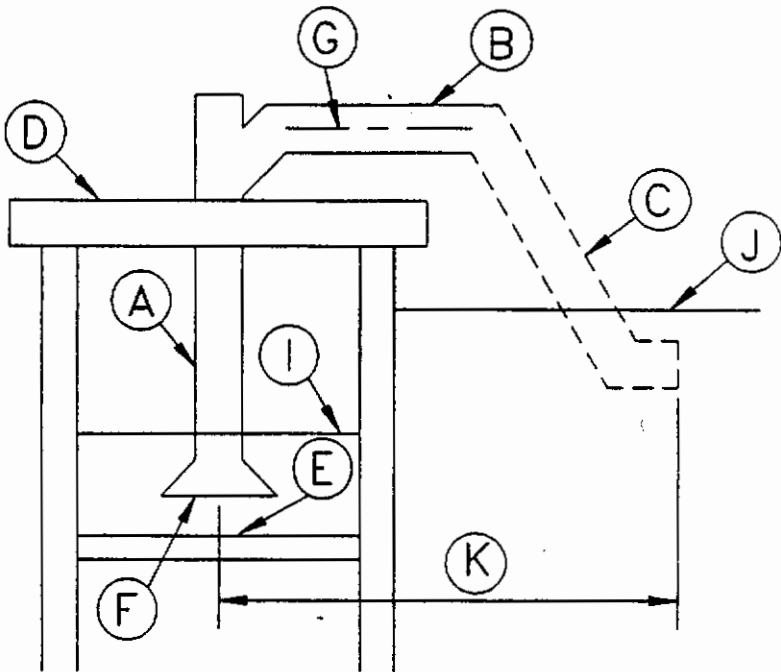
**PUMP STATION DATA**

**SUNSET DRAINAGE DISTRICT**

PUMP STATION DATA  
SUNSET DRAINAGE DISTRICT

• SUMMER OPERATION		
PUMP NO.	PUMP "ON" ELEV.	PUMP "OFF" ELEV.
1	-6.0	-7.0
2	-6.0	-7.0
3	-6.0	-7.0

• WINTER OPERATION		
PUMP NO.	PUMP "ON" ELEV.	PUMP "OFF" ELEV.
1	-7.0	-8.5
2	-7.0	-8.5
3	-7.0	-8.5



PUMP NUMBER	A DIA. PUMP COLUMN	B DIA. DISCH. PIPE	C EXP. (E) OR SUBM(S) DISCH.	D STATION DECK ELEV.	E SUMP ELEV.	F SUCTION BELL ELEV.	G CENTER DISCH. PIPE ELEV.	I WATER SURF.		J WATER SURF.		K APPROX LGTH DISCH. PIPE	OPER. MODE	PUMP "ON" ELEV.	PUMP "OFF" ELEV.
								ELEV.	DATE	ELEV.	DATE				
1	72"	84"	S	+10.62	-19.88P	-14.88P	+6.19	-8.19	1/2/92	+0.86	1/2/92	37'	M	•	•
2	72"	84"	S		-19.88P	-14.88P	+6.19					37'	M	•	•
3	72"	84"	S		-19.88P	-14.88P	+6.19					37'	M	•	•

NOTE:  
1) 3 - 60" DIA. FAIRBANKS-MORSE PUMPS

RATED CAPACITY:  
220 CFS @ 7.5' POOL-TO-POOL HEAD  
212 CFS @ 9.0' POOL-TO-POOL HEAD

# SUNSET DRAINAGE DISTRICT

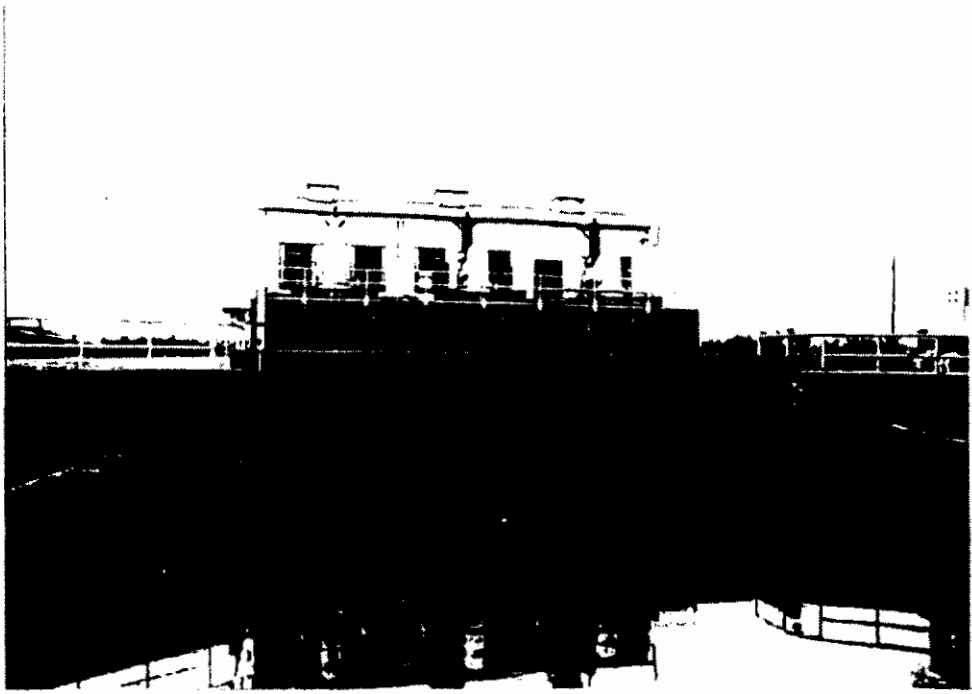
## 60" DIA. PUMP CAPACITY ATMOSPHERIC DISCHARGE

(TDH = STATIC HEAD + 4.8')

