



October 22, 2021

TO: Zoning Commission

FROM: Woodrow Muhammad AICP, Planning and Zoning Director

SUBJECT: **TND-C-1-06 Final Development Plan Major Change & Preliminary Plat of 259 Lots for the Remaining Portion of Village at Magnolia Square Traditional Neighborhood Development**

Application Summary			
Applicant	Nick Fakouri	Submittal Date	July 15, 2021
Design Professional	Jason Ellis, P.E.	Site Area	63.2 Acres
Location	This property is located on the west side of the remaining undeveloped portions the Village Magnolia Square Subdivision in Section 37, T6S, R2E, GLD, EBR, LA.		
Address	NA	Lot ID Number(s)	171004391
Zoning Commission Meeting Date	October 28, 2021	City Council Meeting Date	<i>Tentatively November 23rd, 2021</i>
Request			
Required Common Open Space	20% of Total Area	Total Area	185.7 Acres
Previously Approved Total Common Open Space Percentage/Acreage	27%/51 Acres	Proposed Total Common Area Percentage/Acreage	28.5%/ 53 Acres
Previously Approved Total Number of Lots	510 including Commercial	Proposed Total Number of Lots	492 including Commercial
Previous Wetlands Area	43.8 Acres *SIP Labeled but less per CORP	New Wetlands Area	10.51 Acres
Site Characteristics			
Land Use Plan Designation	Medium Density Residential	Zone of Influence	No
Existing Zoning	R2 (Single Family Residential Two)	Overlay District	No
Existing Use	Undeveloped	Special Flood Hazard	X & AE Map

		Conveyance Zone	Yes, partially
Density Zone	Middle Density Zone	Sector Plan Designation	G2 (Controlled Growth)
Surrounding Site Characteristics			
Surrounding Zoning	R1 (Single Family Residential One); R2 (Single Family Residential Two) and RA (Rural Agricultural)		
Surrounding Uses	Low Density Residential; Medium Density Residential; High Density Residential; Commercial; Office		

Case History- Site

- TND-C-1-06 was originally approved by the East Baton Rouge Parish Planning Commission with City of Central Council through Ordinance 2007-1 at the February 27 2007 meeting.
- TND-C-1-06 had the following administratively approved changes:

-Revision 1 August 27, 2007 -Divide Phase I into Phase I, Part 1, And Phase I, Part 2.
Add One Lot in Phase I, Part 1
Renumbered Lots

-Revision 2 November 24, 2008- Deleted "Houmas Lane" & The 16 Mansion Condos Which Fronted It; Added 18 Townhouse Lots Reserve Lots 13-16 For Office and/or Retail Use Reconfigure Lots 51 & GS-3 Increase Commercial and Office Areas By 10% (From 65,000 & 39,600, Respectfully, To 71,500 & 43,560 Increase Number of Townhouses By 10% (From 42 To 46) Revised Parking Requirements Chart to Meet TND Ordinance Requirements.

-Revision 3 September 17, 2010- Divided Phase 1, Part 2 into Phase 1-A & Phase 1Part 2 Reconfigured Phase 1-A Lots

-Revision 4 October 27, 2014-Revised Lot Layouts, Numbers, Phase Lines and Road Names Updated Greenspace Areas Updated Jurisdictional Wetlands Area Per Preliminary Determination No. Mvn-2013-02500-Se, Dated Feb. 27, 2014 Removed Table Of Irrelevant Statistical Information

-Revision 5 May 19, 2016- Removed Commercial Building and Added 13 Townhouses/Lots to Tract C-2-A-2.

- TND-C-1-06 An applicant proposed to create four lots out of two near North Esworth Avenue. The Zoning Commission recommended denial at the July 22, 2021 meeting. The City Council denied the request at the September 14, 2021 meeting.

Case History-Surrounding Site

- None

Master Plan Context Analysis

- The subject property is designated *Medium Density Residential* according to the 2010 Master Land Use Plan. This classification designates areas of medium density development. Intended for site-built single family residential construction with a maximum density of 4 units per acre.

- The subject property is also in the G2 (*Controlled Growth*) according to the 2010 Sector Plan of the Master Land Use Plan. These are characterized by areas with slightly less suitability and/or existing infrastructure resources typically adjacent to and just beyond existing development. Streamlining the permit process, *density bonus* options and offering assistance with infrastructure development are tools that might be used to encourage development of these high-priority areas.
- *In summary, this proposal is consistent with the Master Plan with respect to land use and intensity of development with prior infrastructure analysis to support its complete build out. This development was planned and considered by the authors of the Master Plan since preliminary approval was prior to the adoption of the Master Land Use Plan and changes herein are marginal.*

Neighborhood Compatibility

- This development is compatible with the adjoining neighborhoods. Additional buffers are provided though not required for similar uses. Lot sizes in this TND's Neighborhood Edge are comparable to an adjacent subdivision.

Bulk Regulatory Requirements

•

Standards	Requirements	Proposed
Common Open Space	20% of Total Area or 37.14 Acres	28% or 53 Acres
Net Density*(See Net Density Calculator)	4 Units per Net Acre	5 Units per Net Acre
Maximum Lots**	510	485 (Single Family Residential Detached and Attached)
Minimum Lot Size***	10,500 sq. ft.	4,800 sq. ft.
Minimum Lot Width***	75'	40'
Minimum Setbacks***	Front- Up to 25' in the Mixed Residential Areas	Front 10' Side 5' Side Corner 10' Rear 10'

*** Net Density Calculator was adopted in 2013 after the overall unit count was approved for this development by City Council in 2007**

**** This development was previously approved with 510 lots.**

***** These requirements are for the underlying zoning districts which are for conventional developments. The intent of the TND Ordinance is to encourage a more walkable and compact development pattern; therefore, creating the need for reduced lot sizes, lot width and setbacks. [Section 14.6 G](#) of the Zoning Code states that a TND may depart from strict conformance with the required density, dimension, area, height, bulk, use and other regulations for the zoning district in which the property is located, so long as the Planned**

Unit Development (TND) will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

Connection to Comite Hills Subdivision via Lariat Avenue -Location of New Streets in Relation to Existing and Proposed Streets [Section 7:4.103 \(a\)\(7\) b. 1.](#) of the Development Code:

The arrangement of new streets in new subdivisions and in new site or tract developments shall make provision for the continuation of the principal existing streets in adjoining areas in so far as it may be deemed necessary by the Planning Commission for public requirements. Streets shall be extended to the boundary of the subdivision to provide access to undeveloped areas for future use and public safety.

Flood Zone Regulatory Requirements

- The subject property is partially in Flood Zone AE and partially in Flood Zone X. Future structures (in both AE & X) will need to meet elevation requirements outlined in [Sec. 8:1552 \(6\)](#) of the Building Code.
- Use of landfill material is restricted in Flood Zone AE per [Sec. 8:1552 \(7\)](#) of the Building Code.
- A land disturbance permit is required prior to any earthwork – [Sec. 8:1553 \(b\)](#)

Development Review Committee (See Comments with Responses)

- All applicable comments have been addressed.
- Outstanding comments shall be addressed at the appropriate stage during construction plan review and/or before the final plat if approved; specifically, drainage comments dated October 18, 2021.

Offsite Drainage Assessment Summary (See the Full Report)

The Offsite Drainage Assessment initially resulted in two offsite drainage issues increasing flows potentially up to 6 inches near the back of the adjacent lots on the southside of Frontier Avenue and the back of adjacent lots on the west side of Lovett Road near the proposed extension of Magnolia Square Road. (See Pages 5 through 7 of the ODA Report) The applicant resubmitted a few drainage redesigns to mitigate these issues and the model reviewer concluded the following:

After further review, the current proposed development does not have the detailed layout necessary for the ODA to accurately reflect capturing the surface runoff which results in revealing these impacts. It is suggested that these impacts be reevaluated after the applicant is allowed to further design the development.

Public Notification

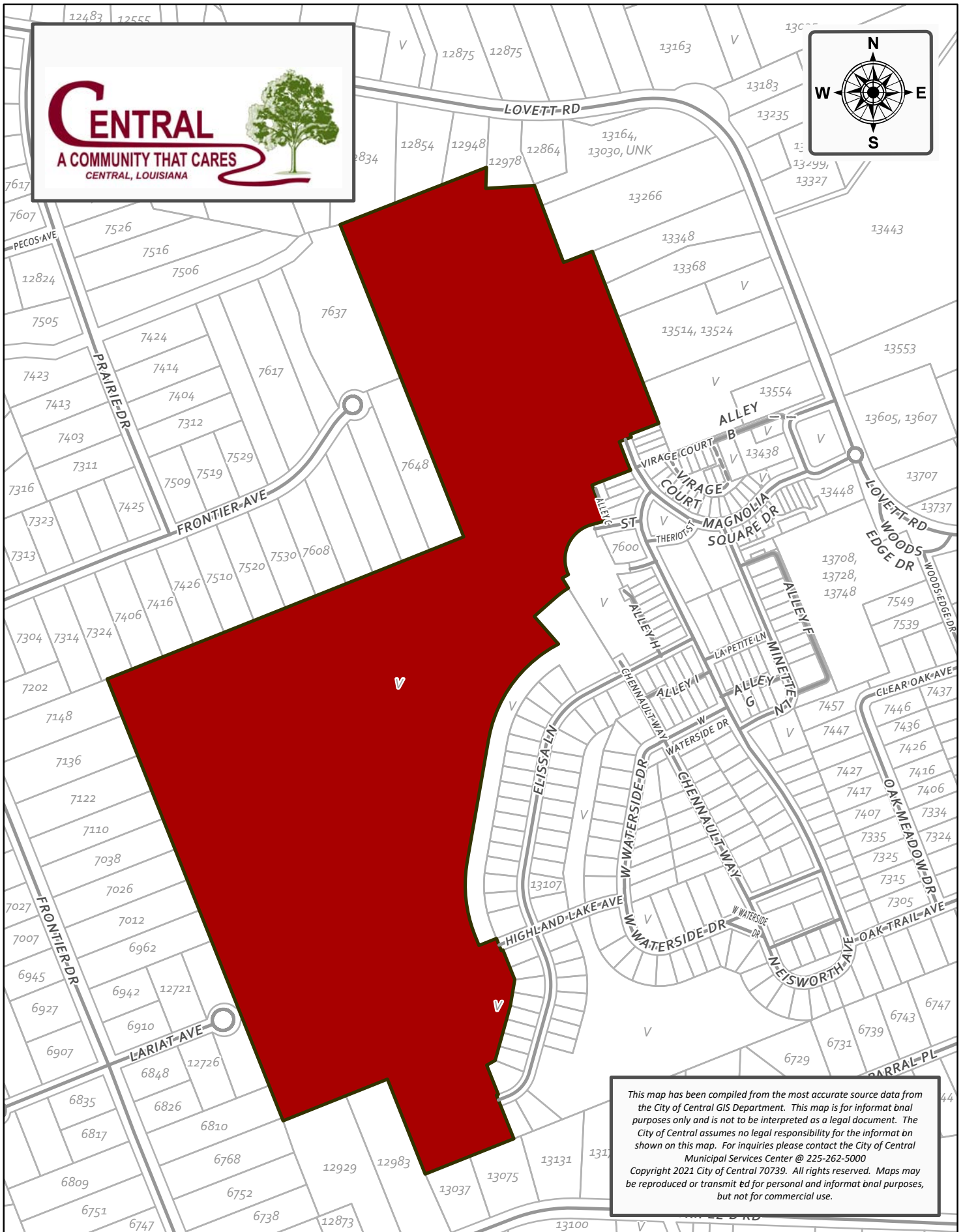
- The public notice sign was posted on August 5, 2021.
- Legal advertisement was published on August 6, 17, 24, 2021.
- Public Participation Program Form A was submitted with a public meeting held on August 9, 2021.
- Public Participation Program Form B was submitted on August 16, 2021.

Findings

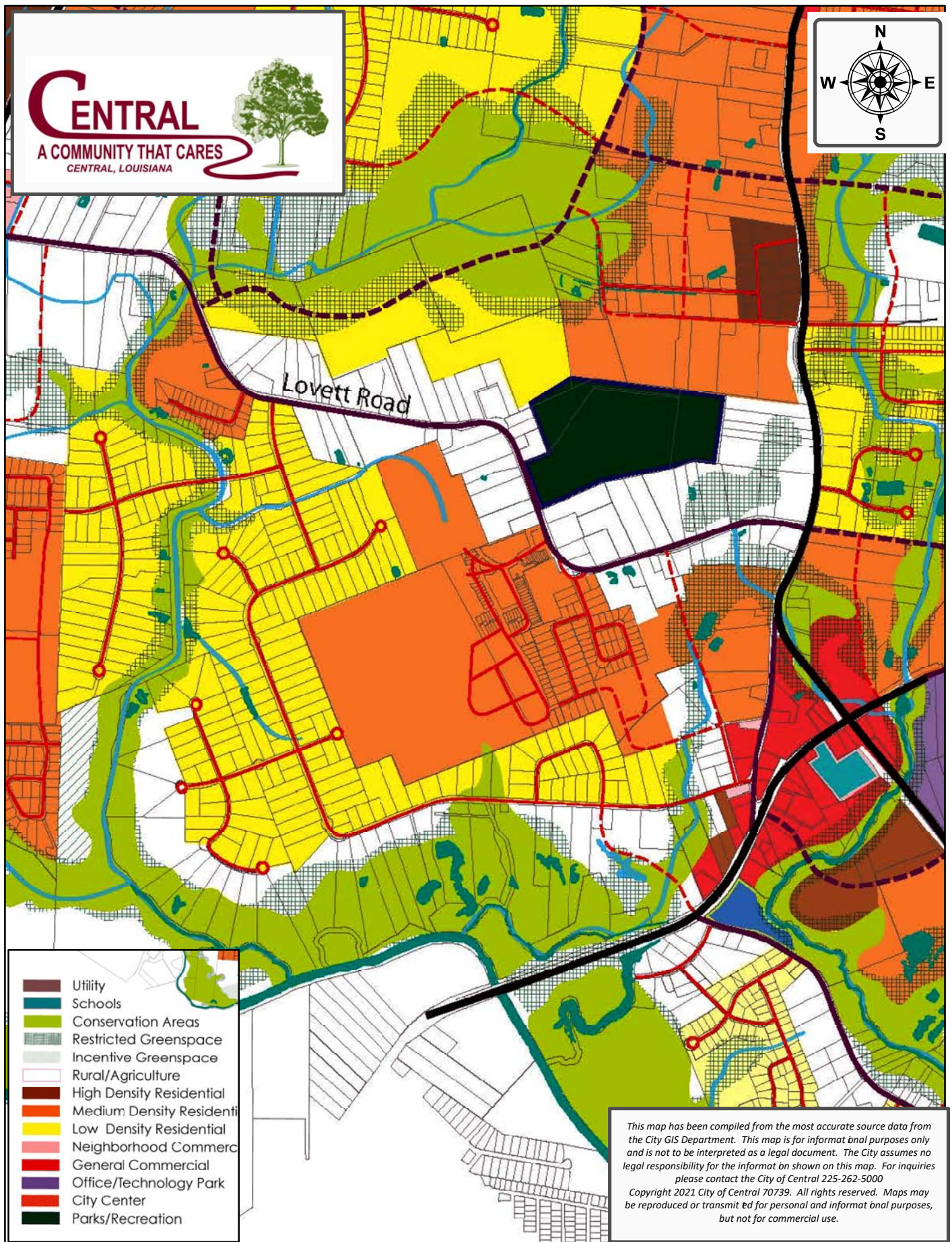
The Staff certifies that this Final Development Plan Change meets the intent of the Zoning Code's TND Ordinance. The TND Final Development Plan is consistent with the City of Central's Masterplan and meets the minimum requirements of the Zoning and Development Codes at this time; therefore, the request is subject to Zoning Commission consideration with following conditions:

1. As stated in the ODA analysis, a submittal of a detailed layout necessary to determine if the two impacts are resolved prior to construction plan approval.
2. The Stormwater Dry Detention Ponds must be constructed to provide for acceptable maintenance and upkeep.
3. All relevant outstanding DRC comments shall be complied with during the construction plan and/or final plat review and approval process.
4. The nature, type, and amount of public improvements, common open space, and other project amenities provided during an individual phase of the project shall be commensurate with and proportionate to the overall development of the phase.
5. A separate construction entrance shall be provided if feasible.
6. All trails should be one of the following:
 - a. #8 limestone
 - b. expanded clay aggregate
 - c. decomposed granite





Vicinity Map



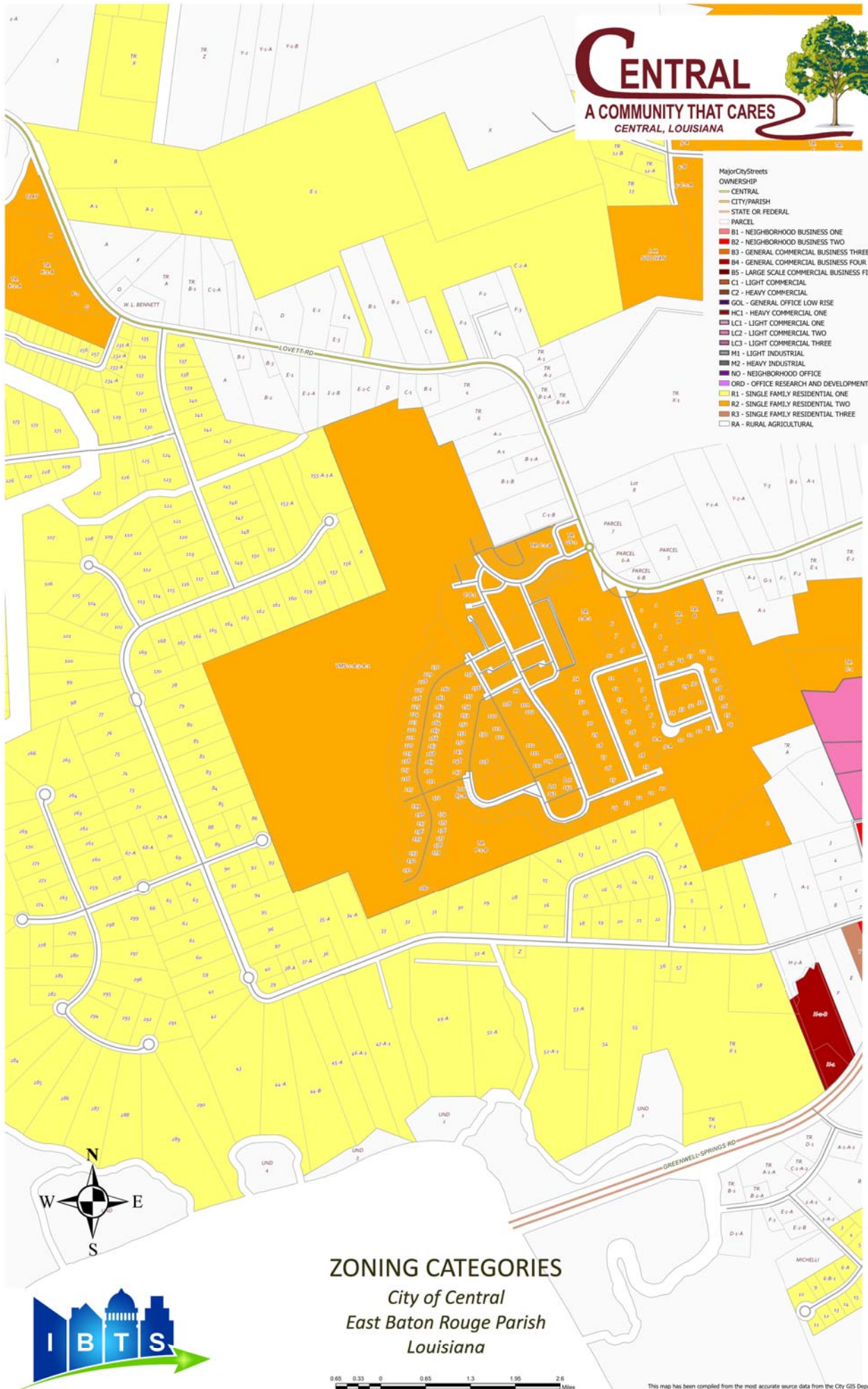
0 500 1,000 2,000 Feet

2010 Master Plan

TND-C-1-06



- Major City Streets**
- OWNERSHIP
 - CENTRAL
 - CITY/PARISH
 - STATE OR FEDERAL
 - PARCEL
 - B1 - NEIGHBORHOOD BUSINESS ONE
 - B2 - NEIGHBORHOOD BUSINESS TWO
 - B3 - GENERAL COMMERCIAL BUSINESS THREE
 - B4 - GENERAL COMMERCIAL BUSINESS FOUR
 - B5 - LARGE SCALE COMMERCIAL BUSINESS FIVE
 - C1 - LIGHT COMMERCIAL
 - C2 - HEAVY COMMERCIAL
 - GO - GENERAL OFFICE LOW RISE
 - HCI - HEAVY COMMERCIAL ONE
 - LC1 - LIGHT COMMERCIAL ONE
 - LC2 - LIGHT COMMERCIAL TWO
 - LC3 - LIGHT COMMERCIAL THREE
 - M1 - LIGHT INDUSTRIAL
 - M2 - HEAVY INDUSTRIAL
 - NO - NEIGHBORHOOD OFFICE
 - ORD - OFFICE RESEARCH AND DEVELOPMENT
 - R1 - SINGLE FAMILY RESIDENTIAL ONE
 - R2 - SINGLE FAMILY RESIDENTIAL TWO
 - R3 - SINGLE FAMILY RESIDENTIAL THREE
 - RA - RURAL AGRICULTURAL



CURRENT TIME: 1/22/2021 8:33 AM

This map has been compiled from the most accurate source data from the City GIS Department. This map is for informational purposes only and is not to be interpreted as a legal document. The City assumes no legal responsibility for the information shown on this map. For inquiries please contact the City of Central 225-262-5000. Copyright 2021 City of Central 70739. All rights reserved. Maps may be reproduced or transmitted for personal and informational purposes, but not for commercial use.

