

AGENDA MEETING
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
FEBRUARY 6, 2024 – 2PM
ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING A
21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS
MANDEVILLE, LOUISIANA

CALL TO ORDER

ROLL CALL

ANNOUNCEMENTS

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

APPROVAL OF THE DECEMBER 5th, 2023 MINUTES

1- BOA CASE NO. 2023-3674-BOA

Request by an applicant in an A-3 Suburban District to exceed the total allowable size of all accessory buildings and structures on a lot above 7.5% of the area of the lot on which the main building is situated. The property is located: 39 Mary Street, Madisonville, Louisiana, Ward 1, District 4
Applicant & Representative: Robert Mitchell

2- BOA CASE NO. 2023-3679-BOA

Request by an applicant in a HC-3 Highway Commercial District to increase the size of the proposed dumpster enclosure within the existing & required landscape buffer resulting in a reduction of a portion of the required buffer.
The property is located: 69280 LA Highway 21, Covington, Louisiana, Ward 1, District 1
Applicant: Strategic Reinvestment, Restaurant Development – Daniel Carper
Representative: Burger Engineering – Bryan Burger

3- BOA CASE NO. 2024-3683-BOA

Request by applicant in an A-1 & A-3 Suburban Districts to increase the maximum allowable length of an accessory building from 50 feet to 65 feet.
The property is located: 115 Live Oak Drive, Slidell, Louisiana, Ward 8, District 13
Applicant & Representative: Wendy Siegel

4- BOA CASE NO. 2024-3687-BOA

Request by applicant in an I-2 Industrial District to allow for three two-way driveways through the required the street planting area.
The property is located: Southwest corner of Fabrication Row & Airport Road, Covington, Louisiana, Ward 3, District 2
Applicant: Favret Investments, LLC - Uncas B Favret, Jr
Representative: Matthew J. Organ

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

MINUTES
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
DECEMBER 5TH, 2023
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The December 5th, 2023 meeting of the St. Tammany Parish Board of Adjustment was called to order by the Chairman, Mr. Ballantine.

The roll was called as follows:

PRESENT: Mr. Ballantine, Mr. Daly, Mr. Swindell & Mrs. Thomas

ABSENT: Mr. Blache & Mr. Sanders

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

APPROVAL OF THE MINUTES

Moved by Mr. Swindell and seconded by Mr. Daly to approve the November 1st, 2023 minutes.

MOTION CARRIES UNANIMOUSLY

1- BOA CASE NO. 2023-3535-BOA

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

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

Applicant & Representative: Jeffery Lasseigne

POSTPONED FROM OCTOBER 10, 2023 MEETING

Mrs. Lambert informs the Board that the owner is requesting to postpone the variance request until the January 3rd, 2024 meeting.

Motion by Mrs. Thomas seconded by Mr. Swindell to postpone until the January 3, 2023 meeting.

MOTION CARRIES UNANIMOUSLY

MINUTES
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2- BOA CASE NO. 2023-3613-BOA

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

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

Applicant: Waring Oil Company, LLC – Charles Wilson

Representative: Munn Enterprises, Inc. -Kerri McAlpin Little

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

Kerri McAlpin Little: Representative from Munn Enterprises, Inc, manufacturer and installation Company. Asking to have variances granted as requested. Lots of existing trees on the property where the sign is proposed to be located. Asking for variance for a little bit more than 20 square feet to make the sign more visible. It is a Texaco gas station and their Techron branding needs more square footage for the night vision. The dual vinyl makes a contrast and the 52 square foot will allow to achieve the visibility. The branding of the company has to be meet and visible. The changeable message sign with LED gas prices is just under half.

Mrs. Thomas: We have looked at these types of signs before and approved similar variances based on current technology and it is safer for the drivers.

Mr. Swindell: I struggle with this variance request. Parish adopted the Unified Development Code many years ago for a reason. The reason is to carry us into a much different style and preserve trees and do all these other things. A lot of the reasoning in the documentation that was submitted was all about what other people have done in the area. All are legal non-conforming signs but the standards are different now and as a parish, we cannot start granting variances that does not meet current code just because others didn't have to do it 10 years ago. I'll be honest I like the layout of the sign and it seems appropriate. You are asking for 20 more square feet but that's 60% larger than what the unified development code allows. Changeable message portion can't be less than one half the total area of the sign face but if we grant you the ability to go 60% larger essentially now we're giving you 60% more for changeable space. I struggle with what we're charged with, which is upholding this unified development code that was all done for a reason and we have to start somewhere.

Mr Daily: I echo what Mr. Swindell said. As we evolved and regulation changes, there will be some non-conforming uses out there but we need to stick to the code. My question is about the exceedance. It looks like it's mostly the bottom part, the Techron branding. You probably can't have it without that but is it fair to say that's pretty much what's causing the in exceedance and that the normal Texaco and the gas price changeable section is sort of within the code?

Kerri McAlpin Little: It definitely is and Techron is one of the things that they require. The Texaco stations is required to have the Techron and it has to be a certain a certain size for visibility.

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Mr. Swindell: Reminds the Board members that he is going to make a motion to approve this variance as requested so that this is in the affirmative.

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

Motion Failed.

Mr. Swindell, Mr. Daly: YEAS

Mr. Ballantine & Mrs. Thomas: NAYS

3- BOA CASE NO. 2023-3619-BOA

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

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

Applicant: Ellison Holdings, LLC - Wayne Krentel

Representative: Jones Fussell – Jeffrey Shoen

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

Jeffrey Shoen: Jones Fussell Law Firm. Representing Ellison Holdings LLC which is the owner of the property and McDaniel Dermatology Skin Surgery Institute which will be the occupant of this facility. With me Wayne Kentel, general contractor and Dr. Brianna McDaniel who is the dermatologist currently doing business in Ashland Business Park. Will be moving obviously from that location to this new location. I have John Catalanotto with Fairway engineering who is the professional involved with some of the site plan elements. Giving a brief history, as staff has stated, property located on Highway 21. Needed a zoning change to facilitate this use but also because it was in the Highway 21 Corridor we needed to have a Planned Corridor review and both of those elements were presented to the zoning commission. As part of the plan corridor review you submit a landscape plan that gets approved as well as your site plan. This project is about 98% complete with about a \$3.5 million investment in the ground. A building that is soon to be ready for occupancy as my client's lease ends at the end of this month December and her plan is to occupy and open for business in January 2024.

We come to the table acknowledging that some trees were taken out of the buffers during the construction process. A variety of reasons as to why some of those trees were taken down: some in our view had failed and did not have good health, some had been struck by lightning, some quite frankly may have been taken out by mistake and error on our part to the extent there's a confession and an apology. I offer that sincerely but we knew that we would be required to meet of course the landscape plan that had been approved by the zoning commission and also landscape requirement that is set by code We appreciate the fact that staff, for the last 6 to 8 weeks has worked very closely with us, in identifying not only what was taken down but more importantly how we might replant to meet code. I would like to be a little more specific with regard to what we've presented

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you today. You probably read through the staff report in preparation for the meeting. Staff has clearly stated that the initial plan that we submitted to staff for this hearing, did in fact meet the minimum requirements and met code, but staff felt that because trees had been removed without permission that we should go beyond code and in fact replace one for one all trees that had been taken out unauthorized. We agree with that premise there is no push back so we submitted a plan two weeks or so ago for staff review that we thought would satisfy the one requirement. There was some discussion and we didn't get it quite right so we came back and made further adjustments on the plan that you was handed out this afternoon, which we believe meets not only code, It exceeds code. Most importantly I think it meets this idea of one for one meaning that whatever was taken has now in fact been replaced. With those things having been said and with a project that will soon be seeking a certificate of occupancy for a very good dermatologist that has a flock of patients that need to have a place to go in January, we respectfully request that you consider granting this after the fact variance, so that we can complete the planting plan as indicated and proceed toward finishing up what I think will be not only a good project for my client but one that's very handsome and fits into that Highway 21 Corridor. If you have further questions or comments that I or the consultant can address we'll be glad to do so during the hearing otherwise we would respectfully appreciate you grant the variance for the reason stated.

Mr. Ballantine: Is there anyone here in opposition to this case? Seeing none.

Mr. Swindell: I really appreciate the recognition of staff's comments and the work you guys did with the staff in order to get to the plan that was just put in front of us today. I had a page worth of notes, I was going to explain why I didn't feel like I was going to vote for this for this request. I'm now changing so at the end of this I will vote to support this request but I want to make sure that I state the reasons why I wouldn't have. When somebody in the future goes to look at our minutes or look at some history they understand the work that I think that should be done, as long as I'm on the board. I think you stated it just right Mr. Shoen, that you know the original revised plan that that we have in our packet according to the staff comments just didn't replant one for one. It may have met the code but it didn't replant one for one and I think, at least since I've been on this board, we've really set a standard about being not harder, but really paying particular attention to these after the requests. I think that it certainly is important that you guys made it to that mark of the one for one replanting despite the errors that were made with removal of those trees so I'll just say it again I appreciate the effort to get to that point. Erin, can you confirm that this does meet the one for one replanting that that you guys asked for in the comments?

Mrs. Cook: Yes sir it does.

Mrs. Thomas: I would totally agree with what Mr. Swindell said. I too was going to have to back off on that but since they have worked with it and I commend that. I do appreciate you all working with the staff because especially after the fact, we tend not to support.

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Motion by Mr. Swindell seconded by Mr. Daly to approved the requested variance based on the plan submitted on December 1st, 2023

MOTION CARRIES UNANIMOUSLY

Mr. Ballantine: Recognize couple in the audience.

Charlie Clark: I live 21458 Casril Drive. I am a patient of McDaniel Dermatology and I was trying to make sure that I had a place to go in January. I appreciate who you are and what you've done and I certainly support what's going on here. I spent 31 years as a conservation officer with the Louisiana Department of Wildlife and Fishery so renewable natural resources are what I gave the best years of my life for and you're doing the right thing here and I appreciate it.

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT: MR. TOM BALLANTINE, CHAIRMAN

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

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



BOA STAFF REPORT
2023-3674-BOA

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

Location: 39 Mary Street, Madisonville, Louisiana, Ward 1, District 4

Applicant & Representative: Robert Mitchell

Posted: January 23, 2024

Initial Hearing Date: February 6, 2024

Date of Report: January 30, 2024



Variance(s) Requested:

Request by an applicant in an A-3 Suburban District to exceed the total allowable size of all accessory buildings and structures on a lot above 7.5% of the area of the lot on which the main building is situated.

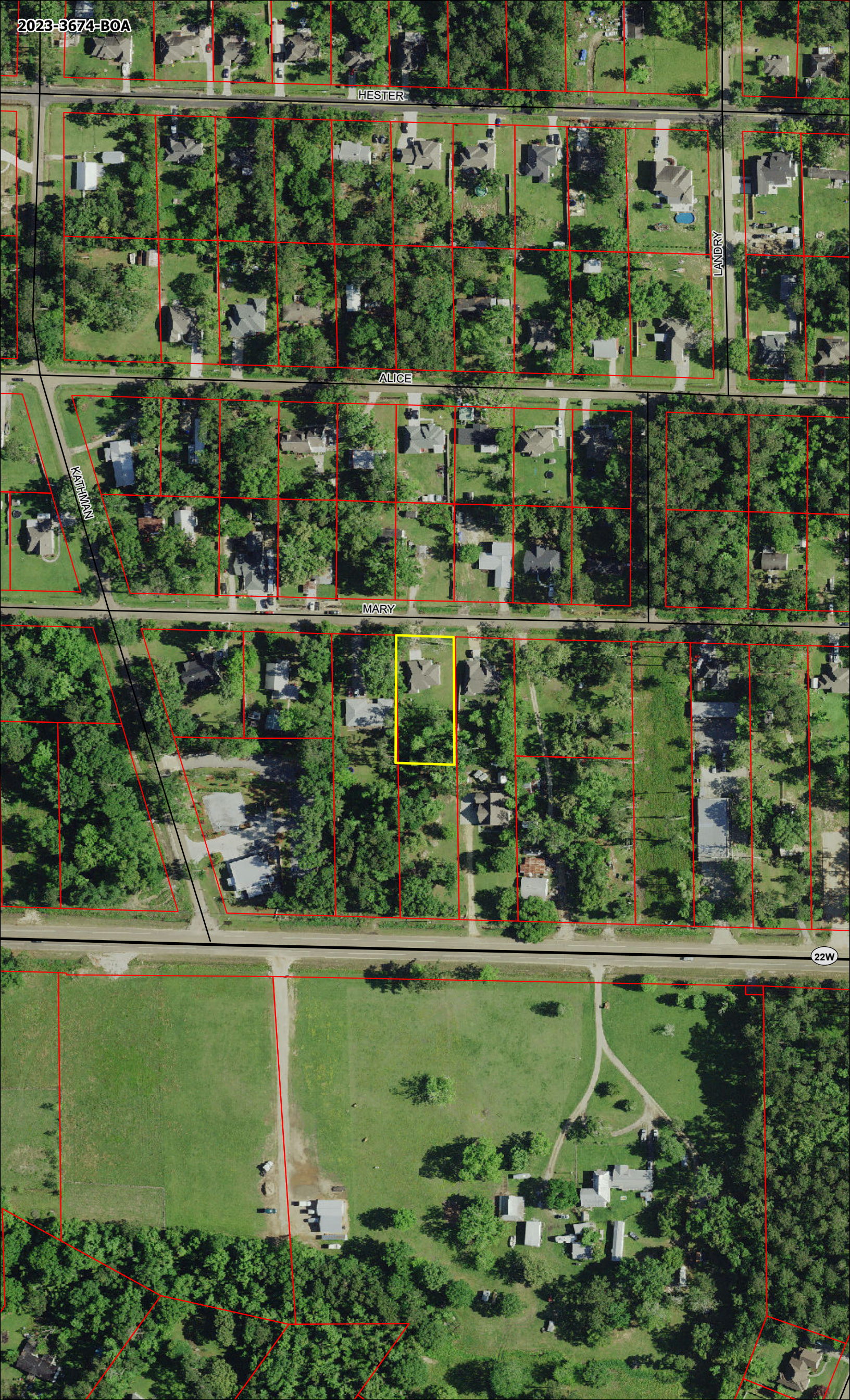
Zoning of Property:

A-3 Suburban District

FINDINGS

Per the Unified Development Code Section 130-2127(c) – Accessory Building Standards, the size of any accessory buildings shall not exceed 7.5% of the area of the lot on which the main building is situated.

