

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION MEETING**  
**6:00 P.M. – TUESDAY, DECEMBER 5, 2023**  
**ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**  
**KOOP DRIVE OFF OF HIGHWAY 59**  
**MANDEVILLE, LOUISIANA**

A livestream will be available for viewing on regular broadcast channels (Charter Channel 710; U-verse Channel 99) or on the Parish website: [www.stpgov.org](http://www.stpgov.org). The livestream will begin at 6:00 PM on Tuesday, December 5, 2023

**ROLL CALL**

**CALL TO ORDER**

**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**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE NOVEMBER 1, 2023 MINUTES**

**POSTPONING OF CASES**

**PUBLIC HEARINGS**

**APPEARERS**

**ZONING CHANGE REQUEST CASES - APPLICATIONS FOR A PROPOSED CHANGE OF ZONING DISTRICT OR AMENDMENTS TO THE LAND USE ORDINANCE REQUIRING REVIEW & RECOMMENDATION OF APPROVAL BY THE ZONING COMMISSION BEFORE ACTION BY THE PARISH COUNCIL ARE AS FOLLOWS:**

**1. 2023-3398-ZC**

Existing Zoning:	A-4A (Single-Family Residential District)
Proposed Zoning:	I-1 (Industrial District)
Location:	Parcel located on the northeast corner of Coast Boulevard and Bosworth Avenue, being lots 22, 23, 24, 25, 26, 27, 28, Square 6, Central Park Subdivision, Slidell; S23, T9S, R14E; Ward 8, District 12
Acres:	0.64 acres
Petitioner:	Air Comfort Products, Inc. - Wilfred Lewis
Owner:	Wilfred Lewis
Council District:	12

**POSTPONED FROM THE AUG 1, 2023, SEP 5, 2023, AND OCT 10, 2023 MEETINGS**

**2. 2023-3513-ZC**

Existing Zoning:	A-3 (Suburban District)
Proposed Zoning:	HC-2 (Highway Commercial District)
Location:	Parcel located on the west side of Louisiana Highway 1077, south of Interstate 12, Covington; S11, T7S, R10E; Ward 1, District 1
Acres:	12.70 acres
Petitioner:	Jeffrey Schoen
Owner:	Succession of Jewel Chatellier Gennaro - Anthony Gennaro Jr. & Lisa Gennaro
Council District:	1

**POSTPONED FROM THE OCTOBER 10, 2023 MEETING AND NOVEMBER 1, 2023 MEETING**

**AGENDA**

**ST. TAMMANY PARISH ZONING COMMISSION MEETING**

**6:00 P.M. – TUESDAY, DECEMBER 5, 2023**

**ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

**KOOP DRIVE OFF OF HIGHWAY 59**

**MANDEVILLE, LOUISIANA**

**3. 2023-3574-ZC (WITHDRAWN)**

Existing Zoning: NC-4 (Neighborhood Institutional District)  
Proposed Zoning: CBF-1 (Community Based Facilities District)  
Location: Parcel located on the southwest corner of Louisiana Highway 21 and Keys Road, Covington S41, T7S, R10E; Ward 1, District 1  
  
Acres: 3.33 acres  
Petitioner: Jeffrey Schoen  
Owner: 21 Keys Southwest, LLC.  
Council District: 1

**POSTPONED FROM THE NOVEMBER 1, 2023 MEETING**

**4. 2023-3585-ZC**

Existing Zoning: HC-1 (Highway Commercial District), A-4A (Single-Family Residential District)  
  
Proposed Zoning: HC-2 (Highway Commercial District)  
Location: Parcel located east of U.S. Highway 190, west of Falconer Drive, south of Harrison Avenue, and north of 8th Avenue, Covington; S10 and S48, T7S, R11E; Ward 3, District 2  
  
Acres: 3.34 acres  
Petitioner: Richard Baldwin  
Owner: Baldwin Investments - John T. Baldwin  
Council District: 2

**5. 2023-3586-ZC**

Existing Zoning: A-4 (Single-Family Residential District)  
Proposed Zoning: A-4 (Single-Family Residential District), MHO (Manufactured Housing Overlay)  
  
Location: Parcel located on the east side of Beech Avenue, south of Birch Avenue, Slidell; S13, T9S, R14E; Ward 8, District 14  
  
Acres: 0.253 acres  
Petitioner: Boss Up Rentals and Renovations LLC - Elisha Johnson  
Owner: Dragonfly Enterprises Inc. - Jamie Lindsay  
Council District: 14

**6. 2023-3600-ZC**

Council District 6, Howard O’Berry Road & Vicinity, Zoning Classification Review

**7. 2023-3609-ZC**

Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: CBF-1 (Community Based Facilities District)  
Location: Parcel located on the north side of Louisiana Highway 22 West, being 1846 Louisiana Highway 22 West, Madisonville; S17, T7S, R10E; Ward 1, District 1  
  
Acres: 7.001 acres  
Petitioner: Jeff Schoen  
Owner: Crosby Development LLC  
Council District: 1

**8. Zoning Case No. ZC01-03-028**

Major Amendment to the PUD (Planned Unit Development Overlay)  
WARD 4 DISTRICTS 5 & 7  
Parcel located on the northwest intersection of Interstate 12 and Louisiana Highway 1088, Mandeville  
S33, T7S, R12E  
SIZE – 161.115 acres  
PETITIONER – Crosby Development Company, LLC  
OWNER - Crosby Development Company, LLC, Love’s Travel Stops & Country Stores, Inc., The AZBY Fund



**AGENDA**

**ST. TAMMANY PARISH ZONING COMMISSION MEETING**

**6:00 P.M. – TUESDAY, DECEMBER 5, 2023**

**ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

**KOOP DRIVE OFF OF HIGHWAY 59**

**MANDEVILLE, LOUISIANA**

**PLAN REVIEW CASES – APPLICATIONS REQUIRING REVIEW AND APPROVAL OF SITE PLANS ALONG A PLANNED DISTRICT BY THE ZONING COMMISSION ARE AS FOLLOWS:**

1. **2023-3583-PR** – USE: Family Entertainment Center (**WITHDRAWN**)  
CORRIDOR: Highway 21 Planned Corridor  
ZONING: NC-4 (Neighborhood Institutional District)  
USE SIZE: 2-story, +/-18,500 sqft  
PETITIONER: Jeffrey D. Schoen  
OWNER: 21 Keys Southwest, LLC  
LOCATION: Parcel located on the west side of LA Highway 21, south of Keys Road, north of Pinecrest Drive, Covington.  
**POSTPONED FROM THE NOVEMBER 1, 2023 MEETING**
  
2. **2023-3616-PR** – USE: Mixed-Use Retail  
CORRIDOR: Highway 21 Planned Corridor  
ZONING: NC-5 (Retail and Service District)  
USE SIZE: Buildings in Phases: 3,265 sq. ft., 5,695 sq. ft., 4,400 sq. ft., 12,495 sq. ft.  
PETITIONER: David Divincenti, Sr.  
OWNER: 21 At The Point, LLC  
LOCATION: Parcel located on the west side of LA Highway 21 and the east side of LA Highway 1077, Madisonville; S38, S41, S44, T7S, R10E; Ward 1, District 1

**NEW BUSINESS**

**OLD BUSINESS**

**ADJOURNMENT**

**MINUTES OF THE  
ST. TAMMANY PARISH ZONING COMMISSION MEETING  
6:00 P.M. – WEDNESDAY, NOVEMBER 1, 2023  
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS  
KOOP DRIVE OFF OF HIGHWAY 59  
MANDEVILLE, LOUISIANA**

**ROLL CALL**

Present: Seeger, Ress, McInnis, Truxillo, Doherty, Horne, Crawford, Narcisse, , Troncoso, Hernandez and Accardo

Absent: Gaines

**STAFF PRESENT:** Ross Liner, Helen Lambert, Leslie DeLatte, Mitchell Kogan, Erin Cook and Emily Couvillion

**CALL TO ORDER**

**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**

**INVOCATION** Seeger

**PLEDGE OF ALLEGIANCE** Crawford

**APPROVAL OF THE OCTOBER 10, 2023 MINUTES**

**Crawford made a motion to accept as written, second by Truxillo**

YEA: Seeger, McInnis, Truxillo, Doherty, Horne, Crawford, Narcisse, Troncoso, Hernandez and Accardo

NAY:

ABSTAIN: Ress

**POSTPONING OF CASES:**

**2. 2023-3513-ZC**

Existing Zoning:	A-3 (Suburban District)
Proposed Zoning:	HC-2 (Highway Commercial District)
Location:	Parcel located on the west side of Louisiana Highway 1077, south of Interstate 12, Covington; S11, T7S, R10E; Ward 1, District 1
Acres:	12.70 acres
Petitioner:	Jeffrey Schoen
Owner:	Succession of Jewel Chatellier Gennaro - Anthony Gennaro Jr. & Lisa Gennaro
Council District:	1

**POSTPONED FROM THE OCTOBER 10, 2023 MEETING**

Jeff Schoen came to the podium

A community meeting was set up for Thursday, November 13, 2023 at 6pm in the Council Chambers for this case. The commission members attending are Gaines, Seeger, Hernandez Troncoso and Doherty.

**Seeger made a motion to postpone for one month, second by Troncoso**

YEA: Seeger, Ress, McInnis, Truxillo, Doherty, Horne, Crawford, Narcisse, Troncoso, Hernandez and Accardo

NAY: n/a

ABSTAIN: n/a

**MINUTES OF THE  
ST. TAMMANY PARISH ZONING COMMISSION MEETING  
6:00 P.M. – WEDNESDAY, NOVEMBER 1, 2023  
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS  
KOOP DRIVE OFF OF HIGHWAY 59  
MANDEVILLE, LOUISIANA**

**16. 2023-3574-ZC**

Existing Zoning: NC-4 (Neighborhood Institutional District)  
Proposed Zoning: CBF-1 (Community Based Facilities District)  
Location: Parcel located on the southwest corner of Louisiana Highway 21 and  
Keys Road, Covington S41, T7S, R10E; Ward 1, District 1  
Acres: 3.33 acres  
Petitioner: Jeffrey Schoen  
Owner: 21 Keys Southwest, LLC.  
Council District: 1

Jeff Schoen came to the podium

Andre’ Maillho spoke against this request

**Mcinnis made a motion to postpone for one month, second by Seeger**

YEA: Seeger, Ress, McInnis, Doherty, Horne, Crawford, Narcisse, Troncoso, Hernandez and Accardo  
NAY: Truxillo  
ABSTAIN: n/a

**18. 2023-3583-PR – USE: Family Entertainment Center**

CORRIDOR: Highway 21 Planned Corridor  
ZONING: NC-4 (Neighborhood Institutional District)  
USE SIZE: 2-story, +/-18,500 sq. ft  
PETITIONER: Jeffrey D. Schoen  
OWNER: 21 Keys Southwest, LLC  
LOCATION: Parcel located on the west side of LA Highway 21, south of Keys Road, north  
of Pinecrest Drive, Covington.

**Seeger made a motion to postpone for one month, second by Crawford**

YEA: Seeger, Ress, McInnis, Truxillo, Doherty, Horne, Crawford, Narcisse, Troncoso, Hernandez and  
Accardo  
NAY: n/a  
ABSTAIN: n/a

**ZONING CHANGE REQUEST CASES**

**1. 2023-3471-ZC**

Text change: AN ORDINANCE TO AMEND ST. TAMMANY PARISH CODE OF  
ORDINANCES SECTIONS 130-918, 130-945, 130-969 TO REMOVE THE TERM  
APARTMENTS FROM THE DEFINITION OF LODGING AS SET FORTH IN THOSE  
ORDINANCES

**POSTPONED FROM THE SEPTEMBER 5, 2023 MEETING, OCTOBER 10, 2023 MEETING**

Jeff Schoen came to the podium

Jimmie Davis spoke in favor of this request

**Crawford made a motion to approve as written with the recommendation, second by Horne**

YEA: Ress, Truxillo, Doherty, Horne, Crawford, Narcisse, Troncoso, Hernandez and Accardo  
NAY: Seeger and McInnis  
ABSTAIN: n/a

**MINUTES OF THE  
ST. TAMMANY PARISH ZONING COMMISSION MEETING  
6:00 P.M. – WEDNESDAY, NOVEMBER 1, 2023  
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS  
KOOP DRIVE OFF OF HIGHWAY 59  
MANDEVILLE, LOUISIANA**

**3. 2023-3514-ZC**

Existing Zoning: HC-2 (Highway Commercial District)  
Proposed Zoning: HC-2 (Highway Commercial District) and EO (Entertainment Overlay)  
Location: Parcel located on the southeast side of Pontchartrain Drive, north of Northshore Circle, Slidell; S32, T9S, R14E; Ward 9, District 13  
Acres: 1.903 acres  
Petitioner: Romain Stitelet & Maksim Volovikov  
Owner: Stocks Finder, LLC - Maksim Volovikov  
Council District: 13

**POSTPONED FROM THE OCTOBER 10, 2023 MEETING**

Romaine Volovikov came to the podium

Richard Cullignon asked some questions for clarity about the case

**Troncoso made a motion to approve, second by Truxillo**

YEA: Seeger, Ress, McInnis, Truxillo, Doherty, Horne, Crawford, Narcisse, Troncoso, Hernandez and Accardo

NAY: Hernandez and Accardo

ABSTAIN: Horne

**4. 2023-3515-ZC**

Existing Zoning: A-3 (Suburban District)  
Proposed Zoning: A-3 (Suburban District) and MHO (Manufactured Housing Overlay)  
Location: Parcel located on the west side of Howze Beach Boulevard, being Lots 5 & 6, Square 2, Homeland Heights Subdivision, Slidell S44, T9S, R14E; Ward 9, District 12  
Acres: .14 acres  
Petitioner: Maggie McBride  
Owner: Alba Paguada  
Council District: 12

Maggie McBride and Alba Paguada came to the podium

Keila Shuler asked questions about this request

Robert Moseley and Lee Domangue spoke against this request

**Seeger made a motion to approve, second by Accardo**

YEA: Seeger, Ress, Truxillo, Doherty, Crawford, Narcisse and Accardo

NAY: McInnis, Horne, Troncoso and Hernandez

ABSTAIN: n/a

**5. 2023-3532-ZC**

Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: A-3 (Suburban District) and MHO (Manufactured Housing Overlay)  
Location: Parcel located on the north side of Rouville Road, east of South Oaklawn Drive being Lots 14C and 14D, Rouville Subdivision, Lacombe S39, T8S, R13E; Ward 7, District 7  
Acres: 2.52 acres  
Petitioner: Bayou Lacombe Investments, Inc. - Al Hamauei  
Owner: Bayou Lacombe Investments, Inc. and Daniel & Melanie Hamauei  
Council District: 7

Al Hamauei came to the podium

**MINUTES OF THE  
ST. TAMMANY PARISH ZONING COMMISSION MEETING  
6:00 P.M. – WEDNESDAY, NOVEMBER 1, 2023  
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS  
KOOP DRIVE OFF OF HIGHWAY 59  
MANDEVILLE, LOUISIANA**

Isabelle Moore , Steven Larmann, Mike and Marianna Cabiran, and Phileshun and Eric Sylvan spoke against this request

**Seeger made a motion to approve-no motion for a second**

**Crawford made a motion to approve as amended, second by Seeger**

YEA: Crawford  
NAY: Seeger, Ress, McInnis, Truxillo, Doherty, Horne, Narcisse, Troncoso, Hernandez and Accardo  
ABSTAIN: n/a  
**This motion failed**

- 6. 2023-3541-ZC**
- |                   |  |
|-------------------|--|
| Existing Zoning:  | A-3 (Suburban District) and NC-4 (Neighborhood Institutional District)   |
| Proposed Zoning:  | HC-2 (Highway Commercial District)   |
| Location:         | Parcel located on the west side of LA Highway 1077, south of Motichack Road, Madisonville S38, T7S, R10E; Ward 1, District 4 |
| Acres:            | 3.235 acres  |
| Petitioner:       | Linda and Keith Young  |
| Owner:            | Linda and Keith Young  |
| Council District: | 4  |

Keith Young came to the podium

**McInnis made a motion to approve, second by Truxillo**

YEA: Ress, McInnis, Truxillo, Doherty, Horne, Crawford, Narcisse, Troncoso, Hernandez and Accardo  
NAY: n/a  
ABSTAIN: n/a

- 7. 2023-3543-ZC**
- |                   |  |
|-------------------|--|
| Existing Zoning:  | A-1 (Suburban District)  |
| Proposed Zoning:  | A-1 (Suburban District) and RO (Rural Overlay)   |
| Location:         | Parcel located on the west side of Pine Cone Road, being Lot 78, Oak Knoll Estates Subdivision, Abita Springs S30, T6S, R13E; Ward 6, District 6 |
| Acres:            | 8.05 acres   |
| Petitioner:       | Devon Maitozo  |
| Owner:            | Khريس and Ressa Noah, Kalyn and Devon Maitozo  |
| Council District: | 6  |

Devon Maitozo came to the podium

**Narcisse made a motion to approve, second by Horne**

YEA: Seeger, Ress, McInnis, Truxillo, Doherty, Horne, Crawford, Narcisse, Troncoso, Hernandez and Accardo  
NAY: n/a  
ABSTAIN: n/a

- 8. 2023-3544-ZC**
- |                   |   |
|-------------------|---|
| Existing Zoning:  | A-1 (Suburban District)   |
| Proposed Zoning:  | A-1 (Suburban District) and MHO (Manufactured Housing Overlay)  |
| Location:         | Parcel located on the east side of Tantela Ranch Road, north of Jones Road, being a portion of Lot 13-B, River Bend Estates Subdivision, Covington S38, T6S, R10E; Ward 1, District 3 |
| Acres:            | 1 acre  |
| Petitioner:       | Mary Ann Lewis Miller   |
| Owner:            | Mary Ann Lewis and Frank Norman Miller  |
| Council District: | 3   |

Mary Ann Miller came to the podium

**MINUTES OF THE  
ST. TAMMANY PARISH ZONING COMMISSION MEETING  
6:00 P.M. – WEDNESDAY, NOVEMBER 1, 2023  
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS  
KOOP DRIVE OFF OF HIGHWAY 59  
MANDEVILLE, LOUISIANA**

**McInnis made a motion to approve, second by Truxillo**

YEA: Seeger, Ress, McInnis, Truxillo, Doherty, Horne, Crawford, Narcisse, Hernandez and Accardo  
NAY: Troncoso  
ABSTAIN: n/a

**9. 2023-3546-ZC**

Existing Zoning:	A-4 (Single-Family Residential District)
Proposed Zoning:	A-4 (Single-Family Residential District) and MHO (Manufactured Housing Overlay)
Location:	Parcel located on the east side of Violet Street, south of Success Street, being Lots 19, 21 and 23, West Abita Springs Subdivision, Covington S36, T6S, R11E; Ward 10, District 2
Acres:	.172 acres
Petitioner:	Dragonfly Enterprises, Inc. - Jamie Lindsay
Owner:	Reina Perez de Cohen and Norvic Avile
Council District:	2

Jamie Lindsay came to the podium

**Truxillo made a motion to approve, second by Troncoso**

YEA: McInnis, Truxillo, Doherty, Horne, Crawford, Narcisse, Troncoso, Hernandez and Accardo  
NAY: Seeger and Ress  
ABSTAIN: n/a

**10. 2023-3547-ZC**

Existing Zoning:	A-4 (Single-Family Residential District)
Proposed Zoning:	A-4 (Single-Family Residential District) and MHO (Manufactured Housing Overlay)
Location:	Parcel located on the east side of Violet Street, south of Success Street, being Lots 41, 43, 45, West Abita Springs Subdivision, Covington S36, T6S, R11E; Ward 10, District 2
Acres:	.172 acres
Petitioner:	Dragonfly Enterprises, Inc. - Jamie Lindsay
Owner:	Reina Perez de Cohen and Norvic Avile
Council District:	2

Jamie Lindsay came to the podium

**Crawford made a motion to approve, second by Horne**

YEA: Seeger, McInnis, Truxillo, Doherty, Horne, Crawford, Narcisse, Troncoso, Hernandez and Accardo  
NAY: Ress  
ABSTAIN: n/a

**11. 2023-3550-ZC**

Existing Zoning:	A-4 (Single-Family Residential District)
Proposed Zoning:	A-4 (Single-Family Residential District) and MHO (Manufactured Housing Overlay)
Location:	Parcel located on the east side of Violet Street, being Lot 7-A, Square 14, West Abita Springs Subdivision, Covington S36, T6S, R11E; Ward 10, District 2
Acres:	.11 acres
Petitioner:	Porscha Montana
Owner:	Dewan Reed and Porscha Montana
Council District:	2

Porscha Montana came to the podium

**MINUTES OF THE  
ST. TAMMANY PARISH ZONING COMMISSION MEETING  
6:00 P.M. – WEDNESDAY, NOVEMBER 1, 2023  
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS  
KOOP DRIVE OFF OF HIGHWAY 59  
MANDEVILLE, LOUISIANA**

**Horne made a motion to approve, second by Truxillo**

YEA: Seeger, Ress, McInnis, Truxillo, Doherty, Horne, Crawford, Narcisse, Troncoso and Hernandez  
NAY: Accardo  
ABSTAIN: n/a

**12.. 2023-3562-ZC**

Existing Zoning:	A-3 (Suburban District)
Proposed Zoning:	A-3 (Suburban District) and MHO (Manufactured Housing Overlay)
Location:	Parcel located on the north side of Dubuission Road, being Lot 58-A, Slidell Oak Ridge Subdivision, Slidell S38, T9S, R14E; Ward 9, District 12
Acres:	.20 acres
Petitioner:	James D. Maddox
Owner:	Evangelina J. Ussin
Council District:	12

Evangelina Ussin came to the podium

Donna and Kevin McDonald and Lee Domangue spoke against this request

**Accardo made a motion to postpone for one month, second by McInnis**

YEA: Ress, McInnis, Troncoso, Hernandez and Accardo  
NAY: Seeger, Truxillo,, Doherty, Crawford and Narcisse  
ABSTAIN: Horne

The motion failed

**Narcisse then made a motion to approve, second by Seeger**

YEA: Seeger, Truxillo, Doherty, Crawford, Narcisse  
NAY: Ress, McInnis, Horne, Troncoso, Hernandez and Accardo  
ABSTAIN: n/a

This motion also failed

**13. 2023-3564-ZC**

Existing Zoning:	A-4 (Single-Family Residential District)
Proposed Zoning:	A-4 (Single-Family Residential District) and MHO (Manufactured Housing Overlay)
Location:	Parcel located on the northeast side of Chinchas Creek Road, being Lots 23 and 24, Square D, Abney Country Air Subdivision, Slidell S37, T9S, R15E; Ward 8, District 13
Acres:	.27 acres
Petitioner:	Michael Deckelman
Owner:	Michael Deckelman
Council District:	13

Michael Deckelman came to the podium

Ray Irby spoke in favor of this request

**Crawford made a motion to approve, second Narcisse**

YEA: Seeger, Ress, Mcinnis, Truxillo, Doherty, Crawford, Narcisse, Troncoso, Hernandez and Accardo  
NAY: n/a  
ABSTAIN: Horne

**MINUTES OF THE  
ST. TAMMANY PARISH ZONING COMMISSION MEETING  
6:00 P.M. – WEDNESDAY, NOVEMBER 1, 2023  
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS  
KOOP DRIVE OFF OF HIGHWAY 59  
MANDEVILLE, LOUISIANA**

**14. 2023-3566-ZC**

Existing Zoning: NC-5 (Retail and Service District)  
Proposed Zoning: HC-1 (Highway Commercial District) and EO (Entertainment Overlay)  
Location: Parcel located at the intersection of LA Highway 1077 and LA Highway 21, north of Rodney Road, Madisonville S38, T7S, R10E; Ward 1, District 4  
Acres: .82 acres  
Petitioner: Michael Rase Jr.  
Owner: Four Corners Triangle Investments, LLC - Michael Rase Jr.  
Council District: 4

Paul Mayronne came to the podium

**Truxillo made a motion to approve, second by Horne**

YEA: Seeger, Ress, Mcinnis, Truxillo, Doherty, Horne, Crawford, Narcisse, Troncoso, Hernandez and Accardo  
NAY: n/a  
ABSTAIN: n/a

**15. 2023-3569-ZC**

Existing Zoning: NC-5 (Retail and Service District)  
Proposed Zoning: NC-5 (Retail and Service District) and EO (Entertainment Overlay)  
Location: Parcel located on the east side of LA Highway 1090, north of Cross Gates Boulevard, Slidell S38, T9S, R15E; Ward 8, District 9  
Acres: 1.15 acres  
Petitioner: D.C.R., LLC - Chris Clark  
Owner: D.C.R., LLC - Donald Mattern  
Council District: 9

Chris Clark and Donald Mattern came to the podium

**Crawford made a motion to approve, second by Narcisse**

YEA: Seeger, Ress, Mcinnis, Truxillo, Doherty, Horne, Crawford, Narcisse, Troncoso, Hernandez and Accardo  
NAY: n/a  
ABSTAIN: n/a

**17. 2023-3580-ZC**

Existing Zoning: A-1 (Suburban District), RO (Rural Overlay), and MHO (Manufactured Housing Overlay)  
Proposed Zoning: A-2 (Suburban District), RO (Rural Overlay), and MHO (Manufactured Housing Overlay)  
Location: Parcel located on the south side of Galloway Road, west of LA Highway 40, Covington S20, T5S, R11E; Ward 2, District 6  
Acres: 2.25 acres  
Petitioner: Ashley and Scott O'Flynn  
Owner: Ashley and Scott O'Flynn  
Council District: 6

Scott O'Flynn came to the podium

**Seeger made a motion to approve, second by Truxillo**

YEA: Ress, Mcinnis, Truxillo, Doherty, Horne, Crawford, Narcisse, Troncoso, Hernandez and Accardo  
NAY: Seeger  
ABSTAIN: n/a



**MINUTES OF THE  
ST. TAMMANY PARISH ZONING COMMISSION MEETING  
6:00 P.M. – WEDNESDAY, NOVEMBER 1, 2023  
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS  
KOOP DRIVE OFF OF HIGHWAY 59  
MANDEVILLE, LOUISIANA**

**19. 2023-3584-PR – USE: Monument Sign for Ochsner/MD Anderson Cancer Facility**  
CORRIDOR: Highway 21 Planned Corridor  
ZONING: MD-3 (Medical Facility District)  
USE SIZE: 75 sq. ft Monument Sign  
PETITIONER: Timothy Riddell, MD  
OWNER: Ochsner Health Systems – Michael Hulefeld (President & COO)  
LOCATION: Parcel located on the southwest corner of Ochsner Boulevard and Louisiana Highway 21, Covington.

Ronnie Simpson came to the podium

**Truxillo made a motion to approve, second by Ress**

YEA: Seeger Ress, Mcinnis, Truxillo, Doherty, Horne, Crawford, Narcisse, Troncoso, Hernandez and Accardo  
NAY: n/a  
ABSTAIN: n/a

**NEW BUSINESS There was a reminder that there will be a 5pm meeting November 12 before the regular Planning meeting at 6pm**

**OLD BUISNESS**

**ADJOURNMENT Horne made a motion to adjourn**



**ZONING STAFF REPORT**  
2023-3398-ZC

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:** Parcel located on the northeast corner of Coast Boulevard and Bosworth Street, being lots 22, 23, 24, 25, 26, 27, 28, Square 6, Central Park Subdivision Section A, Slidell; S23, T9S, R14E; Ward 8, District 12  
**Council District:** 12

**Owner:** Wilfred Lewis  
**Posted:** November 22, 2023

**Applicant:** Air Comfort Products, Inc. - Wilfred Lewis  
**Commission Hearing:** December 5, 2023

**Size:** .64 acres  
**Determination:** Approved, Denied, Postponed

**Prior Determinations:** Postponed for 1 month at the August 2, 2023 Meeting, Postponed for 2 months at the October 10, 2023 meeting.



**Current Zoning**  
A-4A Single Family Residential  
**Requested Zoning**  
I-1 Industrial District  
**Future Land Use**  
Residential – Medium Intensity  
**Flood Zone**  
Effective Flood Zone A6  
Preliminary Flood Zone AE  
**Critical Drainage:**  
Yes

**FINDINGS**

1. The applicant is requesting to rezone the .64-acre parcel from A-4A Single Family Residential to I-1 Industrial District. The property is located on the northeast corner of Coast Boulevard and Bosworth Street, being lots 22, 23, 24, 25, 26, 27, 28, Square 6, Central Park Subdivision Section A, Slidell.

*Zoning History*

1. Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
86-051A	Unknown	SA Suburban District
09-2117	SD Suburban District	A-4A Single-Family Residential District

*Site and Structure Provisions*

2. The subject property is currently undeveloped and consists of Lots 22-28, Square 6 of the Central Park Subdivision, each measuring 25' in width.

*Compatibility or Suitability with Adjacent Area*

3. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-4A Single-Family Residential District
South (across Coast Blvd)	Commercial (Office Warehouse)	HC-2 Highway Commercial District
East	Undeveloped	A-4A Single-Family Residential District
West	Undeveloped	A-4A Single-Family Residential District



## ZONING STAFF REPORT

2023-3398-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

## PLANNING & DEVELOPMENT

Ross Liner  
Director

4. The subject property abuts residentially-developed property zoned A-4A Single-Family Residential District zoning to the north and undeveloped A-4A Single-Family Residential District classifications to the east, and west, and an office warehouse for a restoration company across Coast Boulevard to the south.
5. **The applicant's previous request was to rezone the property to the HC-2 Highway Commercial District designation. After meeting with staff, it was determined that the I-1 Industrial District may be more applicable to the applicant's proposed use of an office warehouse for the following reasons:**
  - **The I-1 Industrial District, while more intense, has significantly fewer uses than the HC-2 Highway Commercial District and therefore will limit the development of the site, especially considering the smaller size of the property.**
  - **Due to the abutting residential zoning districts, a 25 ft landscape buffer will have to be provided along property lines that are adjacent to residential zoning, as opposed to the 10 ft buffer that is required under the typical commercial regulations.**
6. If the requested zoning change is approved, the applicant will have to apply for a minor resubdivision to combine the substandard lots of record into one contiguous parcel.
7. If the property is rezoned to the I-1 Industrial District, the applicant could construct any of the following uses on-site:

Radio & television studios and broadcasting stations; Auto body shops; Outdoor storage yards and lots and contractor's storage yards in conjunction with an affiliated office; Welding shops; Indoor recreational facilities including a restaurant without lounge; Office warehouse; Portable storage containers use for storage; Outdoor display pre-assembled building, pool and playground equipment; Specialty food processing; Crematorium.

