

May 21, 2007

Dammon Engineering
Attn: Chuck Dammon
1095 Florida Avenue
Slidell, LA 70458
Via email

**RE: Commercial Development Site Review
363 Robert Boulevard, Slidell, Louisiana**

Dear Mr. Dammon:

I have received and reviewed your revised site plans for a permit request. Enclosed is a copy of the Slidell Planning Department's revised checklist for your commercial development on Robert Boulevard. Please revise and resubmit those items highlighted for review and approval.

SITE PLANS NEEDED (11 X 17 in size) – No stamp required

- Survey
- Site Plan (including parking, paving material, dumpster & construction dumpster)
- Detailed Landscape Plan (showing litter receptacles and all fences)
- Floor Plan
- Drainage Plan
- Exterior Lighting Plan (illumination)
- Traffic Study (2 copies or letter stating not needed)
- Land-Clearing Permit Application

Once I receive the needed material, I can make a decision for your permit application. If you should have any questions regarding this document, please do not hesitate to contact our office at (985) 646-4389.

Sincerely,

Nancy Durham
Planner I

Enclosure

COMMERCIAL CHECKLIST

This checklist is merely a preliminary review of the proposed site plan received by our office. Please understand that our review is limited and shall not constitute approval development or specific plan layout until all components of this checklist are approved by the Planning Department. **Items that are highlighted are items that need to be corrected.**

FILE NAME: Aldersgate United Methodist Church Activity Center

APPLICANT: Dammon Engineering (Chuck Dammon)

DEVELOPMENT

LOCATION: 363 Robert Boulevard

DATE: May 21, 2007

REVIEWER: Nancy Durham

ZONING DISTRICT: C-2 Neighborhood Commercial

PROPOSED USE: Church Activity Center

PREVIOUS USE

OF PROPERTY: Vacant

GROSS FLOOR AREA: 9,459 sq. ft.

- I. LAND CLEARING REVIEW: In order to preserve existing trees on development sites, the Zoning Ordinance requires that a land clearing permit be approved prior to receiving a building permit. **Parking areas and building sites should be located to preserve such trees.** Canopies of protected trees that overhang the property lines of the lot to be developed must be brought to our attention. The City will give consideration to the following site conditions in its review of land clearing permit applications.

NOTE: The 2 areas along the side of the parking that is not being utilized will be required to remain natural. O.K. and approved.

COMMENTS: Please submit land-clearing permit application with tree survey on site plan for review and approval. If the land is already cleared, a land-clearing application will still need to be submitted stating that the land is already cleared.

- II. LANDSCAPE REQUIREMENTS REVIEW: The Zoning Ordinance establishes landscape requirements for commercial and multi-family developments.
- A. Pedestrian Access Planting – Landscaped areas must be provided between the building faces having access and the parking lot. Four (4) sq. ft. landscaped area should be provided for every linear foot of building face. No planting area should be less than five (5) feet wide and planting materials should achieve a balance between low-lying shrubbery and vertical trees.

COMMENTS: Please submit a readable landscape plan with legend. All 4 sides of the Activity Center are required to have landscaping between the building and the parking. Some of the landscaped beds do not have landscaping. Please correct and show on the landscape plan. **O.K. and approved.**

- III. PARKING AND ACCESS REVIEW:

A. Access Analysis:

1. Off-site improvements: At the location of the proposed development, the anticipated peak demand warrants installation of off-site access improvements such as turning lanes or median cuts.

NOTE: You must use one of the following qualified traffic study firms for a letter or a study: Urban Systems (N.O.), Birk-Kleinpeter (N.O.), Neel Schaffer (B.R.), Evans-Graves Engineering (Met.), Sain Associates, Inc. (Birm., AL), Krebs, LaSalle, LeMiex Consultants, Inc. (Met.), or Kelly J. McHugh & Associates, Inc. (Mandeville).

COMMENTS: Please submit a traffic impact study (2 copies) or letter stating one is not required.

2. Access point location:

- a. Unless dictated by the size or configuration of a site, the centerline of access driveways should not be located closer than seventy-five (75) feet from the centerline of access driveways on or off of the site, or, in the case of a corner parcel, closer than seventy-five (75) feet to an adjacent right-of-way line.

COMMENTS: Please show existing driveways of the properties touching this one and those across the street. **O.K. and approved.**

- b. Whenever possible, access driveways should be aligned directly with access driveways on the opposite side of the street. This requirement is not applicable on streets divided by a median.

COMMENTS: Please show existing driveways of the properties touching this one and those across the street. **O.K. and approved.**