The subject parcel is 21,723 square feet which, per ordinance allows a total of 1,629 square footage of accessory structures on the property. The current request is for a 40'x50' accessory structure which exceeds the total allowable size by 371 sq. ft. The applicant has not provided factual documentation or evidence that a practical difficulty or unnecessary hardship exists. However, the applicant has provided no objection letters from all property owners that flank the subject property which are attached here within.



HESTER

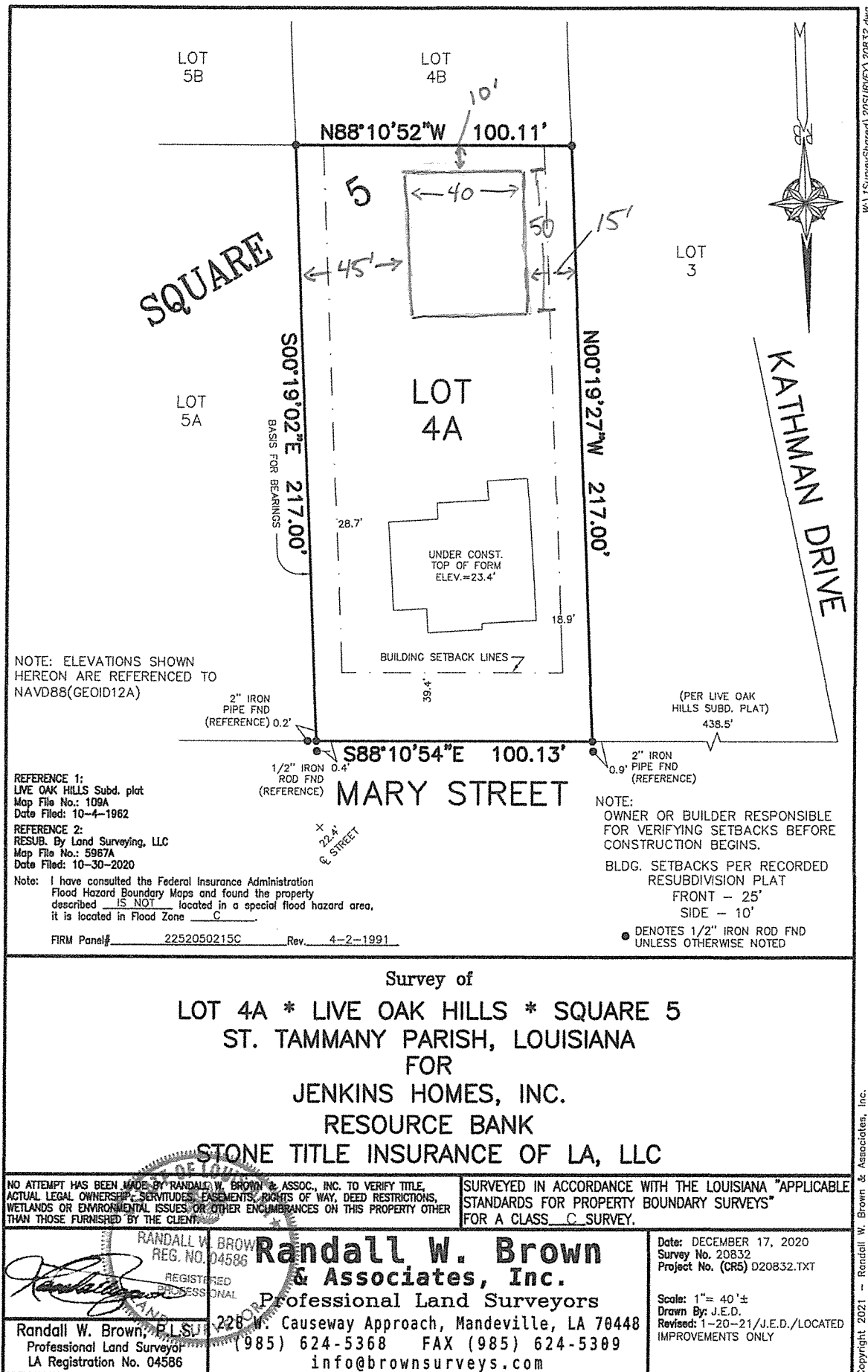
LANDRY

ALICE

KATHMAN

MARY

22W



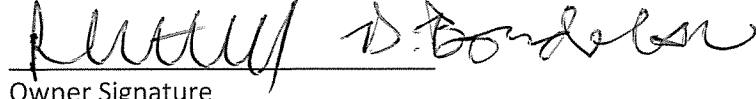
LETTER OF CONSENT/NON-CONSENT FROM ADJOINING NEIGHBORS FOR REQUEST OF BUILDING

PETITIONER

Owner: Robert Mitchell and Bray Danielle Bordelon

Project Address: 39 Mary St, Madisonville, LA 70447

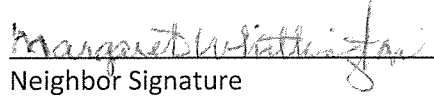
Request / Scope of Work: to allow build of a 40'x50' detached building behind main residential home



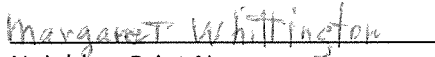
Owner Signature

NEIGHBOR

I, Margaret Whittington am the legal owner of property located at 37 Mary St, Madisonville, LA 70447, which is an adjoining properties to the project address. I am aware that a building permit is being applied for at the subject property to build a 40'x50' detached building. I have no objection to granting my consent for the aforementioned request for building.



Neighbor Signature



Neighbor Print Name



Date

LETTER OF CONSENT/NON-CONSENT FROM ADJOINING NEIGHBORS FOR REQUEST OF BUILDING

PETITIONER

Owner: Robert Mitchell and Bray Danielle Bordelon

Project Address: 39 Mary St, Madisonville, LA 70447

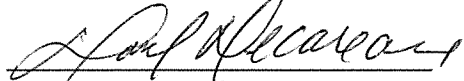
Request / Scope of Work: to allow build of a 40'x50' detached building behind main residential home



Owner Signature

NEIGHBOR

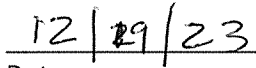
I, David Decareaux, am the legal owner of property located at 0 Hwy 22 W Highway, Madisonville, LA 70447, property description Lot 4B SQ 5 Live Oak Hills Cont .602, and 1930 Hwy 22 W, Madisonville, LA 70447, which are adjoining properties to the project address. I am aware that a building permit is being applied for at the subject property to build a 40'x50' detached building. I have no objection to granting my consent for the aforementioned request for building.



Neighbor Signature



Neighbor Print Name



Date

LETTER OF CONSENT/NON-CONSENT FROM ADJOINING NEIGHBORS FOR REQUEST OF BUILDING

PETITIONER

Owner: Robert Mitchell and Bray Danielle Bordelon

Project Address: 39 Mary St, Madisonville, LA 70447

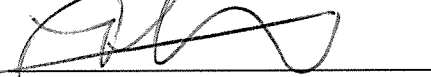
Request/ Scope of Work: to allow build of a 40'x50' detached building behind main residential home



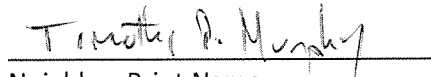
Owner Signature

NEIGHBOR

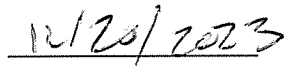
I, Timothy Murphy, am the legal owner of property located at 41 Mary St, Madisonville, LA 70447, which is an adjoining properties to the project address. I am aware that a building permit is being applied for at the subject property to build a 40'x50' detached building. I have no objection to granting my consent for the aforementioned request for building.



Neighbor Signature



Neighbor Print Name



Date



BOA STAFF REPORT

2023-3679-BOA

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT

Ross Liner
Director

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

Location: 69280 LA Highway 21 Covington, Louisiana, Ward 1, District 1

Applicant: Strategic Reinvestment, Restaurant Development – Daniel Carper

Representative: Burger Engineering – Bryan Burger

Posted: January 19, 2024

Initial Hearing Date: February 6, 2024

Date of Report: January 30, 2024



Variance(s) Requested:

Request by an applicant in an HC-3 Highway Commercial District to increase the size of the proposed dumpster enclosure within the existing and required landscape buffer resulting in a reduction of a portion of the required buffer.

Zoning of Property:

HC-3 Highway Commercial District

RBCO Regional Business Center Overlay

FINDINGS

The subject property is developed with an existing fast food restaurant (Chick-fil-A) which was granted the following variances in 2023 for the construction of a third drive through lane (Case No. 2023-3229-BOA):

- A variance to the east side yard buffer and required number of Class A and Class B trees
- A reduction of a portion of the required 10' east side buffer to allow for the placement of a dumpster
- The removal of more than 50% of the protected trees on site

When approved in 2023, the dumpster was 198 sq. ft. in size and encroached into the required 10 ft. buffer by 5 ft. The current request is for a 245 sq. ft. buffer encroachment into the required 10 ft. buffer by 7 ft. Staff has no objection to this request since it will not require the removal of any existing trees or shrubs.



2023-3679-BOA

BREWSTER

BELLE VU

MAISON

21

21

21

STIRLING

STIRLING

BREWSTER

BREWSTER

B | BURGER
ENGINEERING
Civil Consultants

December 11, 2023

St. Tammany Parish
Department of Planning & Development
P.O. Box 628
Covington, Louisiana 70434

Re: Variance Request
Chick-fil-A
69280 L.A. State Highway 21
Covington, Louisiana
B.E. No. 013-373

Dear Department of Planning & Development,

Please accept this letter as our formal request for one specific variance related to the above existing Chick-fil-A restaurant. The requested variance is listed below:

1. Approval of a variance to increase the size of the proposed dumpster that is currently located within the existing 15' landscape and 10' building setback at the rear of the lot.

The requested variance will benefit the construction of a multi-lane order point and an approximate 400 square foot building expansion. The improvements will provide increased stacking for the drive-through as well as increase the speed of service for drive-through customers. The increased drive-through capacity will also reduce the current traffic back-up that exists on L.A. State Highway 21 due to the existing single lane drive-through. The increased customer service created by the drive-through and building improvements creates the need for the increased dumpster size.

Please contact our office if you have any questions or comments.

Sincerely,



Bryan M. Burger, P.E.

BRYAN M. BURGER, P.E.

17103 Preston Road, Suite 180N | Dallas, Texas 75248 | Office: 972.630.3360 | Fax: 972.630.3380



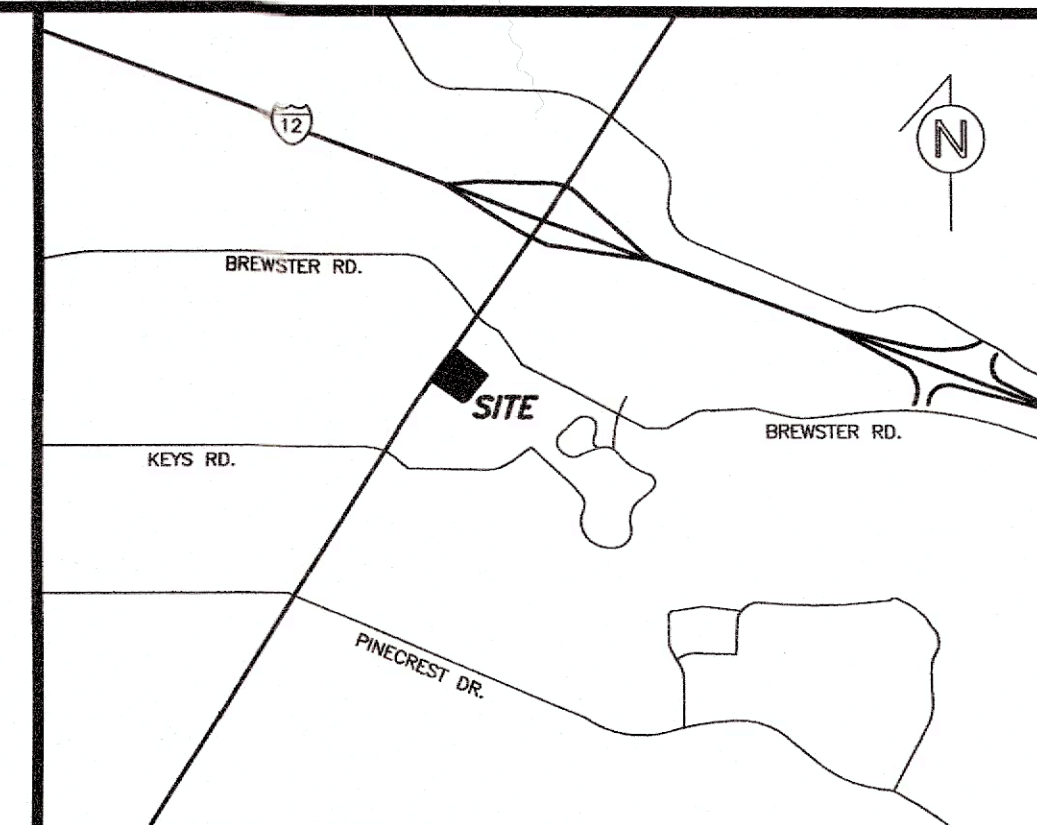
New Proposed Plan 2023-3679-BOA

APPLICANT:
CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349
PHONE: (404) 765-8000
CONTACT: DANIEL CARPER