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
0	TITLE SHEET
1	FINAL DEVELOPMENT PLAN
2	CIRCULATION PLAN
3	SURVEY - EXISTING CONDITIONS MAP
4 - 7	PRELIMINARY PLAT
8	LANDSCAPE PLAN

FINAL DEVELOPMENT PLAN
& PRELIMINARY PLAT FOR

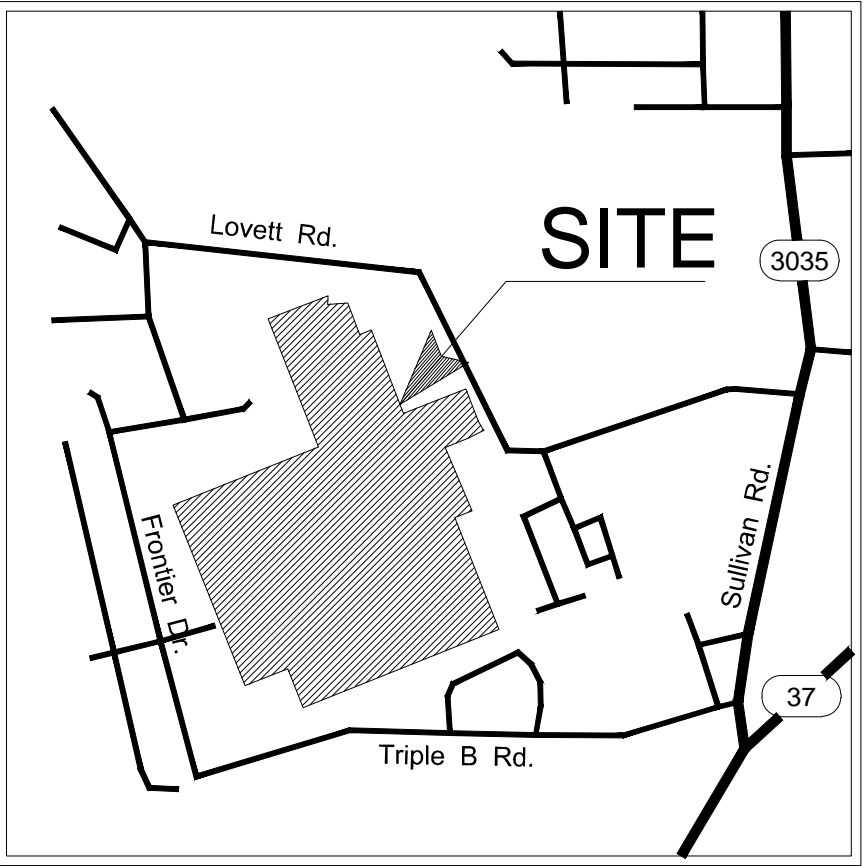
PHASE 4 & PHASE 5

THE VILLAGE AT MAGNOLIA SQUARE HIGHLAND DISTRICT

A TRADITIONAL NEIGHBORHOOD DEVELOPMENT

BEING A PORTION OF THE J.D. STORY TRACT AND THE W.D. EDWARDS TRACT
LOCATED IN SECTIONS 40 & 41,
TOWNSHIP 6 SOUTH, RANGE 2 EAST, G.L.D.

CITY OF CENTRAL, EAST BATON ROUGE PARISH, LOUISIANA



VICINITY MAP
SCALE: 1"=2000'

CIVIL ENGINEER:
JASON ELLIS, P.E.
NOVUS REB ENGINEERING
635 MAIN ST, STE 2A
BATON ROUGE, LA 70801
PHONE: 225.306.3179
JASON@NOVUSREB.COM

LAND SURVEYOR:
MICKEY ROBERTSON, P.E., P.L.S.
MR ENGINEERING & SURVEYING, LLC
9345 INTERLINE AVE.
BATON ROUGE, LA 70809
PHONE: 225.490.9592
MICKEY@MRESMAIL.COM

DEVELOPER:
C/O NICK FAKOURI
TOWER CAPITAL CORPORATION
PO BOX 14151
BATON ROUGE, LA 70898
PHONE: (225) 757-1110
FAX: (985) 624-2633
NICK@TCCREI.COM

PROPERTY OWNERS:
W. STEELE POLLARD
THE VILLAGE AT MAGNOLIA SQUARE, LLC
STEELEPOLLARD@ATT.NET

RECOMMENDED FOR APPROVAL:

PRELIMINARY

RAY LOUIS
PUBLIC WORKS DIRECTOR
CITY OF CENTRAL

DATE

APPROVED:

PRELIMINARY

WOODROW MUHAMMAD AICP
PLANNING AND ZONING DIRECTOR
CITY OF CENTRAL

DATE

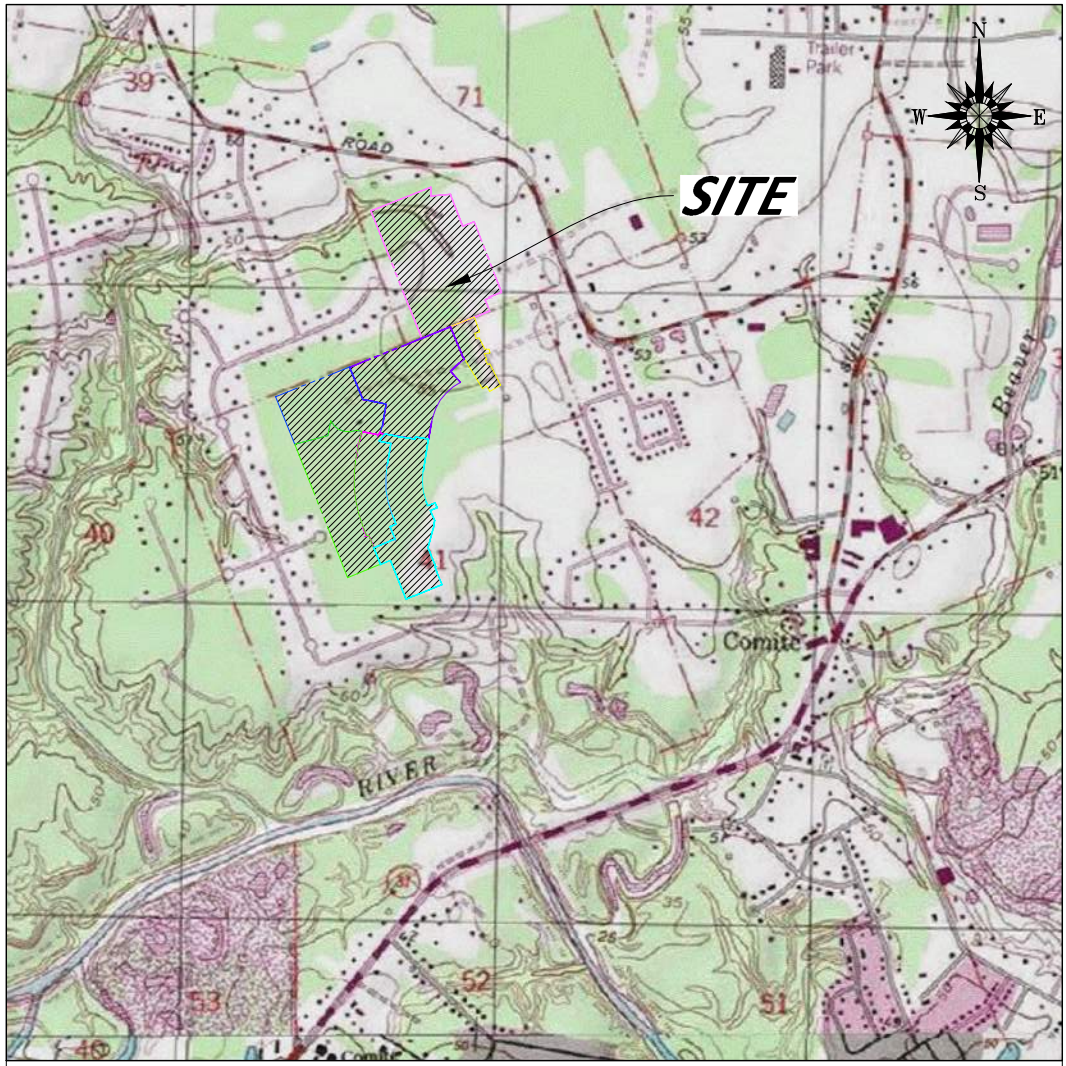
APPROVED:

PRELIMINARY

DAVID BARROW
MAYOR, OR HIS DESIGNEE
CITY OF CENTRAL

DATE

****PLANNING DOCUMENT ONLY****
NOT ISSUED FOR CONSTRUCTION
THESE DRAWINGS WERE PREPARED FOR A
PLANNING APPLICATION SUBMITTAL AND
SHOULD IN NO WAY BE CONSTRUED AS
DETAILED ENGINEERING DRAWINGS. TO BE
USED FOR CONSTRUCTION PURPOSES, THE
ELEMENTS OF DESIGN AS SHOWN HEREON
ARE SUBJECT TO CHANGES AS REQUIRED FOR
THE DETAILED ENGINEERING NECESSARY TO
DESIGN THE ACTUAL CONSTRUCTION PLANS.



QUAD MAP

0 2000' 4000'
SCALE: 1" = 2,000'

GENERAL DESCRIPTION OF FDP - PH. 4 & 5 DATE: TBD

THE PROPOSED FINAL DEVELOPMENT PLAN - PHASE 4 & 5 FOR THE VILLAGE AT MAGNOLIA SQUARE TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) IS SITUATED ON A 02.39 ACRE PORTION OF TRACTS VSM A 3 A AND VSM-1-A-3-B SHOWN ON THE APPROVED GENERAL IMPLEMENTATION PLAN AND SPECIFIC IMPLEMENTATION PLAN REVISION 5 AS SINGLE FAMILY RESIDENTIAL.

THIS FDP IS FOR PROPOSED PHASE 4 & PHASE 5 AND IS COMPOSED OF 102.39+/- ACRES. 54.16+/- ACRES (52.9%) WILL BE SINGLE FAMILY RESIDENTIAL LOTS. THERE WILL BE 13.72+/- ACRES (13.4%) OF ROAD RIGHT OF WAY. 34.51 +/- ACRES (33.7%) CONSISTING OF COMMON OPEN SPACE & PROPOSED DETENTION PONDS WILL MAKE UP THE REMAINDER OF THE PROPOSED SITE. ALL REQUIRED PUBLIC UTILITIES ARE AVAILABLE TO THE SITE OR ACCOMMODATIONS WILL BE MADE TO GAIN ACCESS.

SUBDIVISION PHASING PLAN*		
PHASE	START CONSTRUCTION	FINISH CONSTRUCTION
PHASE 4 PART 1	03/01/2022	03/01/2023
PHASE 4 PART 2	03/01/2022	03/01/2023
PHASE 5 PART 1	03/01/2022	03/01/2023
PHASE 5 PART 2	03/01/2023	03/01/2024
PHASE 5 PART 3	03/01/2023	03/01/2024
PHASE 5 PART 4	03/01/2024	03/01/2024
PHASE 5 PART 5	03/01/2024	03/01/2024

* CONCEPTUAL DATES MAY BE ADJUSTED DUE TO MARKET/WEATHER CONDITIONS.

NOTES:

- CONDITIONS, COVENANTS, AND RESTRICTIONS FOR ALL THE PROPERTY WITHIN A TND CONDITIONAL USE PERMIT SHALL BE FILED IN THE PARISH RECORDS BY THE OWNER BEFORE A LOT IS SOLD AND/OR A BUILDING PERMIT IS ISSUED.
- IN ADDITION TO OTHER TERMS AND CONDITIONS ACCEPTABLE TO THE APPLICANT, THE CONDITIONS, COVENANTS, AND RESTRICTIONS MUST CREATE ONE (1) OR MORE PROPERTY OWNERS ASSOCIATION WITH MANDATORY MEMBERSHIP FOR EACH PROPERTY OWNER, GOVERNED BY ARTICLES OF INCORPORATION AND BYLAWS, WHICH SHALL:
 - BE ORGANIZED BY THE APPLICANT AND OPERATED WITH A FINANCIAL SUBSIDY FROM THE APPLICANT BEFORE THE SALE OF ANY LOTS WITHIN THE TND
 - PROVIDE FOR THE CONDITIONS AND TIMING OF TRANSFERRING CONTROL OF THE ASSOCIATION FROM THE APPLICANT TO THE PROPERTY OWNERS
 - BE RESPONSIBLE FOR MAINTENANCE OF INSURANCE AND TAXES ON ALL COMMON OPEN SPACE, ENFORCEABLE BY LIENS PLACED ON THE ASSOCIATION BY THE PARISH, AS PROVIDED IN THE ASSOCIATION BYLAWS
 - AT ALL TIMES, CAUSE ALL OWNERS TO HAVE ACCESS TO THE COMMON OPEN SPACE WITHIN THE TND
 - ESTABLISH ARCHITECTURAL STANDARDS THAT ARE IN CONFORMITY WITH THE REQUIREMENTS OF THIS ORDINANCE WHICH SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE BOARD OF DIRECTORS OF THE ASSOCIATION OR THE ARCHITECTURAL CONTROL COMMITTEE, AS DESCRIBED BELOW
 - CREATE AN ARCHITECTURAL CONTROL COMMITTEE TO REVIEW DEVELOPMENT FOR COMPLIANCE WITH THE DESIGN STANDARDS TO ISSUE CERTIFICATES OF APPROVAL AND TO REVIEW AND APPROVE THE DEVELOPMENT
 - PROVIDE FOR THE OWNERSHIP, DEVELOPMENT, MANAGEMENT AND MAINTENANCE OF PRIVATE OPEN SPACE (EXCEPT PLAZAS OWNED BY INDIVIDUAL PROPERTY OWNERS) COMMUNITY PARKING FACILITIES, COMMUNITY MEETING HALL, AND OTHER COMMON AREAS
 - PROVIDE FOR A MAINTENANCE PROGRAM FOR ALL PROPERTY WITHIN THE TND, INCLUDING LANDSCAPING AND TREES WITHIN THE STREETScape
 - REQUIRE THE COLLECTION OF ASSESSMENTS FROM MEMBERS IN AN AMOUNT SUFFICIENT TO PAY FOR ITS FUNCTIONS; AND
 - BE EFFECTIVE FOR A TERM OF NOT LESS THAN FIFTY (50) YEARS

VMS PHASE 4 & PHASE 5 LAND USE & DENSITY TABLE						
LAND USE TYPE	ACREAGE	% OF GROSS SITE AREA	COMMERCIAL LOTS	MULTI-FAMILY UNITS	SINGLE FAMILY UNITS	SINGLE FAMILY DENSITY (UNITS/ GROSS AREA)
SUMMARY OF VMS PROPOSED PHASES 4 & 5						
SINGLE FAMILY RESIDENTIAL:	54.16	52.9%			259	2.53
COMMON OPEN SPACE:	34.51	33.7%				
PUBLIC RIGHT OF WAY:	13.72	13.4%				
TOTAL ACREAGE OF PHASE 4 & PHASE 5	102.39					
POND AREA INCLUDED IN OPEN SPACE:	15.44	15.1%				
ESTIMATED WETLANDS TO BE MITIGATED:	10.02	9.8%				
ESTIMATED WETLANDS TO REMAIN IN OPEN SPACE:	0.49	0.5%				
SUMMARY OF VMS EXISTING PHASES						
EXISTING OPEN SPACE:	18.49	22.2%				
EXISTING SINGLE FAMILY RESIDENTIAL LOTS:					226	2.71
EXISTING COMMERCIAL LOTS (C-1-A, C-1-B, C-1-C, C-2-A-1):	1.49	1.8%	4			
EXISTING MULTI-FAMILY UNITS (LIVE/WORK):				3		
EXISTING SUBDIVISION ACREAGE LESS PHASES 4 & 5:	83.31					

1. FLOOD NOTE: IN ACCORDANCE WITH FEMA, FLOOD INSURANCE RATE MAP, PANEL NO. 220303018F OF EAST BATON ROUGE PARISH, LOUISIANA, LAST REVISED 6/19/12, THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X AND AE". BASE FLOOD ELEVATION VARIES 46' - 50'. THE CURRENT ADJACENT BASE FLOOD ELEVATION ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE CITY OF CENTRAL FLOODPLAIN MANAGER PRIOR TO ISSUANCE OF PERMITS.

2. PROPERTY ZONING: R2 WITH CONDITIONAL USE TRADITIONAL NEIGHBORHOOD DEVELOPMENT

3. LAND USE: MIXED USE

4. ALL LOTS WILL BE DEED RESTRICTED TO REQUIRE DRIVEWAY CONNECTIONS TO THE INTERNAL STREET NETWORK.

5. TND TOTAL AREA = 185.70 ACRES

6. TND TOTAL NUMBER OF APPROVED LOTS (OIP) = 510

7. WATER SURFACE ELEVATION: 46.0 NORMAL POOL (POND 3) SEE SMP (PONDS 1 & 2) (RECORD INUNDATION = 50.00')

8. SANITARY SEWER: PROPOSED GRAVITY COLLECTION LINES TO BE ROUTED TO PROPOSED PUBLIC LIFT STATION. (CONCEPTUAL SEWER SHOWN ON PLAN)

9. UTILITIES: ELECTRICITY - ENTERGY
WATER - PARISH WATER COMPANY
GAS - ENTERGY
TELEPHONE - AT&T OR COX

10. NORTH SEWER DISTRICT: E. B. R. PARISH

11. SCHOOLS: ELEMENTARY - TANGLEWOOD
MIDDLE - CENTRAL
HIGH SCHOOL - CENTRAL

12. FIRE DISTRICT - CENTRAL FIRE DEPT.

13. CONTOURS SHOWN ARE BASED ON LIDAR.

14. REFERENCE MAPS: MAP SHOWING DRAINAGE SURVEY OF 185.70 ACRE REMAINDER OF THE GEORGE W. EISWORTH, SR., PROPERTY BEING A PORTION OF THE J.D. STORCK TRACT AND THE W.D. EDWARDS TRACT LOCATED IN SECTIONS 41, 42 & 71, T-6-S, R-2-E, GREENSBURG LAND DISTRICT, EBRP, LA, FOR JUNE 19, 1994, BY J. L. LARROLD AND LAND ESTATE, INC., BY MICHAEL B. SONGY, P.L.S., AND LOTS BASED ON SUBDIVISION MAP BY MICKEY L. ROBERTSON, DATED 6/23/2014, RECORDED AT ORIG. 994, BNDL 12587 19.

15. STORMWATER DRAINAGE: PROPOSED SUBSURFACE DRAINAGE SYSTEM OUTFALLING THROUGH LAKE DETENTION SYSTEM (CONCEPTUAL DRAINAGE SYSTEM SHOWN ON PLAN)

16. THE CITY OF CENTRAL DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.

17. THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND CITY PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.

18. NO MAJOR PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.

19. CERTAIN AREAS OF THIS PROJECT WILL BE FILLED; THEREFORE, LOT PURCHASERS ARE ADVISED TO HAVE THEIR SPECIFIC LOTS EXAMINED BY A COMPETENT EXPERT ON THEIR BEHALF TO DETERMINE IF ANY REMEDIAL ACTION SUCH AS HOUSE FOUNDATION MODIFICATIONS ARE NECESSARY.

20. NO ATTEMPT HAS BEEN MADE BY NOVUS REB ENGINEERING, LLC OR MR. ENGINEERING & SURVEYING, LLC TO VERIFY TITLE, ACTUAL, LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR THE OWNERS REPRESENTATIVE.

21. THE LOTS ARE SCHEMATICALLY DRAWN BASED ON A JURISDICTIONAL DETERMINATION DATED 12MAR2014 BY THE USACE. DELINEATION OF JURISDICTIONAL WETLANDS BY THE ENGINEER OR SURVEYOR HAS NOT BEEN REQUESTED NOR IS PART OF THIS MAP.

