

AGENDA MEETING
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
DECEMBER 5, 2023 – 2PM
ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING A
21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS
MANDEVILLE, LOUISIANA

CALL TO ORDER

ROLL CALL

ANNOUNCEMENTS

- Please silence all phones and electronic devices
- Appeals
- Speaker Cards
- Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal
- Please exit the building

APPROVAL OF THE NOVEMBER 1, 2023 MINUTES

1- BOA CASE NO. 2023-3535-BOA

Request by an applicant in an A-4 Single-Family Residential District to reduce the northern side yard setback and the western rear yard setback from 10 feet to 3 feet to allow for the construction of an accessory structure.

The property is located: 917 Crestwood Drive, Covington, Louisiana, Ward 3, District 2

Applicant & Representative: Jeffery Lasseigne

POSTPONED FROM OCTOBER 10, 2023 MEETING

2- BOA CASE NO. 2023-3613-BOA

Request by an applicant in a HC-3 Highway Commercial District to increase the maximum allowed square footage of a monument sign from 32 square feet to 52 square feet.

The property is located: 4095 LA Highway 59, Mandeville, Louisiana, Ward 4, District 5

Applicant: Waring Oil Company, LLC – Charles Wilson

Representative: Munn Enterprises, Inc. -Kerri McAlpin Little

3- BOA CASE NO. 2023-3619-BOA

Request by an applicant in a NC-4 Neighborhood Institutional District for an after the fact variance request to replace existing trees, originally planned to be maintained within the street planting area and the side buffer planting areas, with equally credited trees.

The property is located: 222 LA Highway 21, Madisonville, Louisiana, Ward 1, District 1

Applicant: Ellison Holdings, LLC - Wayne Krentel

Representative: Jones Fussell – Jeffrey Shoen

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

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The November 1st, 2023 meeting of the St. Tammany Parish Board of Adjustment was called to order by the Chairman, Mr. Ballantine.

The roll was called as follows:

PRESENT: Mr. Ballantine, Mr. Blache, Mr. Daly, Mr. Swindell & Mr. Sanders (Voting Member)

ABSENT: Mrs. Thomas

STAFF PRESENT: Mrs. Lambert, Mrs. Couvillion, Mrs. Cook

APPROVAL OF THE MINUTES

Moved by Mr. Blache and seconded by Mr. Sanders to approve the October 10, 2023 minutes.

MOTION CARRIES UNANIMOUSLY

BOA CASE NO. 2023-3524-BOA

Request by an applicant in an A-4 Single-Family Residential District to reduce the required front yard setback from 30 feet to 25 feet, reduce the required rear yard setback from 25 feet to 15 feet, and reduce the required southern side yard setback from 10 feet to 5 feet to allow for the construction of a single-family residence.

The property is located: on the west side of Savoie Drive, north of Piper Lane, being Lot 49, Parc Du Lac Subdivision, Mandeville, Louisiana, Ward 4, District 10

Applicant & Representative: Tony and Selena Cartaginense

POSTPONED FROM OCTOBER 10, 2023 MEETING

(Mrs. Lambert read the staff report into the record...)

Selena Cartaginense: Property owner of lot 49, Parc du Lac Subdivision. No longer need the reduction of the setback from 25 feet in the rear to 15 feet. Asking for 30 front setback to be reduced to 25 feet and on the south side for setback variance from 10 feet to 7.5 feet instead of 5 feet. The HOA allows for 5 feet but according to my plans I would need 7.5 feet to build the structure.

Mr. Ballantine: People who live in Wisteria Subdivision, who filed an objection, it was only in regards to the rear yard setback and there is no more requests in regards to the rear yard setback.

Mr. Blache: The Board dealt with this in the past in regards to triangle lots and it is really tough to try and fit a home on there without sometimes intruding into the side yard setbacks and even the rear. Don't see any problem with it, in terms of granting this especially with the homeowner's association approval.

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Motion by Mr. Blache and seconded by Mr. Swindell to approve the requested setback variances as follow: reduce the required front yard setback from 30 feet to 25 feet for the front porch as shown on the site plan and reduce the required southern side yard setback from 10 feet to 7.5 feet.

MOTION CARRIES UNANIMOUSLY

BOA CASE NO. 2023-3530-BOA

Request by an applicant in an I-2 Industrial District for a reduction of the required number of Class A and Class B within the eastern and western side yard buffers and for a waiver of the required number of Class A & Class B trees within the northern rear yard buffer.

The property is located: 1303 Poole Drive, Covington, Louisiana, Ward 3, District 3

Applicant & Representative: Solid Tops Inc. – Nick Del Bianco

POSTPONED FROM OCTOBER 10, 2023 MEETING

(Mrs. Cook read the staff report into the record...)

Joe Reed: Speaking on behalf of solid tops Inc. As for my affiliation, I am overseeing the design and process of the project for my daughter. Her and her husband are the owners of the property. First, I would like to thank everybody for letting us speak today for our variance request. We are here today to petition the board to grant our request to reduce the required landscaping areas on the property due to the following circumstances. Basically the Parish code requires that all the property boundaries around the perimeter of property be landscaped with certain types of trees and plantings of various densities. Unfortunately at this time we find ourselves unable to comply with the Parish code requirement primarily due to presence of CLECO power lines. CLECO engineering department has provided us with some drawings showing the existing rear buffer zone located on the northern side of the property and two new proposed buffer zones to be located on the east and west sides of the property. After consulting with CLECO, they informed us that they need this required space to access and service their power lines and that these buffer zones need to be kept clear of all vegetation. We also have some small drainage swale issues that we have to address based on the Parish Engineer office. Our proposed landscaping plan reflects our attempt to satisfy both the parish and the utility company requirements for this space in hope that we might find some compromise that would be acceptable to both parties. We ask the board to please consider approving our request for landscaping waivers in these existing proposed buffer zone areas as well as the approval of our landscaping layout in order that we may move forward and resolve this issue.

Mr. Blache: I did review information that you submitted and I can certainly appreciate a lot of the facts that you are bringing up. One of the things I get is that there is a cost associated with this and sometimes It can present a hardship; however, as you know, the Board is tasked with trying to maintain the ordinances that is put before us within reason. I don't understand the issue with the swale, could it be moved inside of the lot and not impede the planting of trees?

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Joe Reed: The issue with the swale on the east side is that it is in the right of way. If the swale would not be there, it would not matter anyway, because the CLECO servitude is there and that's the issue. On the west side, it's only a portion of it that's there because if you look at the back of the fence the CLECO servitude starts right there. We have some tree canopies from the adjacent property that are overhanging on the west side that we were kind of hoping that those tree may serve as landscaping. If we try to plant something underneath it may not grow. Basically the landscape layout that we have showed as much landscaping as we could while trying to compromise and accommodate the CLECO right-of-way. We added trees in the back to the south of the buffer zone to try to comply with that part of the code and we actually put some trees on the east side all along the building. Of course smaller trees, but we were able to get something in there. We can't do anything in the rear because there has to be an access there to get to the back. We may need to give CLECO a gate key to get through our yard, to get to the back from our property.

I did ask them about the reason for having the CLECO servitude on both sides and the engineers told me that both sides of the property have to be reserved because they don't know which side of the property they are going to use until permit is issued by the Parish. CLECO said that when the permit is issued by the Parish, it is like a work order for CLECO to get started. There are legal issues involved a lot of times and they don't get involved with that until they start the project and see which side is really needed. Need to keep both sides clear because depending on which one they choose, anything would have to come out of the right-of-way.

Mr. Daly: Question about septic tank. Is it an onsite septic, where the 3.1 acres is shown?

Joe Reed: That's the size of the property.

Mr. Daly: Asking question regarding the location of the 4 septic tanks with spray heads.

Joe Reed. That is the sewer spray head system that the State of Louisiana requires us to put there. We cannot let any affluent fluid discharge into the drainage system. They want it to be sprayed and dried in the sun. Not allowed to go into the runoff. The system is just for this site and it is identified on the plan with the circles, which are the spray diameters of the spray heads that are going to be in that area.

Mr. Blache: You brought up the fact that CLECO would make a determination as to which portions of your parcel of land they will utilize in terms of its servitude. Does that mean that once they've chosen, the other side will not be considered as a servitude?

Joe Reed: I would imagine but we are not going to know that until we get the permit. We can't get the permit until this is resolved so we are kind of in a catch twenty-two.

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Mr. Blache: I would like to suggest to the Board that we basically might consider allowing CLECO to make a determination and any motion that might come forward would allow our staff to allow for the planting in the area that is not required to have a servitude. Whatever fashion staff believes that it is acceptable and that seems reasonable to me. That way we kind of cover our obligation and you as well.

Mr. Ballantine: This case was postponed at the October meeting. We are trying to make a determination whether we can grant the variance on the request and CLECO is kind of different.

Mr. Blache: I think we could be flexible and staff can make determination as to what is necessary and I think we can put that in our motion. We just need to give the authority to our staff members to determine what need to be planted in area that is available as a result CLECO's determination.

Mrs. Cook: I think that seems reasonable. Right now their drainage plan does show both sides of the property line being encumbered by an open drainage. Their drainage plans will need to be changed accordingly. But planting would have to be outside of the CLECO easement for whichever side CLECO chooses not to use, will need to meet requirements by code.

Mr. Blache: That is how would I phrase the motion.

Mrs. Lambert: I would like to make sure that I understand that we are looking at the west side of the property. On that side, the trees located on the abutting property overhang and there is also a portion of the buffer that is covered by the CLECO servitude. If the CLECO servitude does not go on that side, will they still need access to the rear?

Joe Reed: They would be using our driveway to access the rear. They would drive down the driveway, go through the back gates.

Mrs. Lambert: Would they still need to have a servitude or a portion of a servitude back there or it will just be a driveway? Will they be driving over the spray area?

Joe Reed: They can drive over the spray area, on the grass. It is not an issue. It is just that if they have to get in there with a bucket truck, they need to have access to the lines, in case they have to remove a transformer or a pole.

Mrs. Lambert: Regardless on whichever side the CLECO servitude is going, you will not be able to plant trees?

Joe Reed: Correct.

Mrs. Lambert: If the CLECO servitude is on the west side of the property, then the required planting would have to be provided, but outside of the drainage.

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Joe Reed: We could do that. We have room there between the building and the drainage ditch to plant trees.

Mrs. Lambert: While the Board may consider making a motion that would require planting, in the event that the CLECO servitude is not required on the east side, they are not going to be able to plant on the west side anyway because CLECO needs to have that servitude to get to the back.

Mrs. Cook: It looks like the landscape plan shows the area that you have dedicated as access for CLECO to be in line with the driveway and not through the actual area to be planted.

Joe Reed: Right, it is in line with the driveway and it is part of the buffer zone.

Mrs. Cook: We figured they can get through there and have room to navigate their bucket trucks on the property outside of the required buffer.

Joe Reed: You don't see it on his drawing but it's almost to the gate.

Mrs. Cook: For CLECO to get their trucks through, there is no need to go all the way to the property line where the buffer is. The access is through the site and I am looking for clarification from the applicant.

Mr. Daly: I thought the discussion was about the west side. In terms of the west side, I think we've talked about the tree canopy, there is not much space to plant underneath that tree canopy. I just wanted to close the loop on that side.

Mrs. Lambert: According to the drawing, you requesting or proposing to plant some trees right under that canopy.

Joe Reed: Just in the very front. Maybe four trees.

Mrs. Lambert: Those four trees according to the drawing will be directly under the canopy?

Joe Reed: Yes. Landscape architect thinks he can get those four trees in.

Mr. Ballantine: Mr. Blache, would you like to try to make a motion?

Mr. Blache: Motion that we accept the request for variance with options that would allow our staff to apply the required tree placement or planning for the sides that are not chosen by CLECO to create a servitude of passage.

Mr. Ballantine: I have a second by Mr Swindell.

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Mrs. Lambert: Just to confirm, in the event that there is no required CLECO servitude on the west side of the property, they will still need to access the rear and I don't know if they will be able to provide the required number of trees due to the presence of that swale and the parking lot and the access to the rear.

Mrs. Cook: The swale is not existing today. It is proposed. They would have to reconfigure and redraw their drainage plan.

Mrs. Lambert: The motion is that if CLECO, forgo to go on one side of the other then the required planting.

Mr. Blache: It will have to be overseen by staff.

Mrs. Lambert: There is also a request for a waiver in the rear of the property as well?

Mrs. Cook: Correct.

Mr. Blache: In that instance, I amend my motion to include variance request in the rear of the property.

Motion by Mr. Blache seconded by Mr. Swindell to approve the variance with option that would allow staff to apply the required tree placement or planting for the side that is not chosen by CLECO, to create a servitude of passage and to approve the variance request in the rear of the property.

MOTION CARRIES UNANIMOUSLY

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BOA CASE NO. 2023-3551-BOA

Request by an applicant in an A-3 Suburban District for a waiver of the required 50 foot no cut buffers along the eastern, western, and southern property lines and a waiver of the required 25 foot no cut buffer along the northern property line.

The property is located: 62285 Highway 1091, Pearl River, Louisiana, Ward 8, District 14

Applicant & Representative: Van & Lisa Robin

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(Mrs. Cook read the staff report into the record...)

Van & Lisa Robin: Property owners. We redrew all the buffers and put the buffers in. The only buffer moved is 25 feet and it was to get away from the oak tree with the cement, to try to save it. Will have more room to grow. Added the buffer in the rear of the property. In the north part of the property and on the east side of the property there is hardly any buffer. On the eastern side of the property, that is where the servitude is located and we are going to be running the electricity from the road up to the back. The rest of the design is to save the three big oaks. We moved the building and we moved everything up.

Mr. Ballantine: At this point, it addresses the last paragraph of the staff comments. Is there anyone here in opposition to this request? Seeing none, I will recognize myself. This is another one of those properties that is oddly shaped. They are trying to save the oak trees and fit their residence and doing a commendable job.

Mr. Blache: When you say that you shifted the house, this in the latest drawing that we have here in the packet? It went north a little bit and that then help with the back and on the servitude on the east side of the property?

Van & Lisa Robin: Correct.

Mr. Blache: I'm trying to read the name of the servitude of access: Katie & Val Lane?

Mrs. Lambert: That is the name of the servitude of access.

Mr. Blache: We have granted variance for side loading garage. That's not the issue. On the west side, I don't know how to describe it, I guess the flag portion of that lot. Has the flag pole been changed in any fashion or manner? I'm trying to understand this drawing, with regards to plantings and buffers and all that sort of thing.

Mrs. Lambert: Are you looking at the rear, where abutting Lot C?

Mr. Blache: Looking closest to Robert Road, where I call it a flag lot because it has a pole and a narrowed area and I'm looking at next to parcel one.

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Mrs. Lambert: They're trying to preserve those the live oak trees.

Mr. Blache Aren't you proposing to plant?

Van & Lisa Robin: Are you talking about the entrance?

Mr. Blache: Correct, on the northeastern side of the property, is it what I'm looking at there's a big oak tree right there?

Van & Lisa Robin: There are two: one when you're coming in and then one about midway through on your right there, down maybe 300 feet from the road

Mr. Blache: Yes it's the middle live oak I guess what I'm trying to understand on that western property line, on portion that runs north and south, there are you asking to remove trees there as well?

Van & Lisa Robin: No, I just put the little red circles to show that there are trees along that fence.

Motion from Mr Daly seconded by Mr. Sanders to approve the request as per the revised plan submitted and preserving the three live oak trees.

MOTION CARRIES UNANIMOUSLY

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BOA CASE NO. 2023-3539-BOA

Request by an applicant in a Planned Unit Development Overlay to relocate the required street buffers and associated landscaping to the interior of the drive isles on certain parcels and the elimination of the required landscape buffers and the associated landscaping on a certain parcel.

The property is located: on the east and south sides of Oak Harbor Boulevard, west of Interstate 10, Slidell, Louisiana, Ward 9, District 12

Applicant: Rouses Enterprises, LLC – Manuel Naredo

Representative: Duplantis Design Group – Ashley Ruh, PE

(Mrs. Cook read the staff report into the record...)

Mike Saucier: President of Gulf States Real Estate, involved in this project and development for Rouse.

Ashley Ruh: from Duplantis Design Group.

Mike Saucier: I'm here in place of Manuel Naredo, for Rouse. Our company is handling the development of this project and was involved in transferring the property to Rouse. We are both here present to answer any question the Board may have.

Mr. Blache: Request information regarding the location of the site.