ENGINEER:
BURGER ENGINEERING, LLC
LOUISIANA REGISTERED ENGINEERING FIRM NO. 4970
17103 PRESTON ROAD, SUITE 180N
DALLAS, TEXAS 75248
PHONE: (972) 630-3360
CONTACT: BRYAN M. BURGER, P.E.

| SITE DATA | |
|---------------------------|------------------------------------------------------------------------------------------------|
| ZONING: | HC-3 (HIGHWAY COMMERCIAL) |
| LOT AREA: | 1.455 ACRES (63,372 S.F.) |
| PROPOSED USE: | DINE IN W/ DRIVE THRU RESTAURANT |
| EX. BUILDING AREA: | 4,222 S.F. |
| PROP. BUILDING EXPANSION: | 4,222 S.F. |
| TOTAL BUILDING AREA: | 8,444 S.F. |
| F.A.R.: | 0.07:1 |
| PARKING REQUIRED: | 1 SPACE FOR EVERY 3 OCCUPANTS PLUS 1 PER EACH EMPLOYEE • MAX. SHIFT 165/3 = 55 + 15 = 70 |
| PARKING PROVIDED: | 51 SPACES (3 H.C.) |
| BUILDING HEIGHT: | 25'-6" (1 STORY) |
| EXISTING LANDSCAPE AREA: | 25,734 S.F. (40.61%) |
| EXISTING IMPERVIOUS AREA: | 38,103 S.F. (59.39%) |
| PROPOSED LANDSCAPE AREA: | 20,709 S.F. (32.66%) |
| PROPOSED IMPERVIOUS AREA: | 42,663 S.F. (67.32%) |

| LEGEND | |
|------------|-----------------------------------|
| ○ F.H. | FIRE HYDRANT |
| ○ X SET | CHISELED "X" FOUND |
| ○ F.I.R. | IRON ROD FOUND (SIZE AS NOTED) |
| ○ O.S.R. | OVERHEAD UTILITY POLE W/ GUY |
| ○ PP | UNDERGROUND ELECTRIC OR TELEPHONE |
| ○ LP | LIGHT POLE |
| ○ SSMH | SANITARY SEWER MANHOLE |
| ○ C.O. | SAN. SWR. CLEAN OUT |
| ○ G.V. | GAS VALVE |
| ○ W.V. | WATER VALVE |
| ○ T | TREE |
| ○ MH | MANHOLE (TYPE AS NOTED) |
| □ SIG. BOX | TRAFFIC SIGNAL BOX |
| □ TRANS. | ELECTRIC TRANSFORMER BOX |
| △ TOWER | ELECTRIC TRANSMISSION STEEL TOWER |
| ○ CABLE | UNDERGROUND CABLE MARKER |
| □ TB | TRAFFIC BOX |
| ○ EM | ELECTRIC METER |
| ○ GM | GAS METER |
| ○ LM | LIVE OAK |
| ○ CM | CREPE MYRTLE |
| ○ MAG | MAGNOLIA |
| ○ BC | BALD CYPRESS |
| ○ WM | WAX MYRTLE |
| ○ TY | TREE YAUPON |



VICINITY MAP
N.T.S.

5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark Date By

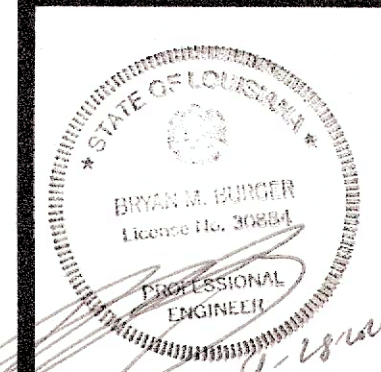
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Mark Date By

△

Mark Date By

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69280 LA STATE HIGHWAY 21
TRACT 'B'
STIRLING MANDEVILLE SUBDIVISION
ST. TAMMANY PARISH, LOUISIANA

STORE
SERIES
S06-C
MODIFIED

SHEET TITLE

SITE PLAN

□ For Permit
□ For Bid
☑ For Construction

Job No. : 013-373

Store : 01451

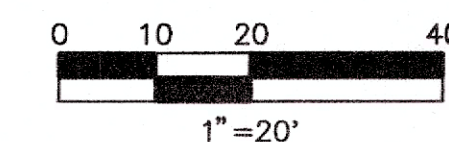
Date : 04/23/21

Drawn By : RMP

Checked By: BMB

Sheet

C-3



NOTES

- ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CHICK-FIL-A SPECIFICATIONS AND/OR PARISH STANDARD SPECIFICATIONS, WHICHEVER IS MORE RESTRICTIVE.
- ALL CONSTRUCTION IN CITY RIGHT-OF-WAYS AND/OR EASEMENT SHALL BE IN ACCORDANCE WITH THE PARISH'S STANDARD SPECIFICATIONS.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS AS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.
- IF CONTRACTOR FINDS A DISCREPANCY WITH THE TOPOGRAPHIC INFORMATION ON THESE PLANS, HE/SHE SHALL CONTACT THE CONSTRUCTION MANAGER/SUPERVISOR IMMEDIATELY.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, BRICK, OR AS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
- ALL PARKING STALLS SHALL BE STRIPED IN ACCORDANCE W/APPLICABLE GOVERNING AUTHORITIES.

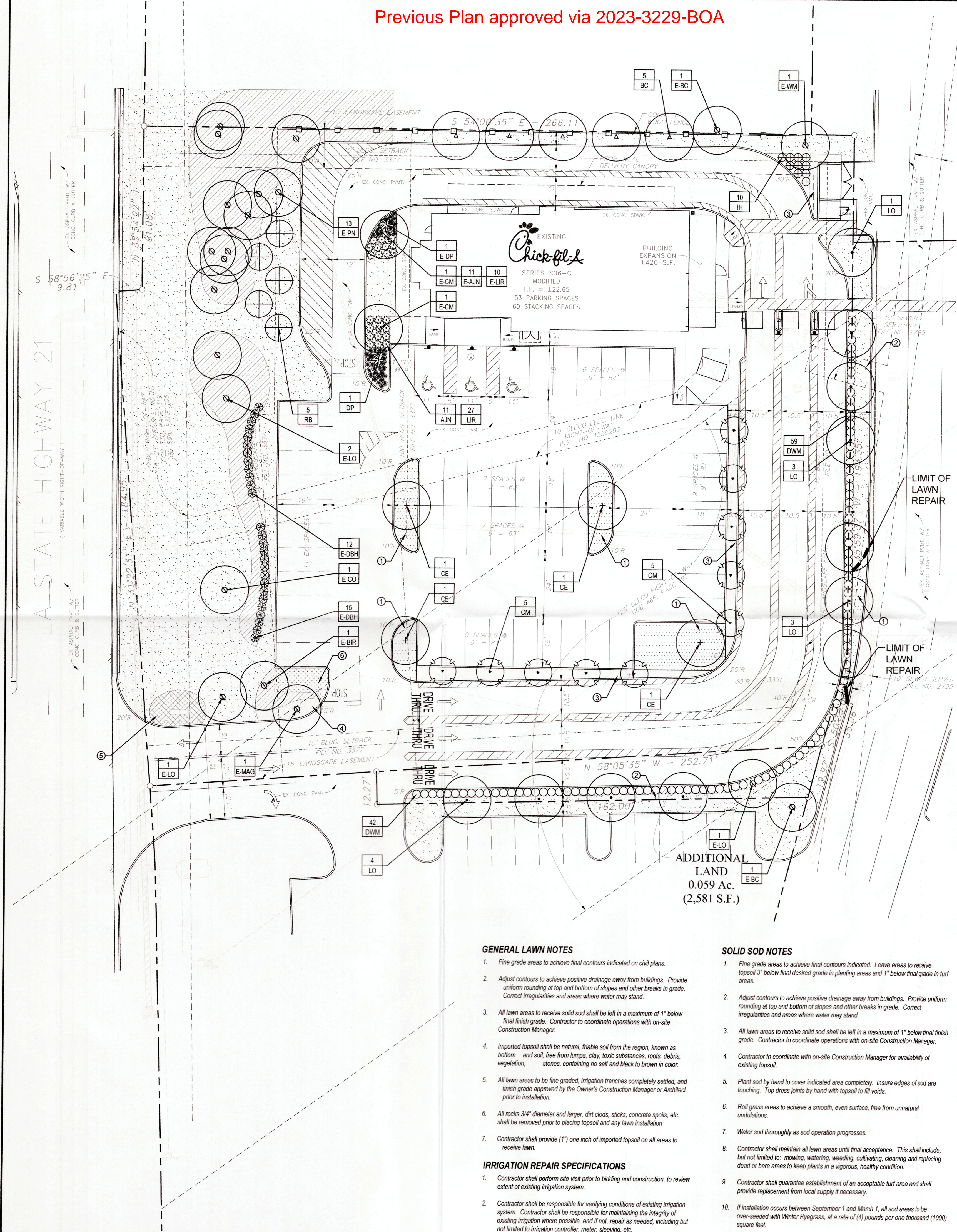
LAYOUT NOTES

- | | |
|---------------------------------------------------------------------|-----------------------------------------------------------------------|
| 1 PAINTED TRAFFIC ARROW | 37 EX. CHICK-FIL-A ENTER / EXIT SIGN (NOT USED) |
| 2 DRIVE THRU STRIPING | 38 MULTI ORDER POINT ISLAND |
| 3 STOP BAR | 39 MENU BOARD LAYOUT DETAIL |
| 4 PAINTED HANDICAP PARKING SYMBOL | 40 EX. HANDICAP SYMBOL (NOT USED) |
| 5 PARKING STALLS / 4" PAINTED STRIPE (YELLOW - 2 COATS) | 41 MENU BOARD ORDERING STATION |
| 6 DIRECTIONAL SIGNAGE (OTHER THAN CHICK-FIL-A SIGNS) | 42 EX. FIRE HYDRANT |
| 7 INTEGRAL CONCRETE CURB | 43 CURB TURN DOWN |
| 8 CURBED RAMP "A" FLARED SIDES (NOT USED) "B" SHORT FLARED SIDES | 44 END CURB • EX. DUMPSITER |
| 9 TYPICAL SIDEWALK DETAIL | 45 MEAL DELIVERY CANOPY (REF. PLANS BY LANE SUPPLY, INC. FOR DETAILS) |
| 10 SIDEWALK ADJACENT TO CURB | 46 DRIVE THRU MEAL DELIVERY CANOPY (NOT USED) |
| 11 STRIPING | 47 CANOPY COLUMN (REF. PLANS BY LANE SUPPLY INC. FOR DETAILS) |
| 12 CONCRETE PAVEMENT | 48 EX. FIRE LANE STRIPING (NOT USED) |
| 13 MONOLITHIC CONCRETE CURB | 49 CLEARANCE BAR (REF. SIGNAGE PLAN) |
| 14 CONTRACTION JOINT (SEE SHEET C-6) | 50 REUSED PATIO TABLE LOCATION |
| 15 CONSTRUCTION JOINT (SEE SHEET C-6) | 51 EX. PATIO TABLE (NOT USED) |
| 16 EX. GREASE TRAP | 52 CONTRACTOR TO ADJUST RIMS TO PROP. GRADE |
| 17 EX. PAD MOUNTED TRANSFORMER & FENCE | 53 ORDER TAKING STRIPING DETAIL |
| 18 DUMPSITER / STORAGE AREA W/MASONRY SCREENING | 54 EX. INLET |
| 19 EX. CHICK-FIL-A MONUMENT SIGN | 55 EX. STOP BAR (NOT USED) |
| 20 EX. CHICK-FIL-A MAIN ENTRY RAMP | 56 MATCH EX. FIRE LANE STRIPING (NOT USED) |
| 21 MATCH LOCATION & ELEVATION OF EX. / PROP. CONC. CURB | 57 EX. RAMP (NOT USED) |
| 22 MATCH EX. CONCRETE SIDEWALK | 58 RELOCATED ARCH. LIGHT LOCATION |
| 23 RELOCATED LIGHT POLE LOCATION | 59 EX. ARCH. LIGHT |
| 24 GAS METER LOCATION | 60 FIRE LANE STRIPING (NOT USED) |
| 25 ADJUST EX. LANDSCAPING & IRRIGATION | 61 EX. CURB PROTECTION (NOT USED) |
| 26 PIPE BOLLARD | 62 PROP. CURB PROTECTION |
| 27 EX. FLAG POLE | 63 DRIVE THRU PLAN VIEW |
| 28 HANDRAIL (NOT USED) | 64 DRIVE THRU ISOMETRIC VIEW |
| 29 EX. BOLLARD (NOT USED) | 65 EX. POWER POLE |
| 30 EX. TRAFFIC ARROW (NOT USED) | 66 EX. ASPHALT PAVEMENT |
| 31 EX. STRIPING (NOT USED) | 67 EX. ELECTRIC BOX |
| 32 MATCH EX. CONCRETE / ASPHALT PAVEMENT | 68 EX. IRRIGATION CONTROL VALVE |
| 33 EX. PAINTED STRIPE | 69 CONST. 8" WOOD FENCE ALONG PROPERTY LINE |
| 34 EX. DIRECTIONAL SIGNAGE | 70 END 8" WOOD FENCE |
| 35 EX. LIGHT POLE | 71 END SLOTTED CURB • RADIUS |
| 36 EX. TREE / SHRUBS / CREPE MYRTLE TO REMAIN | 72 SLOTTED CURB TO MATCH EXISTING |
| | 73 TRAFFIC ARROW TO MATCH EXISTING |



BURGER ENGINEERING
Civil Consultants

17103 Preston Road, Suite 180N
Dallas, Texas 75248
Office: 972.630.3360 Fax: 972.630.3380
LPELSB NO. 4970



LANDSCAPE TABULATIONS

Street Buffer Planting

Requirements: If the building site has 2 or more lots the building site shall be viewed under the minimum landscape ordinance as one lot. (1) Class A & Class B Tree shall be planted every 30 Linear Feet. (1) Shrub is to be provided every 10 Linear Feet. The depth of the planting area shall be a minimum 20' if less than 300 linear feet of main road frontage. No more than 50% of the total trees planted shall be of the same species.

