

Marny Stein

From: Marny Stein
Sent: Friday, December 19, 2014 12:55 PM
To: 'trosclair@riverlandssurveying.com'
Cc: Jack Cali (jackcali@drivesoft.net)
Subject: Revisions to Cali/Roberts plat

Travis,

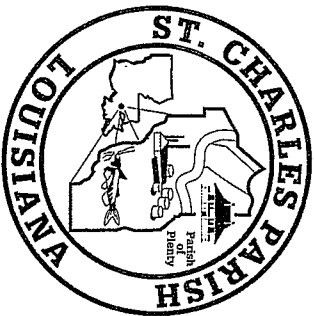
Thank you for taking my call about revisions to the resubdivision of Lot H-1.

1. Please add Todd and Andree Roberts 115 Valcour Lane, Destrehan, 70047 to the **Developers** list. (Our subdivision regulations specifically call for the property owners to be listed, but Mr. Cali is working on obtaining the notarized endorsement of all current owners and he has a purchase agreement; we consider that comparable)
2. Please change the signature blocks for Planning Commission Chair and Parish Council Chair.
3. Please add the width of Valcour Lane R.O.W (which is shown as 50' on the resub plat for 10-A).
4. Please work with the developer to incorporate the "ROAD PARCEL" into Lot 10-A (proposed 1-H-1) and the developable lots being created lots.
5. We interpret the 40' strip of H-1 indicated "PORTION OF H-1 (NOT A PART)" described in a 1984 Act of Sale recorded at COB 313/598 entry 101775 (it has a survey attached if you need it) as still being an unsubdivided portion of Lot H-1. As this department interprets the laws of resubdivision, this portion of H-1 IS A PART of Lot H-1 and must be described on the plat. I would expect the note to indicate that this non-conforming lot of. (We have not received these lot owners' endorsements—Joel Chiasson, Sr & Irvin Carmouche—deceased...so this may change if the developers find another way to deal with this problem).
6. Please work with the developer to add a note indicating that lots being created are for the development of single-family residences ONLY (with the exception of the 40' strip described above....).

Please email me the updates; this resubdivision has had a lot of changes; in fact, I understand Mr. Cali may have requested the lots be re-oriented??? IF so, can you please let me know.

Thank you.

Marny Stein
Development Review Planner
PO Box 302 Hahnville, LA 70057
Office 985.783.5060 / direct 985.331.3747



ST. CHARLES PARISH

DEPARTMENT OF PUBLIC WORKS

100 RIVER OAKS DRIVE • DESTREHAN, LOUISIANA 70047

(985) 783-5102 • (985) 783-5104 • FAX (985) 725-2250

Website: www.stcharlesparish-la.gov

V.J. ST. PIERRE, JR.
PARISH PRESIDENT

SAM SCHOLLE
DIRECTOR

December 18, 2014

Mr. Roy Carubba, PE
Carubba Engineering
3621 Ridgelake Dr.
Metairie, LA 70002

Re: Resubdivision off of Valcour Lane
Drainage Impact Analysis Review
Destrehan, LA 70047

Mr. Carubba:

The Department of Public Works (DPW) has received a Drainage Impact Analysis (DIA) dated November 24, 2014 for the above mentioned resubdivision. DPW offers the following comments:

1. The report makes use of an intensity of nine inches per hour (9"/hr) throughout the report. Where did this number come from (what idf curve)?
2. Pre-development model shows an area paved but none are shown on drawings. What area is existing as paved? Is this Lot 11 Valcour Ln?
3. Had drawn watershed map shows a 2% slope on all areas. This will require five feet (5') of fill to be placed on some lots and in the opinion of this office is not practical nor realistic.
4. No areas on the post development calculations are routed to the outfall. Routing flows will cause an increase in post development flows.
5. There are no watershed identifications on the map with corresponding areas.