22. SETBACKS: FRONT = 10'
SIDE = 5'
REAR = 10'

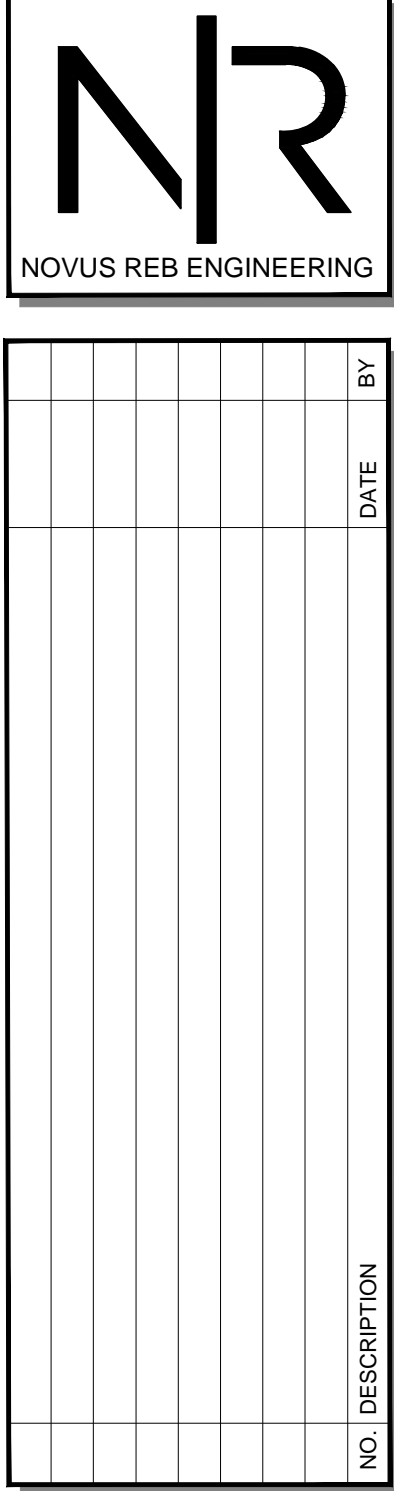
23. TOTAL EXISTING RESIDENTIAL LOTS = 226

24. TOTAL RESIDENTIAL LOTS PROPOSED THIS PLAT = 259

PHASE 4 - PART 1 = 93
PHASE 4 - PART 2 = 12
PHASE 5 - PART 1 = 54
PHASE 5 - PART 2 = 13
PHASE 5 - PART 3 = 45
PHASE 5 - PART 4 = 33
PHASE 5 - PART 5 = 9

VMS PHASE 4 & PHASE 5 LAND USE & DENSITY TABLE

LOT TYPE	# LOTS PROPOSED						TOTAL (PHASE 4 AND PHASE 5)
	PHASE 4 - PART 1	PHASE 4 - PART 2	PHASE 5 - PART 1	PHASE 5 - PART 2	PHASE 5 - PART 3	PHASE 5 - PART 4	
COTTAGE (40'x120')		12	33				45
COTTAGE HOUSE (50'x120')	93						93
VILLAGE (60' X 120')			21	45	33	99	199
NEIGHBORHOOD (70'x 120')			13				13
NEIGHBORHOOD EDGE (90x130'+)						9	9
TOTAL SINGLE FAMILY LOTS PROPOSED (PHASE 4) (PHASE 5)=							259
TOTAL SINGLE FAMILY LOTS ALL PREVIOUS PHASES=							226
TOTAL RESIDENTIAL/COMMERCIAL UNITS APPROVED GIP=							510
TOTAL RESIDENTIAL/COMMERCIAL UNITS ALL PHASES THIS PROPOSED FDP=							492

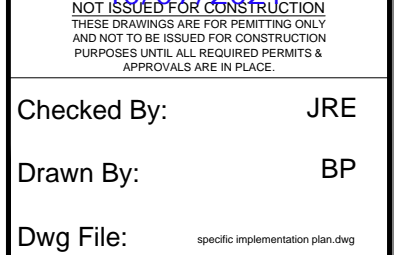


FINAL DEVELOPMENT PLAN

THE VILLAGE AT MAGNOLIA SQUARE HIGHLAND DIST. TND

PHASE 4 & PHASE 5

CITY OF CENTRAL, EAST BATON ROUGE PARISH, LA



GENERAL NOTES:

- 1) THE SUBJECT PROPERTY AS SHOWN HEREON LIES WITHIN ZONE "AE & X" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EAST BATON ROUGE PARISH, STATE OF LOUISIANA, NUMBER 220300195F, DATED JUNE 19, 2012. THE CURRENT ADJACENT BASE FLOOD ELEVATION ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
- 2) WHERE FOUND, PHYSICAL ABOVE GROUND EVIDENCE OF UTILITIES HAVE BEEN SHOWN HEREON. THE LOCATION OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES, HOWEVER, HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE CONTROLLING AGENCIES AND / OR EXTRACTED FROM RECORDS MADE AVAILABLE BY THE CONTROLLING AGENCIES. THE ACTUAL LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES MAY VARY FROM THOSE SHOWN ON THIS SURVEY. ANY REQUEST FOR UTILITY LOCATIONS SHOULD BE MADE THROUGH LOUISIANA ONE CALL, CONTACT LOUISIANA ONE CALL AT 1-800-272-3620 BEFORE DIGGING.
- 3) DELINEATION OF JURISDICTIONAL WETLANDS HAS NOT BEEN REQUESTED NOR IS A PART OF THIS SURVEY.
- 4) NO ATTEMPT HAS BEEN MADE BY MR ENGINEERING & SURVEYING, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR THE OWNERS REPRESENTATIVE.
- 5) THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE, AND CITY-PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.
- 6) THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE DO NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.

LEGEND

—	PROPERTY LINE
—	ADJACENT PROPERTY LINE
—	UTILITY SERVITUDE
—	BUILDING SETBACK
—	FENCE
—	OVERHEAD ELECTRIC
—	ROAD CENTERLINE
—	EDGE OF GRAVEL/EDGE OF ROAD
—	TOP BANK OF DITCH
—	CENTERLINE OF DITCH
—	CULVERT
•	SPOT ELEVATION
•	PROPERTY CORNER FOUND
•	PROPERTY CORNER SET
•	SEWER MANHOLE
•	DROP INLET SQUARE

ZONING NOTES:

ZONED: R-2
SETBACKS:
FRONT: 10'
SIDE: 5'
REAR: 10'
EXISTING LAND USE: - RESIDENTIAL
FUTURE LAND USE: - RESIDENTIAL
SCHOOL DISTRICT: - CENTRAL-1
SEWER: - TIE TO EXISTING PUMP STATION IN THE NORTH (WNW)
WATER: - PARISH WATER COMPANY
ELECTRIC CO.: - ENTERGY
GAS CO.: - ENTERGY
FIRE DISTRICT: - CENTRAL FIRE DISTRICT #4
LOTS ORP ID NUMBERS: 1710069, 171004070

REFERENCE BEARING: *N68°14'41"E

BASED UPON GPS OBSERVATIONS, REFERENCE MAPS, AND FOUND MONUMENTS "A" & "B" BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, LOUISIANA ZONE SOUTH (NAD 83).

REFERENCE BENCHMARK:

THE HORIZONTAL POSITIONS AND GRID BEARINGS SHOWN ARE REFERENCED TO NGS STATION "581" (PID DGH18). THE HORIZONTAL POSITIONS AND GRID BEARINGS ARE REFERENCED TO THE NAD 83 DATUM AND ARE GIVEN IN VALUES CORRESPONDING TO THE STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE.

REFERENCE MAPS:

- 1) FINAL PLAT OF THE VILLAGE AT MAGNOLIA SQUARE, PHASE 1, PART 1; TRACT VMS-1-A-3-A-1, BEING A SUBDIVISION OF A 185.70 ACRE TRACT OF THE GEORGE W. EISWORTH, SR. PROPERTY FOR MINNALLY-POLLARD DEVELOPMENT, LLC. BY TAYLOR M. GRAVIS P.L.S. DATED 06-29-2011. ORIG: 241 BNDL:12336.
- 2) FINAL PLAT OF THE VILLAGE AT MAGNOLIA SQUARE, HIGHLAND DISTRICT, PHASE 2, BEING A SUBDIVISION OF TRACT 4-A, FORMERLY THE GEORGE W. EISWORTH, SR. PROPERTY, FOR HIGHLAND VSM, LLC BY CSRS, DATED 02-27-2019 ORIG:652 BNDL:12962.
- 3) RESUBDIVISION OF TRACT VMS-1-A-3-A INTO TRACT VMS-1-A-3-A-1, TH-34, TH-35, TH-36 & TH-37, FOR VILLAGE AT MAGNOLIA SQUARE, LLC, BY CSRS DATED FEBRUARY 14, 2020, ORIG: 231 E-01 BNDL:13052.

MAP SHOWING BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY OF **TRACTS VSM-1-A-3-A-1 & VSM-1-A-3-B**

THE VILLAGE OF MAGNOLIA SQUARE

LOCATED IN
SECTIONS 40 & 41, T6S-R2E,
GREENSBURG LAND DISTRICT,
CITY OF CENTRAL,
EAST BATON ROUGE PARISH,
STATE OF LOUISIANA,
FOR
TOWER CAPITOL

MR ENGINEERING & SURVEYING, LLC
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

CAD ORIGINAL

DO NOT MODIFY
THIS DRAWING
ALL REVISIONS MUST BE MADE
TO THE CAD FILE ONLY

SCALE: 1"=200'

DATE: 06/2021

DRAWN: RLM

CHECKED: MLR

I HEREBY CERTIFY THAT THE PLAT SHOWN WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:505.1, ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY AS ESTABLISHED BY THE LOUISIANA PROFESSIONAL ENGINEERING AND LAND SURVEYING BOARD.



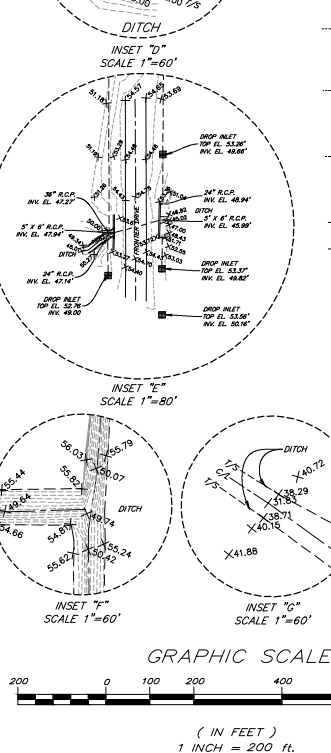
Mickey L. Robertson
MICKEY L. ROBERTSON, P.E., P.L.S.

06-02-2021
DATE

Parcel Line Table		
Line #	Length	Direction
L1	9.86	S21° 04' 40"E
L2	55.00	S68° 55' 20"W
L3	93.20	S21° 04' 40"E
L4	176.64	S68° 58' 02"W
L5	163.52	S21° 04' 40"E
L6	11.56	S73° 57' 56"W
L7	50.00	S31° 37' 01"E
L8	126.43	S48° 45' 39"W
L9	156.50	S41° 14' 21"E
L10	49.83	S21° 43' 44"E
L11	80.00	N68° 16' 16"E
L12	56.00	S21° 43' 44"E
L13	72.50	S68° 16' 16"W
L14	113.47	S21° 43' 44"E
L15	85.21	S9° 29' 00"W
L16	201.73	S15° 28' 34"W

Parcel Line Table		
Line #	Length	Direction
L17	216.99	S21° 43' 44"E
L18	8.56	S68° 16' 16"W
L19	200.00	S21° 43' 44"E
L20	57.00	S15° 47' 06"E
L21	134.76	S25° 22' 13"E
L22	44.65	S8° 50' 09"E
L23	62.30	S25° 37' 38"E
L24	20.00	S64° 22' 22"W
L25	56.28	S25° 37' 38"E
L26	23.93	N62° 19' 18"E
L27	253.79	S27° 40' 42"E
L28	132.24	S62° 14' 08"W
L29	59.32	N31° 09' 02"W
L30	50.00	S58° 50' 58"W
L31	356.69	N31° 37' 56"W
L32	2.99	N31° 08' 01"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	37.51	427.50	5.03	S23° 35' 29"E	37.50
C2	53.66	1369.25	2.25	S75° 23' 19"W	53.65
C3	264.68	153.50	98.80	S24° 23' 54"W	233.09
C4	29.87	425.00	4.03	S60° 24' 16"W	29.87
C5	62.98	375.00	9.62	S53° 34' 20"W	62.91
C6	30.73	1271.47	1.38	S74° 54' 26"W	30.73
C7	48.16	397.50	6.94	N84° 23' 44"E	48.14
C8	58.31	442.50	7.55	S84° 56' 21"W	58.27

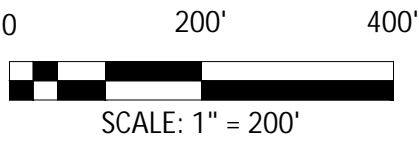
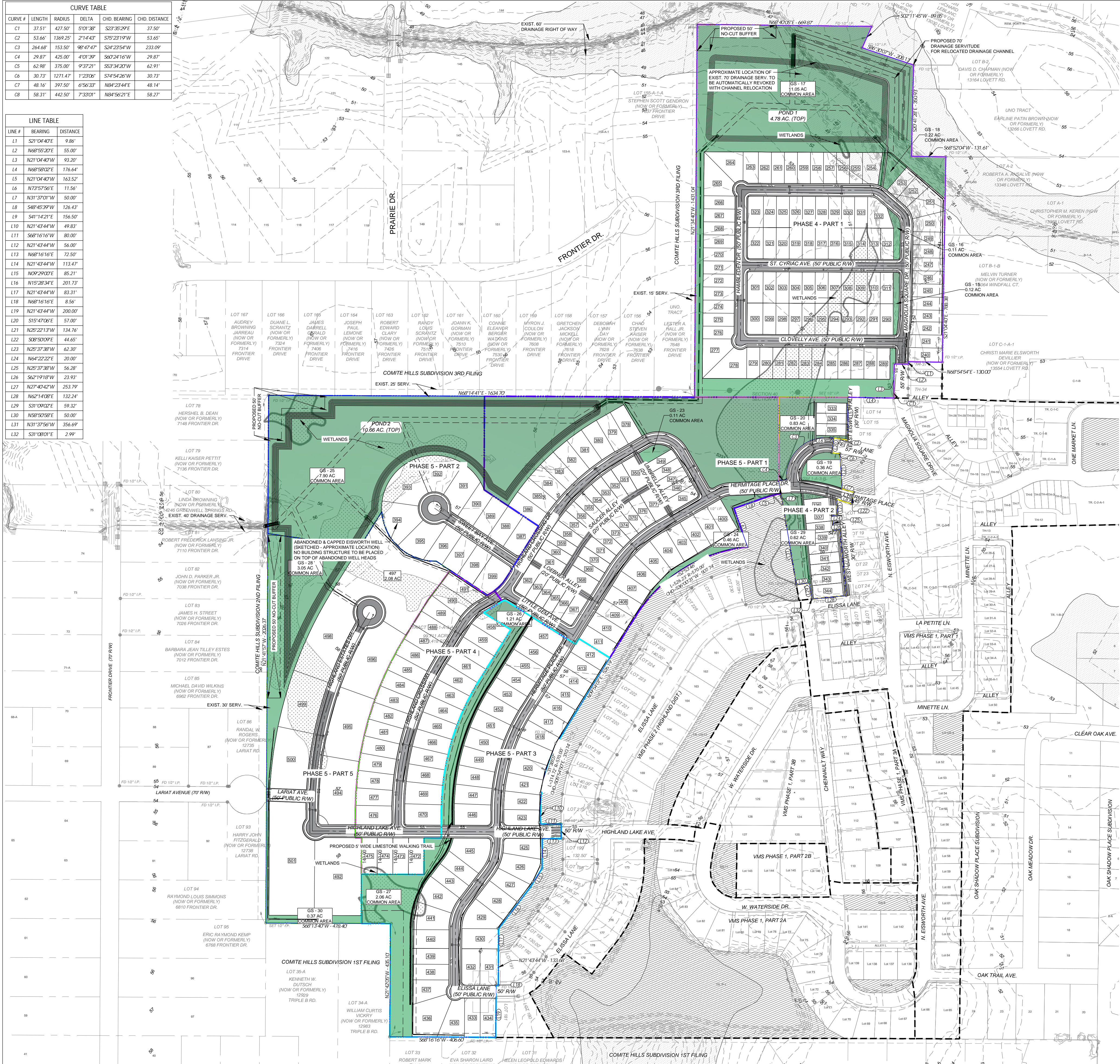


C:\USERS\CREW\JROBERTSON\PROJECTS\VMS\PROJECTS\VMS\BOUNDARY TOPO TRACTS VMS 1-A-3-A & 1-A-3-B.DWG JUN-02-2021 CREW

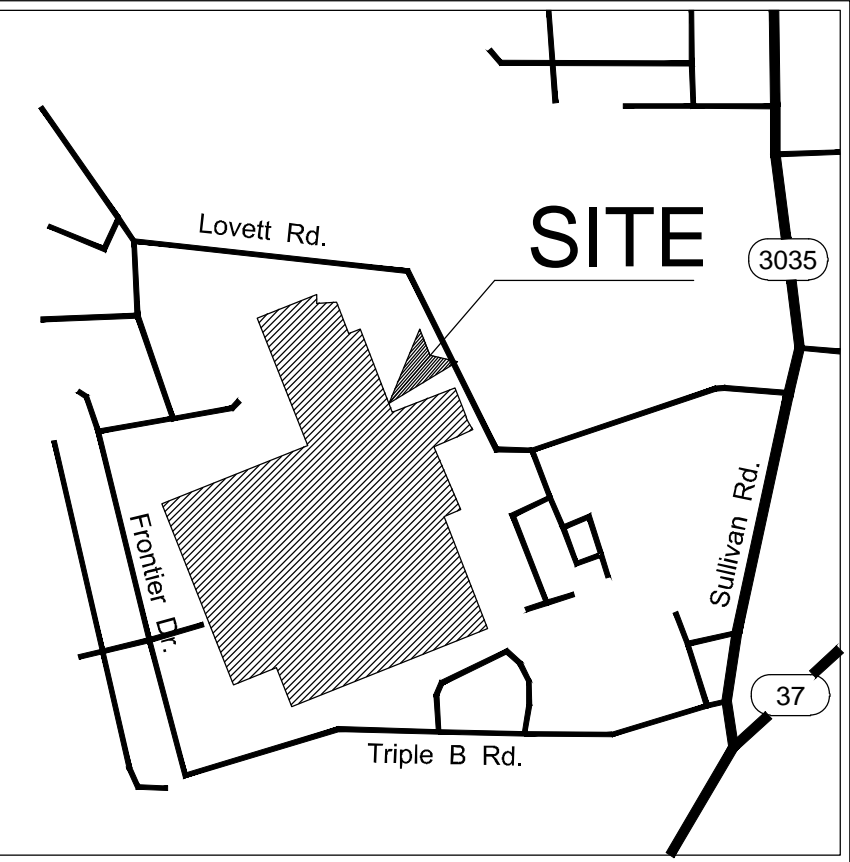
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHD. DISTANCE
C1	37.51'	427.50'	5°01'38"	S23°30'29"E	37.50'
C2	53.66'	1369.25'	2°14'43"	S75°23'19"W	53.65'
C3	264.68'	153.50'	98°47'47"	S24°23'54"W	233.09'
C4	29.87'	425.00'	4°01'39"	S60°24'16"W	29.87'
C5	62.98'	375.00'	9°37'21"	S53°34'20"W	62.91'
C6	30.73'	1271.47'	1°23'00"	S74°54'26"W	30.73'
C7	48.16'	397.50'	6°56'33"	N84°22'44"E	48.14'
C8	58.31'	442.50'	7°33'08"	N84°56'21"E	58.27'

LINE #	BEARING	DISTANCE
L1	S21°04'42"E	9.86'
L2	N48°55'20"E	55.00'
L3	N21°04'40"W	93.20'
L4	N68°58'02"E	176.64'
L5	N21°04'40"W	163.52'
L6	N73°57'56"E	11.56'
L7	N31°37'01"W	50.00'
L8	S48°45'39"W	126.43'
L9	S41°14'21"E	156.50'
L10	N21°43'44"W	49.83'
L11	S68°16'16"W	80.00'
L12	N21°43'44"W	56.00'
L13	N68°16'16"E	72.50'
L14	N21°43'44"W	113.47'
L15	N09°29'03"E	85.21'
L16	N15°28'34"E	201.73'
L17	N21°43'44"W	83.31'
L18	N68°16'16"E	8.56'
L19	N21°43'44"W	200.00'
L20	S15°47'06"E	57.00'
L21	N25°22'13"W	134.76'
L22	S38°30'09"E	44.65'
L23	N25°22'13"W	62.30'
L24	N64°22'22"E	20.00'
L25	N25°27'31"W	56.28'
L26	S27°19'16"W	23.93'
L27	N27°40'42"W	253.79'
L28	N62°14'08"E	132.24'
L29	S31°09'02"E	59.32'
L30	N28°50'58"E	50.00'
L31	N31°37'56"W	356.69'
L32	S31°08'01"E	2.99'

N:\10 - PROJECTS\2021\04 - 0004 - VMS - CENTRAL LAND DESIGN\ADDP\ANSHE\TSC.DWG PRELIM PLAT 04 - 0004.DWG



****PLANNING DOCUMENT ONLY****
NOT ISSUED FOR CONSTRUCTION
 THESE DRAWINGS WERE PREPARED FOR A PLANNING APPLICATION SUBMITTAL AND SHOULD IN NO WAY BE CONSTRUED AS DETAILED ENGINEERING DRAWINGS TO BE USED FOR CONSTRUCTION PURPOSES. THE ELEMENTS OF DESIGN AS SHOWN HEREON ARE SUBJECT TO CHANGES AS REQUIRED FOR THE DETAILED ENGINEERING NECESSARY TO DESIGN THE ACTUAL CONSTRUCTION PLANS.



VICINITY MAP
 SCALE: 1"=2000'

DEDICATION NOTES

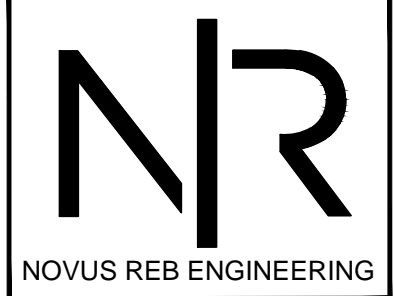
- THE LAKES SHOWN HEREON, AS REQUIRED BY THE CITY-PARISH DPW, WERE DESIGNED FOR THE PURPOSE OF STORM WATER DETENTION. NO PART OF ANY LAKE SHALL BE FILLED SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH IT WAS INTENDED. THE MAINTENANCE OF THE SHORELINE AND THAT PORTION OF THE LAKE WHICH IS A PART OF EACH LOT SHALL BE THE RESPONSIBILITY OF EACH INDIVIDUAL LOT OWNER. DPW SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE THEREOF. THE LAKES WITHIN THE BOUNDARIES OF THIS DEVELOPMENT SHALL BE PRIVATELY OWNED AND MAINTAINED.
- DEDICATION NOTE: THE PROPOSED STREETS AND RIGHTS OF WAY SHOWN HEREON ARE TO BE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE TO BE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, OR OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT-OF-WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED.
- THOSE AREAS DESIGNATED HEREON AS "COMMON AREAS" ARE TO BE DEDICATED TO THE HOMEOWNERS AND OCCUPANTS OF THE VILLAGE AT MAGNOLIA SQUARE FOR RECREATION, SERVITUDE AND OTHER RELATED ACTIVITIES. THE "COMMON AREAS" ARE NOT TO BE DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT ARE TO BE DEDICATED FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS AND OCCUPANTS OF THE VILLAGE AT MAGNOLIA SQUARE. OWNERSHIP AND MAINTENANCE OF THE COMMON AREAS SHALL BE BY THE VILLAGE AT MAGNOLIA SQUARE CIVIC ASSOCIATION. DPW IS NOT RESPONSIBLE FOR MAINTENANCE OF ANY "COMMON AREA".

