

PARKING REQUIREMENTS

REGULAR PARKING SPACES PROVIDED	13
HANDICAP PARKING SPACE PROVIDED	1
TOTAL PARKING SPACES PROVIDED	14

Provide 6" curb on all parking islands per UDC Exhibit 600-3-12 typical.

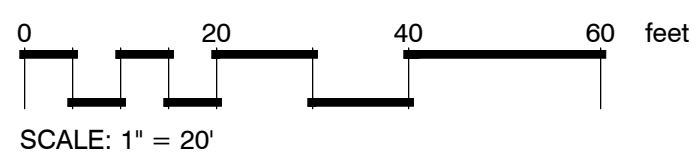
OK to eliminate island in this location per Ross Liner. Suggest bollard for safety.

Parking is not allowed in buffer unless per section 600-3-14 (f) Flexibility in street buffers. This does not meet the requirements. Revise plan or apply for BOA variance

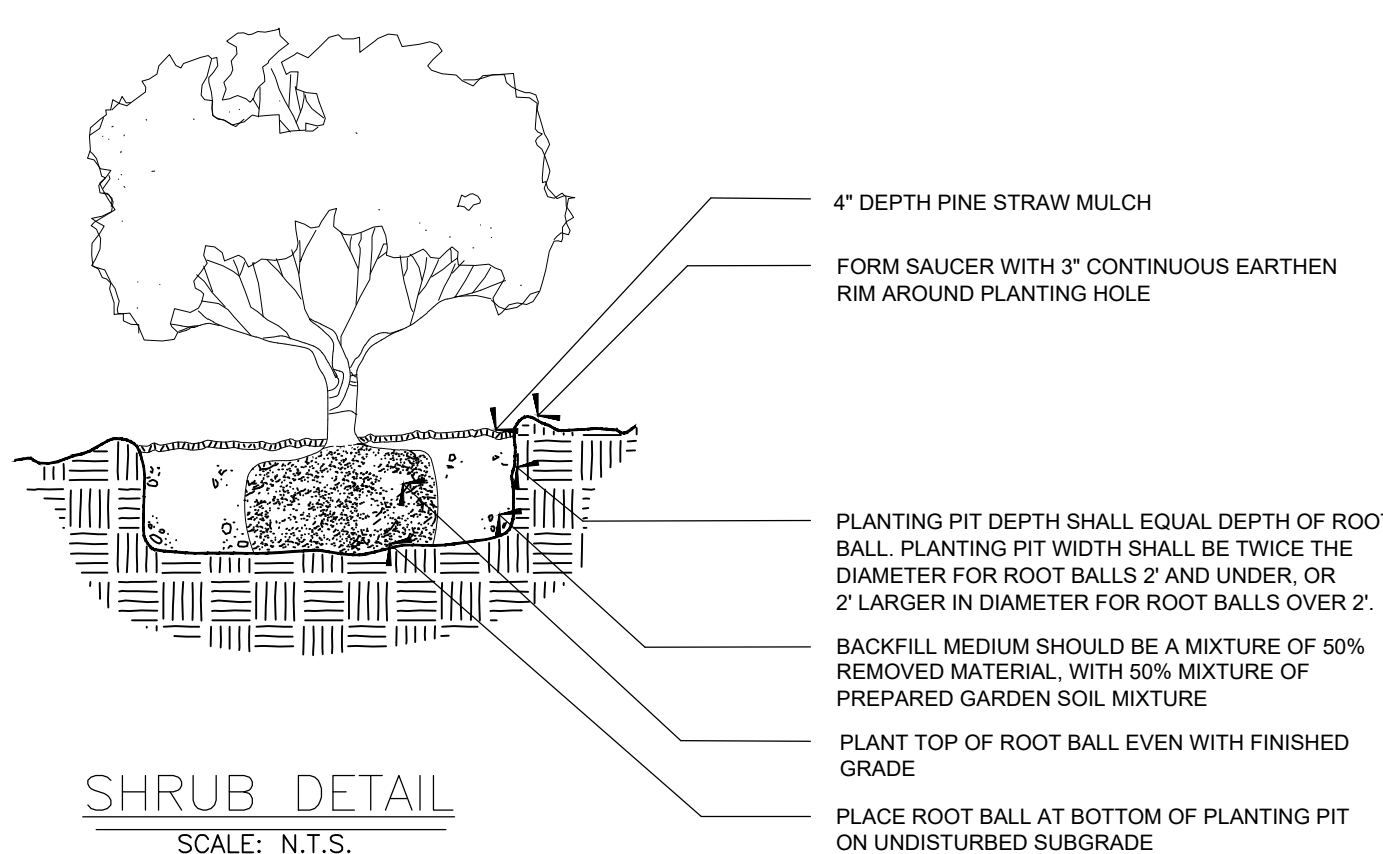
Suggest moving these spaces to existing row on left side of bld as shown and connecting with sidewalk to entry.

