ZONING STAFF REPORT

Date: May 22, 2015 **Meeting Date:** June 2, 2015
Case No.: ZC15-06-049 **Determination:** Approved Amended Postponed Denied
Posted: 05/14/15

GENERAL INFORMATION

PETITIONER:	Thea Gegenheimer
OWNER:	Dorthea Laird Gegenheimer
REQUESTED CHANGE:	From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION:	Parcel located on the north side of Soell Drive, near the intersection of Mire Street, being 21049 Soell Drive, Covington; S13, T7S, R11E; Ward 3, District 5
SIZE:	0.88 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION
Type: Parish **Road Surface:** 2 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Undeveloped	A-2 (Suburban District)
South	Mobile Home	A-2 (Suburban District)
East	Single Family Residence	A-2 (Suburban District)
West	Single Family Residence	A-2 (Suburban District)

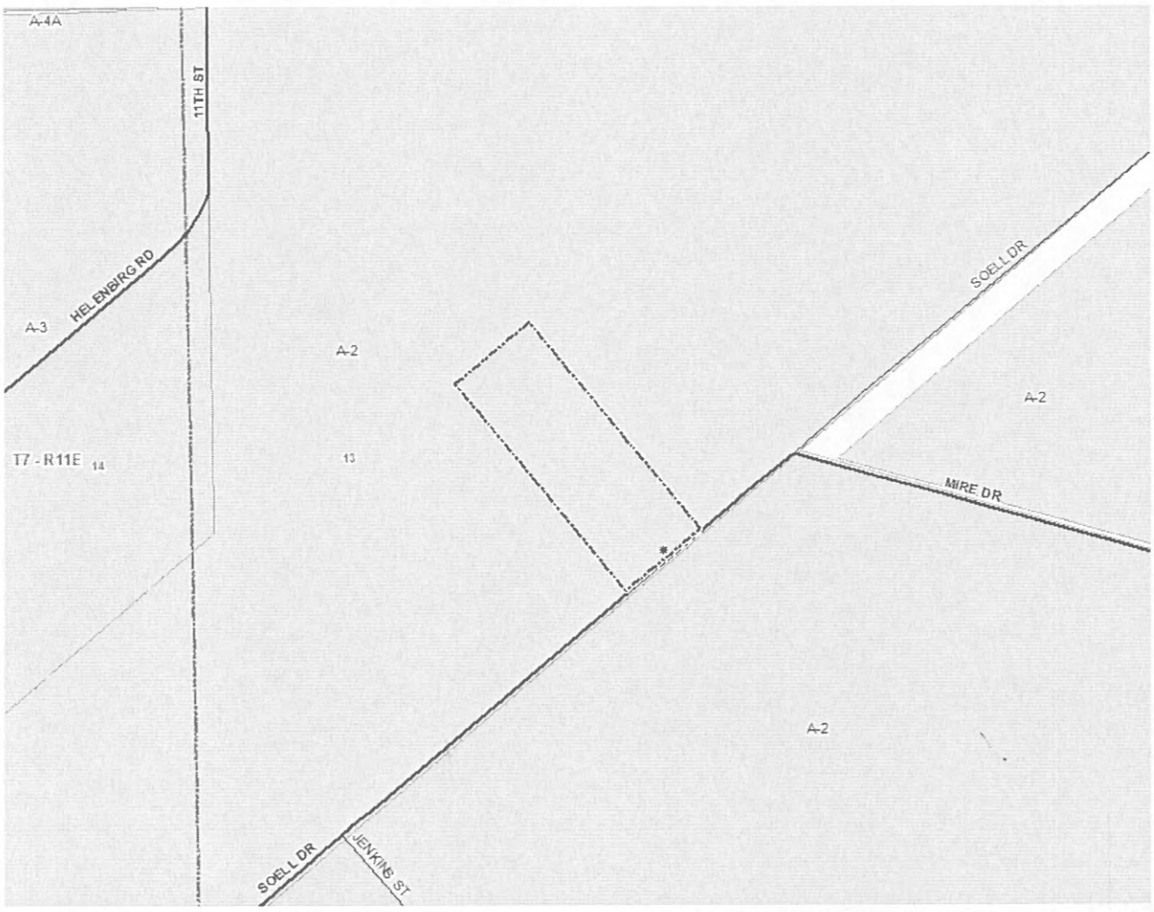
EXISTING LAND USE:
Existing development? No **Multi occupancy development?** No

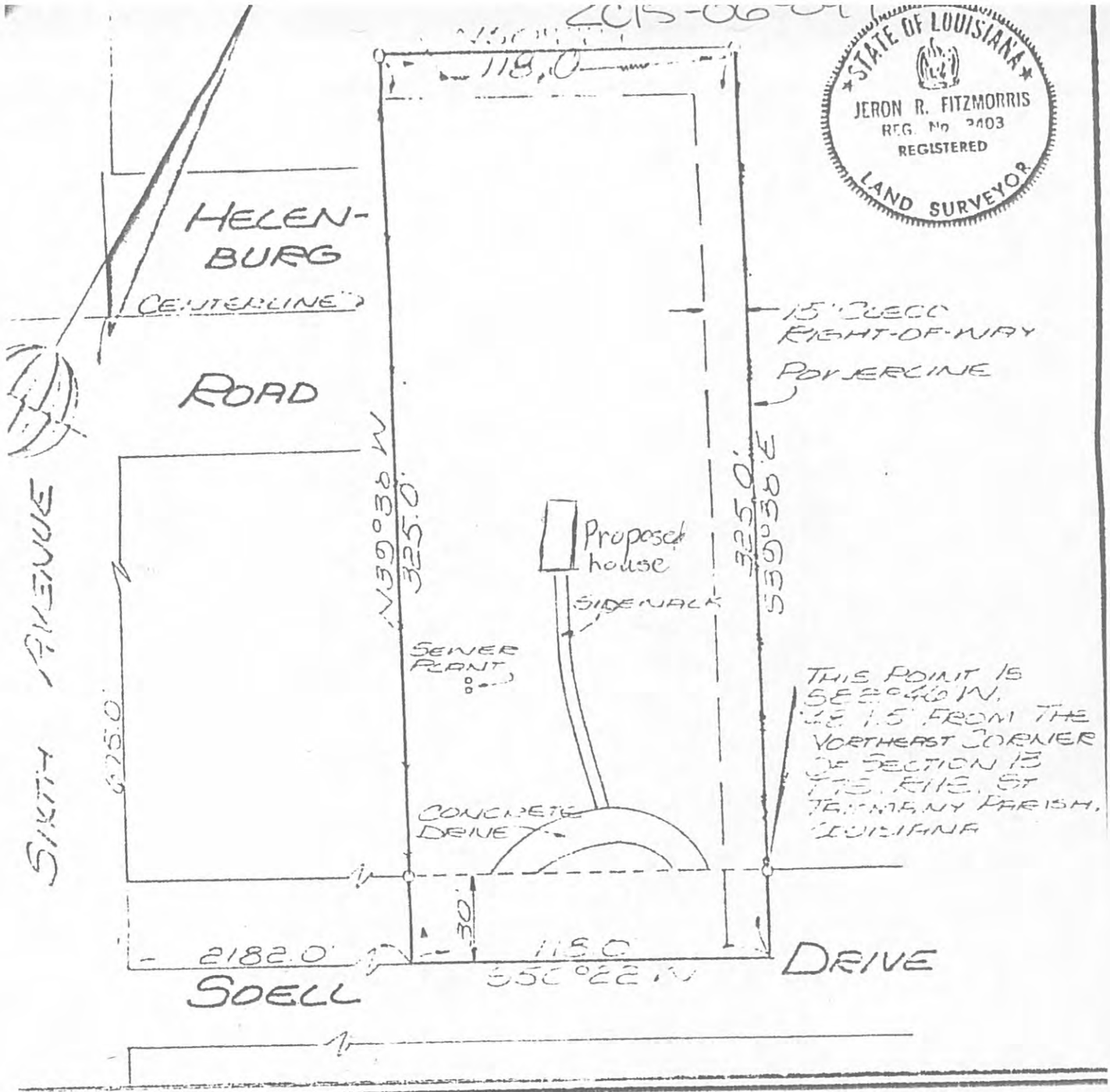
COMPREHENSIVE PLAN:
Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located on the north side of Soell Drive, near the intersection of Mire Street, being 21049 Soell Drive, Covington. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes.

STAFF RECOMMENDATION:
The staff recommends that the request for a MHO (Manufactured Housing Overlay) designation be approved.

CASE NO.:	ZC15-06-049
PETITIONER:	Thea Gegenheimer
OWNER:	Dorthea Laird Gegenheimer
REQUESTED CHANGE:	From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION:	Parcel located on the north side of Soell Drive, near the intersection of Mire Street, being 21049 Soell Drive, Covington; S13, T7S, R11E; Ward 3, District 5
SIZE:	0.88 acres





MAP PREPARED FOR MR. & MRS. GARLAND D. SULLIVAN

SHOWING A SURVEY MADE OF PROPERTY LOCATED IN Section 13 Township 7 South, Range 11 East, St Tammany Parish, Louisiana

SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY

CERTIFIED CORRECT

Flood Zone C

LAND SURVEYING Inc.