- GENERAL NOTES:
- FLOOD NOTES: IN ACCORDANCE WITH FEMA, FLOOD INSURANCE RATE MAP, PANEL NO. 220330195F OF EAST BATON ROUGE PARISH, LOUISIANA, LAST REVISED 6/19/12, THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" AND AE. BASE FLOOD ELEVATION = VARIES FROM 48' - 50'. THE CURRENT ADJACENT BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGING AND SHOULD BE VERIFIED WITH THE CITY OF CENTRAL FLOODPLAIN MANAGER PRIOR TO ISSUANCE OF PERMITS.
 - PROPERTY ZONING: R2 WITH CONDITIONAL USE (TRADITIONAL NEIGHBORHOOD DEVELOPMENT)
 - LAND USE: MIXED USE
 - ALL LOTS WILL BE DEED RESTRICTED TO REQUIRE DRIVEWAY CONNECTIONS TO THE INTERNAL STREET NETWORK.
 - TWO TOTAL AREA = 185.70 ACRES
 - TWO TOTAL NUMBER OF APPROVED LOTS (GIP) = 510
 - WATER SURFACE ELEVATION: 48.0' NORMAL POOL (POND 3) SEE SMP (PONDS 1 & 2) (RECORD INUNDATION = 50.00')
 - SANITARY SEWER: PROPOSED GRAVITY COLLECTION LINES TO BE ROUTED TO PROPOSED PUBLIC LIFT STATION. (CONCEPTUAL SEWER SHOWN ON PLAN)
 - UTILITIES: ELECTRICITY - ENTERGY
WATER - PARISH WATER COMPANY
GAS - ENTERGY
TELEPHONE - AT&T OR COX
NORTH SEWER DISTRICT - E. B. R. PARISH
SCHOOLS - ELEMENTARY - TANGLEWOOD
MIDDLE - CENTRAL
HIGH SCHOOL - CENTRAL
FIRE DISTRICT - CENTRAL FIRE DEPT.
 - CONTOURS SHOWN ARE BASED ON LIDAR.
 - REFERENCE MAPS: MAP SHOWING BOUNDARY SURVEY OF 185.70 ACRE REMAINDER OF THE GEORGE W. EISWORTH, SR., PROPERTY BEING A PORTION OF THE J.D. STORY TRACT AND THE W.D. EDWARDS TRACT LOCATED IN SECTIONS 41, 42 & 71, T-6-S, R-2-E, GREENSBURG LAND DISTRICT, EBPP, LA. FOR NONNALLY POLLARD REAL ESTATE, INC. BY MICHAEL B. SONGY, P.L.S., AND LOTS BASE ON SUBDIVISION MAP BY MICKEY L. ROBERTSON, DATED 6/23/2014, RECORDED AT ORIG. 984, BNDL 12887 18.
 - STORMWATER DRAINAGE: PROPOSED SUBSURFACE DRAINAGE SYSTEM OUTFALLING THROUGH LAKE DETENTION SYSTEM (CONCEPTUAL DRAINAGE SYSTEM SHOWN ON MAP)
 - THE CITY OF CENTRAL DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS, HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.
 - THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND CITY PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.
 - NO PERSON SHALL REMOVE, A METHOD OF SEWAGE DISPOSAL, OR DEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.
 - CERTAIN AREAS OF THIS PROJECT WILL BE FILLED. THEREFORE, LOT PURCHASERS ARE ADVISED TO HAVE THEIR SPECIFIC LOTS EXAMINED BY A COMPETENT EXPERT ON THEIR BEHALF TO DETERMINE IF ANY REMEDIAL ACTION SUCH AS HOUSE FOUNDATION MODIFICATIONS ARE NECESSARY.
 - NO ATTEMPT HAS BEEN MADE BY NOVUS REB ENGINEERING, LLC OR MR ENGINEERING & SURVEYING, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR THE OWNERS REPRESENTATIVE.
 - WETLANDS SHOWN ARE SCHEMATICALLY DRAWN BASED ON A JURISDICTIONAL DETERMINATION DATED 12MAR2014 BY THE USACE. DELINEATION OF JURISDICTIONAL WETLANDS BY THE ENGINEER OR SURVEYOR HAS NOT BEEN REQUESTED NOR IS PART OF THIS MAP.
 - SETBACKS: FRONT = 10'
SIDE = 5'
REAR = 10'
SIDE CORNER = 10'
 - TOTAL EXISTING RESIDENTIAL LOTS = 226
 - TOTAL RESIDENTIAL LOTS IN PROPOSED THIS PLAT = 259

REFERENCE BENCHMARK:
 THE HORIZONTAL POSITIONS AND GRID BEARINGS SHOWN ARE REFERENCED TO NGS STATION "SUB1" (PD 04818). THE HORIZONTAL POSITIONS AND GRID BEARINGS ARE REFERENCED TO THE NAD 83 DATUM AND ARE GIVEN IN VALUES CORRESPONDING TO THE STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE.

LEGEND	
	APPROXIMATE DITCH OIL
	BASE FLOOD ELEV. LINE
	EXISTING CONTOUR
	PREVIOUS VMS SD PHASE
	PROPOSED ROAD OIL
	PROPOSED 12' UTILITY SERVITUDE
	PHASE 4 PART 1 BOUNDARY
	PHASE 4 PART 2 BOUNDARY
	PHASE 5 PART 1 BOUNDARY
	PHASE 5 PART 2 BOUNDARY
	PHASE 5 PART 3 BOUNDARY
	PHASE 5 PART 4 BOUNDARY
	PHASE 5 PART 5 BOUNDARY
	EXISTING FLOOD ZONE BOUNDARY
	EXISTING VMS OPEN SPACE
	PROPOSED VMS OPEN SPACE

GENERAL IMPLEMENTATION PLAN APPROVAL:	JANUARY 25, 2007
SPECIFIC IMPLEMENTATION PLAN APPROVAL:	MARCH 1, 2007
SIP REVISION 1:	SEPTEMBER 19, 2008
SIP REVISION 2:	NOVEMBER 24, 2008
SIP REVISION 3:	SEPTEMBER 17, 2010
SIP REVISION 4:	OCTOBER 27, 2014
SIP REVISION 5:	MAY 20, 2016



I CERTIFY THAT THIS REPRESENTS AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR A CLASS "C" SURVEY AS DEFINED BY THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS ADOPTED BY LAPELS IN MARCH OF 2018.



SURVEYOR:
 MR ENGINEERING & SURVEYING, LLC
 9345 INTERLINE AVE.
 BATON ROUGE, LA 70809

PRELIMINARY
 THE ELEMENTS OF DESIGN AS SHOWN HEREON ARE SUBJECT TO CHANGES AS REQUIRED FOR THE DETAILED ENGINEERING NECESSARY TO DESIGN THE ACTUAL CONSTRUCTION PLANS.



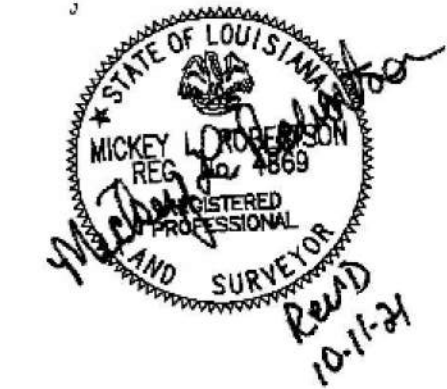
ENGINEER:
 NOVUS REB ENGINEERING, LLC
 635 MAIN ST., STE. 2A
 BATON ROUGE, LA 70801

A PRELIMINARY PLAT OF
 THE VILLAGE AT MAGNOLIA SQUARE TND
 PHASES 4 & 5
 LOCATED IN
 SECTIONS 40 & 41, T-6-S, R-2-E,
 GREENSBURG LAND DISTRICT
 CITY OF CENTRAL, EAST BATON ROUGE PARISH, LOUISIANA
 FOR TOWER CAPITAL

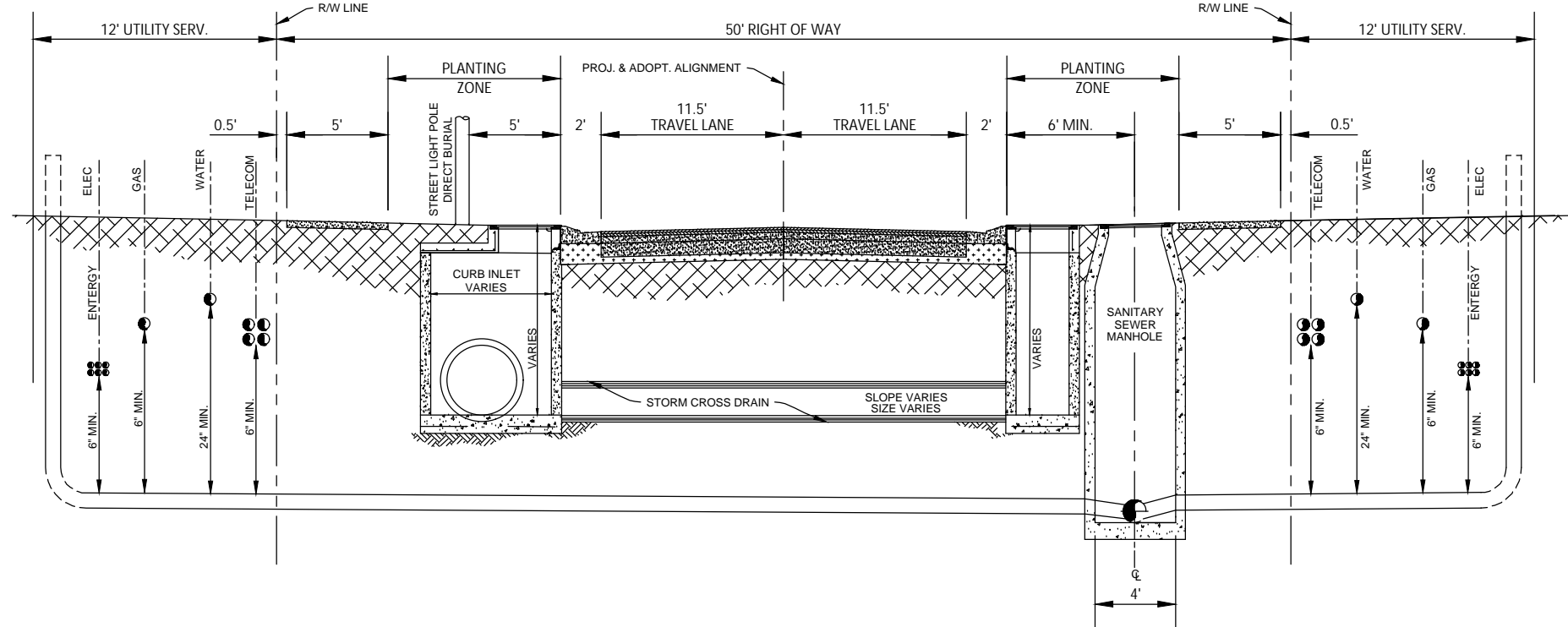
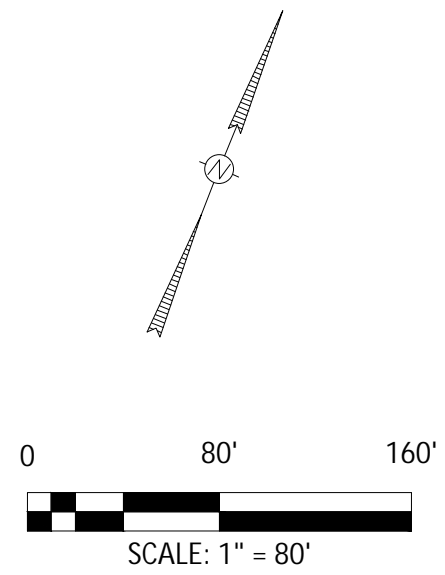
DEVELOPER:
 TOWER CAPITAL
 PO BOX 14151
 BATON ROUGE, LA 70898
 (225) 757-1110

AT FULL SIZE THIS BAR = 1" INCH
 0 1"
 IF THIS SCALE BAR DOES NOT EQUAL 1" THEN UPDATE SCALE ACCORDINGLY

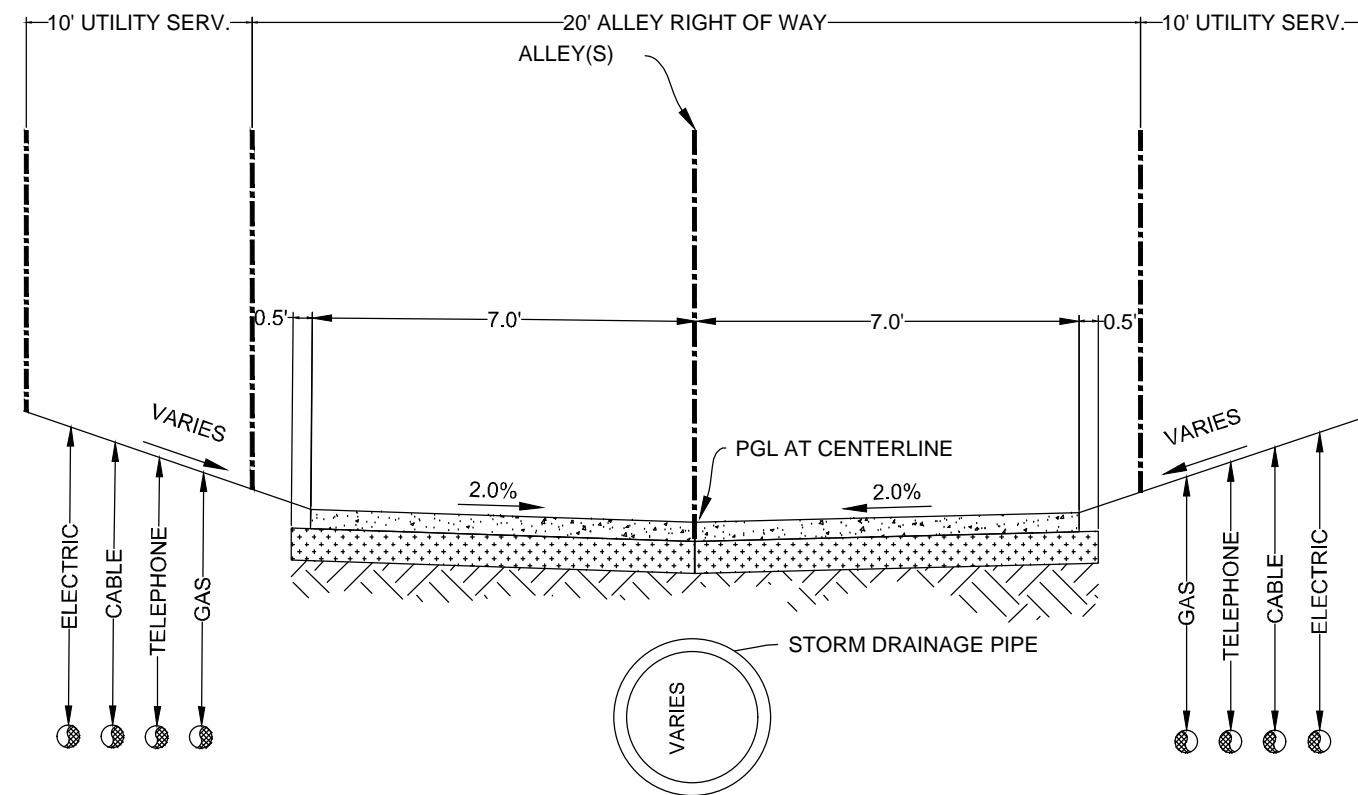
SHEET NUMBER
4
 DATE
 10/07/2021



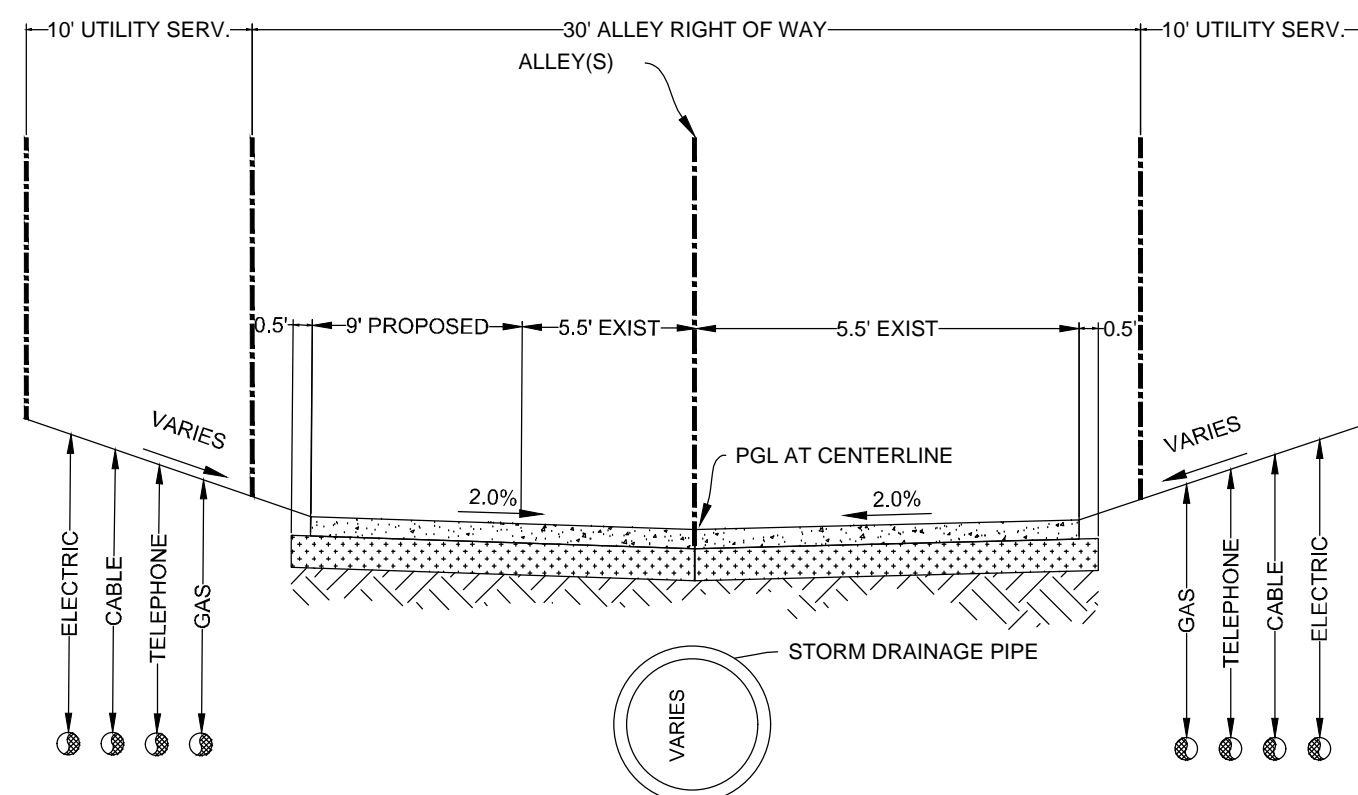
N:\10 - PROJECTS\2021\21-0004 - VMS - CENTRAL LAND DESIGN\DWG\PLANSHEET\DC.DWG - PRELIM PLAT 21-0004.DWG



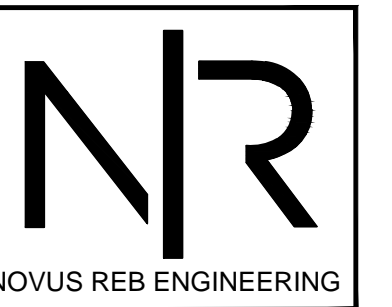
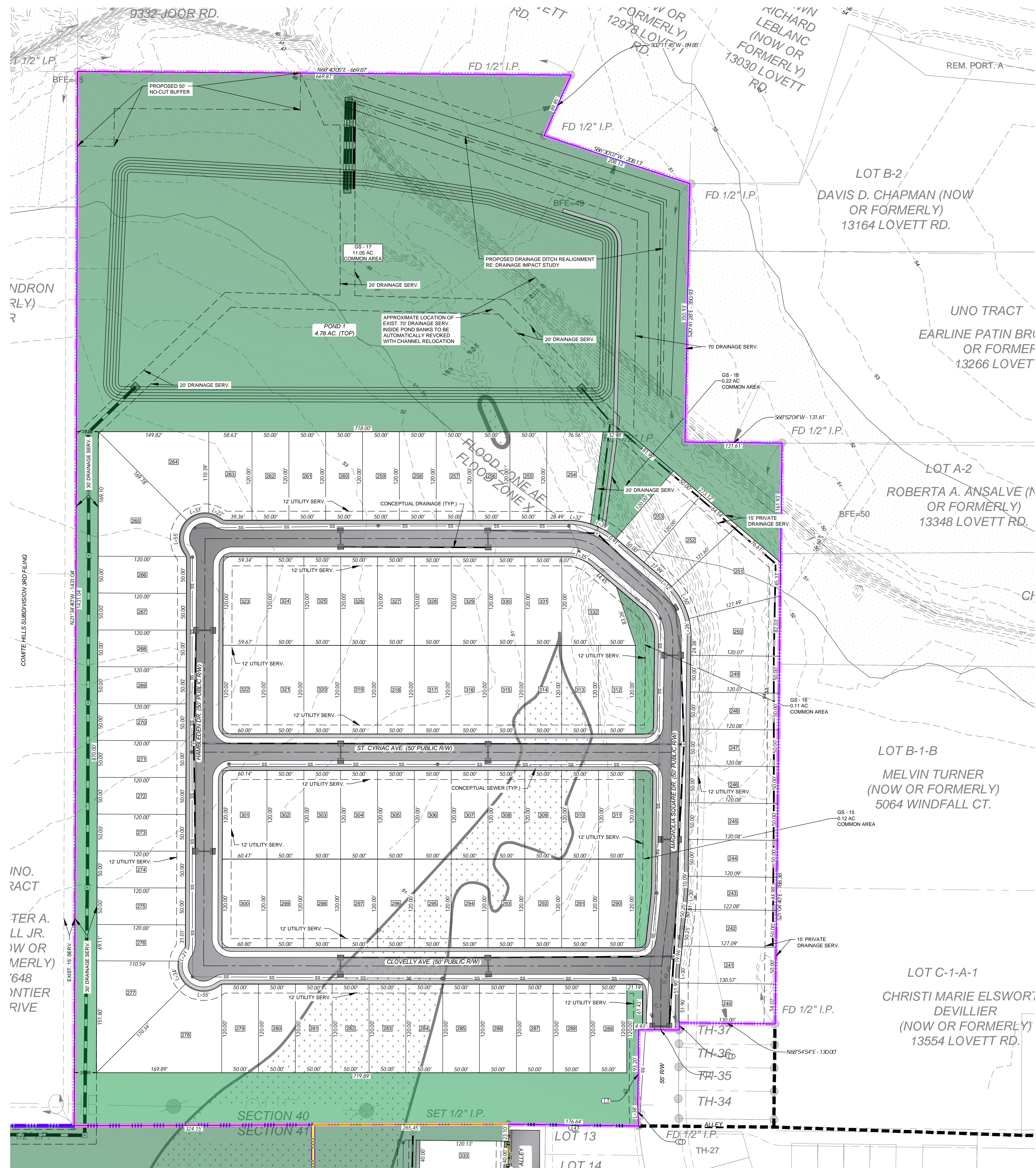
1 TYPICAL SECTION PROPOSED ROAD (50FT R/W)
SCALE: N.T.S.