Add note to plan: Variance for driveway width was approved via Board of Adjustment under case # 2025-4500-BOA

LANDSCAPE PLANTING PLAN



Civil plans show swales on 3 sides in the landscape buffer. Landscape buffer must be provided outside of any servitudes or drainage easements. Move buffer inward to provide required planting area as needed or relocate swales outside of buffers.



Indicate zoning of site on plan. LV-3 as Lakeshore Estates PUD.

Landscape Plan shall identify pervious/impervious areas to comply with Sec 600-3.4 (D)(1). Provide min. 30% pervious area.

Dimension all buffers, driveways, drive aisles, islands and typical parking spaces.

Parking islands must meet requirements of Unified Development Code Chapter 600-5.1 Parking Requirements. Provide 9x18' islands with Class 'A' tree and living ground cover and 6" curb at the end of each row of parking. Island required at the end of each row and max 12 spaces between islands.

Indicate the building square footage and use of all structures typical.

Per Sec 600-3-17, All storage areas containing 3 or more refuse, garbage, or rubbish containers or 1 or more dumpsters shall be screened on all sides with min. 7' high opaque fence constructed of wood or masonry. All properties which provide prepared foods, and all office and warehouse uses must provide a dumpster and meet the requisite screening requirements.

Coordinate utilities, civil and landscape package to avoid conflicts with existing and proposed trees per code. Typical. Specifically, review drainage and grading to ensure no cut or fill in buffers or below drip line of protected trees.

SECTION 7.0112 MAINTENANCE & REPLACEMENT

- A. MAINTENANCE: The Owner or his agent shall be responsible for the maintenance and repair of all landscaping materials and barriers as may be required by the provisions of this Section.
 1. Planting Beds shall be mulched to prevent weed growth and maintain soil moisture.
 2. Plant Materials shall be pruned as required to maintain good health and character.
 3. Turf areas shall mowed periodically.
 4. All roadways, curbs and sidewalks shall be edged when necessary in order to prevent encroachment from the adjacent grassed areas.
 5. The Owner of the Property shall be responsible for the provision of adequate water, fertilizer and nutrients to the required plant materials.
- B. REPLACEMENT: Subject to the provisions of Section 7.0105.E entitled, "Replacement of Preserved Trees that Die", trees and plants that die must be replaced within six (6) months of the death of the tree or plant with trees or plants that meet the requirements of Section 7.01. Barriers and curbs that are damaged or destroyed beyond repair shall be replaced within six (6) months after the damage or destruction.

