



TERRI ANDERSON-SCOTT
CITY ATTORNEY

**CITY OF SHREVEPORT
OFFICE OF THE CITY ATTORNEY**

505 Travis Street, Suite 420
P. O. Box 31109
Shreveport, LA 71130-1109
Telephone (318) 673-5200
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ASSISTANTS
JOHN M. FRAZIER
JULIE W. GLASS
ZELDA TUCKER
TERRELL MYLES
CHRISTINA WIMBLEY
JERRY KIRCUS
KATHERINE GILMER
KOSHANEKE GILBERT
JUSTIN SMITH

October 30, 2012

Hand Delivery

Councilmember Sam Jenkins
Councilmember Rose W. McCulloch
Councilmember Jeff Everson
Councilmember Oliver Jenkins
Councilmember Michael Corbin
Councilmember Ron Webb
Councilmember Joe Shyne

RECEIVED

OCT 30 2012

SHREVEPORT CITY COUNCIL

RE: Larkin Development Corporation – Forbing Ridge Road

Dear Councilmembers:

Copies of the documents and information referenced in Mayor Glover's letter that was delivered to you earlier today are attached. Due to their size, the documents identified in items 1, 2, 3, 5 and 6 of the "final submittal package" referenced in Mr. Larkin's October 10, 2012 request to Ron Norwood are not included with this submission but are available for review in the City Engineer's office upon your request. Although Ron's letter is dated October 26, 2012, the letter and the permits referenced therein were issued to the developer earlier today.

Please feel free to contact me if additional information is requested.

Very truly yours,

Terri Anderson-Scott

Attachments

cc: Mayor Cedric B. Glover (w/o attachments)
Dale Sibley, CAO (w/o attachments)
Ron Norwood, City Engineer (w/o attachments)
Arthur Thompson, Clerk of Council (w/ attachments)



LARKIN
DEVELOPMENT
CORPORATION

October 10, 2012

RECEIVED

OCT 10 2012

CITY ATTORNEY'S OFFICE
SHREVEPORT, LA

HAND DELIVERED

Mr. Ron Norwood
City Engineer
City of Shreveport
505 Travis Street, Suite 300
Shreveport, Louisiana 71101

Re: Forbing Ridge Road.

Dear Mr. Norwood:

As you are probably aware, to comply with Stipulation No. 3 of the the zoning ordinances affecting Esplanade, we are required to construct a road, in accordance with all applicable guidelines, to connect Esplanade subdivision to Flourney-Lucas Road. Forbing Ridge Road satisfies the final piece of this stipulation by connecting our bridge over Bayou Pierre to Flourney-Lucas Road.

Many months ago, we made application to the MPC for a determination by them that, when we construct Forbing Ridge Road in accordance with all applicable guidelines, it will satisfy the requirements of Stipulation No. 3. The decision of the MPC was appealed to the City Council, and the City Council ruled on the appeal in its meeting yesterday. The City Council voted to dismiss the appeal, apparently on the grounds that it seeks an advisory opinion and that Stipulation No. 3 requires that the road be constructed, first. After the road and bridge are completely constructed, the Planning Director is then called upon to confirm compliance with the stipulation based on the submission of documentation from the appropriate authorities.

The applicable zoning ordinances are final and complete and have the effect of law. Those ordinances affirmatively require us to completely construct the road and bridge improvements necessary to connect Esplanade subdivision to Flourney-Lucas Road to comply with Stipulation No. 3.

We believe we have the lawful right to construct the required roads, including Forbing Ridge Road which makes the final connection to Flourney-Lucas. We understood the City Attorney, Ms. Terri Scott, to acknowledge and confirm our lawful right to construct Forbing Ridge Road at yesterday's Council meeting. For your information, we have also received the necessary permit from DOTD to allow us to construct and use a permanent access connection to Flourney-Lucas Road.

■

Mr. Ron Norwood
October 10, 2012
Page 2

Previously, we had submitted plans for Forbing Ridge Road to your office, and your office provided us with modifications and changes to those plans. We are now ready to submit the final plans containing all of the changes previously required from your office.

Enclosed with this letter is the final submittal package for the Forbing Ridge Road project, including:

1. Three (3) sets of final plans.
2. Three (3) copies of the executed construction contract.
3. Three (3) copies of materials submittals.
4. Check for inspection fee equal to 5% of the contract amount.
5. Electronic copy of the plans.
6. Final quantities sheet.

Unless you find that our understandings are not correct or that there is some other obstacle of which we are not aware, we would appreciate it if you would approve this final submittal and advise us as to the name of the inspector who will be assigned to this project.