6. None of the "Canal" area is considered developed. With the hand drawn watershed line drawn through the properties DPW would believe that some of this area is developed.
7. Use of the entire area as storage is not acceptable. With the slopes proposed on the DIA this cannot be achieved.

Please revise your DIA and resubmit to this office when possible. If you have any questions call Mr. Lawrence "Lee" Zeringue; Sr. Parish Engineer or myself at 985-783-5102.

Sincerely



Sam Scholle

Director

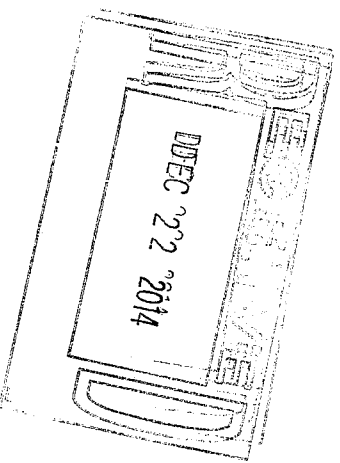
St. Charles Parish Dept. of Public Works

SS/lpz

CC: Mr. Michael Albert
Director of Planning and Zoning

Mr. Lawrence "Lee" Zeringue, PE
Senior Parish Engineer

Ms. Marny Stein
Development Review Planner





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VJ. ST. PIERRE, JR.
PARISH PRESIDENT

SAM SCHOLLE
DIRECTOR

MEMORANDUM

DATE: December 4, 2014

TO: Mr. Michael Albert
Director of Planning and Zoning

FROM: Sam Scholle *SS*
Director of Public Works/Wastewater

RE: **PZS 2014-50**
Resubdivision near Valcour Lane

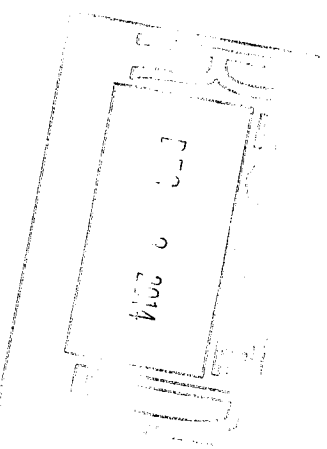
The Department of Public Works has received a November 21, 2014 email containing a drainage impact analysis from Ms. Marney Stein, Development Review Planner, of Planning and Zoning requesting a drainage approval for the above mentioned resubdivision. The review of this plan has not been completed. This office should complete its review by end of next week.


Should you have any questions or comments please do not hesitate to call me at 783-5102.

SS/lpz

cc: Mr. Lawrence "Lee" Zeringue, PE
Senior Parish Engineer

Ms. Marney Stein
Development Review Planner



		<p align="center">Carubba Engineering 3621 RidgeLake Drive, Metairie, LA 70002 Ph: (504) 888-1490 Fax: (504) 888-1491 www.CarubbaEngineering.com</p>	
JOB:	National Method Rainfall	DATE:	11/21/2014
SHEETS:		AUTHOR:	MTD