2 TYPICAL SECTION PROPOSED ALLEY (20FT R/W)
SCALE: N.T.S.



3 TYPICAL SECTION PROPOSED ALLEY (30FT R/W)
SCALE: N.T.S.

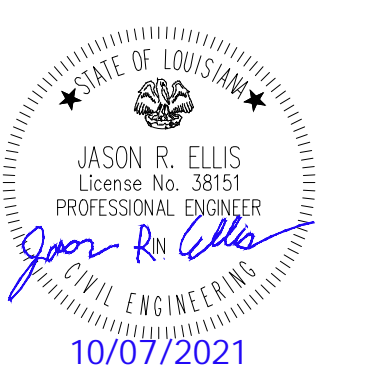


I CERTIFY THAT THIS REPRESENTS AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR A CLASS 'C' SURVEY AS DEFINED BY THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS ADOPTED BY LAPELS IN MARCH OF 2018.



SURVEYOR:
MR ENGINEERING & SURVEYING, LLC
9345 INTERLINE AVE.
BATON ROUGE, LA 70809

PRELIMINARY
THE ELEMENTS OF DESIGN AS SHOWN HEREON ARE SUBJECT TO CHANGES AS REQUIRED FOR THE DETAILED ENGINEERING NECESSARY TO DESIGN THE ACTUAL CONSTRUCTION PLANS.



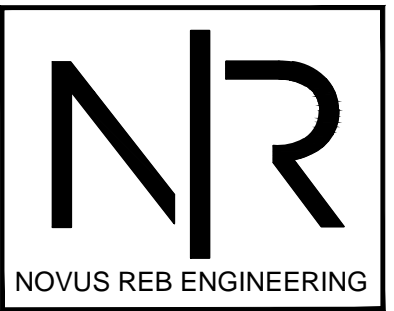
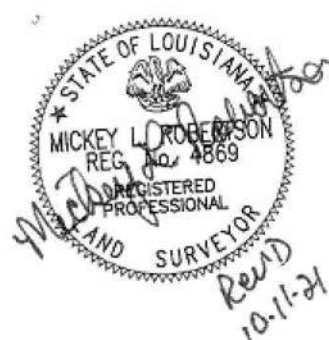
ENGINEER:
NOVUS REB ENGINEERING, LLC
635 MAIN ST., STE. 2A
BATON ROUGE, LA 70801

A PRELIMINARY PLAT OF
THE VILLAGE AT MAGNOLIA SQUARE TND
PHASES 4 & 5
LOCATED IN
SECTIONS 40 & 41, T-6-S, R-2-E,
GREENSBURG LAND DISTRICT
CITY OF CENTRAL, EAST BATON ROUGE PARISH, LOUISIANA
FOR TOWER CAPITAL

DEVELOPER:
TOWER CAPITAL
PO BOX 14151
BATON ROUGE, LA 70898
(225) 757-1110

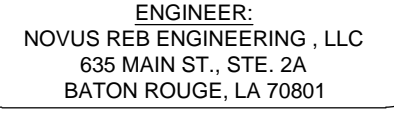
AT FULL SIZE THIS BAR = 1 INCH
0 1"
IF THIS SCALE BAR DOES NOT EQUAL 1" THEN UPDATE SCALE ACCORDINGLY

SHEET NUMBER
5
DATE
10/07/2021

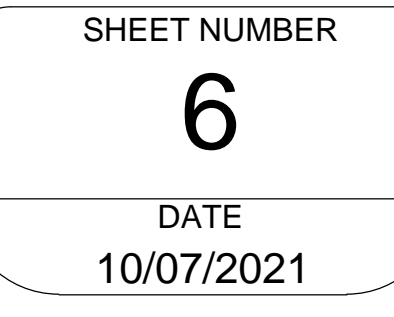


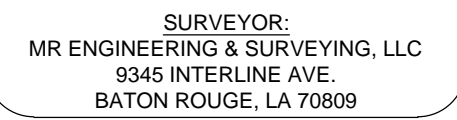
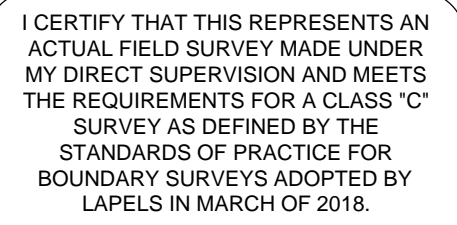
MR
ENGINEERING &
SURVEYING, LLC

PRELIMINARY
THE ELEMENTS OF DESIGN AS SHOWN
HEREON ARE SUBJECT TO CHANGES AND
REVISIONS REQUIRED FOR THE DETAILED
ENGINEERING NECESSARY TO DESIGN
THE ACTUAL CONSTRUCTION PLANS.



DEVELOPER:
TOWER CAPITAL
PO BOX 14151
BATON ROUGE, LA 70898
(225) 757-1110





STATE OF LOUISIANA
 JASON R. ELLIS
 License No. 38151
 PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 10/07/2021

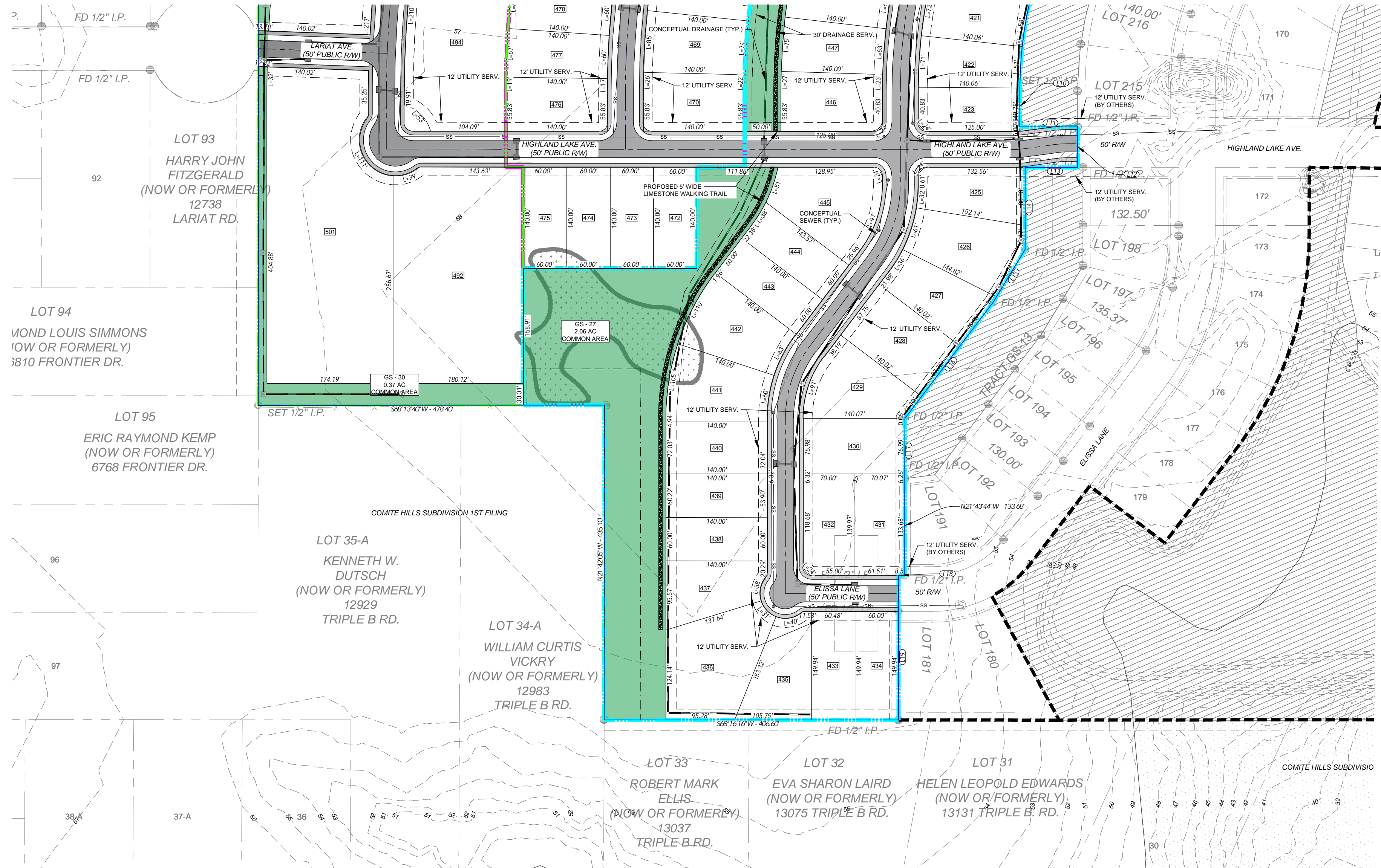
LOCATED IN
SECTIONS 40 & 41, T-6-S, R-2-E,
GREENSBURG LAND DISTRICT
CITY OF CENTRAL, EAST BATON ROUGE PARISH, LOUISIANA
FOR TOWER CAPITAL

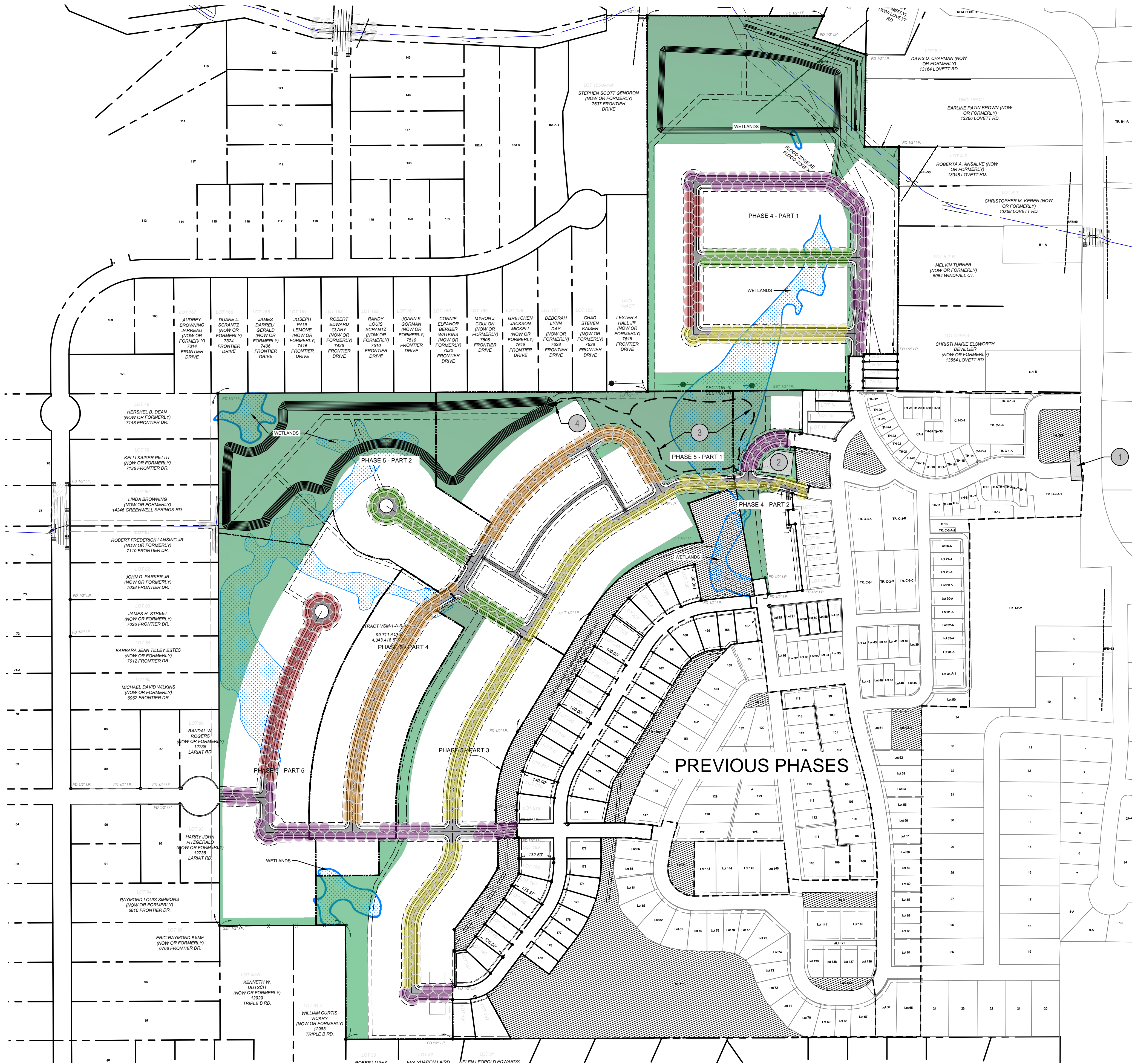
AT FULL SIZE THIS BAR = 1 INCH

0 1"

THIS SCALE BAR DOES NOT EQUAL 1"
WHEN UPDATE SCALE ACCORDINGLY

DATE
/07/2021





01 SITE PLAN

SCALE: 1"=200'

02 AMENITIES KEY

SCALE: N.T.S.

KEY	NAME
1	FRONT ENTRY: REFRESH ENHANCEMENT PLANTINGS
2	PLAYGROUND: NEW FENCED PLAYGROUND WITH SHADE STRUCTURE IN AREA BEHIND EXISTING POOL AND CLUBHOUSE
3	DOG WALK: NEW CONCRETE WALKING PATH
4	LAKE PAVILION: NEW 10'X10 SHADE STRUCTURE

03 LANDSCAPE REQUIREMENTS

SCALE: N.T.S.

- PER SEC. 14:8 D. ALTERNATIVE STANDARDS; TND - TND DESIGN REQUIREMENTS
- 14.b. TREES ALONG THOROUGHFARES.
- A MINIMUM OF ONE DECIDUOUS CANOPY TREE PER 40 FEET OF FRONTAGE, OR FRACTION THEREOF, SHALL BE REQUIRED. TREES CAN BE CLUSTERED AND DO NOT NEED TO BE EVENLY SPACED, SUBJECT TO FURTHER PROVISIONS AS SET FORTH HEREIN.
 - TREES SHOULD PREFERABLY BE LOCATED BETWEEN THE SIDEWALK AND THE CURB, WITHIN THE LANDSCAPED AREA OF A BOULEVARD, OR IN TREE WELLS INSTALLED IN PAVEMENT OR CONCRETE.
 - NATIVE SHADE TREES WHICH GROW TO A MINIMUM HEIGHT OF 40 FEET AT MATURITY SHALL BE PLANTED ALONG ALL STREETS AT A MAXIMUM AVERAGE SPACING OF 40 FEET ON CENTER.
 - TREES SHALL HAVE A MINIMUM CALIPER OF TWO AND ONE-HALF INCHES AT THE TIME OF PLANTING.

LANDSCAPE REQUIREMENTS HAVE BEEN MET AS SHOWN ON PLAN.

04 LANDSCAPE STANDARDS

SCALE: N.T.S.

- SEC. 7:18.3. - LANDSCAPE STANDARDS.
- ALL LANDSCAPING SHALL BE INSTALLED IN A SOUND MANNER AND IN ACCORDANCE WITH ACCEPTED STANDARDS OF THE LOUISIANA NURSERYMAN'S MANUAL FOR THE ENVIRONMENTAL HORTICULTURE INDUSTRY, LATEST EDITION, AS PUBLISHED BY THE LOUISIANA NURSERY AND LANDSCAPE ASSOCIATION.
 - PLANT MATERIAL SHALL BE TRUE TO NAME, VARIETY AND SIZE AND SHALL CONFORM TO ALL APPLICABLE PROVISIONS OF THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION. THE USE OF NATIVE PLANT SPECIES IS ENCOURAGED.
 - ALL SINGLE TRUNK TREES SHALL HAVE A MINIMUM TWO AND 1/2-INCH CALIPER IMMEDIATELY AFTER PLANTING. SINGLE TRUNK TREES MUST MEASURE A MINIMUM OF EIGHT FEET TALL IMMEDIATELY AFTER PLANTING. ALL TREE HEIGHTS SHALL BE MEASURED FROM THE TOP OF THE ROOT BALL TO THE TIP OF THE HIGHEST BRANCH.
 - MULTI-TRUNK TREES SHALL HAVE MAIN STEMS WITH A MINIMUM ONE-INCH CALIPER PER TRUNK IMMEDIATELY AFTER PLANTING. ALL MULTI-TRUNK TREES SHALL HAVE A MINIMUM OF THREE MAIN STEMS. THE MULTI-TRUNK TREE MUST MEASURE EIGHT FEET TALL IMMEDIATELY AFTER PLANTING. ALL TREE HEIGHTS SHALL BE MEASURED FROM THE TOP OF THE ROOT BALL TO THE TIP OF THE HIGHEST BRANCH.
 - TREE STANDARDS. TREES SELECTED FOR PLANTING SHALL MEET THE MINIMUM REQUIREMENTS PROVIDED IN THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), LATEST EDITION AS PUBLISHED BY THE AMERICA NURSERY AND LANDSCAPE ASSOCIATION.
 - SHRUB QUALITY STANDARDS. SHRUBS SELECTED FOR PLANTING SHALL MEET THE MINIMUM REQUIREMENTS PROVIDED IN THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), LATEST EDITION AS PUBLISHED BY THE AMERICA NURSERY AND LANDSCAPE ASSOCIATION. SHRUBS SIZE SHALL BE A MINIMUM THREE-GALLON WELL-ROOTED CONTAINER STOCK.
 - GROUND COVER AND VINES QUALITY STANDARDS. GROUND COVER (OTHER THAN TURF GRASS) SHALL BE MINIMUM OF FOUR-INCH WELL-ROOTED CONTAINER STOCK SPACED NO MORE THAN EIGHT INCHES ON CENTER. WELL-ROOTED 2 1/2-INCH CONTAINER STOCK MAY BE SUBSTITUTED AND SPACED SIX INCHES ON CENTER. VINES AND GROUND COVER PLANTS SHOULD SHOW A NUMBER OF VIGOROUS WOODY RUNNERS OR A WELL DEVELOPED CROWN.
 - PALMS AND TROPICAL PLANT MATERIAL STANDARDS. PALMS AND TROPICAL PLANTS ARE CONSIDERED ACCENT SHRUBS IN EAST BATON ROUGE PARISH BECAUSE OF FREEZE POTENTIAL. SUCH PLANTS SHALL RECEIVE NO CREDIT TOWARDS TREE PLANTING REQUIREMENTS.
 - IRRIGATION AND WATERING STANDARD. HOSE BIBS SHALL BE PLACED WITHIN 200 FEET OF ALL PLANTING BEDS OR A PERMANENT IN-GROUND IRRIGATION SYSTEM SHALL BE PROVIDED.
 - A MINIMUM OF 100 SQUARE FEET FOR EACH CLASS B TREE OR 50 SQUARE FEET FOR EACH CLASS B TREE OF NON-PAVED AREA IS REQUIRED FOR EACH TREE WHERE IT IS PLANTED. NON-PAVED AREA REFERS TO AN AREA OF GROUND USED FOR PLANTING, AND WHICH IS NOT COVERED WITH PAVING MATERIALS THAT ARE IMPERVIOUS OR WHICH INHIBIT THE FREE MOVEMENT OF MOISTURE AND AIR INTO AND OUT OF THE SOIL. SUCH AREAS MAY BE PARTIALLY COVERED WITH ACCEPTABLE POROUS PAVING MATERIALS IF PRIOR APPROVAL HAS BEEN OBTAINED FROM THE DIRECTOR OF LANDSCAPE AND FORESTRY AND THE DEPARTMENT OF PUBLIC WORKS.

05 TREE LEGEND

SCALE: N.T.S.

- QUERCUS NUTTALLII / NUTTALL OAK
- ULMUS AMERICANA 'PRINCETON' / PRINCETON AMERICAN ELM
- TAXODIUM ASCENDENS / POND CYPRESS
- NYSSA SYLVATICA / BLACK TUPELO
- ACER RUBRUM 'DRUMMONDII' / DRUMMOND RED MAPLE

PROGRESS SET.
NOT FOR CONSTRUCTION.