Mike Saucier: It is on the right behind the Circle K gas station. 21 acre parcel to be developed. I passed out two additional color drawings that shows the green space for this particular project. Let me note that this piece of land is a pasture land. You can hit golf balls on it, it's well maintained. The 21 acres of pasture land was created from lake bottom or marsh about 50 years ago. The site plan depicts several things: we have created some out lots. We do not know what's going to go on those out lots. We will have interest from small shop: pizza places, nail salons, the things that follow a food store development. Rouse has decided to do a freestanding store here. You may have read about two months ago they just opened their first 55,000 square foot new prototype. The store that we did at Copperstill, near Hannan High is 45,000 square feet. This is a big store. You may also have read that they're closing a store in Slidell, near Highway 11. Lots of retailers right now are repositioning themselves depending upon where their customers are going. Obviously there's been growth out in this part of the Slidell and it is food store deficient. The freestanding will have a drive-thru on the west side of the store. They do a lot of lunch business. The project will eventually evolve into a town center type project. What is shown on the site plan is that Rouse, in addition to their parcel, with their parking, is the three driveways that they are going to own. If you look on the second drawing, you see the existing median cuts at Oak Harbor Boulevard which is a large boulevard, you will also look on drawing number two, with asterisk showing existing medium cuts and shows a new traffic signal that is being installed with development fees dollars. Signal has always been planned and now it is warrant for it. Also on the color drawing I have a yellow highlight and it is a shared driveway situation. That is actually under a separate type of

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deal, it's a ground lease. What we have done here is created the main driveways that will obviously be installed to service the Rouse food store and will be shared with future tenants that come into his property. As mentioned in the staff report this is going to be a cohesive project. Resubdivision plans will be formally submitted in a few weeks with covenant, restrictions and agreement for this entire project. Obviously they don't want another food store or any obnoxious uses. There will also be shared cross access easements. Where we are not specifically meeting the ordinance in certain cases, the intent of the ordinance is being met. One other particular note on this drawing here, along the edges of those parcels and along the edge of the Rouse, you can see the shared driveway, the actual concrete, you will see another 10 foot greenspace that the out parcel user or the developer of the parcel will have to install. The 10 foot on this side of the property line that runs down center of the driveway is being installed by Rouse in various ways within their property. The future out parcel user as shown on this drawing and part of this case will be that they will have to provide their 10 foot when they develop their parcel. The reason why we are not doing that now, is because this particular site is going to require to meet the base flood elevation and requires a lot of fill. For most part of St. Tammany Parish it could be a problem, but not here because it goes directly to Lake Pontchartrain.

Where Rouse owned this driveway, they are putting in the greenspace on both sides, where the driveways are being the property lines down the center, then that outparcel user will have to put in that other 10 feet of landscaping to make the total 20 feet. Am I correct Helen in explaining that is? This is going to be a requirement as part of your approval for this site plan approval. That's why we showed it on the plan. When the property is resubdivided, we will probably have a lot of these notes on the resubdivision plat. We got about 10 days to finish that up with staff and to see what we what we need to do to certify the cross access agreement to specify these things. Rouse could develop these outparcels, but in many cases we're dealing with a business that wants to own their piece. Provides list of businesses to be located with the development.

Mr. Blache: Will there be any problems where they may be a potential of the requirements not being met?

Mrs. Lambert: No, it should not because it is a common request. Similar request have been submitted such as in the Target Shopping Center.

Mike Saucier: When someone comes in the Rouse shopping Center or we sell the out parcel to a separate user, they are going to have to get a permit to develop that land and that requirement will automatically be in there. It will be caught whether we put it on this plot or not, it will be required.

Mr. Sanders: Is the front of the property the current Circle K?

Mike Saucier: It is located near the fire department and the condominiums sitting on the water. The site wraps around the circle K, north of Oak Harbor Boulevard. If you're going south to New Orleans you make that right, next to the Waffle House, near the Sheriff's office.

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Mr. Daly: We should mention for the record the consent judgment. I just wanted a little bit of background that from 20 years ago. Did that alter anything based on the current code? Because it's based on the 1987 Code or because this is commercial, is it essentially the same requirements?

Mike Saucier: At the time that consent judgment took effect, which was not before my lifetime but before my development time, the purchasers of this land who sold it to Rouse, worked out an agreement with the parish that is what it is agreed to. The 1987 code has some regulations that the parish likes and some that the parish doesn't like. We just design the site with the new code. Oak Harbor is a restricted community, highly maintained at high standards. The grass is cut. There are very active people that developed this property with a very active architectural control committee. I had this site plan approved by Mr. Vay, who oversees and has the authority to approve the site plan, architectural elevations and final landscape plan. I have a letter from him that I can introduced to the record, approving this particular plan.

Mr. Ballantine: Do you have a copy for staff?

Mike Saucier: I do.

Mr. Ballantine: Can you give that to Miss Cook? Does anyone else have any other questions, comments? Seeing none, would someone like to try make a motion?

Motion by Mr. Daly seconded by Mr. Sanders to approve the variances as requested.

MOTION CARRIES UNANIMOUSLY

BOA CASE NO. 2023-3587-BOA

Request by an applicant in an A-4 Single Family Residential District for a variance to reduce the required 25 ft. front yard setback to 15 feet

The property is located: 36332 Lawrence Street, Slidell, Louisiana, Ward 9, District 14

Applicant: Melvin G. Ramos Munoz & Karen Morales

Representative: Karen Morales

(Mrs. Lambert read the staff report into the record...)

Amalia Gaspar: Here to translate for the owner Karen Morales.

Karen Morales: Property owner and the address is 36332 Lawrence Street, Slidell.

Amalia Gaspar: Owner applied for a permit for the addition and was informed that she needed to apply for a variance to follow existing setback that the house is currently at. It would be a difference of 10 feet and the code requires 25 feet. According to the plans that were drawn up for the addition it would make it 15 feet from the property line.

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Mr. Ballantine: Is the existing house already in the setback? Do you have approval on the existing house? Unless if I am wrong?

Amalia Gaspar: The existing house is already 15 feet from the property line and that's what we want to follow but I think code requires us to go back 25 feet.

Mr. Ballantine: That's what I'm saying, the existing house is already 10 foot in violation of the setback.

Amalia Gaspar: Yes, I don't know what year it was built.

Mr. Ballantine: That's my question you don't have any approval.

Mrs. Couvillion: It could have been built under different standards. In any ways, it is prescribed we're not so much concerned about that but what to do about this current application.

Mr. Ballantine: The proposed addition to the house comes out even, with the front of the house. There is a porch and will that porch stay there?

Amalia Gaspar: It is going to be eliminated and it's going to become the living room.

Mr. Swindell: I was just going to point out that they are just carrying the same footprint, along the same lines. I think approval would be appropriate.

Mr. Blache: Is there any objection from anyone in the neighborhood. I don't see any issue but when I look at the rest of the neighborhood, there is no other house with same setbacks.

Mrs. Lambert: I am not aware of any objection from anyone in the neighborhood.

Motion by Mr. Swindell seconded by Mr. Sanders to approve the variance as requested.

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BOA CASE NO. 2023-3596-BOA

Request by an applicant in a PUD Planned Unit development Overlay for an after the fact variance request to reduce the required front yard setback from 25 feet to 21 feet 9 inches to allow for the completion of the construction of a single family residence.

The property is located: 30788 Rowley Drive, Lacombe, Louisiana, Ward 7, District 11

Applicant: DSLD Homes, LLC – Lee Foster

Representative: DSLD Homes, LLC Dustin Craig

(Mrs. Lambert read the staff report into the record...)

Dustin Craig: Project Manager for DSLD. We poured a slab across the front building line and trying to get a variance reduced the front setback from 25 feet to 21.9 feet. It is 3.1 foot over the front setback line currently.

Mr. Swindell: The original construction permit shows the slab in a different location than what you built?

Dustin Craig: It was built over the front property line, not on purpose. The property line curves in the front and it was built over the front build line. Superintendent pulled off the wrong string and encroached into that front build line.

Mr. Swindell: This one is pretty tough. We are instructed to not to not consider the financial hardship for something like this. I think it's unfortunate that you are so far into construction and you just caught the error. I am going to vote not to support this. I think this is a pretty bad mistake and whether or not it was truly a mistake. But somebody could get up and say the same thing and It would not truly be a mistake and for us to make that judgment it is very difficult.

Dustin Craig: It is truly a mistake.

Mr. Swindell: I trust you. We are here to protect certain ordinances and I think in this case you know this is a mistake by somebody on your staff or a contractor.

Mr. Ballantine: I went out to look at this case and I read the case and studied it. How did you not know that you needed a permit or how do you make a mistake like that? I have the same concerns as Mr. Swindell.

Dustin Craig: What do you mean? We had a permit. The house was not poured in the correct spot.

Mr. Blache: I am blown away that this even happened or how it could happen. Seems like it is one of those things you really check a couple of different times, maybe three or four times just to be sure and I think maybe in the future you will.

MINUTES
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
NOVEMBER 1ST, 2023
ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING A
21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS
MANDEVILLE, LOUISIANA

Mr. Ballantine: Any other comments? Would someone like to make a motion?

Mr. Swindell: I will make a motion. As a reminder I will make a motion in the affirmative with the intent on voting no.

Motion by Mr. Swindell seconded by Mr. Daly to approve the variance as requested.

MOTION FAILED

NEW BUSINESS

Mr. Ballantine: We have a request for a resolution. Did everyone have a chance to read it? What it says is that we have all the minutes and all the documents in regards to case 2023-3430-BOA to be submitted to the Court in response to the appeal that has been filed.

Mrs. Couvillion: Since the Resolution was on the agenda, there is a need to make a motion and have a unanimous vote to add it to the agenda off-the-floor and discuss.

Mr. Ballantine: Need to make a motion to add the resolution to the agenda and to review and discuss this resolution.

Motion by Mr. Daly seconded by Mr. Blache to add the Resolution to the agenda.

MOTION CARRIES UNANIMOUSLY

RESOLUTION

WHEREAS, on October 4, 2023, the Honorable William Burris, Chief Judge for the 22nd Judicial District Court for St. Tammany Parish, State of Louisiana granted a writ of certiorari in the matter captioned, *Robert A. Barnett v. BCP Northshore Properties, LLC, Military Road Revitalization Company, LLC and Parish of St. Tammany* Docket No. 2023-15888, Div. "E";

WHEREAS, the Court set a return date of November 3rd, 2023;

WHEREAS, the party requesting the appeal or writ, in this case Robert Barnett, by statute is required to bear the costs of transcribing the auditory recording of the meeting in which the adverse board of adjustment decision was rendered;

WHEREAS, Helen Lambert has prepared certified or sworn copies of the record and verified such other facts as may be pertinent and material to show the grounds of the decision appealed from; and

WHEREAS, the members of the Board of Adjustment for St. Tammany Parish have reviewed the record for inaccuracies and errors.

MINUTES
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
NOVEMBER 1ST, 2023
ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING A
21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS
MANDEVILLE, LOUISIANA

BE IT HEREBY RESOLVED:

That Helen Lambert is authorized to file into the record of the proceedings identified above a certified or sworn copy of the record of this matter along with a copy of the transcription of the Board of Adjustment meetings and a copy of the board of adjustment by-laws; and to provide the Court with such other facts as may be pertinent and material to show the grounds of the decision appealed from, pursuant to La. Rev. Stat. 33:4727(E).

Mr. Blache: Question for Legal: Is this in response to Mr Barnett's accusation that the minutes were incorrect and that we were refusing to correct them?

Mrs. Couvillion: I did not prepare this resolution, but it is my understanding that this resolution is simply to acknowledge the Legal Authority under the revised statutes and under the St. Tammany Parish Code of Ordinances, for the Clerk of the Board of Adjustment, Helen Lambert, to prepare the records and to provide to the court and to acknowledge under the revised Statute the Appellant's obligation to pay for the transcript of the proceeding.

Mr. Blache: Would there ever be a reason why we would say no? That is not proper and we wouldn't allow that or even be legal?

Mr. Daly: Is it because we just prepare minutes, so this would just be something different than what we would prepare after a meeting?

Mrs. Couvillion: Essentially, it's just kind of a dotting our "I'S" crossing our "T'S", acknowledgement that you all have had an opportunity to review what has been prepared as part of the record and that this is what's going to be submitted to the court in response to the appeal that has been filed.

Mr. Blache: I don't see why we would say no. I just can't come up with a good reason.

Mr. Daly: Anyone can watch the meeting online.

Motion by Mr. Sanders seconded by Mr. Swindell that the Board of Adjustment accept the resolution as written.

MOTION CARRIES UNANIMOUSLY

MINUTES
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
NOVEMBER 1ST, 2023
ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING A
21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS
MANDEVILLE, LOUISIANA

OLD BUSINESS

Mrs. Lambert: Information regarding training for Sexual Harassment, Cyber Security and Ethics.

ADJOURNMENT: MR. TOM BALLANTINE, CHAIRMAN

MR. TOM BALLANTINE, CHAIRMAN
ST. TAMMANY PARISH BOARD OF ADJUSTMENTS

Disclaimer: These minutes are intended to represent an overview of the meeting and general representation of the testimony given; and therefore, does not constitute verbatim testimony or a transcription of the proceedings.



BOA STAFF REPORT
2023-3535-BOA

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: 917 Crestwood Drive, Covington, Louisiana, Ward 3, District 2

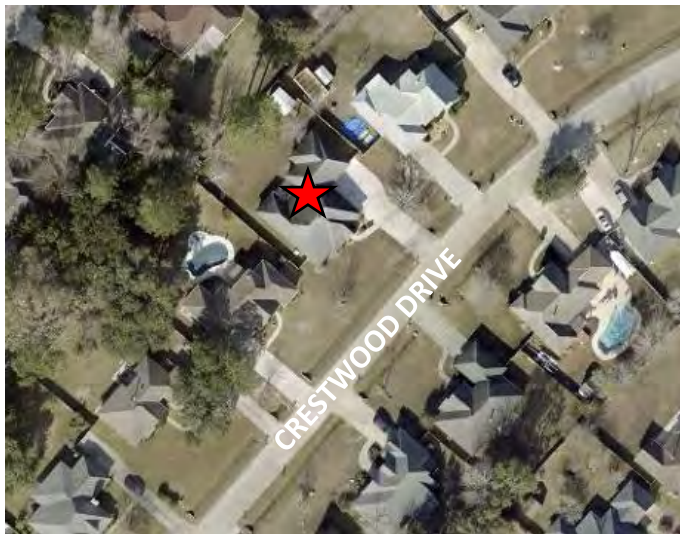
Applicant & Representative: Jeffery Lasseigne

Posted: November 16, 2023

Initial Hearing Date: October 10, 2023

2nd Hearing Date: December 5th, 2023

Date of Report: November 27, 2023



Variance(s) Requested:

Request to reduce the northern side yard setback and the western rear yard setback from 10 feet to 3 feet to allow for the construction of an accessory structure.

Zoning of Property:

A-4 Single-Family Residential District

FINDINGS

Per the Unified Development Code Section 130-2127:

- (a) accessory buildings must be located at least 40 feet from the front lot line and 10 feet from any side or rear lot line.
- (h) The previous provisions notwithstanding, for property zoned A-4 and A-4A, accessory buildings with a size of less than five percent of the area of the lot on which the main building is situated may be located five feet from the nearest interior side lot line provided the building length does not exceed 30 feet, the building height does not exceed 19 feet and the remaining requirements of this section are met.

The applicant is requesting to reduce the required rear and side yard setbacks from 10 feet to 5 feet to allow for the construction of a 30' x 20' detached garage. No evidence of hardship or practical difficulties that have been demonstrated to warrant the support of the requested variance.

Board of Adjustments
December 5th, 2023

Department of Planning and Development
St Tammany Parish, Louisiana

2023-3535-BOA



BOA STAFF REPORT
2023-3535-BOA

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Informational Items:

- Since the property is zoned A-4 Single Family Residential District and meets the criteria listed under Unified Development Code Section 130-2127(h), the accessory structure may be located five feet from the nearest interior side lot line.
- As per the St. Tammany Parish Floodplain Administrator, it is recommended that the accessory structure be located a minimum of 5 feet from the property line. While the property is not located in an official Critical Drainage Area, a drainage plan will have to be submitted to confirm that water is being captured on the property and does not intrude on the neighbor's property.
- See the attached no objection letters from abutting property owners.