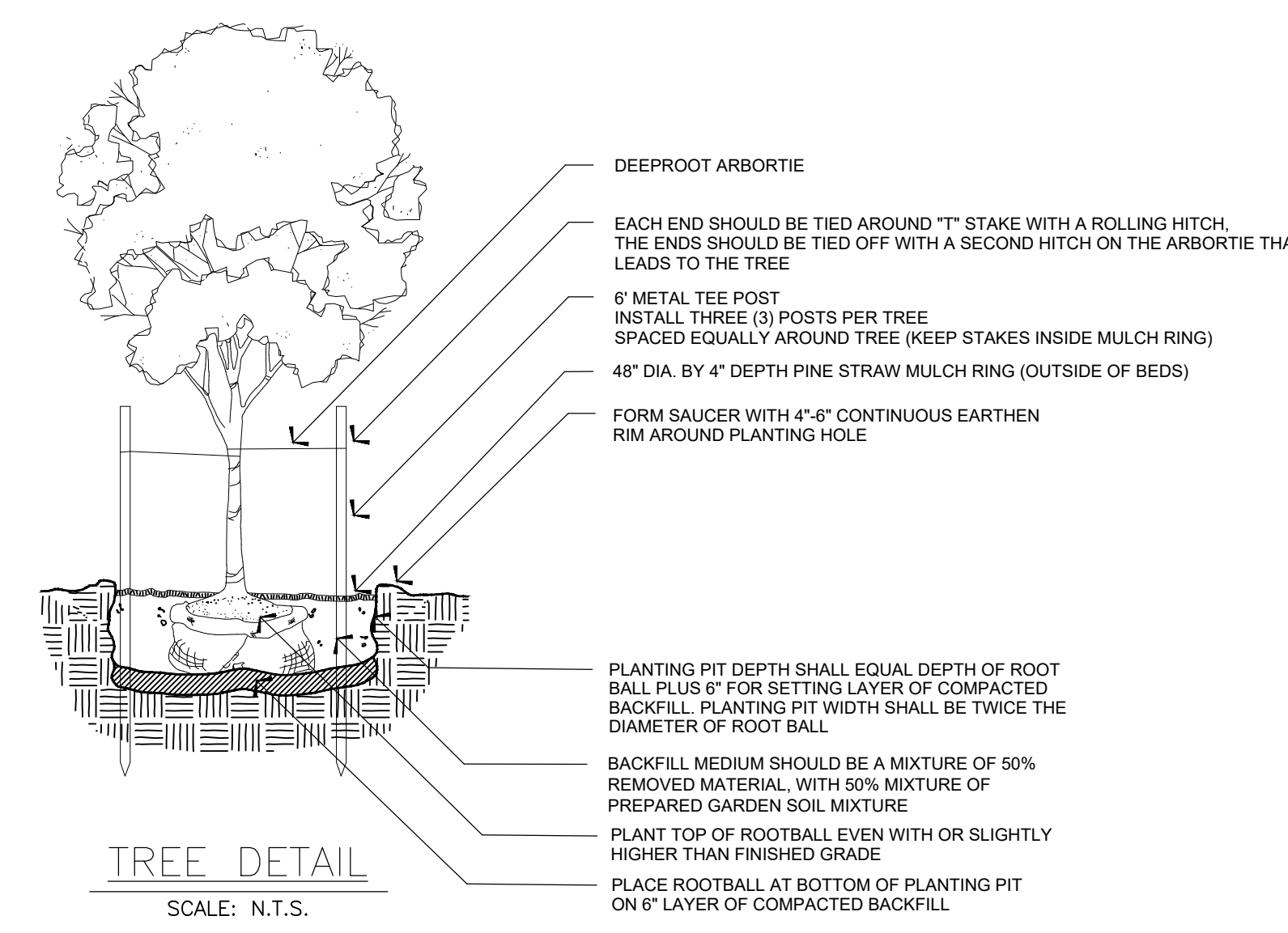
Certification of Installation According to the Landscape Documentation Package

I certify that based upon periodic site observation, the work has been substantially completed in accordance with the ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved landscape and irrigation plan.

Signature:	Date:
Name (print):	Telephone No.:
Title:	Email Address:
License No. or Certification No.:	Street Address:
Company:	State:
City:	Zip Code:

Signer of the approved landscape and irrigation plan

Add Note to plan that surrounding property is zoned LV-3 per teh Lakeshore Estates PUD. Proposed future use will be public or commercial use such as soccer fields.



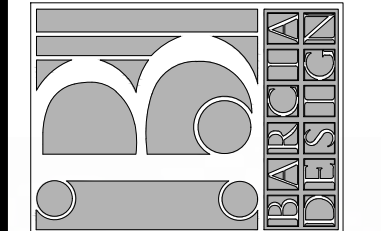
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
CLASS 'A'						
	QN	4	Quercus nuttalli / Nuttall Oak	Gallon or B&B	2.50" Cal. 10' to 12' ht.	
	SS	12	Sabal palmetto / Cabbage Palmetto	B&B	8' C.T.	Regenerated
CLASS 'B'						
	IE	15	Ilex x attenuata 'Eagleston' / Eagleston Holly	Gallon or B&B	1.50" Cal.	8'-10' ht.
	LM	7	Lagerstroemia indica x fauriei 'Muskogee' / Muskogee Crape Myrtle	Gallon or B&B	1 inch per trunk, Min. 3 trunks	8'-10' ht.
	ML	16	Magnolia grandiflora 'Little Gem' / Little Gem Dwarf Southern Magnolia	Gallon or B&B	1.50" Cal.	8'-10' ht.
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	
SHRUBS						
	IB	34	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	7-Gal.	2' ht. at the time of planting	
	MS	16	Miscanthus sinensis 'Adagio' / Adagio Eulalia Grass	3-Gal.	2' ht. at the time of planting	
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	REMARKS	SPACING
GROUND COVERS						
	SOD	25,350 sf	Cynodon dactylon / Bermudagrass	Squares or Mini Rolls	Class 'A'	
	MULCH	1,060 sf	Mulch Area / Pine Straw Mulch	Pine Straw Bales	4" Depth	