THE VILLAGE AT MAGNOLIA
SQUARE TND
PHASES 4 & 5
CENTRAL, LA

REVISION DATE



AUGUST 9, 2021

ISSUE
FOR REVIEW

SHEET TITLE
LANDSCAPE ORDINANCE PLAN

SHEET NO.

L2.00

City of Central Offsite Drainage Assessment: TND-C-1-06 Revision 02

The Village at Magnolia Square: Phase 4 & 5

This Memorandum assesses the potential offsite drainage impacts specific to the proposed development, The Village at Magnolia Square: Phase 4 & 5, submitted to the Planning Commission.

Information Received from Applicant

The applicant provided existing and proposed AutoCAD elevation surfaces, a preliminary plat of The Village at Magnolia Square: Phase 4 (Parts 1 & 2) and Phase 5 (Parts 1 & 2), and the site's Stormwater Management Plan (dated July 15, 2021). After review of the initial submittal the applicant provided two subsequent revised elevation surfaces on August 27, 2021 and October 11, 2021, respectively. The revisions were a result of issues identified in the first two ODAs which ultimately resulted in the enlargement of the southern pond to resolve the issue.

To:

City of Central

From:

CSRS

Stokka Brown, MS, PE, CFM
Water Resources Practice Area
Leader

6767 Perkins Road, Suite 200,
Baton Rouge, LA 70808
(225) 769-0546
stokka.brown@csrsinc.com

Date:

10/21/2021

Updated Effective Hydraulic Model (EHM)

There were no significant topographic or drainage feature differences between the existing elevation information and the EHM; therefore, no changes were made to the EHM to create the Updated EHM. The Updated EHM's terrain is shown in *Figure 1*. The Updated EHM was run for the 10%, 4%, and 1% annual exceedance probability (AEP), 24-hour storm events.

Post-Development Hydraulic Model

The proposed development consists of 259 lots in an extension of the existing subdivision, The Village at Magnolia Square. This proposed portion of the development includes two interconnected retention ponds, which direct runoff from the proposed development and a portion of the existing lots in the subdivision. The outfall structure for Pond 1 is 3 – 36" CMPs with a 40' x 100' weir. The outfall structure for Pond 2 is 2 – 30" CMPs with a 30' x 50' weir. The ponds are connected by a separate 30" CMP. The subdivision is being design with a subsurface system that is linked to these ponds. Ultimately, most of the runoff created by the proposed development will be collected by the ponds and released by the outfall structures. Pond 1 drains into a tributary of Shoe Creek, while Pond 2 drains into a small ditch that also leads to Shoe Creek. The proposed terrain can be seen in *Figure 2*. The Post-Development Hydraulic Model was run for the 10%, 4%, and 1% AEP, 24-hour storm events.

Offsite Drainage Assessment Results

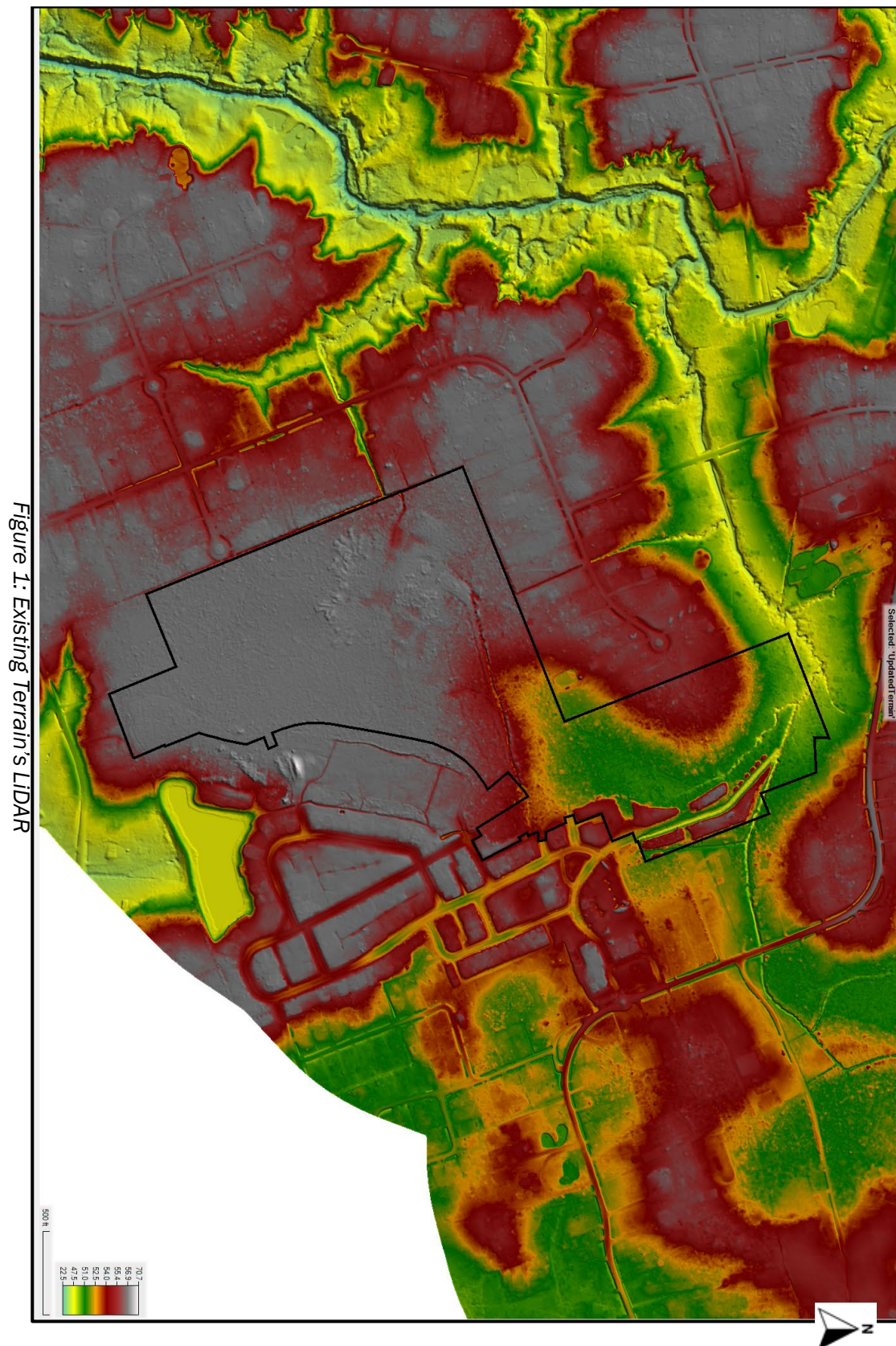
The peak water surface elevations from each storm event were extracted from the Updated EHM and Post-Development Hydraulic Models and compared to one another as shown in *Figures 3, 4, and 5*.

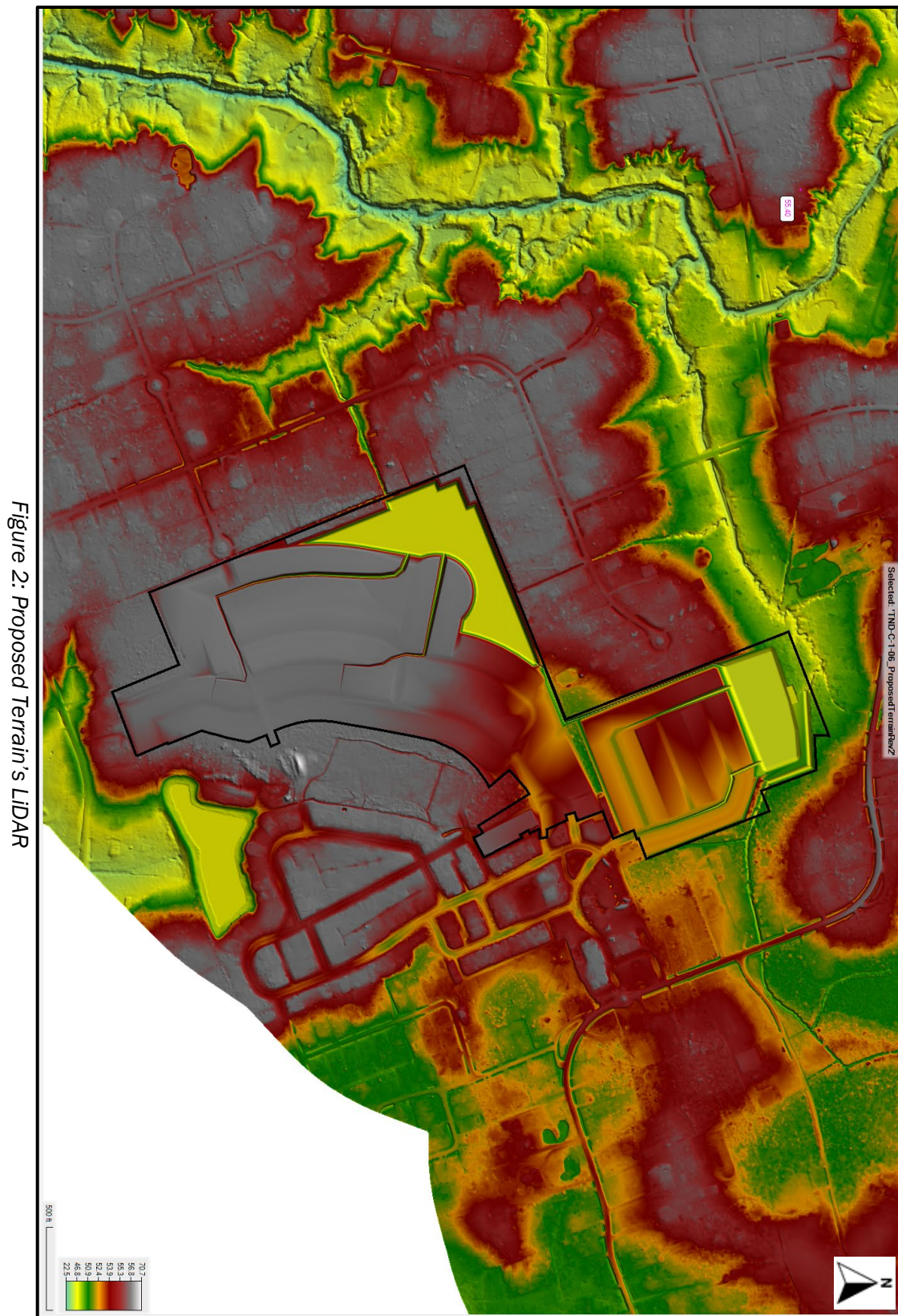
The comparisons reveal the following impact to peak water surface elevations beyond the development site for all storm events:

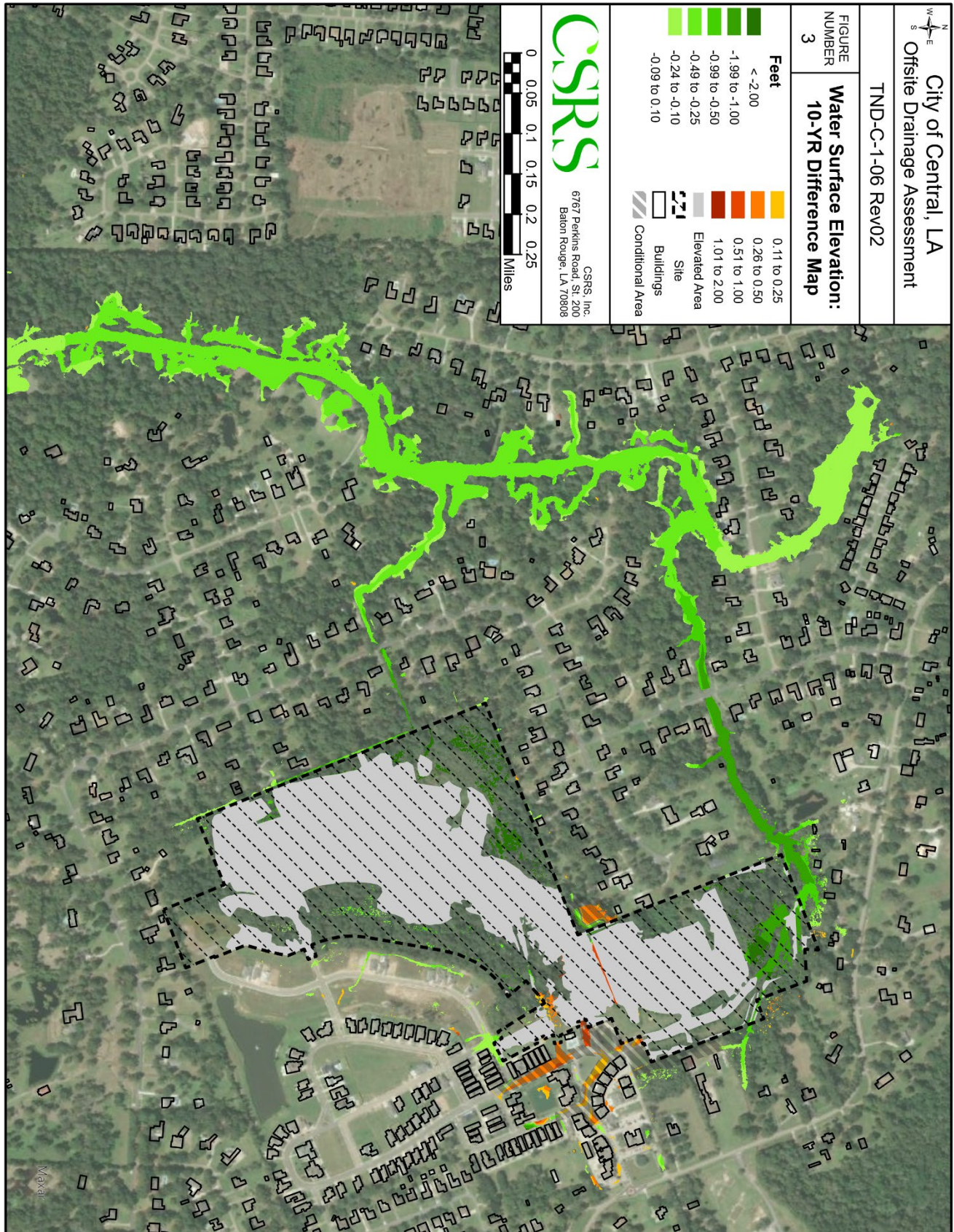
-
- Decreases between 0.1 and 2.0 feet along Shoe Creek downstream of the site and directly downstream of the pond outfalls.

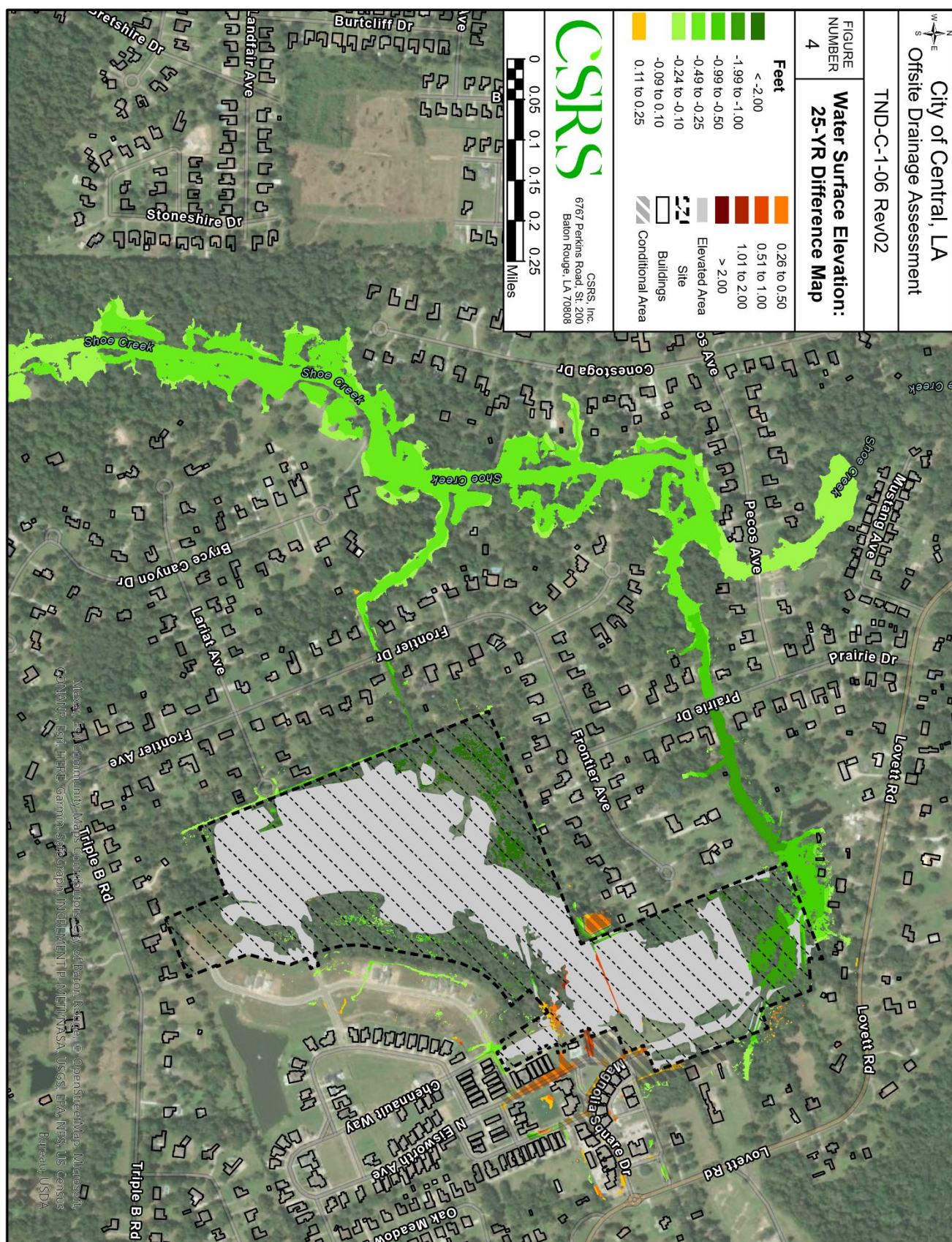
The comparison also revealed the following impacts to peak water surface elevations beyond the development site for all storm events, however, after review with the applicant, the current proposed development does not have the detailed layout necessary for the ODA to accurately reflect capturing the surface runoff which results in revealing these impacts. It is suggested that these impacts be reevaluated after the applicant is allowed to further design the development.

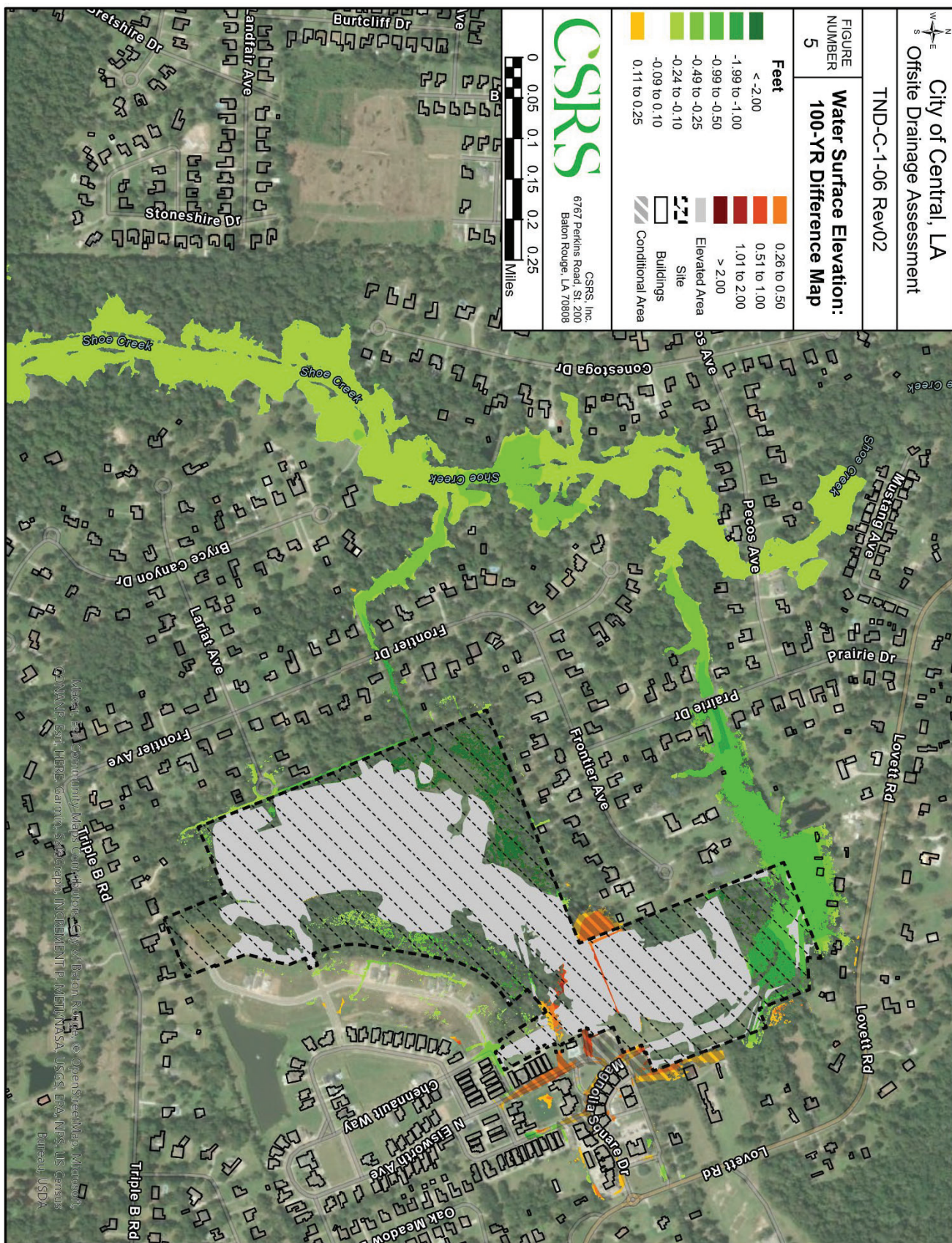
- Increases between 0.1 and 0.5 feet in the back of adjacent lots on the Southside of Frontier Ave; and
- Increases between 0.1 and 0.5 feet in the back of adjacent lots on the Westside of Lovett Rd near the proposed extension of Magnolia Square Rd.













