



LOUISIANA AVENUE  
 (ZONED C-2 COMMERCIAL)

**LEGEND**  
 O 1/2" Iron Rod Set  
 + 1/2" Iron Rod Found  
 ⊗ Cross

**GRAPHIC SCALE**  
 0 10 20

**BUILDING SETBACKS**  
 (\* Verby Prior to Construction)  
 Front Setback.....'  
 Side Setback.....'  
 Rear Setback.....'

ADDRESS 1352 7TH STREET

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

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

THIS SURVEY IS MADE IN ACCORDANCE WITH THE NECESSARY AND APPROPRIATE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, STATE OF LOUISIANA. AS SHOWN ON THIS PLAN, THE POLYLINE REPRESENTS THE PROPERTY LINES. THIS SURVEY IS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

\* Verify prior to construction with Local Government.

DRAWING NO: 1040299	<b>J.V. Burkes &amp; Associates, Inc.</b> SURVEYING. ENGINEERING • ENVIRONMENTAL 2980 East Gause Blvd., Suite #8 Slidell, Louisiana 70461 E-mail: jvb@jvburkes.com Phone: 885-649-0075 Fax: 885-649-0154 Mississippi Phone: 228-428-9808	DRAWN BY: JAG	CHECKED BY: MD
DATE: 01/30/2004		SCALE: 1" = 20'	

**SURVEY OF LOT 1  
 SQUARE 35-A  
 DALECREST SUBDIVISION  
 CITY OF SLIDELL  
 ST. TAMMANY PARISH  
 LOUISIANA**

CERTIFIED TO: JACK TARNOK

STATE OF LOUISIANA  
 SEAN M. BURKES  
 REG. NO. 1785  
 REGISTERED  
 LAND SURVEYOR

## BUILDING & DEVELOPMENT INFORMATION

ALL PLANS TO BE STAMPED BY LICENSED DESIGN PROFESSIONAL and TO SCALE

### Department of Building & Safety Requirements:

- ✦ State Fire Marshall Review Letter
- ✦ Site Plan
- ✦ Survey
- ✦ 2 full sets\*\* of construction plans to include: ~~foundation plan~~, floor plan, heated and cooled square footage totals, electrical, mechanical, and plumbing plans, elevations and typical section of framing & roof design
- ✦ Permit application
- ✦ Certificate of Elevation
- ✦ Land Clearing Permit

\*\* Note - one set of plans will NOT be returned.

### Engineering Department Requirements:

- ✦ Development Permit Application
- ✦ Original FEMA Elevation Certificate
- ✦ Stamped and signed Property Survey
- ✦ Scaled Drainage Plan
- ✦ All commercial and multi-family developments must also submit a drainage study showing compliance with city stormwater detention ordinance (10% reduction from pre-to-post development based on a 10-year storm) **Check with Engineering if required.**
- ✦ Fill plan
- ✦ Water/sewer plan for commercial and multi-family developments (and single family home, if main must be extended)
- ✦ Stormwater pollution prevention plan if site is equal to or greater than one acre.
- ✦ Copies of any federal, state, or local required approval letters or permits (e.g. DOTD driveway permit)

### Planning Requirements – Residential:

- ✦ ~~Copy of the Building Permit Application~~
- ✦ ~~Land Clearing Application w/Tree Survey on Site Plan~~
- ✦ Survey (recent within 3 years)
- ✦ Plot/Site Plan (include all setbacks from property lines to stairs, porches, A/C platforms, and house, with height measurement from ground to top of roof and location of driveway with material)
- ✦ Architectural Elevations (4 sides — materials are required to be labeled along with height measurement from the ground to the top of the roof)
- ✦ ~~One complete set of plans (11"x17" to scale)~~

### Planning Requirements – Commercial:

#### **In addition to Residential Requirements:**

- ✦ Copy of Permit Application
- ✦ Proof of Ownership (Lease, Cash Sale, Deed)
- ✦ Land-Clearing Permit Application (with tree survey on proposed site plan – site plan may need to be changed to save protected trees) – **This will require an inspection.**
- ✦ Tree Protection Plan – **This will require an inspection.**
- ✦ Survey (recent)
- ✦ Architectural Elevations (4 sides — materials are required to be labeled along with height measurement from the ground to the top of the roof)
- ✦ Site Plan (including parking, loading zone, paving material, dumpster with enclosure details, construction dumpster, square footage of building and all setbacks)
- ✦ Line of Sight Study (Rooftop Equipment Screening) (**Only if adding new equipment**)
- ✦ Detailed Landscape Plan **Signed and/or Stamped** by a Licensed LA Landscape Architect or a Licensed LA Landscape Contractor that is contracted to maintain the site (showing detailed legend with all plant material and tree maturity height, buffer zone if required, litter receptacles and all fences)
- ✦ Floor Plan (showing all suites, bays or floor layouts for hotels/motels, along with all measurements of the building)
- ✦ Exterior Lighting Plan (illumination) (**if exterior lighting to be added**)
- ✦ ~~Traffic Impact Analysis or Traffic Study Letter (2 copies)~~
- ✦ ~~Letter of Compliance from DOTD or Copy of DOTD Driveway Permit (approval of traffic impact study) — This is not required for less than 50 trips and is only required within ¼ mile of a State roadway.~~
- ✦ Sign Permit Application (for each sign along with the details and measurements of each sign [square footage, pole/monument height, sign width, face height, face width, frontage of building, setback from property line]) Separate submittal.
- ✦ Letter for Hours of Operation/Lighting (stating lighting will cease at or before midnight, no exterior lights will blink or shine intermittently)
- ✦ ~~Letter of Compliance from DOTD~~

\*\*All projects in Olde Towne (C-3) must go before the Olde Towne Commission.

## DEPARTMENT OF BUILDING AND SAFETY REQUIREMENTS

1	State Fire Marshall review letter	Where do we get a copy of submittal form
2	Site plan	We have the old survey, but I will have to draw improvements
3	Survey	Need to hire an engineer for survey and elevation
4	Two full sets of plans	I can probably draw but need to ask what is needed
5	Permit application	Need the application form
6	Certificate of elevation	See 3 above engineer will supply this
7	Land clearing permit	Why do we need this?

## ENGINEERING DEPARTMENT REQUIREMENTS

8	Development permit application	Need their form
9	Original FEMA Elevation Certificate	Engineer / Surveyor ?
10	Stamped Property survey	Engineer / Surveyor ?
11	Scaled drainage plan	I will prepare
12	Drainage study ( 10% reduction )	I will have to talk to them. Might need a local engineer

## PLANNING REQUIREMENTS RESIDENTIAL AND COMMERCIAL

13	Site plot plan	Part of Plans that I will prepare from survey
14	Copy of permit application	See 5 above
15	Land clearing permit.	Why, see 67 above
16	Tree protection plan & tree survey	May need Landscape Architect
17	Tree protection plan	May need Landscape Architect
18	Survey	See 10 above
19	Site plan	I will prepare see 4 & 11
20	Line of site study	N/A
21	Detailed Landscape plan	Landscape Architect
22	Floor Plan	I will prepare see 4 & 11
23	Exterior lightinh plan	N / A
24	Sign Permit Application	Do you have this from current office?
25	Letter for Hourd of operation	N / A, but can do
26	Olde Towne	Does this apply

JAMES -  
THESE ARE THE  
NOTES FROM THE P.E.  
I HAVE ON THE STAFF.  
HE WANTS TO ~~SEE~~ REQUEST  
AN ADA WAIVER FROM STATE FM.  
I THINK THAT WILL NEVER FLY.