STATIC HEAD (FEET)	PUMP DISCHARGE (GPM)
0.0	110,500
1.0	110,000
2.0	109,000
3.0	108,000
4.0	106,500
5.0	105,000
6.0	103,000
7.0	100,500
8.0	98,000
9.0	95,000
10.0	92,000
11.0	88,000
12.0	84,000
13.0	79,000
14.0	74,000

100,500

# SUNSET DRAINAGE DISTRICT



INTAKE



OUTFLOW

## REFERENCES

1. "Design of Urban Highway & Drainage", U.S.D.O.T., FHWA.
2. "Five to Sixty Minute Precipitation Frequency for the Eastern and Central United States, N.O.A.A. Technical Memorandum N.W.S. Hydro 35."
3. "Rainfall Frequency Atlas of the United States for Durations from 30 Minutes to 24 hours and Return Periods from 1 to 100 Years", N.O.A.A. and N.W.S.
4. "Thunderstorm Rainfall, Hydrometer logical Report No.5",U.S. Weather Bureau.
5. "National Engineering Handbook, Section 4, Hydrology", U.S.D.A.,S.C.S.
6. "Technical Release 55", N.O.A.A., N.W.S.
7. "Urban Stormwater Management, Special Report No. 49", A.P.W.A.
8. "Hydrology Manual", LA.D.O.T.D.
9. "Engineering Hydrology". Principles and Practices, Victor Miguel Ponce.
10. "St. Charles Parish, West Bank Master Drainage Plan", 1995, GSE Consultants.

# PleasantValleyProposed10YearStorm

Prepared by Civil/Environmental

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Type III 24-hr Rainfall=7.80"

Page 14

11/4/2004

## Reach 12R: 36"A2000

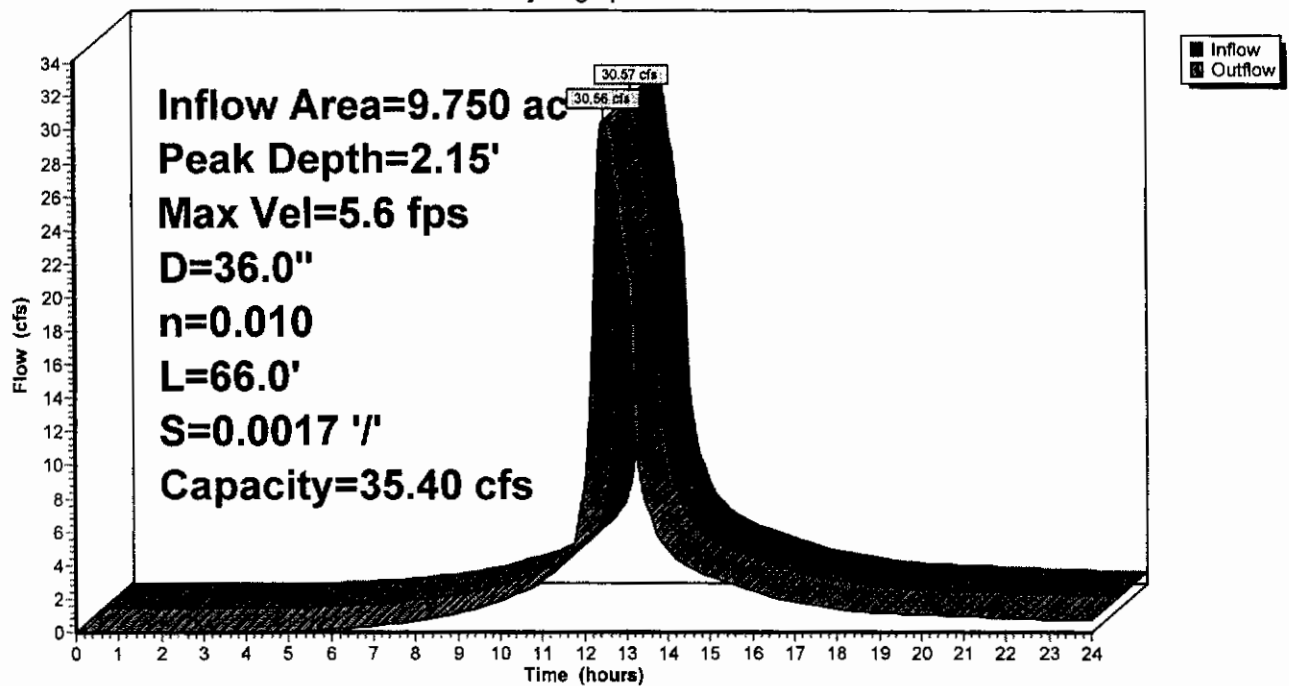
Inflow Area = 9.750 ac, Inflow Depth = 6.09"  
Inflow = 30.57 cfs @ 12.49 hrs, Volume= 4.951 af  
Outflow = 30.56 cfs @ 12.50 hrs, Volume= 4.950 af, Atten= 0%, Lag= 0.5 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Max. Velocity= 5.6 fps, Min. Travel Time= 0.2 min  
Avg. Velocity = 2.5 fps, Avg. Travel Time= 0.4 min