TO: Woodrow Muhammad AICP
Planning & Zoning Director | City of Central
City of Central Municipal Services
6703 Sullivan Road, Central, Louisiana 70739

DATE: 08/11/2021

SUBJECT: **TND-C-1-06 Final Development Plan, Development Review Committee (DRC)
Comments – Applicant Response**

Mr. Muhammad,

Please find below response to the Development Review Committee (DRC) Comments we received on August 6, 2021 in blue immediately following each comment.

Planning and Zoning

1. The deadline for sending public notices to properties within 500 feet of the subject property is today August 6th. The mail receipts will need to be turned in to our office no later than August 24, 2021. Section 13.9 of Zoning Code **Noted. Public Notices were mailed to property owners based on addressing shown in the EBRP Assessor database for owners within 500 feet. Applicant will forward the Mail Receipts prior to Aug. 24.**
2. Part Two of the Public Participation Program, the Public Participation Report (Form B), shall be submitted to the City staff no later than seven business days prior to the scheduled Zoning Commission meeting and the Applicant(s) shall submit to the staff a revised copy of the Public Participation Report no later than noon on the Tuesday preceding the Council meeting at which the development will be considered. Section 13.9 C 1 & 2 **Noted. Public Workshop was held at 6:00 PM on August 9, 2021 at Kristenwood. Applicant will forward the Public Participation Report prior to deadline.**
3. Per Section 8: 1553 of the Code of Ordinances, a disturbance permit shall be required prior to:
 - a. Any disturbance by means of mechanized equipment;
 - b. Tree removal by means of mechanized equipment;
 - c. The delivery to or removal from the location of soil, sand, tree materials, or fill material in excess of 12 cubic yards;
 - d. Demolition of a structure or trailer by means of heavy equipment; and
 - e. The excavation, placement, or grading of soil, sand, demolished structural components, or other material by means of mechanized equipment.**Noted. Applicant will apply for Disturbance Permit before any of these activities take place.**
4. Remove all references of Specific Implementation Plan and replace with Final Development Plan. **Noted. Revised Drawings are being submitted with this response letter reflecting the requested changes.**
5. Any rear drainage servitudes should be private. **Noted. Revised Drawings are being submitted with this response letter reflecting the requested changes.**
6. Amenities plan should be included in the submittal.

Noted. Revised Drawings are being submitted with this response letter reflecting the requested changes. RE: Landscape Plan by Reich Landscape Architects added to plans.

7. Street names should be included on any and all preliminary plats. Please check for duplicates with EBR. Noted. Revised Drawings are being submitted with this response letter reflecting the requested changes.

8. A traffic contribution and sewer impact fee shall be required at final plat if approved. Noted and passed along requirements to applicant/developer.

9. Replace Matt's signature line with mine. Noted. Revised Drawings are being submitted with this response letter reflecting the requested changes.

10. All utilities should be underground. Noted and passed along requirements to applicant/developer.

11. Street Section does not include a tree planting zone. There shall be a minimum average of one street tree on both sides of the street per 40 feet of frontage. (TND Ordinance) Alternatively Lots with more than 40 feet of street frontage measured at the building setback line within Major Subdivisions must have:(i)At least one Class A Tree or two Class B Trees (see Section 7:18.14 of the Development Code for definitions of these types of trees) must be planted on the lot between the front lot line and the front building set back line.(ii)Such tree or trees shall have at least a two-inch caliper measured six inches from the ground. (iii)The required tree or trees shall be planted prior to the occupancy of a house on the lot.(iv)Corner lots do not apply to this restriction. Tree planting is prohibited within the sight triangles of Appendix A.(v)Existing trees at the requested location that are not removed in connection with the construction may satisfy this requirement. A landscape plan showing including street trees and amenities is recommended. Noted. Revised Drawings are being submitted with this response letter reflecting the requested changes. RE: Landscape Plan by Reich Landscape Architects added to plans. Planting Zone in streets added to Typical Section on Sheet 5. Re: Revised Sheet 5.

12. Replace City of Baton Rouge references with City of Central. Noted. Revised Drawings are being submitted with this response letter reflecting the requested changes.

13. The approved SIP dated 2006 shows a vast amount of wetlands in the planned Phase 5. Please explain the reduction in area as shown in this plan. Natural wetlands shall not exceed 50 percent of Common Open Space plus any natural wetlands reasonably visible from recreational walkways provided in and through the wetland. (Per TND Ordinance) Common Areas acreages are not labeled specifically in Phase 4 Part 1. Please confirm that at least 20 percent of the gross acreage of the TND must be Common Open Space including prior constructed phases. Section 14.8 D. 5 of the Zoning Code. Noted. This all took place prior to our involvement in this project. It is our understanding based on documents provided by the previous developer that the original Jurisdictional Determination by The US Army Corps of Engineers that was shown as wetlands originally in the 2006 plan was sketched from a 5/26/06 wetland delineation map by D.R. Sander and Associates, Inc. as noted on the Plans by CSRS. On March 12, 2014, Mr. Charles Jones of Conestoga-Rovers & Associates, Inc. received a new jurisdictional determination letter from the US Army Corps of Engineers under MVN 2013-02500-SE. Previous City approved Plats and Specific Implementation Plans by CSRS showed the reduction in wetland areas shown onsite. RE: Approved Specific Implementation Plans No. 4 & 5 for Village at Magnolia Square TND by CSRS. On January 31, 2019, Mr. Charles Jones of Conestoga-Rovers & Associates, Inc. received a jurisdictional

determination letter from the US Army Corps of Engineers under MVN 2014-01865-1-SQ. Wetlands shown on these plans are based on the most current jurisdictional determination letter from the USACE. Any land disturbing activities in wetland areas are required to Permit their activities with USACE Permits prior to disturbance. It is our understanding that the applicant is preparing to permit any activities within jurisdictional areas as required by the USACE letters and federal laws. The total Wetlands in the development as shown on the most recent JD Letter are 10.5+/- acres. Common Open Space provided in previous phases of VMS are shown on revised Title Sheet "VMS Phase 4& Phase 5 Land Use and Density Table" 18.49+/- acres were previously platted as common areas. RE: Tracts GS-1, GS-2, CB-1 (Pool Area), GS-3, GS-4, GS-9, GS-11, GS-12, GS-13, GS-14, Tr. P-1. See below for table of Common Open Space provided in Phase 4 & 5 this total is shown on the same table reference above and the total added is 34.51+/- Ac. Bringing the total Common Open Space for all phases of VMS to 18.49+/- AC. + 34.51+/- Ac. = 53+/- Acres. Total VMS Site is 185.7+/- Ac. according to original Boundary Survey by CSRS. Therefore, the total proposed ratio of common open space is 28.5% for the entire development. 20% is required by code. Existing wetlands are less than 50% of the common open space for the development.

EXISTING COMMON OPEN SPACE		
TR. GS-1	0.63	ac
TR GS-2	0.38	ac
TR C-8-1	0.4	ac
GS-3	0.46	ac
GS-4	0.22	ac
GS-9	0.37	ac
GS-10	0.09	ac
GS-11	0.41	ac
GS-12	1.39	ac
GS-13	0.858	ac
GS-14	4.161	ac
TR P-1	9.12	ac
Total (Ac.)	18.489	Ac

PHASE 4&5 COMMON OPEN SPACE SUMMARY			
Parcel Name	Square Feet	Acres	Phase
GS - 15	5054.108	0.116	Phase 4 Part 1
GS - 16	4841.211	0.111	Phase 4 Part 1
GS - 17	481383.087	11.051	Phase 4 Part 1
GS - 18	9573.788	0.22	Phase 4 Part 1
GS - 19	15787.7	0.362	Phase 4 Part 2
GS - 20	36016.971	0.827	Phase 4 Part 2
GS - 22	262581.711	6.028	Phase 5 Part 1
GS - 23	4828.19	0.111	Phase 5 Part 1
GS - 24	20187.958	0.463	Phase 5 Part 1
GS - 25	344193.113	7.902	Phase 5 Part 2
GS - 26	52717.594	1.21	Phase 5 Part 3
GS - 27	89944.705	2.065	Phase 5 Part 3
GS - 28	132868.544	3.05	Phase 5 Part 5
GS - 29	26945.25	0.619	Phase 4 Part 2
GS - 30	16172.112	0.371	Phase 5 Part 5
TOTAL (AC.)	34.51		

14. The sequencing and time schedule of construction of the improvements for the Final Development Plan. (Per PUD Ordinance) **Noted. Revised Drawings are being submitted with this response letter reflecting the requested changes. RE: Revised Title Sheet.**

15. Notes: (shall be placed on the plans) per TND Ordinance

1. Conditions, covenants, and restrictions for all the property within a TND Conditional Use Permit shall be filed in the Parish records by the Owner before a Lot is sold and/or a Building permit is issued.
2. In addition to other terms and conditions acceptable to the applicant, the conditions, covenants, and restrictions must create one (1) or more property owners Association with



mandatory membership for each property Owner, governed by Articles of Incorporation and Bylaws, which shall:

- a. be organized by the applicant and operated with a financial subsidy from the applicant before the sale of any lots within the TND
- b. provide for the conditions and timing of transferring control of the Association from the applicant to the property Owners
- d. at all times, cause all Owners to have Access to the Common Open Space within the TND
- e. establish architectural standards that are in conformity with the requirements of this ordinance which shall be subject to review and approval by the Board of Directors of the Association or the Architectural Control Committee, as described below
- f. create an Architectural Control Committee to review development for compliance with the design standards to issue certificates of approval and to review and approve the development's architect, designer, and/or other professionals contributing to the development
- g. provide for the ownership, development, management and maintenance of private open space (except plazas owned by individual property owners) community parking facilities, community meeting hall, and other common areas
- h. provide for a maintenance program for all property within the TND, including landscaping and trees within the streetscape
- i. require the collection of assessments from members in an amount sufficient to pay for its functions; and
- j. be effective for a term of not less than fifty (50) years

Noted. Revised Drawings are being submitted with this response letter reflecting the requested changes. RE: Revised Title Sheet

16. Add Phase 5 Parts 3, 4, 5 to Land Use & Density Table Noted. Revised Drawings are being submitted with this response letter reflecting the requested changes. RE: Revised Title Sheet

17. Provide a Bulk Regulation Table for Each Phase including Average Lot Width, Average Area and All Setbacks to further evaluate the Net Density Calculator in accordance with Section 14.8 D.4. a.i of the Zoning Code. Noted. See table with requested information below. Setbacks are noted on the Preliminary Plat RE: Sheet 4 Note 21.



VMS PHASE 4 & PHASE 5 LAND USE & DENSITY TABLE

(STAFF NOTE: THESE FIGURES HAVE CHANGED. SEE FINAL DEVELOPMENT PLANS FOR UPDATES.)

LAND USE TYPE	ACREAGE	% OF GROSS SITE AREA	COMMERCIAL LOTS	MULTI-FAMILY UNITS	SINGLE FAMILY UNITS	SINGLE FAMILY DENSITY (UNITS/ GROSS AREA)
PHASE 4 - PART 1 (AVERAGE RESIDENTIAL LOT SIZE = 0.15+/- Ac.) (AVG LOT WIDTH = 50'+/-)						
SINGLE FAMILY RESIDENTIAL:	13.79	48.0%			93	3.23
COMMON OPEN SPACE:	11.50	40.0%				
PUBLIC RIGHT OF WAY:	3.46	12.0%				
TOTAL ACREAGE OF PHASE 4 PART 1	28.75					
PHASE 4 - PART 2 (AVERAGE RESIDENTIAL LOT SIZE = 0.11+/- Ac.) (AVG LOT WIDTH = 40')						
SINGLE FAMILY RESIDENTIAL:	1.31	34.0%			12	3.12
COMMON OPEN SPACE:	1.81	47.0%				
PUBLIC RIGHT OF WAY:	0.73	19.0%				
TOTAL ACREAGE OF PHASE 4 PART 2	3.85					
PHASE 5 - PART 1 (AVERAGE RESIDENTIAL LOT SIZE = 0.15+/- Ac.) (AVG LOT WIDTH = 45')						
SINGLE FAMILY RESIDENTIAL:	8.27	45.4%			54	2.96
COMMON OPEN SPACE:	6.60	36.2%				
PUBLIC RIGHT OF WAY:	3.35	18.4%				
TOTAL ACREAGE OF PHASE 5 PART 1	18.22					
PHASE 5 - PART 2 (AVERAGE RESIDENTIAL LOT SIZE = 0.29+/- Ac.) (AVG LOT WIDTH = 65')						
SINGLE FAMILY RESIDENTIAL:	3.80	30.8%			13	1.05
COMMON OPEN SPACE:	7.90	64.0%				
PUBLIC RIGHT OF WAY:	0.65	5.3%				
TOTAL ACREAGE OF PHASE 5 PART 2	12.35					
PHASE 5 - PART 3 (AVERAGE RESIDENTIAL LOT SIZE = 0.23+/- Ac.) (AVG LOT WIDTH = 65')						
SINGLE FAMILY RESIDENTIAL:	10.30	64.6%			45	2.82
COMMON OPEN SPACE:	3.28	20.6%				
PUBLIC RIGHT OF WAY:	2.36	14.8%				
TOTAL ACREAGE OF PHASE 5 PART 3	15.94					
PHASE 5 - PART 4 (AVERAGE RESIDENTIAL LOT SIZE = 0.21+/- Ac.) (AVG LOT WIDTH = 60')						
SINGLE FAMILY RESIDENTIAL:	6.81	81.7%			33	3.96

COMMON OPEN SPACE:	0.00	0.0%				
PUBLIC RIGHT OF WAY:	1.53	18.3%				
TOTAL ACREAGE OF PHASE 5 PART 4	8.34					
PHASE 5 - PART 5 (AVERAGE RESIDENTIAL LOT SIZE = 1.10+/- Ac.) (AVG LOT WIDTH = 200')						
SINGLE FAMILY RESIDENTIAL:	6.81	45.6%			9	0.60
COMMON OPEN SPACE:	3.42	22.9%				
PUBLIC RIGHT OF WAY:	4.71	31.5%				
TOTAL ACREAGE OF PHASE 5 PART 5	14.94					

Fire Department

1. Adequate water supply shall be made available for firefighting in accordance with NFPA 1, and acceptable to the authority having jurisdiction. This includes flow of 1500 gpm for areas where homes are closer than 12 feet apart. **Noted.** [We have submitted this comment to Ms. Margie Swanson at Baton Rouge Water and they are working with us to provide a letter for verification.](#)

2. Please provide documentation from Parish Water that they can obtain this water flow before development. Hydrants will need to be in-service before construction begins on lots. **Noted.** [We have submitted this comment to Ms. Margie Swanson at Baton Rouge Water and they are working with us to provide a letter for verification.](#)

EBR Sewer Engineering

1. An approved sewer capacity request is required. Previous capacity requests for this project have expired. Capacity must be verified prior to approval of the construction plans. <http://tools.brprojects.com/capacityassurance/> **Noted.** [We have filed for an updated capacity request under application # 868.](#)

2. The centerline of the sewer must be a minimum of 5 feet from the edge of the right-of-way. Place the sidewalk over the sewer. **Noted.** [Revised Drawings are being submitted with this response letter reflecting the requested changes. RE: Preliminary Plat Sheets](#)

Baton Rouge Water

Developer will be required to install a new water main extension for the additional proposed phases. **Noted.** [We have submitted the plat to Ms. Margie Swanson at Baton Rouge Water and should project be approved for Plat. Developer will apply for Water Main Extension.](#)

Drainage Engineering

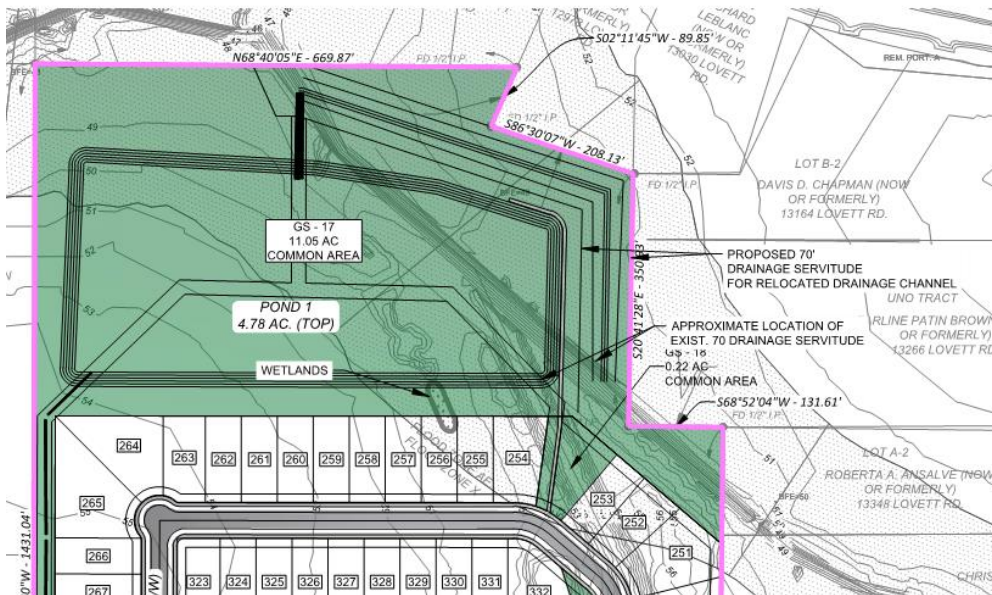
Note: The comments herein are conceptual-level, based upon the conceptual-level plans and surface water design/ analyses provided by the applicant. It is anticipated that additional comments will be issued upon applicant's submittal of design-level plans and design calculations. The SMP provided by the applicant is intended for Preliminary Plat / TND Final Development Plan application to the City of Central.



The following review comments reference City of Central Code of Ordinances, Title 7 LAND DEVELOPMENT: Chapter 15 FLOODWAYS, FLOODPLAINS, DRAINAGE AND (7:15), Appendix K STORMWATER: [Noted](#).