8. Any future construction on the site will be subject to all commercial Parish requirements.

### *Consistency with New Directions 2040*

**Residential: Medium-Intensity:** neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Strategy 1:5:1 Locate new residential and commercial development within, adjacent to, or near existing towns and activity centers and associated infrastructure, services, and amenities.

The proposed zoning change is NOT consistent with the following goals, policies, and strategies of the Comprehensive Plan:

1. Strategy 1:3:1 Locate manufacturing and logistics areas and other high intensity land uses at appropriate distances from Residential Neighborhoods, Conservation Areas, and sensitive ecological areas to create a gradual transition zone to minimize negative impacts.

**a. The purpose of the previously requested HC-2 is to provide for moderately scaled, more intense retail, office, and service uses. Per the Future Land Use map, "Manufacturing and logistics" businesses include large-scale, high-intensity uses with access to infrastructure uses including heavy manufacturing, large distribution and warehousing, maritime uses, and utilities.**

2. Strategy 1:5:2 Locate high intensity land uses adjacent to high-capacity transportation corridors

**a. The road surface for Coast Blvd is 26 ft. and the road surface for Bosworth is 17 ft.**

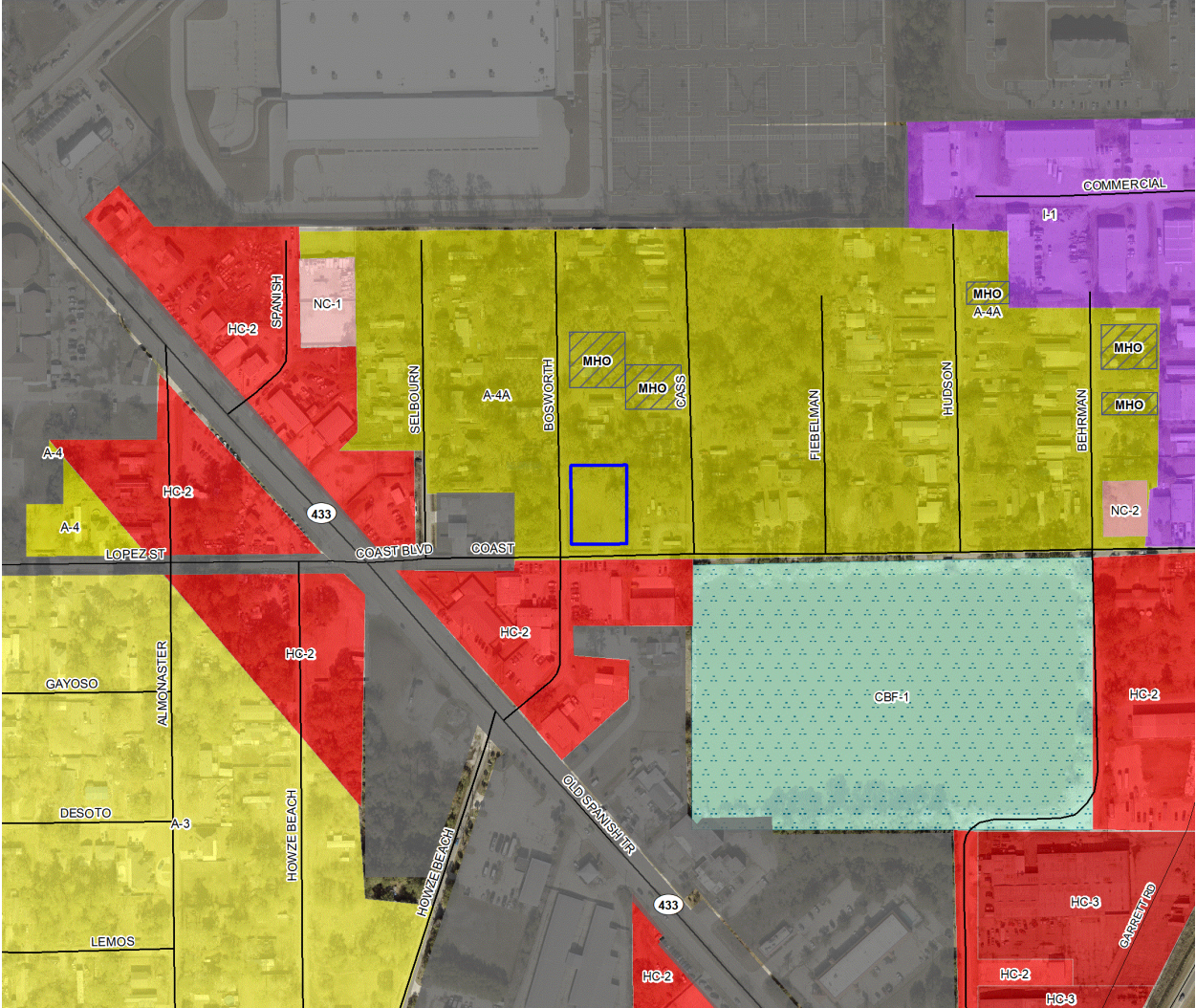




**ZONING STAFF REPORT**  
2023-3398-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director







2023-3398-ZC



BOSWORTH AVENUE

NORTH 225.00'

175.00'

EAST 125.00'

LOT 22

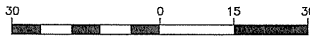
LOT 23

LOT 26

WEST 125.00'

COAST BOULEVARD

GRAPHIC SCALE



( IN FEET )

1 INCH = 30 FEET

BUILDING SETBACKS  
(\* Verify Prior to Construction)

Front Setback.....\*

Side Setback.....\*

Rear Setback.....\*

ADDRESS: COAST BOULEVARD

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. No. 22505 0440 D  
F.I.R.M. Date 04/21/1999  
ZN: A5 B.F.E. 9'  
\* Verify prior to construction with Local Governing Body.

DRAWING NO.  
20180677

DATE:  
10/11/2018

REVISED:

**J.V. Burkes & Associates, Inc.**

SURVEYING

ENGINEERING

• ENVIRONMENTAL

1805 Shortcut Highway

Slidell, Louisiana 70458

E-mail: jvbassoc@jvburkes.com

Phone: 985-649-0075 Fax: 985-649-0154

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

DRAWN BY:  
KAR

CHECKED BY:  
JDL

SCALE:

1" = 30'

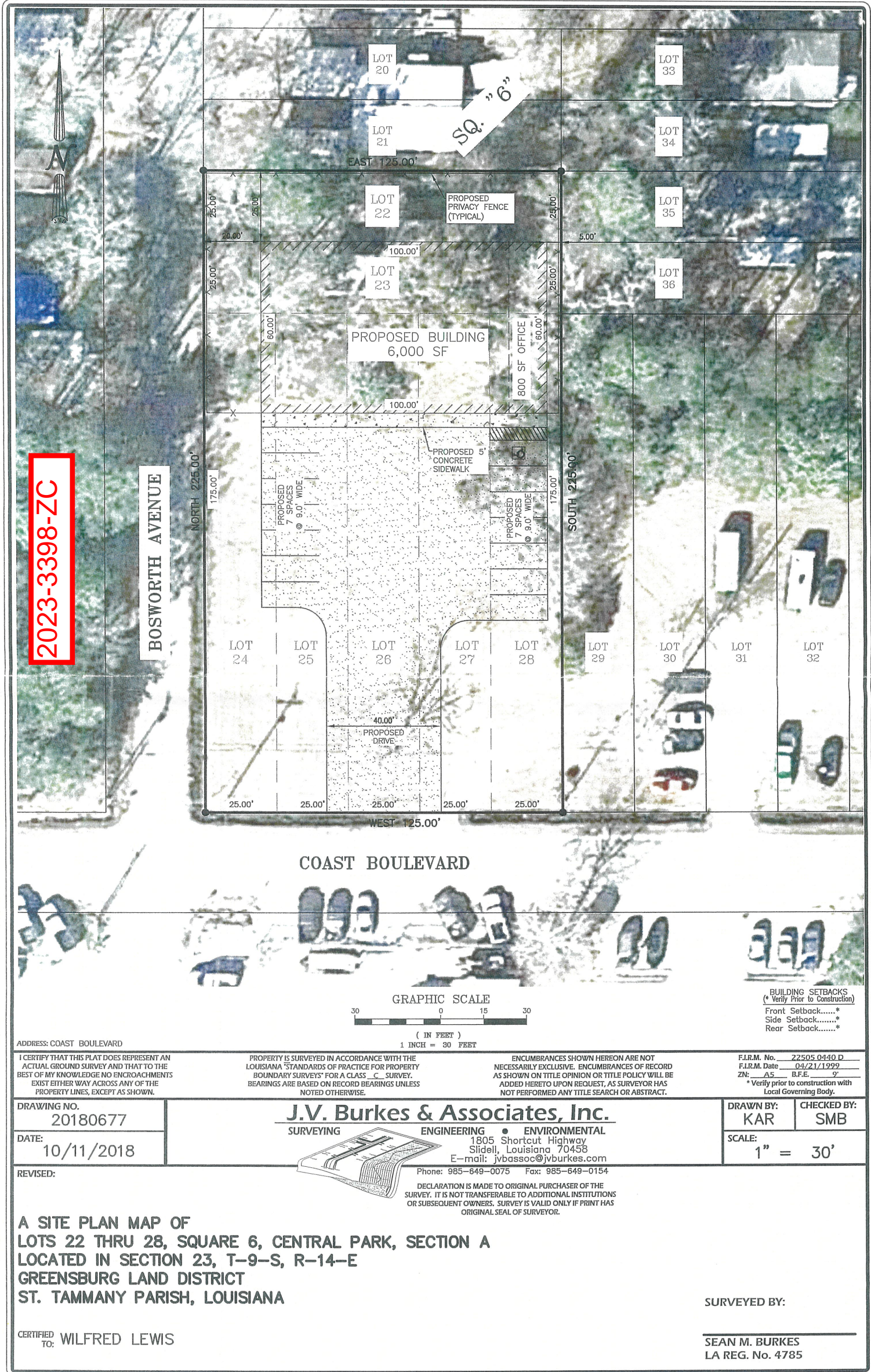
A REZONING MAP OF  
LOTS 22 THRU 28, SQUARE 6, CENTRAL PARK, SECTION A  
FROM ZONE A-4A TO ZONE HC-2  
LOCATED IN SECTION 23, T-9-S, R-14-E  
GREENSBURG LAND DISTRICT  
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED  
TO: WILFRED LEWIS

SURVEYED BY:

SEAN M. BURKES  
LA REG. No. 4785









**ZONING STAFF REPORT**  
2022-3513-ZC

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:** Parcel located on the west side of Louisiana Highway 1077, south of Interstate 12, Covington;  
S11, T7S, R10E; Ward 1, District 1      **Council District:** 1

**Owners:** Anthony Gennaro Jr. & Lisa Gennaro      **Posted:** November 20, 2023

**Petitioner:** Jeffrey Schoen      **Commission Hearing:** December 5, 2023

**Size:** 12.70 acres      **Prior Determination:** Postponed from October 10, 2023  
and November 1, 2023 meetings. Community meeting  
held on November 13, 2023.



**Current Zoning**

A-3 Suburban District

**Requested Zoning**

HC-2 Highway Commercial District

**Future Land Use**

Residential: Medium-Intensity

Mixed-Use

**Flood Zone**

Effective Flood Zone A

Preliminary Flood Zone AE

**Critical Drainage:**

Yes

**FINDINGS**

1. The applicant is requesting to rezone the 12.70-acre parcel from A-3 Suburban District to HC-2 Highway Commercial District. The property is located on the west side of Louisiana Highway 1077, south of Interstate 12, Covington.

*Zoning History*

2. Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
09-2116	Unknown	A-3 Suburban District

*Site and Structure Provisions*

3. The subject property is currently developed with a single-family residence and an accessory unit.

*Compatibility or Suitability with Adjacent Area*

4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Commercial	HC-2 Highway Commercial District
South	Residential	A-2 Suburban District
East	Residential	A-3 Suburban District
West	Undeveloped	A-4 Single-Family Residential District





**ZONING STAFF REPORT**  
2022-3513-ZC

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

5. The subject property abuts single-family zoning to the east, south, and west, as well as a commercial property zoned HC-2 Highway Commercial District to the north. The purpose of the HC-2 Highway Commercial District is to provide for the location of moderately scaled, more intense retail, office and service uses, generally located along major collectors and arterials and designed to provide services to a portion of the Parish.
6. The minimum size for new lots within the HC-2 Highway Commercial District is 20,000 square feet with a maximum building size of 40,000 square feet. The property could house multiple commercial structures not exceeding 40,000 square feet; however, these structures would be subject to the parking, landscaping, drainage and all other applicable requirements. In addition, the lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 50 percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.
7. A change in zoning will allow the applicant to operate any of the following permitted commercial uses: All uses permitted in the HC-1 Highway Commercial District and Banks and financial institutions; Convenience stores with gas; Drive-in restaurants; Liquor stores; Any private office use that is a permitted use in the NC district over 20,000 sq. ft.; Clubs, lodges, fraternal and religious institutions, meeting halls (over 20,000 sq. ft.); Veterinary clinics (with outdoor kennels); Parcel post delivery stations; Mini-warehouses; Commercial kennels; Outdoor storage yards that do not occupy an area greater than 50 percent of land area, and are enclosed by an eight-foot opaque perimeter fence, located on the same parcel as, and are accessory to an existing mini-warehouse, not to be located on the street side; Lodging, 100 rooms or less (including apartments, hotels, motels); Automotive sales not to exceed two acres of display and storage; Outdoor retail and storage yards; Potable storage containers use for storage; Outdoor display area of pre-assembles building, pool and playground equipment.

*Consistency with New Directions 2040*

**Residential: Medium-Intensity:** Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

**Mixed Use** areas are flexible and appropriate for higher concentration of residential and commercial uses, allowing shorter trips between destinations and opportunities for walkable, compact development patterns. Mixed Use areas are typically located at or near the Parish's existing hubs of activity and intersections of major roads, as well as along major traffic corridors. Mixed Use areas may also include higher density residential uses, such as garden apartments and condominiums.

The proposed zoning change is NOT consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

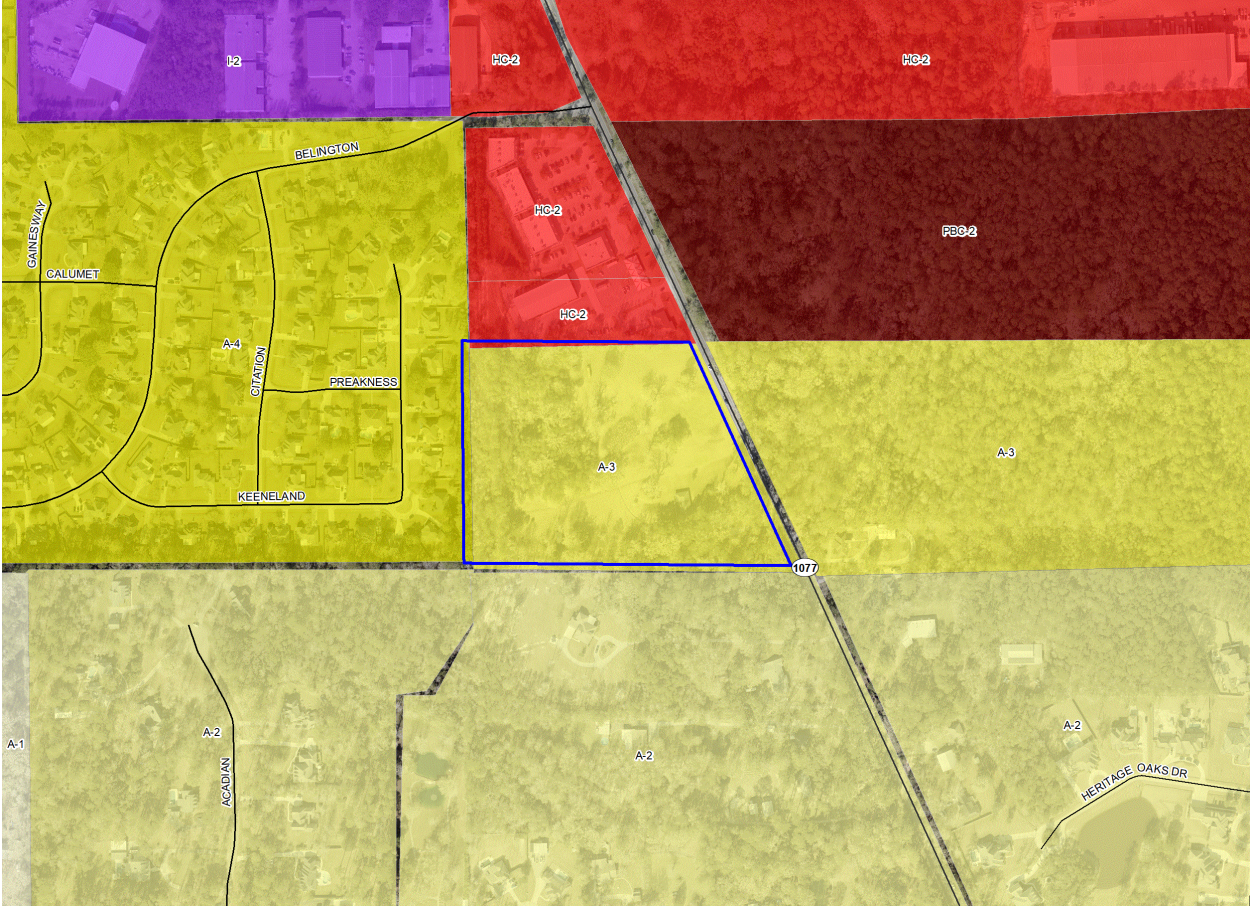
- i. Strategy 1.5:2 Locate high intensity land uses adjacent to high capacity transportation corridors.
- ii. Goal 5:1: The Parish will designate adequate land served by supporting infrastructure for use by businesses and industries seeking to begin or expand.



**ZONING STAFF REPORT**  
2022-3513-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

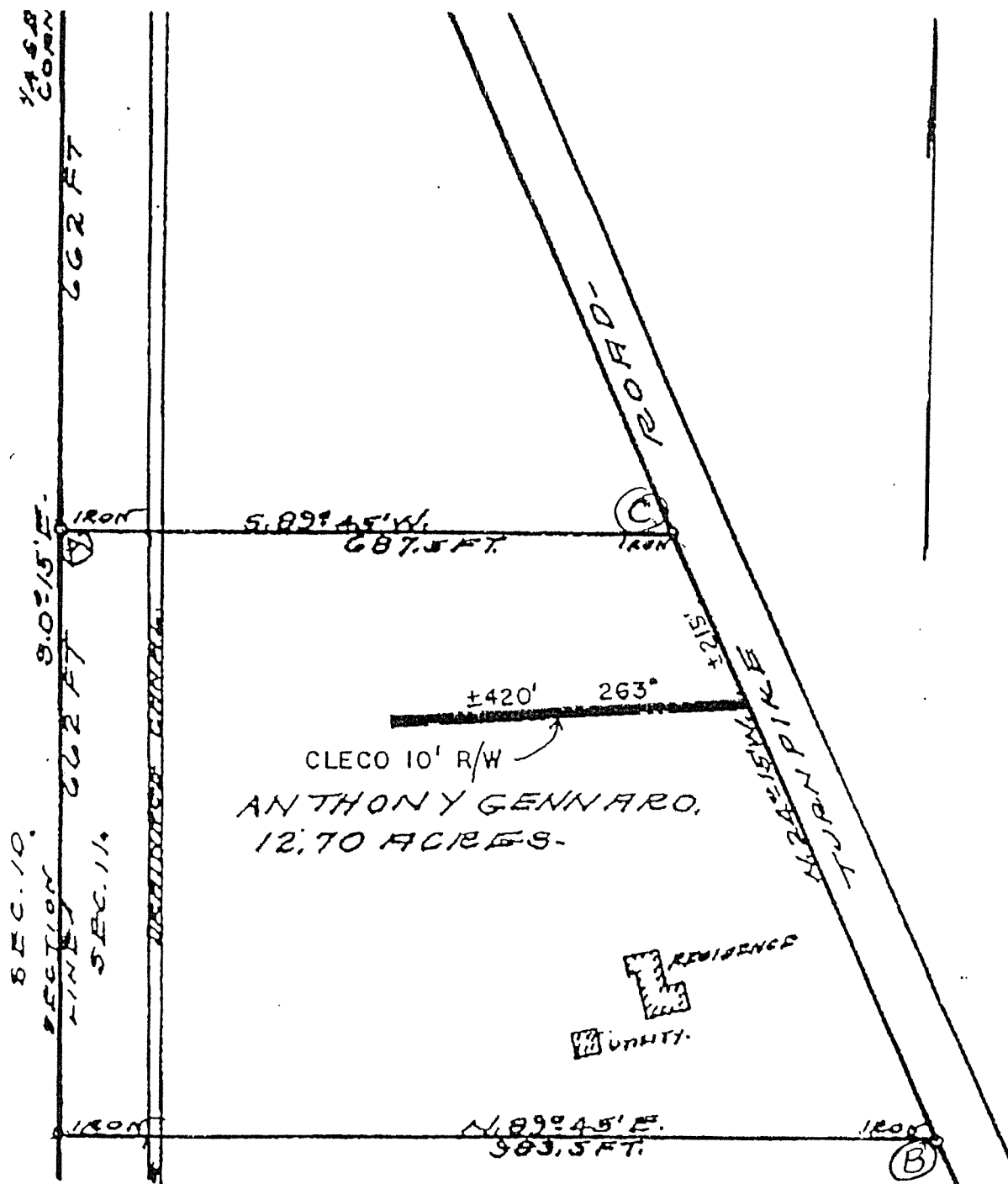
**PLANNING & DEVELOPMENT**  
Ross Liner  
Director



2023-3513-ZC

SKETCH

OX-24  
Rev. 11/86



MAP SHOWING SURVEY IN SECTION  
11-T.7S-R.10E-GREENSBURG-DISTRICT  
ST. TAMMANY PARISH, LOUISIANA.  
SCALE 1 INCH = 200 FT.  
NOV. 7, 1963-

*E. R. Schults*  
SURVEYOR  
COVINGTON, LA.

R/W WIDTH 10'  
R/W LENGTH ±420'  
R/W WIDTH  
R/W LENGTH  
TLN NUMBER

CENTRAL LOUISIANA ELECTRIC COMPANY  
PINEVILLE, LOUISIANA

PROPOSED ELECTRIC LINE RIGHT OF WAY  
ACROSS THE PROPERTY OF

GENNARO

WARD 1 IN SECTION 11 T.7S R.10E  
ST. TAMMANY PARISH, LOUISIANA





**ZONING STAFF REPORT**  
2023-3585-ZC

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:** Parcel located east of U.S. Highway 190, west of Falconer Drive, south of Harrison Avenue, and north of 8th Avenue, Covington; S10 and S48, T7S, R11E; Ward 3, District 2      **Council District:** 2

**Petitioner:** Richard Baldwin      **Posted:** November 21, 2023

**Owner:** Baldwin Investments – John T. Baldwin      **Commission Hearing:** December 5, 2023

**Size:** 3.34 acres      **Determination:** Approved, Denied, Postponed



**Current Zoning**  
A-4A Single Family Residential District  
HC-1 Highway Commercial District  
**Requested Zoning**  
HC-2 Highway Commercial District  
**Future Land Use**  
Commercial  
**Flood Zone**  
Effective Flood Zone B  
Preliminary Flood Zone AE  
**Critical Drainage:**  
Yes  
**BFE**  
Proposed BFE 16' + 1' Freeboard = 17' FFE

**FINDINGS**

1. The applicant is requesting to rezone a 3.34-acre parcel from A-4A Single Family Residential District and HC-1 Highway Commercial District to HC-2 Highway Commercial District. The subject property is adjacent to the applicant’s existing Baldwin Motors facility and consists of Squares 66 and 73, as well as a revoked portion of 7<sup>th</sup> Avenue and G street.

*Zoning History*

2. Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
83-022B and 88-015	Unknown	C-2 Commercial District and A-2 Suburban District
09-2116	C-2 Commercial District and A-2 Suburban District	HC-1 Highway Commercial District and A-4A Single Family Residential District

*Site and Structure Provisions*

3. The subject property is composed of Squares 66 and 73 within Town of Alexiusville subdivision and .697 acres of revoked right-of-way which was purchased from the Parish in 2022. These lots are currently undeveloped.
4. The existing A-4A Single Family Residential District requires a minimum 7,260 sqft parcel size and minimum lot width of 60 ft.



Compatibility or Suitability with Adjacent Area

5. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	A-4A Single Family Residential District
South	Residential	A-4A Single Family Residential District
East	Undeveloped	A-4A Single Family Residential District
West	Commercial	HC-3 Highway Commercial District

6. The applicant’s main facility, Baldwin Motors, is located on the west side of the subject property. That property was rezoned from HC-1 Highway Commercial District to HC-3 Highway Commercial District in 2022 which allows for Baldwin Motors to sell, display, and service automotive vehicles (Council Ord. 22-4470). The subject property is surrounded by A-4A Single Family Residential District zoning on all other sides (north, south, and east). The properties to the north and east are currently undeveloped and there are single-family dwellings to the south.
7. Approximately 2.86 acres of the 3.34-acre subject property is zoned A-4A Single Family Residential District. The purpose of the A-4A Single Family Residential District is to provide single-family residential dwellings in a setting of moderate urban density, central utility systems, convenience to commercial and employment centers, and efficient access to major transportation routes are locational characteristics of this district. To protect the intention of the district, permitted activities are limited to single-family dwellings and certain utility uses. All strictly commercial uses are prohibited in the A-4ASingle-Family Residential District.
8. The remaining portion of the subject property is zoned HC-1 Highway Commercial District which does not allow for the applicant’s desired automotive display and storage uses. The requested HC-2 Highway Commercial District allows for such uses, as shown in the table below:

Zoning		Max Building Size	Allowable Uses
Existing	HC-1 Highway Commercial District	20,000 sq. ft.	Automotive parts stores; Business college or business schools operated as a business enterprise; Catering establishments; Department stores; Funeral homes and mausoleums; Instruction of fine arts; Physical culture and health establishments; Enclosed plumbing, electrical and home building supply showrooms and sales centers with associated assembly processes; Printing, lithography and publishing establishments; Wholesale merchandise broker/agent including associated offices and indoor storage facilities; Drug stores; Dry cleaning, laundries and self-service laundries; Food stores; Public parking lots and garages; Single-family dwelling units above the first floor in a building designed for business uses; Veterinary clinics (no outdoor kennels); Public or private auditoriums; Restaurants and restaurants with lounges; Car wash; Warehouse and distribution centers and associated uses such as offices and retail sales with a maximum of combined uses totaling 9,000 square feet or less of gross floor area; Indoor research and testing laboratories; Specialty food processing.
Proposed	HC-2 Highway Commercial District	40,000 sq. ft.	All uses permitted in the HC-1 District; Banks and financial institutions (greater than 3,000 square feet); Convenience stores (with gas), when the criteria of section 130-2213(51)a are met; Drive-in restaurants; Liquor stores; Any private office use that is a permitted use in the NC district over 20,000 square feet; Clubs, lodges, fraternal and religious institutions, meeting halls (over 20,000 square feet); Veterinary clinics (with outdoor kennels); Parcel post delivery stations; Mini-warehouses; Commercial kennels; Outdoor storage yards that do not occupy an area greater than 50 percent of land area, and are enclosed by an eight-foot opaque perimeter fence, located on the same parcel as, and are accessory to an existing mini-warehouse, not to be located on the street side; Lodging, 100 rooms or less (including apartments, hotels, motels); Automotive repair and service facilities not to exceed 10,000 square feet; Automotive sales not to exceed two acres of display and storage; Outdoor retail sales and storage yards; Portable storage containers use for storage; Outdoor display area of pre-assembled building, pool and playground equipment.



**ZONING STAFF REPORT**  
2023-3585-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

*Consistency with New Directions 2040*

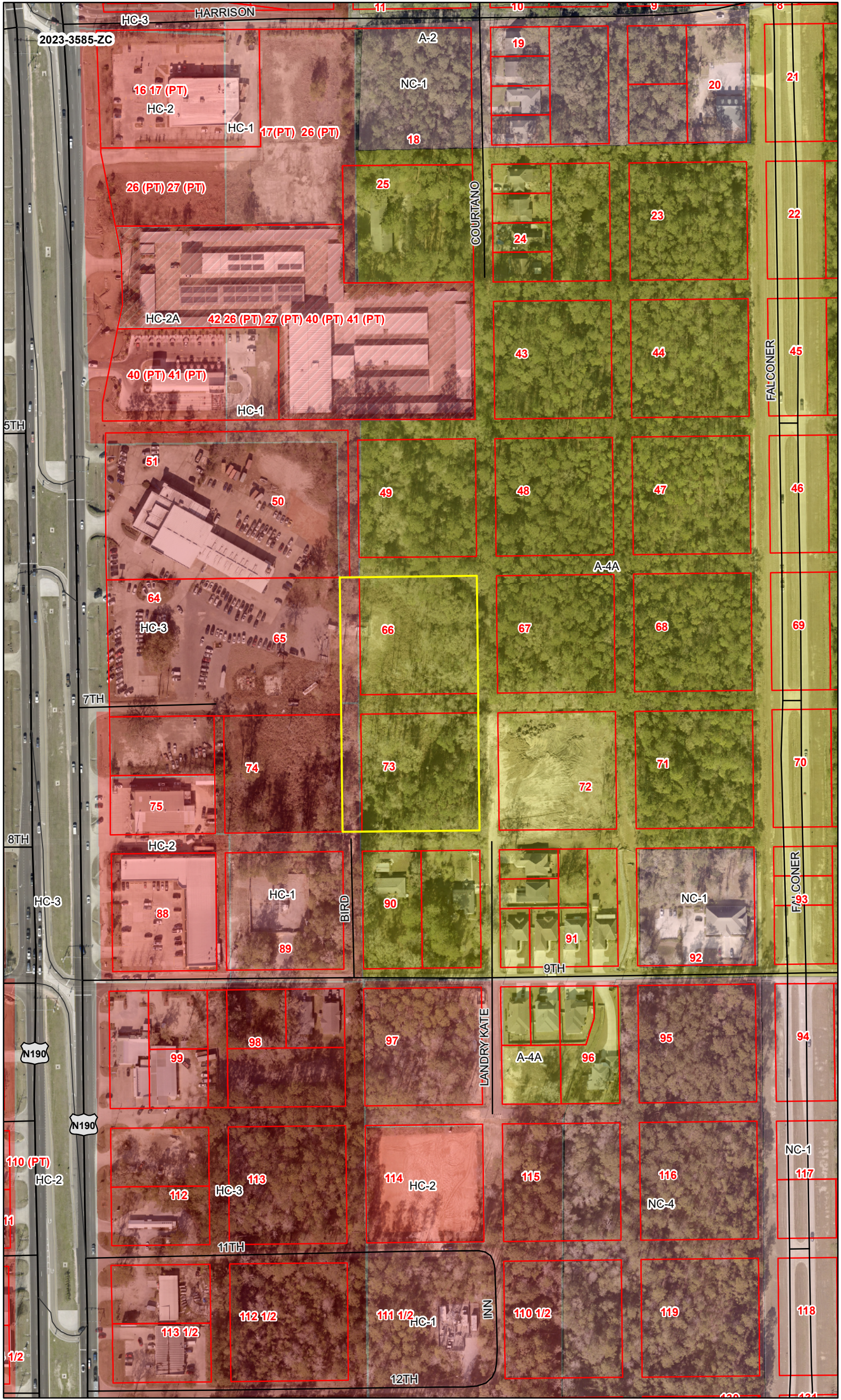
**Commercial:** areas are concentrations of offices, retailers, services, and other employers that generate varying levels of traffic. They range from small clusters of neighborhood-serving uses such as personal care and convenience goods, to large-scale retail centers that employ hundreds and attract thousands of shoppers, to office complexes that employ workers commuting from around Southeast Louisiana and Mississippi. Higher density housing, such as garden apartments and condominiums, may also be located amid Commercial Areas with appropriate buffering to protect resident safety and health. Commercial use intensities correspond to the capacity of infrastructure available to support it.