Thank you for your cooperation and expedition of this request. I look forward to hearing from you.

Very truly yours,



Timothy A. Larkin

TAL/my

encl.

Mr. Ron Norwood
October 10, 2012
Page 3

cc (w/o encl.):

Honorable Cedric Glover (*Hand Delivered*)
Mayor of Shreveport
505 Travis Street, 2nd Floor
Shreveport, Louisiana 71101

Honorable Terri Anderson-Scott (*Hand Delivered*)
City Attorney
City of Shreveport
505 Travis Street, 4th Floor
Shreveport, Louisiana 71101

Mr. M. Thomas Arceneaux



CITY OF SHREVEPORT

P.O. BOX 31109 SHREVEPORT, LA 71130 • 505 TRAVIS STREET SHREVEPORT, LA 71101
Website: www.shreveportla.gov

October 26, 2012

Mr. Timothy Larkin
Larkin Development Corporation
P. O. Drawer 5820
Bossier City, LA 71171

RE: Forbing Ridge Road

Dear Mr. Larkin:

This is written in response to your letter dated October 10, 2012 requesting a permit to proceed with the construction of Forbing Ridge Road. The submittals which were received with the letter are acceptable. It is our understanding that this roadway will be constructed within the public servitude of passage, copy attached. Also, the City Engineer's Office is to provide all the necessary inspection to insure that the roadway infrastructure facilities are constructed in accordance with the City's Standard Specifications for Infrastructure Improvements 2006 Edition as amended.

Upon completion and acceptance of the roadway improvements, Larkin Development Corporation may dedicate a public right-of-way for this roadway. Please be advised that at the time of dedication of the right-of-way, the City will require a two-year maintenance bond. Also, prior to acceptance of the dedication, the City reserves the right to fully inspect all the infrastructure. If deficiencies are discovered, the owner/developer will be required to correct such deficiencies at his own expense.

Please be advised that future dedication of a right-of-way for the roadway will require the submittal of plans for approval by the Director of MPC and the City Engineer. Also, the dedication will require the approval of legislation by the City Council.

Attached is a copy of the ENGF permit for your records. Please advise the contractor to coordinate all construction activity with the City Engineer's Office.

Sincerely,

Ron Norwood, P.E.
City Engineer

RN:je

Enclosure

xc: Terri Scott
File

C 4561

Wendy Clark
WENDY CLARK
DEPUTY CLERK

AFFIDAVIT

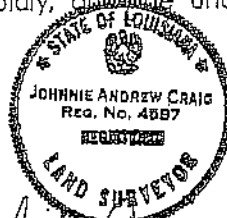
STATE OF LOUISIANA
PARISH OF CADDO

Gary Loftin
Caddo Parish Clerk of Court
2397022
04/12/2012 09:21 AM

BE IT KNOWN, that before me, the undersigned Notary Public duly commissioned and qualified in the above mentioned State and Parish, and in the presence of the undersigned competent witnesses, personally came and appeared J. Andrew Craig, PLS, who did state that he is filing into the Public Records of Caddo Parish, Louisiana the Public Servitude of Passage and Access Road Right-of-Way Relocation located in Section 3, T16N-R13W, Shreveport, Caddo Parish, Louisiana.

THUS DONE AND PASSED at my office in Shreveport, Louisiana, on this 12th day of April, 2012, in the presence of me, Notary, and the undersigned competent witnesses.

WITNESSES:



Julia W. Watson
Julia W. Watson

Johnnie A. Craig
Johnnie A. Craig, PLS
Louisiana License No. 4587

D. Brian Anderson
D. Brian Anderson

Cheryl M. Procell
Cheryl M. Procell #61647
Notary Public in and for Caddo Parish, Louisiana

Map Attached

577

PUBLIC SERVITUDE OF PASSAGE AND ACCESS ROAD RIGHT-OF-WAY RELOCATION

LOCATED IN SECTION 3, TOWNSHIP 16 NORTH, RANGE 13 WEST, SHREVEPORT, CADDO PARISH, LOUISIANA

TRANSITIONAL TEMPORARY ACCESS
AS PER DOTD PERMIT
#04012094

FLOURNOY LUCAS ROAD (LA. HWY. 523)

EXISTING ACCESS TO BE
REPLACED AS PER DOTD
L.O.A. DATED JULY 29, 2011

ROAD DEDICATION NOTE:

THE UNDERSIGNED OWNER HEREBY DEDICATES A PUBLIC SERVITUDE OF PASSAGE UPON THE DESCRIBED RIGHT OF WAY. THE SERVITUDE OF PASSAGE OR ANY PORTION THEREOF MAY NOT BE REVOKED WITHOUT THE DEDICATION OF A REPLACEMENT SERVITUDE CONNECTING THE FLOURNOY LUCAS ROAD TO THE EXISTING BAYOU PIERRE BRIDGE. THE ROADWAY IMPROVEMENTS WITHIN THE SERVITUDE SHALL BE CONSTRUCTED TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL GUIDELINES THAT ARE APPLICABLE TO SAID CONSTRUCTION. THE ROADWAY SHALL BE PRIVATELY MAINTAINED UNTIL SUCH TIME AS PUBLIC DEDICATION IS GRANTED.

