

Questions & Answers

As of June 20, 2023

Drainage:

Significant changes in runoff volumes and velocities would appear to be an inevitable outcome of this development. And the reassurance that “it’s all going straight into the lake” is just the basis of another big discussion relating to the content of that runoff. How does such development maintain and enhance the health, safety and welfare of our community? **There are no ordinances against building in Flood Zones AE-9, AE-10 or VE-14. Proper design protocols should be implemented and will be required by the City and your insurer. Note that every house along Lakeshore Drive would need to be removed and any resort along the Gulf Coast would not exist. If buildings in VE should not be permitted, why should buildings in AE be allowed and, if so, Mr.XXX’s house would not be allowed as his house is in AE-10. XXXX also stated that the dominant soil type on the Sucette Harbor site is Guyton Silt Loam, a hydric soil. XXXX’s home is on Guyton Silt Loam hydric soil as well.**

Buildings in VE flood zones can be beneficial to the community as they help knock down the tidal surge to reduce tidal flooding.

This site is adjacent to Lake Pontchartrain. Runoff from the roofs and parking lots will be discharged directly to the marina as requested by Mandeville DPW so an upstream increase to runoff due to impervious surfaces would not be seen. As an added upstream benefit to the surrounding area, the proposed site plan is graded so the majority of the property drains away from the existing ditch along the eastern property line. This will help reduce the hydraulic grade line (water surface elevation) of the ditch along the property line.

Does the 15 acres used for density calculations include Wetlands or Areas subject to periodic inundation? Yes. Areas of periodic inundation/wetlands or area under the 5’ contour is taken into consideration when creating new lots of record. The applicant is not subdividing the property

There are no wetlands or areas subject to periodic inundation on Parcel D. The property drains to the east into the City’s drainage canal and to the west into the marina.