The requested zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Goal 5:2: St. Tammany Parish will attract and grow businesses that expand the Parish's tax base and provide living wage jobs to residents of varying skill levels.







2023-3585-ZC

HC-3

HARRISON

11

10

9

8

16 17 (PT)

HC-2

HC-1

17 (PT) 26 (PT)

A-2

NC-1

18

19

20

21

26 (PT) 27 (PT)

25

COURTDANO

24

23

22

HC-2A

42 26 (PT) 27 (PT) 40 (PT) 41 (PT)

40 (PT) 41 (PT)

HC-1

43

44

45

FALCONER

51

50

49

48

47

46

A-4A

64

HC-3

65

66

67

68

69

7TH

74

73

72

71

70

HC-2

75

88

HC-1

89

90

9TH

91

NC-1

92

93

FALCONER

8TH

HC-3

BIRD

N190

N190

110 (PT)

HC-2

112

HC-3

113

114

HC-2

115

116

NC-4

NC-1

117

11

11TH

1/2

113 1/2

112 1/2

111 1/2

HC-1

INN

110 1/2

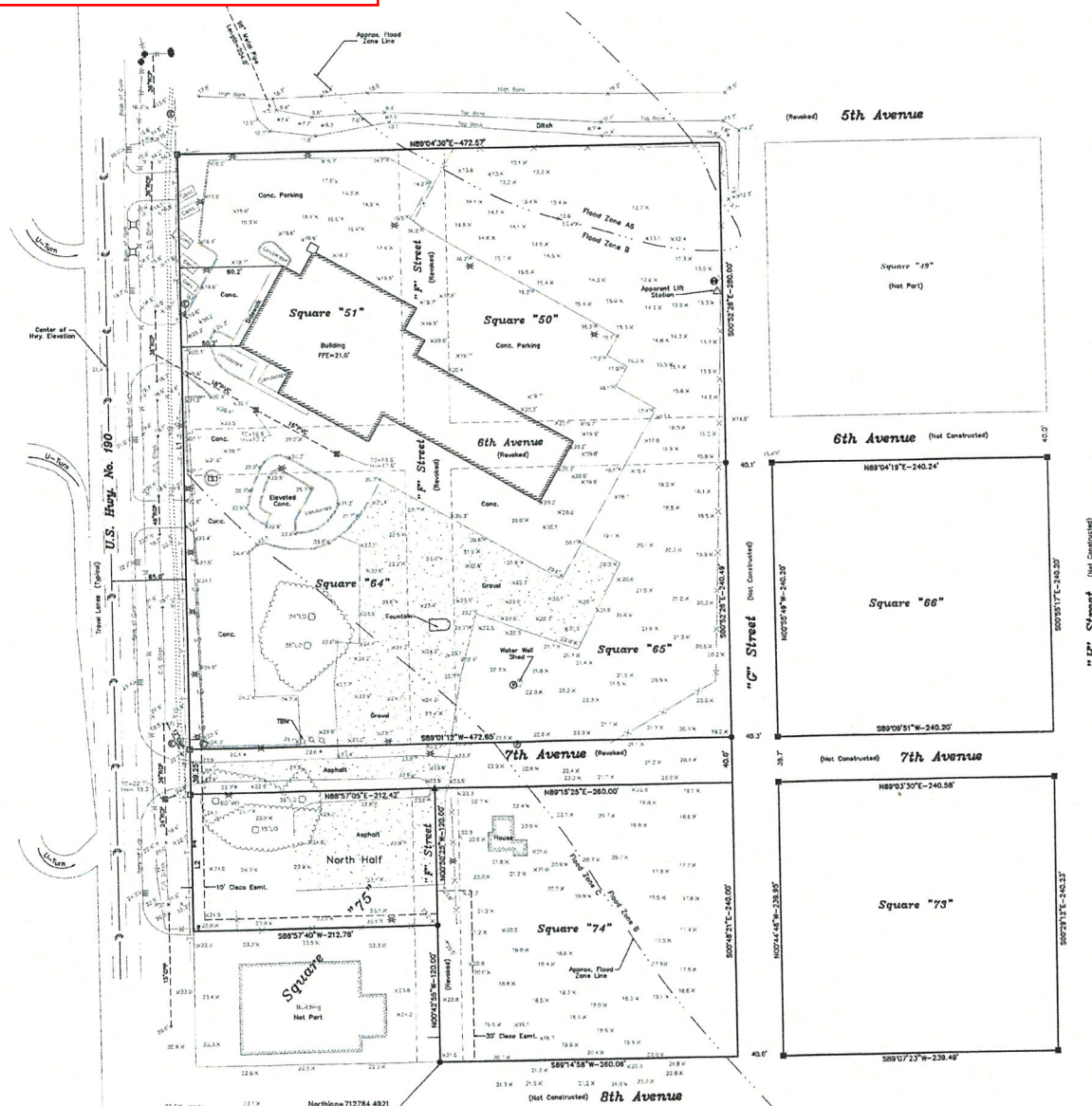
119

118

12TH



# 2023-3585-ZC



- Reference:
- 1) A Deed in Instrument No. 364668, Clerk of Courts Office
  - 2) A Deed in Instrument No. 603932, Clerk of Courts Office
  - 3) A Deed in Instrument No. 614462, Clerk of Courts Office
  - 4) A Deed in Instrument No. 388776, Clerk of Courts Office
  - 5) A Reversion Map by this Firm, Dated 3-18-2020, #19758
  - 6) A Reversion Map by this Firm, Dated 8-17-2023, #19708
  - 7) Recorded Plat of Annexville, Clerk of Courts Office

Reference calls not shown

Bearings refer to the Louisiana State Plane Coordinate System (1792 L.S. South) and was observed by GPS

This property is located in Flood Zone AB, B & C, per FEMA Map No. 22500 0330 C, Dated 10-17-1989

TBM Set Not in Power Pole, #4077, Elev=25.7', TBM is for a reference only and does not represent an actual elevation to build to (Refers to NAVD 83, Geoid 18)

Line Table:

L1=N00°51'57\"/>

L2=N00°41'59\"/>

- LEGEND:
- Find 1" Iron Pipe
  - Find 1/2" Iron Rod
  - Find Conc. Hwy. Man.
  - Find. Man. Hole
  - Tree
  - Live Oak
  - Water Oak
  - Flammable (See Mark Sheet & Mark Sheet Elevation)
  - Direction (Center ditch)
  - Open Curb Drain (See into ditch)
  - Drain Inlet
  - Gas Meter
  - Sewer Manhole
  - Power Pole
  - Fence
  - Traffic Light Box
  - Water Line
  - Underground Electric
  - Underground Fiber
  - Spot Elevation
  - Light Pole
  - Ship Line
  - Sub Parcel
  - Sign
  - Vault
  - Sewer Cleanout

SERVICES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVICES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST. AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH, THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE STANDARDS AND DETAILED REQUIREMENTS PURSUANT TO THE AMERICAN STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 461.3.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

*Bruce A. Butler*  
BRUCE A. BUTLER, III  
L.S. PROFESSIONAL LAND SURVEYOR  
LIC. NO. 4894

**LS** Land Surveying, LLC  
518 N. Columbia Street  
Covington, LA 70433  
(985) 642-6211 phone (985) 646-0955 fax

NOT PREPARED FOR	
<b>BALDWIN MOTORS, INC</b>	
SCALE: 1"= 80'	DRAWN BY: JMS
DATE: 5-5-2021	
Located in Squares 49, 50, 51, 64, 65, 66, 73, 74 & 75, Town of Mandeville, St. Tammany Parish, Louisiana	
	SURVEY NUMBER 20368





**ZONING STAFF REPORT**  
2023-3586-ZC

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:** Parcel located on the east side of Beech Avenue, south of Birch Avenue, being Lots 21, 22, 23, & 24, Sq. 1, Beverly Hills Annex #1, Slidell; S13, T9S, R14E; Ward 8, District 14      **Council District:** 14

**Petitioner:** Boss Up Rentals and Renovations LLC - Elisha Johnson      **Posted:** November 22, 2023

**Owner:** Dragonfly Enterprises, Inc. - Jamie Lindsay      **Commission Hearing:** December 5, 2023

**Size:** 0.253 acres      **Determination:** Approved, Denied, Postponed



- Current Zoning**  
A-4 Single-Family Residential District
- Requested Zoning**  
A-4 Single-Family Residential District  
MHO Manufactured Housing Overlay
- Future Land Use**  
Residential Medium-Intensity
- Flood Zone**  
Effective Flood Zone C  
Preliminary Flood Zone AE
- Critical Drainage:**  
Yes
- BFE**

**FINDINGS**      ABFE 13' + 1' Freeboard = 14' FFE

1. The petitioner is requesting to change the zoning classification from A-4 Suburban District to A-4 Suburban District and MHO Manufactured Housing Overlay. The subject property consists of Lots 21, 22, 23, and 24 Square 1 within Beverly Hills Annex Subdivision. The property has a municipal address of 39010 Beech Avenue, Slidell, LA 70461.

*Zoning History*

2. Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Zoning Classification
09-2117 – Comprehensive Rezoning	Unknown	A-4 Single-Family Residential District

*Site and Structure Provisions*

3. According to the application submitted, the land is vacant with a work shed on the property. It appears that there was previously a residence on the site.
4. The subject property consists of 4 individual substandard lots of record, which do not meet the minimum size requirement of 50' in width. The applicant could apply for a minor resubdivision to create two 50ft x 110ft lots, or one 100ft x 110ft lot.

*Compatibility or Suitability with Adjacent Area*

5. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential (Manufactured Home)	A-4 Single-Family Residential District
South	Residential (Manufactured Home)	A-4 Single-Family Residential District
East	Residential (Manufactured Home)	A-4 Single-Family Residential District
West	Possible Detention Pond for I-10	A-2 Suburban District



**ZONING STAFF REPORT**  
2023-3586-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

6. There are various parcels within Beverly Hills and Beverly Hills Annex Subdivision that have received the MHO Manufactured Housing Overlay zoning classification approval over the years. The following properties that have been granted approval for the overlay within the vicinity of the subject property are as follows:

Table 3: Nearby Rezoning Cases

Lot & Subdivision	Request	Ordinance
Lots 3A, 4, 5, & 6 SQ 1	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 11-2590
Lots 31 & 32 SQ 6	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 11-2550
Lot 7A SQ 2	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 13-3015
Lots 44A & 46A SQ 6	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 14-3162
Lots 19A & 21A SQ 9	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 14-3228
Lots 10 & 11 SQ 4	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 18-3938
Lots 21 & 22 SQ 5	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 21-4597

7. If the request for the MHO Manufactured Housing Overlay is approved, the applicant could apply for a building permit to place a manufactured home on the property after going through the minor subdivision process.

*Consistency with New Directions 2040*

**Residential – Medium Intensity:** Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

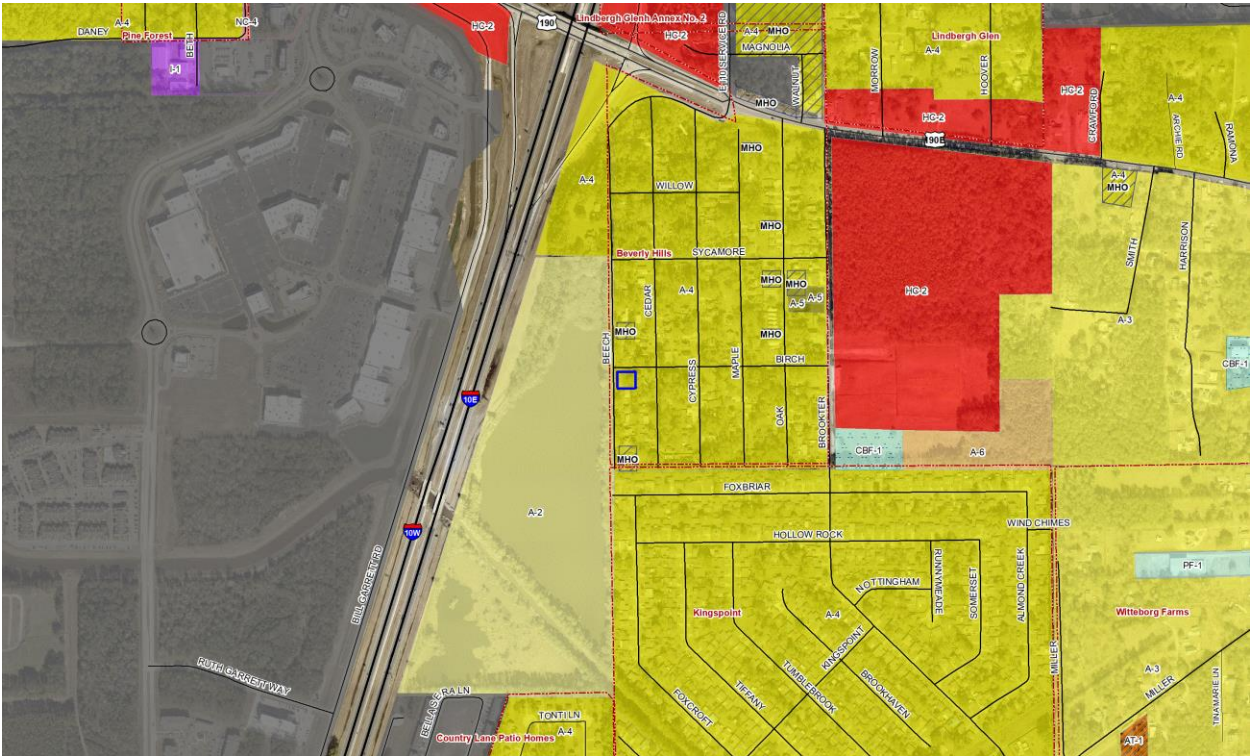
1. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
- a. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.



**ZONING STAFF REPORT**  
2023-3586-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director







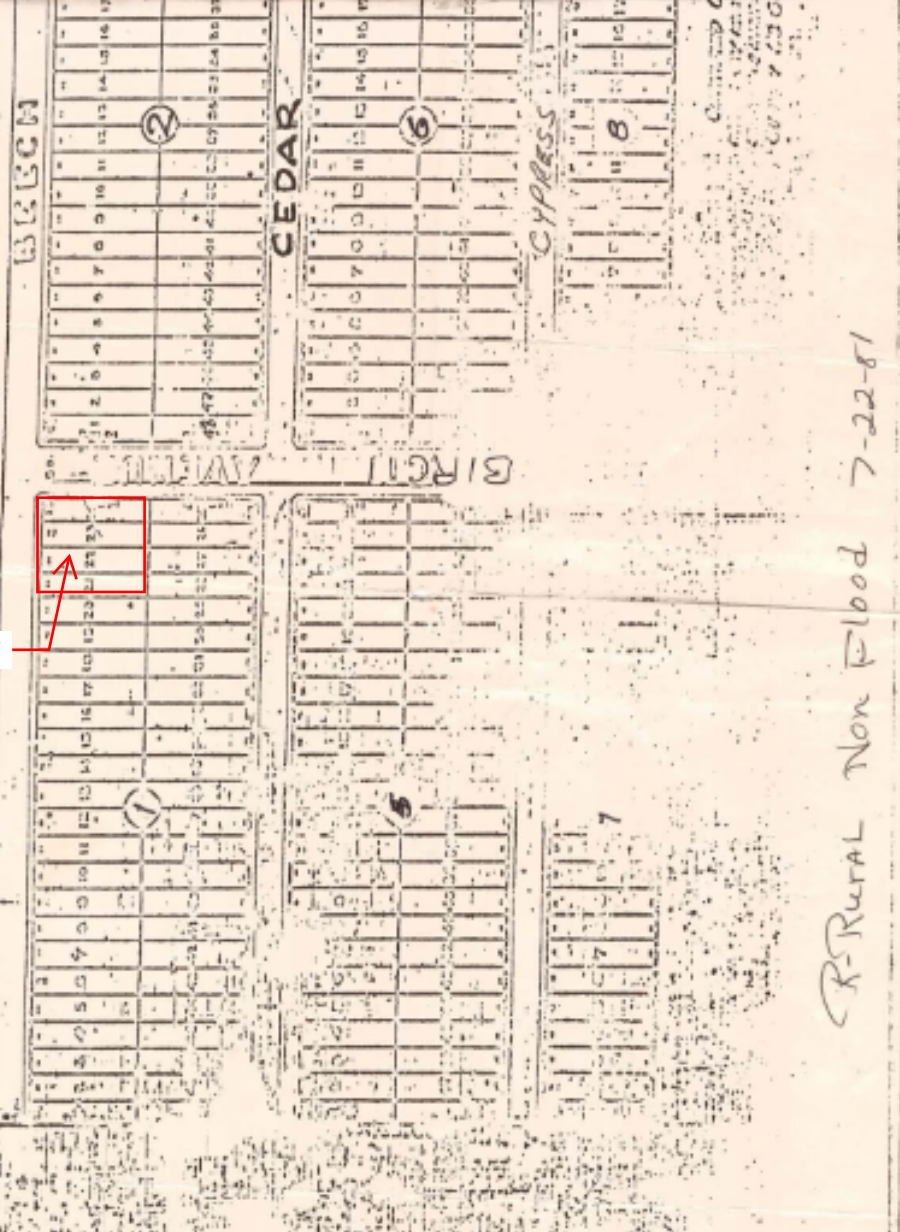


2023-3586-ZC

Subject Property

BEVERLY  
DESCRIBED AS W 1/2 OF W 1/2 OF

J.W.C. CHETTA.  
1003 NEW ORLEANS BANK BLDG.  
- PHONE MAIN 6080  
NEW ORLEANS, LA.

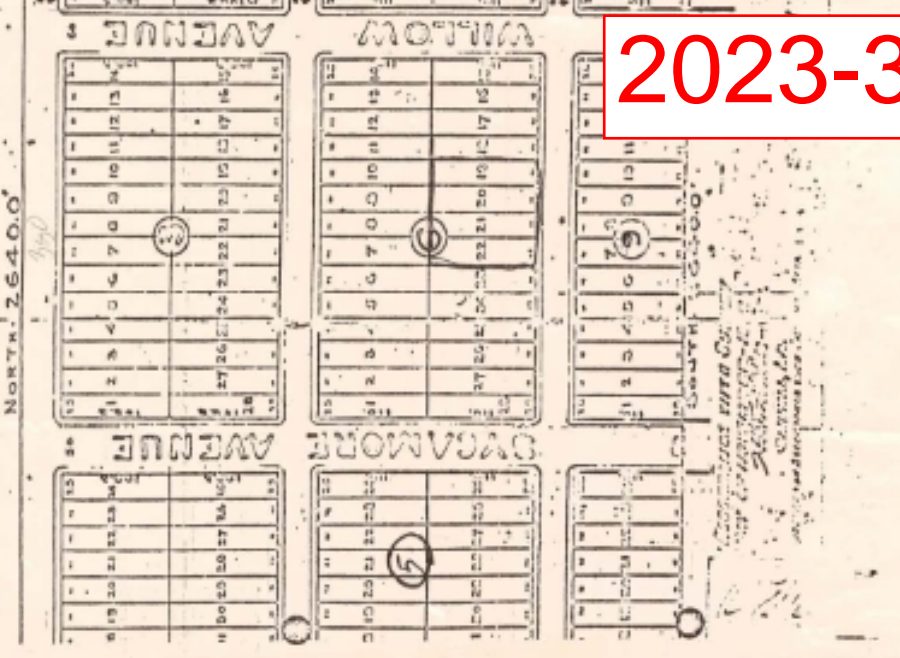


R-Rural Non Flood 7-22-81

Y HILLS

W 1/2-SECT. 13-T 9-S-R 14-E-8THWARD ST.

ANNE X



NORTH 2640.0'



**ZONING STAFF REPORT**  
2023-3600-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

---

985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      [stpgov.org/planning](http://stpgov.org/planning)

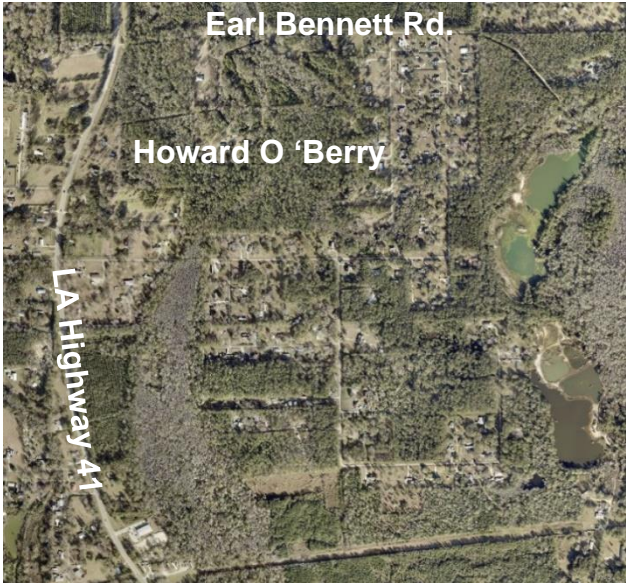
---

**Location:** Study area located on the east side of LA Highway 41, south of Earl Bennett Road, north of Coci road, Pearl River, LA, Ward 6, Council District 6

**Size:** 611.06 acres      **Posted:** November 17, 2023

**Commission Hearing:** December 5, 2023      **Determination:** Approved, Denied, Postponed

---



**Howard O 'Berry Area Zoning Classification Review**

**BASE FLOOD ZONE:**  
The BFE varies throughout the study area and ultimately depends on the precise location of the potential structure.

Varies from BFE 26' + 1' Freeboard = 27' FFE to BFE 28' + 1' Freeboard = 29' FFE

**OVERVIEW/HISTORY**

The Parish Council adopted Ordinance C.S. No. 23-5229 on September 7, 2023 to impose a 30-day moratorium on the receipt of submissions by the Parish Planning and Zoning Commission for the resubdivision or rezoning of property and/or on the issuance of permits by the Parish Department of Planning and Development/Permits for the construction or placement of any mobile home building structures on property abutting Howard O 'Berry Road within a portion of Council District 6, with the exception of the properties located at 37360 Howard O 'Berry Road, 37380 Howard O 'Berry Road, and 37402 Howard O 'Berry Road.

The Parish Council adopted Ordinance C.S. No. 2023-5258 on October 5, 2023 to extend the subject Howard O 'Berry moratorium for an additional 30 days and amend the boundaries to incorporate a larger study area which is east of LA Highway 41, south of Earl Bennett Road, and north of Coci road, Pearl River, LA.

The Department of Planning and Development has been asked by the Parish Council to study the area that is currently encumbered by the moratorium to determine if the existing A-4 Single-Family Residential Zoning District and MHO Mobile Home Overlay is appropriate based on the size of the parcels and the current development pattern for the area. The results are as follows:

**STUDY BACKGROUND**

1. A large portion of the Howard O'Berry study area has not been mapped by independent parcel boundaries, otherwise known as lots of record. Therefore, in order to complete the study, the Department of Planning and Development utilized the St. Tammany Parish Tax Assessor's parcel viewer.
2. The study area is made up of 611.06 acres and is located on the east side of LA Highway 41, south of Earl Bennet Road, and north of Section 22. There are 148 properties within the study area, 14 of which were not defined by assessment number and therefore not mapped on the Tax Assessor's webpage.





**ZONING STAFF REPORT**  
2023-3600-ZC

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**

**Ross Liner**  
Director

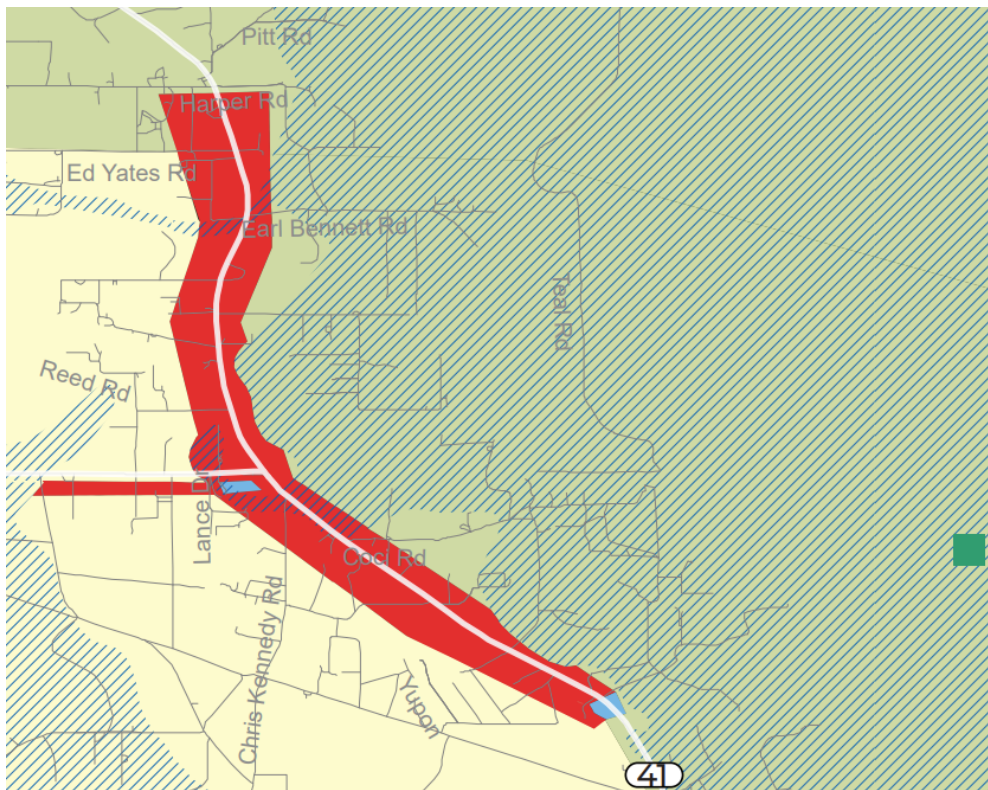
**AVERAGE SIZE AND WIDTH**

3. The average size of the 148 properties within the study area is 5.21 acres. However, this number is skewed based on some very large parcel sizes within the study area including a 134-acre property, a 69-acre property, a 43-acre property, and a 31-acre property. Removing these four larger parcels from the average calculation provides a typical parcel size of 2.45 acres and better portrays the average parcel size for the area.
4. The average width of the 148 properties within the study area is 280 ft. Removing the 5 outlier properties from this calculation provides a more typical parcel width for the area of 248 ft.

**EXISTING ZONING**

5. 132 out of 148 properties (89%) within the study area are zoned A-4 Single-Family Residential District. There are 16 properties along LA Highway 41 which are either zoned HC-2 Highway Commercial District or split zoned HC-2 Highway Commercial and A-4 Single Family. Staff has determined the existing Highway Commercial zoning classifications along the State Highway are appropriate and consistent with the recently adopted 2040 Future Land Use Map which classifies these properties as "Commercial".
6. Of the 148 properties within the study area, there are 5 properties which do not have the Manufactured Housing Overlay. All five properties front LA Highway 41 and are either entirely zoned HC-2 Highway Commercial District or are split zoned HC-2 Highway Commercial District and A-4 Single-Family Residential District. All five properties are currently undeveloped.