Rational Method: Q= CIA 10-yr 24 Hour storm event

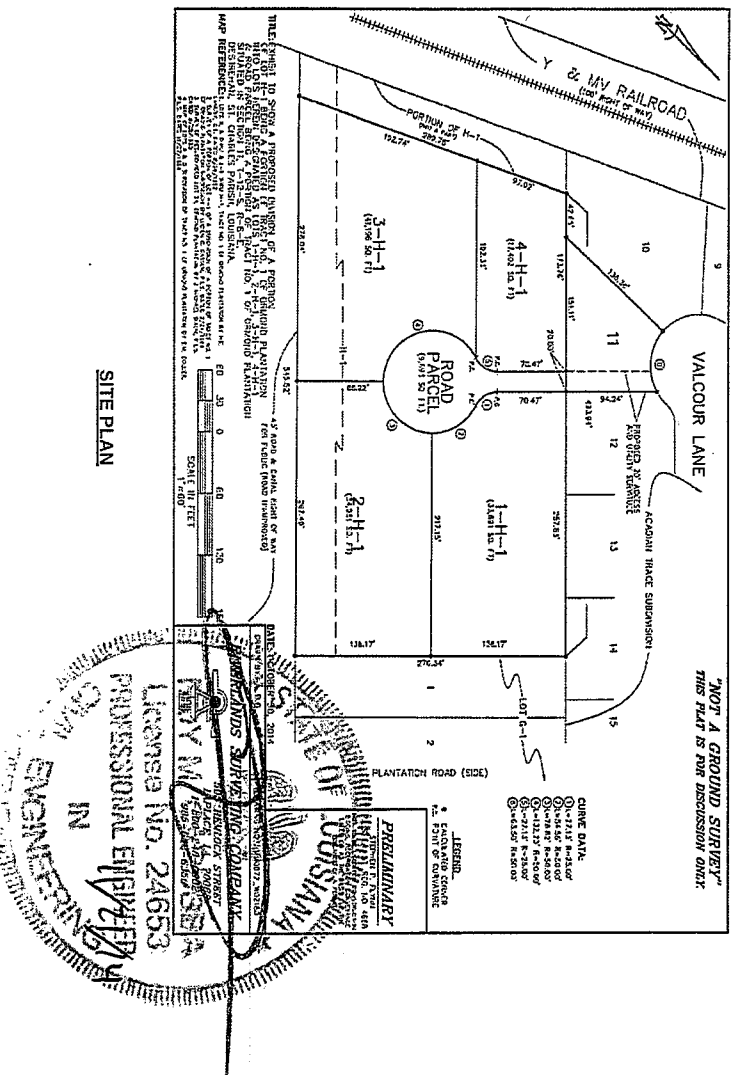
Pre Construction (Construction Area only)


Site Description:

Site consists of undeveloped property connected to one paved Road Parcel. For preconstruction computation, lots are assumed as short grassy area (C=0.3). Pavement is assumed smooth (C=0.9).
 Sheet Flow to adjacent waterway (Schexnayder Canal).
 Lot 11 will remain undeveloped, drainage unaffected.

Undeveloped Site, C= 0.3 Paving = 0.9

Drainage Zone	C	I (in/hr)	A (sqft)	A (ac)	Rainfall (cfs)
1	0.3	9	127470	2.926	7.901
1	0.9	9	9693	0.223	1.802
Total (cfs)					9.704



		Carubba Engineering 3621 Ridgevale Drive, Metairie, LA 70002 Ph: (504) 888-1490 Fax: (504) 888-1491 www.CarubbaEngineering.com	
JOB:	Rational Method Rainfall	DATE:	11/21/2014
SHEET:		AUTHOR:	MTD

Rational Method: Q= CIA

Post Construction (Construction Area only)

Site Description:

Developed site assumed 50% developed (C=0.8). Remaining area shall remain undeveloped (Grassy, C=0.3). Three catch basin shall be added to Road Parcel.

Lot 4-H-1 will drain to the Road Parcel
 Lot 1-H-1 will drain to the Road Parcel
 Lot 2-H-1 will drain 1/3 to Road Parcel and the rest to Schexnaydre Canal
 Lot 3-H-1 will drain 1/3 to Road Parcel and the rest to Schexnaydre Canal
 Lot 11 will remain undeveloped, drainage unaffected.