Peak Depth= 2.15' @ 12.49 hrs  
Capacity at bank full= 35.40 cfs  
Inlet Invert= -7.13', Outlet Invert= -7.24'  
36.0" Diameter Pipe n= 0.010 Length= 66.0' Slope= 0.0017 '/'

## Reach 12R: 36"A2000

Hydrograph





# ST. CHARLES PARISH

## DEPARTMENT OF PLANNING & ZONING

P.O. BOX 302 • HAHNVILLE, LOUISIANA 70057  
(985) 783-5060 • FAX (985) 783-6447

ALBERT D. LAQUE  
PARISH PRESIDENT

PHILIP A. DUFRENE  
DIRECTOR

October 22, 2004

Lloyd G. Dufrene  
L. Dufrene, LLC  
102 Pleasant Valley Drive  
Des Allemands, LA 70030

Dear Lloyd G. Dufrene,

This letter serves as formal notification that a Planning & Zoning Commission public hearing has been scheduled for Thursday, November 4, 2004, at 7:00 p.m. at the St. Charles Parish Courthouse, Council Chamber, Hahnville, La. During this public hearing, your appeal will be heard and a determination will be made on the case. You are advised to attend the meeting to present relevant facts and answer any questions that may concern the request. Should you have any questions, please feel free to contact Steve Romano or Marny Stein of the Department of Planning and Zoning at (985) 783-5060.

If for any reason the November 4, 2004 meeting should be cancelled or postponed, these cases will be heard on November 10, 2004, 7:00 p.m. in the Council Chambers of the Hahnville Courthouse.

Sincerely,

Philip A. Dufrene  
Director

PAD/ww

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L. Dufrene, LLC  
Lloyd G. Dufrene, Manager  
102 Pleasant Valley Drive  
Des Allemands, La 70030  
PZS-2004-76

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Street or PO  
City, State, ZIP+4

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1. Article Addressed to:

L. Dufrene, LLC  
Lloyd G. Dufrene, Manager  
102 Pleasant Valley Drive  
Des Allemands, La 70030  
PZS-2004-76

2. Article Number

(Transfer from service)

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PS Form 3811, August 2001

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102595-02-M-1540

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A. Signature

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*Lloyd G. Dufrene*

☐ Agent

☒ Addressee

B. Received by (Printed Name)

*LLOYD G. DUFRENE*

C. Date of Delivery

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# ST. CHARLES PARISH

## DEPARTMENT OF PLANNING & ZONING

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(985) 783-5060 • FAX (985) 783-6447

ALBERT D. LAQUE  
PARISH PRESIDENT

PHILIP A. DUFRENE  
DIRECTOR

October 22, 2004

Dear Property Owner,

The St. Charles Parish Planning & Zoning Commission will meet on Thursday, November 4, 2004, 7:00 P.M at the St. Charles Parish Courthouse, Council Chamber, Hahnville, Louisiana, to hear PZS-2004-76 requested by L. Dufrene, LLC for preliminary plat approval of Pleasant Valley Extension, into Lots 1 through 28, in Section 3. T15S R20E, St. Charles Parish, La. Zoning District R-1A. Council District 4.

The zoning ordinance requires that all owners of adjacent property for which a Preliminary plat has been requested, be notified in order to make them aware of the request and afford them the opportunity to make comments at the public hearing. The applicant has identified you as an adjacent property owner.

Should you wish to make any comments either in favor of or in opposition to the request, you should attend the hearing. If you are unable to attend, written comments will be accepted and read into the record.

Should you require any additional information or have any questions regarding this matter, please do not hesitate to contact Steve Romano or Marny Stein of the Planning Department.

If for any reason the November 4, 2004 meeting should be cancelled or postponed, these cases will be heard on November 10, 2004, 7:00 p.m. in the Council Chambers of the Hahnville Courthouse.

Sincerely,

Philip A. Dufrene  
Director

PAD/ww

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Lloyd G. Dufrene, Manager  
102 Pleasant Valley Drive  
Des Allemands, La 70030  
PZS-2004-76

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M/M Julian S. Madere  
223 Shamrock Drive  
Des Allemands, La 70030  
PZS-2004-76

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Chris Carson Cologne  
P.O. Box 3511  
Paradis, La 70080  
PZS-2004-76

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Total  
Shannon Babineaux Brooks  
140 Pleasant Valley Drive  
Des Allemands, La 70080  
PZS-2004-76

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1. Article Addressed to:

L. Dufrene, LLC  
Lloyd G. Dufrene, Manager  
102 Pleasant Valley Drive  
Des Allemands, La 70030  
PZS-2004-76

2. Article Number  
(Transfer from service)

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1. Article Addressed to:

M/M Julian S. Madere  
223 Shamrock Drive  
Des Allemands, La 70030  
PZS-2004-76

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
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1. Article Addressed to:

Chris Carson Cologne  
P.O. Box 3511  
Paradis, La 70080

SENDER: COMPLETE THIS SECTION

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Shannon Babineaux Brooks  
140 Pleasant Valley Drive  
Des Allemands, La 70080  
PZS-2004-76