**IMAGE 1: 2040 FLUM**



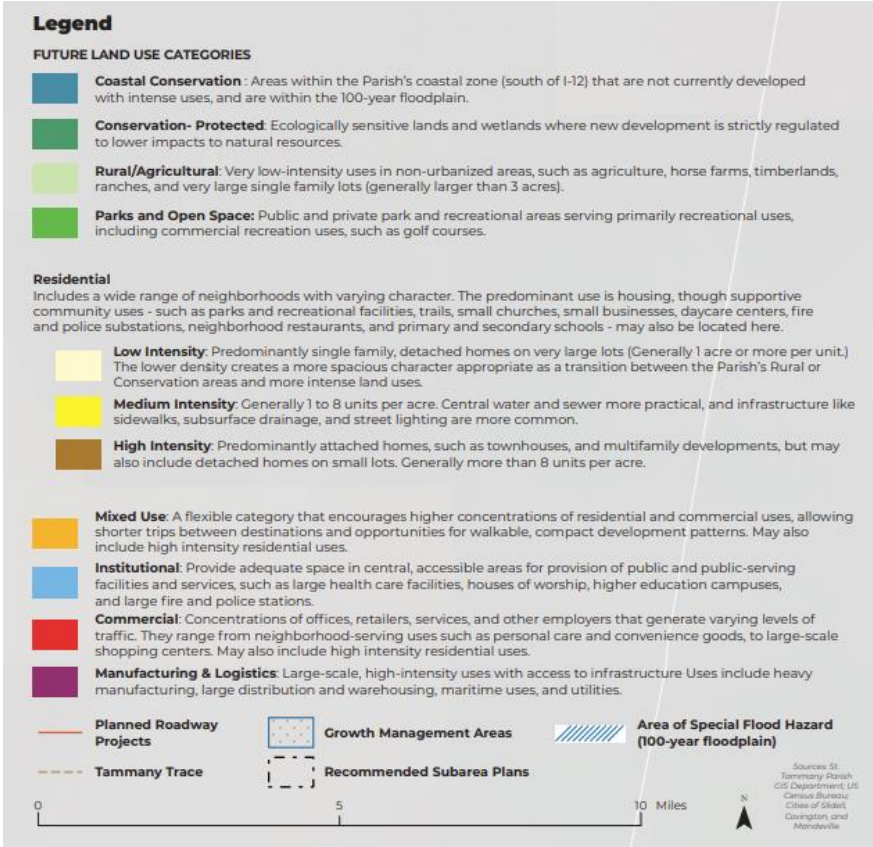


ZONING STAFF REPORT  
2023-3600-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

PLANNING & DEVELOPMENT  
Ross Liner  
Director

IMAGE 2: 2040 FLUM LEGEND



7. In order to better analyze the subject area, staff has removed the 16 properties zoned HC-2 Highway Commercial District along LA Highway 41 referenced in the above #5 and the four larger parcels referenced in the above # 3 from the below calculations. This provides a study area of 129 properties.
8. The A-4 Single-Family District requires a quarter acre lot size and a lot width of 90 ft. 128 of the 129 properties within the study area are larger than the A-4 zoning classification’s minimum area regulations.

TABLE 1: Zoning Classification’s & Associated Minimum Area Regulations			
	Area Requirement	Width Requirement	# of Parcels which Comply
A-1 Suburban District	5 Acres	300 ft.	8 (6.2%)
A-1A Suburban District	3 Acres	200 ft.	22 (17%)
A-2 Suburban District	1 Acre	150 ft.	77 (60%)
A-3 Suburban District	Half an Acre	100 ft.	21 (16%)
A-4 Suburban District	Quarte Acre	90 ft.	0
A-4A Suburban District	7,260 sq. ft.	60 ft.	1 (.07%)
			Total: 129

9. As identified in Table 1, 83% of the subject properties meet or exceed the minimum area regulations required under the A-2 zoning classification (1-acre minimum lot size, 150 ft. minimum lot width). As such, less than 17% of the subject properties do not meet the A-2 minimum area regulations. Of those, 6 properties do not meet the width regulations due to having less than 150 ft. of lot width, 9 do not meet the area regulations due to having a lot size of under





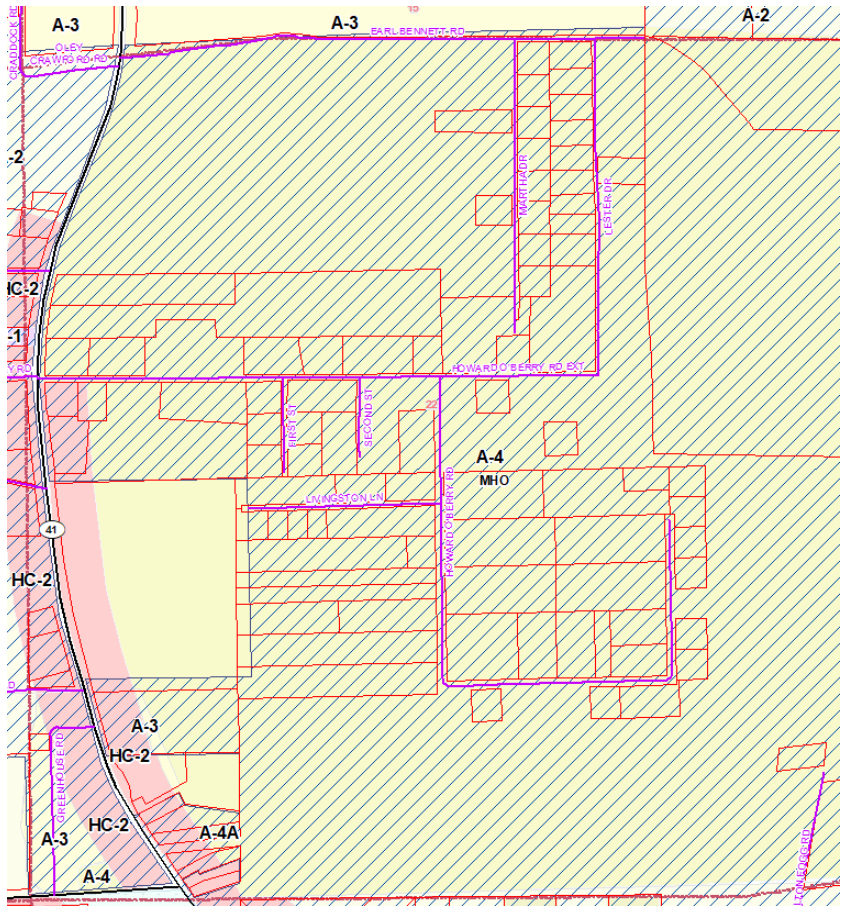
**ZONING STAFF REPORT**  
2023-3600-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

an acre, and 6 do not meet the area regulations and the width regulations.

**IMAGE 3: STP ZONING MAP**



**DEVELOPMENT:**

The study area is developed with 80 existing stick-built houses, 66 existing mobile homes, and 194 accessory structures. All of the existing residential dwellings currently conform to their correct zoning classification.

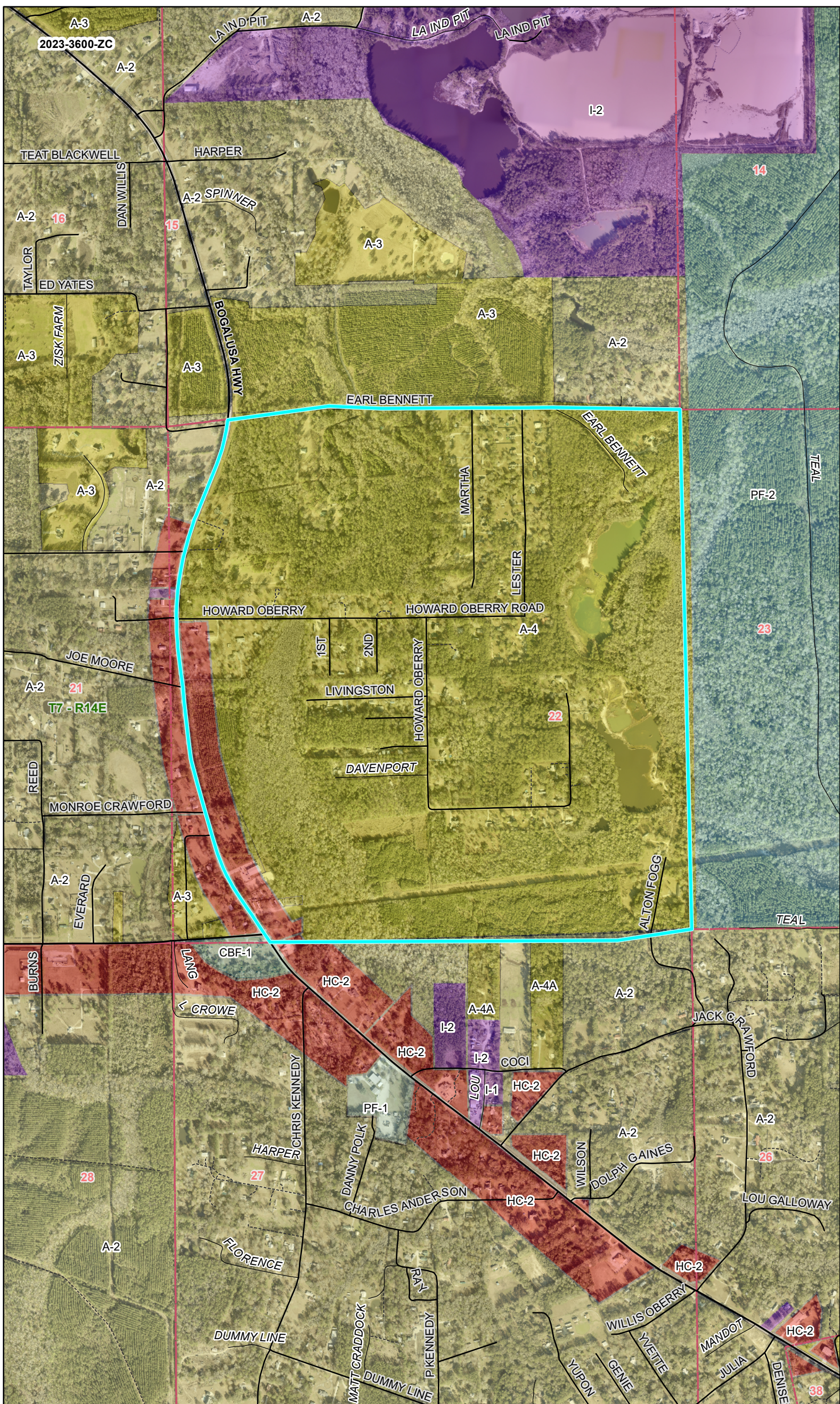
**STAFF RECOMMENDATION:**

Currently 89% of the study area is zoned A-4 Single-Family Residential District which allows a minimum lot size of a quarter acre. 83% of the subject properties within the study area meet or exceed the area and width requirements of the A-2 Suburban District which require a minimum lot size of one-acre. This discrepancy in property size and property zoning could create a potential density conflict as a majority of the parcels in the study area could be potentially subdivided, which would nearly triple the amount of buildable lots in the area. As such, staff recommends the Parish Council rezone the subject area to A-2 Suburban District to provide the correct zoning classification for the majority of the properties and protect the existing density pattern for the area.

143 of the 148 subject properties are currently zoned with the mobile home overlay. There are 66 existing mobile homes in the study area. As such, staff recommends the Parish Council maintain the existing MHO Manufactured Housing Overlay in the area so as not to cause the existing 66 mobile homes to become legal non-conforming uses<sup>1</sup>.

<sup>1</sup> A legal nonconforming manufactured home damaged to the extent of not exceeding 50% of its replacement valuation by reasons of fire, flood, explosion, earthquake, riot, war or act of God may be removed from the site and replaced if done within one year from the time such damage occurred. If the manufactured home is not replaced within one year, any new residential dwelling must conform to current land use regulations or meet all criteria within the current zoning district in which it is located.









**ZONING STAFF REPORT**  
2023-3609-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

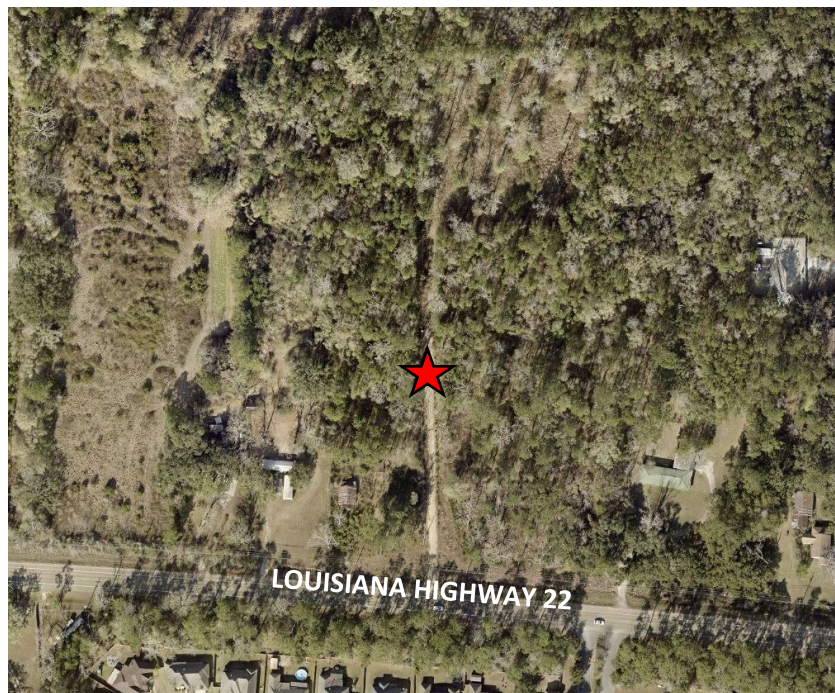
985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      stpgov.org/planning

**Location:** Parcel located on the north side of Louisiana Highway 22 West, being 1846 Louisiana Highway 22 West, Madisonville; S17, T7S, R10E; Ward 1, District 1  
**Council District:** 1

**Petitioner:** Jeffrey Schoen      **Posted:** November x, 2023

**Owner:** Crosby Development LLC      **Commission Hearing:** December 5, 2023

**Size:** 7.001 acres      **Determination:** Approved, Denied, Postponed



**Current Zoning**

A-2 Suburban District

**Requested Zoning**

CBF-1 Community Based Facilities District

**Future Land Use**

Mixed Use and Residential Medium Intensity

**Flood Zone**

Effective Flood Zone C

Preliminary Flood Zone X

**Critical Drainage:**

No

**BFE:**

FFE is 12" above crown of street elevation

**FINDINGS**

1. The applicant is requesting to rezone a 7.001-acre parcel from A-2 Suburban District to CBF-1 Community Based Facilities District. The property is located on the north side of Louisiana Highway 22 West. The municipal address is 1846 Louisiana Highway 22 West, Madisonville.
2. Per the petitioner's application, the site is proposed to be develop with a softball and baseball facility.

*Zoning History*

3. Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
09-2116	unknown	A-2 Suburban District

4. The subject property was zoned A-2 Suburban District during the 2009-2010 Comprehensive rezoning. At the end of 2020, the applicant had applied to rezone the property from A-2 Suburban District to HC-2 Highway Commercial District (Zoning Case No. 2020-2139-ZC). According to the applicant, the intention was to develop an RV and Boat Storage Facility. That zoning case was withdrawn.

*Site and Structure Provisions*

5. The subject property is composed of three separate lots and is currently developed with a vacant single-family residence.
6. The existing A-2 Suburban District allows for a minimum lot size of 1-acre parcel size with maximum allowable density of 1 unit per acre and minimum lot width of 150ft.





Compatibility or Suitability with Adjacent Area

7. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-2 Suburban District
South (across Highway 22)	Residential	PUD Planned Unit Development - Timberlane
East	Residential	A-2 Suburban District
West	Residential	A-2 Suburban District

8. The subject property is surrounded by residential zoning on all sides: Timberlane Subdivision/ Residential PUD Planned Unit Development to the south, across LA Highway 22, and A-2 Suburban District zoning on all other sides (north, east, and west).
9. The purpose of the existing A-2 Suburban District is to provide a single-family residential environment on large, multi-acre lots. The A-2 Suburban District is intended to be located primarily in less populated areas where the character of the area should be preserved through low densities. To protect the intention of the district, permitted activities are limited to single-family dwellings, certain specified agricultural, and utility uses. All strictly commercial uses are prohibited in the A-2 Suburban District.
10. The purpose of the requested CBF-1 Community Based Facilities district is to provide for the location of public and quasi-public uses that are appropriate within close proximity to residential districts. The allowed uses in a CBF-1 Community Based Facilities District include: Golf courses and recreational facilities owned by public or private entities, including restaurants, clubhouses, grills and retail (including sale of alcohol) when accessory to recreational facilities; Churches, temples and synagogues; Religious educational facilities; Clubs and lodges; Fraternal and religious institutions.
11. If approved, the applicant could place any of the permitted uses listed under the CBF-1 Zoning District:  
Golf courses and recreational facilities owned by public or private entities, including restaurants, clubhouses, grills and retail (including sale of alcohol) when accessory to recreational facilities, churches, temples, and synagogues, religious educational facilities, clubs and lodges, and fraternal and religious institutions.
12. To develop any of the above uses, the applicant will have to meet all applicable Parish requirements, including drainage, landscaping, and parking.

Consistency with New Directions 2040

**Residential Medium-Intensity** neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

**Mixed Use** areas are flexible and appropriate for higher concentration of residential and commercial uses, allowing shorter trips between destinations and opportunities for walkable, compact development patterns. Mixed Use areas are typically located at or near the Parish’s existing hubs of activity and intersections of major roads, as well as along major traffic corridors. Mixed Use areas may also include higher density residential uses, such as garden apartments and condominiums.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

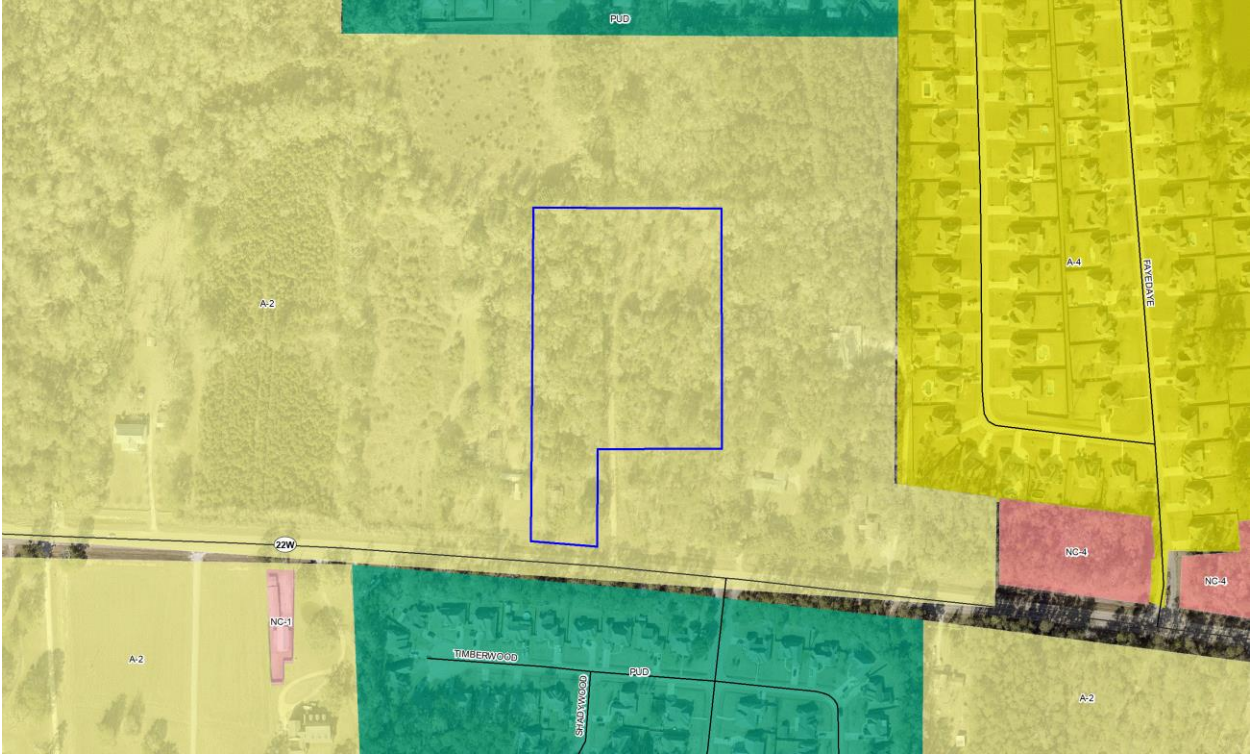
- i. Goal 5:2: St. Tammany Parish will attract and grow businesses that expand the Parish’s tax base and provide living wage jobs to residents of varying skill levels.
- ii. Goal 5:1: The Parish will designate adequate land served by supporting infrastructure for use by businesses and industries seeking to begin or expand.



**ZONING STAFF REPORT**  
2023-3609-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

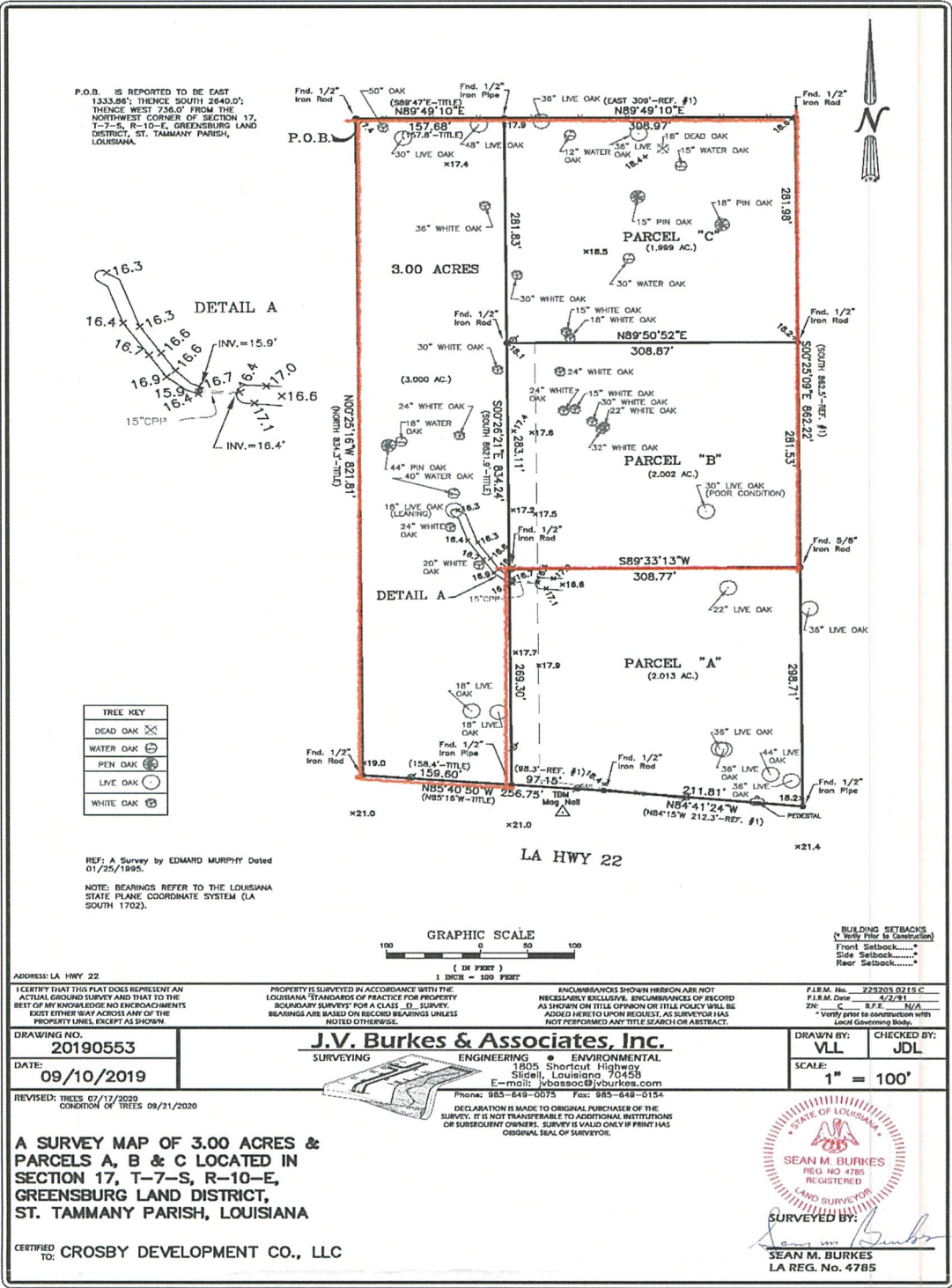
**PLANNING & DEVELOPMENT**  
Ross Liner  
Director



215

216

Exhibit "A"

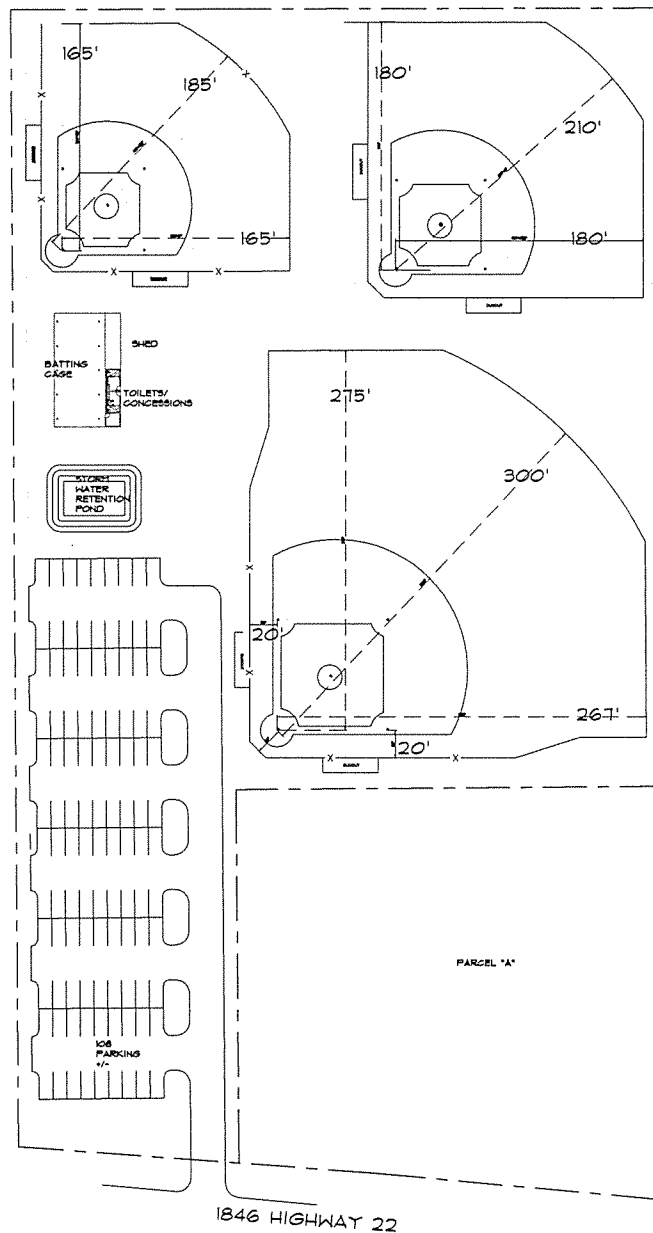


217


Seller: JK

Purchaser: DS





PROPOSED SITE PLAN  
SCALE 1" = 80'

CALLED NORTH   
REVISED 10.10.2023

PROPOSED  
BASEBALL FIELDS  
1846 HIGHWAY 22  
MADISONVILLE, LOUISIANA

Date:	Job Number:
OCTOBER 4, 2023	2023-08
Drawn:	Chk. By:
JFH	JFH

Sheet:  
A-2



A-2  
2023-3609-ZC







**ZONING STAFF REPORT**  
2023-3616-PR

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      [stpgov.org/planning](http://stpgov.org/planning)

**Proposed Use:** Mixed-Use Retail      **Gross Area Lot Size:** 4.104 acres

**Previous/Current Use:** Residential

**Use Size:** Buildings in Phases: 3,265 sqft, 5,965 sqft, 4,400 sqft, 12,495 sqft

**Owner:** 21 At the Point, LLC      **Council District:** 1

**Applicant:** David Divincenti, Sr.      **Posted:** November 16, 2023

**Commission Hearing:** December 5, 2023      **Determination:** Approved, Denied, Postponed

**Location:** Parcel located on the west side of LA Highway 21 and the east side of LA Highway 1077, Madisonville; S38, S41, S44, T7S, R10E; Ward 1, District 1



**Current Zoning**

NC-5 Retail and Service District

**Planned Corridor Overlay**

Highway 21 Planned Corridor

**Future Land Use**

Commercial

**Flood Zone**

Preliminary: Flood Zone X

Effective Flood Zone C

**Critical Drainage:** No

**Site Information:**

1. The petitioned property consists of a total of 4.104 acres which is located on the west side of LA Highway 21 and the east side of LA Highway 1077, Madisonville. The property was previously occupied with multiple single-family dwellings.
2. The applicant is proposing to develop the site as a mixed-use retail development which will consist of multiple buildings that are proposed to be constructed in phases. The sizes and uses of all buildings are as follows:
  - 3,265 sq. ft. – Phase 1 Medical Clinic
  - 5,965 sq. ft. – Phase 2 Commercial Building
  - 4,400 sq. ft. – Phase 3 Commercial Building
  - 12,495 sq. ft. – Phase 4 Commercial Building

3. Table 1: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Commercial and Residential	NC-1 Professional Office District A-4 Single-Family Residential District
South	Undeveloped	NC-5 Retail Service District
East	Undeveloped and Commercial	NC-1 Professional Office District NC-4 Neighborhood Institutional District
West	Residential	NC-4 Neighborhood Institutional District A-3 Suburban District



**ZONING STAFF REPORT**  
2023-3616-PR

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

- 4. The subject site is within the Highway 21 Planned Corridor Overlay District and is flanked by commercial and residential uses and zoning classifications to the north, undeveloped commercial property to the south, undeveloped and commercially developed property to the east, and residential uses to the west.
- 5. The applicant has submitted a concurrent application for a minor subdivision to rearrange the internal lot lines for the four existing parcels which is being reviewed administratively by the Department of Planning and Development (2023-3615-MSA).

**Findings:**

- 6. The applicant has submitted a site plan, a grading and drainage plan and drainage impact study, a lighting plan, a tree survey, a landscape plan, and a (minor subdivision) survey for the proposed development. These documents have been reviewed by staff per the Unified Development Code Section 130-1813. The findings are as follows:

**Tree Preservation**

- 7. All live oak trees and cypress trees over six inches DBH shall be preserved wherever they may be located on the property. The applicant is proposing to remove a 24” live oak, a 42” live oak, and a 36” cypress on site. This will require a waiver from the Zoning Commission.
- 8. Additionally, per Section 130-1975(c)(4), removal of any live oak trees six inches in caliper or greater shall be replaced with an equal number of inches of live oaks at a minimum of 2.5 live oaks. Staff has not yet received a mitigation plan for the live oak trees or cypress trees.