ST. TAMMANY PARISH-LANDSCAPE, BUFFERING, SCREENING, & TREE PRESERVATION

EXHIBIT 600-3-13 LANDSCAPE AREA REQUIREMENTS		BUFFER LENGTH (FT)	BUFFER DEPTH (FT)	CODE REQUIRED LANDSCAPE		PROVIDED LANDSCAPE	
STREET/BUFFER NAME	STREET FRONTAGE			TREES	SHRUBS	TREES	SHRUBS
LAKESHORE VISTA BLVD.	(4) CLASS "A" & (6) CLASS "B" TREES & (20) SHRUBS / 100'	247.45'	25	(10) CLASS "A" TREES & (15) CLASS "B" TREES	50.0	(10) CLASS "A" TREES & (15) CLASS "B" TREES	51.0
SIDE YARD LANDSCAPE AREA (LV-3)							
(3) CLASS "B" TREES / 100'							
				TREES	SHRUBS	TREES	SHRUBS
NORTH SIDE BUFFER	(8) CLASS "B" TREES	253.19'	10	(8) CLASS "B" TREES	-	(8) CLASS "B" TREES	-
WEST SIDE BUFFER	(7) CLASS "B" TREES	202.14'	10	(7) CLASS "B" TREES	-	(7) CLASS "B" TREES	-
EAST SIDE BUFFER	(8) CLASS "B" TREES	264.04'	10	(8) CLASS "B" TREES	-	(8) CLASS "B" TREES	-

ALPHONSE BARCIA III
LANDSCAPE ARCHITECT LLC.
562 CLAYTON COURT
SLIDELL, LOUISIANA 70461
BARCIADESIGNS@GMAIL.COM
(985) 960-0429



STATE OF LOUISIANA
ALPHONSE BARCIA III
LICENSED LANDSCAPE ARCHITECT
12-18-2025

THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND THE PROPERTY OF THE ARCHITECT AND MAY BE USED ONLY ON THE PROJECT NAMED HEREIN. THIS DRAWING SHALL NOT BE REPRODUCED, COPIED, OR USED IN WHOLE OR PART WITHOUT WRITTEN PERMISSION OF THE ARCHITECT. ANY USE IS A VIOLATION OF FEDERAL AND STATE COPYRIGHT STATUTES.

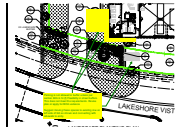
New Fire Station #10
St. Tammany Fire Protection
2745 Lakeshore Vista Blvd.
Slidell, LA.

Sheet Title: Landscape Planting Plan

JOB No.:
SCALE: AS SHOWN
DRAWN BY: AB3
CHECKED BY: AB3
SHEET:
LS-1
REV.
DATE: DECEMBER 18TH 2025

Flre Station 10 (revised mark up& summaryLA comments 1.27.2026).pdf Markup Summary

Group (1)



Subject: Group
Author: Regan K. Contois
Page Label: LS-1
Date: 1/27/2026 2:33:16 PM
Status:
Color: ■
Layer:
Space:

Parking is not allowed in buffer unless per section 600-3-14 (f) Flexibility in street buffers. This does not meet the requirements. Revise plan or apply for BOA variance

Suggest moving these spaces to existng row on left side of bld as shown and connecting with sidewalk to entry.

Planning Comment (13)



PLANT SCHEDULE	

Subject: Planning Comment
Author: Regan K. Contois
Page Label: LS-1
Date: 1/21/2026 3:43:26 PM
Status:
Color: ■
Layer:
Space:

Coordinate utilities, civil and landscape package to avoid conflicts with existing and proposed trees per code. Typical. Specifically, review drainage and grading to ensure no cut or fill in buffers or below drip line of protected trees.