2023-3535-BOA

STONEWOOD

MAPLEWOOD

HOMewood

CRESTWOOD

PENWOOD

MAPLEWOOD

MILLWOOD

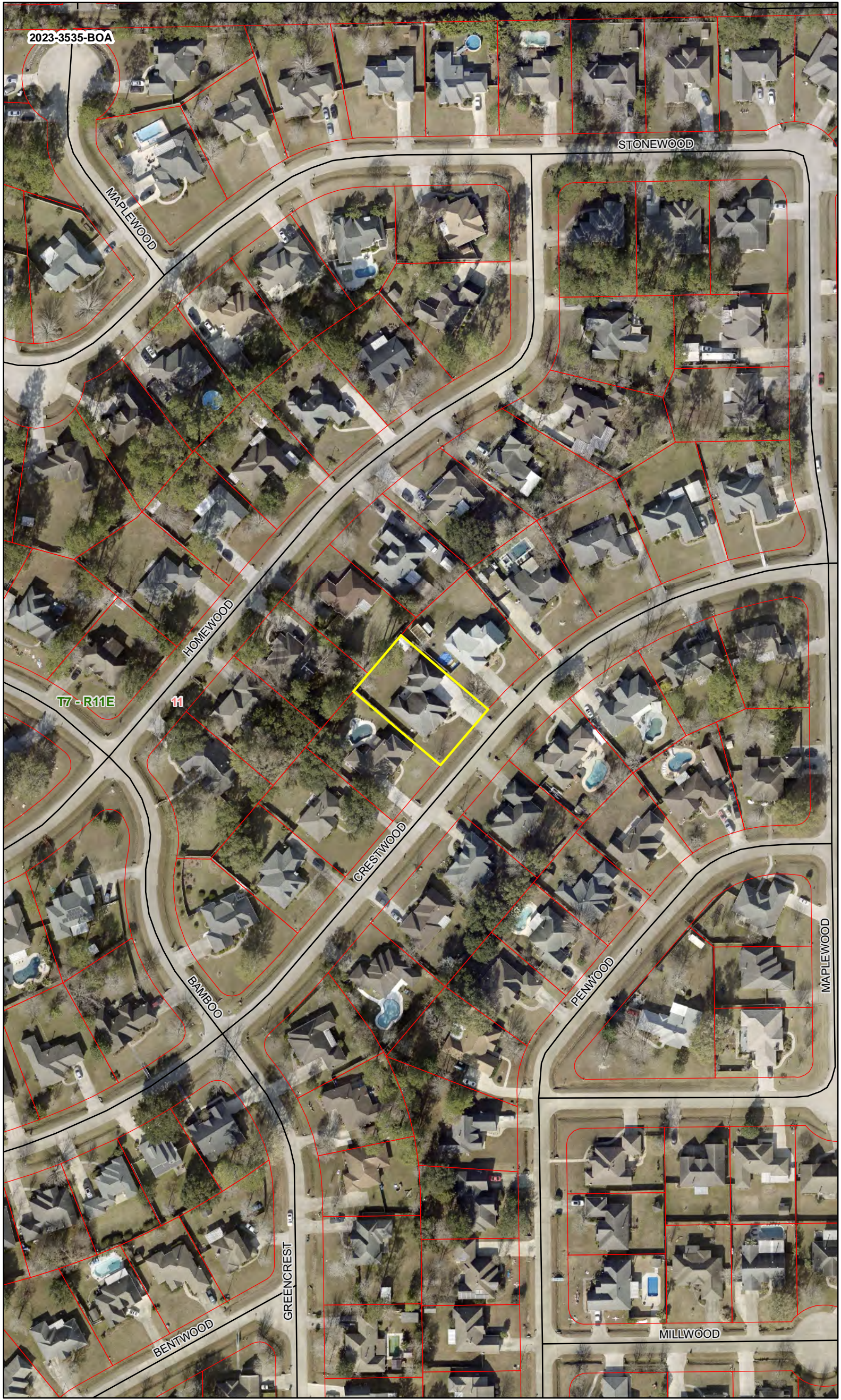
GREENCREST

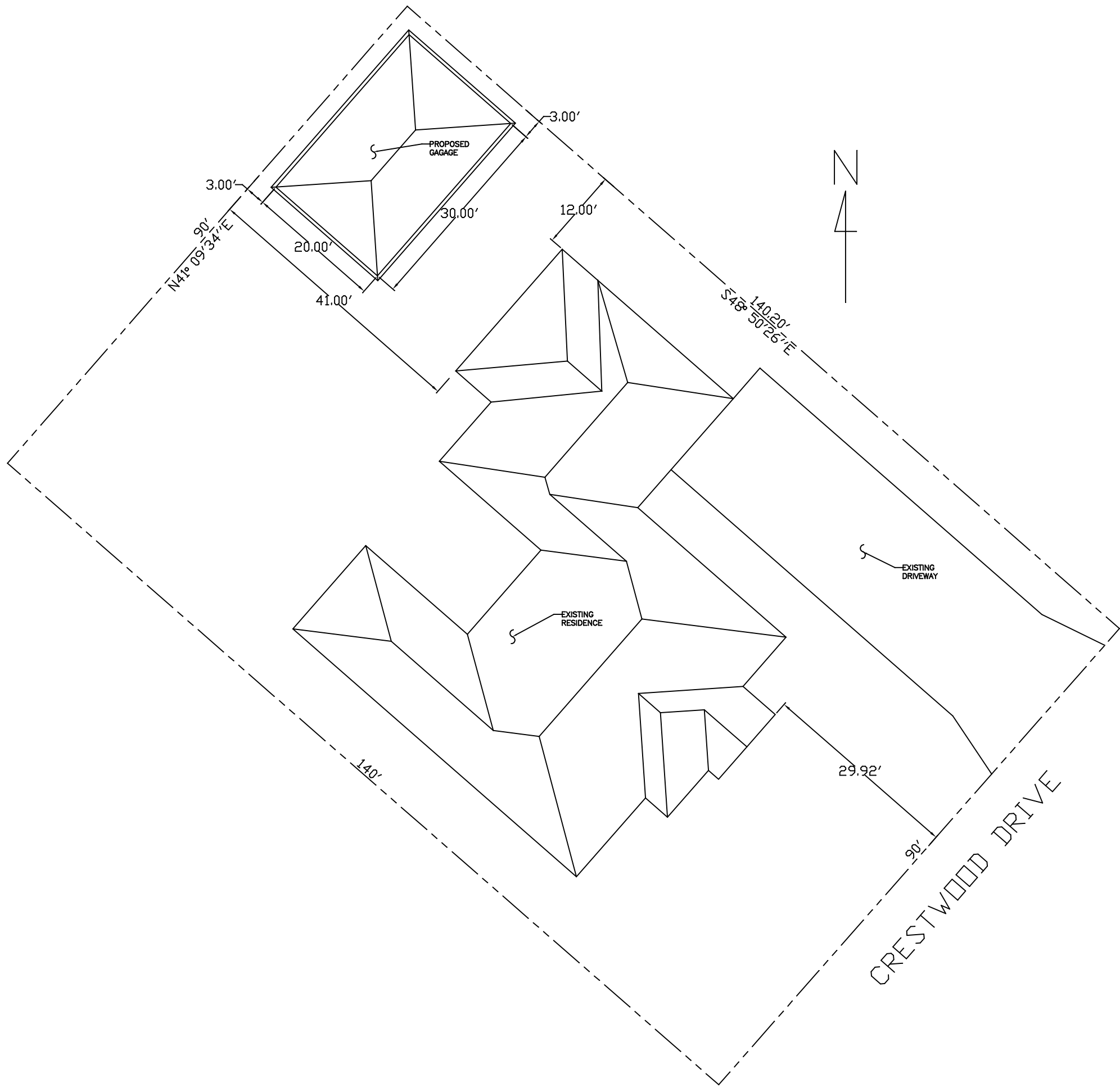
BAMBOO

BENTWOOD

T7-R1E

11





PROPERTY INFORMATION TAKEN FROM:
ST. TAMMANY CLERK OF COURT – FILE# 1333

DESCRIPTION:
FINAL SUBDIVISION PLAT OF CRESTWOOD ESTATES
LOCATED IN SECTION 11, TOWNSHIP 7
SOUTH RANGE 11 EAST

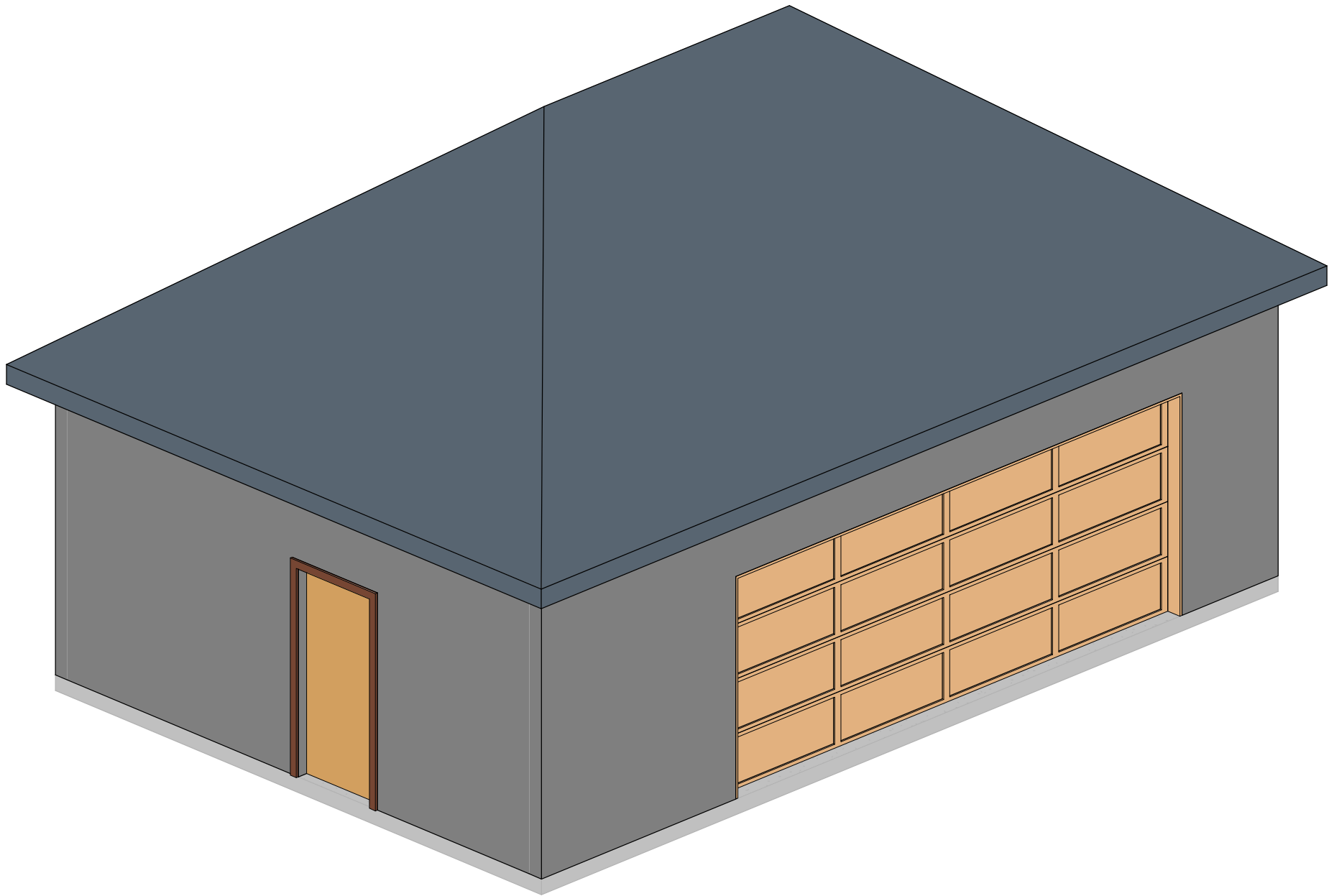
HOME OWNER: LASSEIGNE RESIDENCE 917 CRESTWOOD DR. COVINGTON, LA 70433	Ted May, P.E. LICENSE # 26845 (504) 655-4431 tjmayjr@outlook.com
--	---

TITLE: PLOT PLAN SHOWING PROPOSED GARAGE
--

DATE: 8/25/2023	SCALE: 1/16"=1'-0
--------------------	----------------------



2023-3535-BOA



OWNER BUILDER

LASSEIGNE RESIDENCE

917 Crestwood Dr.
Covington, LA 70433

SHEET NAME

GARAGE
MODEL

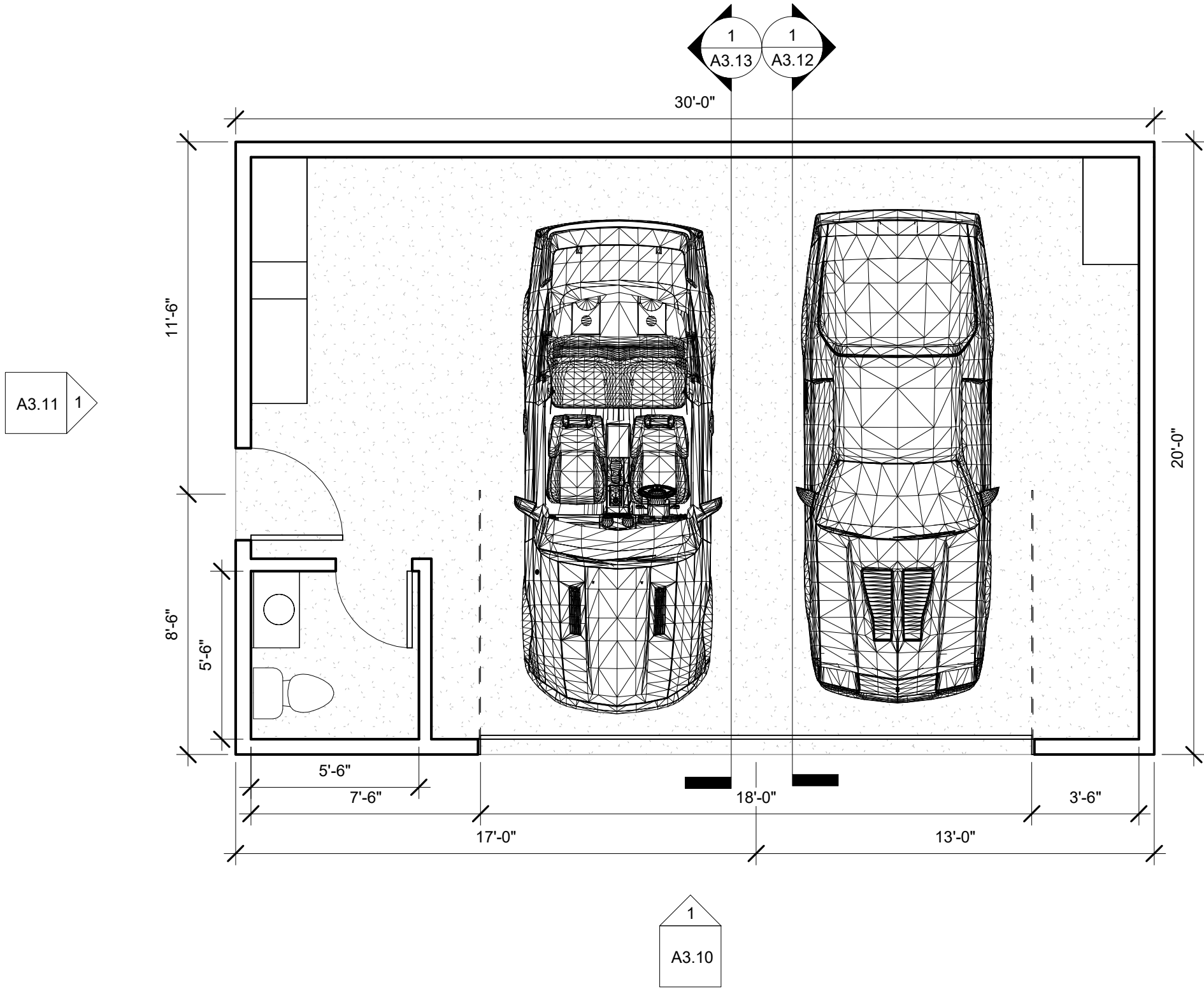
SHEET NUMBER

A0.00

GARAGE FLOOR PLAN

GARAGE FLOOR PLAN

1/4" = 1'-0"