**Highway 21 Planned Corridor Street Buffer and Planting Requirements**

- 1. As drawn, the current planting plan does not meet the Highway 21 planting requirements and will require a waiver to Section 130-1814(1)(e)(i)(b) for 40 Class A Trees, 69 Class B Trees, and 27 shrubs.
- 2. The applicant is proposing to remove 4 existing trees within the Highway 21 Street buffer. This will require a waiver to Section 130-1975(b)(2) which requires all trees over 6” DBH to remain.
- 3. The applicant is proposing to grade the Highway 21 Street Buffer which will lower approximately 1-2 ft. of elevation in some areas and add fill to the buffer in other areas which will add approximately 1-2 ft. of elevation. This will require a waiver to Section 130-1975(d)(3)(a) which states that "no significant soil disturbance or compaction are allowed within tree protection areas" and Section 130-1975(d)(3)(c) which states “no more than one inch of fill shall be allowed around the tree root zone of a tree that is to be preserved”. The addition of fill and grading in the buffers around the protected trees will require a waiver from the Zoning Commission.

Table 2: Highway 21 Planned Corridor Street Buffer and Planting Requirements			
	Required	Provided	Waiver Request
Highway 21 Street Buffer	50 ft. Street Buffer	50 ft. Street Buffer	N/A
Highway 21 Planting Requirements	58 Class A Trees 87 Class B Trees 34 Shrubs	16 Class A Trees* 18 Class B Trees 7 Shrubs  *2 tree credits claimed	As drawn, the current planting plan will incur the following waivers: 40 Class A Trees 69 Class B Trees 27 Shrubs
Tree Preservation Requirements	In the street planting areas and required buffer planting areas, all trees over six inches DBH shall be preserved	Applicant proposing to remove 12" pecan, 8" cedar, 30" pine, 24" pine within Highway 21 street buffer.	Waiver to remove existing trees over 6” DBH within Highway 21 Street Buffer
Tree and Root Protection Standards	No significant soil disturbance or compaction are allowed within tree protection areas	Depending on the location in the buffer, the existing elevation is either raised or lowered 1-2 ft.	Waiver to excavate and add fill in the buffer around the root zones of trees that are to remain.





**ZONING STAFF REPORT**  
2023-3616-PR

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
**Ross Liner**  
Director

	No more than one inch of fill shall be allowed around the tree root zone of a tree that is to be preserved”.		
--	--	--	--

**Highway 1077 Street Buffer and Planting Requirements**

1. The applicant is proposing to remove 2 existing trees within the Highway 1077 Street buffer in order to place a pond in the buffer. This will require a waiver to Section 130-1975(b)(2) which requires all trees over 6” DBH to remain.
2. The applicant is proposing to grade the southern portion of the Highway 1077 Street Buffer which lower approximately 1-2 ft. of the existing elevation for the placement of the ponds in the buffer. This will require a waiver to Section 130-1975(d)(3)(a) which states that "no significant soil disturbance or compaction are allowed within tree protection areas”.

Table 3: Highway 1077 Street Buffer Requirements			
	Required	Provided	Waiver Request
Highway 1077 Street Buffer	30 ft. Street Buffer	30 ft. Street Buffer	N/A
Highway 1077 Planting Requirements	15 Class A Trees 15 Class B Trees 37 Shrubs	15 Class A Trees 11 Class B Trees* 37 Shrubs  *4 tree credits claimed	N/A
Tree Preservation Requirements	In the street planting areas and required buffer planting areas, all trees over six inches DBH shall be preserved	Applicant proposing to remove a 30" pine and a 24" pine which are required to remain in buffer.	Waiver to remove existing trees over 6” DBH within Highway 1077 Street Buffer
Tree and Root Protection Standards	No significant soil disturbance or compaction are allowed within tree protection areas	Areas are lowered 1-2 ft. in the southern portion of the buffer and for most of the ponds’ area in the buffer.	Waiver to excavate in the buffer around the root zones of trees that are to remain.

**Side and Rear Buffer and Planting Requirements**

1. The applicant is proposing to remove several existing trees within the north and south side buffer areas. These trees are over 6” DBH and are therefore required to remain. Removal of these trees will require a waiver from the Zoning Commission.
2. The applicant is proposing to add approximately a foot of fill in the north side buffer where the existing trees are required to remain. The addition of fill in the buffers around the protected trees will require a waiver from the Zoning Commission.

**Additional Regulations**

1. Per Sec. 130-1813(e)(2)(m), the applicant is required to provide an illustrative approved drainage plan by the Department of Engineering.
  - The applicant has provided a hydrological analysis in accordance with Sec. 115-111. This document has been reviewed by the Department of Engineering and comments have been sent back to the applicant. Staff is currently waiting on an updated paving and drainage plan which meets ordinance.
  - In addition, the Planning Department will need the required drainage plan to confirm that any changes to elevations do not interfere with both proposed and existing trees within the buffers.
2. A lighting plan in accordance with Chapter 130, Article VI, Division 4.



**ZONING STAFF REPORT**  
2023-3616-PR

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

- A lighting plan has been submitted, however it requires further attention by the applicant based on staff noting that the foot-candle measurements should extend all the way to the property line. Staff is concerned about the level of spillover lighting on the adjacent properties and roadways.

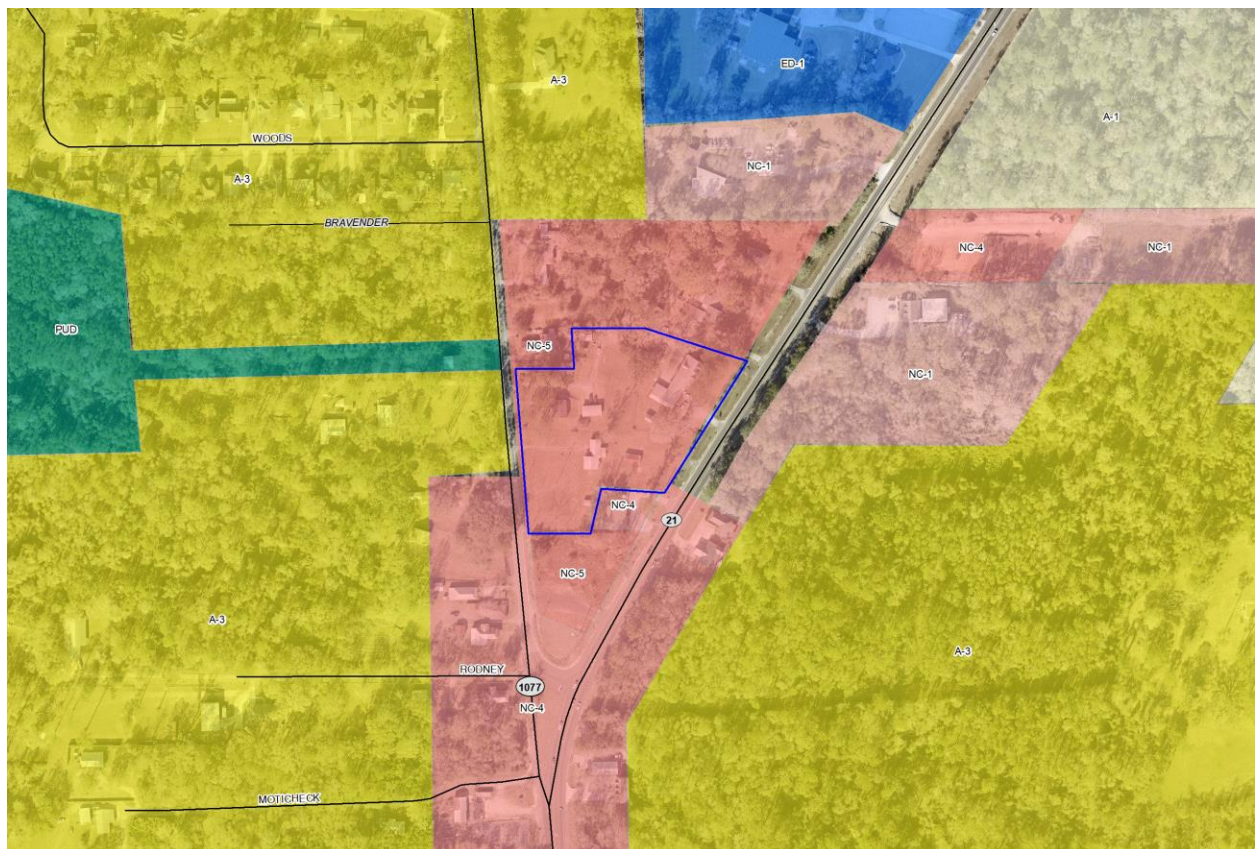
**Staff Recommendation:**

Comments for this development have been sent back to the applicant as of November 13, 2023. Updated comments have been sent back to the applicant as of November 17, 2023. Staff recommends postponement due to the need for a revised plan set.

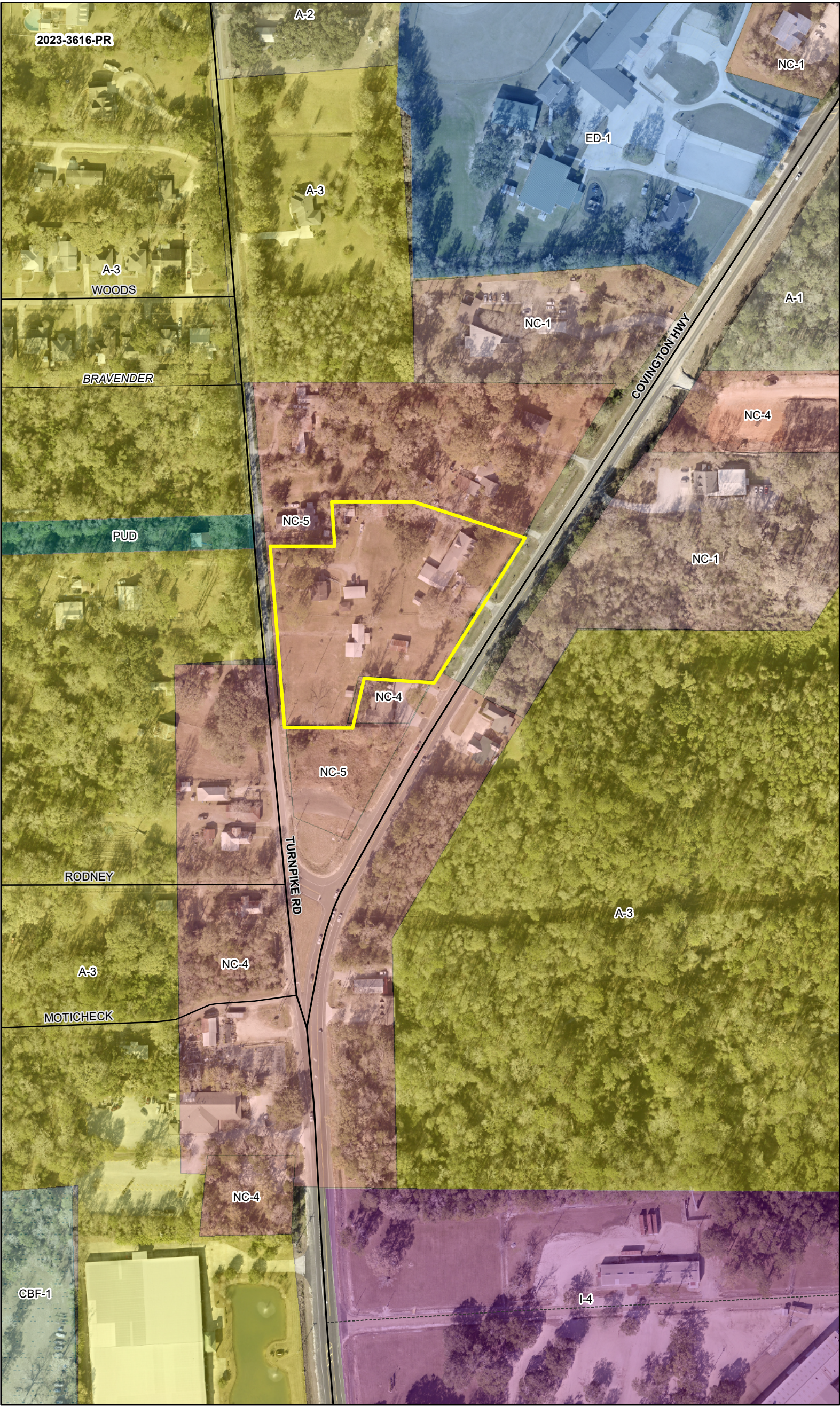
**Consistency with New Directions 2040**

**Commercial:** Concentrations of offices, retailers, services, and other employers that generate varying levels of traffic. They range from neighborhood-serving uses such as personal care and convenience goods, to large-scale shopping centers. May also include high intensity residential uses.

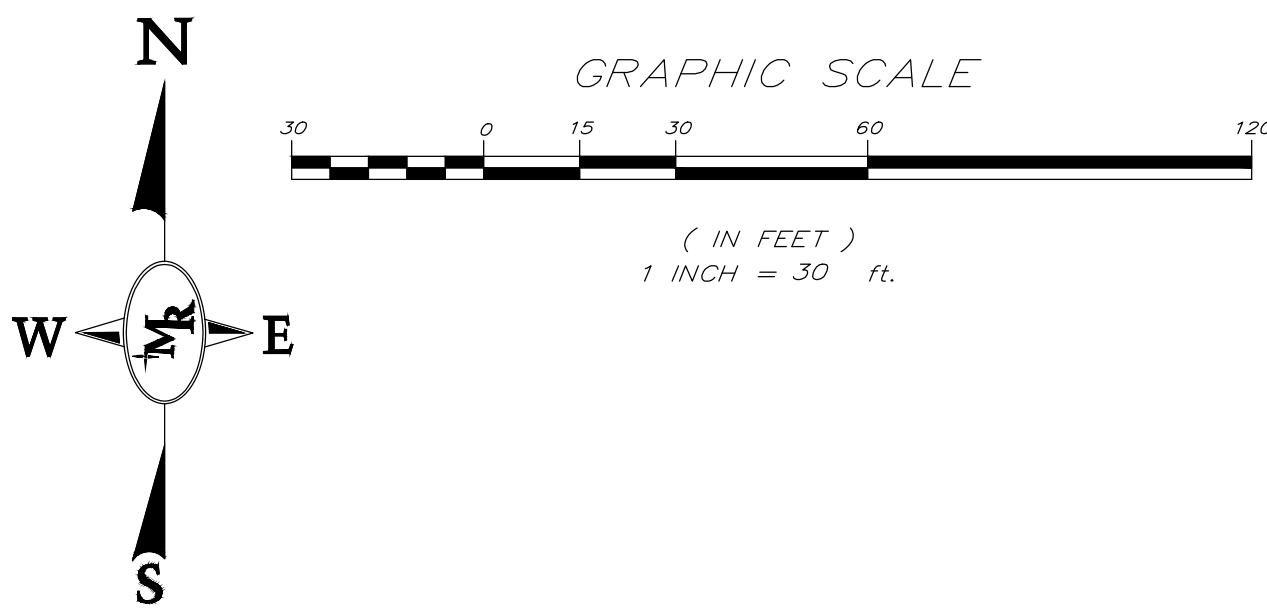
1. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
  - i. Goal 5:1: The Parish will designate adequate land served by supporting infrastructure for use by businesses and industries seeking to begin or expand.
  - ii. Goal 5:2: St. Tammany Parish will attract and grow businesses that expand the Parish's tax base and provide living wage jobs to residents of varying skill levels.











LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- OLD PROPERTY LINE
- FENCE
- OVERHEAD UTILITIES
- ROAD CENTERLINE
- EDGE OF GRAVEL
- TOP BANK OF DITCH
- DITCH CENTERLINE
- BUILDING SETBACK
- PROPERTY CORNER FOUND
- PROPERTY CORNER SET
- FOUND RIGHT OF WAY MONUMENT
- WATER FAUCET
- GAS METER
- VENT PIPE
- GATE POST
- SIGN POST
- TELEPHONE PEDESTAL
- TELEVISION PEDESTAL/VAULT
- ELECTRIC PEDESTAL
- POWER POLE
- GUY WIRE WITH ANCHOR

SITE NOTES:

ZONED: NC-5  
AREA: 3.526 ACRES  
NUMBER OF LOTS: 4  
SEWER: ST. TAMMANY DEP. OF UTILITIES  
WATER: ST. TAMMANY DEP. OF UTILITIES  
ELECTRIC CO.: CLECO  
GAS CO.: TOWN OF MADISONVILLE

REFERENCE BEARING: \*S32°24'45"W

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

REFERENCE BENCHMARK:

THE HORIZONTAL POSITIONS AND GRID BEARINGS SHOWN ARE REFERENCED TO NGS STATION "SJB1" (PID DG4818). THE HORIZONTAL POSITIONS AND GRID BEARINGS ARE REFERENCED TO THE NAD 83 DATUM AND ARE GIVEN IN VALUES CORRESPONDING TO THE STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE.

REFERENCE MAPS:

- 1) MAP SHOWING SURVEY MADE FOR JOHN OSTENDORF JR. IN SECTIONS 38 AND 41, T7S-R10E, GREENSBURG DISTRICT, LOUISIANA, BY C.R. SCHULTZ, SURVEYOR, DATED MAY 13, 1954.
- 2) MAP PREPARED FOR THE EXCLUSIVE USE OF MR. GERALD J. OLIVIER SHOWING A SURVEY MADE OF PROPERTY LOCATED IN, BEING A PART OF SECTION 38, 41 & 44, T7S-R10E, ST. TAMMANY PARISH, LOUISIANA, BY LAND ENGINEERING SERVICES, INC., DATED OCT. 2, 1961.
- 3) MAP PREPARED FOR THE EXCLUSIVE USE OF MESSRS. GERALD J. OLIVIER & ANDREW GOLDATE SHOWING A SURVEY MADE OF PROPERTY LOCATED IN SECTION 38, T7S-R10E, ST. TAMMANY PARISH, LOUISIANA, BY ROBERT A. BERLIN, REGISTERED LAND SURVEYOR, DATED OCT. 10, 1962.
- 4) MAP PREPARED FOR THE EXCLUSIVE USE OF MR. LLOYD OSTENDORF SHOWING SURVEY MADE OF PROPERTY LOCATED IN SECTIONS 44 & 41, T7S-R10E, ST. TAMMANY PARISH, LOUISIANA, BY LAND ENGINEERING SERVICES, INC., DATED FEB. 17, 1964.
- 5) MAP SHOWING SURVEY MADE FOR FLORENCE LOTT IN SECTION 41, T7S-R10E, GREENSBURG DISTRICT, ST. TAMMANY PARISH, LOUISIANA, BY C.R. SCHULTZ, SURVEYOR, DATED MAY 29, 1968.
- 6) MAP PREPARED FOR THE EXCLUSIVE USE OF AUDREY LEBLANC COOPER, ET. AL., SHOWING SURVEY MADE OF PROPERTY LOCATED IN SECTIONS 41 & 44, T7S-R10E, ST. TAMMANY PARISH, LOUISIANA, BY LAND ENGINEERING SERVICES, INC., DATED JAN. 21, 1970.
- 7) MAP PREPARED FOR LLOYD C. OSTENDORF, SHOWING A SURVEY MADE OF PROPERTY LOCATED IN SECTIONS 41 & 44, T7S-R10E, ST. TAMMANY PARISH, LOUISIANA, BY LAND SURVEYING, INC., DATED MARCH 7, 1984, REVISED MAY 21, 1984 & LAST REVISED JUNE 13, 1984.

GENERAL NOTES:

- 1) THE SUBJECT PROPERTY AS SHOWN HEREON LIES WITHIN ZONE "C" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR ST. TAMMANY PARISH, STATE OF LOUISIANA, COMMUNITY-PANEL NUMBER 2252050220 C, DATED APRIL 2, 1991. THE CURRENT ADJACENT BASE FLOOD ELEVATION ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE DEPARTMENT OF PUBLIC WORKS PRIOR TO ISSUANCE OF BUILDING PERMITS.
- 2) WHERE FOUND, PHYSICAL ABOVE GROUND EVIDENCE OF UTILITIES HAVE BEEN SHOWN HEREON. THE LOCATION OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES, HOWEVER, HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE CONTROLLING AGENCIES AND / OR EXTRACTED FROM RECORDS MADE AVAILABLE BY THE CONTROLLING AGENCIES. THE ACTUAL LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES MAY VARY FROM THOSE SHOWN ON THIS SURVEY. ANY REQUEST FOR UTILITY LOCATIONS SHOULD BE MADE THROUGH LOUISIANA ONE CALL, CONTACT LOUISIANA ONE CALL AT 1-800-272-3020 BEFORE DIGGING.
- 3) DELINEATION OF JURISDICTIONAL WETLANDS HAS NOT BEEN REQUESTED NOR IS A PART OF THIS SURVEY.
- 4) NO ATTEMPT HAS BEEN MADE BY MR. ENGINEERING & SURVEYING, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR THE OWNERS REPRESENTATIVE.

APPROVED:  
ST. TAMMANY PARISH

CHAIRMAN - ST. TAMMANY PLANNING COMMISSION

DATE

SECRETARY - ST. TAMMANY PLANNING COMMISSION

DATE

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE

CLERK OF COURT

DATE

DATE FILED

FILE NO.

OWNER:

OWNER

DATE

CERTIFICATION:

I HEREBY CERTIFY THAT THE PLAT SHOWN WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051, ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "B" SURVEY AS ESTABLISHED BY THE LOUISIANA PROFESSIONAL ENGINEERING AND LAND SURVEYING BOARD.

PRELIMINARY  
FOR REVIEW & COMMENT

10/29/2023

DATE



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

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

SCALE: 1"=30'

DRAWN: TRB

DATE: 10/2023

CHECKED: CBM

MAP SHOWING  
MINOR RESUBDIVISION  
OF  
**REMAINDER OF  
PARCEL 1 & 2  
FLORENCE LOTT SUBD.**

**& PARCEL 3  
LLOYD OSTENDORF SUBD.**

AND  
**REMAINDER OF  
0.64 ACRE**

**JOHN OSTENDORF JR. TRACT**

AND  
**REMAINDER OF  
PARCELS 1 & 2  
LLOYD OSTENDORF SUBD.**

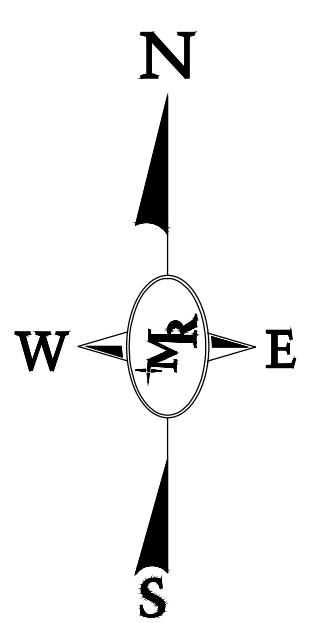
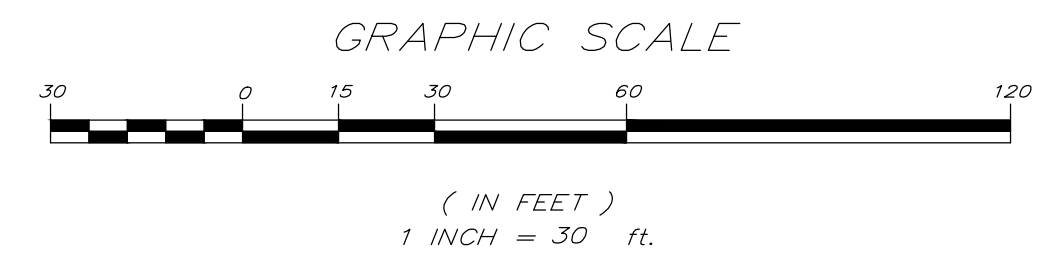
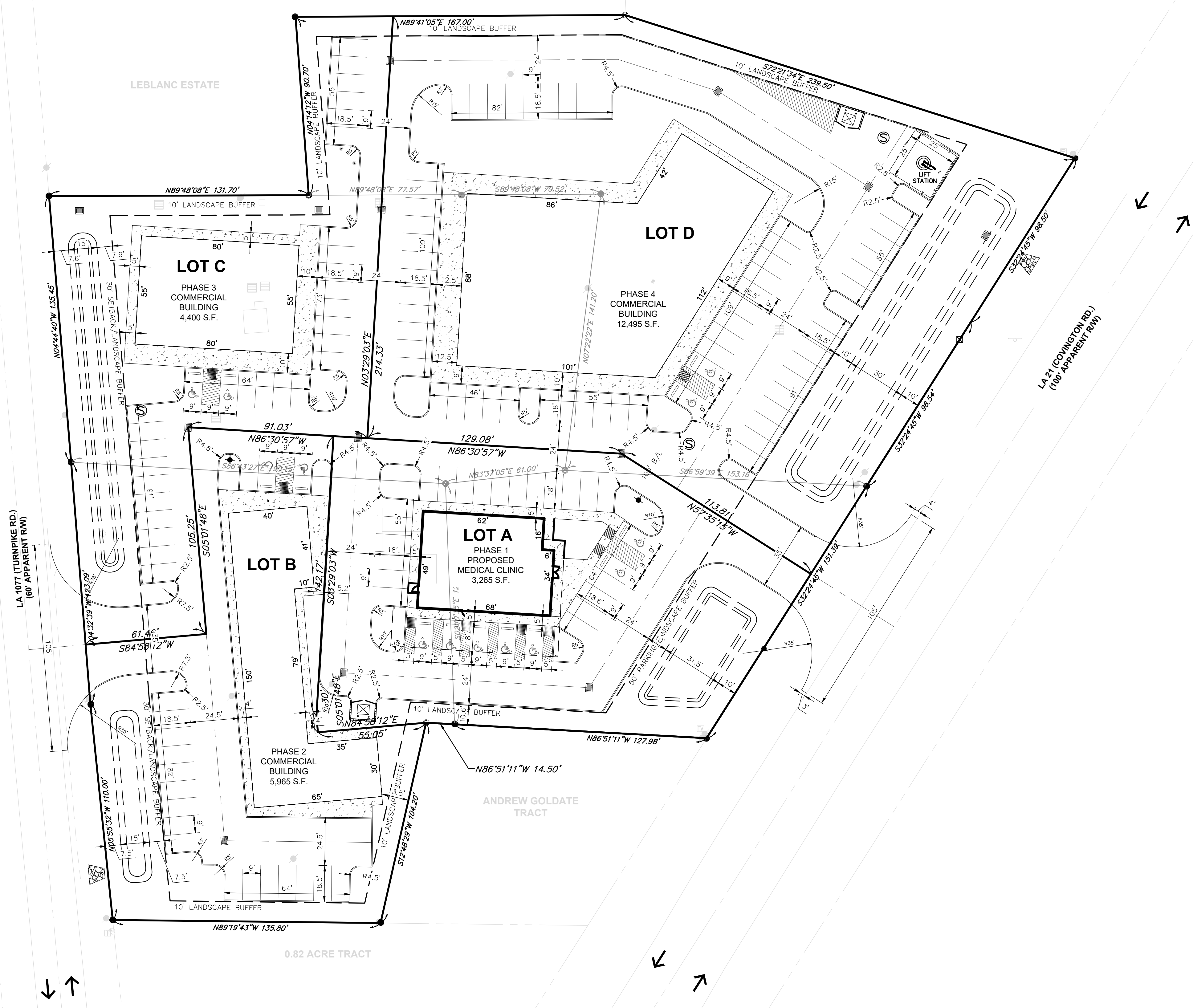
AND  
**0.90 ACRES  
GERALD J. OLIVIER TRACT**

INTO

**LOTS A THRU D**

LOCATED IN  
SECTIONS 38, 41 & 44,  
T7S-R10E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH,  
STATE OF LOUISIANA,  
FOR  
**21 AT THE POINT, LLC**





Commercial Plans  
RECEIVED  
10/18/2023  
DEPARTMENT OF  
ENGINEERING  
**ENGINEERING  
REVIEW COPY**

SHEET NUMBER		3.1	
REVISION DATE		BY	
REVISION DESCRIPTION			
DESIGNED	CBM	CHECKED	CMS
DETAILED	CBM	CHECKED	CMS
DATE	10/20/2023	SHEET	3.1 OF 9