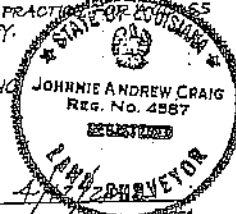
LARKIN DEVELOPMENT NORTH, L.L.C.

TIMOTHY A. LARKIN
MANAGING MEMBER

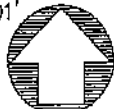
DATE

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR SURVEYS 'B' PROPERTY BOUNDARY SURVEY.

LAND SURVEYOR:
MOHR AND ASSOCIATES, INC.



JOHNNIE A. CRAIG
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 4587



NORTH
DATE: April 11, 2012
SCALE: 1" = 200'

CITY OF
SHREVEPORT

"THE GLEN"

EXISTING WATER
MAIN SERVITUDE
INST. #2396834

OWNER:
LARKIN DEVELOPMENT
NORTH, L.L.C.

EXISTING SEWER
MAIN SERVITUDE
INST. #2396834

EXISTING ACCESS ROAD AS
PER SERVITUDE GRANTS
DATED APRIL 10, 2007 AND
NOVEMBER 1, 2009

OWNER:
LARKIN DEVELOPMENT
NORTH, L.L.C.

TWELVE OAKS
SUBDIVISION

CADDO LEVEE BOARD

N81°34'18"W 62.12'

N6°34'17"W 17.64'

S81°34'18"E 50.97'

APPROX. BRIDGE
LOCATION

BAYOU PIERRE

BEARINGS ARE GRID, LA. NORTH ZONE, NAD '83.

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT
C1	80°43'09"	555.00	588.16'	325.09'
C2	75°43'57"	559.75'	739.87'	435.22'
C3	44°29'57"	437.16'	339.52'	178.84'
C4	38°36'23"	843.87'	568.81'	295.57'

RAILSBACK RIDGE
DRIVE, BK. 8050,
PC. 84
578



the
CITY OF SHREVEPORT

DEPARTMENT OF OPERATIONAL SERVICES
PERMITS & INSPECTION DIVISION
505 TRAVIS, SUITE 130
SHREVEPORT, LOUISIANA 71101
(318) 673-6100

Permit No....: ENGL200078

Printed.: 10-26-2012

Permit Type...: ENG-LAND

Applied.: 10/25/2012

Approved:

Issued..:

Expired.:

Owner Address: 511 E FLOURNOY LUCAS RD SERV

Job Address...:

Parcel No....:

	Name	Phone Number
Applicant.....:	LARKIN DEVELOPMENT NORTH, LLC	
OWNER.....:		
Contractor.....:		
Address...:		
City.....:		
License...:		

Description:

Clearing and grading of right of way for construction of Forbing Ridge Road, permit is for clearing and grading and does not include the construction of the road.

Construction Type:

Inspector:

Occupancy...:

Class No....:

Valuation:

\$0.00

Dwell Units: 0

Public Owned:

Building Count: 0

Total Calculated Fees:	\$111.00
Additional Fees.....:	\$0.00
Total Permit Fee.....:	\$111.00
Payments.....:	\$111.00
Balance Due:	\$0.00

This permit is subject to all corrections indicated on the associated plans and attached conditions. Approved plans shall not be modified, changed, or otherwise altered without written authorization from the Department of Permits and Inspections.

Work may proceed only at the direction of the field inspector. To request an inspection of work completed, call, 673-6100 and provide the permit number assigned by this office. Request for inspection shall be made 24 hours in advance of the time the inspection is needed.

Please contact Fire Prevention at 673-6740 for Fire inspections on any type of commercial construction. Must comply with NFPA 1 and other applicable Fire codes.

Any permit issued shall become invalid unless the work authorized by it shall have been commenced within six months after its issuance or is suspended or abandoned for a period of twelve months after the time the work is commenced provided that, for cause, one or more extensions of time for periods not exceeding ninety days each may be allowed in writing by the Building Official.