2023-3535-BOA

OWNER BUILDER

LASSEIGNE RESIDENCE

917 Crestwood Dr.
Covington, LA 70433

SHEET NAME

GARAGE
FLOOR PLAN

SHEET NUMBER

A1.00

2023-3535-BOA

OWNER BUILDER

LASSEIGNE RESIDENCE

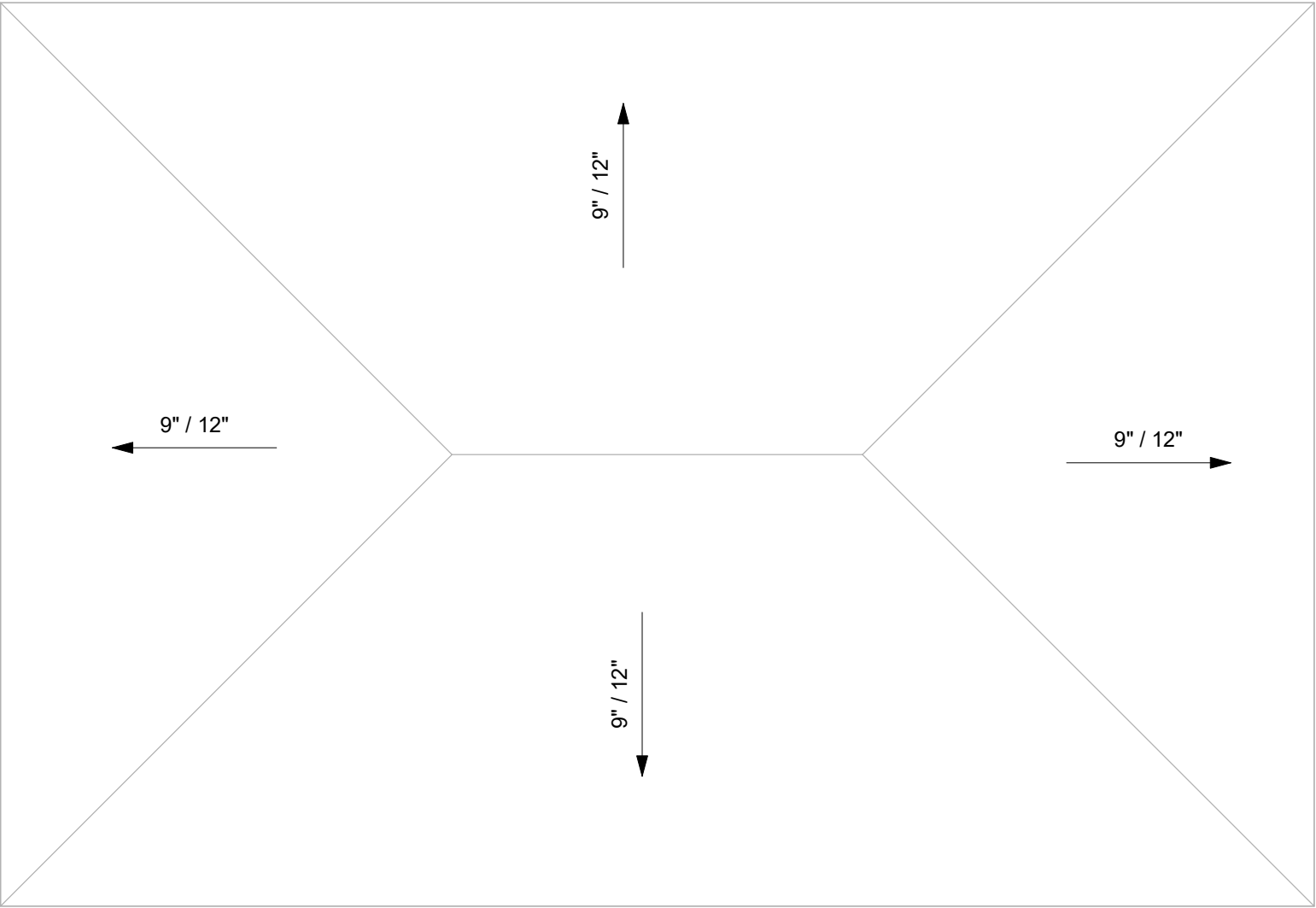
917 Crestwood Dr.
Covington, LA 70433

SHEET NAME

GARAGE ROOF
PLAN

SHEET NUMBER

A1.01



GARAGE ROOF PLAN

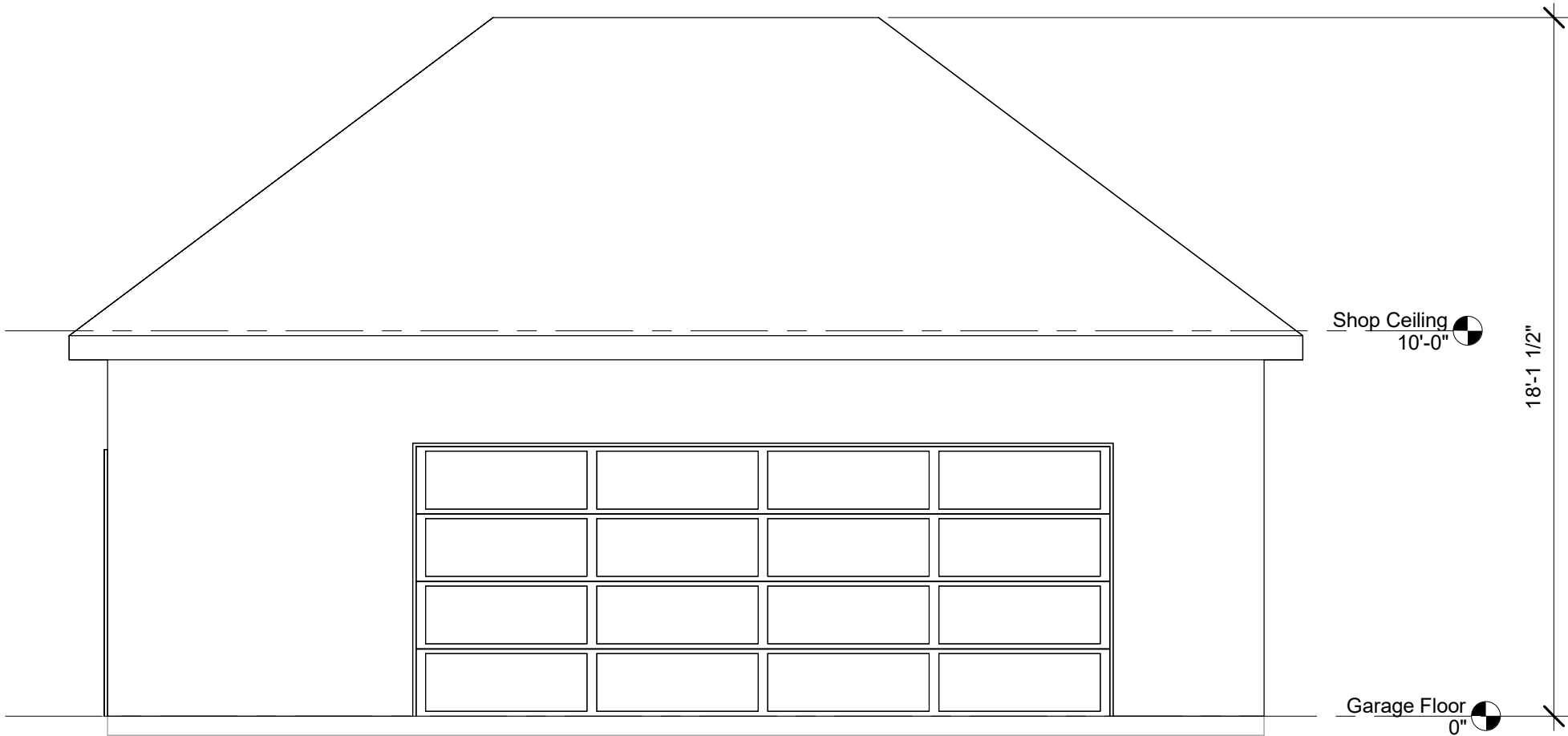
1/4" = 1'-0"

2023-3535-BOA

OWNER BUILDER

LASSEIGNE RESIDENCE

917 Crestwood Dr.
Covington, LA 70433



FRONT GARAGE ELEVATION

1/4" = 1'-0"

SHEET NAME

EXTERIOR
ELEVATION

SHEET NUMBER

A3.10

2023-3535-BOA

OWNER BUILDER

LASSEIGNE RESIDENCE

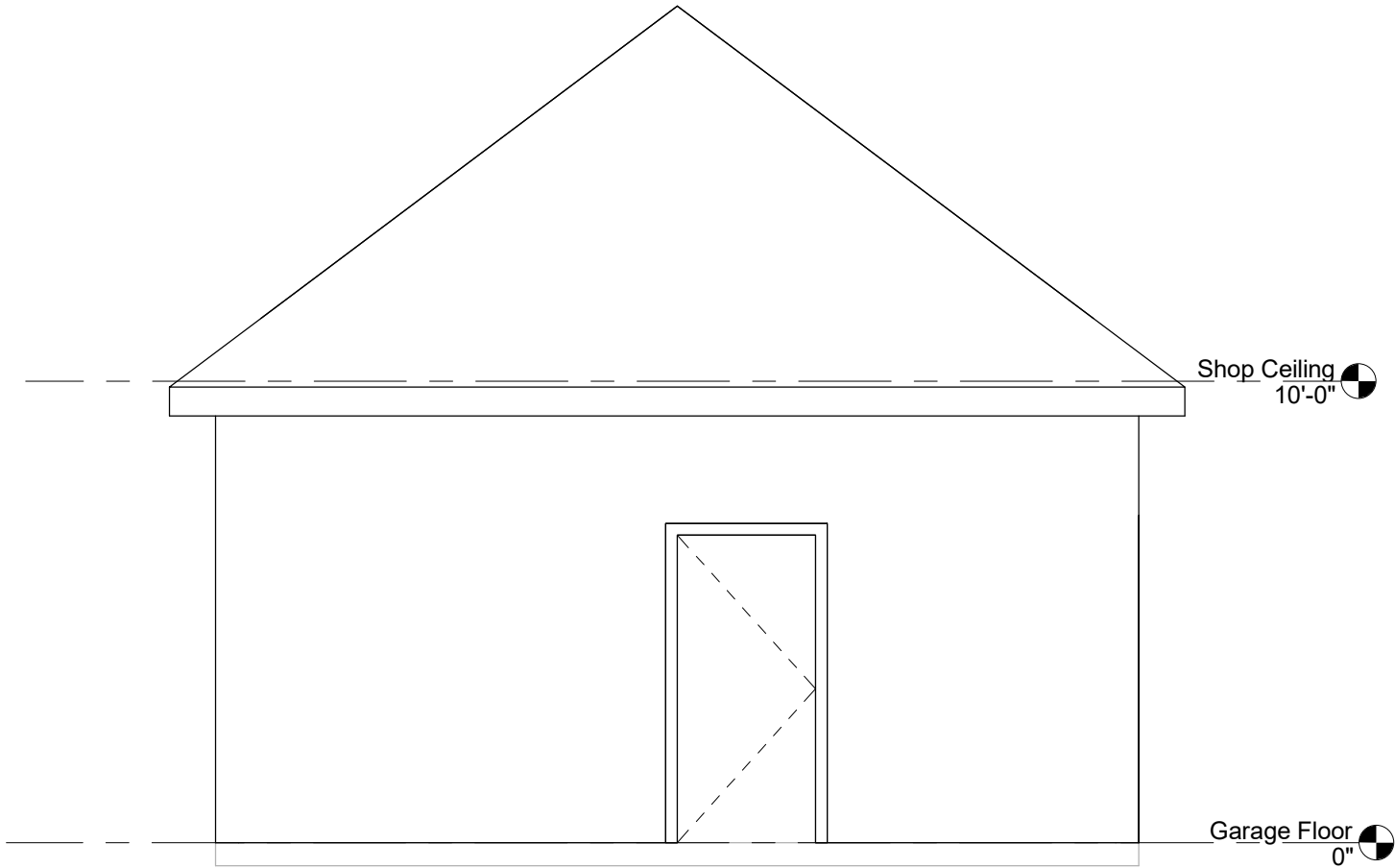
917 Crestwood Dr.
Covington, LA 70433

SHEET NAME

EXTERIOR
ELEVATION

SHEET NUMBER

A3.11



LEFT GARAGE ELEVATION

1/4" = 1'-0"

LASSEIGNE RESIDENCE

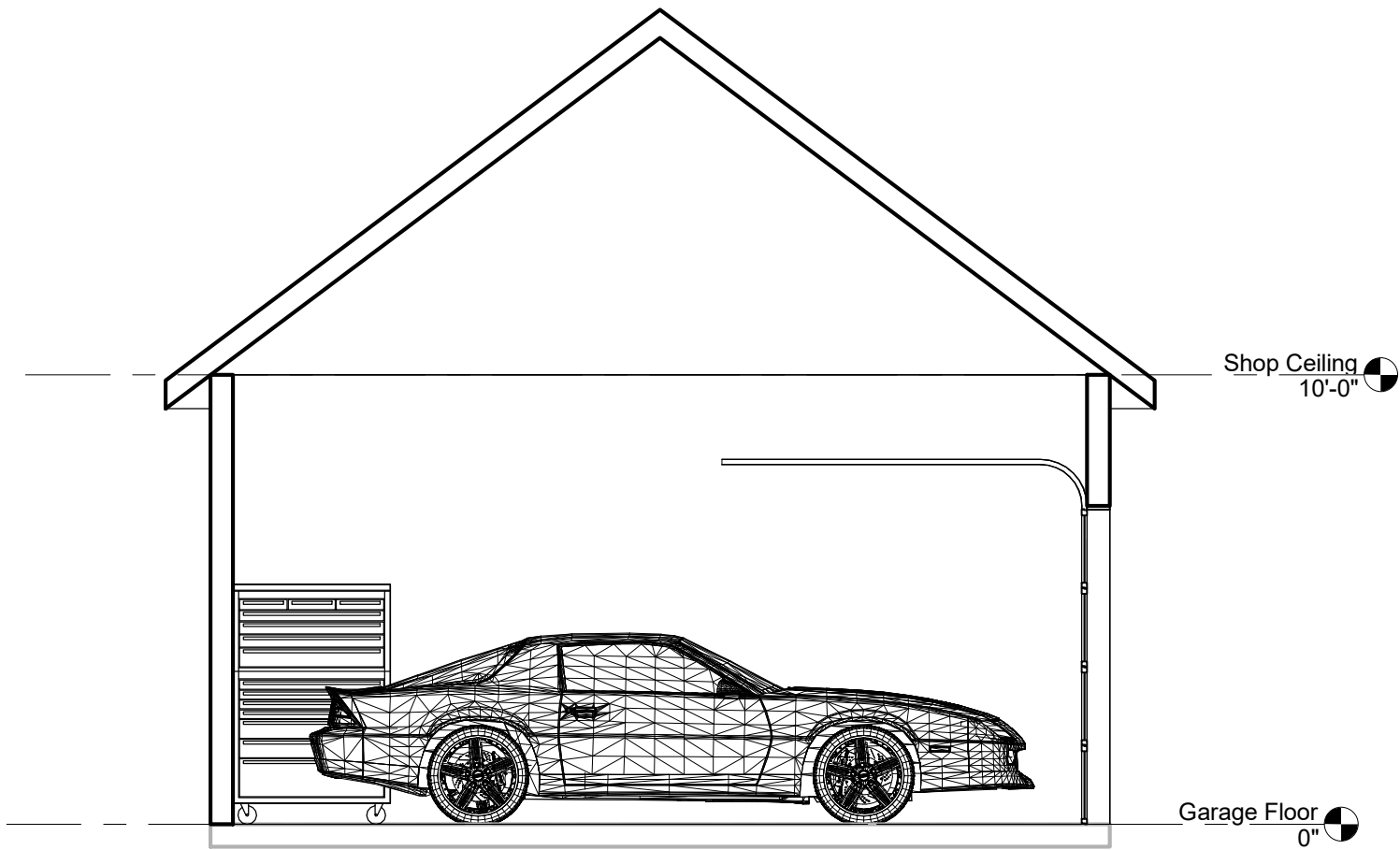
917 Crestwood Dr.
Covington, LA 70433

SHEET NAME

INTERIOR
SECTION

SHEET NUMBER

A3.12



Section 1

1/4" = 1'-0"

2023-3535-BOA

OWNER BUILDER

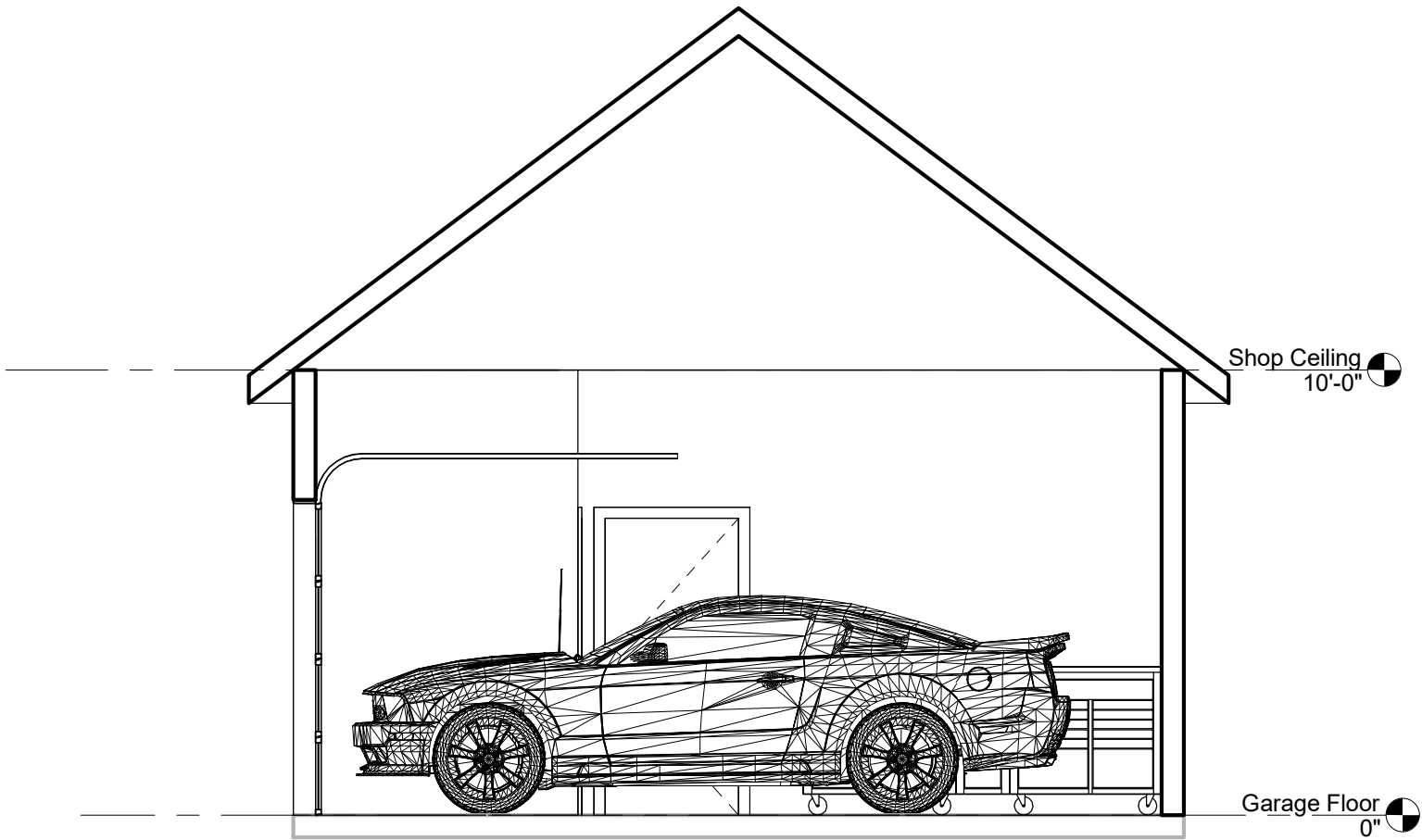
LASSEIGNE RESIDENCE
917 Crestwood Dr.
Covington, LA 70433

SHEET NAME

INTERIOR
SECTION

SHEET NUMBER

A3.13



Section 2
1/4" = 1'-0"

To Whom It May Concern:

To Whom It May Concern:

1. Heather Hines (Resource Ten, LLC) owning the home at 525 Homewood Dr

Agree that I do not oppose Jeffery Lasseigne, living at 917 Crestwood Drive, Covington, LA 70433, to build a garage that will be 3 feet from the back fence and 3 feet from the side fence measuring 20 feet deep by 30 feet wide. The side fence, when looking at the house, is on the right side of the house.