19th Avenue (184.95 LF)

Required: 20' min. width (6) Class A Trees (6) Class B Trees (18) Shrubs 3' ht. Parking Lot Screening

Provided: (6) Existing Class A Trees (#001 & #002 Credit) (2) Existing Class B Trees (#026 Credit) (5 River Birches) (27) Existing Shrubs Screening - Provided as Required

Side & Rear Yard Buffer Planting

Requirement: Buffer planting areas shall contain (1) Class A or Class B trees for each 30 l.f. of buffer planting area. (1) shrub per 10l.f. of buffer planting area.

West Property Corner going Southeast bound - N 58°07'00" W (158.50 l.f.)

Required: (5) Class A or Class B Trees (15) Shrubs

Vegetative Groundcover

Provided: (2) Existing Trees (#045 Credit) (4) Proposed Class A Trees (4 Live Oaks) (42) Proposed Shrubs Vegetative Groundcover

South Property Corner going Northeast bound to East

Property Corner (210.01 l.f.)

Required: (7) Class A or Class B Trees (21) Shrubs

Vegetative Groundcover

Provided: (7) Proposed Class A Trees (7 Live Oaks) (59) Proposed Shrubs Vegetative Groundcover

East Property Corner going Northwest bound - S54°02'00" E (266.11 l.f.)

Required: (9) Class A or Class B Trees (26) Shrubs

Vegetative Groundcover

Provided: (5) Existing Trees (#005, & #067 Credit) (5) Proposed Class A Trees (5 Bald Cypress) Existing Fence Vegetative Groundcover

Interior Landscaping and Parking

Requirement: Parking Lots shall be screened with shrubs with a minimum maturity height of 3'-0". (1) Landscape Island at each parking terminus and shall contain at least (1) Class A Tree per 30 l.f. of parking lot medians. All dumpster enclosures shall be screened in 7'-0" minimum height.

53 Parking Spaces 16,984 SF of Parking Area 211.01 l.f. of Median Landscape

Required: (7) Required Class A Trees w/ Living Groundcover or Shrubs Enclosure Screening

Provided: (4) Existing Class A Trees (#025 & #027 Credit) (3) Proposed Class A Trees (3 Cedar Elms) w/ Proposed Shrubs and Sod Enclosure Screening Provided

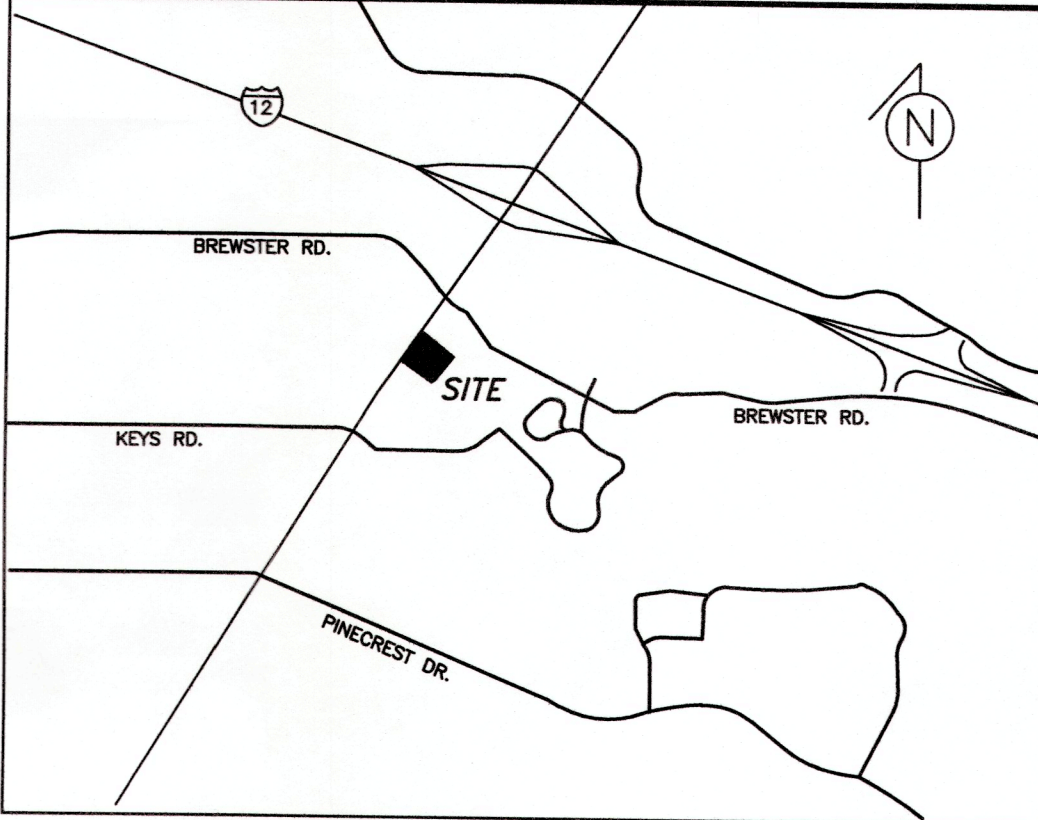
LAWN REPAIR NOTES

- All lawn areas damaged during construction to be repaired with solid sod and raked free of debris.
- Adjust damaged areas 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.
- All areas to be repaired must be planted by hand to cover area completely. Insure edges of sod are touching. Top dress joints by hand with compost to fill voids.
- Roll repaired areas to achieve a smooth, even surface, free from unnatural undulations.

MAINTENANCE NOTES

- The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
- All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
- All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
- All plant material which dies shall be replaced with plant material of equal or better value.
- Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

| SITE DATA | |
|---------------------------|------------------------------------------------------------------------------------------|
| ZONING: | HC-3 (HIGHWAY COMMERCIAL) |
| LOT AREA: | 1,455 ACRES (63,372 S.F.) |
| ADDITIONAL LOT AREA: | 0.059 ACRES (2,581 S.F.) |
| TOTAL AREA: | 1,514 ACRES (65,953 S.F.) |
| PROPOSED USE: | DINE IN W/ DRIVE THRU RESTAURANT |
| EX. BUILDING AREA: | 4,222 S.F. |
| PROP. BUILDING EXPANSION: | 420 S.F. |
| TOTAL BUILDING AREA: | 4,642 S.F. |
| F.A.R.: | 0.07:1 |
| PARKING REQUIRED: | 1 SPACE FOR EVERY 3 OCCUPANTS PLUS 1 PER EACH EMPLOYEE @ MAX. SHIFT 165/3 = 55 + 15 = 70 |
| | 53 SPACES (3 H.C.) |
| | 25'-6" (1 STORY) |
| | - S.F. (-R) |
| | - S.F. (-R) |



VICINITY MAP N.T.S.

EXISTING PLANT LIST

| TREES | QTY. | TYPE | COMMON NAME | BOTANICAL NAME | SIZE | REMARKS |
|-------|------|-------|-----------------------|----------------------------------|--------|---------------------------------------|
| | 2 | E-BC | Existing Bald Cypress | <i>Taxodium distichum</i> | varies | to remain, refer to maintenance notes |
| | 1 | E-BIR | Existing Birch | <i>Betula nigra</i> | varies | to remain, refer to maintenance notes |
| | 2 | E-CO | Existing Crapemyrtle | <i>Lagerstroemia x 'Natchez'</i> | varies | to remain, refer to maintenance notes |
| | 1 | E-LO | Existing Live Oak | <i>Quercus muhlenbergii</i> | varies | to remain, refer to maintenance notes |
| | 4 | E-MAG | Existing Magnolia | <i>Magnolia grandiflora</i> | varies | to remain, refer to maintenance notes |
| | 13 | E-PN | Existing Pine | <i>Pinus taeda</i> | varies | to remain, refer to maintenance notes |
| | 1 | E-WM | Existing Wax Myrtle | <i>Myrica cerifera</i> | varies | to remain, refer to maintenance notes |

| SHRUBS | QTY. | TYPE | COMMON NAME | BOTANICAL NAME | SIZE | REMARKS |
|--------|------|-------|------------------------------|-----------------------------------------|--------|---------------------------------------|
| | 11 | E-AJN | Existing Andorra Juniper | <i>Juniperus horizontalis 'Andorra'</i> | varies | to remain, refer to maintenance notes |
| | 27 | E-DBH | Existing Dwarf Burford Holly | <i>Ilex cornuta Burfordii nana</i> | varies | to remain, refer to maintenance notes |
| | 1 | E-DP | Existing Dwarf Palmetto | <i>Sabal minor</i> | varies | to remain, refer to maintenance notes |
| | 10 | E-LIR | Existing Liriope | <i>Liriope gigantea</i> | varies | to remain, refer to maintenance notes |

| GROUNDCOVERS | QTY. | TYPE | COMMON NAME | BOTANICAL NAME | SIZE | REMARKS |
|--------------|------|------|---------------------|-------------------------|----------|----------------------------|
| | | | Common Bermudagrass | <i>Cynodon dactylon</i> | roll sod | refer to maintenance notes |

PLANT LIST

| TREES | QTY. | TYPE | COMMON NAME | BOTANICAL NAME | SIZE | REMARKS |
|-------|------|------|--------------|----------------------------------|---------|----------------------------------------------------------|
| | 4 | CE | Cedar Elm | <i>Ulmus crassifolia</i> | 3" cal. | container grown, 13' ht., 5' spread min., 5' clear trunk |
| | 10 | CM | Crape Myrtle | <i>Lagerstroemia x 'Natchez'</i> | 8" ht. | B&B, full plant specimen, 3-5 canes, no cross caning |
| | 5 | BC | Bald Cypress | <i>Taxodium distichum</i> | 3" cal. | container grown, 13' ht., 5' spread min., 5' clear trunk |
| | 11 | LO | Live Oak | <i>Quercus virginiana</i> | 3" cal. | container grown, 13' ht., 5' spread min., 5' clear trunk |
| | 5 | RB | River Birch | <i>Betula nigra</i> | 8" ht. | B&B, full plant specimen, 3 canes, no cross caning |

| SHRUBS | QTY. | TYPE | COMMON NAME | BOTANICAL NAME | SIZE | REMARKS |
|--------|------|------|------------------|-----------------------------------------|--------|--------------------------------------|
| | 11 | AJN | Andorra Juniper | <i>Juniperus horizontalis 'Andorra'</i> | 5 gal. | container grown, full plant specimen |
| | 1 | DP | Dwarf Palmetto | <i>Sabal minor</i> | 5 gal. | container grown, full plant specimen |
| | 10 | DWM | Dwarf Wax Myrtle | <i>Myrica cerifera</i> | 5 gal. | container grown, full plant specimen |
| | 27 | LIR | Liriope | <i>Liriope gigantea</i> | 1 gal. | container grown, full plant specimen |
| | 11 | IH | Indian Hawthorne | <i>Rhodaphys indica</i> | 5 gal. | container grown, full plant specimen |

| GROUNDCOVERS | QTY. | TYPE | COMMON NAME | BOTANICAL NAME | SIZE | REMARKS |
|--------------|------|------|---------------------|-------------------------|----------|---------------------------|
| | | | Common Bermudagrass | <i>Cynodon dactylon</i> | roll sod | solid sod, refer to notes |

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

ADDITIONAL INDICATIONS

- Proposed Solid Sod
- Existing Turf To Remain
- Native Bullock, Medium Sized, various widths, 3" depth with steel edging border and weed barrier fabric
- Existing Bullock To Remain
- Existing Front Entry Sign Landscape To Remain
- Proposed Pine Straw To Match Existing Pine Straw

LANDSCAPE NOTES

- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
- Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
- Contractor is responsible for obtaining all required landscape and irrigation permits.
- Contractor to provide a minimum 2% slope away from all structures.
- All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
- All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
- All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

APPLICANT:
CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349
PHONE: (404) 765-8000
CONTACT: PATRICK THOMPSON

ENGINEER:
BURGER ENGINEERING, LLC
REGISTERED ENGINEERING FIRM NO. 4970
17103 PRESTON ROAD, SUITE 180N
DALLAS, TEXAS 75248
PHONE: (972) 630-3360
CONTACT: BRYAN M. BURGER, P.E.

smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel: 214.871.0383
Fax: 214.871.0545
Email: smr@smr-la.com

01 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

BURGER ENGINEERING
Civil Consultants

17103 Preston Road, Suite 180N
Dallas, Texas 75248
Office: 972.630.3360 Fax: 972.630.3380
LPELS NO. 4970

5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

| | | |
|------|------|----|
| Mark | Date | By |
| △ | | |
| Mark | Date | By |
| △ | | |
| Mark | Date | By |
| △ | | |

69280 LA STATE HIGHWAY 21
TRACT 'B'
STIRLING MANDEVILLE SUBDIVISION
ST. TAMMANY PARISH, LOUISIANA

STORE
SERIES
S06-C
MODIFIED

SHEET TITLE
LANDSCAPE
PLAN

☑For Permit
☐For Bid
☐For Construction

Job No. : 013-373
Store : 01451
Date : 04/23/21
Drawn By : RMP
Checked By: BMB
Sheet

L-1



BOA STAFF REPORT
2024-3683-BOA

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

Location: 115 Live Oak Drive, Slidell, Louisiana, Ward 8, District 13

Applicant & Representative: Wendy Siegel

Posted: January 23, 2024

Initial Hearing Date: February 6, 2024

Date of Report: January 30, 2024



Variance(s) Requested:

Request by applicant in an A-1 & A-3 Suburban Districts to increase the maximum allowable length of an accessory building from 50 feet to 65 feet.