COMPLETE THIS SECTION ON DELIVERY

A. Signature  
X Lloyd G. Dufrene  
B. Received by (Printed Name)  
LLOYD G. DUFRENE  
C. Date of Delivery  
10/25/04  
D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
4. Restricted Delivery? (Extra Fee) ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature  
X Julian S. Madere  
B. Received by (Printed Name)  
Julian Madere  
C. Date of Delivery  
10/25/04  
D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise

COMPLETE THIS SECTION ON DELIVERY

A. Signature  
X Chris C Cologne  
B. Received by (Printed Name)  
CHRIS C COLOGNE  
C. Date of Delivery  
10-28-04  
D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

COMPLETE THIS SECTION ON DELIVERY

A. Signature  
X Shannon Brooks  
B. Received by (Printed Name)  
Shannon Brooks  
C. Date of Delivery  
10/26/04  
D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
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Cynthia Q. Breaux  
222 Shamrock Drive  
Des Allemands, La 70030

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1. Article Addressed to:

Barney P. Breaux  
Cynthia Q. Breaux  
222 Shamrock Drive  
Des Allemands, La 70030  
PZS-2004-76

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature <i>X Barney P. Breaux</i>	<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
B. Received by (Printed Name) <i>BARNEY P. BREAU</i>	C. Date of Delivery <i>10-26-04</i>
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	

3. Service Type	<input type="checkbox"/> Express Mail
<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Registered	<input type="checkbox"/> C.O.D.
<input type="checkbox"/> Insured Mail	
4. Restricted Delivery? (Extra Fee)	<input type="checkbox"/> Yes

2. Article Number  
(Transfer from service lab)

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PS Form 3811, August 2001

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Lloyd J. Soudelier, Jr.  
Lurecki Martinez Soudelier  
147 Dixie Drive  
Des Allemands, La 70030  
PZS-2004-76

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature <i>X Lloyd Soudelier</i>	<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
B. Received by (Printed Name) <i>LLOYD SOUDELER</i>	C. Date of Delivery <i>10/26/04</i>
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	

3. Service Type	<input type="checkbox"/> Express Mail
<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Registered	<input type="checkbox"/> C.O.D.
<input type="checkbox"/> Insured Mail	
4. Restricted Delivery? (Extra Fee)	<input type="checkbox"/> Yes

**SENDER: COMPLETE THIS SECTION**

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1. Article Addressed to:

Wayne P. Triche  
Yolanda Bergeron Triche  
149 Dixie Drive  
Des Allemands, La 70030  
PZS-2004-76

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature <i>X Wayne P. Triche</i>	<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
B. Received by (Printed Name) <i>Wayne P. Triche</i>	C. Date of Delivery
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	

3. Service Type	<input type="checkbox"/> Express Mail
<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Registered	<input type="checkbox"/> C.O.D.
<input type="checkbox"/> Insured Mail	
4. Restricted Delivery? (Extra Fee)	<input type="checkbox"/> Yes

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

John D. Taylor  
Charlotte Smith Taylor  
P.O. Box 764  
Des Allemands, La 70030  
PZS-2004-76

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature <i>X Charlotte Taylor</i>	<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
B. Received by (Printed Name) <i>Charlotte Taylor</i>	C. Date of Delivery <i>11-4-04</i>
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	

3. Service Type	<input type="checkbox"/> Express Mail
<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Registered	<input type="checkbox"/> C.O.D.
<input type="checkbox"/> Insured Mail	
4. Restricted Delivery? (Extra Fee)	<input type="checkbox"/> Yes

2. Article Number  
(Transfer from service lab)

7003 1680 0006 7214 0656

PS Form 3811, August 2001

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Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

To

Sent  
Sire  
or F  
City

Lloyd J. Soudelier, Jr.  
Lurecki Martinez Soudelier  
147 Dixie Drive  
Des Allemands, La 70030  
PZS-2004-76

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Lloyd J. Soudelier, Jr.  
Lurecki Martinez Soudelier  
147 Dixie Drive  
Des Allemands, La 70030  
PZS-2004-76

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature <i>X Lloyd Soudelier</i>	<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
B. Received by (Printed Name) <i>LLOYD SOUDELER</i>	C. Date of Delivery <i>10/26/04</i>
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	

3. Service Type	<input type="checkbox"/> Express Mail
<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Registered	<input type="checkbox"/> C.O.D.
<input type="checkbox"/> Insured Mail	
4. Restricted Delivery? (Extra Fee)	<input type="checkbox"/> Yes

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Wayne P. Triche  
Yolanda Bergeron Triche  
149 Dixie Drive  
Des Allemands, La 70030  
PZS-2004-76

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature <i>X Wayne P. Triche</i>	<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
B. Received by (Printed Name) <i>Wayne P. Triche</i>	C. Date of Delivery
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	

3. Service Type	<input type="checkbox"/> Express Mail
<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Registered	<input type="checkbox"/> C.O.D.
<input type="checkbox"/> Insured Mail	
4. Restricted Delivery? (Extra Fee)	<input type="checkbox"/> Yes

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

John D. Taylor  
Charlotte Smith Taylor  
P.O. Box 764  
Des Allemands, La 70030  
PZS-2004-76

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature <i>X Charlotte Taylor</i>	<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
B. Received by (Printed Name) <i>Charlotte Taylor</i>	C. Date of Delivery <i>11-4-04</i>
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	