I see no reason for me, Heather Hines, the signed below to have any opposition to Jeffery Lasseigne building the garage in the back yard of 917 Crestwood Drive, Covington, LA 70433.

Sincerely,

Sincerely, Heather Hines Heather Hines 9-15-23
Signature Print Name Date

To Whom It May Concern:

I Janet Pizzuto owning the home at 913 Crestwood Dr.

Agree that I do not oppose Jeffery Lasseigne, living at 917 Crestwood Drive, Covington, LA 70433, to build a garage that will be 3 feet from the back fence and 3 feet from the side fence measuring 20 feet deep by 30 feet wide. The side fence, when looking at the house, is on the right side of the house.

I see no reason for me, _____, the signed below to have any opposition to Jeffery Lasseigne building the garage in the back yard of 917 Crestwood Drive, Covington, LA 70433.

Sincerely,

<u>Janet M Pizzuto</u>	<u>JANET M PIZZUTO</u>	<u>9/15/23</u>
Signature	Print Name	Date

To Whom It May Concern:

I Rose Pizzitola owning the home at 921 Crestwood Ave.

Agree that I do not oppose Jeffery Lasseigne, living at 917 Crestwood Drive, Covington, LA 70433, to build a garage that will be 3 feet from the back fence and 3 feet from the side fence measuring 20 feet deep by 30 feet wide. The side fence, when looking at the house, is on the right side of the house.

I see no reason for me, Rose Pizzitola, the signed below to have any opposition to Jeffery Lasseigne building the garage in the back yard of 917 Crestwood Drive, Covington, LA 70433.

Sincerely,

 Rose Pizzitola 9-14-23-

Signature

Print Name

Date



BOA STAFF REPORT
2023-3613-BOA

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

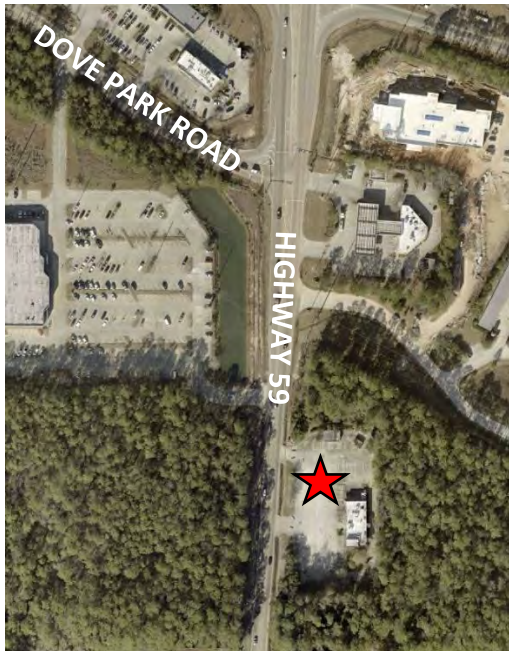
985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: 4095 LA Highway 59, Mandeville, LA; Ward 5, District 5

Applicant: Waring Oil Company, LLC – Charles Wilson **Date of Report:** November 28, 2023

Representative: Munn Enterprises, Inc. – Kerri McAlpin Little **Posted:** November 16, 2023

Initial Hearing Date: December 5, 2023



Variance(s) Requested:

Request by an applicant in an HC-3 Highway Commercial District to increase the maximum allowable square footage of a monument sign from 32 square feet to 52 square feet.

Zoning of Property:

HC-3 Highway Commercial District

FINDINGS

According to the St. Tammany Parish Unified Development Code, Section 130-2012(d)(2) – Monument signs for designated uses, single occupancy businesses are permitted one 32 square ft. monument sign for each 1,000 feet of street frontage.

The petitioned property is the subject of an existing site work permit and building permit to reconfigure the parking lot, install a new canopy for fuel pumps, and for an interior renovation to convert an existing gas station and convenience store into a new gas station and convenience store. The applicant is requesting to increase the allowable 32 square foot monument sign to a 52 square foot monument sign which equates to a 20 square foot increase of the total allowable square footage .

Board of Adjustments
December 5, 2023

Department of Planning and Development
St Tammany Parish, Louisiana

2023-3613-BOA



BOA STAFF REPORT
2023-3613-BOA

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

While the application does make reference to existing larger signs associated with nearby gas stations and other businesses, these buildings and signs were constructed prior to the adoption of the current Unified Development Code regulations. The associated signs are therefore considered as legal nonconforming signs¹.

Additionally, Section 130-2011(6) – Changeable message sign limitation states that a changeable component must occupy less than one-half the total area of the sign face. As indicated on the attached sign drawing labeled “Monument Sign Option 2 R1”, the proposed changeable message component on the sign is shown to be 19.44 sq. ft. which comprises less than half of the total square footage of the 52 sq. ft. monument sign as requested. However, if the board chooses to deny the requested 20 sq. ft. increase to the sign, the changeable message portion will also need to be reduced to be no larger than 50% of the total sign face.

Should the Board be in favor of the requested variance, the sign shall be subject the following:

- *Internal illumination.* Internal illumination is allowed creating a negative contrast (i.e., light lettering against a dark, opaque background).

Should the Board not be in favor of the requested variance, the sign shall be subject the following:

- Reduce the total square footage of the sign to a maximum of 32 square feet.
- The changeable message portion of the sign shall be reduced to occupy less than one-half the total area of the sign face
- Internal illumination. Internal illumination is allowed creating a negative contrast (i.e., light lettering against a dark, opaque background).

Informational Items: The owner of the petitioned property also owns the adjacent property to the north and south and has provided a subsequent letter of no objection for the requested project.

¹ Legal Nonconforming Signs – Section 130-2024 – Regulation of legally nonconforming signs: Any sign located within the Parish which does not conform with the provisions of this division at the time the ordinance from which this division is derived becomes effective.

2023-3613-BOA

DOVE PARK

12E
12W

HC-2

HC-3

CAMPBELL

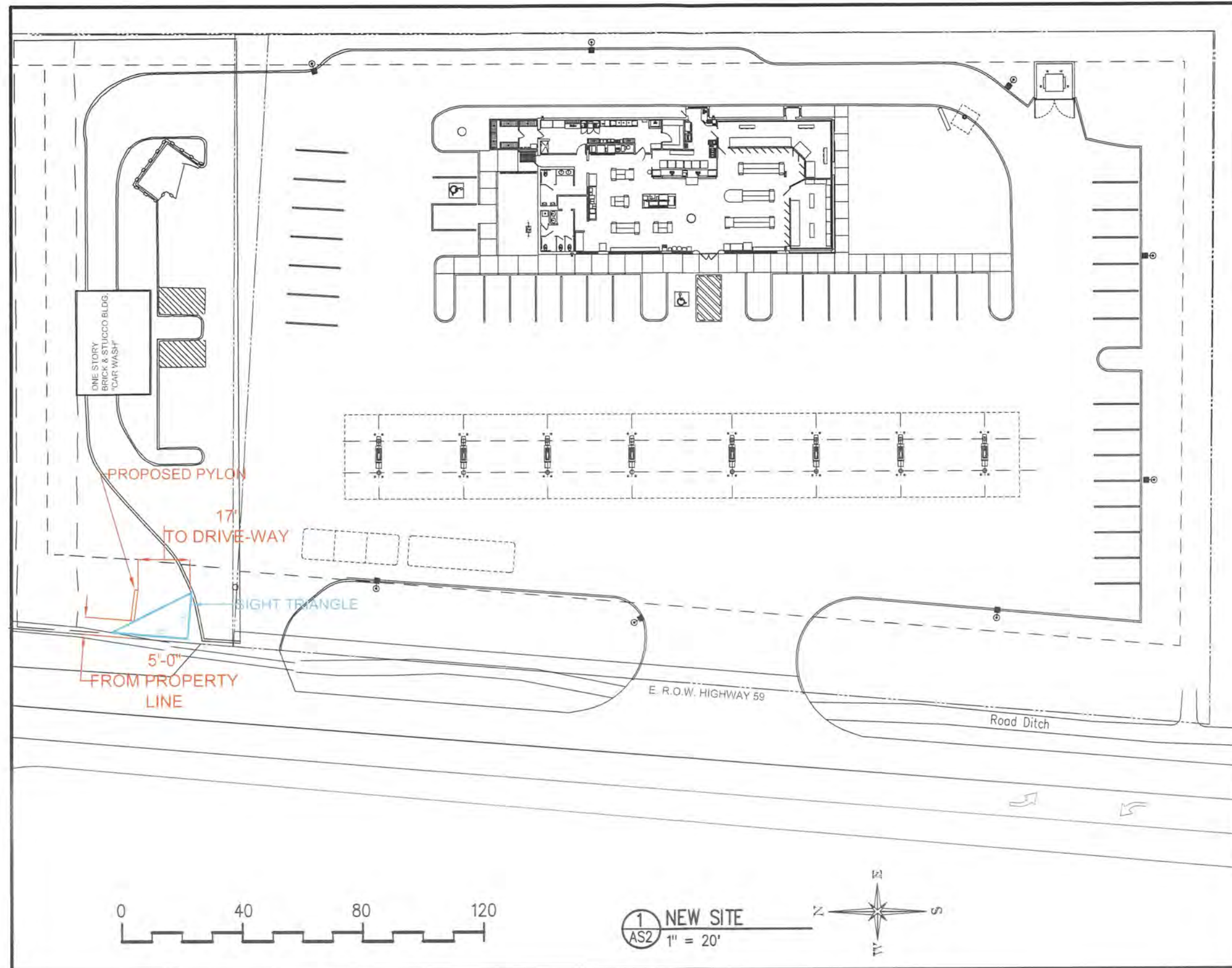
HC-2

ED-2

BULLDOG

HC-2

BULLDOGS



REV.

**SOUTHERN
SIGN
SPECIALISTS**

MUNN ENTERPRISES, INC.
7712 Hwy 49 North, Hattiesburg, MS

LOCATION:
TEXACO
MANDEVILLE, LA

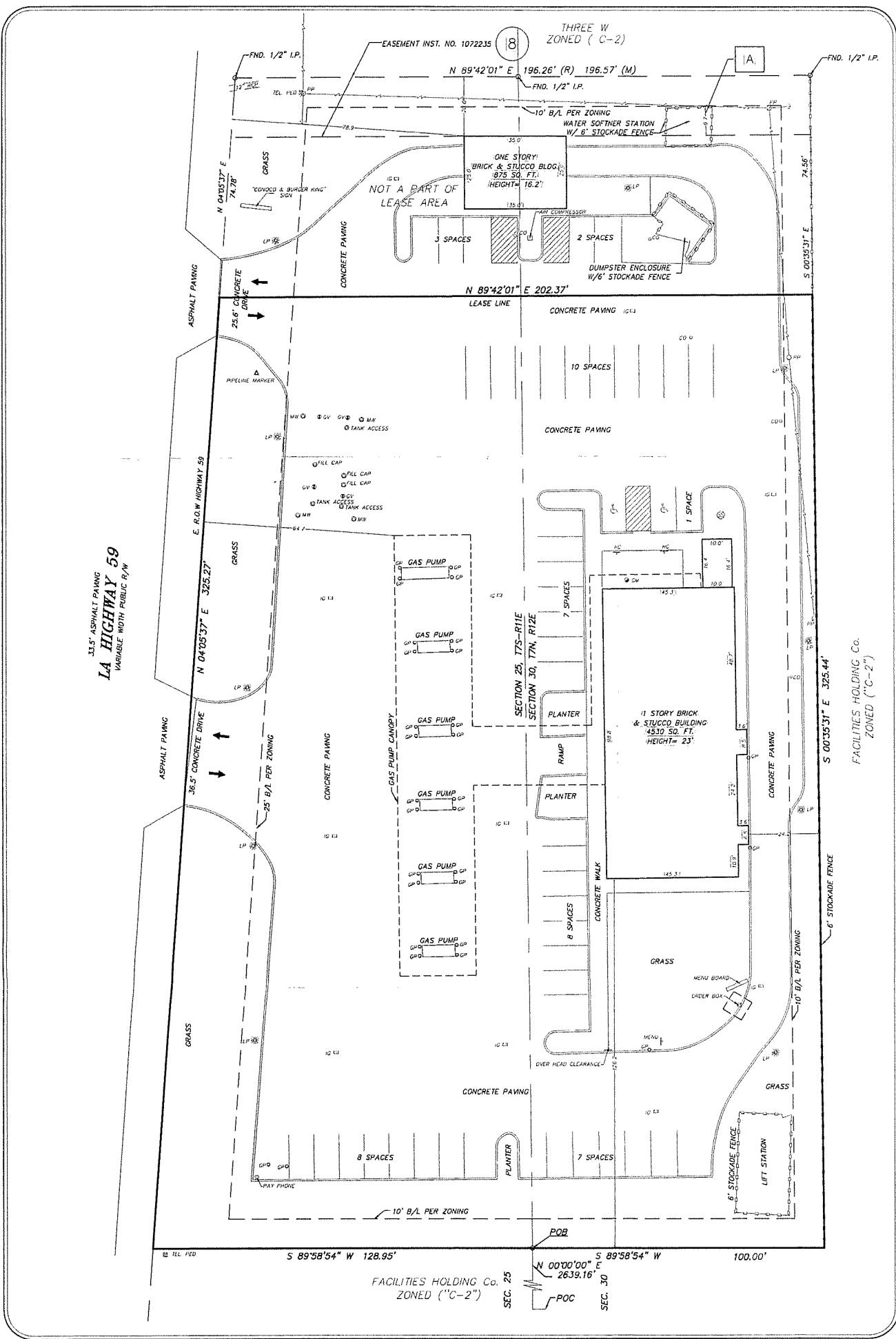
WORK ORDER #
SALESMAN : C.S.

DWG. BY: KEVIN PARKIN
DATE: 9/27/23
CUSTOMER: TEXACO

APPROVED BY:

DATE APPROVED: _____

DRAWINGNAME:
TEXACO
SITE PLAN
1



Legal Description

All that certain piece or parcel of land, lying and being located in Section 25, Township 7 South, Range 11 East and in Section 30, Township 7 South, Range 12 East, St. Tammany Parish, and being more particularly described as follows to-wit:

From the corner common to Sections 25 and 36, Township 7 South, Range 11 East and Sections 30 and 31, Township 7 South, Range 12 East, go North along the range line between Range 11 and Range 12 2639.16 feet to a point, which is the Point of Beginning; From the Point of Beginning go South 89 degrees 58 minutes 54 seconds West 128.95 feet to a point on the Easterly right of way of Louisiana State Highway 59; thence with the Easterly right of way of Louisiana State Highway 59 North 04 degrees 05 minutes 37 seconds East 325.27 feet; thence leaving said highway right of way go North 89 degrees 42 minutes 01 seconds East 202.37 feet; thence go South 00 degrees 35 minutes 31 seconds East 325.44 feet; thence go South 89 degrees 58 minutes 54 seconds West 100.00 feet back to the Point of Beginning.

All in accordance with map of survey by Kelly J. McHugh & Associates, Inc. dated July 18, 1994, bearing its drawing number 94-074-2, and on which map, or plat of survey the herein above described property is said to contain 1.95 acres.

The property described herein is the same property as covered in Lawyers Title Insurance Corporation Commitment Number 445958COM, January 17, 2006.

Survey Description of Lease Area

A tract of land lying in and being a part of Section Twenty-five (25), Township Seven (7) South, Range Eleven (11) East, and Section Thirty (30), Township Seven (7) South, Range Twelve (12) East, St. Tammany Parish, Louisiana, being more particularly described by metes and bounds as follows:

Commencing at the Southwest Corner of said Section 25, said point also being the Southwest corner of said Section 30; Thence N 00°00'00" E on the East line of said Section 25, a distance of 2639.16 feet to the Point of Beginning of the herein described tract; Thence S 89°58'54" W, a distance of 128.95 feet to a point on the East right of way line of LA Highway 59 for the Southwest corner; Thence N 04°05'37" E an said right of way line, a distance of 325.27 feet to a point for the Northwest corner; Thence N 89°42'01" E, crossing the East line of said Section 25 into Section 30, a distance of 202.37 feet to a point for the Northeast corner; Thence S 00°35'31" E, a distance of 325.44 feet to a point for the Southeast corner; Thence S 89°58'54" W, a distance of 100.00 feet to the Point of Beginning, containing 70,068 square feet, or 1.6085 acres, more or less.

The above described tract is a portion of an existing tract as described in Lawyers Title Commitment No. 445958COM dated January 17, 2006.

Utility Notes

The underground utilities shown have been located from field survey, information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

General Notes

1.) The Bearing of North 89°42'01" East on the North line of Subject Property, was used as the Basis of Bearing for the purpose of this survey.

2.) The subject property has direct access to LA Highway 59, which is a paved, public right-of-way.

3.) All field measurements matched record dimensions within the precision requirements of ALTA/ACSM specifications unless otherwise shown.

4.) The address of 4095 Highway 59 was physically observed, posted on Subject Property.

5.) There is no visible evidence of earth moving, current or proposed.

6.) There is no visible evidence on site of use as a dump or sanitary land fill, currently or previously.

7.) There is no visible evidence of any cemeteries and burial grounds.

8.) Surveyor is aware of no changes in street right of way lines, either completed or proposed. Surveyor observed no evidence of recent street or sidewalk construction or repairs.

9.) The Lease Area contains 70,068 square feet or 1.6085 acres, more or less.

Zoning

According to Brian Newman Land use Planner the City of Mandeville, St. Tammany Parish, LA. PH. (985)(898-2529) on December 29th, the Subject Property is Zoned "C-2" Highway Commercial District and is subject to the following conditions:

Front Setback: 25 feet
Side Setback: 10' Feet
Rear Setback: 10' Feet
Building Height: 35' Feet
Parking: 1 Space per 350 square feet of building space excluding storage.