Zoning of Property:

A-3 Suburban District

FINDINGS

As per Sec. 130-2127(g) of the Unified Development Code, the combined length of an accessory structure shall not exceed 50 ft. in all residential districts.

The objective of the request is to allow for the construction of a 45'x 65' accessory structure. Although no hardship has been demonstrated, staff is not opposed to this request considering that the accessory structure will be located on a 1.44 acre tract of land and will not likely impose adverse impacts to adjacent neighbors.

Should the Board be in favor of the requested variance, it should be subject to meeting the required minimum front yard setback of 40 feet and the required side yard setback of 10 feet.

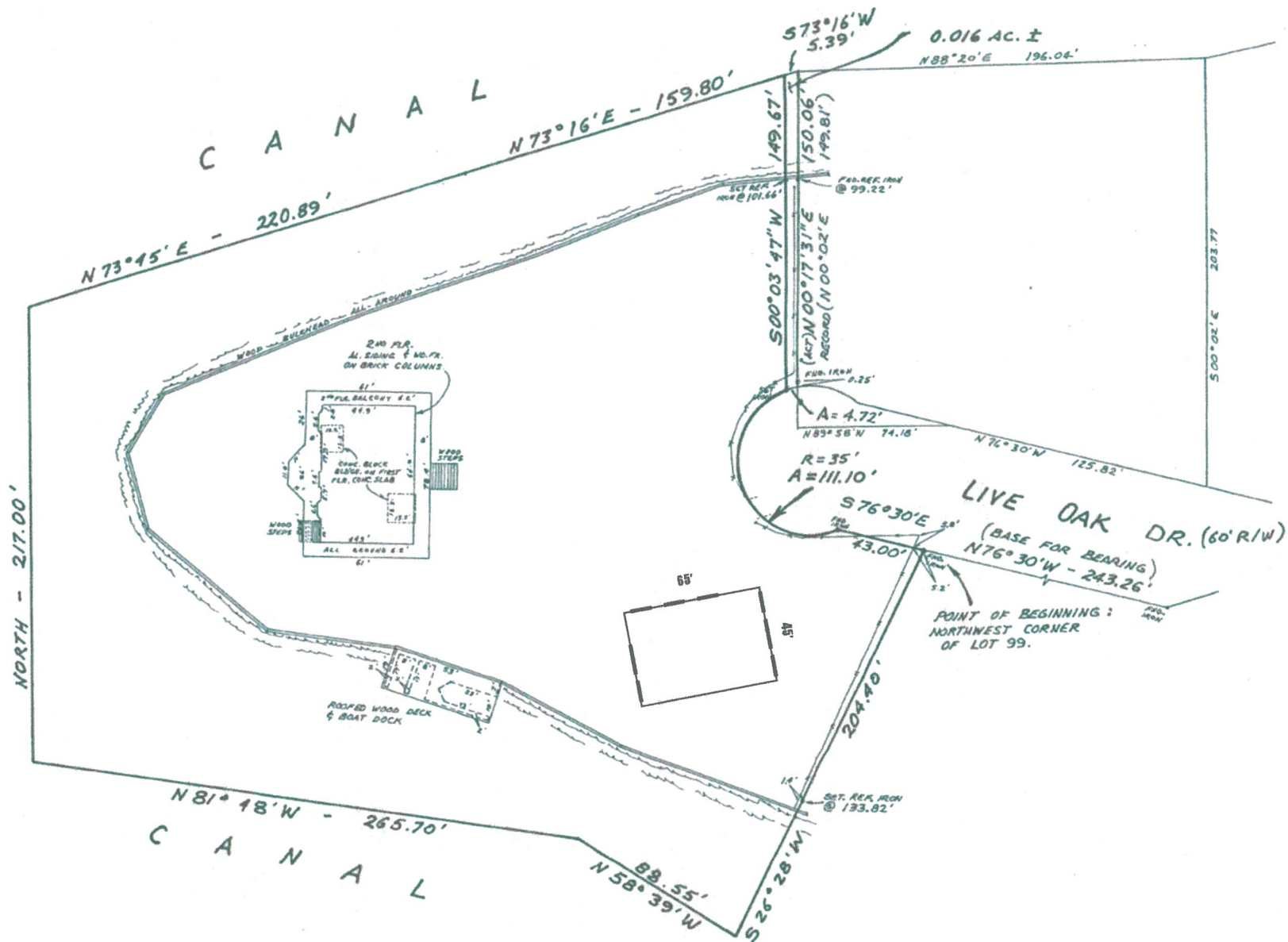


STARLING

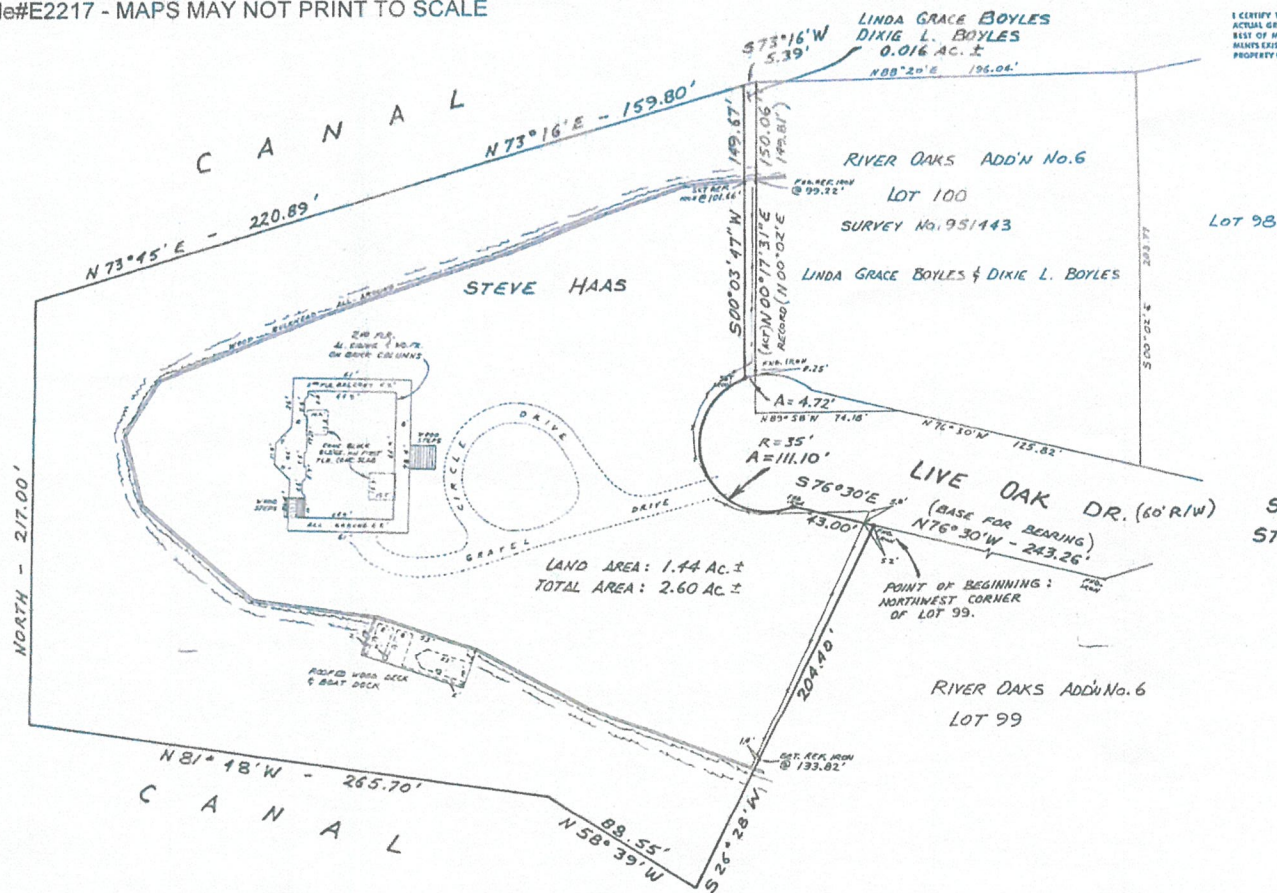
LIVE OAK

KENDRICK

INDIAN VILLAGE



ny Clerk of Court - File#E2217 - MAPS MAY NOT PRINT TO SCALE



SCALE: 1" = 40'

I CERTIFY THAT THIS PLAT REPRESENTS 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.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "STANDARD STANDARDS FOR PROPERTY SURVEY" (RECORDS) FOR A CLASS "C" SURVEY. MEASUREMENTS ARE BASED ON RECORD READINGS.

PARAPHRASED FOR IDENTIFICATION WITH AN ACT OF BOUNDARY AGREEMENT DATED MARCH 11, 1996, PASSED BEFORE LINDA W. DELAUGHTER, NOTARY PUBLIC.

Linda W. DeLaughter
LINDA W. DELAUGHTER, NOTARY PUBLIC
St. Tammany Parish, Louisiana

SURVEY PLAT

OF
2.25 ± ACRES OF LAND LOCATED IN
SECTION 16 - 795 - R15E
ST. TAMMANY PARISH, LOUISIANA.

SURVEY BY: *J.V. Burkes III*
J.V. BURKES, III



CERTIFIED TO: STEVE HAAS

Dixie L. Boyles
Linda Grace Boyles
[Signature]

EM# 2217
INST# 981658

MUNICIPAL ADDRESS: 115 LIVE OAK DR.

J.V. BURKES & ASSOC., INC.
2990 GAUSE BLVD. EAST, STE. B • SLIDELL, LA 70461
504 • 649 • 0075

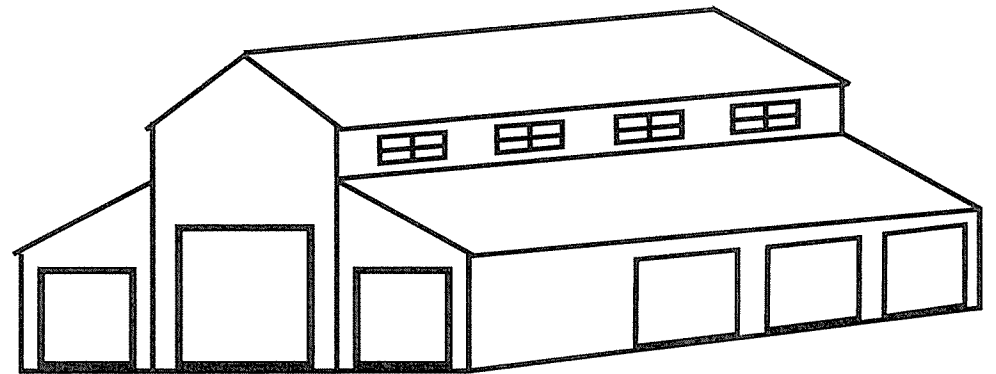
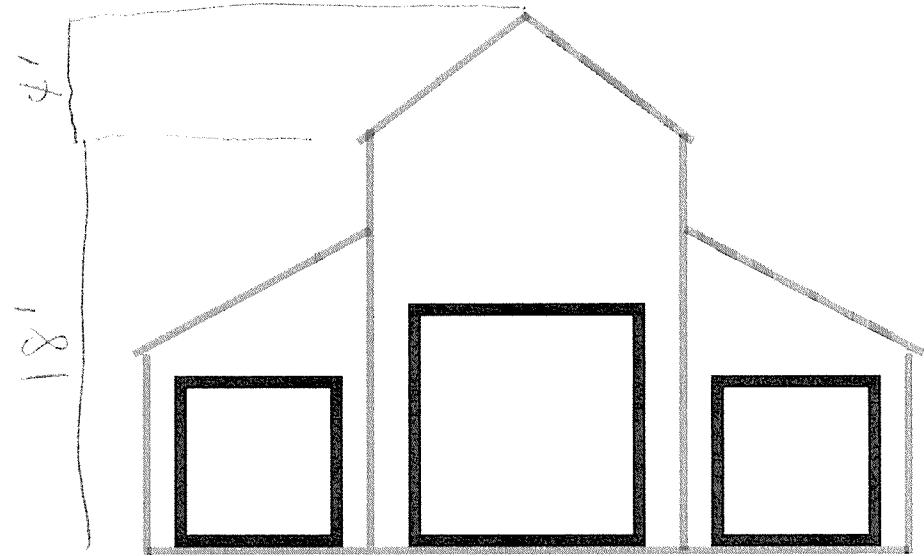
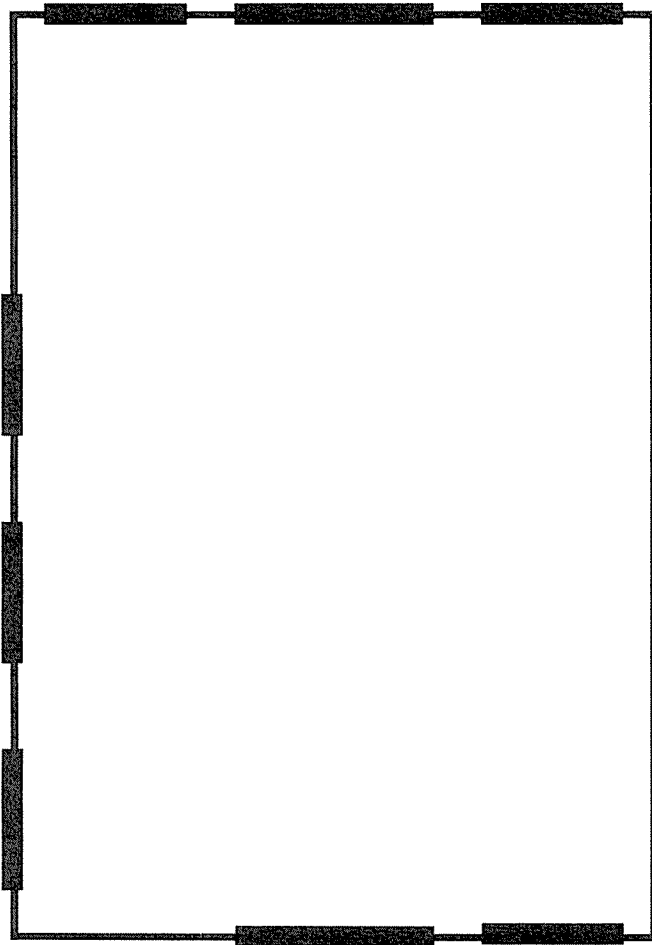
BILL BURKES