Post Construction

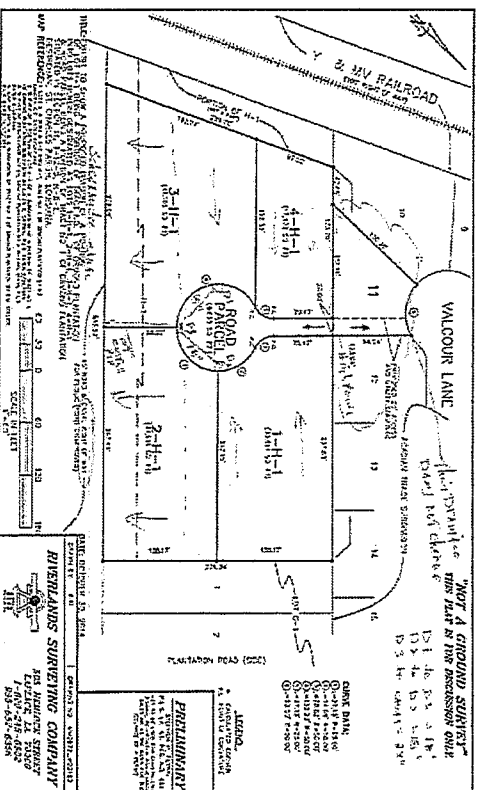
Zone	C	I (in/hr)	A (sqft)	A (ac)	Rainfall (cfs)
D1	0.8	9	22431	0.515	3,708
D1	0.3	9	22431	0.515	1,390
D2	0.8	9	28489	0.654	4,709
D2	0.3	9	28489	0.654	1,766
D3	0.9	9	9693	0.223	1,802
Canal	0.3	9	25392	0.583	1,574
				Total (cfs)	14,949

Net Increase =

14,949 -

9,704 =

5,246 cfs

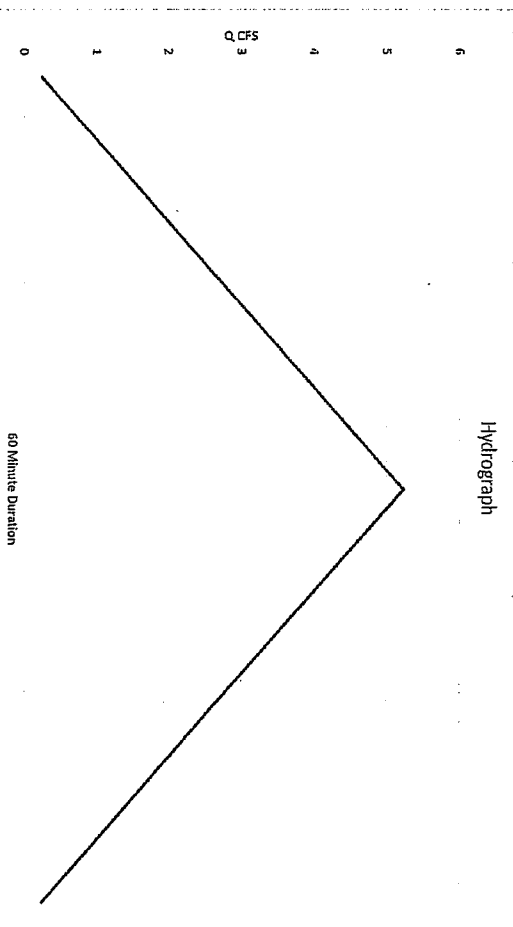


SITE PLAN



Carubda Engineering
 3621 Ridgelake Drive, Metairie, LA 70002
 Ph: (504) 888-1490 Fax: (504) 888-1491
 www.CarubdaEngineering.com

JOB:	Rational Method Rainfall	DATE:	11/21/2014
SHEET:		AUTHOR:	MTD



Compute Storage- 60 minute Duration

Volume = (1/2)(5.24)(60min)(60sec/min)
 Volume = 9442.8 CF

Available Storage

Assume 3% of water retention at catch basin (sloped from lots)
 Volume (cone)= 38574SF (undeveloped)+96933SF *0.24R
 11584 CF OKAY

Size Pipe for remaining storage

$$Q = VA = \left(\frac{1.49}{n} \right) AR^{\frac{2}{3}} \sqrt{S} \quad [U.S.]$$

OPEN CHANNEL FLOW

- K= 1.49
- n= 0.01
- S= 0.003
- D= 15.73551 in
- R= 0.327823 ft
- A= 1.350 ft²
- Q= 5.240 cfs