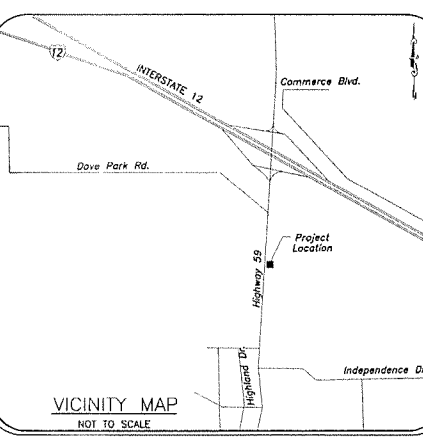
The setbacks noted above in the Zoning information are for buildings only.

Because there may be a need for interpretation of the applicable zoning codes, we refer you to the City of Mandeville and the applicable zoning codes.

Statement of Encroachments

1A The water softener station encroaches a maximum distance of 9.7 feet onto the 20' right of way (Instrument No. 1072235)

FLOOD NOTE: By graphic plotting only, this property is in Zone "C" of the Flood Insurance Rate Map, Community Panel No. 225205 0245 C, which bears an effective date of 10/12/1985. In 1985, a special Flood Hazard Area by telephone call dated 12/29/2005, to the National Flood Insurance Program (NFIP) we have learned this community DOES currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.



ALTA/ACSM Land Title Survey

Mobley II Project
Pantry Store # 3768 / Interstate Food Stop #64
4095 Highway 59, Mandeville, LA.

Surveyor's Certification
To: The Pantry, Inc.; Lowyers Title Insurance Corporation; and Bock & Clark Corporation.

The undersigned certifies that to the best of his professional knowledge, information and belief, this map or plat and the Survey on which it is based were made on the data shown below of the premises specifically described in Lawyers Title Insurance Corporation Commitment Number 445958COM, dated January 17, 2006 and were made: (i) in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 1999; (ii) in accordance with the "AGREEMENT and Survey Requirements for Mobley II Surveys dated 11/29/2005", and includes Items 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a) and 13 of Table A specifically defined therein, and (iii) Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, the undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Registered Surveyor: John Powers
Registered Land Surveyor No.: 4845
In the State of Louisiana
Date of Survey: December 14, 2005
Date of Last Revision: March 30, 2006
Network Project No. 20051190-31

Survey Prepared By:
Red Plains Surveying Company
5500 NW Expressway, Suite A
Oklahoma City, Oklahoma, 73132
Phone: (405) 603-7942
Fax: (405) 603-7852

RED PLAINS SURVEYING COMPANY

Notes Corresponding to Schedule B

7. Right of Way permit in favor of Central Louisiana Electric Company, Inc. recorded June 14, 1972 in Book 670, Page 145 of the Conveyance Records of St. Tammany Parish, Louisiana. Provided exhibit plot does provide complete information to determined exact location. Not plotted.

8. Right of Way permit in favor of Central Louisiana Electric Company, Inc. Recorded November 19, 1997 under instrument No. 1072235 of the Conveyance Records of St. Tammany, Parish, Louisiana, affects subject property and plotted hereon.

9. Right of Way permit for Electric Transmission Line in favor of Washington-St. Tammany Electric Cooperative-recorded March 24, 1975 in Book 751, Page 602 of the Conveyance Records of St. Tammany Parish, Louisiana, affects subject property but is blanket in nature. Not Plotted.

10. Servitude For Way For Electric Transmission and Distribution Lines And Servitude For Construction, Maintenance And Operation Of Electric Sub-Station in favor of Central Louisiana Electric Company, Inc. recorded August 8, 1967 in Book 469, Page 22 of the Conveyance Records of St. Tammany Parish, Louisiana. Does not affect subject property.

11. Right of Way in favor of Central Louisiana Electric Company, Inc. Recorded April 19, 1972 in Book 661, Page 372 of the Conveyance Records of St. Tammany Parish, Louisiana. Provided exhibit plot does provide complete information to determined exact location. Not plotted.

12. Right of Way in favor of Central Louisiana Electric Company, Inc. recorded December 9, 1966 in Book 444, Page 225 of the Conveyance Records of St. Tammany Parish, Louisiana. Does not affect subject property.

LEGEND

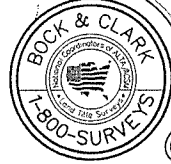
PIPELINE VENT - TELEPHONE PED - ROAD SIGN - WATER METER - PULL BOX - GAS VALVE - GUY WIRE - GUARD POST - BARRIERE FEE
GAS METER - ELEC. PILESTAL - POWER MANHOLE - MAIL BOX - FIRE HYDRANT - TEL. U.G. WIRE - CLEAN OUT - STOP SIGN - CHAIN LINK FEE
SIGNAL LIGHT - WATER VALVE - LIGHT POLE - BUSH - TELE. MANHOLE - FEE OPTIC - GAS LINE - SANITARY SEWER
PIPELINE MARK - POWER POLE - UTILITY POLE - SAN. SER. M.H. - STN. SER. M.H. - STOCKADE FEE - GROUND LIGHT - WATER LINE
MONITOR WELL - TV PED - TRAFFIC CONTROL - TRASH CAN - LIST OF ABBREVIATIONS

U/G - UNDERGROUND AFFRIDA - APPROXIMATE BLDG - BUILDING G/L - GROUND LIGHT FCE - FENCE ESMY - EASEMENT
HC - HANDICAPPED SAN - SANITARY PED - PEDestal TRANS - TRANSFORMER DIA - DIAMETER A/S - AUTO-SPRINKLER
CONC - CONCRETE ASPH - ASPHALT PLN - PLANTER FIF - FINISHED FLOOR BOND - BOLLER/LANG DST - DISTANCE
RET - RETAINING TYP - TYPICAL CUR - CURB/LINE E - ELEVATION OF 6' - CENTER LOT R/R - RIGHT-OF-WAY B/W - BACKSET LINE BING - BEARING
W/ADS - WITH UNDERGROUND MR - MONITOR WELL STAT - STATUTORY

PARKING SPACES
REGULAR 48 SPACES
HANDICAP 2 SPACES
TOTAL 48 SPACES

SCALE: 1" = 20'

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Bock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
537 North Cleveland-Massillon Road Akron, Ohio 44333
Phone: (800) SURVEYS, Fax: (330) 666-3608 www.1800surveys.com

**BOARD OF ADJUSTMENT VARIANCE/APPEAL REQUEST
TEXACO STTION, 4095 HIGHWAY 59, MANDEVILLE, LA**

REQUEST:

We are filing for a variance/appeal for a larger square footage monument sign for Texaco Station, 4095 Highway 59, Mandeville, LA. Due to circumstances not of the property owner, we feel it is necessary. Our request is for more square footage, and larger LED pricers than the city allows. In order to meet the TEXACO standard national branding, the request is required. The parish will not allow the property owner to cut down trees that block the visibility of the signage. Larger signage is necessary for visibility of the establishment. Within less than 500' of the proposed sign, there are two larger pylons. Also, within less than half a mile to the North, there are two more fuel stations with pylons with larger signage than our request. We are not asking for anything that is not already present in this area.

1: Is the variance/appeal request self-imposed? Variances/appeals may not be granted by the board if the request is considered "personal preference."

The variance is not self-imposed. The request is due to visibility restraints. The parish will not allow the property owner to cut down any of the existing trees. Although the trees are beautiful, they hinder/block the view of any type of small sign. The client needs the sign to be visible to oncoming traffic from both directions and a sign with more square footage is the only way possible.

2: Does the variance/appeal request constitute a financial hardship? Variances/appeals may not be granted by the board if the request is considered strictly a financial hardship.

The variance is not based on financial hardship. The hardship is based on visibility and national branding issues of the signage needed. Texaco has a branded look/standard that each store must comply with. The smaller sign the ordinance allows would not allow the store to have appropriate branding.

3: Does the variance/appeal request present a practical difficulty or unnecessary hardship? If the applicant can prove through testimony and presentation of factual documentation and/or evidence to the board that a practical difficulty or unnecessary hardship would be imposed if a variance/appeal was not granted, then the board may consider granting the variance/appeal request.

The owners that own property adjoining to the North and to the South, have written a letter of support with no issues. The parish will not allow the property owner to cut down trees on the front property line which block the view of a smaller allowed sign. Also, properties just to the North that are similar businesses (fuel centers) have signs that are much larger too our request. The fuel center to the North is less than 500' from our proposed sign which is much larger than our propose sign design. Across the road is another pylon and it is less than 300' from our proposed location. Also, less than ½ mile to the North, there are two more fuel centers with pylons which again, are much larger than our proposed signage.

4: Does the variance/appeal request impose an adverse effect on the adjacent neighbor's property or surrounding neighborhood? If the variance/appeal request adversely effects an adjacent property owner and/or the surrounding neighborhood in general, and testimony is forthcoming from same that can be proven within reason that an adverse would be imposed, the board may decide not to grant the applicant's variance/appeal request.

The variance request would not adversely affect any of the surrounding neighbors. We provided a letter of agreement from the neighbors to the north and south who have no issues with the request.

5: Will the granting of the variance/appeal request constitute establishing a precedent? The board may deny the granting of a variance/appeal request which may result in the establishment of the dangerous or unfavorable precedent to the parish.

By granting the variance/appeal, it will not result in a precedent. Anyone can apply for a variance. No favoritism will be shown since anyone can apply and go through the system.

September 27, 2023

To Whom It May Concern:

I am writing this letter in support of the variance request for signage for Texaco Station, 4095 Highway 59, Mandeville, LA. I am the landowner to the North and South of this property in question. The larger sign that they are requesting will in no way harm or devalue my property north or south of the fuel station.

I do not have any objections or apprehensions as the landowner next to this property.

Below is my name and number if you have any questions.

Sincerely,



Charles Wilson
601.802.1704

CONCEPT DRAWING

SQ FOOTAGE 52

PRICER CABINET SQ FOOTAGE 19.4

2023-3613-BOA



STONE IS EXAMPLE ONLY
TO BE DETERMINED

NOTES

Minor artwork changes possible such as but not limited to: Colors and wording

Negative contrast day and night internal illumination.

Furnish and install (1) D/F TX-45 style monument with pricer cabinet, Techron and ExtraMile.
2-Product 12" digit pricers. Monolithic columns and base to match building (TBD).



THIS CONCEPT IS SOLELY THE PROPERTY OF MUNN ENTERPRISES, INC., AND MAY NOT BE USED, REPRODUCED, COPIED, EXHIBITED, ALTERED, OR DISTRIBUTED IN ANY MANNER.

Be Bold in a Visual World

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This color sketch is provided as an example of color. There may be some color variation between printed ink and paint. For best color representation, please choose Pantone Matching System * Colors for paint or print.

MONUMENT SIGN OPTION 2 R1

CUSTOMER: WARING OIL - TEXACO

CUSTOMER # WAR101

DATE: 10/20/2023

LOCATION: MANDEVILLE, MS

PM: B.B. SALES: C.S.

PRIMARY DESIGNER: T. Burch

REVISION: EDIT NOTES AND SPECS. EDIT CLADDING TO STONE.

CURRENT DESIGNER:

CUSTOMER APPROVAL:



APPROVAL DATE:

Store across highway
with pylon.
Store within ~~500~~
less than 250'.

2023-3613-BOA



Across highway

2023-3613-BOA



store next to proposed
sign within 500'

2023-3613-BOA



Store next door.

2023-3613-BOA



Site

2023-3613-BOA



Site

2023-3613-BOA



Site

2023-3613-BOA



Site

2023-3613-BOA



Site

2023-3613-BOA



Within
 $\frac{1}{2}$ mile

2023-3613-BOA



Within
 $\frac{1}{2}$ mile







BOA STAFF REPORT
2023-3619-BOA

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

0985-898-2529
stpgov.org/planning

21454 Koop Drive, Suite 1B, Mandeville, LA 70471

Location: 222 LA Highway 21, Madisonville, Louisiana, Ward 1, District 1

Applicant: Ellison Holdings, LLC - Wayne Krentel

Date of Report: November 28, 2023

Representative: Jones Fussell – Jeffrey Shoen

Posted: November 24, 2023

Initial Hearing Date: December 5, 2023



Variance(s) Requested:

After the fact variance request by an applicant in a NC-4 Neighborhood Institutional District to replace existing trees, originally planned to be maintained within the street planting area and the side buffer planting areas, with equally credited trees.

Zoning of Property:

NC-4 Neighborhood Institutional

FINDINGS

The petitioned property was the subject of a Highway 21 Planned Corridor Review which was approved by the Zoning Commission on November 2, 2022 (Case No. 2022-3016-PR) with the following waivers:

- The proposed dermatology clinic is encroaching within the 100 ft. required front yard setback by roughly 33 feet
- The proposed location of the building and the parking lot encroach within the required 20 ft. setback along the top of bank of an open drainage ditch, channel, canal, or similar drainage feature

A building permit was issued March 15, 2023 to allow for the construction of the dermatology clinic.

Board of Adjustments
December 5, 2023

Department of Planning and Development
St Tammany Parish, Louisiana

2023-3619-BOA

**BOA STAFF REPORT**

2023-3619-BOA

MICHAEL B. COOPER
PARISH PRESIDENT**PLANNING & DEVELOPMENT****Ross Liner**
Director

Several trees that are required to remain within the Highway 21 Street buffer, the northern side yard buffer, and the southern side yard buffer have been cut down during construction. The applicant has submitted a replanting plan hereto attached which meets the Highway 21 Planned Corridor planting requirements and the commercial planting requirements along the southern and northern side yard buffers.

The purpose of Division 2 – Landscape and Tree Preservation Regulations is to preserve and enhance the scenic quality of the area, minimize the harmful impact of noise, motor vehicle headlight glare, or other objectionable activities or impacts conducted on or created by adjacent uses, and to help ameliorate stormwater drainage problems among others.

Removal of a natural tree canopy and replacement with commercial planting requirements in the northern and southern side yard buffers meets the minimum opportunity to rectify the after the fact variance request. However, the minimum commercial planting requirements that are issued for new sites are designed to comply with the purpose of the landscape regulations while not being overly burdensome on property owners. In this case, the natural tree canopy was removed without approval and should be replaced on a 1:1 basis. Staff recommends that although the proposed planting plan meets ordinance, the applicant provide a landscape plan that addresses the number of plantings that were approved in each buffer through the Highway 21 Planned Corridor review as follows:

Table 1: Trees Removed and Associated Tree Credits			
Removed Trees	Buffer	Initial Tree Credits Assigned	Buffer Requirements
16" Pine	Hwy 21 Street Buffer	3 Tree Credits	34 Class A Trees 51 Class B Trees 21 Shrubs
9" Oak	Hwy 21 Street Buffer	3 Tree Credits	
12" Oak	Hwy 21 Street Buffer	3 Tree Credits	
36" Oak	Hwy 21 Street Buffer	6 Tree Credits	
11" Oak	Hwy 21 Street Buffer	3 Tree Credits	
15" Oak	Southern Side Yard	3 Tree Credits	13 Class A Trees 13 Class B Trees
19" Oak	Southern Side Yard	3 Tree Credits	
15" Oak	Southern Side Yard	3 Tree Credits	
24" Oak	Southern Side Yard	5 Tree Credits	
11" Oak	Northern Side Yard	3 Tree Credits	13 Class A Trees 13 Class B Trees
11" Oak	Northern Side Yard	3 Tree Credits	
18" Pine	Northern Side Yard	3 Tree Credits	



BOA STAFF REPORT
2023-3619-BOA

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

1. Highway 21 Street Buffer

- A. The originally submitted landscape plan, approved through the Planned Corridor Overlay showed the preservation of 17 tree credits and proposed plantings consisting of 17 Class A trees and 51 Class B trees.
- B. The revised and proposed landscape plan shows 9 tree credits and proposed plantings consisting of 25 Class A trees and 51 Class B trees.

Staff Comment: The last approved landscape plan provided 76 trees and the current plan 79 trees. Staff recommends approval of the Highway 21 Street Buffer planting plan as provided.

2. Northern Side Yard Buffer

- A. The originally submitted landscape plan, approved through the Planned Corridor Overlay shows 37 Class A tree credits and proposed plantings consisting of 10 Class B trees.
- B. The revised and proposed landscape plan shows 25 Class A tree credits and proposed plantings of 12 Class B trees.

Staff Comment: Although the proposed plan meets current code, the originally approved landscape plan provided 47 trees and the current proposed plan is providing 25 trees. Staff recommends the applicant revise the replanting plan to provide 47 trees in the northern side yard buffer as originally approved.

3. Southern Side Yard Buffer

- A. The originally submitted landscape plan, approved through the Planned Corridor shows 21 Class A tree credits and proposed plantings of 13 Class B trees.
- B. The current requested landscape plan shows 7 existing tree credits and proposed plantings consisting of 11 Class A trees and 8 Class B trees.

Staff Comment: Although the proposed plan meets current code, the last approved landscape plan provided 34 trees and the current proposed plan is providing 20 trees. Staff recommends the applicant revise the replanting plan to provide 34 trees in the southern side yard buffer as originally approved.