3. Service Type	<input type="checkbox"/> Express Mail
<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Registered	<input type="checkbox"/> C.O.D.
<input type="checkbox"/> Insured Mail	
4. Restricted Delivery? (Extra Fee)	<input type="checkbox"/> Yes

2. Article Number  
(Transfer from service lab)

7003 1680 0006 7214 0656

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

7214 0656 0006 1680 0003 7003

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL**

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

To

Sent  
Sire  
or F  
City

Wayne P. Triche  
Yolanda Bergeron Triche  
149 Dixie Drive  
Des Allemands, La 70030  
PZS-2004-76

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Wayne P. Triche  
Yolanda Bergeron Triche  
149 Dixie Drive  
Des Allemands, La 70030  
PZS-2004-76

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature <i>X Wayne P. Triche</i>	<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
B. Received by (Printed Name) <i>Wayne P. Triche</i>	C. Date of Delivery
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	

3. Service Type	<input type="checkbox"/> Express Mail
<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Registered	<input type="checkbox"/> C.O.D.
<input type="checkbox"/> Insured Mail	
4. Restricted Delivery? (Extra Fee)	<input type="checkbox"/> Yes

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

John D. Taylor  
Charlotte Smith Taylor  
P.O. Box 764  
Des Allemands, La 70030  
PZS-2004-76

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature <i>X Charlotte Taylor</i>	<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
B. Received by (Printed Name) <i>Charlotte Taylor</i>	C. Date of Delivery <i>11-4-04</i>
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	

3. Service Type	<input type="checkbox"/> Express Mail
<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Registered	<input type="checkbox"/> C.O.D.
<input type="checkbox"/> Insured Mail	
4. Restricted Delivery? (Extra Fee)	<input type="checkbox"/> Yes

2. Article Number  
(Transfer from service lab)

7003 1680 0006 7214 0656

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

7214 0656 0006 1680 0003 7003

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL**

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Total

Sent  
Street,  
or PO  
City, St

John D. Taylor  
Charlotte Smith Taylor  
P.O. Box 764  
Des Allemands, La 70030  
PZS-2004-76

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

John D. Taylor  
Charlotte Smith Taylor  
P.O. Box 764  
Des Allemands, La 70030  
PZS-2004-76

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature <i>X Charlotte Taylor</i>	<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
B. Received by (Printed Name) <i>Charlotte Taylor</i>	C. Date of Delivery <i>11-4-04</i>
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	

3. Service Type	<input type="checkbox"/> Express Mail
<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Registered	<input type="checkbox"/> C.O.D.
<input type="checkbox"/> Insured Mail	
4. Restricted Delivery? (Extra Fee)	<input type="checkbox"/> Yes

2. Article Number  
(Transfer from service lab)

7003 1680 0006 7214 0656

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

7003 1680 0006 7214 0649

**U.S. Postal Service™**  
**CERTIFIED MAIL™ REC**  
(Domestic Mail Only; No Insurance Coverage)For delivery information visit our website at [www.usps.com](http://www.usps.com)**OFFICIAL**

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

To: Calvin L. Picou, Jr.  
Mary Hunter Picou  
153 Dixie Drive  
Des Allemands, La 70030  
PZS-2004-76

Sent: \_\_\_\_\_  
Street or P.O. Box \_\_\_\_\_  
City, State \_\_\_\_\_

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Calvin L. Picou, Jr.  
Mary Hunter Picou  
153 Dixie Drive  
Des Allemands, La 70030  
PZS-2004-76

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature X <i>Calvin L. Picou</i>	<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
B. Received by (Printed Name) <i>Calvin Picou</i>	C. Date of Delivery <i>11-2-04</i>
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	

## 3. Service Type

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Certified Mail | <input type="checkbox"/> Express Mail                   |
| <input type="checkbox"/> Registered                | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Insured Mail              | <input type="checkbox"/> C.O.D.                         |

## 4. Restricted Delivery? (Extra Fee)

☐ Yes

7003 1680 0006 7214 0632

**U.S. Postal Service™**  
**CERTIFIED MAIL™ REC**  
(Domestic Mail Only; No Insurance Coverage)For delivery information visit our website at [www.usps.com](http://www.usps.com)**OFFICIAL**

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Total: Clint M. Cortez  
Melissa Tregle Cortez  
155 Dixie Drive  
Des Allemands, La 70030  
PZS-2004-76

Sent: \_\_\_\_\_  
Street or P.O. Box \_\_\_\_\_  
City, State \_\_\_\_\_

## 2. Article Number

(Transfer from service label)

7003 1680 0006 7214 0649

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Clint M. Cortez  
Melissa Tregle Cortez  
155 Dixie Drive  
Des Allemands, La 70030  
PZS-2004-76

A. Signature X <i>Clint Cortez</i>	<input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee
B. Received by (Printed Name) <i>Clint Cortez</i>	C. Date of Delivery <i>10/25/04</i>
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	

## 3. Service Type

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Certified Mail | <input type="checkbox"/> Express Mail                   |
| <input type="checkbox"/> Registered                | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Insured Mail              | <input type="checkbox"/> C.O.D.                         |