21 AT THE POINT  
LA 21 & LA 1077  
MADISONVILLE, LOUISIANA  
ST. TAMMANY PARISH  
GEOMETRIC SITE PLAN



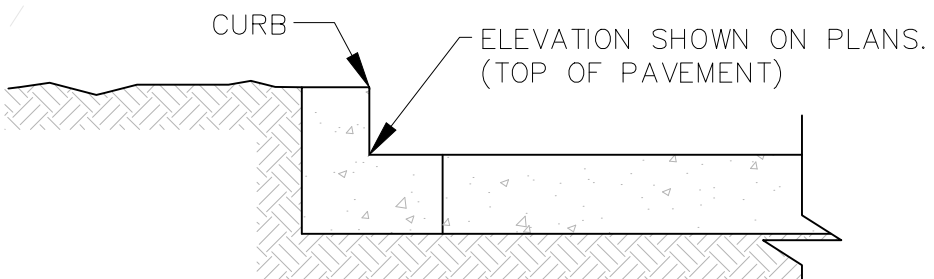
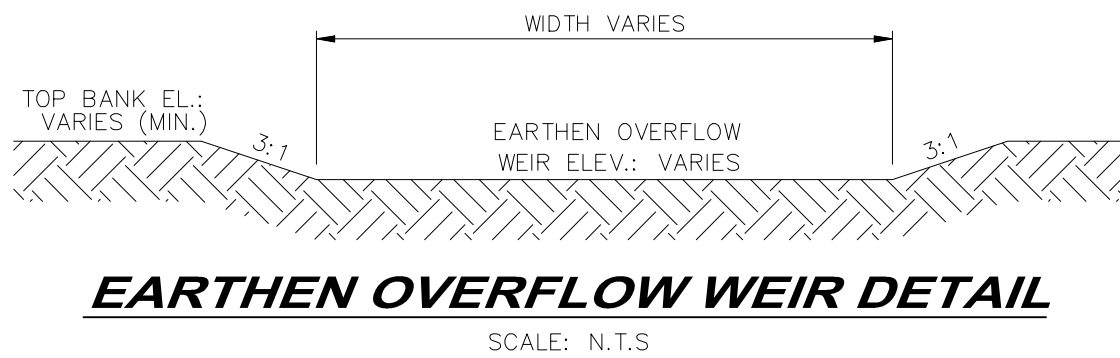
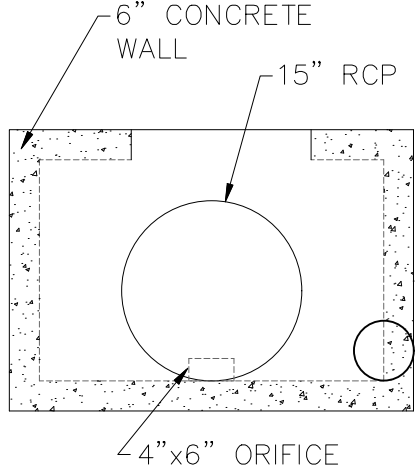
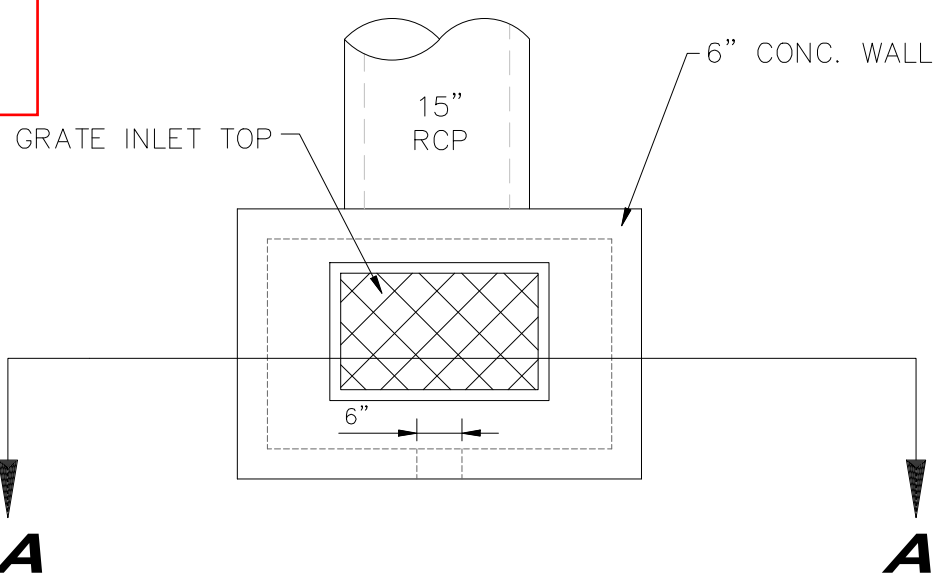
**MR ENGINEERING & SURVEYING, LLC**  
3945 Interline Avenue, Baton Rouge, LA 70809 225-490-9592



C:\USERS\GHS\WORKSPACE\PROJECTS\21 AT THE POINT\21ATTHEPOINT\21ATTHEPOINT.DWG 10/18/2023 09:05



2023-3616-PR



DRAINAGE TABLE									
UPPER STRUCT.	LOWER STRUCT.	SIZE	TYPE	LENGTH	SLOPE	UPPER INVERT	LOWER INVERT	UPPER STRUC. TOP	Q (CFS)
G-4	G-3	18"	B.C.C.M.P.	43'	0.23%	11.20'	11.10	13.50	1.04
G-2	G-1	6"	P.V.C.	20'	0.50%	11.00'	10.90		0.88
F-5	F-4	15"	R.P.V.C.C.P.	74'	0.07%	10.70'	10.65	13.20	0.54
F-4	F-3	15"	R.P.V.C.C.P.	30'	0.16%	10.65'	10.60	13.15	0.91
F-3	F-2	15"	R.P.V.C.C.P.	119'	0.07%	10.60'	10.51	13.10	1.01
F-2-A	F-2	8"	R.P.V.C.C.P.	20'	0.24%	10.55'	10.50		1.58
F-2	F-1	18"	R.C.P.	21'	0.05%	10.51'	10.50	12.50	3.03
E-2	E-1	18"	B.C.C.M.P.	42'	0.24%	10.85'	10.75	13.35	0.60
D-2	D-1	18"	R.C.P.	100'	0.10%	11.10'	11.00		0.10
C-3	C-2	18"	R.P.V.C.C.P.	88'	0.22%	10.80'	10.60		1.20
C-2	C-1	18"	B.C.C.M.P.	50'	0.20%	10.60'	10.50	13.50	1.75
B-2	B-1	18"	R.C.P.	100'	0.10%	11.05'	10.95		1.00
A-8	A-7	18"	B.C.C.M.P.	36'	0.14%	10.75'	10.70	13.20	0.32
A-7	A-6	18"	R.P.V.C.C.P.	123'	0.04%	10.70'	10.65	13.20	0.73
A-6	A-5	18"	R.P.V.C.C.P.	118'	0.04%	10.65'	10.60	13.10	1.34
A-5	A-4	18"	R.P.V.C.C.P.	132'	0.04%	10.60'	10.55	13.10	2.04
A-4	A-3	18"	B.C.C.M.P.	90'	0.05%	10.55'	10.50	13.10	2.91
A-2	A-1	15"	R.C.P.	20'	0.20%	10.25'	10.21	12.90	1.22

LEGEND:

- R.C.P. = REINFORCED CONCRETE PIPE
- R.C.P.A. = REINFORCED CONCRETE PIPE ARCH ED EQUIVALENT
- B.C.C.M.P. = BITUMINOUS COATED CORRUGATED METAL PIPE
- B.C.C.M.P.A. = CONTECH ULTRA FLO B.C.C.M.P.
- B.C.C.M.P.A. = BITUMINOUS COATED CORRUGATED METAL PIPE ARCH ED EQUIV.
- R.P.V.C.C.P. = RIBBED P.V.C. CULVERT PIPE

NOTE: Q=CIA WITH C=0.7 AND I=3.64.

Commercial Plans  
RECEIVED  
10/18/2023  
DEPARTMENT OF  
ENGINEERING  
ENGINEERING  
REVIEW COPY

MR ENGINEERING & SURVEYING, LLC  
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9892

STATE OF LOUISIANA  
CHRISTOPHER J. MAESTRI  
LICENSED PROFESSIONAL ENGINEER  
10/18/2023

Louisiana 811  
LA ONE CALL - CALL BEFORE YOU DIG  
PRIOR TO WORK COMMENCEMENT, THE CONTRACTOR SHALL CALL 811 TO REQUEST THE LOCATION OF ALL UTILITIES. THE UTILITY COMPANIES FOR ALL AREAS OF CONSTRUCTION SHALL BE NOTIFIED OF THE LOCATION OF THE UTILITIES FOR FINAL VERIFICATION OF THE LOCATION OF THE UTILITIES.

21 AT THE POINT  
LA 21 & LA 1077  
MADISONVILLE, LOUISIANA  
ST. TAMMANY PARISH  
GRADING & DRAINAGE

DESIGNED  
CHECKED  
CM5

DETAILED  
CHECKED  
CM5

DATE  
10/20/23

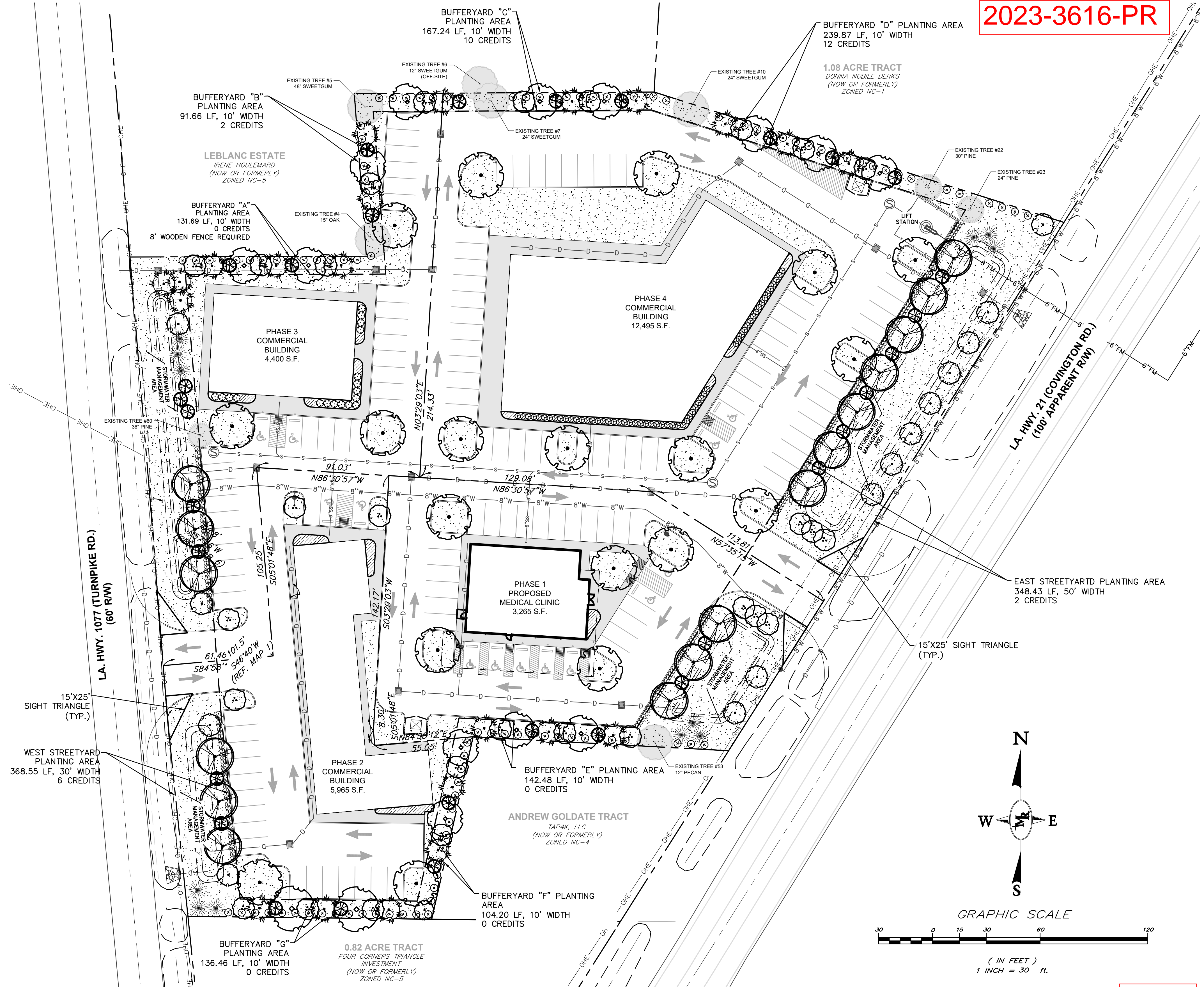
BY

REVISION  
DESCRIPTION

SHEET  
NUMBER  
4



LANDSCAPE ORDINANCE REQUIREMENTS		
STREETYARD PLANTING REQUIREMENT		PROPOSED STREETYARD PLANTINGS
<b>WEST SY -- LA HWY 107Z (30' BUFFER)</b> 1 CLASS "A" TREE PER 25 LF. 1 CLASS "B" TREE PER 25 LF. 1 SHRUB PER 10 LF.		368.55 LF TOTAL 15 CLASS A TREES REQUIRED 15 CLASS B TREES REQUIRED 37 SHRUBS REQUIRED
<b>EAST SY -- LA HWY 21 (50' BUFFER)</b> 1 CLASS "A" TREE PER 20 LF. 1 CLASS "B" TREE PER 20 LF. 1 SHRUB PER 10 LF.		348.43 LF TOTAL 18 CLASS A TREES REQUIRED 18 CLASS B TREES REQUIRED 35 SHRUBS REQUIRED
BUFFERYARD PLANTING REQUIREMENT		PROPOSED BUFFERYARD PLANTINGS
<b>BUFFERYARD 'A' (10' LANDSCAPE BUFFER)</b> 1 CLASS "A" TREE PER 30 LF. 1 CLASS "B" TREE PER 30 LF. 1 SHRUB PER 10 LF. 8' FENCE REQUIRED		131.69 LF TOTAL 5 CLASS A TREES REQUIRED 5 CLASS B TREES REQUIRED 14 SHRUBS REQUIRED X TREE CREDITS USED
<b>BUFFERYARD 'B' (10' LANDSCAPE BUFFER)</b> 1 CLASS "A" TREE PER 30 LF. 1 CLASS "B" TREE PER 30 LF. 1 SHRUB PER 10 LF. 8' FENCE REQUIRED		91.66 LF TOTAL 4 CLASS A TREES REQUIRED 4 CLASS B TREES REQUIRED 10 SHRUBS REQUIRED X TREE CREDITS USED
<b>BUFFERYARD 'C' (10' LANDSCAPE BUFFER)</b> 1 CLASS "A" TREE PER 30 LF. 1 CLASS "B" TREE PER 30 LF. 1 SHRUB PER 10 LF. 8' FENCE REQUIRED		167.24 LF TOTAL 6 CLASS A TREES REQUIRED 6 CLASS B TREES REQUIRED 17 SHRUBS REQUIRED X TREE CREDITS USED
<b>BUFFERYARD 'D' (10' LANDSCAPE BUFFER)</b> 1 CLASS "A" TREE PER 30 LF. 1 CLASS "B" TREE PER 30 LF. 1 SHRUB PER 10 LF. 8' FENCE REQUIRED		239.87 LF TOTAL 8 CLASS A TREES REQUIRED 8 CLASS B TREES REQUIRED 24 SHRUBS REQUIRED X TREE CREDITS USED
<b>BUFFERYARD 'E' (10' LANDSCAPE BUFFER)</b> 1 CLASS "A" TREE PER 30 LF. 1 CLASS "B" TREE PER 30 LF. 1 SHRUB PER 10 LF. 8' FENCE REQUIRED		142.48 LF TOTAL 5 CLASS A TREES REQUIRED 5 CLASS B TREES REQUIRED 15 SHRUBS REQUIRED X TREE CREDITS USED
<b>BUFFERYARD 'F' (10' LANDSCAPE BUFFER)</b> 1 CLASS "A" TREE PER 30 LF. 1 CLASS "B" TREE PER 30 LF. 1 SHRUB PER 10 LF. 8' FENCE REQUIRED		104.20 LF TOTAL 4 CLASS A TREES REQUIRED 4 CLASS B TREES REQUIRED 11 SHRUBS REQUIRED X TREE CREDITS USED
<b>BUFFERYARD 'G' (10' LANDSCAPE BUFFER)</b> 1 CLASS "A" TREE PER 30 LF. 1 CLASS "B" TREE PER 30 LF. 1 SHRUB PER 10 LF. 8' FENCE REQUIRED		136.46 LF TOTAL 5 CLASS A TREES REQUIRED 5 CLASS B TREES REQUIRED 14 SHRUBS REQUIRED X TREE CREDITS USED
PARKING AREA PLANTING REQUIREMENT		PROPOSED PARKING AREA PLANTINGS
PARKING AREAS ADJACENT TO STREET PLANTING AREAS SHALL BE SCREENED WITH MIN. 36" SHRUBS PLANTED 2' O.C..  EACH LANDSCAPED ISLAND SHALL CONTAIN AT LEAST 1 CLASS "A" TREE.		PROVIDED  PROVIDED
10% OF INTERIOR PARKING AREA TO BE GREENSPACE. TOTAL PARKING AREA: 65,183.40 SF. 6,518.34 SF REQUIRED		6,518.81 SF PROVIDED
BUILDING FACADE PLANTING REQUIREMENT		PROPOSED PARKING AREA PLANTINGS
SHRUBS PLANTED BETWEEN BUILDING FACADE AND VEHICULAR USE AREA.		PROVIDED



2023-3616-PR

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**



GENERAL LANDSCAPE NOTES:

1. CLASS A TREES: ALL CLASS A TREES, AT THE TIME OF PLANTING, SHALL HAVE A MINIMUM CALIPER OF AT LEAST 2½ INCHES, MEASURED SIX INCHES ABOVE THE ROOT BALL, AND A MINIMUM HEIGHT OF TEN TO 12 FEET, AS PER THE NATIONAL NURSERY ASSOCIATION STANDARDS.
2. CLASS B TREES: ALL CLASS B TREES AND ALL TREES, OTHER THAN CLASS A TREES, AT THE TIME OF PLANTING, SHALL HAVE A MINIMUM CALIPER OF AT LEAST 1½ INCHES, MEASURED SIX INCHES ABOVE THE ROOT BALL AND A MINIMUM HEIGHT OF EIGHT FEET TO TEN FEET AS PER THE NATIONAL NURSERY ASSOCIATION STANDARDS.
3. SHRUBS: ALL SHRUBS, AT THE TIME OF PLANTING, SHALL HAVE A MINIMUM HEIGHT OF TWO FEET.
4. ALL AREAS NOT DESIGNATED AS STRUCTURE, WALKWAYS, DRIVEWAYS OR LANDSCAPE BED SHALL HAVE BERMUDA SOD AS A GROUND COVER INSTALLED PER INDUSTRY STANDARDS.
5. ALL PLANT MATERIAL ARE TO BE TRUE TO VARIETY, SIZE AND NAME AND SHALL CONFORM TO THE PROVISIONS OF THE LATEST EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK.
6. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH ACCEPTABLE STANDARDS OF THE LA. NURSERYMAN'S MANUAL FOR THE HORTICULTURE INDUSTRY.
7. CONTRACTOR SHALL REMOVE ALL WEEDS, DEBRIS, TRASH AND CONTAMINATED SOILS/MATERIAL FROM ALL LANDSCAPE AREAS TO NECESSARY DEPTH FOR PROPER LANDSCAPE INSTALLATION.
8. THE LICENSED LANDSCAPE CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR, AND SUBCONTRACTORS, TO INSURE THAT PROPER GRADING AND DRAINAGE IS MAINTAINED ON SITE. LANDSCAPE BEDS AND PLANT MATERIAL SHALL NOT IMPEDE THE FLOW, OR CAUSE STANDING WATER ONSITE. POSITIVE DRAINAGE, IN ACCORDANCE WITH THE CIVIL PLANS PROVIDED FOR THIS SITE SHALL BE MAINTAINED.
9. SUBSTITUTE PLANT MATERIAL MAY BE ALLOWED AS LONG AS THEY MEET THE MINIMUM REQUIREMENTS SET FORTH IN THE CITY OF MANDEVILLE, CLURO LANDSCAPE PROVISIONS AND AS DESCRIBED ON THIS PLAN.
10. ANY LANDSCAPE BEDS AREAS ADJACENT TO TURF AREAS SHALL HAVE STEEL EDGING INSTALLED.
11. ALL PARKING/LANDSCAPE ISLANDS SHALL HAVE A 6" CURB ACCEPTABLE PER CLURO STANDARDS.
12. ALL EXISTING TREES AND PROPOSED LANDSCAPE MATERIAL SHALL BE MULCHED A MINIMUM OF 3" DEPTH TO ENSURE VIABILITY AND EASE OF MAINTENANCE.
13. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ENSURE THESE PLANS ARE CORRECT, THE OWNER/CONTRACTOR IS TO VERIFY ALL DETAILS AND DIMENSIONS. ON-SITE SUPERVISION IS UNABLE TO BE PROVIDED BY THE LANDSCAPE ARCHITECT/DESIGNER AND AS SUCH THE LANDSCAPE ARCHITECT/DESIGNER HAS NO CONTROL OVER THE INTERPRETATION AND CONSTRUCTION OF THE PROJECT. THEREFORE THERE IS NO WARRANTY WRITTEN, IMPLIED OR PROVIDED FOR THE USE OF THESE PLANS.
14. PROPOSED PLANT MATERIAL LOCATION ON THESE PLANS ARE SCHEMATIC. THE LANDSCAPE PLAN SHALL REVIEW THE UTILITY PLAN PRIOR TO INSTALLATION OF ANY PLANT MATERIAL TO ENSURE THE INSTALLATION DOES NOT CONFLICT WITH ANY SUBSURFACE UTILITIES. FIELD ADJUSTMENTS DURING INSTALLATION MAY BE REQUIRED SO LONG AS THE PLANT MATERIAL(S) REMAIN IN THEIR REQUIRED BUFFER ZONES, THE INSTALLATION ADHERES TO THE SIGHT TRIANGLE GUIDELINES DESCRIBED IN THE UNIFIED DEVELOPMENT CODE, AND DOES NOT AFFECT THE HEALTH, SAFETY, AND WELFARE OF THE GENERAL PUBLIC.
15. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPLACEMENT OF ANY DEAD OR DAMAGED PLANT MATERIALS REQUIRED PER THE UNIFIED DEVELOPMENT CODE.
16. ALL LANDSCAPED PARKING ISLANDS MUST BE A MINIMUM OF 9' X 18' WITH A 6" CURB AND INCLUDE A CLASS "A" TREE AND LIVING GROUND COVER ON THE GROUND SURFACE.
17. ALL AREAS NOT PAVED OR PLANTED SHALL BE SEEDED OR SODDED.

LANDSCAPE, TREE, STREET PLANTING AREA & BUFFER PRESERVATION NOTES:

ALL LIVE OAK TREES SIX INCHES DBH OR GREATER, WHEREVER LOCATED ON THE PROPERTY OR WITHIN THE STREET RIGHT-OF-WAY BETWEEN THE STREET PROPERTY LINE AND THE SURFACE OF THE STREET, SHOWING THE COLOR OF THE FLAGGING AS REQUIRED IN SECTION 130-1872 OF THE ST. TAMMANY PARISH UNIFIED DEVELOPMENT CODE AND DESCRIBED BELOW.

STAKING OF GREEN BELT PLANTING AREAS AND BUFFERS:

- ON OR BEFORE THE TIME THE LANDSCAPE AND TREE PRESERVATION PLAN IS SUBMITTED TO THE DEPARTMENT OF PLANNING AND DEVELOPMENT, THE APPLICANT SHALL MONUMENT, BY STAKES PLACED IN THE GROUND, THE STREET PLANTING AREA AND ANY REQUIRED BUFFER PLANTING AREA SO THAT IMMEDIATELY AFTER THE APPLICATION IS SUBMITTED AND BEFORE ANY WORK IS DONE, THE DEPARTMENT OF PLANNING AND DEVELOPMENT CAN INSPECT THE AREAS THAT WILL BECOME THE STREET PLANTING AREAS AND BUFFERS. THE FOLLOWING SHALL BE COMPLIED WITH IN RESPECT TO SUCH MONUMENTS OR STAKES:
  - STAKES USED SHALL BE WOOD OR METAL PLACED IN THE GROUND, AND SUCH STAKES SHALL BE OF SUFFICIENT STRENGTH AND DURABILITY, AND PLACED DEEPLY ENOUGH IN THE GROUND TO REMAIN UNTIL THE COMPLETION OF CONSTRUCTION, ANY REMOVE, BROKEN, SUBSTANTIALLY BENT OR DAMAGED STAKES SHALL BE REPLACED SO THAT ALL STAKES SHALL REMAIN IN PLACE DURING CONSTRUCTION.
  - SUCH STAKES SHALL EXTEND UPWARD FROM THE GROUND AT LEAST THREE FEET AND SHALL BE FLAGGED YELLOW IN COLOR OR SOME OTHER FLAGGING APPROVED IN ADVANCE BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT.
  - SUCH STAKES SHALL BE LOCATED AT LEAST EVERY 50 FEET IN THE FOLLOWING AREAS:
    - ALONG THE STREET FRONTAGE OF THE STREET PLANTING AREA
    - ALONG THE REAR LINE OF THE STREET PLANTING AREA
    - ALONG THE SIDE AND REAR PROPERTY LINE WHERE SIDE OR REAR BUFFERS ARE REQUIRED
    - ALONG THE INTERIOR LINES OF SUCH BUFFERS

IF THE LINES OF THE STREET PLANTING AREAS AND BUFFERS ARE TOO THICK TO WALK OR SIGHT DOWN, THEY SHALL BE CLEARED SUFFICIENTLY FOR WALKING AND SIGHTING.

FLAGGING OF EXISTING TREES:

- LIVE OAKS: ALL LIVE OAKS, WHEREVER THEY MAY BE SITUATED ON THE PROPERTY OR THE ADJACENT STREET RIGHT-OF-WAY, WHICH ARE OVER SIX INCHES DBH SHALL BE FLAGGED WITH BLUE COLORED FLAGGING OR SOME OTHER FLAGGING APPROVED IN ADVANCE BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT.
- TREES OVER SIX INCHES DBH: ALL TREES OVER SIX INCHES DBH, TO BE PRESERVED, AND LOCATED WITHIN THE GREEN BELT AREA OR WITHIN ANY REQUIRED BUFFERS SHALL BE FLAGGED WITH GREEN COLORED FLAGGING OR SOME OTHER FLAGGING APPROVED IN ADVANCE BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT.
- TREES APPLICANT PROPOSES TO REMOVE: ALL TREES WHICH THE APPLICANT SEEKS TO REMOVE, SHALL BE FLAGGED WITH ORANGE COLORED FLAGGING OR SOME OTHER FLAGGING APPROVED IN ADVANCE BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT.

TREES TO BE PRESERVED/TREE PROTECTION FENCING:

- ALL TREES TO BE PRESERVED SHALL BE HAVE PROTECTIVE FENCING ERECTED AROUND THE TREE AND IN A MANNER COMPLIANT WITH CITY OF MANDEVILLE, CLURO GUIDELINES AND REQUIREMENTS.
- EXISTING LIVE OAKS AND CYPRESS TREES SHALL HAVE PROTECTIVE FENCING 1' BEYOND THE DRIP LINE OF THE TREE. NO EXCAVATION OR GRADING IS ALLOWED WITHIN THIS PROTECTIVE FENCING.