Jeron R Fitzmorris

Revised July 17, 1984, May 30, 1986, Locate Imps, July 6, 1984

1" = 50'

3575

CORR. 2-82

21049 Soell St.

ZC15-06-049
70049
70643
11
12
A-4A
70037
70031
21131
A-2
21101
21035
A-3
HELENBRG
SOELL
21047
21075
21093
T7 - R11E
21035
13
21046
21086
69334
20700
JENKINS
20674
0
400 Feet
N

ZONING STAFF REPORT

Date: May 22, 2015 **Meeting Date:** June 2, 2015
Case No.: ZC15-06-050 **Determination:** Approved Amended Postponed Denied
Posted: 05/14/15

GENERAL INFORMATION

PETITIONER:	Janice Lacoste
OWNER:	Rene C. Jacques
REQUESTED CHANGE:	From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION:	Parcel located on the corner of Bobby Jones & Green Street, being lots 1 & 20, Square 45, Hillcrest Country Club Subdivision; S26, T6S, R12E; Ward 6, District 6
SIZE:	40,000 sq.ft

SITE ASSESSMENT

ACCESS ROAD INFORMATION
Type: Parish **Road Surface:** 2 lane gravel **Condition:** Poor

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Undeveloped	A-3 (Suburban District)
South	Undeveloped	A-3 (Suburban District)
East	Undeveloped	A-3 (Suburban District)
West	Undeveloped	A-3 (Suburban District)

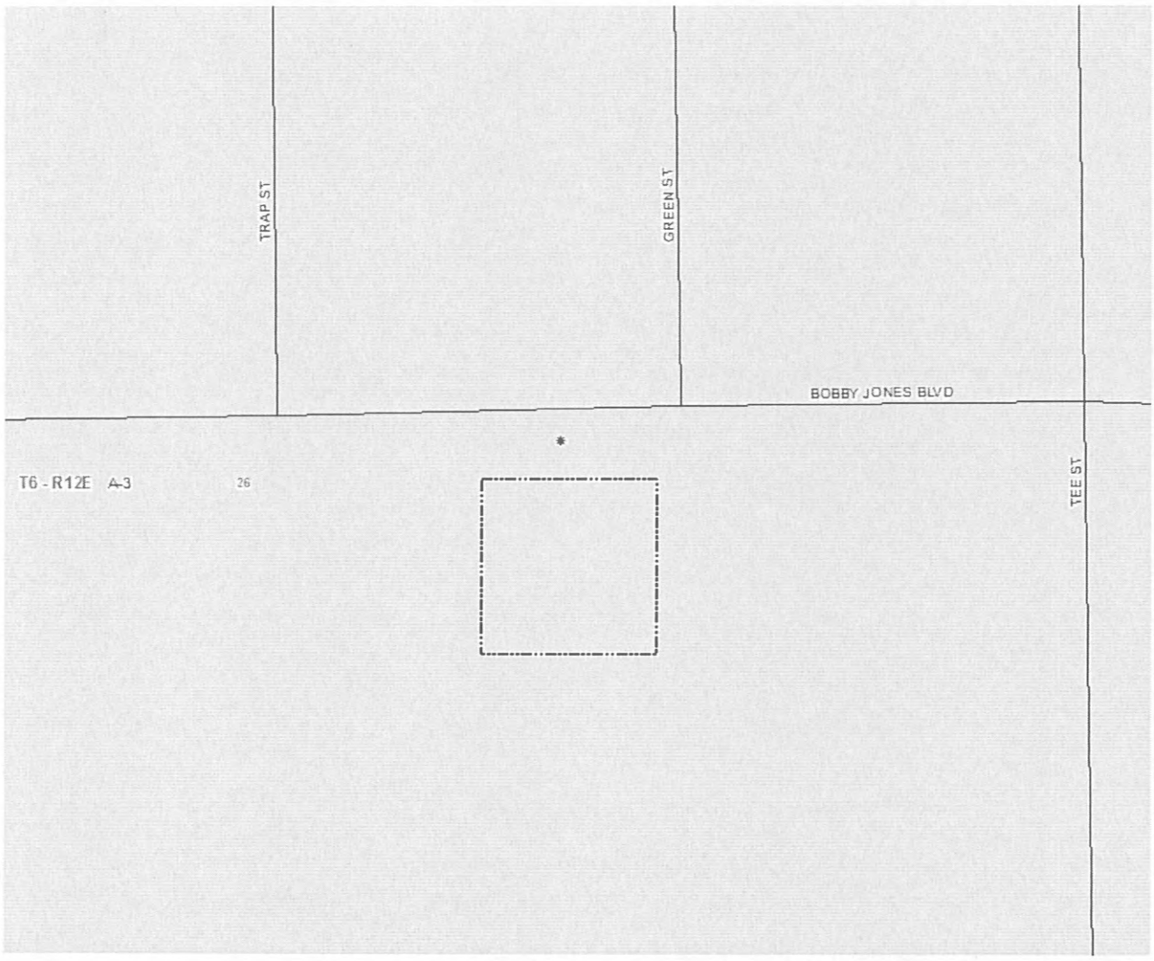
EXISTING LAND USE:
Existing development? No **Multi occupancy development?** No

COMPREHENSIVE PLAN:
Conservation – Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of "conservation" includes a private landowner's understanding of responsibility to wisely manage land resources so that they remain in good condition for future generations (often simple referred to as "good stewardship"); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes.

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located on the corner of Bobby Jones & Green Street, being lots 1 & 20, Square 45, Hillcrest Country Club Subdivision. The 2025 future land use plan calls for the area to be developed with uses that would allow for the conservation of the natural resources of the site. Staff does not have any objections to the request, as there some manufactured homes within the subdivision.

STAFF RECOMMENDATION:
The staff recommends that the request for a MHO (Manufactured Housing Overlay) designation be approved.

CASE NO.:	ZC15-06-050
PETITIONER:	Janice Lacoste
OWNER:	Rene C. Jacques
REQUESTED CHANGE:	From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION:	Parcel located on the corner of Bobby Jones & Green Street, being lots 1 & 20, Square 45, Hillcrest Country Club Subdivision; S26, T6S, R12E; Ward 6, District 6
SIZE:	40,000 sq.ft



St. Tammany Clerk of Court - File#83A - MAPS MAY NOT PRINT TO SCALE

ZC15-06-050
73390
TRAP
GREEN
TEE
T6 - R12E
A-3
26
BOBBY JONES
BOBBY JONES
BOBBY JONES
BOBBY JONES
TRAP
GREEN
TEE
0
400 Feet
N

ZONING STAFF REPORT

Date: May 22, 2015 **Meeting Date:** June 2, 2015
Case No.: ZC15-06-051 **Determination:** Approved Amended Postponed Denied
Posted: 05/13/15

GENERAL INFORMATION

PETITIONER:	Norbert James Shiyou, Jr.
OWNER:	Theresa B. Shiyou
REQUESTED CHANGE:	From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION:	Parcel located on the north side of Nuevo Street, east of Casa Calvo, west of Escondido Street, being 37603 Nuevo Street, Slidell; S44, T9S, R14E; Ward 9, District 12
SIZE:	0.37 acre

SITE ASSESSMENT

ACCESS ROAD INFORMATION
Type: Parish **Road Surface:** 2 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Single Family Residence	A-3 (Suburban District)
South	Single Family Residence	A-3 (Suburban District)
East	Single Family Residence	A-3 (Suburban District)
West	Single Family Residence	A-3 (Suburban District)