1: The proposed project site is Primarily (85.9%) Type D soils and the location of the proposed pond #1 is an existing wetland area. Please provide geotechnical engineering testing and recommendations to support site stormwater management design of Dry Detention Pond 1 and Pond 2, at each location including estimated seasonal high water table elevations. (In locations with Type D soils or high groundwater elevations, dry detention basins may experience problems with standing water and reduced pollutant removal efficiency. In this case, wet detention pond may be more appropriate.) (Sec. 7:15.5. - Water quality (3).) [A Geotechnical Investigation will be provided for this portion of the development and provided to the reviewer for verification after Preliminary Plat approval and before construction plan approval. We will reevaluate the design once additional Geotechnical data is obtained and update our recommendations prior to construction plan submittal. The portion of code cited in this comment does not reference a Geotechnical Investigation to be submitted at this time. We are providing BMP's referred to in this section of the code as shown in the submitted Water Quality Impact Study portion of the Stormwater Management Plan.](#)

2. Plans Sheet 1 indicates that Pond 2 will have flow from a 70-foot wide drainage servitude being routed through it and flow from a 40-foot drainage easement is proposed to be routed through Pond 1. Please clarify how the channels will be routed around the ponds or provide analysis of the pond system to indicate the implications of the additional flows from offsite. Provide measures of performance of the pond in serving proposed development of on-site areas with water quality treatment as a BMP in pollution control for first flush. Consider routing flows from the offsite areas around the proposed ponds, rather than through the proposed ponds. Sec. 7:15.5. - Water quality (3). [The existing channel will not be routed through the pond. The channel will be relocated into the Proposed 70' Drainage Servitude shown below. We revised the callout on sheet 1 to further clarify this. Our submitted SMP already included the proposed routing around the Pond in the HEC-RAS Modeling.](#)



3. Also, please demonstrate timing of drawdown of the pond water level with a design treatment volume of water for the 10-year storm to provide the time to drain the pond following a storm event and recover available pond volume for attenuation. [Added Appendix 2ATW to the revised Stormwater Management Plan transmitted herewith. We increased the Reporting time to show 72 hours of hydrographs. The Time of pond drawdown is shown on Page 41 - 43 of Appendix 2ATW.](#)

4. Please indicate how the discharge structure Pond 2 will be phased to serve the proposed project, maintaining detention time and detention volume recovery, to serve future Phases planned for the southwestern portion of the site, while treating at least the first flush of runoff. (Sec. 7:15.5. - Water quality (3).) [The current Phasing plan is modeled and shown in Appendix 3 and Appendix 3A. The phasing will require construction of all detention facilities shown in both the Phase and the Full Build of the development.](#)

5. Please indicate the proposed site land cover paving and grading, labeling the proposed topographic elevation grades onsite. Demonstrate that the proposed grading will sufficiently convey runoff to the drainage system inlets and proposed pond via overland flow and not to offsite or untreated drainage outlets. [We have submitted preliminary grading surface and existing surface models for the ODA to the City. If a Preliminary Plat is approved, we will provide a detailed grading plan during construction plan submittal that will conform to the SMP.](#)

6. Please provide a site survey by a surveyor licensed in the State of Louisiana depicting legal servitudes, drainage easements, access easements, utility easements and/or other public rights of way as well as certified boundary and topographic information. Please also provide a signed and sealed Proposed Elevation Certificate for structures. Note: Sec. 7:15.3. – Drainage Impact Study Items shall apply to the Project Site. Note: Sec. 7:15.6. – Water Quality Impact Study Items shall apply to the Project Site. [See attached Boundary and Topographic Survey Map by Mickey Robertson, PLS. We cannot provide the Proposed Certificates of Elevation for the proposed Lots because they do not exist yet. PCE's will be submitted by each lot purchaser should project receive Preliminary Plat, Construction Plan and Final Plat approval.](#)

7. Please define the existing topography eastern limit of the drainage basin Offsite 1A, with reasonable assurance that additional areas are not contributing flows towards the connected FEMA Floodplain Zone AE and proposed project area. [We added additional contours and labels to further define this area on the revised Pre and Post Drainage Maps. This drainage area matches the offsite drainage area from the previously approved DIS for Village at Magnolia square by George Hudson, P.E. dated December 2006.](#)

8. Please label the contour elevations on the existing surface model and proposed surface model, so that the existing and proposed elevation can be compared spatially. (The proposed grades will need to be provided on the site plan prior to approval.) (Sec. 8:1501 (b), Sec. 8:1503 (3, 4, 5).) [We added additional existing contours and labels to revised Pre and Post Drainage Maps. The previously approved DIS for this development did not contain the requested data. Detailed grading drawings will be provided with our construction plan submittal drawings. We have submitted preliminary grading surface and existing surface models for the ODA to the City. If a Preliminary Plat is approved, we will provide a detailed grading plan during construction plan submittal.](#)



9. Please demonstrate by plan, profile and cross section detail that the proposed floodplain will not be obstructed by proposed Pond 1. From the invert/lowest existing grade elevation within the area to be filled up to the FEMA Base Flood Elevation. Provide cross sections and views of the cut volumes on the plans, demonstrating that the proposed cut volume geometry will not reduce floodplain storage and connection within the areas proposed for fill. (Sec. 8:1501 (b), Sec. 8:1503 (3, 4, 5)). Proposed cut volumes shall: [Cross Section Sheets, Plan and Profile Sheets etc. are Construction Plan submittal items and cannot be provided at this time. We have submitted preliminary grading surface and existing surface models for the ODA to the City. If a Preliminary Plat is approved, we will provide detailed construction plans including these items during construction plan submittal.](#)

- Be effectively connected to the FEMA-regulated floodplain, and not cut-off by the proposed pond banks [The existing Base Flood Elevation is shown on the FDP at elevation 49.00' The top of the Proposed Pond as shown in SMP Appendix 2A is 48.00' therefore the floodplain is connected to the pond area because the flood elevation is higher than the pond. The SMP Section 1.6 states that "A 7.63 acre \(7.45% of Total Site Area\) portion of the property in the northeast is located in FEMA Flood Zone AE. Proposed development in the Flood Zone area of the site is 90%+/- detention and Canal Excavations. Minimum building slab elevations for this development should be set utilizing a City of Central Proposed Certificate of Elevation Form by a licensed Land Surveyor at the time of building permit application. The estimated volume of fill to be placed in the floodplain based on preliminary grading models of the proposed site is 2,812 Cubic Yards. The estimated volume of cut to be removed from the floodplain based on preliminary grading models of the proposed site is 32,313 Cubic Yards. In summary the site will meet the fill mitigation requirements of the City of Central. With the planned excavations of the detention pond and channel realignment/widening additional storage and conveyance volumes will be provided in the floodplain which will in turn lower water surface elevations in the receiving outfall ditch." A Cut Fill Report is also included in this section of the SMP for all area within the floodplain.](#)

- Be provided below the Base flood elevation and above the seasonal high water table elevation, with areas and extents of the cut in plan view with both existing and proposed site grade elevations. (Sec. 8:1501 (b), Sec. 8:1503 (3, 4, 5)). [Cross Section Sheets, Plan and Profile Sheets etc. are Construction Plan submittal items and cannot be provided at this time. We have submitted preliminary grading surface and existing surface models for the ODA to the City. If a Preliminary Plat is approved, we will provide detailed construction plans including these items during construction plan submittal.](#)

10. To support design, please provide estimated seasonal high groundwater table (SHWT) elevations from a geotechnical investigation and report provided by a geotechnical engineer licensed in the State of Louisiana. [A Geotechnical Investigation will be provided for this portion of the development and provided to the reviewer for verification after Preliminary Plat approval and before construction plan approval. We will reevaluate the design once additional Geotechnical data is obtained and update our recommendations prior to construction plan submittal.](#)

11. Please provide elevation depth of proposed subsurface structures and utilities relative to the onsite (SHWT) elevations. (Sec. 8:1502 (5)) [At this time subsurface structures and utilities are shown conceptually on the Preliminary Plat as noted. This level of design requires construction plan submittal to provide the requested data. We will provide this information with our construction plan submittal for verification to the reviewer should project be approved to move forward to construction plan application.](#)

12. Please provided survey cross sections at 100-foot or less intervals of the existing channel topography and bathymetry where the outlet channel geometry is proposed to be modified. LiDAR data does not provide sufficient accuracy in comparison of construction-level pre-development versus post-development flows and stages downstream, especially those located in connected FEMA Flood Zone AE. See attached Boundary and Topographic Survey Map by Mickey Robertson, PLS that notes in detail locations where cross sections were taken along the channels. Along Tributary 2A all cross sections shown in Appendix 2 – Post Developed Drainage Map reflect surveyed cross section locations provided by the surveyor and modeled using HEC-RAS software for Pre & Post Models. A total of 10 cross sections were taken along Tributary 2A and 4 Cross Sections were taken along Tributary 2B. Cross Drains along Frontier Drive, Prairie Drive, and Lovett Road were also modeled in HEC-RAS. Overbanks were supplemented with LIDAR beyond the Top of Bank to determine overbank elevations of private property as is standard practice in FEMA Floodplain modeling.

13. ODA Analysis is still under review. Results will be provided before the Planning Commission meeting. **Noted.**

Additional comments may be forthcoming between the date of this correspondence and after resubmittal. Please submit all required documents and revisions before COB on August 12, 2021. Noncompliance items must be with sufficient justification in writing.

Sincerely,

Jason Ellis

Jason Ellis, P.E.
Chief Engineer

Novus Reb Engineering, LLC
jason@novusreb.com



TO: Woodrow Muhammad AICP
Planning & Zoning Director | City of Central
City of Central Municipal Services
6703 Sullivan Road, Central, Louisiana 70739

DATE: 08/17/2021

SUBJECT: TND-C-1-06 Final Development Plan, TND VMS Additional Comments – Applicant Response

Mr. Muhammad,

Please find below response to the additional E-Mailed Comments we received on August 16, 2021 in blue immediately following each comment.

Planning and Zoning

1. 1. GS 26 and GS 27 should incorporate a trail as stated in Section 14.8 D 5. A.v **Noted. We have added a 5' wide limestone walking trail to these areas. RE: attached Revised FDP dated 8/17/21.**
2. 2. Same section states: Servitudes with existing below ground utilities and/or facilities with a width of not less than 30 feet with respect to 15' servitude in Phase 4 Part 1. Either widen or reduce common area by that size. **Noted. We have widened to a 30' wide drainage servitude towards the rear of lots 265-277. RE: attached Revised Preliminary Plat Sheet 5 dated 8/17/21.**
3. The Stormwater Dry Detention Basin should be designed to provide for acceptable maintenance as the code states this will be a condition.: **Noted. Applicant stated that maintenance will be the responsibility of the VMS HOA. Increased revenues collected from the proposed new lots will contribute to the required maintenance of these areas. We have included a recommended pond inspection checklist for the Developer/HOA in the SMP. We also informed applicant that the following will be required per code prior to Final Plat as noted in our SMP, "An executed and recorded "Private Water Quality Maintenance Covenant" is required for all Stormwater BMPs and/or Stormwater BMP systems on a development site prior to issuance of a certificate of occupancy. This Private Water Quality Maintenance Covenant must reflect the approved Water Quality Impact Study and/or Stormwater Management Plan, and must include Stormwater BMP Scheduled Maintenance Actions as stated in either or both of these approved documents."**

Our engineer is still reviewing and ODA results are forthcoming.

Sincerely,

Jason Ellis

Jason Ellis, P.E.
Chief Engineer
Novus Reb Engineering, LLC
jason@novusreb.com

DRAINAGE REVIEW by Amelia Fontaine, PE, CFM, GEC Inc.

October 18, 2021

Comments (Informational only) #3, TND acceptance only

PHASE 4 - PARTS 1 & 2, PHASE 5 - PARTS 1 & 2

THE VILLAGE AT MAGNOLIA SQUARE HIGHLAND DISTRICT Phase 4 (Part 1 & 2) and Phase 5 (Part 1 & 2).

Materials Provided/Reviewed: Drainage review below pertains to the following:

- **NRE 2021-08-10 Comment Response Letter**
- **2021-08-11 VMS Ph4-5 Stormwater Management Plan**
- **2021-08-11 VMS PH 4-5 FDP - PRELIM PLAT REV.**

Note: The comments herein are conceptual-level, based upon the conceptual-level plans and surface water design/ analyses provided by the applicant. It is anticipated that additional comments will be issued upon applicant's submittal of design-level plans and design calculations. The SMP provided by the applicant is intended for Preliminary Plat / TND Final Development Plan application to the City of Central. Please note that at minimum these items will be required for review:

Comment 1: Information only: Proposed grading review will be conducted at the design level. The Preliminary grading surface file provided did not provide labels or visual indication of the proposed elevations, therefore this review did not include review of proposed grading.

Please note: 1) Drainage reviewer does not conduct processing of files provided by the applicant. Reviewer reviews the files in format provided; 2) PDF files with clear depiction of cut-fill volumes and elevation of the cut -fill volumes, such as cross section views, will be required prior to disturbance permit issuance or construction approvals; 3) Cut proposed below groundwater elevations or within the 100-year peak design stages of the ponds onsite shall not be considered as fill mitigation. Cut above the Base Flood elevation will not be considered as fill mitigation. Sec 8:1552- Specific Standards (7) (b).

Comment 2, Information only:

We are providing this comment now, as the groundwater elevation may have a significant impact on the proposed pond minimum stage elevation and volume storage capacity:

At design level, please provide estimated seasonal high groundwater table (SHWT) elevations from a geotechnical investigation and report provided by a geotechnical engineer licensed in the State of Louisiana. To include estimated seasonal high water table elevations, soil permeability, infiltration rates of soil below pond bottom in proposed locations of Dry Detention Pond 1 and Pond 2, and to demonstrate dry detention design

recovery of pond volume availability to store runoff volumes produced by the proposed development.

[END OF COMMENTS]

TND-C-1-06 Net Density Calculation

R2

NET DENSITY CALCULATION							DENSITY BONUS CALCULATION							TOTAL UNITS	UNIT SIZE				Keep between .7 and .5
Acre	Acre	Acre	0.2	0.2	Calculation	4	Acre	Acre	Acre	EQUALS	Units	Units	Units	Units	UNIT SIZE	UNIT SIZE	Minimum Lot Width (per code - 75 ft)	Approx Lot Depth (per code - 140 ft)	
Gross Acreage of Parcel	Wetlands (acres)	Detention Pond Area	Estimated Infrastructure R.O.W. (20%)	Minimum Required Open Space (20%)	Remaining Acreage	Desired Net Density (Units Per Acre)	Total Qualified Open Space (non- forested)	Qualified Open Space Over 10%	Conserved Forested Open Space	Net Acreage for Units	Open Space Bonus	Forest Conservation Bonus	Bonus Units	Total Units	Acre (minimum .149 ac.)	Sq. Ft.			
185.7	4.8	16.2	37.1	36.2	91.4	365.6	53.0	16.8	0.0	74.6	33.6	0.0	33.6	399.2	0.19	8137.7	75.0	108.5	0.691

October 20th, 2021

Submitted By: Comite Hills Homeowners Association (CHHO)
6930 Bryce Canyon
Greenwell Springs, LA 70739

Authored By: Stephen Scott Gendron
7637 Frontier Drive
Greenwell Spring, LA 70739

Department of Army
U.S Army Corps of Engineers, New Orleans District
7400 Leake Ave
New Orleans, LA 70118-3651

Attention: Regulatory Division, Reg-C, Kenny Blanke

CC: John M. Herman, Chief, Central Evaluation Branch Regulatory Division

Re: MVN-2013092500-CQ
Residential Subdivision Development Near Central in East Baton Rouge Parish
Applicant: Tower Capital c/o Hydrik Wetlands Consultants
Application to create onsite detention ponds to support a 261-lot expansion of Villages of Magnolia Square Subdivision.

Dear Mr. Blanke and Mr. Herman,

The Comite Hills Homeowners Association (CHHO) would like to start out this letter by affirming our support of our federal government, its employees, and smart growth for our country, state, and city. We appreciate all that you do for our community and appreciate that you have the high honor and responsibility of protecting the public health, safety, and the environment.

Since retention ponds and detention ponds are going to be discussed in this letter, it would be helpful to define each term:

Retention Pond: A retention pond or basin, is an artificial pond with vegetation around the perimeter, and includes a permanent pool of water in its design. Retention ponds are often advertised as lakes and landscape with a variety of grasses, shrubs and/or wetland plants to provide bank stability and aesthetic benefits. However, they are also used to manage stormwater runoff to prevent flooding and downstream erosion.

Detention Pond; A detention pond or basin, is sometimes called a "dry pond". The ponds are design to stay normally empty and dry to provide flood protection and manage the excess urban runoff generated by new construction.

Concerning application MVN-2013-02500-CQ, the CHHO assert that the applicant's plan, specifically the design and long-term maintenance plan of its detention ponds, represents an unreasonable risk to long-term public health, safety and welfare; therefore,

the CHHO is formally requesting the denial of the applicants permit.

This letter documents risk weighted data and information to support that the proposed detention ponds in this particular application are not a robust, reliable or sustainable mitigation actions for the long-term protection of the adjacent Comite Hills subdivision against storm water runoff resulting from the additional development over previously identified wetlands.

We have two main points:

(1) The design the applicant has submitted for the detention basins is intrinsically flawed and has a high probability of long term failure

Construction ECO Services, a stormwater engineering firm out of Houston says this on their website¹:

“...many detention ponds are dealt with as an eyesore, even right from their very inception during the property’s planning, design and engineering stages. All too often, the pond is planned out to be in back of a property or in some other “out-of-sight” location. The owner wants it to perform its duty, but assumes it will be an unattractive feature and so wants it out of sight. These are the ponds that are often neglected... out of sight often leads to out of mind.

These ponds are often denied the most basic of maintenance programs. Simple maintenance, such as mowing, trash and litter clean up, simple landscaping, sediment removal and slope stabilization are often ignored when the pond is out-of-sight and/or there is no plan in place to regularly maintain it. Bringing a neglected pond up to standard can be a huge, unexpected expense, as well as an environmental disaster. Failures within the pond and damages to downstream properties can run into the hundreds of thousands of dollars. And don’t forget about the attention from local government entities, and likely subsequent fines, that a failed pond brings with it.”

This description exactly describes the design Magnolia Square detention ponds. They are placed in the most remote and out of sight locations on the property. The fact that the applicant did not continue with the more aesthetically pleasing lakes or retention ponds currently utilized in Magnolia Square, suggests that the desired lot density, building over previously identified wetlands, could only be achieved with this problematic, intrinsically flawed, hidden detention pond design.

(2) The applicant’s delegation of long terms maintenance of the detention ponds to the Magnolia Square HOA in this instance is not sufficient to protect public health based on the catastrophic consequences to Comite Hills subdivisions in the event of a pond failure during a peak storm event.

At a recent public meeting, the applicant stated that the Magnolia Square HOA was struggling, even to the point not being able to collect dues from a significant number of residents. At the same meeting, the applicant stated that the HOA would be responsible for the funding and long-term maintenance of the detention ponds that are the only barrier of protection for the adjacent Comite Hills subdivision from flooding during a peak storm event.

East Coast Sitework, a construction firm specializing in erosion and sediment control says this on their website² :

“The obligation for pond ownership and upkeep is usually defined in the Deed Restrictions for developments, or in a Declaration of Restrictive Covenants if the property is not part of a subdivision. The owners, how it will be paid, and who will ultimately execute inspections and maintenance should all be listed in either document”.

The publicly available code book, master declarations, and supplemental declaration available on the Village of Magnolia Square (all of which are dated before 2010) make no reference to overall ownership for maintenance of their existing retention pond, no inspection procedures, no preventative maintenance tasks, no corrective maintenance tasks, and no mention of costs or how maintenance will be funded. Furthermore, in the public meeting on August 9th, 2021, the developer presented no plan or proposal for the long-term maintenance of the 20 acres of proposed detention ponds except to state that the responsibility would fall on the HOA.

If the original developer, the applicant and the HOA have all demonstrated a consistent pattern of not following recommended practices for the maintenance of the existing relatively low risk retention pond in Magnolia Square, why would the Corp approve the applicant's permit for adding 20 acres of detention ponds (to be maintained in perpetuity by the HOA) to serve as critical flood prevention infrastructure for the protection the Comite Hills subdivision?

Would you get on a plane that is kept out of sight, used only during emergencies, and is maintained by amateur volunteers with no maintenance procedures and no funding source except out of their own pockets – despite the fact they will never have to ride in the plane?

Clearly, the answer is that no one would get on that plane because the consequences of failure of the plane are catastrophic, and the chances of improper maintenance are extremely high -and that is the heart of the matter – the applicant's proposal and mitigation actions in this particular application do not adequately address the high long-term risks to the adjacent Comite Hills subdivision.

The CHHO recognizes that detention basins are storm water best management practice (BMP) and when properly designed, situated, and maintained can be effective stormwater runoff management assets. For instance, the recent announcement of the Sherwood Forest golf course in Baton Rouge being sold by the developer to a private/public partnership (Louisiana Watershed Initiative EBR city-Parish) to establish detention basins to be maintained by the city-parish represents a well-planned, situated, resourced, long-term risk reducing application of detention basins.

The use of detention ponds at both the Central Neighborhood Wal-Mart and the Central Walmart supercenter have been highly successful because at Wal-Mart they are well-designed, well-funded for maintenance, professionally resourced. Wal-Mart is highly accountable for ensuring excellent pond maintenance, as failure to do so would incur liability to their corporation assets. None of these factors are in place in the applicant's plan in question.

The Corp's public notice mailed on October 4th, 2021 states that "flood hazards", "considerations of property ownership", and the "needs and welfare of the people" are relevant factors in consideration of issuing a permit. For all the aforementioned reasons, CHHO is formally requesting the denial of the Village of Magnolia Square permit as the proposed design and long-term maintenance plan of its detention pond represents an unreasonable risk to long-term public health, safety and welfare; specially the residents of the Comite Hills subdivision.

We are formally requesting a public hearing to consider this application. The reason for our request, in particular, is for the applicant to provide objective evidence of their utilization of "best management practices" for the long-term maintenance (50 years +) of the proposed detention ponds which should include:

- Operation & Maintenance (O&M) Program Manual
 - An effective Operations and Maintenance Program requires several things:
 - A good plan that specifies what maintenance actions are needed, when they will be performed and how often they will be performed, inspection checklists and follow-up repair timetables
 - An understanding of the routine task to be employed
 - o Inspections
 - o Vegetation Management
 - o Trash, debris, and litter removal:
 - o Mechanical Equipment checks
 - o Structural Component checks
 - An understanding of the non-routine activities to be employed
 - o Bank erosion/stabilization
 - o Sediment removal and disposal
 - o Structural Repair/Replacement
 - An understanding of the equipment and materials needed for maintenance
 - An identification of responsible parties for routine maintenance, non-routine maintenance, inspections, and repairs (i.e., licensed contractors)
- A detailed cost estimate for the 50 years + execution of the O&M program
- A funding plan for the execution of the O&M plan. In this case, the applicant is currently in sole control for the Homeowner Association but plans to transfer leadership of the HOA to the residents of Magnolia Square at the completion of the development. As the applicant will be the financial beneficiary of this proposed development, he has a fiduciary, public safety, and ethical responsibility to establish an escrow account from a portion of his profits to fund the 50+ year cost of executing the O&M plan.

Based on the August 2021 zoning meeting, we would anticipate the need for a venue with parking and seating (including social distancing) capacity for 100+ people. We would also anticipate the need for accommodation of local/regional media crews as David J. Mitchell wrote a front-page story that ran in the Baton Rouge Advocate on September 12th, 2021, entitled "Detention Ponds a quagmire for residents".

The story highlights the gross inadequacy, public safety liability, and potential catastrophic risks to surrounding communities of developers in Ascension and Livingston parish transferring the long-term maintenance of detention ponds to HOA's (full disclosure: Mr. Mitchel is being provided a copy of this correspondence).

We look forward to a robust review of all the above at the public hearing.

Sincerely,

**Comite Hills Subdivision Homeowners Association (CHHO)
Board of Directors**

Angela Summerville

CHHO Board Member
6930 Bryce Canyon
Greenwell Springs, LA 70739

Paul Bartel

CHHO Board Member
13000 Triple B Road
Greenwell Springs, LA 70739

Alexander Waters

CHHO Board Member
12514 Pecos Ave
Greenwell Springs, LA 70739

Tiffany Sauseda

CHHO Board Member
13179 Triple B Road
Greenwell Springs, LA 70739

¹ [Detention Ponds: do they really need to be maintained? – Construction EcoServices](#)

² <https://eastcoastsitework.com/what-is-a-retention-pond-and-why-is-maintenance-important/>

PUBLIC HEARING
CITY OF CENTRAL
PLANNING AND ZONING COMMISSION

Date: AUGUST 26, 2021 Time: 6pm
Location: Kristenwood 14825 Greenwell Springs Rd.
Case Number: IND-C-1-06

☐ **REQUEST TO REZONE**
FROM: _____
TO: _____

☐ **OTHER REQUEST**
IND. FINAL DEVELOPMENT

For More Information Contact
City of Central 262-5000