

Went through  
9:23am

**Dammon Engineering Inc.**

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Slidell, LA 70458  
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**FAX COVER SHEET**

FAX NUMBER TRANSMITTED TO: 645-9164  
TO: Elwin Orydone  
FROM: Jennie Tiffany  
CLIENT/MATTER: \_\_\_\_\_  
REFERENCE: ECO 683 Gause Blvd W.  
DATE: 6-5-07 NO. OF PAGES INCLUDING COVER SHEET: 5

COMMENTS: FYI -  
I called Nancy about the location of  
 dumpster and she <sup>said</sup> to ignore the  
 comment; she didn't see it on the  
 site plan.

Thanks,  
Jennie

IF YOU EXPERIENCE ANY PROBLEMS RECEIVING THIS FAX, PLEASE CALL (985) 649-5832,  
OR FAX (985) 641-5950

## 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:** E.C.O. Elwin Orydone

**APPLICANT:** Dammon Engineering (Chuck Dammon)

### DEVELOPMENT

**LOCATION:** 683 Gause Boulevard West

**DATE:** June 4, 2007

**REVIEWER:** Nancy Durham

**ZONING DISTRICT:** C-4 Highway Commercial

**PROPOSED USE:** Office / Warehouse?

**PREVIOUS USE**

**OF PROPERTY:** Vacant

**GROSS FLOOR AREA:** 4,675 sq. ft.

- I. ZONING CONFORMANCE DETERMINATION: The proposed use of the property is permitted within its zoning district.

COMMENTS: Office / Warehouse will not work at this location. There are no trucks allowed to enter and exit the property from a residential street. This site is geared for retail. **Please submit statement in writing on letterhead that there will be no large trucks entering the site from South Audubon Street.**

- II. 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.

COMMENTS: Please submit land-clearing permit application with tree survey 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. **Received on June 1, 2007 – in review. O.K. and approved.**

- III. LANDSCAPE REQUIREMENTS REVIEW: The Zoning Ordinance establishes landscape requirements for commercial and multi-family developments.

- B. Parking Lot Planting – Parking lot interiors should be designed to provide at least one (1) tree for every twelve (12) parking spaces. Each tree should be located in a landscaped island of at least 200 sq. ft. Trees must be distributed uniformly so as to provide a canopy effect.

COMMENTS: Where are the trees by parking spaces # 8 & # 12? Please show on the landscape plan. There is a tree missing by parking space # 9. Please show on the landscape plan. **O.K. and approved.**

IV. 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. **Letter submitted and in review. Approved per on June 4, 2007.**

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 locations of existing driveways adjacent to and across from this property on both Gause Boulevard West and South Audubon Street. **O.K. and approved.**

- b. Corner parcels which front a thoroughfare on one side and a residential street on the other side should not locate access points on the residential street.

COMMENTS: Is this office/warehouses? Are there going to be big trucks entering the rear area of the building to load and unload? Office / Warehouse will not work at this location. There are no trucks allowed to enter and exit the property from a residential street. This site is geared for retail. **Please submit statement in writing on letterhead that there will be no large trucks entering the site from South Audubon Street.**

- c. 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 locations of existing driveways adjacent to and across from this property on both Gause Boulevard West and South Audubon Street. **O.K. and approved.**

- 3. Parking area surface – Parking areas should be surfaced with at least four (4) inches of concrete, four (4) inches of bituminous asphalt paving, or a pervious material such as grass crete. Shell, gravel, or limestone is not an acceptable surface material

COMMENTS: Please submit parking area surface detail or statement of pavement. **Concrete – O.K. and approved.**

- V. PEDESTRIAN ACCESS: Sidewalks shall be provided within the public right-of-way adjacent to new residential and commercial development as follows:

<u>Development Types</u>	<u>Minimum Width</u>	<u>Minimum Thickness</u>
Single Family Detached	4 ft.	4 in.
Attached Residential	5 ft.	4 in.
Commercial	5 ft.	4 in.

Such sidewalks generally should be located one (1) foot from the property line within the right-of-way. However, when this location would cause the loss of specimen trees, the sidewalk should be designed to maintain as many trees as possible. Note: Sidewalks are not required along LA D.O.T.D. thoroughfares per the State of Louisiana.

COMMENTS: N/A along Gause Boulevard West. **Are there any sidewalks on South Audubon Street?**

- VI. LOCATION OF DUMPSTERS: Section 23-16 of the City of Slidell Solid Waste Ordinance states that the location of the construction dumpsters shall not be located within 10 feet of an adjacent dwelling, blocks the sidewalk, or placed on any public street or public alley.

COMMENTS: **Please show on site plan.**

- VII EXTERIOR LIGHTING: Section 2.19(J) in the Zoning Ordinance regulates glare. No use in any district shall be operated so as to produce direct sky-reflected glare, or direct illumination, across the adjacent property line from a visible source of illumination of such intensity as to create a nuisance, or traffic hazard, or detract from the use or employment of adjacent property. Residential lighting fixtures shall be directed or shaded to prohibit the intensity of light to exceed one-half foot-candle as measured at any adjacent residential property line. Commercial lighting fixtures shall be directed and shaded to prohibit the intensity of light to exceed one (1) foot-candle as measured at any adjacent property line.

COMMENTS: Please submit exterior lighting details that show number of foot-

candles measured at property lines, and/or submit a letter stating that Section 2.19(J) of the City of Slidell Zoning Ordinance will not be violated. **O.K. and approved.**