CERTIFICATION

I, the (owner, contractor, authorized agent) hereby agree to comply with the City of Shreveport Codes and Ordinances applicable to all work described hereon and to all plans and specifications attached hereto. I also agree to and certify that the cost information furnished is true and correct. It is further agreed that any code requirement missed during initial plan review will be immediately complied with upon notice. I further certify I (am/am not) a resident individual, corporation, partnership, association or other legal entity within the state of Louisiana as defined by LRS 47:9A(2).

APPLICANT: _____
(print or type)

ADDRESS: _____

PHONE: _____

SIGNATURE:  _____

*Nonresident contractors must produce proof of possession of a material purchase certificate or bond required by the Louisiana Department of Revenue and Taxation Prior to issuance of any permit.



the CITY OF SHREVEPORT

DEPARTMENT OF OPERATIONAL SERVICES
PERMITS & INSPECTION DIVISION
505 TRAVIS, SUITE 130
SHREVEPORT, LOUISIANA 71101
(318) 673-6100

Permit No....: ENGF120030

Printed.: 10-30-2012

Permit Type..: ENGF

Applied.: 10/30/2012

Approved:

Issued..:

Expired.:

Owner Address: 511 E FLOURNOY LUCAS RD SHRV

Job Address..:

Parcel No....:

	Name	Phone Number
Applicant.....:	LARKIN DEVELOPMENT AT RAILSBACK, LLC	
OWNER.....:		
Contractor.....:		
Address...:		
City.....:		
License...:		

Description:

Engineering and inspection fees for the construction of Forbing Ridge Access Road and Drainage, Home Federal Savings and Loan no. 2255

Construction Type:

Occupancy..:

Inspector:

Class No....:

Valuation:

\$0.00

Dwell Units: 0

Public Owned:

Building Count:

0

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*****
Total Calculated Fees:      $0.00
Additional Fees.....:    $51,904.78
Total Permit Fee.....:    $51,904.78
Payments.....:            $51,904.78
Balance Due:                $0.00
*****

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This permit is subject to all corrections indicated on the associated plans and attached conditions. Approved plans shall not be modified, changed, or otherwise altered without written authorization from the Department of Permits and Inspections.

Work may proceed only at the direction of the field inspector. To request an inspection of work completed, call, 673-6100 and provide the permit number assigned by this office. Request for inspection shall be made 24 hours in advance of the time the inspection is needed.

Please contact Fire Prevention at 673-6740 for Fire inspections on any type of commercial construction. Must comply with NPPA 1 and other applicable Fire codes.

Any permit issued shall become invalid unless the work authorized by it shall have been commenced within six months after its issuance or is suspended or abandoned for a period of twelve months after the time the work is commenced provided that, for cause, one or more extensions of time for periods not exceeding ninety days each may be allowed in writing by the Building Official.

CERTIFICATION

I, the undersigned (owner, contractor, authorized agent) hereby agree to comply with the City of Shreveport Codes and Ordinances applicable to all work described hereon and to all rules and specifications attached hereto. I also agree to and certify that the cost of this permit is true and correct. It is further agreed that any code requirement identified during initial plan review will be immediately complied with upon notice. I further certify I (am/am not) a resident individual, corporation, partnership, association or other entity within the state of Louisiana as defined by LRS 47:9A(2).

APPLICANT: _____ (print or type)

ADDRESS: _____

PHONE: _____

SIGNATURE: _____

Non-resident contractors must produce proof of possession of a material purchase certificate and required by the Louisiana Department of Revenue and Taxation Prior to issuance of permit.



LARKIN DEVELOPMENT AT RAILSBACK, LLC 02/08
 P. O. Box 5820
 Bossier City, LA 71171

HOME FEDERAL SVGS AND LOAN ASSN
 SHREVEPORT, LA 71105
 84-7027/3111

2255

10/10/2012

Pay to the Order of City of Shreveport

\$ **51,904.78

Fifty-One Thousand Nine Hundred Four and 78/100***** Dollars

City of Shreveport
 Office of City Engineer
 505 Travis Street, Suite 300
 Shreveport, Louisiana 71101

Access Road Permit Fee

⑈002255⑈ ⑆311170276⑆ 046031027508⑈

LARKIN DEVELOPMENT AT RAILSBACK, LLC

City of Shreveport
 Capitalized Dev. Costs

Access Road Contract Permit Fee
 (5% of \$1,038,095.50)
 Contract Dated April 3, 2012

10/10/2012

2255

51,904.78

Home Federal Savings and Access Road Permit Fee

51,904.78