## 4. Restricted Delivery? (Extra Fee)

☐ Yes

7003 1680 0006 7214 0625

**U.S. Postal Service™**  
**CERTIFIED MAIL™ REC**  
(Domestic Mail Only; No Insurance Coverage)For delivery information visit our website at [www.usps.com](http://www.usps.com)**OFFICIAL**

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Total Pt: M/M Camille J. Rousse  
P.O. Box 1469  
Paradis, La 70080  
PZS-2004-76

Sent To: \_\_\_\_\_  
Street, Apt or PO Box \_\_\_\_\_  
City, State \_\_\_\_\_

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

M/M Camille J. Rousse  
P.O. Box 1469  
Paradis, La 70080  
PZS-2004-76

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature X <i>Camille Rousse</i>	<input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee
B. Received by (Printed Name) <i>Camille Rousse</i>	C. Date of Delivery <i>10-26-04</i>
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	

## 3. Service Type

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Certified Mail | <input type="checkbox"/> Express Mail                   |
| <input type="checkbox"/> Registered                | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Insured Mail              | <input type="checkbox"/> C.O.D.                         |

## 4. Restricted Delivery? (Extra Fee)

☐ Yes

7003 1680 0006 7214 0618

**U.S. Postal Service™**  
**CERTIFIED MAIL™ REC**  
(Domestic Mail Only; No Insurance Coverage)For delivery information visit our website at [www.usps.com](http://www.usps.com)**OFFICIAL**

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Total: Addis J. Meacham  
212 Matherne Drive  
Des Allemands, La 70030  
PZS-2004-76

Sent: \_\_\_\_\_  
Street or P.O. Box \_\_\_\_\_  
City, State \_\_\_\_\_

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Addis J. Meacham  
212 Matherne Drive  
Des Allemands, La 70030  
PZS-2004-76

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature X <i>Addis J. Meacham</i>	<input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee
B. Received by (Printed Name) <i>Addis J. Meacham</i>	C. Date of Delivery <i>10-26-04</i>
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	

## 3. Service Type

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Certified Mail | <input type="checkbox"/> Express Mail                   |
| <input type="checkbox"/> Registered                | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Insured Mail              | <input type="checkbox"/> C.O.D.                         |

## 4. Restricted Delivery? (Extra Fee)

☐ Yes

## 2. Article Number

(Transfer from service label)

7003 1680 0006 7214 0618

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

7003 1680 0006 7214 0601

U.S. Postal Service™

**CERTIFIED MAIL™**

(Domestic Mail Only; No Insurance)

For delivery information visit our website

OFFICIAL

Postage \$

Certified Fee

Return Receipt Fee (Endorsement Required)

Restricted Delivery Fee (Endorsement Required)

To Ryan Paul DeJean  
P.O. Box 491  
Des Allemands, La 70030-0491  
PZS-2004-76

Sent  
Street or PO Box  
City, State, ZIP+4

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ryan Paul DeJean  
P.O. Box 491  
Des Allemands, La 70030-0491  
PZS-2004-76

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Ryan DeJean ☐ Agent ☐ Addressee

B. Received by (Printed Name)

RYAN DEJEAN 10-27-04

D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

3. Service Type

☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

7003 1680 0006 7214 0595

U.S. Postal Service™

**CERTIFIED MAIL™**

(Domestic Mail Only; No Insurance)

For delivery information visit our website

OFFICIAL

Postage \$

Certified Fee

Return Receipt Fee (Endorsement Required)

Restricted Delivery Fee (Endorsement Required)

Total F Keith J. Fontenot  
Lisa Zeringue  
216 Matherne Drive  
Des Allemands, La 70030-0491  
PZS-2004-76

Sent To  
Street or PO Box  
City, State, ZIP+4

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Keith J. Fontenot  
Lisa Zeringue Fontenot  
216 Matherne Drive  
Des Allemands, La 70030-0491  
PZS-2004-76

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Keith Fontenot ☐ Agent ☐ Addressee

B. Received by (Printed Name)

KEITH FONTENOT 10-27-04

D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

3. Service Type

☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

7003 1680 0006 7214 0580

U.S. Postal Service™

**CERTIFIED MAIL™**

(Domestic Mail Only; No Insurance)

For delivery information visit our website

OFFICIAL

Postage \$

Certified Fee

Return Receipt Fee (Endorsement Required)

Restricted Delivery Fee (Endorsement Required)

To Darlene Renee Shiflet  
218 Matherne Drive  
Des Allemands, La 70030-0491  
PZS-2004-76

Sent  
Street or PO Box  
City, State, ZIP+4

2. Article Number

(Transfer from service label)

7003 1680 0006 7214 0595

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Darlene Renee Shiflet  
218 Matherne Drive  
Des Allemands, La 70030-0491  
PZS-2004-76

B. Received by (Printed Name)

Maxine Dufrene 10/25/04

D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

3. Service Type

☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

7003 1680 0006 7214 0571

U.S. Postal Service™

**CERTIFIED MAIL™**

(Domestic Mail Only; No Insurance)

For delivery information visit our website

OFFICIAL

Postage \$

Certified Fee

Return Receipt Fee (Endorsement Required)

Restricted Delivery Fee (Endorsement Required)

To Billy D. Rhodes  
220 Matherne Drive  
Des Allemands, La 70030-0491  
PZS-2004-76

Sent  
Street or PO Box  
City, State, ZIP+4

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Billy D. Rhodes  
220 Matherne Drive  
Des Allemands, La 70030-0491  
PZS-2004-76