2023-3619-BOA

PUD

A-2

NC-1

HC-1

NC-1

ED-1

A-1

NC-1

COVINGTON HWY

NC-4

NC-1

NC-5

NC-1

A-3

NC-4



(Please state on the following lines below your specific request for a variance/appeal:)

An "after the fact" variance is requested for existing trees to be replaced by equal credited trees within the landscape buffer. The total tree credits originally required are to remain the same; however, some of the existing trees that were originally noted as "to remain" had root systems infringing on the building's slab posing potential structural stability concerns of the proposed building (dermatology clinic) or driveway. Additionally, one of trees in the front buffer was struck by lighting in a storm subsequent to approval of the landscape plan by the Parish.

POWERS OF THE BOARD TO GRANT VARIANCES/APEALS

The St. Tammany Parish Board of Adjustment is limited in its power to grant variance/appeal requests as mandated by State and Parish Law. The board must consider the following in order to determine if a variance/appeal is eligible for granting:

1. *Is the variance/appeal request self-imposed?*
Variances/appeals may not be granted by the board if the request is considered a "personal preference".
2. *Does the variance/appeal request constitute a financial hardship?*
Variances/appeals may not be granted by the board if the request is considered strictly a financial hardship.
3. *Does the variance/appeal request present a practical difficulty or unnecessary hardship?*
If the applicant can prove through testimony and presentation of factual documentation and/or evidence to the board that a practical difficulty or unnecessary hardship would be imposed if a variance/appeal was not granted, then the board may consider granting the variance/appeal request.
4. *Does the variance/appeal request impose an adverse effect on the adjacent neighbor's property or surrounding neighborhood?*
If the variance/appeal request adversely effects an adjacent property owner and/or the surrounding neighborhood in general, and testimony is forthcoming from same that can be proven within reason that an adverse effect would be imposed, the board may decide not to grant the applicant's variance/appeal request.
5. *Will the granting of the variance/appeal request constitute establishing a precedent?*
The board may deny the granting of a variance/appeal request which may result in the establishment of a dangerous or unfavorable precedent to the parish.

Per number 3 above, please use the lines below to state the practical difficulty or unnecessary hardship which constitutes the requested variance:

Some of the existing trees that were originally noted as "to remain" had root systems infringing on the building's slab posing potential structural stability concerns of the proposed building (dermatology clinic) and/or driveway. Additionally, the tree struck by lighting posed a safety concern and had to be removed.

SIGNATURE OF OWNER/APPLICANT

October 30, 2023

DATE OF APPLICATION

October 30, 2023

Attention: STP Board of Adjustments

St. Tammany Parish
21490 Koop Drive
Mandeville, LA 70471

Dear ST. Tammany Parish BOA,

Two "after the fact" adjustments are required for the dermatology clinic development located at 222 Hwy 21, Madisonville 70447.

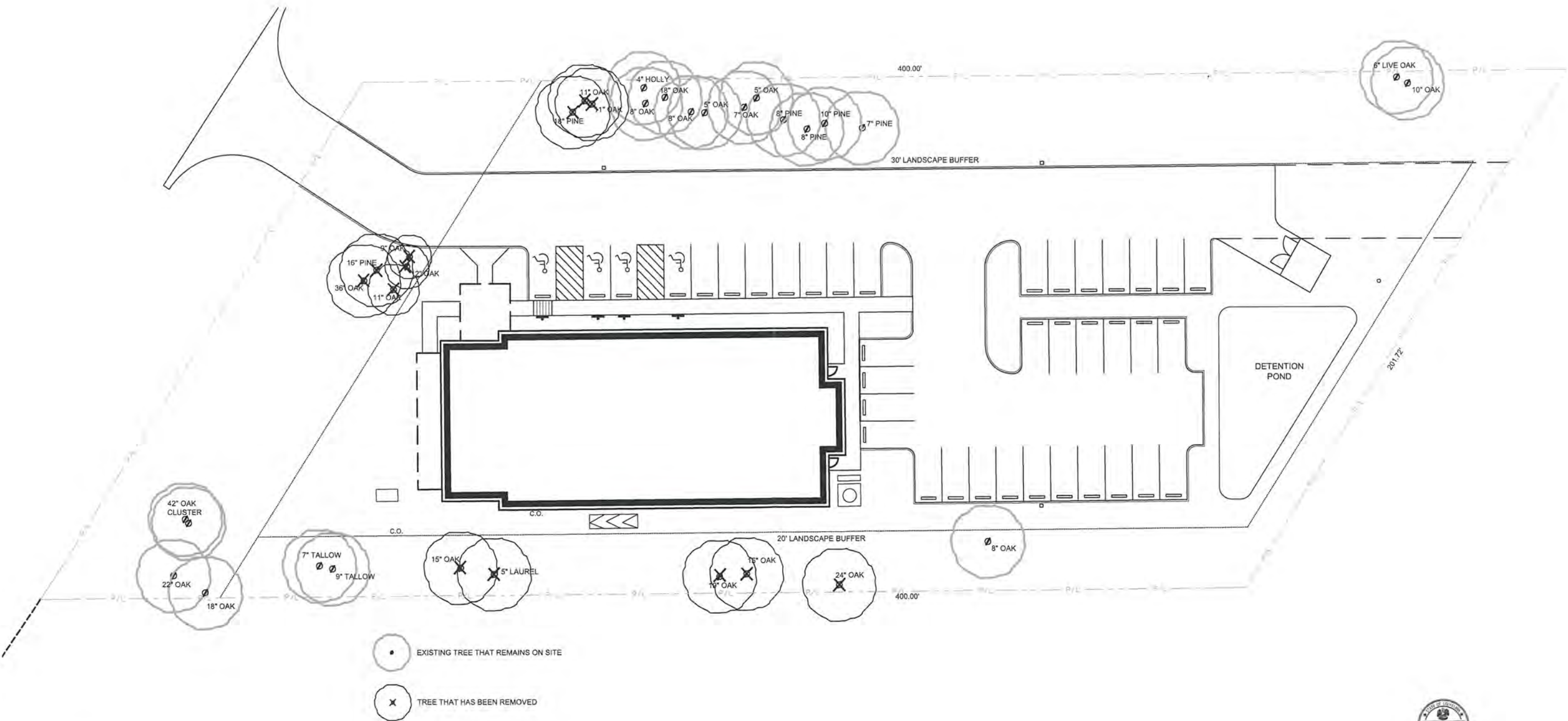
1. During construction, there were trees that were removed. Trees were removed due to the potential for structural damage by the tree roots to the building slab and driveway. The developer is requesting permission to plant additional trees within the landscape buffer to accommodate the removal of existing trees. An updated landscape plan that depicts the existing trees that were removed, and an updated landscape plan is attached for your review and approval.

Regards,



John A. Catalanotto, PE, PMP
President

2023-3619-BOA Tree Removal Plan



2023-3619-BOA Proposed Planting Plan

LANDSCAPE INFORMATION:

THIS DRAWING IS FOR LANDSCAPE CODE COMPLIANCE ONLY.

TREE CREDITS
2.5" - 4" = 1 TREE
5" - 8" = 2 TREES
9" - 14" = 3 TREES

STREET PLANTING AREA - HWY 21 (201.52):

[1] CLASS "A" TREE PER 300 SQUARE FEET OF BUFFER.
[7] CLASS "B" TREE PER 300 SQUARE FEET OF BUFFER
[1] SHRUB PER 10 LINEAR FEET OF FRONTAGE

REQUIRED:
[34] CLASS "A" TREES REQUIRED
[51] CLASS "B" TREES REQUIRED
[20] 52' [0 = (21) SHRUBS REQUIRED

PROVIDED:
EXISTING CLASS "A" TREE CREDITS (9)
[25] CLASS "A" TREES
[51] CLASS "B" TREES
[21] SHRUBS

BUFFER PLANTING AREA:

NORTH BUFFER (400')
REQUIRED:
400' 30' = [12] CLASS "A" & "B" TREES REQUIRED
PROVIDED:
EXISTING CLASS "A" TREE CREDITS (24)
EXISTING CLASS "B" TREE CREDITS (1)
[12] CLASS "B" TREES

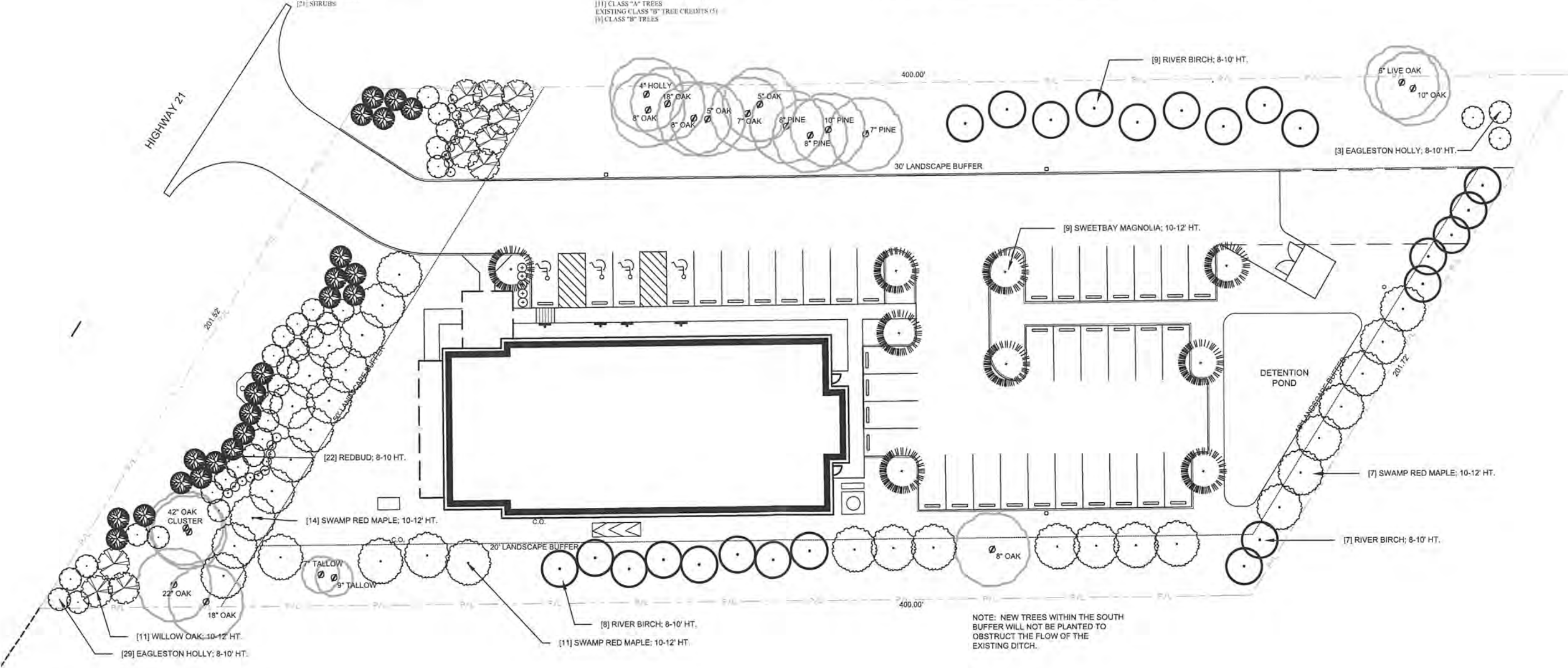
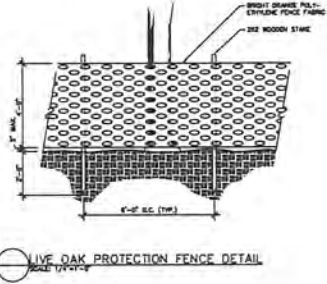
EAST BUFFER (201.72')
REQUIRED:
201.72' 30' = [7] CLASS "A" & "B" TREES REQUIRED

PROVIDED:
[7] CLASS "A" TREES & [7] CLASS "B" TREES

SOUTH BUFFER (400')
REQUIRED:
400' 30' = [12] CLASS "A" & "B" TREES REQUIRED

PROVIDED:
EXISTING CLASS "A" TREE CREDITS (2)
[11] CLASS "A" TREES
EXISTING CLASS "B" TREE CREDITS (5)
[9] CLASS "B" TREES

PLANT SCHEDULE				
	Qty	Scientific Name	Common Name	Size
○	32	<i>Azalea speciosa</i>	Swamp Red Maple	2.5" cal., 10-12' ht.
○	32	<i>Ilex x aznensis 'Eagleston'</i>	Eagleston Holly	2" cal., 8-10' ht. min.
○	5	<i>Ilex 'Aurea'</i>	Golden Yellow Holly	3 gal.
○	24	<i>Betula nigra</i>	River Birch	2" cal., 8-10' ht. min.
○	22	<i>Cornus canadensis</i>	Redbud	2" cal., 8-10' ht. min.
○	9	<i>Magnolia virginiana</i>	Sweetbay Magnolia	2.5" cal., 10-12' ht. min.
○	11	<i>Quercus phellos</i>	Willow Oak	2.5" cal., 10-12' ht. min.
○	21	<i>Rhododendron indicum 'George Tabor'</i>	Orange Tiger Azalea	3 gal.



NOTE: NEW TREES WITHIN THE SOUTH BUFFER WILL NOT BE PLANTED TO OBSTRUCT THE FLOW OF THE EXISTING DITCH.



SCALE: 1/16" = 1'-0"

Approved Planting Plan Per 2022-3016-PR

LANDSCAPE INFORMATION:

THIS DRAWING IS FOR LANDSCAPE CODE COMPLIANCE ONLY.

TREE CREDITS
 2.5" - 4" = 1 TREE
 5" - 8" = 2 TREES
 9" - 14"+ = 3 TREES

STREET PLANTING AREA - HWY 21 (201.52)'

[1] CLASS "A" TREE PER 300 SQUARE FEET OF BUFFER.
[1] CLASS "B" TREE PER 200 SQUARE FEET OF BUFFER.
[1] SHRUB PER 10 LINEAR FEET OF FRONTAGE

REQUIRED:
[34] CLASS "A" TREES REQUIRED
[51] CLASS "B" TREES REQUIRED
 $201.52 / 10 = [21]$ SHRUBS REQUIRED

PROVIDED:
EXISTING CLASS "A" TREE CREDITS (17)
[17] CLASS "A" TREES
[51] CLASS "B" TREES
[21] SHRUBS

BUFFER PLANTING AREA:

NORTH BUFFER (400')

REQUIRED:
400 / 30 = [13] CLASS "A" & "B" TREES REQUIRED

PROVIDED:
EXISTING CLASS "A" TREE CREDITS (37)
[10] CLASS "B" TREES

EAST BUFFER (201.72')









201.72 / 30 = [7] CLASS "A" & "B" TREES REQUIRED

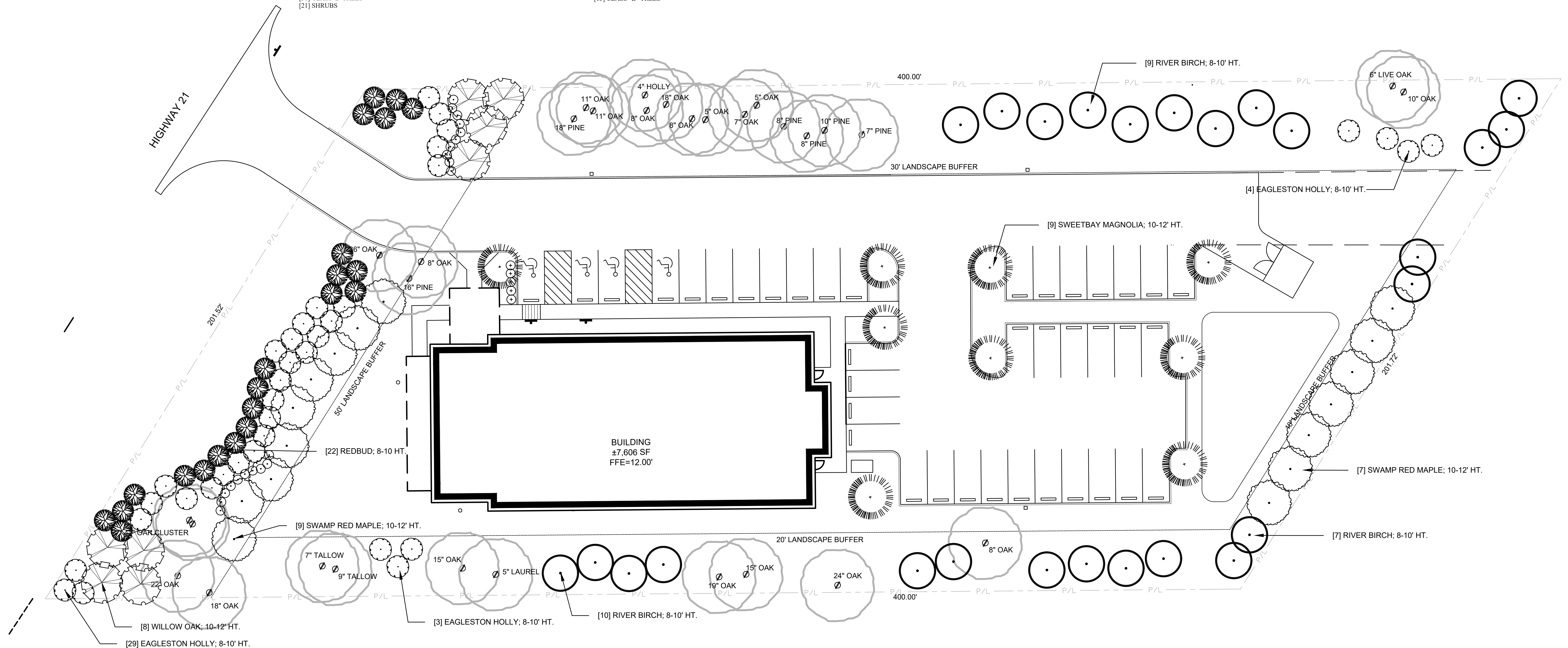
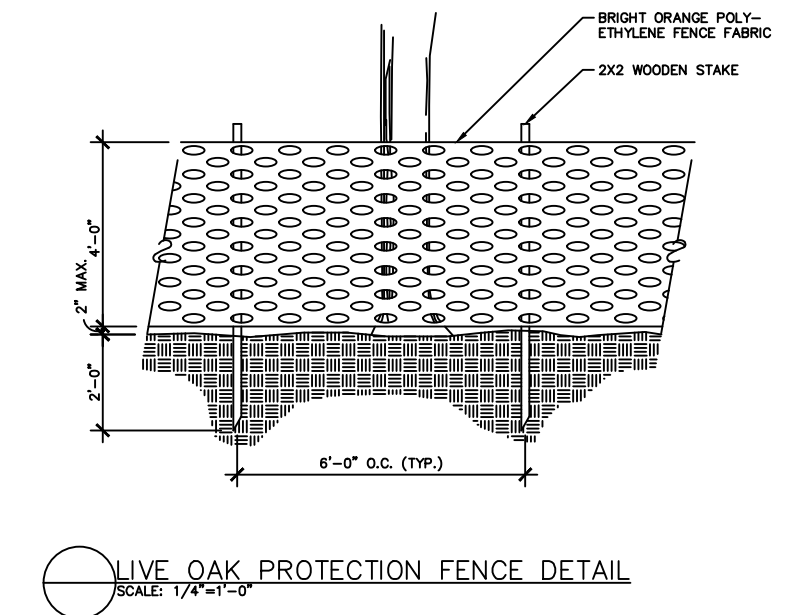
PROVIDED:
[7] CLASS 'A' TREES & [7] CLASS "B" TREES