LANDSCAPE STANDARDS

1. ALL PLANTS MATERIALS SHALL BE TRUE TO NAME, VARIETY, AND SIZE. PLANTS SHALL BE SPECIMEN QUALITY, FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE. ALL PLANT MATERIALS TO MEET ANSI Z.60 STANDARDS, LATEST EDITION.
2. THE LANDSCAPE CONTRACTOR SHALL MEET OR EXCEED BOTH THE CONTAINER SIZE AS WELL AS HEIGHT AND SPREAD SPECIFICATIONS ON ALL PLANT MATERIAL. CALIPER SIZES SHALL BE MEASURED SIX INCHES (6") ABOVE GROUND LEVEL..
3. PLANT MATERIAL OF THE SAME SPECIES SHALL BE MATCHING IN CHARACTER AND SIZE, AND OBTAINED FROM THE SAME SOURCE.
4. LANDSCAPE ARCHITECT MAY REJECT ANY MATERIALS THAT DO NOT MEET THE REQUIREMENTS OF THE PLANT LIST, DRAWINGS OR NOTES. REJECTED MATERIALS SHALL BE REMOVED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER. IN THE EVENT THAT THE MATERIALS ARE REJECTED, THE LANDSCAPE CONTRACTOR SHALL PURSUE AND EXAMINE OTHER SOURCES OF MATERIALS UNTIL ACCEPTABLE SPECIMENS ARE FOUND. SUCH A CHANGE WILL NOT CONSTITUTE AND INCREASE IN COST TO THE OWNER.
5. CLASS A TREES:
  - 5.1. SINGLE TRUNK CLASS A TREES: ALL SINGLE TRUNK CLASS A TREES SHALL HAVE A MINIMUM 2.5" CALIPER IMMEDIATELY AFTER PLANTING. SINGLE TRUNK TREES MUST MEASURE A MINIMUM HEIGHT OF 10'-12' TALL IMMEDIATELY AFTER PLANTING. ALL TREE HEIGHTS SHOULD BE MEASURED FROM TOP OF ROOTBALL TO TIP OF HIGHEST BRANCH.
  - 5.2. MULTI-TRUNK CLASS A TREES: ALL MULTI TRUNK CLASS A TREES SHALL HAVE MAIN STEMS WITH A MINIMUM OF 1'-1/2" CALIPER PER TRUNK, A MINIMUM OF 3 MAIN STEMS, AND MEASURE A MINIMUM OF 10' TALL AT TIME OF PLANTING. ALL TREE HEIGHTS SHOULD BE MEASURED FROM TOP OF ROOTBALL TO TIP OF HIGHEST BRANCH.
6. CLASS B TREES:
  - 6.1. SINGLE TRUNK CLASS B TREES: ALL SINGLE TRUNK CLASS B TREES SHALL HAVE A MINIMUM 1.5" CALIPER IMMEDIATELY AFTER PLANTING. SINGLE TRUNK CLASS B TREES MUST MEASURE A MINIMUM HEIGHT OF 8' TALL IMMEDIATELY AFTER PLANTING. ALL TREE HEIGHTS SHOULD BE MEASURED FROM TOP OF ROOTBALL TO TIP OF HIGHEST BRANCH.
  - 6.2. MULTI-TRUNK CLASS B TREES: ALL MULTI TRUNK CLASS B TREES SHALL HAVE MAIN STEMS WITH A MINIMUM OF 1" CALIPER PER TRUNK, A MINIMUM OF 3 MAIN STEMS, AND MEASURE A MINIMUM OF 8' TALL AT TIME OF PLANTING. ALL TREE HEIGHTS SHOULD BE MEASURED FROM TOP OF ROOTBALL TO TIP OF HIGHEST BRANCH.
7. TREE PLANTING: EXCAVATE 3 TIMES GREATER THAN BALL DIAMETER. ALL TREE TIPS MUST BE LOOSENED TO A DEPTH THAT ANY HARDPAN HAS BEEN BROKEN AND MOISTURE IS ALLOWED TO MOVE THROUGH FREELY. THE TREE MUST BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS TREE'S ORIGINAL GRADE IN NURSERY OR BE SLIGHTLY ABOVE (NO MORE THEN ONE AND ONE HALF INCHES) FINISHED GRADE. TREE SHALL SET ON UNDISTURBED SUBGRADE. TREES THAT ARE PLANTED TOO LOW OR THAT SETTLE BELOW FINISHED GRADE OR THAT ARE PLANTED TOO HIGH SHALL BE REPLANTED AT THE LANDSCAPE CONTRACTOR'S EXPENSE. BACK FILL THE HOLE WITH A MIX OF 1/2 TOPSOIL AND 1/2 NATIVE SOIL FROM THE HOLE AND FERTILIZE. PROVIDE A 4" WATERING RING AND ADD A 4" LAYER OF SHREDDED PINE BARK MULCH OR PROCESSED HARDWOOD MULCH AND STAKE OR GUY AS SHOWN IF REQUIRED. (SEE DETAIL) WATER TREE TO THE POINT OF SATURATION.
8. SHRUB PLANTING: ALL SHRUBS SHALL BE A MINIMUM OF 24" IN HEIGHT IN A MINIMUM 3 GALLON CONTAINER UNLESS OTHERWISE SPECIFIED.
9. GROUND COVER / SHRUB BEDS: MIX 1/2 TOP SOIL AND 1/2 APPROVED GARDEN SOIL TO A DEPTH OF 8"-10", WITH A GENERAL (SLOW RELEASE PREFERRED), (14/14/14) FERTILIZER, (OR APPROVED EQUAL), AT A RECOMMENDED RATE AND TILL TO A MIN. DEPTH OF 10"-14". PROVIDE L.A. SAMPLE OF SOIL MIX FOR APPROVAL BEFORE STARTING BED PREP.
10. HEDGES: PLANTS SHALL BE PLANTED ON CENTER AS CALL FOR ON THE PLAN. TRIMMING INTO HEDGE SHAPE SHALL OCCUR FOLLOWING PLANTING. PLANTS SHALL HAVE BRANCHES TOUCHING SO AS TO FORM A HEDGE.
11. ALL TOP DRESS MULCHES SHALL BE SPECIFIED IN THE PLANT SPECIFICATIONS LIST. LANDSCAPE CONTRACTOR TO PROVIDE LANDSCAPE ARCHITECT WITH SAMPLE FOR APPROVAL PRIOR TO MULCHING BEDS. APPROVED MULCHES INCLUDE:
  - PROCESSED HARDWOOD MULCH
  - SHREDDED PINE BARK MULCH
  - CRUSHED PINE NEEDLES--LANDSCAPE SHRUB BEDS
  - BALED PINE STRAW-STAND ALONE TREESTHE TYPE OF MULCH WILL VARY DEPENDING ON THE PLANTING CONDITIONS AND THE PLANT VARIETY.
12. LAWNS: AREAS TO BE SODDED SHALL BE RAKED OF STONES AND DEBRIS. DEBRIS AND STONES OVER 1" IN DIAMETER SHALL BE REMOVED FROM THE SITE. ALL DAMAGED SOD WILL BE REJECTED. ALL SOD MUST BE PLACED WITH STAGGERED JOINTS, TIGHTLY BUTTED, WITH NO INEQUALITIES IN GRADE. PLACE ALL SOD IN ROWS AT RIGHT ANGLES TO SLOPES. ROLLS OF SOD ARE ACCEPTABLE. (WHERE APPLICABLE).
13. SEEDED AREA: ALL AREA DISTURBED BY CONSTRUCTION SHALL BE SEEDED WITH COMMON BERMUDA/RYE GRASS MIX. FOLLOW MANUFACTURERS RECOMMENDATIONS FOR RATES, ETC.
14. ALL LAWN AREAS THAT DO NOT SHOW SATISFACTORY GROWTH WITHIN 2 WEEKS OF HYDROMULCHING SHALL BE RE-HYDROMULCHED AS DIRECTED UNTIL A SATISFACTORY LAWN HAS BEEN ESTABLISHED.
15. FERTILIZER: FERTILIZER SHALL BE A SLOW RELEASE 14-14-14 OR OTHER APPROVED BLEND, APPLIED AT THE RATE RECOMMENDED BY THE MANUFACTURER. ANY FERTILIZER THAT BECOMES WET, CAKED OR OTHERWISE DAMAGED, MAKING IT UNSUITABLE FOR USE WILL NOT BE ACCEPTED.
16. WATERING AT TIME OF PLANTING: INITIALLY, WATER THE PLANT MATERIAL TO DEVELOP UNIFORM COVERAGE AND DEEP WATER PENETRATION OF AT LEAST 6". AVOID EROSION, PUDDLING, AND WASHING SOIL AWAY FROM PLANT ROOTS.
17. IRRIGATION AND WATERING: IF REQUIRED, HOSE BIBS SHALL BE PLACED WITHIN THE SPECIFIED DISTANCE OF ALL PLANTING BEDS, OR A PERMANENT IN-GROUND IRRIGATION SYSTEM SHALL BE PROVIDED.
18. FINAL ACCEPTANCE: ACCEPTANCE BY LANDSCAPE ARCHITECT WILL BE MADE ONLY IF ALL TREES ARE IN PLACE, LIVING AND ARE IN CONFORMANCE WITH THE DRAWING, PLANT LIST AND NOTES.
19. EXISTING TREE AND VEGETATION PROTECTION: THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION (WITH PHYSICAL BARRIERS) AND MAINTENANCE OF EXISTING AND TRANSPLANTED TREES DURING CONSTRUCTION (WHERE APPLICABLE. SEE TREE PROTECTION PLAN AND/OR DETAILS).
20. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL PLANTS AND LANDSCAPE MATERIALS ON SITE THAT ARE NOT DESIGNATED FOR REMOVAL. THE AT-FAULT CONTRACTOR SHALL REPLACE ANY DAMAGED LANDSCAPING TO MATCH EXISTING IN SIZE AND SPECIES UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.
21. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ENSURE THESE PLANS ARE CORRECT, THE OWNER/GENERAL CONTRACTOR IS TO VERIFY ALL DETAILS AND DIMENSIONS. ON-SITE SUPERVISION IS UNABLE TO BE PROVIDED BY THE LANDSCAPE ARCHITECT/DESIGNER AND AS SUCH THE LANDSCAPE ARCHITECT/DESIGNER HAS NO CONTROL OVER THE INTERPRETATION AND CONSTRUCTION OF THE PROJECT. THEREFORE THERE IS NO WARRANTY WRITTEN, IMPLIED OR PROVIDED FOR THE USE OF THESE PLANS.

PLANTING NOTES

GENERAL NOTES:

1. GENERAL CONTRACTOR & LANDSCAPE CONTRACTOR SHALL COORDINATE AND BE IN COMPLIANCE WITH ALL STATE AND LOCAL MUNICIPALITIES AS WARRANTED.
2. GENERAL CONTRACTOR AND/OR LANDSCAPE CONTRACTOR RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND/OR APPROVALS PRIOR TO COMMENCING WORK.
3. GENERAL CONTRACTOR & LANDSCAPE CONTRACTOR RESPONSIBLE FOR USING THE MOST UP TO DATE PLANS. DESIGNER IS NOT RESPONSIBLE FOR LANDSCAPE INSTALLATION BASED OFF OF OBSOLETE PLANS.
4. GENERAL CONTRACTOR & LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH THE WORK OF OTHER TRADES ON THE SITE.
5. LANDSCAPE CONTRACTOR SHALL STAKE OUT PROPOSED SITE IMPROVEMENTS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO START.
6. LANDSCAPE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY OWNER AND LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
7. ANY MODIFICATIONS TO PLANTING LAYOUT, PLANT MATERIALS, ETC. MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT PRIOR TO EXECUTION.
8. GENERAL CONTRACTOR AND/OR LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY. GENERAL CONTRACTOR AND/OR LANDSCAPE CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT OF ANY CONFLICTS BETWEEN PROPOSED TREE PLANTINGS AND EXISTING OR PROPOSED UTILITIES. ALL ONSITE CONTRACTORS SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES. IN THE EVENT ANY EXISTING UTILITIES ARE UNCOVERED, THE GENERAL CONTRACTOR AND/OR LANDSCAPE CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER AND/OR LANDSCAPE ARCHITECT. THE AT FAULT CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGE TO UTILITIES AND SUCH DAMAGES SHALL NO RESULT IN ANY ADDITIONAL EXPENSE TO THE OWNER.
9. LANDSCAPE CONTRACTOR TO PROVIDE DAILY CLEANUP AND MAINTENANCE THROUGH COMPLETION OF PROJECT AND FINAL ACCEPTANCE CERTIFICATION. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC ROADS, AS A RESULT OF LANDSCAPE AND/OR IRRIGATION WORK, SHALL BE CLEANED UP DAILY.
10. THE GENERAL CONTRACTOR AND/OR LANDSCAPE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ANY EXISTING BUILDING OR STRUCTURES ON SITE AND SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE CAUSED BY HIS OPERATIONS.
11. ALL LANDSCAPE DEVELOPMENT WITHIN ANY PUBLIC SERVITUDE WILL REQUIRE A "HOLD HARMLESS" AGREEMENT OR "LETTER OF NO OBJECTION" BETWEEN ALL UTILITY COMPANIES AND THE OWNERS. IT IS THE RESPONSIBILITY OF THE OWNER TO REQUEST THE AGREEMENT AND PRESENT THEM TO THE CITY'S LANDSCAPE ARCHITECT FOR APPROVAL OF THE LANDSCAPE PLAN.

LANDSCAPE NOTES:

1. ALL MATERIAL SHALL BE SUBJECT TO LANDSCAPE ARCHITECTS APPROVAL.
2. PLANT LIST QUANTITIES ARE PROVIDED AS AN AID TO BIDDERS ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES OF PLANT MATERIALS, BEDS, MULCH AREAS, SOD, AND HYDROSEED ON PLAN. IF THERE IS A DISCREPANCY BETWEEN THE PLAN AND THE PLAN LIST THE PLAN SHALL RULE. IMPROPER PLANT COUNTS MADE BY THE LANDSCAPE CONTRACTOR SHALL BE NO CAUSE FOR ADDITIONAL COSTS TO THE OWNER.
3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE COMPLIANCE OF LANDSCAPE PLANS WITH THE CITY-PARISH MINIMUM LANDSCAPE REQUIREMENTS.
4. ALL LANDSCAPE AREAS TO BE MAINTAINED PER LOCAL GOVERNING AUTHORITY'S LANDSCAPE CODE.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL OR ALUMINUM EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. IF REQUIRED, AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL LANDSCAPE AREAS. A SEPARATE PLAN WILL BE PROVIDED.

GENERAL GRADING & LAWN NOTES:

1. ENTIRE SITE SHALL BE GRADED TO FINISH GRADE PRIOR TO SCHEDULING PLANTING INSTALLATION.
2. GENERAL CONTRACTOR SHALL PROVIDE (2") TWO INCHES OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.
3. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM LAND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, INSECTS OR ANY OTHER UNDESIRABLE MATERIAL, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
4. GENERAL CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES, UNLESS OTHERWISE SPECIFIED. LANDSCAPE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE FOR ALL BEDS AND PLANT AREAS UNLESS OTHERWISE SPECIFIED.
6. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
7. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS OR ELEVATIONS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN LAWN AREAS.
8. ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH APPROVED BY THE ARCHITECT PRIOR TO PLANTING INSTALLATION. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE FINE GRADED AND HYDROSEEDDED, UNLESS OTHERWISE SPECIFIED ON THE PLANS.
9. SOD LAID OVER POORLY GRADED AREAS SHALL CAUSE FOR REMOVING SOD, REGRADING, AND INSTALLING NEW SOD AT NO ADDITIONAL EXPENSE TO THE OWNER. IF GRADE IS NOT TO WITHIN 0.10 FOOT, CONTACT THE LANDSCAPE ARCHITECT.
10. UNLESS OTHERWISE SPECIFIED ON THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE ONLY FOR FINE GRADING OF THE PLANTING AREAS. FINE GRADING SHALL CONSIST OF THE FINAL 0.10 FOOT OF GRADE TO BE ACHIEVED.

SOLID SOD NOTES:

1. ALL LAWN AREAS TO BE SOLID SOD 'CELEBRATION' BERMUDA GRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
2. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH COMPOST TO FILL VOIDS.
3. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
4. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
5. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
6. LANDSCAPE CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
7. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

WARRANTY:

1. LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL MATERIAL AND LABOR FOR TWELVE (12) MONTHS AFTER FINAL ACCEPTANCE OF PROJECT FOR MATERIAL EITHER DEAD OR NOT IN HEALTHY CONDITION. LANDSCAPE CONTRACTOR SHALL WATER ALL MATERIAL AS NEEDED TO MAINTAIN THE HEALTH OF PLANT MATERIALS UNTIL FINAL ACCEPTANCE.
2. IT SHALL BE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO PREVENT PLANTS FROM FALLING OR BEING BLOWN OVER AND TO STRAIGHTEN OR REPLANT ALL PLANTS WHICH ARE DAMAGED DUE TO A LACK OF GUYING OR STAKING. IF UNSTAKED, PLANTS BLOWN OVER BY HIGH WINDS SHALL NOT BE A CAUSE OF ADDITIONAL EXPENSE TO THE OWNER, BUT SHALL BE THE FINANCIAL RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
3. LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE AT ANY TIME TO REPLACE OR HONOR ANY WARRANTY FOR THE LOSS OF ANY TREES, PLANTS, GROUND COVERS, OR SOD CAUSED BY FIRES, FLOODS, FREEZING TEMPERATURES, LIGHTNING, WINDS ABOVE 50 MILES PER HOUR, OR ANY OTHER NATURAL DISASTER. NOR SHALL THE LANDSCAPE CONTRACTOR BE HELD RESPONSIBLE FOR ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.

Commercial Plans  
RECEIVED  
10/30/2023  
DEPARTMENT OF  
ENGINEERING  
ENGINEERING  
REVIEW COPY

MR ENGINEERING & SURVEYING, LLC  
3645 Interline Avenue, Baton Rouge, LA 70809 225-490-9592



10/30/2023

Louisiana 811  
LA ONE CALL- CALL BEFORE YOU DIG- THE CONSTRUCTION INDUSTRY'S CALL CENTER FOR THE STATE OF LOUISIANA. FOR A LIST OF PARTICIPATING UTILITIES, VISIT US AT WWW.LAONECALL.COM. THE UTILITY COMPANIES FOR ALL AREAS OF CONSTRUCTION.

21 AT THE POINT  
LA 21 @ LA 1077  
MADISONVILLE, LA  
ST. TAMMANY PARISH

LANDSCAPE SPECIFICATIONS

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

FOR SITE PLAN SUBMITTAL ONLY  
NOT FOR CONSTRUCTION



Commercial Plans  
RECEIVED  
10/30/2023  
DEPARTMENT OF  
ENGINEERING  
ENGINEERING  
REVIEW COPY

MR ENGINEERING & SURVEYING, LLC  
3345 Interline Avenue, Baton Rouge, LA 70809 225-490-9592



10/30/2023  
**Louisiana 811**  
LA ONE CALL - CALL BEFORE YOU DIG - CALL 811 OR VISIT [www.laonecall.org](http://www.laonecall.org) TO REQUEST A UTILITY LOCATING SERVICE. THE STATE OF LOUISIANA HAS A 24-HOUR, 7-DAY A WEEK, 1-800-4-A-ROOTS (4-766-7687) HOTLINE. CALL OR VISIT [www.laonecall.org](http://www.laonecall.org) FOR FINAL REGISTRATION OF THE LOCATION OF THE UTILITIES WITHIN THE UTILITY COMPANIES FOR ALL AREAS OF CONSTRUCTION.

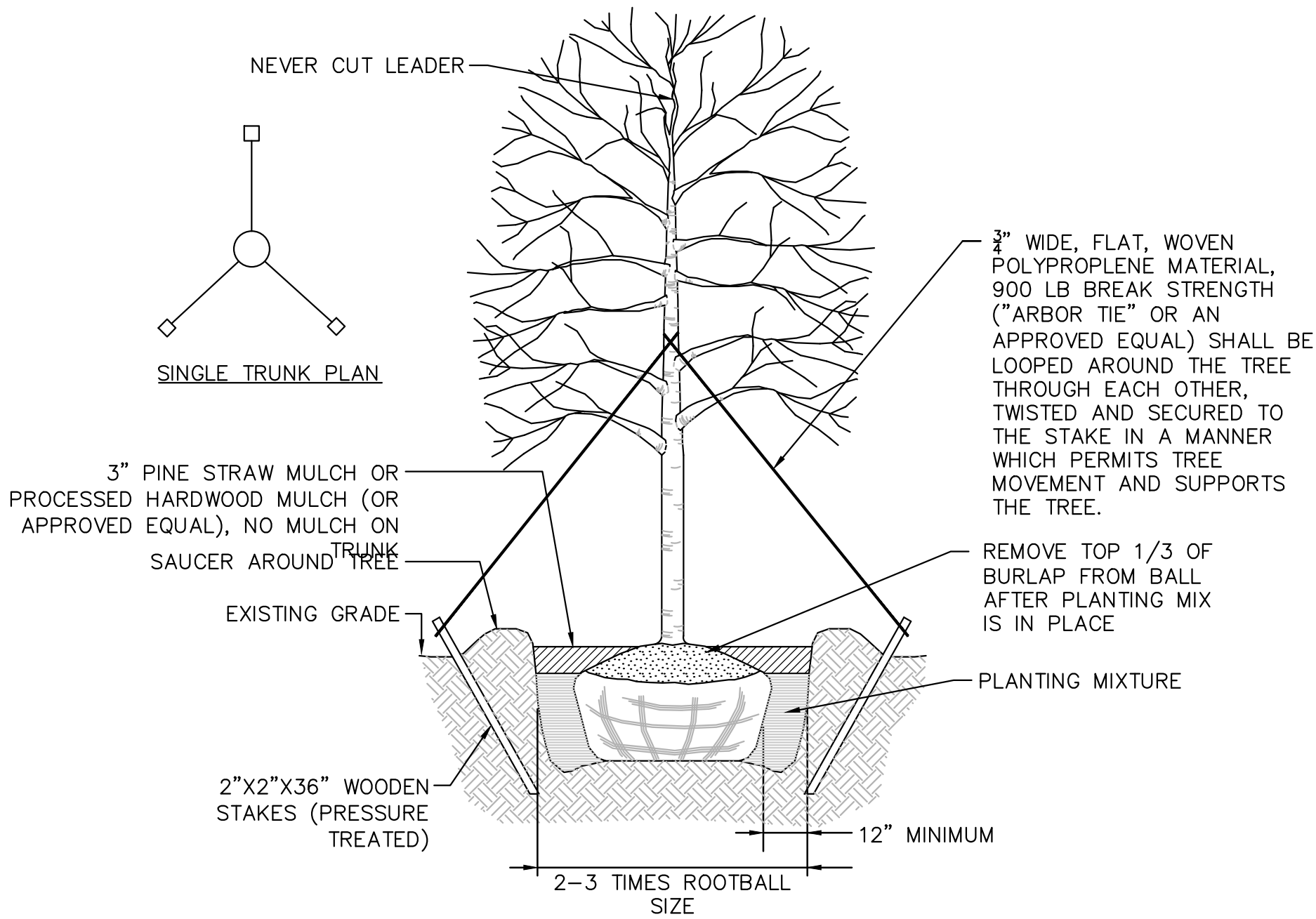
21 AT THE POINT  
LA 21 @ LA 1077  
MADISONVILLE, LA  
ST TAMMANY PARISH  
LANDSCAPE DETAILS