FEB. 13, 1996

UPDATE: MAR. 5, 96 • No. 960433

JOB No. 960285

NOTE: PROPERTY IS LOCATED IN FLOOD HAZARD ZONE
"A10", 1988 F.F. M.S.L. REF: COMM. MAP No. 225205-0440C (10-17-89)





BOA STAFF REPORT
2024-3687-BOA

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

Location: 18001 Fabrication Row Covington, Louisiana, Ward 3, District 2

Applicant: Favret Investments, LLC - Uncas Favret, Jr.

Representative: Matthew J. Organ

Posted: January 25, 2024

Initial Hearing Date: February 6, 2024

Date of Report: January 30, 2024



Variance(s) Requested:

Request by applicant in an I-2 Industrial District to allow for three two-way driveways through the required the street planting area.

Zoning of Property:

I-2 Industrial District

FINDINGS

As per Sec. 130-1976.c. of the Unified Development Code, *Driveways through street planting areas*. For street frontage of 200 linear feet but less than 600 linear feet, one additional two-way driveway or two additional one-way driveways, of the minimum and maximum width specified, are permitted. Similarly, one additional two-way driveway or two additional one-way driveways, of the minimum and maximum width specified, are permitted for each additional 400 linear feet of frontage beginning with and in excess of 600 linear feet.

| | |
|--------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Request | Allow for an existing third two-way driveway to remain on an industrial property with a width of 476.58 feet. |
| As per UDC Sec. 130-1976.c. Current Regulation allows | A lot width of a minimum of 600 feet is required to allow for a third driveway. |
| Characteristics of the site | The three two-way driveways were constructed in 2009. No driveway is allowed from Airport Road due to the presence of 35 foot drainage and utility servitude |

Board of Adjustments
February 6, 2024

Department of Planning and Development
St Tammany Parish, Louisiana

2024-3687-BOA

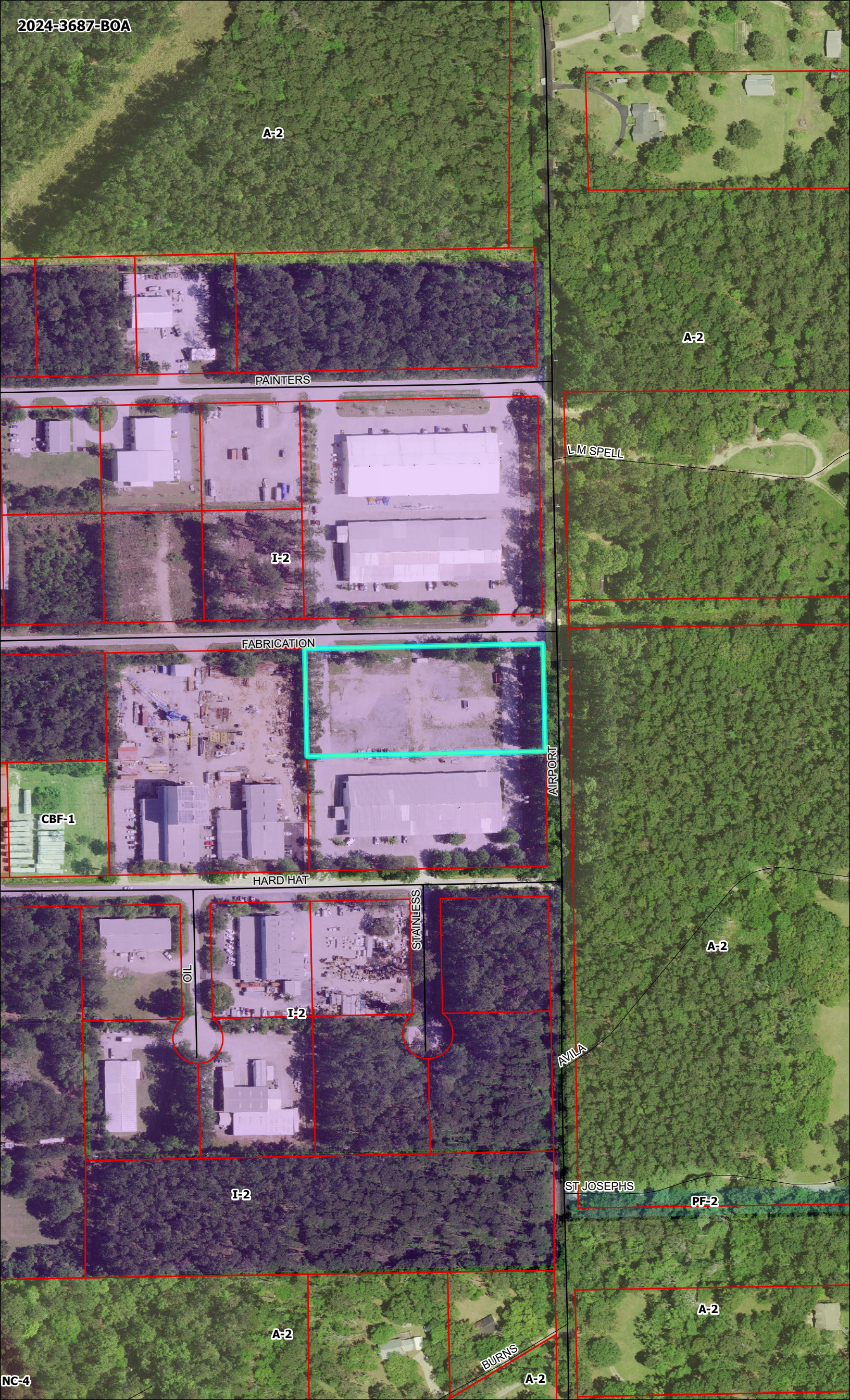


BOA STAFF REPORT
2024-3687-BOA

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

The variance is being requested considering that there is an existing curb cut in the center of the property, which is requested to be maintained to help with traffic flow coming in and out of the property



A-2

A-2

PAINTERS

LM SPELL

I-2

FABRICATION

AIRPORT

CBF-1

HARD HAT

A-2

OIL

STAINLESS

I-2

AVILA

I-2

ST JOSEPHS

PF-2

A-2

A-2

BURNS

A-2

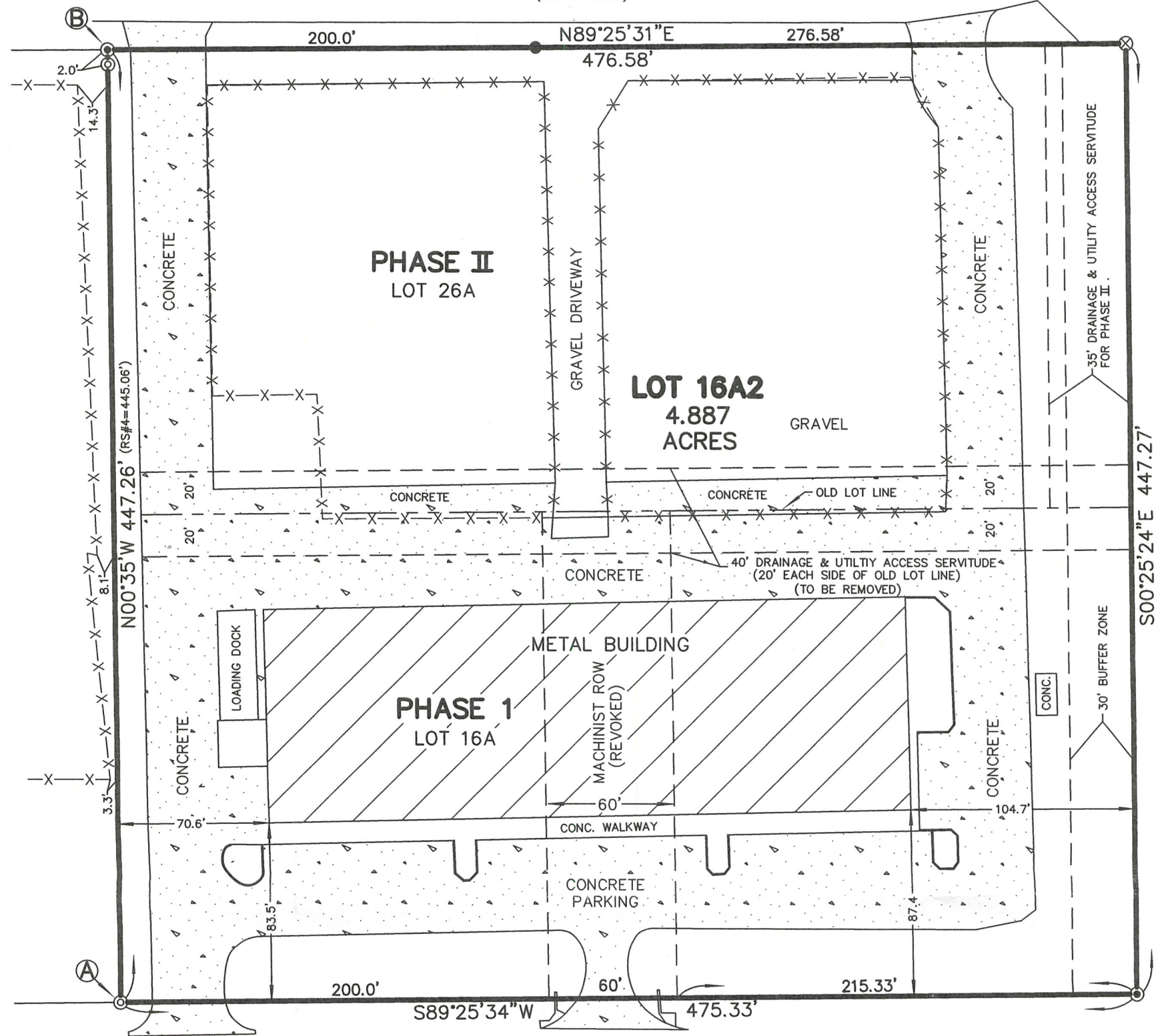
NC-4

REFERENCE BEARING:

From Iron Rod (A)
to Iron Rod (B)
N00°35'W
(per Reference Survey No. 4)

FABRICATION ROW (CONCRETE)
(60' R.O.W.)

2023-3683-BOA



REFERENCE SURVEYS:

1. Plat of Covington Industrial Park, Phase 1 by Ned R. Wilson, Surveyor, dated 09/09/1985, latest, revision 03/07/1988, filed in the St. Tammany Parish Clerk of Court Map File No. 981B, with an Act of Correction Filed in Instrument No. 1654364.
2. Plat of Covington Industrial Park, Phase II by Ned R. Wilson, Surveyor, dated 05/23/2003, filed in the St. Tammany Parish Clerk of Court Map File No. 4216, with an Act of Correction filed in Instrument No. 1654364.
3. Resubdivision for Favret Investments, LLC by Ned R. Wilson, Surveyor, dated 03/22/2006, filed in the St. Tammany Parish Clerk of Court Map File No. 4195B.
4. Resubdivision for Favret Investments, LLC by Ned R. Wilson, Surveyor, dated 02/22/2007, Filed in the St. Tammany Parish Clerk of Court Map File No. 4423C.
4. Resubdivision for Farhad Shad by Ned R. Wilson, Surveyor, dated 11/01/2009, Filed in the St. Tammany Parish Clerk of Court Map File No. 4839C.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

HARD HAT DRIVE (CONCRETE)
(60' R.O.W.)