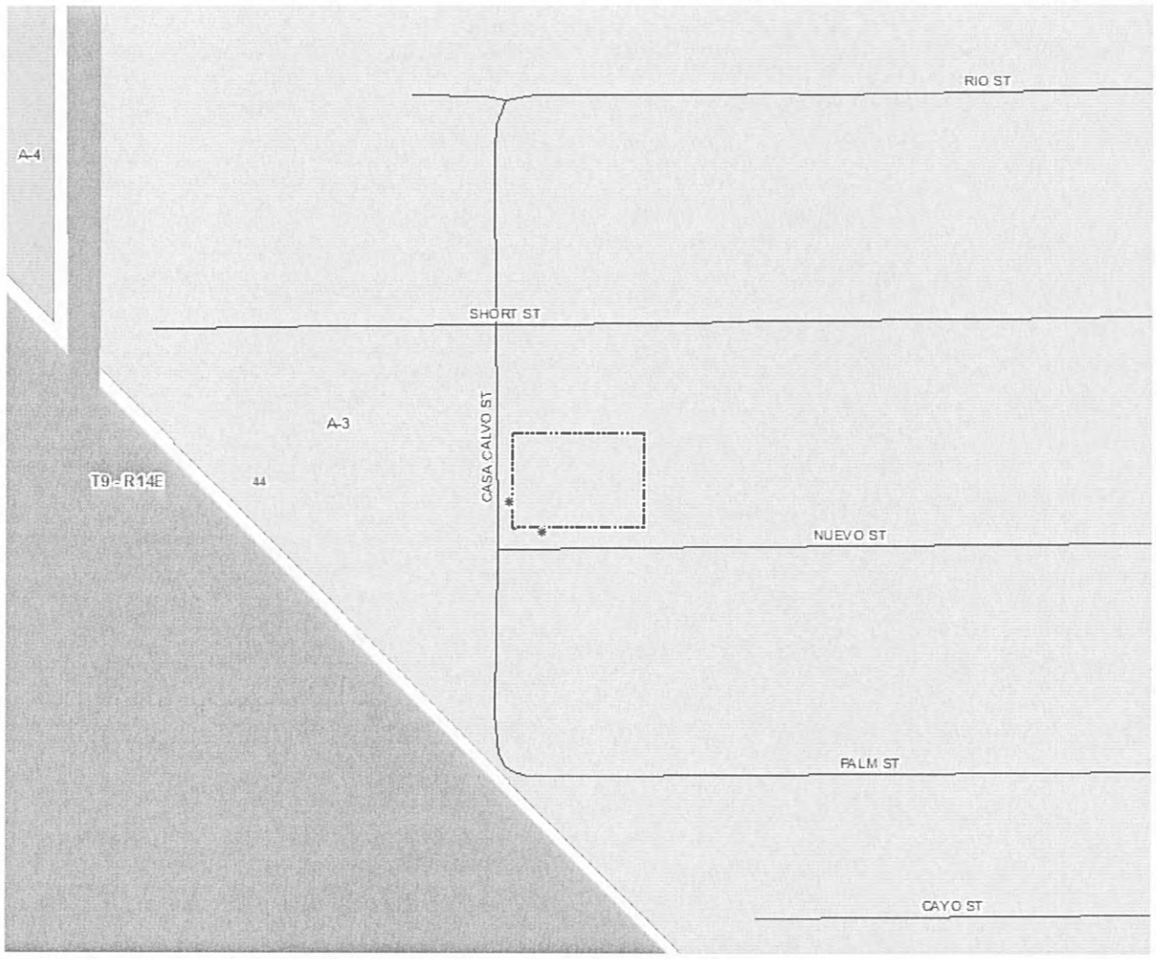
EXISTING LAND USE:
Existing development? No **Multi occupancy development?** Yes

COMPREHENSIVE PLAN:
Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located on the north side of Nuevo Street, east of Casa Calvo, west of Escondido Street, being 37603 Nuevo Street, Slidell. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes.

STAFF RECOMMENDATION:
The staff recommends that the request for a MHO (Manufactured Housing Overlay) designation be approved.

CASE NO.: ZC15-06-051
PETITIONER: Norbert James Shiyou, Jr.
OWNER: Theresa B. Shiyou
REQUESTED CHANGE: From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the north side of Nuevo Street, east of Casa Calvo, west of Escondido Street, being 37603 Nuevo Street, Slidell; S44, T9S, R14E; Ward 9, District 12
SIZE: 0.37 acre



SURVEYED IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C SURVEY.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH

REFERENCE MATERIAL:
PLAN OF SPANISH TRAIL HIGHLANDS BY H.G. FRITCHIE DATED MARCH 15, 1928.

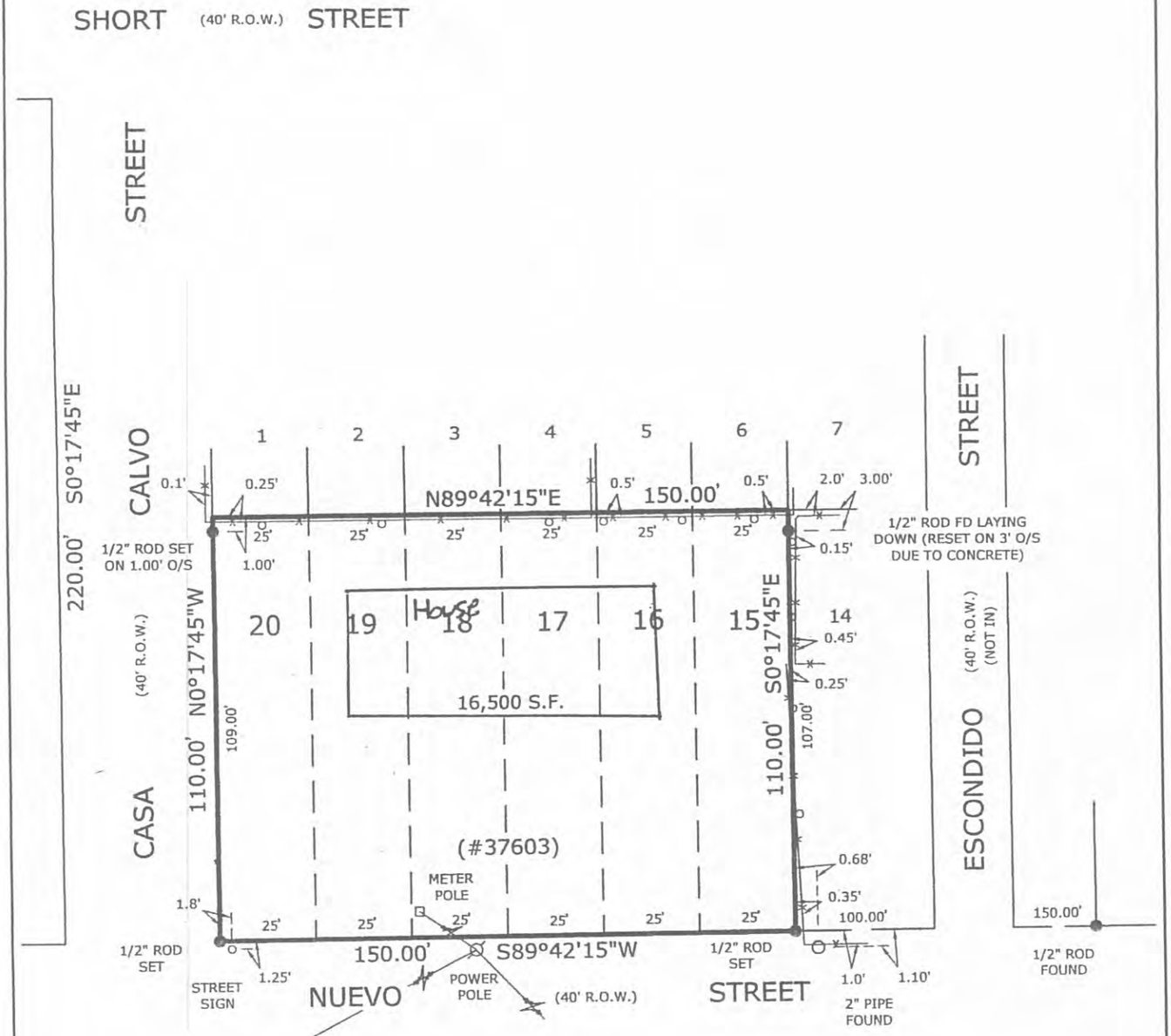
THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED ME AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

REFERENCE BEARING
THIS SURVEY IS BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (1702), NAD1927, GRID VALUES, USING A COMBINED SCALE FACTOR OF 0.999938998 AND A CONVERGENCE ANGLE OF 00° 46' 49.40"

ZC15-06-051

N

CHAIN LINK FENCE
1/2" PIPE FOUND (BENT USED BOTTOM)



40' 20' 0 40'
SCALE IN FEET

= BOARD FENCE UNLESS OTHERWISE NOTED

SURVEYOR'S CERTIFICATE
STATE OF LOUISIANA
PARISH OF ST. TAMMANY

I, Lester H. Martin Jr. Professional Surveyor do hereby certify that I have surveyed, computed and plotted the property shown hereon located in Square 7, Spanish Trail Highlands, St. Tammany Parish, LA. Surveyed at the request of Norbert Shiyou.

Witness my signature on this, the 7th day of April, 2015.