*SOUTH BUFFER (400')
REQUIRED*

REQUIRED:
400 / 30 = [13] CLASS "A" & "B" TREES REQUIRED

PROVIDED:
EXISTING CLASS "A" TREE CREDITS (21)
[13] CLASS "B" TREES

PLANT SCHEDULE				
	Qty.	Scientific Name	Common Name	size
	16	<i>Acer rubrum</i>	Swamp Red Maple	2.5" cal., 10-12' ht. min.
	36	<i>Ilex x attenuata</i> 'Eagleston'	Eagleston Holly	2" cal., 8-10' ht. min.
	5	<i>Ilex burfordii</i> 'Nana'	Dwarf Burford Holly	3 gal.
	26	<i>Betula nigra</i>	River Birch	2" cal., 8-10' ht. min.
	22	<i>Cercis canadensis</i>	Redbud	2" cal., 8-10' ht. min.
	9	<i>Magnolia virginiana</i>	Sweetbay Magnolia	2.5" cal., 10-12' ht. min.
	8	<i>Quercus phellos</i>	Willow Oak	2.5" cal., 10-12' ht. min.
	21	<i>Rhododendron indicum</i> 'George Taber'	George Taber Azalea	3 gal.



N 

SCALE: $\frac{1}{16}" = 1'-0"$

				SCALE	<div> <div> <div>WARNING</div> <div> <div>0</div> <div>1/2</div> <div>1</div> </div> </div> <div> <div>IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE</div> </div> </div>	<div>DESIGNED <u>M. LOKER</u></div> <div>DRAWN <u>D. JENKINS</u></div> <div>CHECKED <u>D. SILBERNAGEL</u></div>	<div>OCTOBER 3 2022</div> <div>THESE DRAWINGS ARE FOR PERMITTING PURPOSES.</div>	<div>  <div> <div>FAIRWAY</div> <div>CONSULTING + ENGINEERING</div> </div> </div>	<div>MCDANIEL DERMATOLOGY CLINIC</div>	<div>COVINGTON, LA</div> <div>ST. TAMMANY PARISH</div>	<div>SHEET</div> <div>PL-1</div> <div>FCE22-009A</div>
REV	DATE	BY	DESCRIPTION								

FLOOD STORAGE REPORT			
BFE	FILL	CUT	NET (CUT)
10.0'	427 CU YDS	438 CU YDS	11 CU YDS

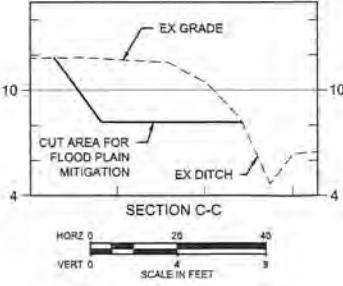
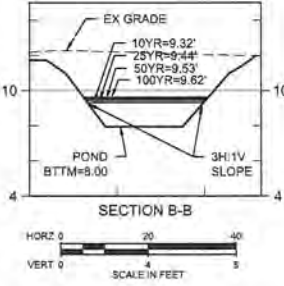
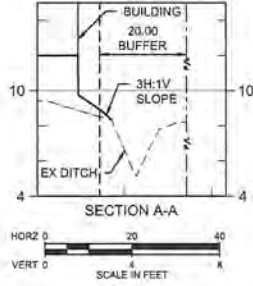
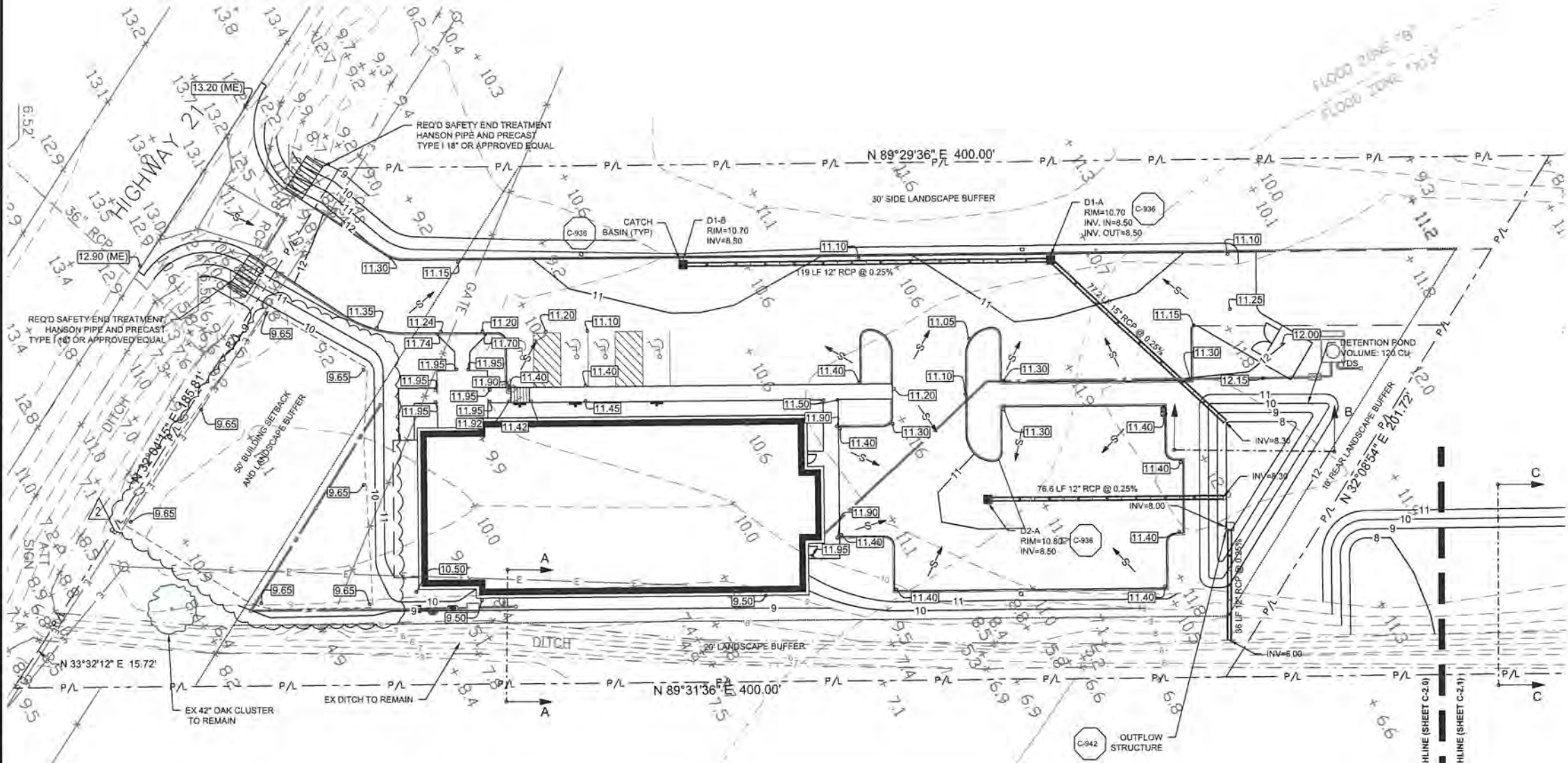
NOTE: FLOOD STORAGE ANALYSIS WAS COMPUTED BY COMPARING THE EXISTING AND PROPOSED GROUND SURFACES WITH THE BASE FLOOD ELEVATION SURFACE IN AUTOCAD CIVIL3D. THE POND STORAGE WAS NOT FACTORED INTO THE FLOOD STORAGE CALCULATIONS.

LEGEND	
	SUBSURFACE DRAINAGE
	AREA INLET
	YARD INLET
	PROPOSED CONTOUR
	SWALE
	SPOT ELEVATION
	SPOT ELEVATION (MATCH EXISTING)
	SLOPE

- GRADING NOTES**
- TOPOGRAPHIC INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY BY RANDALL W. BROWN & ASSOCIATES, INC. DATED APRIL 22, 2022. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR & SUBMIT IT TO THE OWNER FOR REVIEW.
 - EXISTING GRADE CONTOURS INTERVAL SHOWN AT ONE FOOT (1').
 - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION &/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES & WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE REQUIRED IMPROVEMENTS SHOWN ON THE PLANS.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES & NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
 - CONTRACTOR SHALL VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING STORM DRAINAGE STRUCTURES, PIPES, & ALL UTILITIES PRIOR TO CONSTRUCTION.
 - CLEARING & GRUBBING LIMITS SHALL INCLUDE ALL AREAS DISTURBED BY GRADING OPERATIONS. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UNDISTURBED AREAS, ALL PROPERTY CORNERS, & REPLACING ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS & PAVEMENT AREAS SHALL BE IN ACCORDANCE WITH THE SITE PREPARATION NOTES.
 - CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL PLANS, POWER COMPANY, & TELEPHONE COMPANY FOR ACTUAL ROUTING OF POWER & TELEPHONE SERVICE TO THE BUILDING.
 - CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES & BE CONSTRUCTED TO THE SAME.
 - CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
 - ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE SOD, SEED, MULCH, WATER, ETC. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH LANDSCAPE PLAN UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
 - CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARD OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION & TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, & OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT LIMITED TO, ACCESS & EGRESS FROM ALL EXCAVATION & TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
 - CONSTRUCTION TRAFFIC OVER THE COMPLETED SUBGRADE SHALL BE AVOIDED. THE SITE SHALL ALSO BE GRADED TO PREVENT PONDING OF SURFACE WATER ON THE PREPARED SUBGRADE OR IN EXCAVATIONS.
 - CONTRACTOR TO COORDINATE BENCHMARK LOCATION AND ELEVATION WITH SURVEYOR. ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88(GEOD12A).

- STORM DRAINAGE NOTES**
- ALL PIPES ENTERING STORM DRAINAGE STRUCTURES SHALL BE SEALED TO ASSURE CONNECTION AT STRUCTURE IS WATER TIGHT.
 - ALL PIPES & STRUCTURES ON STREET RIGHT-OF-WAY SHALL BE PER LOUISIANA DEPARTMENT OF TRANSPORTATION STANDARDS & SPECIFICATIONS.
 - ALL "PVC" STORM DRAINAGE PIPE SHOWN ON THE PLANS SHALL BE POLYVINYL CHLORIDE PIPE OR HIGH DENSITY POLYETHYLENE PIPE (HDPE OR CPP).
 - REFERENCE DETAIL SHEETS FOR CONSTRUCTION DETAILS.
 - PRIOR TO ORDERING STORM DRAIN STRUCTURES CONTRACTOR SHALL VERIFY EXISTING INVERT AND PIPE TYPE/SIZE AT TIE IN POINTS AND NOTIFY CIVIL ENGINEER OF ANY DEVIATIONS FROM WHAT IS SHOWN ON PLANS.

- SITE PREPARATION NOTES**
- THE EARTHWORK EFFORTS SHALL BE MONITORED UNDER THE DIRECTION OF THE GEOTECHNICAL ENGINEER. MONITORING SHALL INCLUDE DOCUMENTATION OF ADEQUATE REMOVAL OF VEGETATION AND TOPSOIL, PROOFROLLING, AND MITIGATION OF AREAS DELINEATED BY THE PROOFROLL TO REQUIRE MITIGATION.
 - REFER TO GEOTECHNICAL REPORT FOR SITE PREPARATION NOTES.



REV	DATE	BY	DESCRIPTION
2	10/17/23	JAC	CONSTRUCTION DOCUMENTS REVISED
1	08/30/23	JAC	CONSTRUCTION DOCUMENTS REVISED
0	02/15/23	JAC	CONSTRUCTION DOCUMENTS

SCALE
1" = 20'

WARNING
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

DESIGNED: M. LOKER
DRAWN: M. LOKER
CHECKED: J. CATALANOTTO

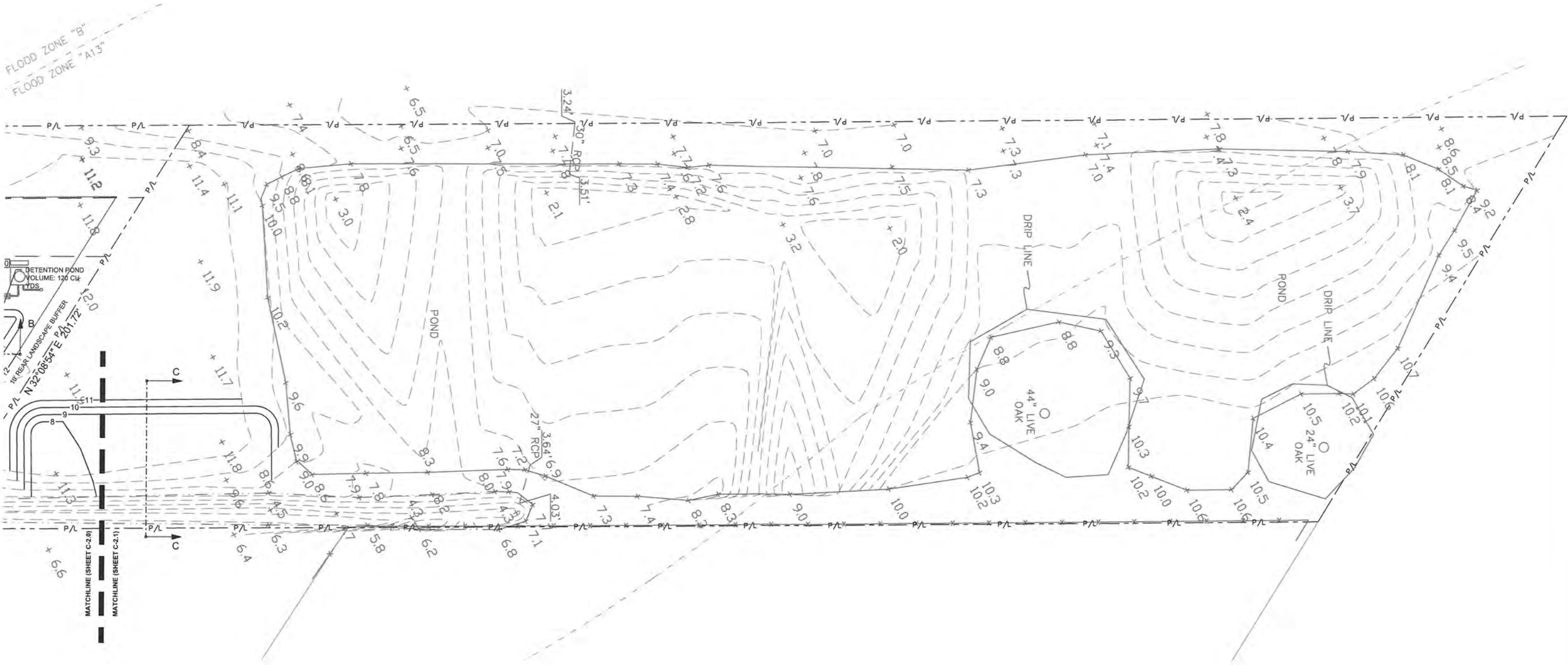
CONSTRUCTION DOCUMENTS - OCTOBER 2023
THIS DOCUMENT IS FOR CONSTRUCTION PURPOSES AND SUPERCEDES ANY PREVIOUS DOCUMENTS.



MCDANIEL DERMATOLOGY CLINIC

DRAINAGE AND GRADING PLAN
MADISONVILLE, LA
ST. TAMMANY PARISH
SHEET C-2
FCE22-009A





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FAIRWAY
CONSULTING + ENGINEERING

MCDANIEL DERMATOLOGY CLINIC

GRADING PLAN CONT.
MADISONVILLE, LA
ST. TAMMANY PARISH

SHEET
C-2.1
FCE22-009A