LEGEND

- ⊙ = 1/2" IRON ROD FOUND
⊙ = 1/2" IRON ROD SET
⊗ = CROSS CUT IN CONC. SET
RS = REFERENCE SURVEY
-X- = FENCE

NOTES:

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0150 C, dated October 17, 1989.
2. Building Setback Lines must be verified by the St. Tammany Parish Planning Department.

APPROVAL:

CHAIRMAN/PARISH PLANNING COMMISSION

DIRECTOR/DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT
Monique T Bringol, Deputy Clerk03-31-2023 6206 B
DATE FILED FILE NO.

503 N. JEFFERSON AVENUE
COVINGTON, LA 70433

JOHN G. CUMMINGS & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

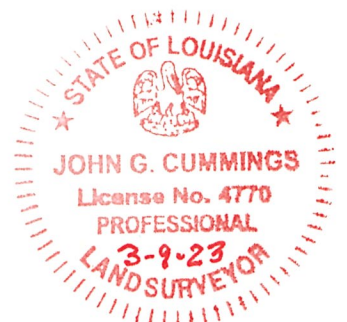
PHONE (985) 892-1549
FAX (985) 892-9250

PLAT PREPARED FOR: FAVRET INVESTMENTS, LLC

SHOWING A SURVEY OF: RESUBDIVISION OF LOT 16A, PHASE 1 & LOT 26A, PHASE II,
INTO LOT 16A2, PHASE 1 & II, COVINGTON INDUSTRIAL
PARK, LOCATED IN SECTION 20, TOWNSHIP 6 SOUTH,
RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON
THE GROUND BY ME, OR THOSE UNDER MY DIRECTION,
AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS
OF PRACTICE AND BEARS A CLASS C SURVEY.

PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 60'

JOB NO. 22177

DATE: 08/23/2022

REVISED: ADDING PARISH SIGNATURE LINE
3-9-2023

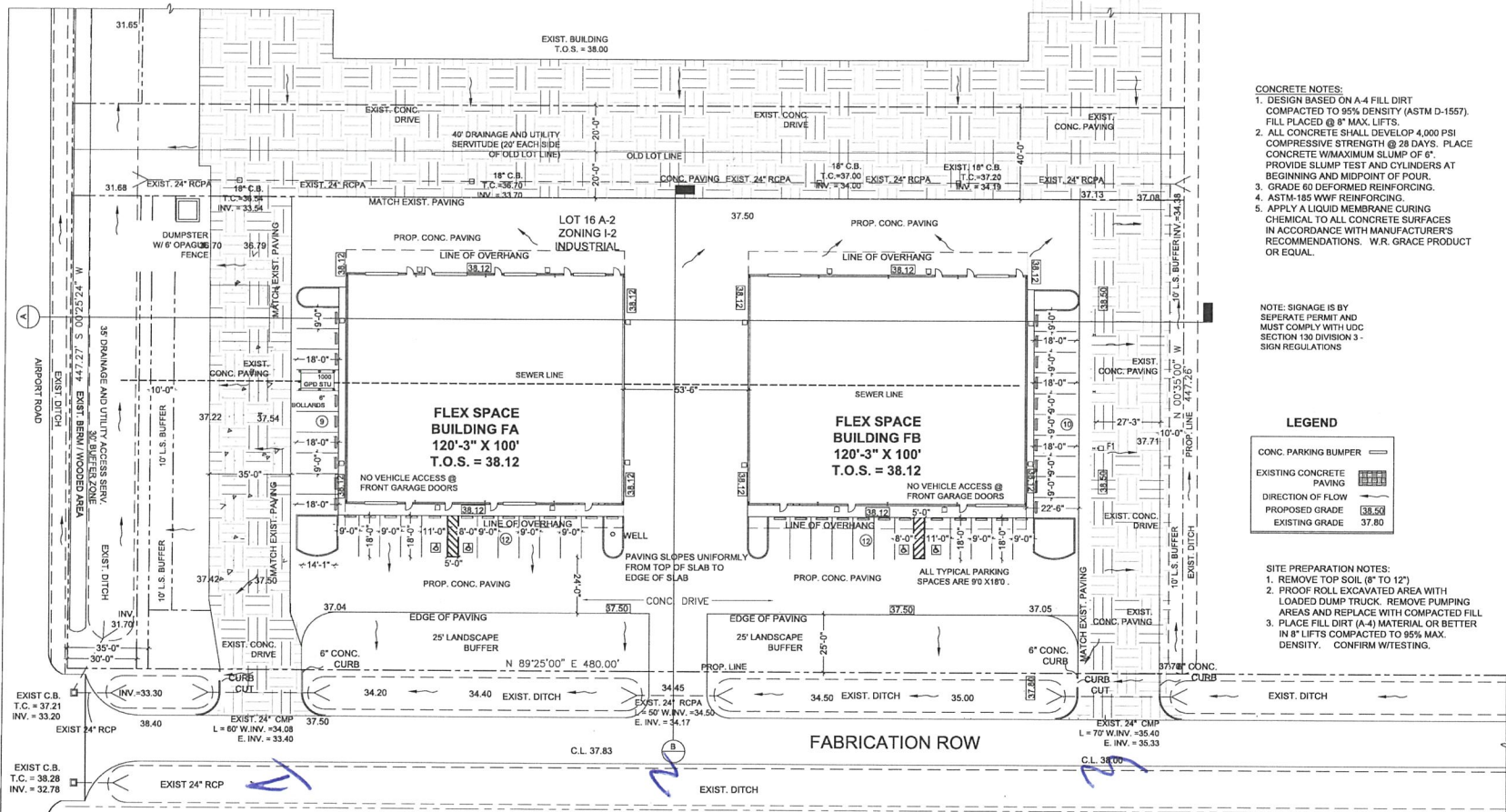


| Date | 1-2-24 |
|-------------|------------|
| Description | FOR PERMIT |
| Issue | A |

NEW WAREHOUSES
FLEXSPACE FA & FB
18001 FABRICATION ROW
COVINGTON, LA

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& CONSULTING
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C1



- CONCRETE NOTES:**
- DESIGN BASED ON A-4 FILL DIRT COMPACTED TO 95% DENSITY (ASTM D-1557). FILL PLACED @ 8" MAX. LIFTS.
 - ALL CONCRETE SHALL DEVELOP 4,000 PSI COMPRESSIVE STRENGTH @ 28 DAYS. PLACE CONCRETE WITH MAXIMUM SLUMP OF 6". PROVIDE SLUMP TEST AND CYLINDERS AT BEGINNING AND MIDPOINT OF POUR.
 - GRADE 60 DEFORMED REINFORCING.
 - ASTM-185 WWF REINFORCING.
 - APPLY A LIQUID MEMBRANE CURING CHEMICAL TO ALL CONCRETE SURFACES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. W.R. GRACE PRODUCT OR EQUAL.

NOTE: SIGNAGE IS BY SEPARATE PERMIT AND MUST COMPLY WITH UDC SECTION 130 DIVISION 3 - SIGN REGULATIONS

LEGEND

| | |
|--------------------------|-------|
| CONC. PARKING BUMPER | |
| EXISTING CONCRETE PAVING | |
| DIRECTION OF FLOW | |
| PROPOSED GRADE | 38.50 |
| EXISTING GRADE | 37.80 |

SITE PREPARATION NOTES:

- REMOVE TOP SOIL (8" TO 12")
- PROOF ROLL EXCAVATED AREA WITH LOADED DUMP TRUCK. REMOVE PUMPING AREAS AND REPLACE WITH COMPACTED FILL
- PLACE FILL DIRT (A-4) MATERIAL OR BETTER IN 8" LIFTS COMPACTED TO 95% MAX. DENSITY. CONFIRM WITESTING.

OUTDOOR LIGHTING NOTES

- LIGHTING SHALL BE 100 WATT LED FIXTURES ON THE EXTERIOR BUILDING WALLS 20' ABOVE GRADE.
- THE LIGHTING SHALL PROVIDE TOTAL FOOTCANDLES MEASURED AT THREE FEET ABOVE GROUND LEVEL NOT EXCEED TWO FOOTCANDLES AT THE PROPERTY LINE.
- LIGHTING FIXTURES WILL BE "FULLY SHIELDED" AS DEFINED IN SEC. 130-2055 OF THE UNIFIED DEVELOPMENT CODE.

PARKING CALCULATION

FLEX A
WAREHOUSE / STORAGE = 11,104 / 1000 SF = 11 SPACES
OFFICE: 580 SF, 2 SPACES PER OFFICE
13 SPACES REQUIRED, 3 POSSIBLE FUTURE OFFICES = 6 SPACES
22 SPACES PROVIDED
2 ADA PARKING SPACES REQD FOR UP TO 50 SPACES, 2 PROVIDED

FLEX B
WAREHOUSE / STORAGE = 11,104 / 1000 SF = 11 SPACES
OFFICE: 580 SF, 2 SPACES PER OFFICE
13 SPACES REQUIRED, 3 POSSIBLE FUTURE OFFICES = 6 SPACES
22 SPACES PROVIDED
2 ADA PARKING SPACES REQD FOR UP TO 50 SPACES, 2 PROVIDED

MEANS OF EGRESS NOTES:

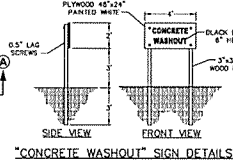
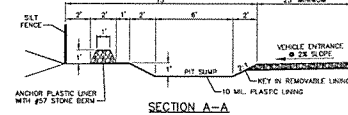
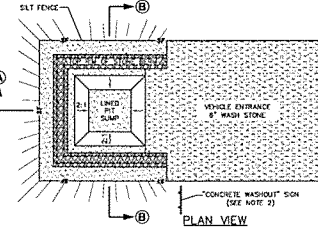
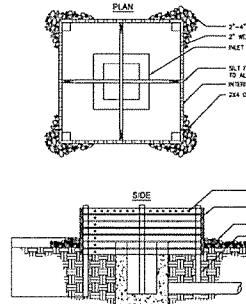
- (1003.4 FLOOR SURFACE) WALKING SURFACES OF THE MEANS OF EGRESS SHALL HAVE A SLIP RESISTANT SURFACE AND BE SECURELY ATTACHED.
- (1003.5 ELEVATION CHANGE) WHERE CHANGES IN ELEVATION OF LESS THAN 12 INCHES (305 mm) EXIST IN THE MEANS OF EGRESS, SLOPED SURFACES SHALL BE USED.
- (1006.1 ILLUMINATION REQUIRED) THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
- (1006.2 ILLUMINATION LEVEL) THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOTCANDLE (11 LUX) AT THE WALKING SURFACE.
- (1006.3 EMERGENCY POWER FOR ILLUMINATION) THE POWER SUPPLY FOR THE MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY.
- (1008.1.5 FLOOR ELEVATION) THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF A DOOR. SUCH FLOOR OR LANDING SHALL BE AT THE SAME ELEVATION ON EACH SIDE OF THE DOOR. LANDING SHALL BE LEVEL EXCEPT FOR EXTERIOR LANDINGS, WHICH ARE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 0.25 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE).
- (1008.1.6 LANDINGS AT DOORS) LANDINGS SHALL HAVE A WIDTH NOT LESS THAN THE WIDTH OF THE STAIRWAY ON THE DOOR, WHICHEVER IS GREATER.
- (1008.1.7 THRESHOLDS) THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 1/2 INCH (12.7 mm) ABOVE THE FINISHED FLOOR LANDING. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 1/2 INCH (12.7 mm) AT DOORWAYS SHALL BE BEVELED.

SITE DRAINAGE PLAN

SCALE: 1" = 20'-0"



INLET PROTECTION



CONCRETE WASHOUT PIT

- NOTES:**
1. ACTUAL LAYOUT TO BE DETERMINED IN FIELD.
 2. THE "CONCRETE WASHOUT" SIGN SHALL BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
 3. PIT CAPACITY IS MINIMUM OF 5 CUBIC FEET PER 10 CUBIC YARDS OF CONCRETE.