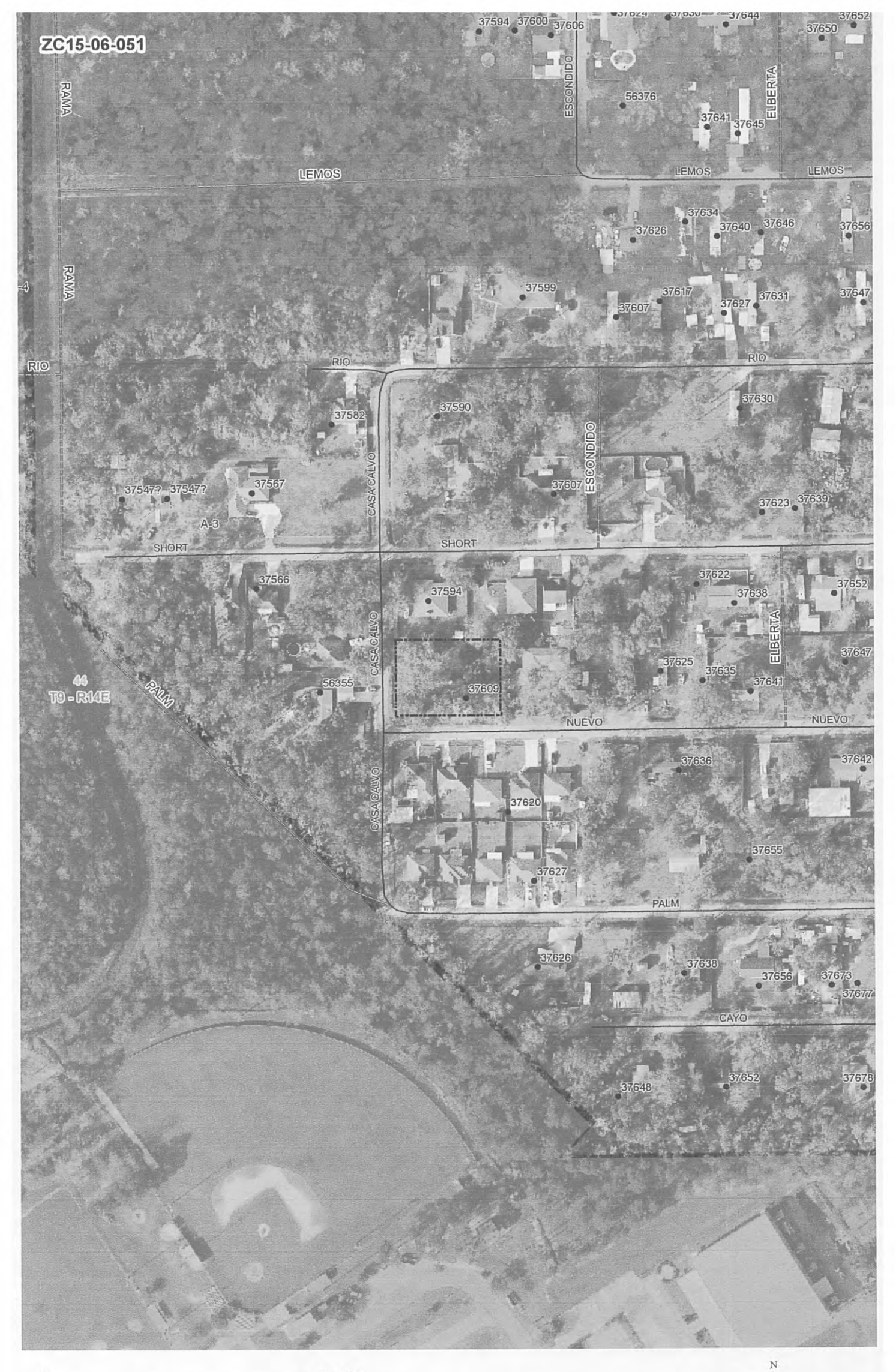
LESTER H. MARTIN, JR. REG. NO. 4758 REGISTERED PROFESSIONAL L.S. LAND SURVEYOR

Lester H. Martin Jr.
License #4758

SURVEY OF LOTS 15 - 20 SQUARE 7 SPANISH TRAIL HIGHLANDS ST. TAMMANY PARISH, LA

DATE: 04/07/2015 SCALE: 1"=40' DWG. BY: LMJ

LESTER MARTIN JR.
& Associates LLC
822 Kostmayer Avenue
Slidell, Louisiana 70458
Mobile: (985) 285-9099 Fax: 1 (208) 279-0935
E-mail: LMSurveyor@aol.com


ZC15-06-051
RAMA
LEMOS
ESCONDIDO
ELBERTA
RIO
CASA CALVO
SHORT
NUEVO
PALM
CAYO
A-3
44
T9 - R14E
37594
37600
37606
37624
37630
37644
37652
37650
56376
37641
37645
37634
37626
37640
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37647
37582
37590
37630
37567
37547?
37547?
37623
37639
37566
37622
37638
37625
37635
37641
56355
37609
37636
37642
37620
37655
37627
37626
37638
37656
37673
37677
37648
37652
37678
0
400 Feet
N

ZONING STAFF REPORT

Date: May 22, 2015 **Meeting Date:** June 2, 2015
Case No.: ZC15-06-052 **Determination:** Approved Amended Postponed Denied
Posted: 05/14/15

GENERAL INFORMATION

PETITIONER:	Eileen Buras
OWNER:	Jeff Gutman & Sylvia Gutman
REQUESTED CHANGE:	From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION:	Parcel located at the northeast corner of Green Street & Bobby Jones Blvd, being lots 11 & 12, Block 43, Hillcrest Country Club Subdivision; S26, T6S, R12E; Ward 6, District 6
SIZE:	40,000 sq.ft.

SITE ASSESSMENT

ACCESS ROAD INFORMATION
Type: Parish **Road Surface:** 2 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Undeveloped	A-3 (Suburban District)
South	Undeveloped	A-3 (Suburban District)
East	Undeveloped	A-3 (Suburban District)
West	Undeveloped	A-3 (Suburban District)

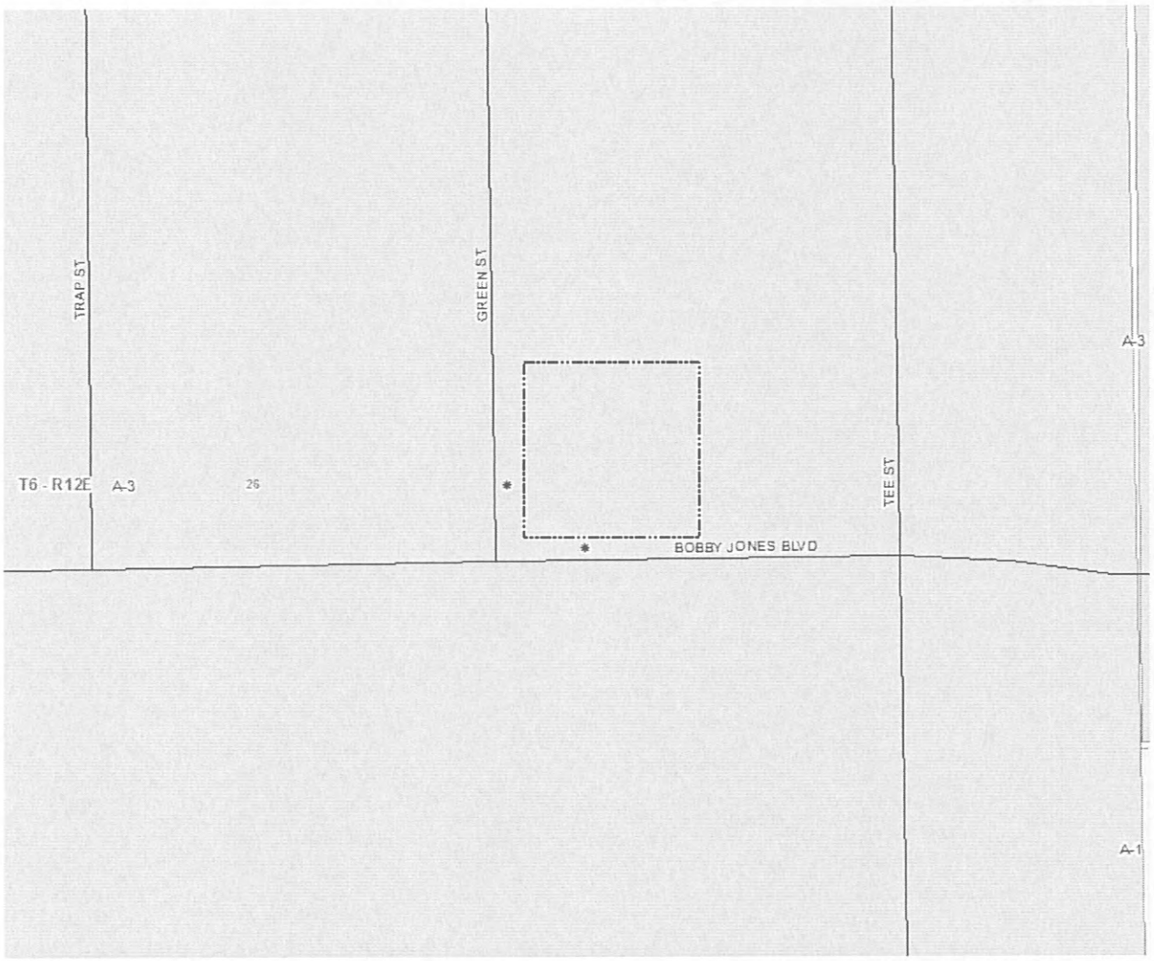
EXISTING LAND USE:
Existing development? No **Multi occupancy development?** No

COMPREHENSIVE PLAN:
Conservation – Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of "conservation" includes a private landowner's understanding of responsibility to wisely manage land resources so that they remain in good condition for future generations (often simple referred to as "good stewardship"); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes.

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located at the northeast corner of Green Street & Bobby Jones Blvd, being lots 11 & 12, Block 43, Hillcrest Country Club Subdivision. The 2025 future land use plan calls for the area to be developed with uses that would allow for the conservation of the natural resources of the site. Staff does not have any objections to the request, as there some manufactured homes within the subdivision.