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Billy Rhodes ☐ Agent ☐ Addressee

B. Received by (Printed Name)

Billy Rhodes 11-12-04

D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

3. Service Type

☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7003 1680 0006 7214 0571

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

PS Form 3800, June 2002

7003 1680 0006 7214 0526

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>TM</sup> RETURN RECEIPT**  
(Domestic Mail Only; No Insurance)

For delivery information visit our website

OFFICIAL

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Tot	
Sent	
Street or P.O.	
City	

Walter Joseph, Fonseca  
Theresa Dufrene Fonseca  
139 Dixie Drive  
Des Allemands, La 70030  
PZS-2004-76

PS Form 3800, June 2002

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

**1. Article Addressed to:**

Walter Joseph, Fonseca, Jr.  
Theresa Dufrene Fonseca  
139 Dixie Drive  
Des Allemands, La 70030  
PZS-2004-76

**2. Article Number**

(Transfer from service)

7003 1680 0006 7214 0526

PS Form 3811, August 2001

**COMPLETE THIS SECTION ON DELIVERY**

**A. Signature**

X *Walter Joseph, Jr.*

- ☐ Agent
- ☐ Addressee

**B. Received by (Printed Name)**

**C. Date of Delivery**

- D. Is delivery address different from item 1?** ☐ Yes  
If YES, enter delivery address below: ☐ No

**3. Service Type**

- ☒ Certified Mail
- ☐ Express Mail
- ☐ Registered
- ☐ Return Receipt for Merchandise
- ☐ Insured Mail
- ☐ C.O.D.

**4. Restricted Delivery? (Extra Fee)**

- ☐ Yes

Domestic Return Receipt

102595-02-M-1540

THREE CERTAIN TRACTS OR PARCELS OF LAND, together with all improvements thereon, and all rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Charles, State of Louisiana, in what is known as Sunset Drainage District and designated on a map of Sunset Drainage District, prepared by James S. Webb, Civil Engineer, and John Kruse, which map is recorded in the records of the Clerk of Court's office, Parish of St. Charles, as LOTS EIGHT HUNDRED NINETY-SEVEN (897), NINE HUNDRED NINETEEN (919) and NINE HUNDRED SIXTY (960); said lots of ground are also shown on plan of survey made by E. M. Collier, Surveyor, dated May, 1951, a copy of which is annexed to an act of sale by William H. Talbot to Herbert Dufrene, et al, passed before Charles S. Lagarde, Jr., Notary Public, on March 5, 1969, registered in COB 87, folio 17, which survey is entitled "Survey of Lots in Sunset Drainage District at Paradis, St. Charles Parish, Louisiana," on which said survey the lots conveyed herein are shown to be located in Sub-Drainage District No. 3, and in Section 3, Township 15 South, Range 20 East.

Being a portion of the same property acquired by William H. Talbot by purchase from Mrs. Gertrude Bott, widow of Moore Duvernais Saucier, as per act passed before Roland C. Kizer, Notary Public, on December 12, 1950, registered in COB RRR, folio 474 on December 15, 1950, in the records of St. Charles Parish.

It is understood by the parties hereto that the property conveyed herein is subject to the following:

Oil, gas and mineral lease granted by William H. Talbot to Texaco, Inc. dated July 23, 1962, registered in COB 34, folio 145.



To have and to hold the above described property unto the said purchaser, his  
heirs and assigns forever.

This sale is made and accepted for and in consideration of the price and sum of-----  
**TWENTY-THREE THOUSAND SEVEN HUNDRED TWENTY-FOUR AND NO/100 DOLLARS**-----  
-----**(\$23,724.00)**-----

which the said purchaser has well and truly paid, in ready and current money to the  
said vendor who hereby acknowledge<sup>■</sup> the receipt thereof  
and grant<sup>■</sup> full acquittance and discharge therefor.

All State and ~~city~~ <sup>Parish</sup> taxes up to and including the taxes due and exigible in 1968  
are paid as per tax certificate annexed to sale passed before Charles S.  
Lagarde, Jr., Notary Public, on March 5, 1969, registered in  
COB 87, folio 17.

By reference to the certificate of the ~~Notary Public~~ Recorder of Mortgages in  
and for the parish ~~of St. Charles~~ <sup>of St. Charles</sup> annexed to sale passed before  
Charles S. Lagarde, Jr., N.P., on March 5, 1969, registered in  
COB 87, folio 17,  
it does not appear that said property ~~has been encumbered by any~~  
~~mortgage~~ is subject to any encumbrance whatever.



The parties to this act are aware of the fact that the mortgage, conveyance and Paving Ordinance certificates herein referred to are open, being not yet dated or signed, and relieve and release me, Notary, from all responsibility and liability in connection therewith.

/AND SIGNED IN QUADRUPLICATE ORIGINAL,

Thus Done and Passed, in my office at Luling, Louisiana

on the day, month and year herein first above written, in the presence of

Barbara A. Champagne and Anna Louise P. Lagarde

competent witnesses, who hereunto sign their names with the said appearers, and me, Notary, after reading of the whole.