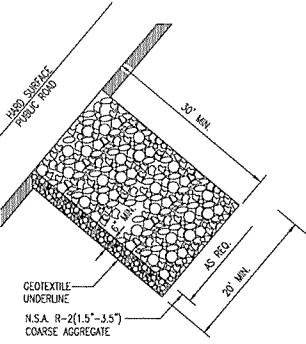
SOIL EROSION AND SEDIMENT CONTROL NOTES

1. SITE MUST BE SEEDDED UPON COMPLETION OF GRADING. IF GRASS PLANTING HAS NOT BECOME ESTABLISHED WITHIN FOUR (4) WEEKS OF PLANTING OR INSTALLATION, THE LOCAL JURISDICTION MAY REQUIRE THAT THE SITE BE RESEEDDED.
2. TECHNIQUES SHALL BE EMPLOYED TO PREVENT THE BLOWING OF DUST OR SEDIMENT FROM THE SITE ON TO ADJACENT PROPERTIES.
3. ALL DRAINAGE SWALES MUST BE SEEDDED.
4. ADDITIONAL EROSION CONTROL MEASURES OR SILT BARRIERS TO BE PLACED AS SHOWN AND/OR DIRECTED BY THE PROJECT ENGINEER AND/OR LOCAL JURISDICTIONAL INSPECTOR.
5. WHEN ANY CONSTRUCTION BORDERS A DRAINAGE COURSE.
6. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY BUILDING OR OTHER EXCAVATION SOIL, DIRT, CONSTRUCTION TRASH OR DEBRIS, ETC. FROM THE DRAINAGE AREA SHOWN HEREON IN AN EXPEDITIOUS MANNER AS CONSTRUCTION PROGRESSES.
7. THE CONTRACTOR HEREBY AGREES TO STOP ALL WORK AND RESTORE THESE AREAS IMMEDIATELY UPON NOTIFICATION BY THE LOCAL JURISDICTIONAL INSPECTOR AND/OR PROFESSIONAL ENGINEER.
8. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PROPER WORKING ORDER UNTIL ALL ALL DISTURBED AREAS ARE STABILIZED. CONSTRUCTION ENTRANCE PITS SHALL BE INSTALLED BY THE CONTRACTOR AT CONSTRUCTION ACCESS POINTS PRIOR TO LAND DISTURBANCE.
9. CONSTRUCT SILT FENCE ALONG THE DOWNSTREAM SIDE OF ALL PROPOSED FILL CONSTRUCTION.

| LEGEND | |
|-------------------|-------|
| EXISTING GRADE | 37.42 |
| REQUIRED GRADE | 38.50 |
| DIRECTION OF FLOW | |
| HAY BALE | |
| INLET PROTECTION | |
| SILT FENCE | |

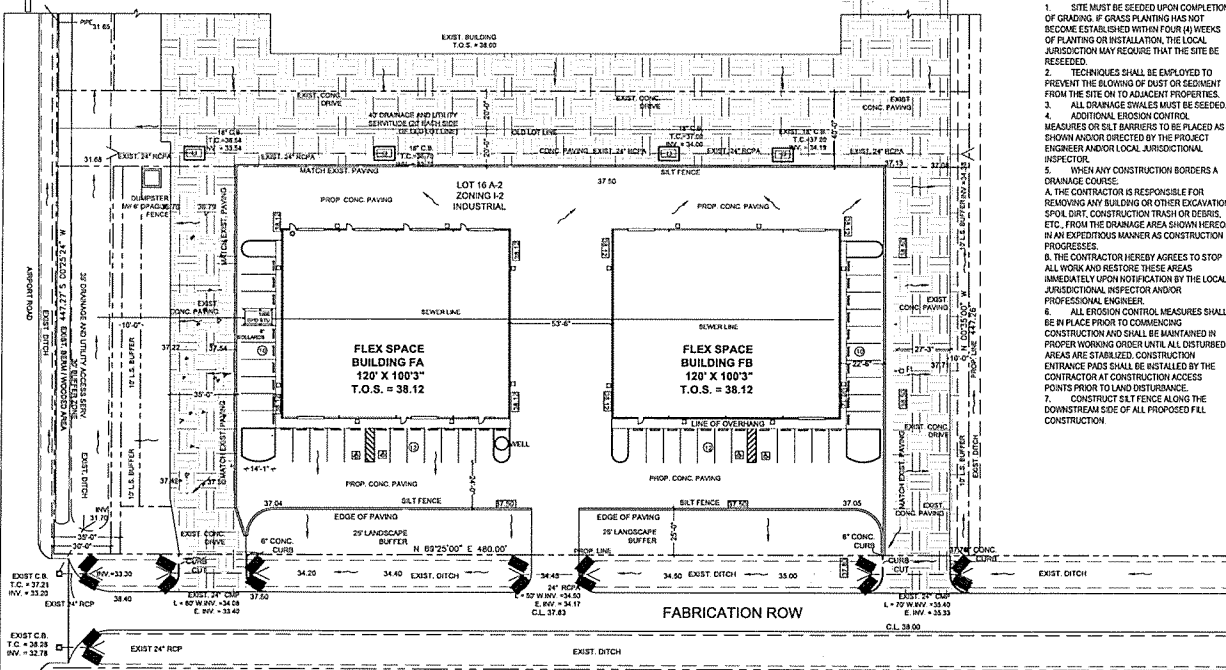
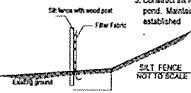
NOTE:

1. CONTRACTOR SHALL MINIMIZE DIRT TRACKING ON THE EXISTING SERVICE ROAD AT ALL TIMES. IF TRACKING DOES OCCUR, THE CONTRACTOR SHALL CLEAN ALL MATERIAL OFF OF ROAD BEFORE LEAVING THE SITE EACH DAY.
2. WIDTH = FULL WIDTH OF VEHICULAR ACCESS. 20' MINIMUM PROVIDE PERIODIC TOP DRESSING WITH 2" STONE. AS NECESSARY, STONE SIZE = 1 1/2" TO 3 1/2" DIA.



STONE CONSTRUCTION ENTRANCE

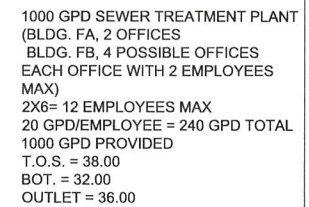
- NOTES:**
1. Filter to be buried approximately 6 inches into the ground.
 2. Fabric to be installed per manufacturer recommendations.
 3. Construct all fence around perimeter of site including point. Maintain until work is complete and grass is established.









SWPP PLAN
SCALE: 1" = 30'-0"

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| LEGEND | |
|-------------------------------------------------------------------------------------|--------------------------|
| 37.80 | EXISTING GRADE |
| 38.50 | PROPOSED GRADE |
|  | DIRECTION OF FLOW |
|  | EXISTING CONCRETE PAVING |
|  | CONC. PARKING BUMPER |
|  | 1" C900 WATER LINE |
|  | 4" PVC SCH 40 SEWER LINE |
|  | WATER SERVICE |

| Issue | Description | Date |
|-------|-------------|---------|
| A | FOR PERMIT | 11-2-24 |

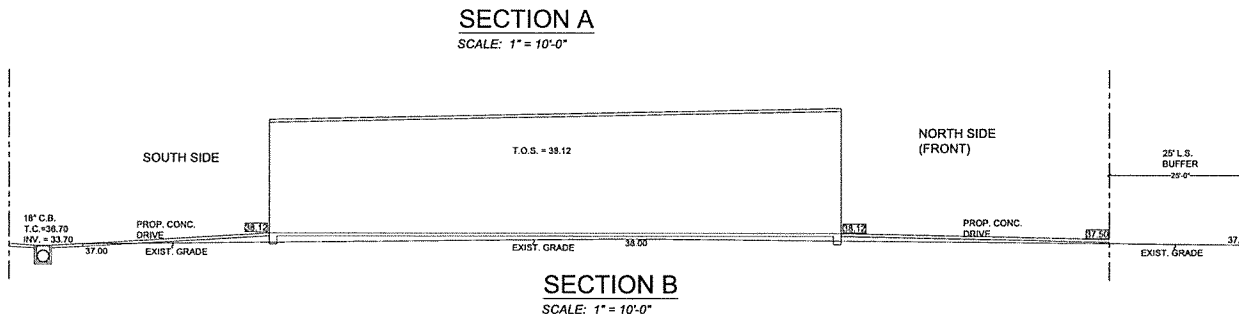
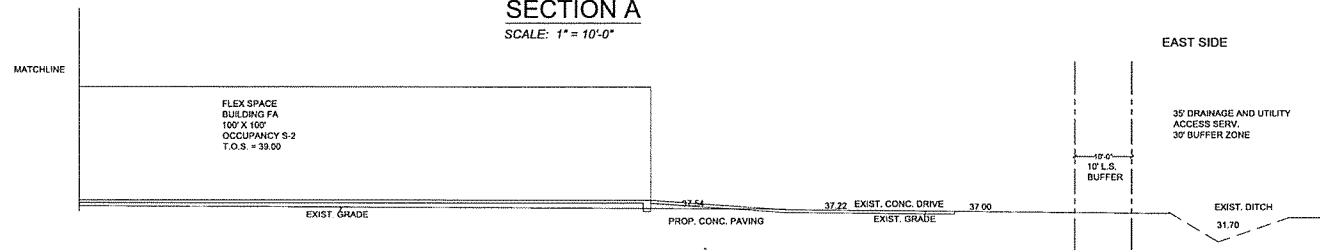
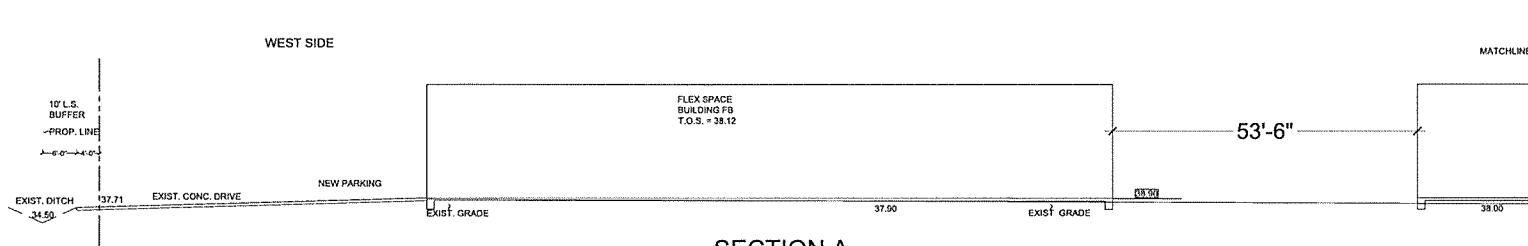
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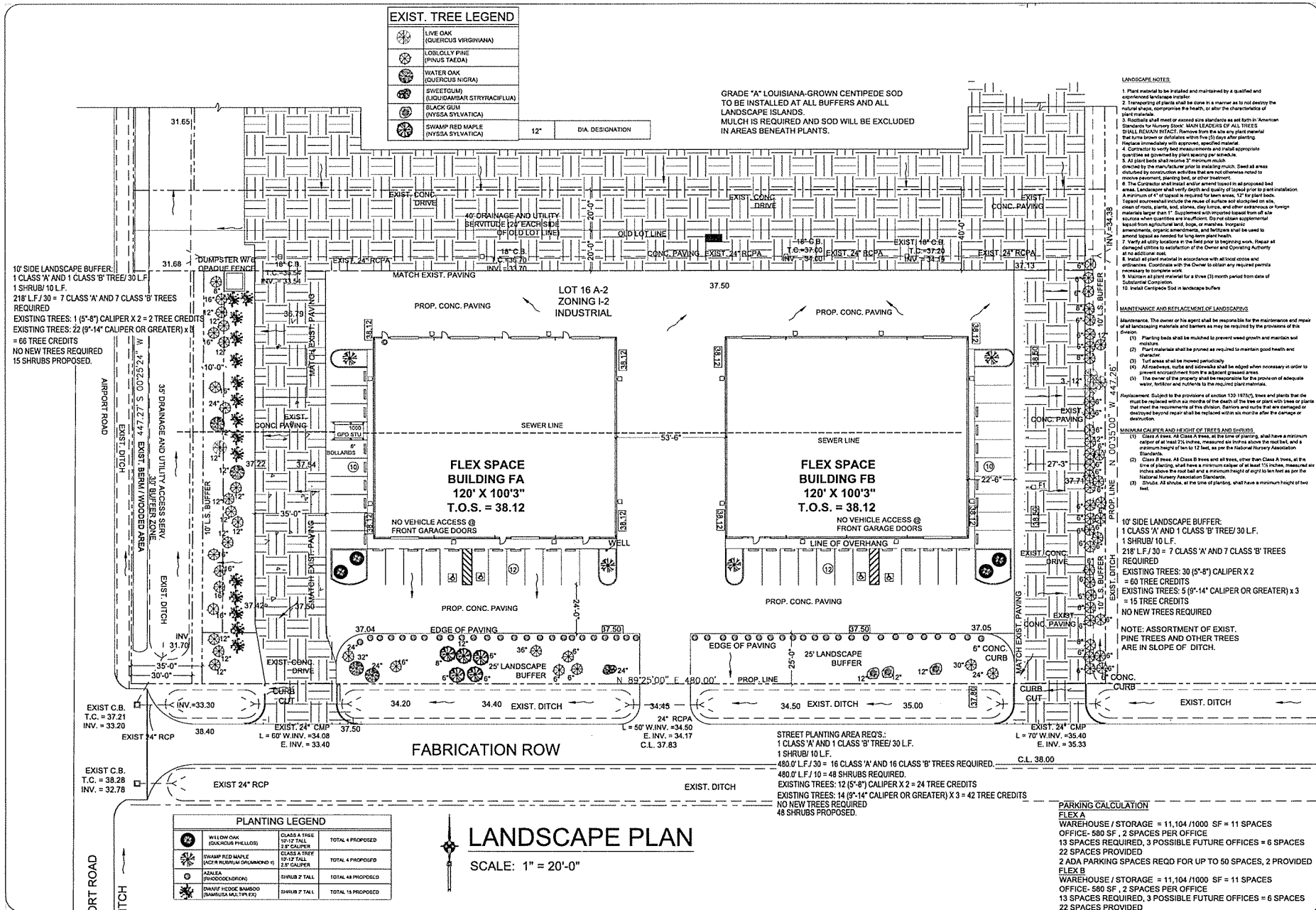
11/16/23

| Issue | Description | Date |
|-------|-------------|----------|
| A | FOR PERMIT | 4-9-23 |
| B | REVISED | 11-16-23 |

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Date
1-2-24Description
FOR PERMITIssue
A

NEW WAREHOUSES
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RESOURCE LANDSCAPES
MANAGEMENT

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