Subject: Planning Comment
Author: Regan K. Contois
Page Label: LS-1
Date: 1/21/2026 2:56:02 PM
Status:
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Indicate the building square footage and use of all structures typical.



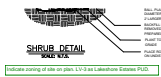
Subject: Planning Comment
Author: Regan K. Contois
Page Label: LS-1
Date: 1/21/2026 2:55:54 PM
Status:
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Space:

Parking islands must meet requirements of Unified Development Code Chapter 600-5.1 Parking Requirements. Provide 9x18' islands with Class 'A' tree and living ground cover and 6" curb at the end of each row of parking. Island required at the end of each row and max 12 spaces between islands.



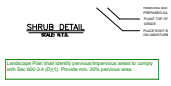
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Author: Regan K. Contois
Page Label: LS-1
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Space:

Dimension all buffers, driveways, drive aisles, islands and typical parking spaces.



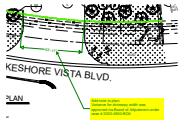
Subject: Planning Comment
Author: Regan K. Contois
Page Label: LS-1
Date: 1/21/2026 2:55:38 PM
Status:
Color: ■
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Space:

Indicate zoning of site on plan. LV-3 as Lakeshore Estates PUD.



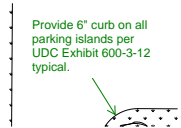
Subject: Planning Comment
Author: Regan K. Contois
Page Label: LS-1
Date: 1/21/2026 2:55:43 PM
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Space:

Landscape Plan shall identify pervious/impervious areas to comply with Sec 600-3.4 (D)(1). Provide min. 30% pervious area.



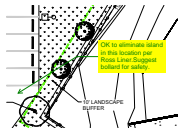
Subject: Planning Comment
Author: Regan K. Contois
Page Label: LS-1
Date: 1/27/2026 2:38:15 PM
Status:
Color: ■
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Space:

Add note to plan:
Variance for driveway width was approved via Board of Adjustment under case # 2025-4500-BOA



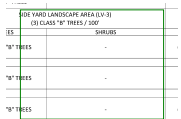
Subject: Planning Comment
Author: Regan K. Contois
Page Label: LS-1
Date: 1/22/2026 8:32:05 AM
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Provide 6" curb on all parking islands per UDC Exhibit 600-3-12 typical.



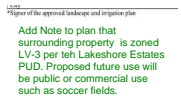
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Author: Regan K. Contois
Page Label: LS-1
Date: 1/27/2026 2:17:37 PM
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OK to eliminate island in this location per Ross Liner. Suggest bollard for safety.



Subject: Planning Comment
Author: Regan K. Contois
Page Label: LS-1
Date: 1/22/2026 8:31:55 AM
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Type C buffer (commercial to commercial) requires 3 Class B trees/100' AND 10 shrubs/100'. Please revised chart, plan and schedule accordingly.



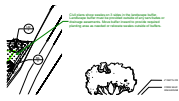
Subject: Planning Comment
Author: Regan K. Contois
Page Label: LS-1
Date: 1/22/2026 8:31:50 AM
Status:
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Add Note to plan that surrounding property is zoned LV-3 per teh Lakeshore Estates PUD. Proposed future use will be public or commercial use such as soccer fields.

Per Sec 600-3-17, All storage areas containing 3 or more refuse containers or refuse, garbage, or rubbish shall be screened on all sides with min. 7' high opaque fence constructed of wood or masonry. All properties which provide prepared foods, and all office and warehouse uses must provide a dumpster and meet the requisite screening requirements.

Subject: Planning Comment
Author: Regan K. Contois
Page Label: LS-1
Date: 1/21/2026 3:43:13 PM
Status:
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Space:

Per Sec 600-3-17, All storage areas containing 3 or more refuse, garbage, or rubbish containers or 1 or more dumpsters shall be screened on all sides with min. 7' high opaque fence constructed of wood or masonry. All properties which provide prepared foods, and all office and warehouse uses must provide a dumpster and meet the requisite screening requirements.



Subject: Planning Comment
Author: Regan K. Contois
Page Label: LS-1
Date: 1/22/2026 8:31:44 AM
Status:
Color: ■
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Space:

Civil plans show swales on 3 sides in the landscape buffer. Landscape buffer must be provided outside of any servitudes or drainage easements. Move buffer inward to provide required planting area as needed or relocate swales outside of buffers.