DESIGNED	JJP	CMS	DETAILED	JJP	CMS	DATE	10/2023	BY	## OF ##
CHECKED			CHECKED			SHEET			

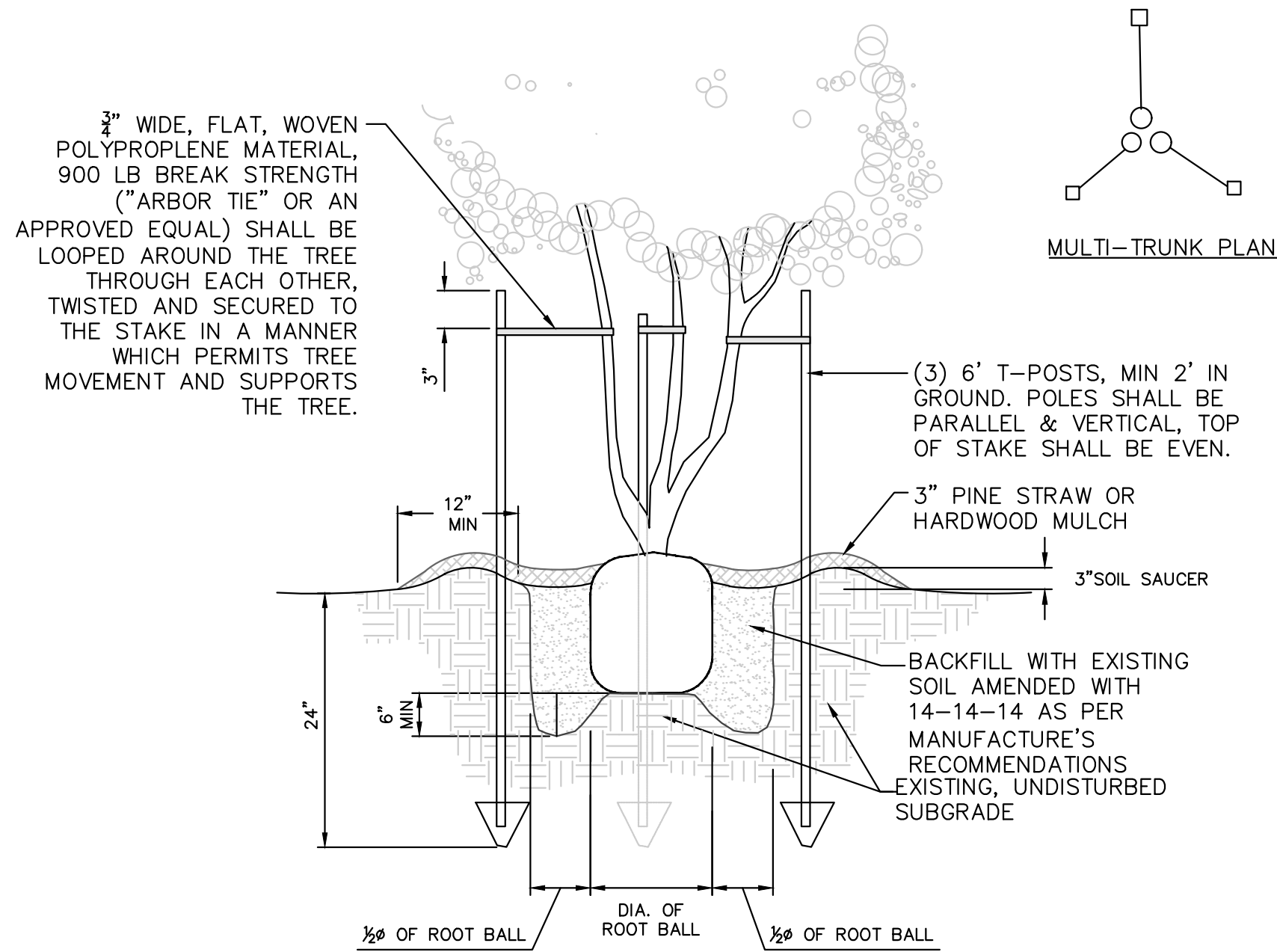
REVISION	DATE	DESCRIPTION	BY

SHEET NUMBER LP-3

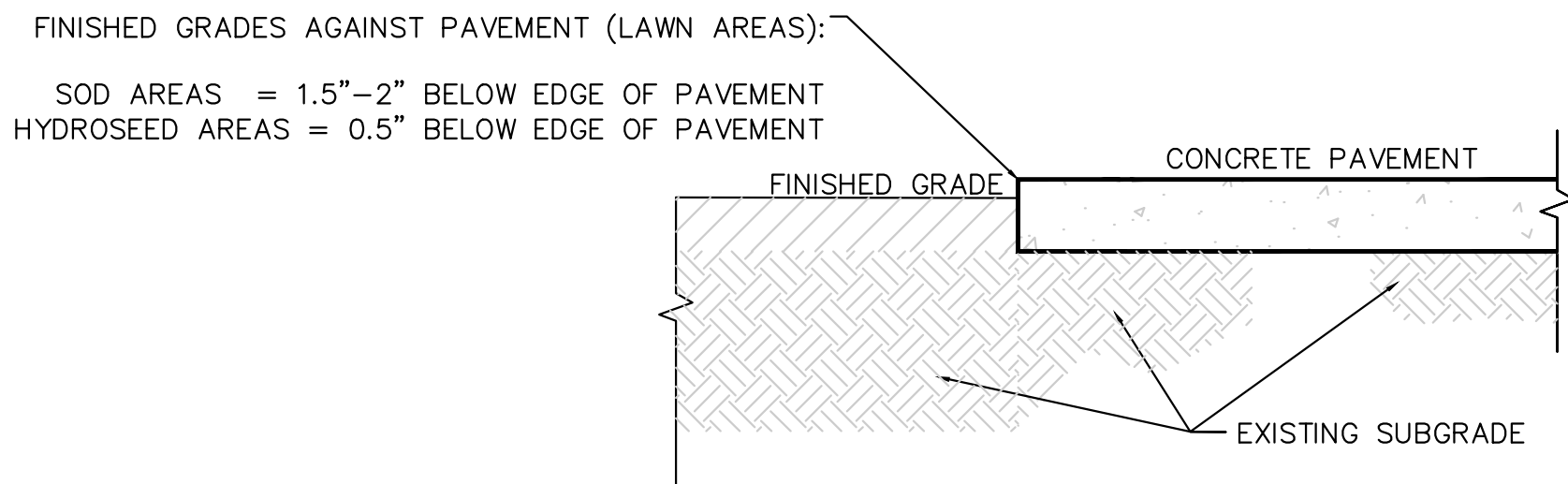
FOR SITE PLAN SUBMITTAL ONLY  
NOT FOR CONSTRUCTION



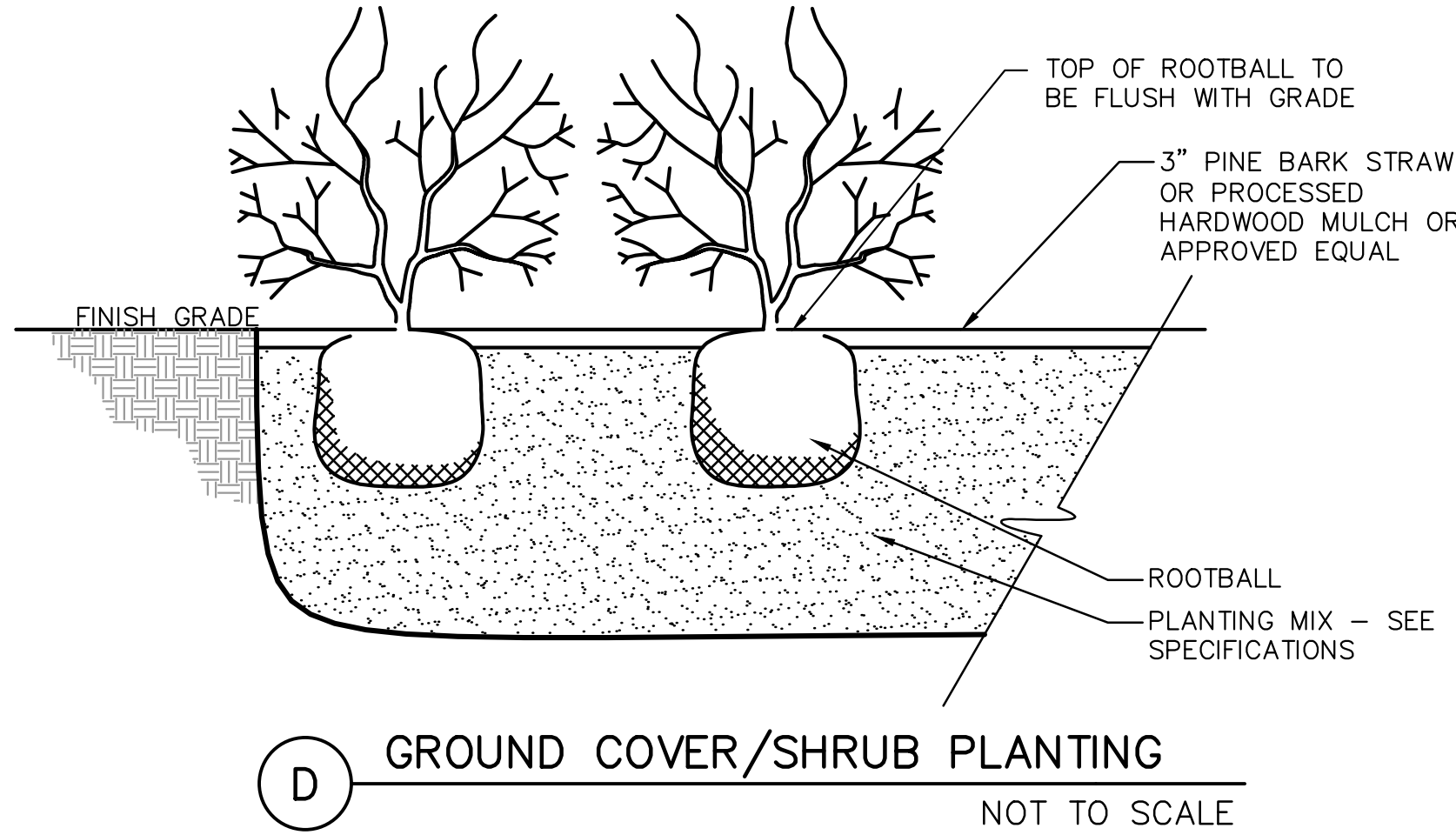
A SINGLE-TRUNK TREE PLANTING DETAIL  
NOT TO SCALE



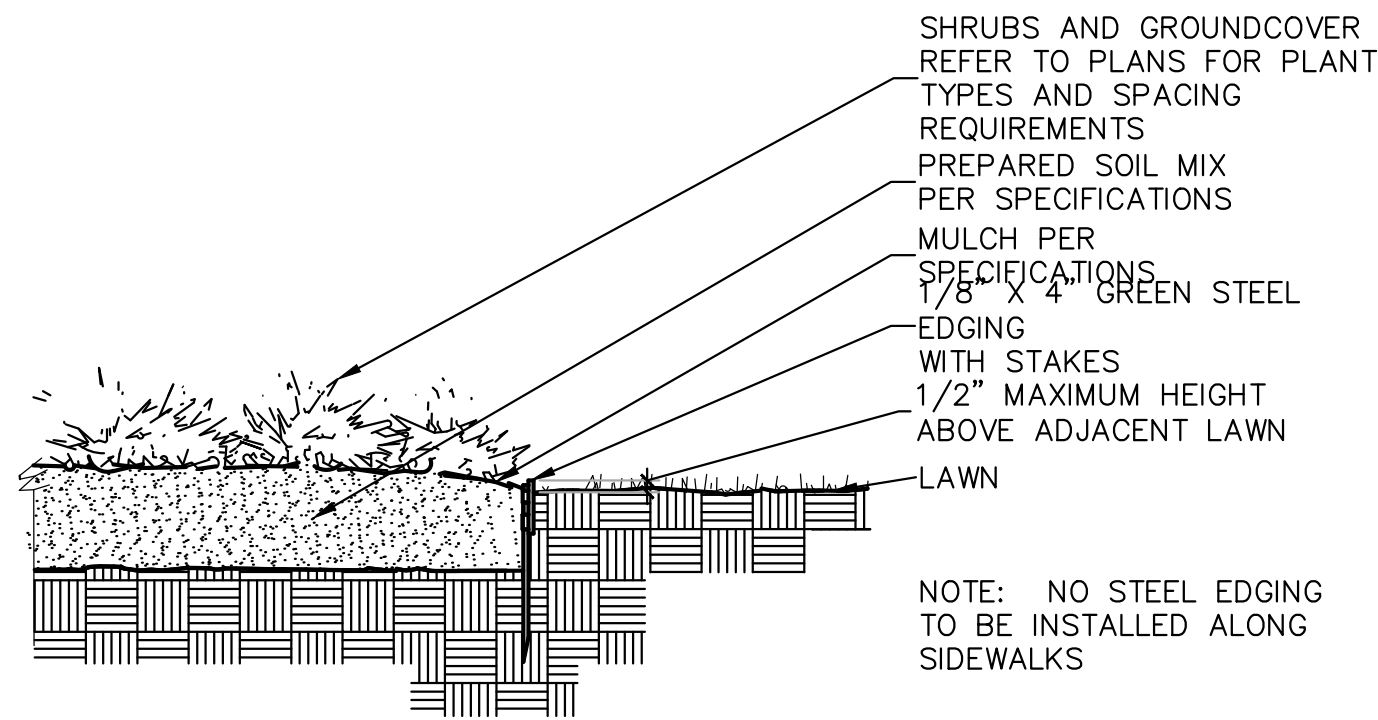
B MULTI-TRUNK TREE PLANTING DETAIL  
NOT TO SCALE



C FINISHED GRADES AGAINST PAVEMENT  
NOT TO SCALE

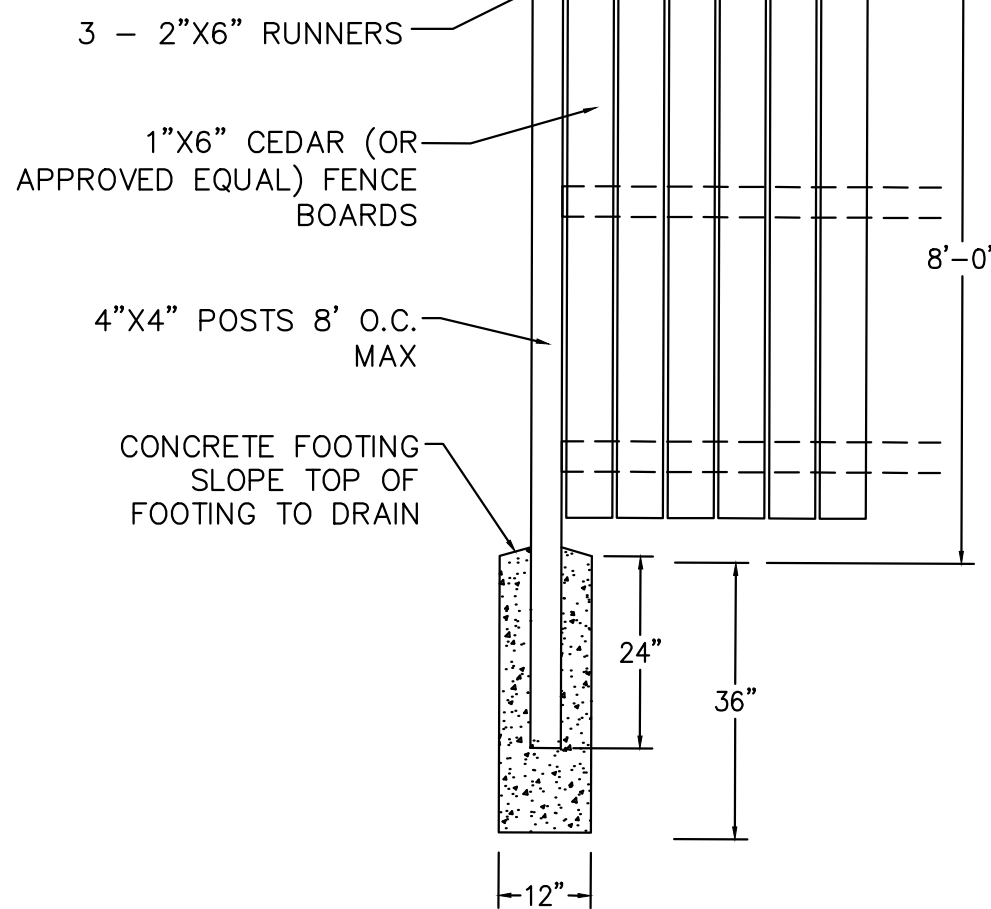


D GROUND COVER/SHRUB PLANTING  
NOT TO SCALE



E STEEL EDGING DETAIL  
NOT TO SCALE

- NOTES:
1. ALL WOOD TO BE CEDAR UNLESS OTHERWISE NOTED.
  2. ALL FASTENERS TO BE GALVANIZED.
  3. CONCRETE TO BE 3000 PSI MIN.



F 8' WOODEN FENCE ELEVATION  
NOT TO SCALE



REVISIONS

BY

DATE

COPYRIGHT 2023

SALCO  
CONSTRUCTION,  
INC.

ALL RIGHTS RESERVED  
COPYING IS PROHIBITED

YOUR DESIGN/BUILD GENERAL CONSTRUCTION FIRM



A NEW DEVELOPMENT FOR:

21 AT THE POINT

213 HWY 21  
MADISONVILLE, LA

SALES PERSON  
JT

DATE  
10-27-23

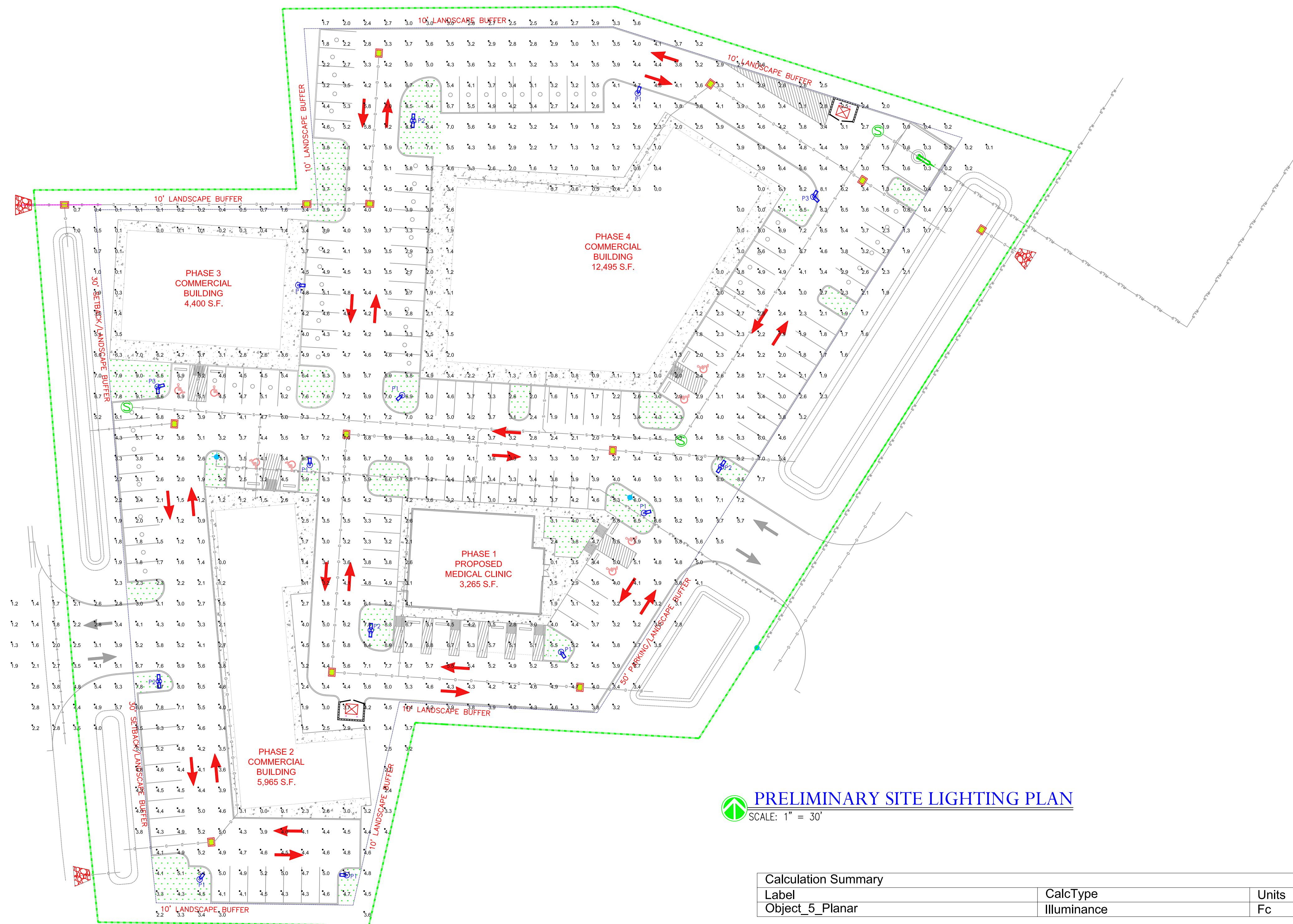
PRELIMINARY NUMBER  
01-23-137

CONTRACT NUMBER

SHEET

SL-1

1 OF 1



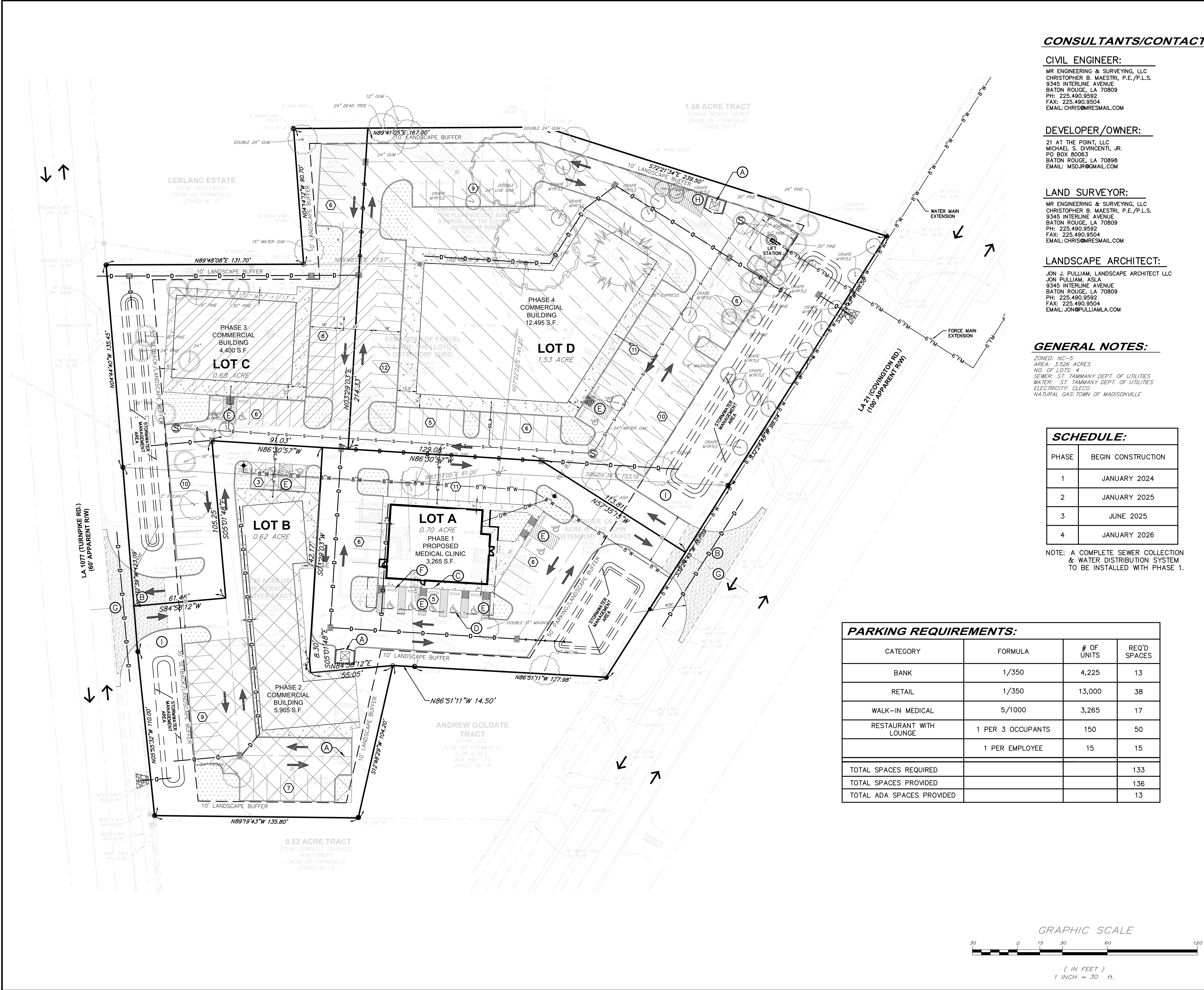
PRELIMINARY SITE LIGHTING PLAN  
SCALE: 1" = 30'

Calculation Summary				
Label	CalcType	Units	Avg	Max
Object_5_Planar	Illuminance	Fc	3.77	9.1

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	2	P3	2 @ 90 degrees	LUMARK- PRV-XL-PA4A-740-U-T4W SA ZW WOFXX 25FT POLE 30IN PEDESTAL		0.920	33525	245	980
	4	P2	Back-Back	LUMARK-PRV-XL-PA4A-740-U-T4W SA ZW WOFXX 25FT POLE 30IN PEDESTAL		0.920	33525	245	1960
	8	P1	Single	LUMARK PRV-XL-PA4A-740-U-T4W SA ZW WOFXX 25FT POLE 30IN PEDESTAL		0.920	33525	245	1960



C:\USERS\CHRIS\MES\PROJECTS\BROOKVIEW\PROJECTS\21 AT THE POINT\DWG\03 SITE PLANNING OCT-18-2023 QMR



CONSULTANTS/CONTACTS

CIVIL ENGINEER:  
MR ENGINEERING & SURVEYING, LLC  
CHRISTOPHER B. MAESTRI, P.E./P.L.S.  
9345 INTERLINE AVENUE  
BATON ROUGE, LA 70809  
PH: 225.490.9592  
FAX: 225.490.9504  
EMAIL: CHRIS@MRESMAIL.COM

DEVELOPER/OWNER:  
21 AT THE POINT, LLC  
MICHAEL S. DIVINCENTI, JR.  
PO BOX 80063  
BATON ROUGE, LA 70898  
EMAIL: MSDJR@GMAIL.COM

LAND SURVEYOR:  
MR ENGINEERING & SURVEYING, LLC  
CHRISTOPHER B. MAESTRI, P.E./P.L.S.  
9345 INTERLINE AVENUE  
BATON ROUGE, LA 70809  
PH: 225.490.9592  
FAX: 225.490.9504  
EMAIL: CHRIS@MRESMAIL.COM

LANDSCAPE ARCHITECT:  
JON J. PULLIAM, LANDSCAPE ARCHITECT LLC  
JON PULLIAM, ASLA  
9345 INTERLINE AVENUE  
BATON ROUGE, LA 70809  
PH: 225.490.9592  
FAX: 225.490.9504  
EMAIL: JON@PULLIAMLA.COM

GENERAL NOTES:

ZONED: NC-5  
AREA: 3.526 ACRES  
NO. OF LOTS: 4  
SEWER: ST. TAMMANY DEPT. OF UTILITIES  
WATER: ST. TAMMANY DEPT. OF UTILITIES  
ELECTRICITY: CLECO  
NATURAL GAS: TOWN OF MADISONVILLE

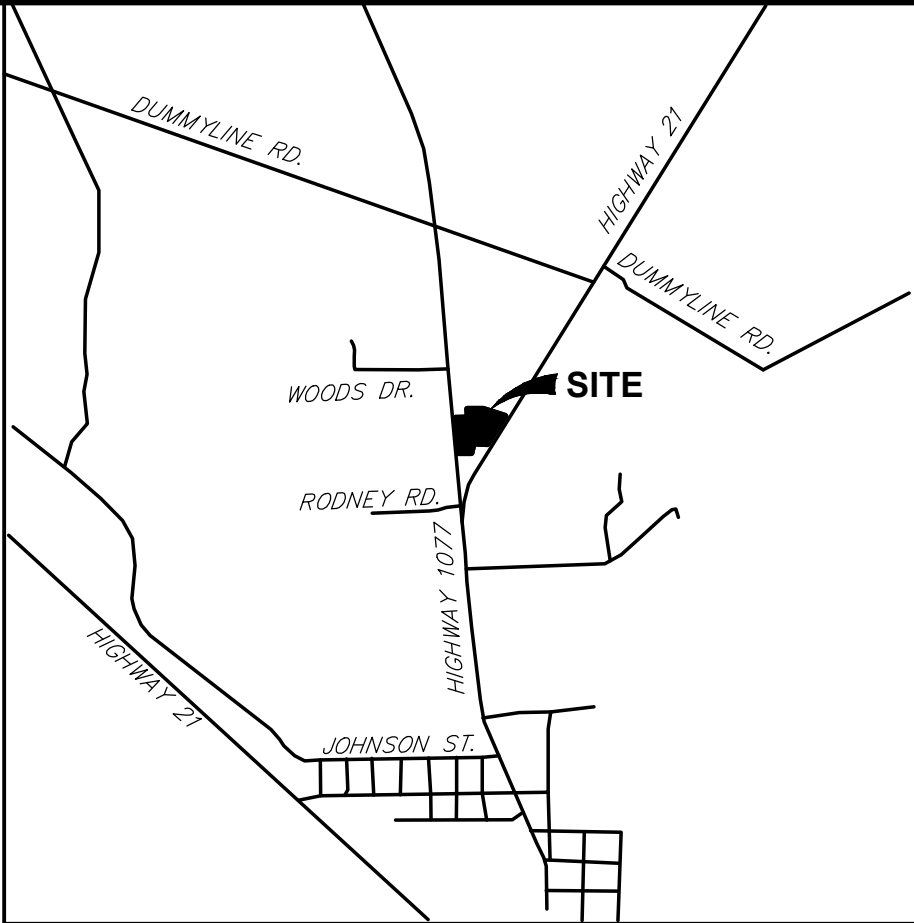
SCHEDULE:

PHASE	BEGIN CONSTRUCTION
1	JANUARY 2024
2	JANUARY 2025
3	JUNE 2025
4	JANUARY 2026

NOTE: A COMPLETE SEWER COLLECTION & WATER DISTRIBUTION SYSTEM TO BE INSTALLED WITH PHASE 1.

PARKING REQUIREMENTS:

CATEGORY	FORMULA	# OF UNITS	REQ'D SPACES
BANK	1/350	4,225	13
RETAIL	1/350	13,000	38
WALK-IN MEDICAL	5/1000	3,265	17
RESTAURANT WITH LOUNGE	1 PER 3 OCCUPANTS	150	50
	1 PER EMPLOYEE	15	15
TOTAL SPACES REQUIRED			133
TOTAL SPACES PROVIDED			136
TOTAL ADA SPACES PROVIDED			13



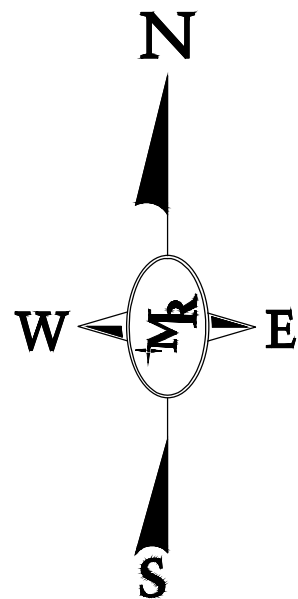
VICINITY MAP  
SCALE= 1" = 2,000'

LEGEND:

- (4) PARKING COUNT
- [Pattern] PROPOSED DEVELOPMENT - PHASE 1
- [Pattern] FUTURE DEVELOPMENT - PHASE 2
- [Pattern] FUTURE DEVELOPMENT - PHASE 3
- [Pattern] FUTURE DEVELOPMENT - PHASE 4
- [Pattern] LANDSCAPED ISLAND (162 S.F. MIN.)
- [Arrow] VEHICULAR DIRECTION OF TRAVEL
- [Line] PROPOSED DRAINAGE PIPE
- [Symbol] PROPOSED RETICULINE GRATE INLET
- [Line] PROPOSED DOMESTIC WATER LINE
- [Line] PROPOSED SEWER COLLECTION LINE

KEY NOTES:

- (A) DUMPSTER PAD & ENCLOSURE  
7' MIN. HEIGHT OPAQUE WOOD OR MASONRY FENCE (RE. ARCH)
- (B) CONCRETE DRIVE APRON  
TO BE INSTALLED PER CITY/STATE DESIGN STANDARDS. IF NO STANDARDS PROVIDE CONCRETE PAVING CONSTRUCTION AS SEE DETAILS 7 & 20, SHT C-7
- (C) HANDICAP PARKING SIGN  
SEE DETAIL 22, SHT C-7
- (D) HANDICAP PARKING SYMBOL  
SEE DETAIL 17, SHT C-7
- (E) HANDICAP ACCESS UNLOADING ZONE  
SLOPE 2% MAX. EACH WAY (ADA COMPLIANT) AND STRIPE AS SHOWN
- (F) CONCRETE BUMPER BLOCK  
SEE DETAIL 15, SHT C-7
- (G) LIMITS OF NEW PAVING  
MATCH EXISTING PER CITY AND OR STATE STANDARDS. SEE DETAILS 8, 12 & 20, SHT C-7
- (H) STRIPING  
PROVIDE 4" WIDE PARKING LOT STRIPING AS SHOWN. USE HIGHWAY MARKING PAINT - YELLOW (2 COATS)
- (I) MONUMENT SIGN LOCATION  
SIGN FURNISHED AND INSTALLED BY OWNER.



Commercial Plans  
RECEIVED  
10/18/2023  
DEPARTMENT OF  
ENGINEERING  
ENGINEERING  
REVIEW COPY

GRAPHIC SCALE



( IN FEET )  
1 INCH = 30 FT.

MR ENGINEERING & SURVEYING, LLC  
9345 Interline Avenue, Baton Rouge, LA 70809 225-490-9592



21 AT THE POINT  
LA 21 & LA 1077  
MADISONVILLE, LOUISIANA  
ST. TAMMANY PARISH

SITE PLAN

DESIGNED	CBS	CMS
CHECKED		
DETAILED	CBS	CMS
CHECKED		

DATE	BY	REVISION	DESCRIPTION
10/2023	3	09	
SHEET NUMBER	3		

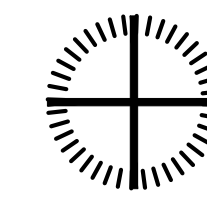




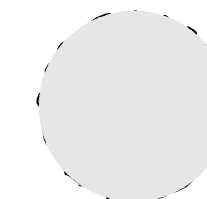
**Louisiana**

LA 21 @ LA 1077  
MADISONVILLE, LA  
ST. TAMMANY PARISH

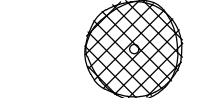
CHECKED	CMS
DETAILED CHECKED	JJP CMS
DATE	10/20/23

[illegible]

EXISTING TREE TO BE REMOVED



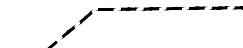
EXISTING TREE TO REMAIN TO BE  
PROTECTED IN PLACE



EXISTING TREE TO BE RELOCATE  
BY CONTRACTOR



INDICATES TREE NUMBER



TREE PROTECTION FENCE

TREE #	Type	DBH	Status	Grade	Credits
1	Pine	18"	Remove		
2	Pine	18"	Remove		
3	Pine	30"	Remove		
4	Oak	15"	Save	B	2
5	Sweetgum	48"	Save	B	6
6	Sweetgum (Off Site)	12"	Save		
7	Sweetgum	24"	Save	A	4
8	Crape Myrtle	Multi-trunk	Relocate		
9	Live Oak (Dbl Trunk)	48"	Remove		
10	Sweetgum	24"	Save	B	3
11	Crape Myrtle	Multi-trunk	Relocate		
12	Crape Myrtle	Multi-trunk	Relocate		
13	Crape Myrtle	Multi-trunk	Relocate		
14	Live Oak	42"	Remove		
15	Bald Cypress	36"	Remove		
16	Crape Myrtle	Multi-trunk	Relocate		
17	Crape Myrtle	Multi-trunk	Relocate		
18	Crape Myrtle	Multi-trunk	Relocate		
19	Crape Myrtle	Multi-trunk	Relocate		
20	Crape Myrtle	Multi-trunk	Relocate		
21	Magnolia	12"	Remove		
22	Pine	30"	Save	A	5
23	Pine	24"	Save	A	4
24	Pine	30"	Remove		
25	Crape Myrtle	Multi-trunk	Relocate		
26	Crape Myrtle	Multi-trunk	Relocate		
27	Pine	30"	Remove		
28	Crape Myrtle	Multi-trunk	Relocate		
29	Crape Myrtle	Multi-trunk	Relocate		
30	Pine	24"	Remove		
31	Crape Myrtle	Multi-trunk	Relocate		
32	Pine	24"	Remove		
33	Crape Myrtle	Multi-trunk	Relocate		
34	Crape Myrtle	Multi-trunk	Relocate		
35	Pine	30"	Remove		
36	Crape Myrtle	Multi-trunk	Relocate		
37	Magnolia	8"	Remove		
38	Crape Myrtle	Multi-trunk	Relocate		
39	Crape Myrtle	Multi-trunk	Relocate		
40	Crape Myrtle	Multi-trunk	Relocate		
41	Crape Myrtle	Multi-trunk	Relocate		
42	Crape Myrtle	Multi-trunk	Relocate		
43	Crape Myrtle	Multi-trunk	Relocate		
44	Crape Myrtle	Multi-trunk	Relocate		
45	Crape Myrtle	Multi-trunk	Relocate		
46	Crape Myrtle	Multi-trunk	Relocate		
47	Crape Myrtle	Multi-trunk	Relocate		
48	Crape Myrtle	Multi-trunk	Relocate		
49	Crape Myrtle	Multi-trunk	Relocate		
50	Oak	24"	Remove		
51	Ash	24"	Remove		
52	Cedar	8"	Remove		
53	Pecan	12"	Save	A	2
54	Oak	30"	Remove		
55	Double Magnolia	22"	Remove		
56	Pecan	24"	Remove		
57	Pecan	12"	Remove		
58	Pine	18"	Remove		
59	Pine	24"	Remove		
60	Pine	36"	Save	A	6
61	Pine	24"	Remove		
62	Pine	24"	Remove		
63	Pine	30"	Remove		
Total Credits					32

<b>Total Credits</b>	<b>32</b>
----------------------	-----------

NOTE: TREE PROTECTION FOR ANY PRESERVED OR  
RELOCATED TREES MUST BE PROVIDED PER DETAILS AND  
SPECIFICATIONS ON SHEET TD-2. THESE MUST BE UP PRIOR  
TO THE COMMENCEMENT OF ANY WORK AND MAINTAINED  
THROUGHOUT CONSTRUCTION.

NOTE: ALL TREE TRIMMING MUST BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO COMMENCEMENT OF WORK. ALL TREE TRIMMING MUST BE DONE BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH LOCAL TREE PRESERVATION ORDINANCE.



## MATERIALS

1. FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
2. POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL "T" SHAPED WITH A MINIMUM WEIGHT OF 1.5 LBS PER LINEAR FOOT.
3. TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
4. USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

## CONSTRUCTION METHODS

1. ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
2. EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING, AS MAY BE REQUIRED.
3. PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT ZONE (CRZ, EQUAL TO 1' FROM THE TRUNK FOR EVERY 1" OF DBH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST, AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.
4. PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.
5. THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.
6. THE INSTALLATION POSTS SHALL BE PLACED EVERY 6 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. MESH FABRIC SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.
7. WITHIN THE CRZ:
  - a. DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
  - b. DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
  - c. DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY.
  - d. DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).
  - e. DO NOT NAIL OR ATTACH TEMPORARY SIGNS, METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
  - f. DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.
8. ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.
9. WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
10. THE CONTRACTOR SHALL NOT CUT ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES.
11. REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
12. TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S AND LOCAL JURISDICTION'S SATISFACTION.
13. ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.
14. COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
15. IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
16. WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
17. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
18. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

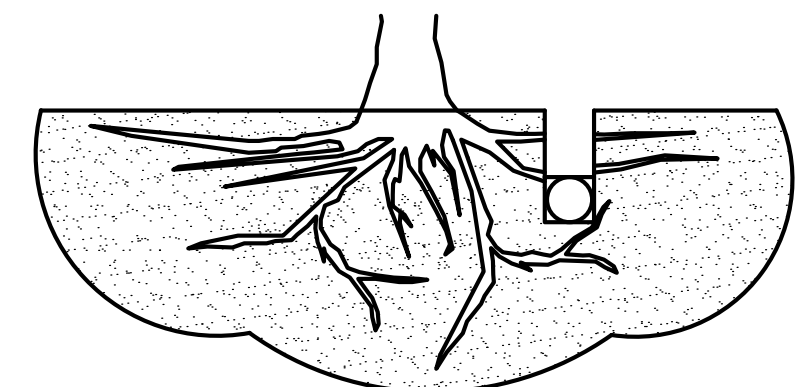


- NOTES:
1. THE FENCING LOCATION SHOWN ABOVE IS DIAGRAMMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND BE LIMITED TO PROJECT BOUNDARY. WHERE MULTIPLE ADJACENT TREES WILL BE ENCLOSED BY FENCING, THE FENCING SHALL BE CONTINUOUS AROUND ALL TREES.
  2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.



TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.