WITNESSES:

Barbara A. Champagne

William H. Talbot  
William H. Talbot

Anna Louise P. Lagarde

Lloyd G. Dufrene  
Lloyd G. Dufrene

Charles S. Lagarde, Jr.  
Charles S. Lagarde, Jr.  
Notary Public

CASH SALE

No. \_\_\_\_\_

March 5, 19 69

Sale of Property

BY

WILLIAM H. TALBOT

TO

LLOYD G. DUFRENE

United States of America,

State of Louisiana,

Parish of Orleans ST. CHARLES

Be it Known, That on this fifth day of  
the Month of March in the year of our Lord  
one thousand nine hundred and sixty-nine and of the  
Independence of the United States of America, the one hundred and  
ninety-third,

BEFORE ME, CHARLES S. LAGARDE, JR.,

a Notary Public, duly commissioned and qualified, in and for the ~~subscrip~~

~~XXXXXXXXXXXXXXXXXXXX~~ Parish ~~and County~~ of St. Charles

therein residing, and in the presence of the witnesses hereinafter  
named and undersigned:

Personally Came and Appeared,

WILLIAM H. TALBOT, a person of the full age  
of majority and a resident of the Parish of Orleans,  
State of Louisiana, married but once and then to  
Florence Fraley, with whom he is presently living  
and residing;

Who declare that he does ~~also~~ by these presents grant, bargain, sell, convey,  
transfer, assign, setover, abandon and deliver, with all legal warranties and with full substitution  
and subrogation in and to all the rights and actions of warranty which he has  
or may have against all preceding owners and vendors, unto

LLOYD G. DUFRENE, a person of the full age of  
majority and a resident of the Town of Des Allemands,  
Parish of St. Charles, State of Louisiana, who  
declares that he has been married but once and then  
to Marian Martin, with whom he is presently living  
and residing;

/himself, his

here present, accepting and purchasing for \_\_\_\_\_ heirs and assigns, and acknowledging due  
delivery and possession thereof, all and singular the following described property to wit;

U.S. Postal Service™

## CERTIFIED MAIL™ RECEIPT

(Domestic Mail Only; No Insurance Coverage)

For delivery information visit our website at www.usps.com

OFFICIAL

Postage \$

Certified Fee

Return Receipt Fee  
(Endorsement Required)Restricted Delivery Fee  
(Endorsement Required)

Total

Sent To

Street, A

or PO Box

City, State

Timothy D. Rhoades  
Christina T. Rhoades  
222 Matherne Drive  
Des Allemands, La 70030  
PZS-2004-76

U.S. Postal Service™

## CERTIFIED MAIL™ RECEIPT

(Domestic Mail Only; No Insurance Coverage)

For delivery information visit our website at www.usps.com

OFFICIAL

Postage \$

Certified Fee

Return Receipt Fee  
(Endorsement Required)Restricted Delivery Fee  
(Endorsement Required)

Total P.

Sent To

Street, A

or PO Box

City, State

Celeste P. Induni  
145 Dixie Drive  
Des Allemands, La 70030  
PZS-2004-76

U.S. Postal Service™

## CERTIFIED MAIL™ RECEIPT

(Domestic Mail Only; No Insurance Coverage)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Timothy D. Rhoades  
Christina T. Rhoades  
222 Matherne Drive  
Des Allemands, La 70030  
PZS-2004-76

## 2. Article Number

(Transfer from service)

7003 1680 0006 7214 0564

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Celeste P. Induni  
145 Dixie Drive  
Des Allemands, La 70030  
PZS-2004-76

## 2. Article Number

(Transfer from service)

7003 1680 0006 7214 0557

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent☐ Addressee

B. Received by (Printed Name)

Christina Rhoades

C. Date of Delivery

11-12-04

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

## 3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

Received by (Printed Name)

Celeste Induni

☐ Addressee

C. Date of Delivery

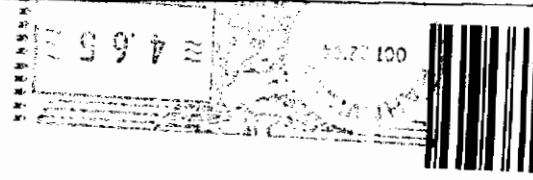
10/25/04

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

## 3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

CERTIFIED MAIL

# ST. CHARLES PARISH

DEPARTMENT OF  
PLANNING AND ZONING  
P.O. BOX 302 • HAHNVILLE, LA 70057



7003 1680 0006 7214 0533



Scott M. Champagne  
143 Dixie Drive  
Des Allemands, La  
PZS-2004-76

For delivery information visit our website at [www.usps.com](http://www.usps.com)

OFFICIAL

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Total P Scott M. C  
143 Dix  
Des Allemands  
PZS-20

Sent To  
Street, Apt. or PO B  
City, St

U.S. Postal Service  
CERTIFIED MAIL  
(Domestic Mail Only; No Ins)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

OFFICIAL

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Total: Seth P. Matherne  
Christine B. Math  
141 Dixie Drive  
Des Allemands, La  
PZS-2004-76

Sent  
Street or PO B  
City, St

so that we can return the card to you.  
■ Attach this card to the back of the envelope or on the front if space permits.

1. Article Addressed to:

Seth P. Matherne  
Christine B. Matherne  
141 Dixie Drive  
Des Allemands, La 70030  
PZS-2004-76

3. Service Type

- ☒ Certified Mail
- ☐ Registered
- ☐ Insured Mail

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7003 1680 0006 7214 0533

PS Form 3800, June 2002

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540