STAFF RECOMMENDATION:
The staff recommends that the request for a MHO (Manufactured Housing Overlay) designation be approved.

CASE NO.:	ZC15-06-052
PETITIONER:	Eileen Buras
OWNER:	Jeff Gutman & Sylvia Gutman
REQUESTED CHANGE:	From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION:	Parcel located at the northeast corner of Green Street & Bobby Jones Blvd, being lots 11 & 12, Block 43, Hillcrest Country Club Subdivision; S26, T6S, R12E; Ward 6, District 6
SIZE:	40,000 sq.ft.



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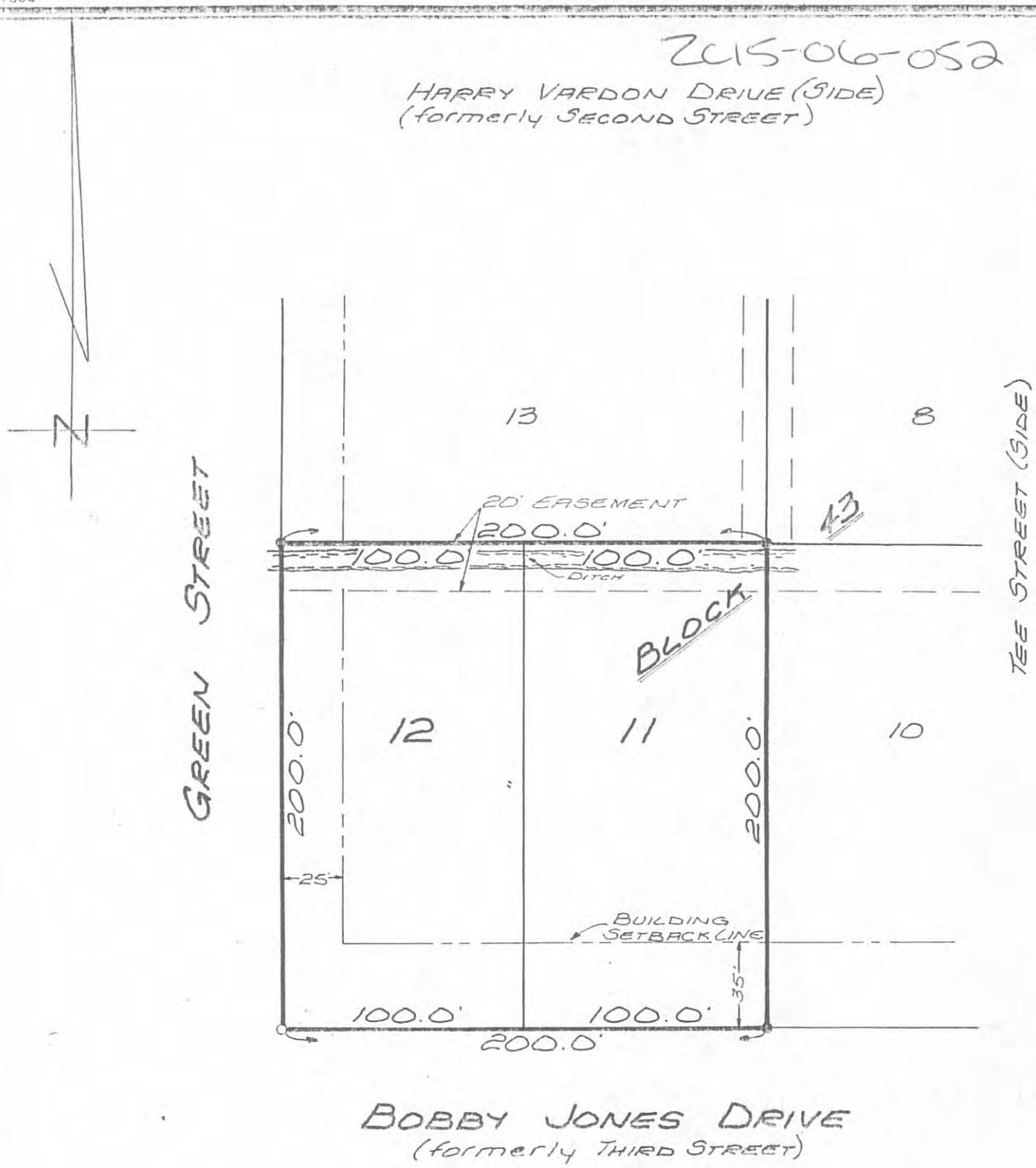
2015-06-052



Note:
- Building setback lines and easement indicated hereon are per plan of subdivision.
- Revised 1-28-91 to show former street names

T.J.F.

This is to certify that I have consulted the F.E.M.A. Flood Insurance Rate Maps and find that the subject property is located in a special flood hazard zone (Flood Zone A 2).

SURVEY OF LOTS 11 & 12
BLOCK 43
HILLCREST COUNTRY CLUB
SUBDIVISION
ST. TAMMANY PARISH, LA

CERTIFIED CORRECT TO:

Jeffrey Gutman

STATE OF LOUISIANA
Thomas J. Fontcuberta
REG. No. 4572
REGISTERED PROFESSIONAL LAND SURVEYOR

FONTCUBERTA Surveys INCORPORATED

CERTIFIED CORRECT

Thomas J. Fontcuberta
SURVEYOR

DATE	SCALE	● = Iron Pipe Set	DRAWN BY	CHECKED BY	JOB NO.	PLAT FILE NO.
1-23-91	1" = 60'	○ = Iron Pipe Fd.	P.B.O.	T.J.F.	912514	124-280

P. O. Box 1792

ZC15-06-052
73390
TRAP
GREEN
TEE
T6 - R12E
A-3
26
BOBBY JONES
BOBBY JONES
BOBBY JONES
BOBBY JONES
TRAP
GREEN
TEE
0
400 Feet
N

PLAN REVIEW STAFF REPORT

Date: May 22, 2015 **Meeting Date:** June 2, 2015
CASE NO.: PR15-03-002 **Determination:** Approved with staff comments
Posted: 05/14/15

PETITIONER:	Michael P. Pou
OWNER:	Iberia Bank
PROPOSED USE:	Tire Store
PREVIOUS/CURRENT USE:	Vacant
SQ. FT. OF USE:	6,613 sq.ft.
GROSS AREA LOT SIZE:	1.65 acres
ZONING CLASSIFICATION:	HC-2 (Highway Commercial District)
CORRIDOR:	Highway 21 Planned Corridor
LOCATION:	Parcel located on the west side of LA Highway 21, south of Greenbriar Blvd; S47, T7S, R11E; Ward 1, District 1

SITE ASSESSMENT

ACCESS ROAD INFORMATION
Type: State Road Surface: 4 lane asphalt Condition: Good

LAND USE CONSIDERATIONS
Surrounding Land Use and Zoning:

Direction	Land Use	Zoning
North	Car wash	HC-2 (Highway Commercial District)
South	Strip Shopping Center	HC-2 (Highway Commercial District)
East	Hwy 21	HC-2 (Highway Commercial District)
West	Offices	HC-2 (Highway Commercial District)

Existing development? No **Multi occupancy development?** No

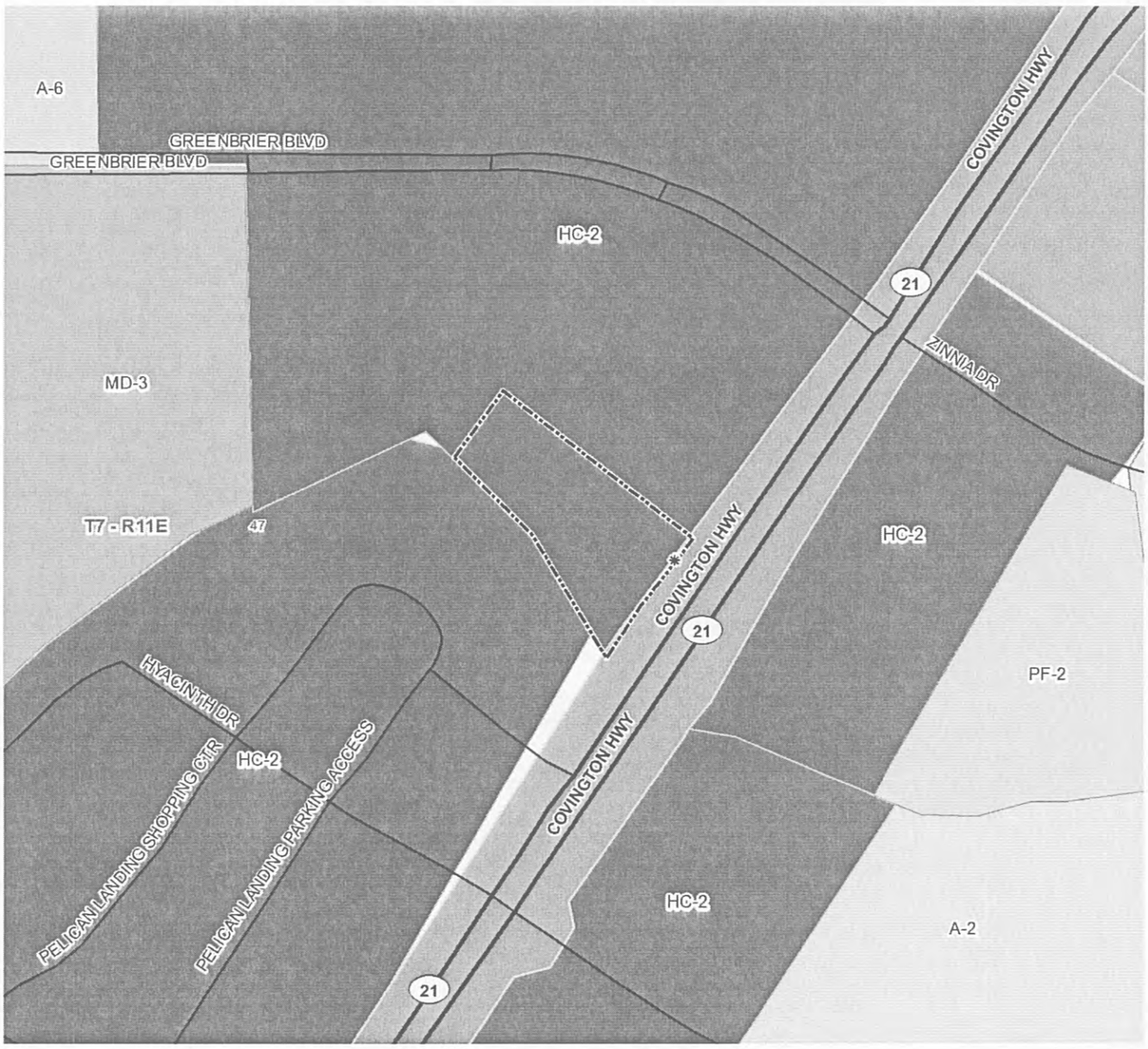
STAFF COMMENTS:
Site & Landscape plans were submitted and approved at the March 3, 2015 Zoning Commission Meeting, for a new Tire Store to be located on the west side of LA Highway 21, south of Greenbriar Blvd. Petitioner is now submitting a revised plan showing requested landscape variances (see attached). Considering that the site is directly abutting Flower Bayou, petitioner is requesting to preserve the existing southern buffer in its natural state and allow the removal of existing Chinese Tallow trees as required by the State of Louisiana Department of Wildlife & Fisheries (see attached letter). Petitioner is also requesting to provide the some of the required of Class A & Class B trees for the entire development, within the northern and southern buffers, by preserving a large number of existing trees and planting additional trees, as shown on the attached plan. See below detailed list of requested variances and on the attached chart.

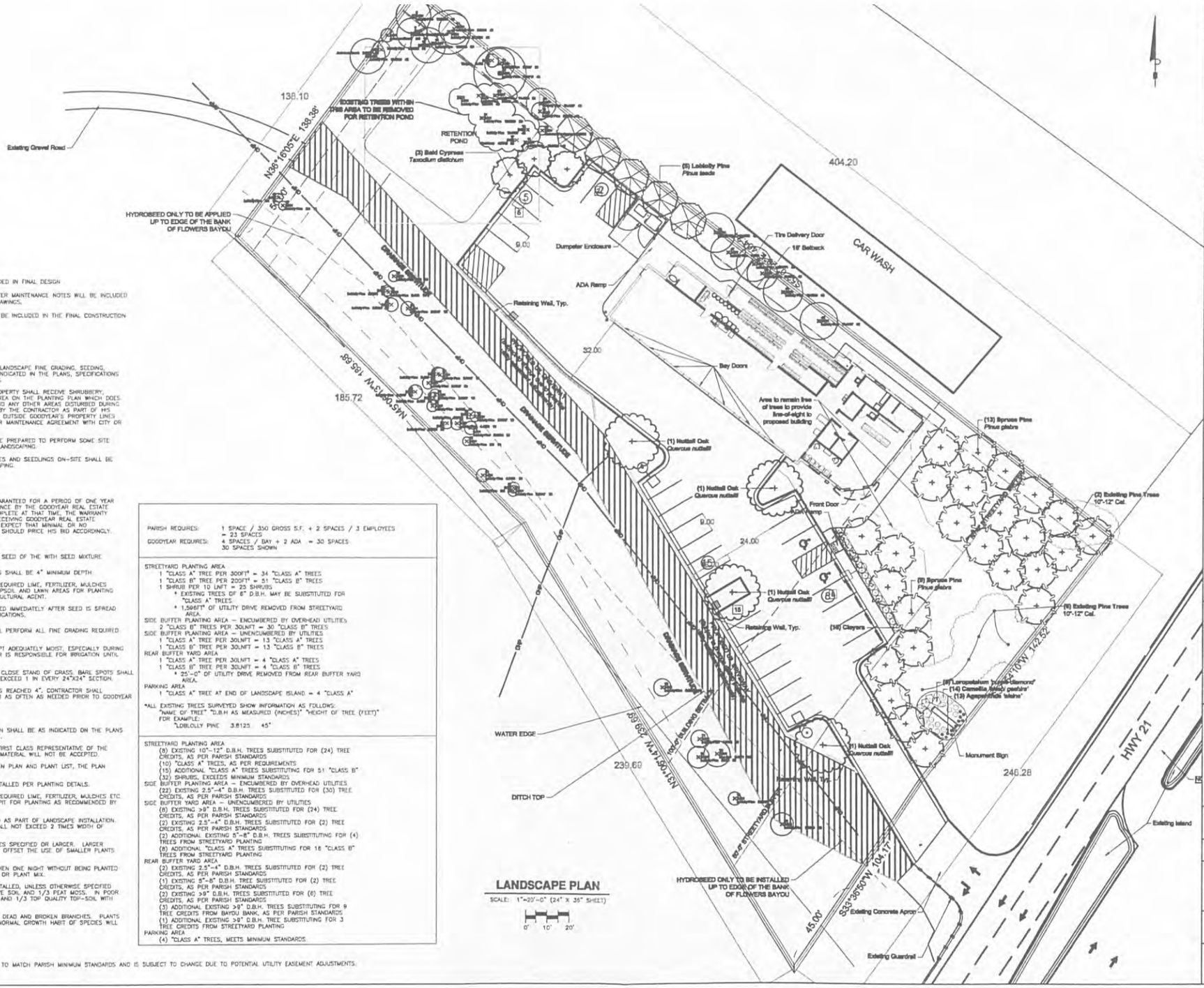
STAFF RECOMMENDATIONS:
The staff recommends approval of this proposal, subject to all applicable regulations, the following conditions, and requested variances:

1. Variance requested within the front planting area, to provide additional Class A trees to meet a portion of the required number of Class B trees.
2. Variance requested to provide the required number of trees within the front 100' front planting area instead of the required minimum 50' planting area.
3. Requesting reduction of the required number of Class A & Class B trees considering location of utility driveway crossing the front and rear planting buffer, which cannot be used as planting area.
4. Variance requested to place 5' sidewalk within the 10' northern planting buffer.
5. Variance requested to preserve and provide additional trees within the northern and western buffers to meet the total required number of Class A & Class B trees within the development.
6. Provide a final landscape plan signed by landscape architect or landscape contractor, before final inspection, showing the size and location of all existing trees to be preserved and any new plant materials to meet the applicable landscaping requirements. Provide the size, caliper and species of the proposed trees on the revised landscape plan. Note that the size of the Class A & Class B trees has to be a minimum of 10' to 12' high. The caliper of Class A trees has to be a minimum of 2½" and the caliper of Class B trees has to be a minimum of 1½" measured at 1½ feet above the ground.
7. Access ways through the periphery of an off street parking or other vehicular use area shall be a minimum of 24' to a maximum of 35' wide for 2 way traffic; and a minimum of 12' to 15' wide for one way traffic.
8. If a dumpster is required, provide the location and the required 7' opaque screening.
9. The property owner shall be responsible for the maintenance and the replacement of the required plant materials.
10. During construction, planting or open ground areas surrounding preserved trees shall be wired off with a properly flagged, reinforced & rolled wire mesh.
11. Sight triangle shall have 25 feet at the intersection of a public street and 15 feet along a private access way. No parking, wall, fence, sign, structure or plant material shall be placed within the sight distance area so as not to impede vision between a height of 2½ feet and 10 feet above the center line grades of the intersecting streets and/or drives.
12. No plant material except grass or ground cover shall be located closer than 3 feet from the edge of any access way pavement.
13. Provide an exterior lighting plan so all exterior lighting shall be shaded or inwardly directed in such a manner so that no direct lighting or glare is cast beyond the property line. The intensity of such lighting shall not exceed one foot candle as measured at the abutting property line. Outdoor lighting illumination shall follow the recommended guidelines for the luminescence as established in the IESNA Lighting Handbook.

NOTE TO PETITIONER
There is a 10 day appeals period following the Zoning Commission decision. If the request is approved, permits will not be issued until this 10 day period has elapsed. The petitioner shall have one year to obtain the appropriate building permits or occupy the site from the date of approval of the St. Tammany Parish Zoning Commission, unless otherwise stipulated by the St. Tammany Parish Zoning Commission.

CASE NO.:	PR15-03-002
APPLICANT:	Michael P. Pou
PROPOSED USE:	Tire Store
PREVIOUS/CURRENT USE:	Vacant
SQ. FT. OF USE:	6,613 sq.ft.
GROSS AREA LOT SIZE:	1.65 acres
ZONING CLASSIFICATION:	HC-2 (Highway Commercial District)
CORRIDOR:	Highway 21 Planned Corridor
LOCATION:	Parcel located on the west side of LA Highway 21, south of Greenbriar Blvd; S47, T7S, R11E; Ward 1, District 1





GENERAL NOTES:

1. IRRIGATION SPECS TO BE PROVIDED IN FINAL DESIGN
2. REQUIRED LANDSCAPE AND BUFFER MAINTENANCE NOTES WILL BE INCLUDED IN THE FINAL CONSTRUCTION DRAWINGS.
3. TREE PROTECTION DETAILS WILL BE INCLUDED IN THE FINAL CONSTRUCTION DRAWINGS.

LANDSCAPE NOTES:

GENERAL

1. CONTRACTOR SHALL PERFORM ALL LANDSCAPE FINE GRADING, SEEDING, PLANTING AND RELATED WORK AS INDICATED IN THE PLANS, SPECIFICATIONS AND SUPPLEMENTAL SPECIFICATIONS.
2. ALL AREAS WITHIN GOODYEAR'S PROPERTY SHALL RECEIVE SHRUBBERY, GROUND COVER OR LAWN. ANY AREA ON THE PLANTING PLAN WHICH DOES NOT IDENTIFY A SPECIFIC PLANT AND ANY OTHER AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEEDED BY THE CONTRACTOR AS PART OF HIS BASE PRICE. THIS INCLUDES AREAS OUTSIDE GOODYEAR'S PROPERTY LINES UNLESS IN THE CASE OF AN OTHER MAINTENANCE AGREEMENT WITH CITY OR ASSOCIATION.
3. LANDSCAPE CONTRACTORS SHALL BE PREPARED TO PERFORM SOME SITE CLEAN UP PRIOR TO THEIR FINAL LANDSCAPING.
4. ALL EXISTING CHINESE TALLOW TREES AND SEEDLINGS ON-SITE SHALL BE REMOVED PRIOR TO FINAL LANDSCAPING.

WARRANTY

1. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE GOODYEAR REAL ESTATE MANAGER. IF AREAS ARE NOT COMPLETE AT THAT TIME, THE WARRANTY PERIOD SHALL NOT START UNTIL RECEIVING GOODYEAR REAL ESTATE ACCEPTANCE. CONTRACTOR SHALL EXPECT THAT MINIMAL OR NO MAINTENANCE WILL OCCUR AND HE SHOULD PRICE HIS BID ACCORDINGLY.

LAWN AREAS

1. ALL LAWN AREAS SHALL BE GRASS SEED OF THE WITH SEED MIXTURE PER ATTACHED SPECIFICATIONS.
2. THE TOPSOIL BED FOR LAWN AREAS SHALL BE 4" MINIMUM DEPTH.
3. CONTRACTOR SHALL PROVIDE ALL REQUIRED LIME, FERTILIZER, MULCHES ETC. AS REQUIRED TO PREPARE TOPSOIL AND LAWN AREAS FOR PLANTING AS RECOMMENDED BY LOCAL AGRICULTURAL AGENT.
4. ALL LAWN AREAS SHALL BE MULCHED IMMEDIATELY AFTER SEED IS SPREAD WITH MULCH PER ATTACHED SPECIFICATIONS.
5. THE LANDSCAPE CONTRACTOR SHALL PERFORM ALL FINE GRADING REQUIRED FOR LAWN INSTALLATION.
6. ALL SEEDED AREAS ARE TO BE KEPT ADEQUATELY MOIST, ESPECIALLY DURING THE GROWING SEASON. CONTRACTOR IS RESPONSIBLE FOR IRRIGATION UNTIL PROJECT ACCEPTANCE.
7. ACCEPTABLE LAWNS SHALL HAVE A CLOSE STAND OF GRASS. BARE SPOTS SHALL NOT EXCEED 2" IN DIAMETER NOR EXCEED 1 IN EVERY 24"X24" SECTION.
8. MOW GRASS WHEN ITS GROWTH HAS REACHED 4". CONTRACTOR SHALL PROVIDE AT LEAST ONE MOWING OR AS OFTEN AS NEEDED PRIOR TO GOODYEAR REAL ESTATE ACCEPTANCE.

PLANT MATERIAL

1. ALL PLANTS USED FOR INSTALLATION SHALL BE AS INDICATED ON THE PLANS AND IDENTIFIED ON THE PLANT LIST.
2. ALL PLANT MATERIAL SHALL BE A FIRST CLASS REPRESENTATIVE OF THE SPECIFIED SPECIES. PARK GRADE MATERIAL WILL NOT BE ACCEPTED.
3. IF A DISCREPANCY OCCURS BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL GOVERN.
4. ALL PLANT MATERIAL SHALL BE INSTALLED PER PLANTING DETAILS.
5. CONTRACTOR SHALL PROVIDE ALL REQUIRED LIME, FERTILIZER, MULCHES ETC. AS REQUIRED TO PREPARE PLANT PIT FOR PLANTING AS RECOMMENDED BY LOCAL AGRICULTURAL AGENT.
6. ALL PLANTINGS SHALL BE MULCHED AS PART OF LANDSCAPE INSTALLATION. MULCHED AREA UNDER A TREE SHALL NOT EXCEED 2 TIMES WIDTH OF TREE BALL.
7. ALL PLANTS SHALL BE OF THE SIZES SPECIFIED OR LARGER. LARGER VARIETIES OF ONE PLANT WILL NOT OFFSET THE USE OF SMALLER PLANTS IN OTHER AREAS OF THE SITE.
8. PLANTS LEFT AT THE SITE MORE THEN ONE NIGHT WITHOUT BEING PLANTED SHALL BE HEELED-IN WITH MULCH OR PLANT MIX.
9. ALL PLANT MATERIAL SHALL BE INSTALLED, UNLESS OTHERWISE SPECIFIED WITH A MINIMUM MIX OF 2/3 NATIVE SOIL AND 1/3 PEAT MOSS. IN POOR SOILS USE ONLY 1/3 NATIVE SOIL AND 1/3 TOP QUALITY TOP-SOIL WITH THE 1/3 PEAT.
10. ALL PLANTS SHALL BE PRUNED OF DEAD AND BROKEN BRANCHES. PLANTS WHICH ARE PRUNED BEYOND THE NORMAL GROWTH HABIT OF SPECIES WILL NOT BE ACCEPTED.

PARISH REQUIRES:	1 SPACE / 350 GROSS S.F. + 2 SPACES / 3 EMPLOYEES = 23 SPACES
GOODYEAR REQUIRES:	4 SPACES / BAY + 2 ADA = 30 SPACES 30 SPACES SHOWN

STREETYARD PLANTING AREA
- 1 "CLASS A" TREE PER 300FT² = 34 "CLASS A" TREES
- 1 "CLASS B" TREE PER 200FT² = 51 "CLASS B" TREES
- 1 SHRUB PER 10 LNFT = 25 SHRUBS
  - * EXISTING TREES OF 8" D.B.H. MAY BE SUBSTITUTED FOR "CLASS A" TREES
  - * 1,596FT OF UTILITY DRIVE REMOVED FROM STREETYARD AREA

SIDE BUFFER PLANTING AREA – ENCUMBERED BY OVERHEAD UTILITIES
- 2 "CLASS B" TREES PER 30LNFT = 30 "CLASS B" TREES

SIDE BUFFER PLANTING AREA – UNENCUMBERED BY UTILITIES
- 1 "CLASS A" TREE PER 30LNFT = 13 "CLASS A" TREES
- 1 "CLASS B" TREE PER 30LNFT = 13 "CLASS B" TREES

REAR BUFFER YARD AREA
- 1 "CLASS A" TREE PER 30LNFT = 4 "CLASS A" TREES
- 1 "CLASS B" TREE PER 30LNFT = 4 "CLASS B" TREES
  - * 25'-0" OF UTILITY DRIVE REMOVED FROM REAR BUFFER YARD AREA.

PARKING AREA
- 1 "CLASS A" TREE AT END OF LANDSCAPE ISLAND = 4 "CLASS A"

*ALL EXISTING TREES SURVEYED SHOW INFORMATION AS FOLLOWS:
"NAME OF TREE" "D.B.H AS MEASURED (INCHES)" "HEIGHT OF TREE (FEET)"
FOR EXAMPLE:
"LOBLOLLY PINE 3.8125 45'

STREETYARD PLANTING AREA
- (8) EXISTING 10"-12" D.B.H. TREES SUBSTITUTED FOR (24) TREE CREDITS, AS PER PARISH STANDARDS
- (10) "CLASS A" TREES, AS PER REQUIREMENTS
- (15) ADDITIONAL "CLASS A" TREES SUBSTITUTING FOR 51 "CLASS B" (32) SHRUBS, EXCEEDS MINIMUM STANDARDS

SIDE BUFFER PLANTING AREA – ENCUMBERED BY OVERHEAD UTILITIES
- (22) EXISTING 2.5"-4" D.B.H. TREES SUBSTITUTED FOR (30) TREE CREDITS, AS PER PARISH STANDARDS

SIDE BUFFER YARD AREA – UNENCUMBERED BY UTILITIES
- (6) EXISTING >8" D.B.H. TREES SUBSTITUTED FOR (24) TREE CREDITS, AS PER PARISH STANDARDS
- (2) EXISTING 2.5"-4" D.B.H. TREES SUBSTITUTED FOR (2) TREE CREDITS, AS PER PARISH STANDARDS
- (2) ADDITIONAL EXISTING 5"-8" D.B.H. TREES SUBSTITUTING FOR (4) TREES FROM STREETYARD PLANTING
- (8) ADDITIONAL "CLASS A" TREES SUBSTITUTING FOR 16 "CLASS B" TREES FROM STREETYARD PLANTING

REAR BUFFER YARD AREA
- (2) EXISTING 2.5"-4" D.B.H. TREES SUBSTITUTED FOR (2) TREE CREDITS, AS PER PARISH STANDARDS
- (1) EXISTING 5"-8" D.B.H. TREE SUBSTITUTED FOR (2) TREE CREDITS, AS PER PARISH STANDARDS
- (2) EXISTING >9" D.B.H. TREES SUBSTITUTED FOR (6) TREE CREDITS, AS PER PARISH STANDARDS
- (3) ADDITIONAL EXISTING >9" D.B.H. TREES SUBSTITUTING FOR 9 TREE CREDITS FROM BAYOU BANK, AS PER PARISH STANDARDS
- (1) ADDITIONAL EXISTING >9" D.B.H. TREE SUBSTITUTING FOR 3 TREE CREDITS FROM STREETYARD PLANTING

PARKING AREA
- (4) "CLASS A" TREES, MEETS MINIMUM STANDARDS.

NOTE: LANDSCAPING SHOWN IS DESIGNED TO MATCH PARISH MINIMUM STANDARDS AND IS SUBJECT TO CHANGE DUE TO POTENTIAL UTILITY EASEMENT ADJUSTMENTS.

LANDSCAPE PLAN

SCALE: 1"=20'-0" (24" X 36" SHEET)

0' 10' 20'

GOODYEAR

PROJECT TITLE & ADDRESS

GOODYEAR
70471 LA HIGHWAY 21
COVINGTON
LA, 70433

SITE TRACKING NUMBER: **LA-CO-068-14** GOODYEAR JOB NUMBER: **B4-131**

GOODYEAR PLAN REVIEW

The Goodyear Plan Review identifies compliance with the drawing format, engineering standards and ADA Guidelines as defined in the Auto Service Center CD-Rom. The Review also checks for detailing which may interfere with the day to day business operations of the store. The Goodyear Plan Review does not check the plans by specific engineering disciplines. Therefore "Acceptance" does not relieve the local architect/engineering consultants of their legal responsibility to perform appropriate calculations, detailing, code review, ADA Compliance and engineering to provide a sound and operational Auto Service Center.

	NO EXCEPTIONS TAKEN
	REVISE & RESUBMIT

DATE: _____ BY: _____

GOODYEAR CD-ROM RELEASE DATE: 01-14-14

CONSULTANT ISSUED BLOCK

NO.	DATE	DESCRIPTION
–	–	–

CONSULTANT'S LOGO

Embree Asset Group Inc.
4747 Williams Drive
Georgetown, TX 78633
(512)819-4700

DESIGN PROFESSIONAL'S ENGR'S

NEW ORLEANS OFFICE
1340 Poydras St., Suite 1930
New Orleans, Louisiana 70112
Telephone: 504.599.3020
Facsimile: 504.599.3010

H. Davis Cole & Associates, LLC
Consulting Engineers
Website: www.hdaviscole.com
Email: hdc@hdaviscole.com

DESIGN PROFESSIONAL'S LOGO

EDUARDO J. JENKINS

DESIGN PROFESSIONAL'S JOB NUMBER: **2014-05**

DRAWN BY	CHECKED BY
E. JENKINS	E. JENKINS

DRAWING TITLE: **LANDSCAPE PLAN**

ISSUE DATE	DRAWING NUMBER
	SD-5

GOODYEAR AUTHORIZATION NUMBER: **RE:**

PR15-93-02

PRIS-03-002

BOBBY JINDAL
GOVERNOR

State of Louisiana

DEPARTMENT OF WILDLIFE & FISHERIES

ROBERT J. BARHAM
SECRETARY

April 15, 2015

Elizabeth Spalding
Loutre Consulting, LLC.
634 North Hennessey St.
New Orleans, LA 70119

RE: *Goodyear Scenic Rivers Permit Application No. 926*

Ms. Spalding:

LDWF has reviewed the application which you submitted for a Scenic Rivers permit to construct a Goodyear Service Center on Flower Bayou in St. Tammany Parish. The application states that *due to St. Tammany Unified Development Code's Landscape and Tree Preservation Regulations, the riparian corridor to the water's edge of Flower Bayou is to be cleared of all existing vegetation, hydroseeded with non-native invasive groundcover, and then planted with trees and shrubs which may not be characteristic of the habitat type.* In lieu of the clearing and planting activities described within your application, LDWF would prefer that Goodyear allow native vegetation found along Flower Bayou (from mean low water to the top of bank) to remain undisturbed and maintained in a natural state (i.e., not cleared and/or regularly mowed). As you are aware, the purposes of a vegetated riparian buffer are to reduce excess sediment, nutrients, and other pollutants in surface runoff, to create wildlife habitat and establish wildlife corridors, to create shade to lower water temperatures for improved aquatic organism habitat, to protect against scour erosion, to attenuate flood flow, and to increase carbon storage.

Landscaping plans for the riparian corridor (from mean low water to the top of bank) should be further amended to include the eradication of any existing Chinese tallow as well as their seedlings which may become established within the project site following construction. To satisfy the Parish's required tree/shrub densities/total numbers for the "Side Buffer Planting Area", the applicant could interplant an appropriate number of native tree/shrub species between existing desirable vegetation. Plant material selections should reflect the riparian species found just downstream of the project site, east of Highway 21. In areas where plantings may be subject to flooding and currents, in place of the proposed steel edging and stone, the Department would prefer to see less permanent means of stabilization utilized.

LDWF has coordinated with St. Tammany Parish's Department of Development/Planning staff on this matter; however, if the amended landscape plan described above is found to require a variance to remain consistent with the Unified Development Code, we ask that Goodyear respectfully submit the necessary request to St. Tammany Parish. LDWF appreciates your cooperation in this determination process. Please do not hesitate to contact me should you have any questions regarding this matter.

Sincerely,

Matthew Weigel
Biologist Manager

APPENDIX A
CASE NO.: PR15-03-002
LANDSCAPE CHART
FOR COMMERCIAL/INDUSTRIAL/INSTITUTIONAL/MULTI-FAMILY USES ONLY

Affected Area	Planned Corridor	Minimum Requirements	Petitioner Provided	Staff Recommends
Street Planting Hwy 21 246.46 ft.	100' building setback 50' planting area 41 Class A 62 Class B 25 Shrubs to create vehicular screen	35' planting area 8 Class A 8 Class B 25 Shrubs	100' building setback 50' planting area 8 existing Class A trees = 24 credits 25 Class A trees 32 Shrubs to create vehicular screen	Variance requested to provide additional Class A tree to meet portion of the required number of Class B trees Requesting reduction considering location of additional utility driveway to leading to the rear
North Perimeter Planting 404.24 ft.	10' planting area 13 Class A 13 Class B	10' planting area 13 Class A 13 Class B	10' planting area 12 existing trees to remain = 30credit. 8 Class A trees + 4 credits used for substituting required number of trees within the front planting area 5' sidewalk to be located within the greenspace	Variance requested to place sidewalk within the 10' planting buffer.
South Perimeter Planting 425.27 ft.	10' planting area 28 Class B Encumbered by Overhead Utility	10' planting area 28 Class B Encumbered by Overhead Utility	25' planting area Encumbered by Overhead Utility 22 Existing trees = 30 tree credit	As petitioner proposes. Clearing of trees within the bank is not permitted
West Perimeter Planting 138.38 ft.	10' planting area 5 Class A 5 Class B	10' planting area 5 Class A 5 Class B	10' planting area 9 existing trees = 22 credits preservation of existing trees to meet south side and front planting requirements.	Requesting reduction of required number of Class A & Class B trees considering location of utility driveway to the rear of the site
Parking Planting 23 Spaces Required 30 Spaces Provided	1 Class A in Island / 12 spaces & in island at ends of row	1 Class A / 12 spaces & in islands at ends of row	1 Class A in islands at ends of row and every 12 spaces	As Petitioner proposes

Other Considerations:
Hours of Operation: 7AM to 7PM Number of Employees: 10 Noise Expected: Moderate