

CASE SUMMARY SHEET

CASE NUMBER: V24-05-17/R24-05-02

DATE RECEIVED: April 24, 2023

DATE OF MEETING: May 14, 2024 and May 28, 2024

Address: 201 Dalwill

Subdivision: Dalwill Drive, Section 33 Lot OP1-2-B

Zoning District: B-2 Highway Business District

Property Owner: Joseph Marcello

REQUEST: V24-05-17/R24-05-02 – Jordan Williams requests a variance to CLURO Section 5.2.3.4. Remainder of the City and Section 7.5.9.3. B-2 Site Development Regulations, Dalwill Drive, Section 33 Lot OP1-2-B, B-2 Highway Business District, 201 Dalwill Drive

CASE SUMMARY:

The property at 201 Dalwill is located along Dalwill Dr., north of W Causeway and south of Hwy 22. The property is irregularly shaped, measuring 293.28’ along Dalwill Dr., 590.08’ along the north property line, 185.94’ along the rear property line, and 542.60’ along the south property line, containing 137,243.20 square feet per a site plan prepared by Deep South Design Group and dated 4.19.2024. The property is currently unimproved.

The applicant is requesting to add additional fill to the lot to achieve the required finished floor elevation of at least 12” above the centerline of the street. The natural grade of the site varies between 16.8’ and 19’ MSL and the street elevation is 19.5’ MSL. The adjacent properties have a finished floor height of 20.7’ to 21’ MSL.

The applicant is requesting to bring in 1.5’ – 3.5’ of additional fill at various locations on the site highlighted on the conceptual site plan prepared by Deep South Design Group and dated 4.19.2024.

The City Engineer reviewed the submitted plans and had the following comments: The proposed elevations for Lot OP1-2-B are consistent with fill allowed on the adjacent lot (Lot OP1-2-A) to the south; and consistent with the elevations of Rouses parking lot to the north. In addition, the plans show a stormwater detention pond on site to mitigate runoff from the site.

The applicant is also requesting a variance for the minimum lot width for the B-2 District in order to split the current lot into two separate parcels. The request to subdivide is to keep the two business properties separate.

Parcel 1	Proposed	Required	Difference
Width	172.7	150’	+22.7’
Depth	345.08’	100’	+245.08’
Area	56,120 sqft	15,000 sqft	+41,120 sqft

Parcel 2	Proposed	Required	Difference
Width	124.7’	150’	-25.3’
Depth	245’	100’	+145’
Area	52,780 sqft	15,000 sqft	+37,780 sqft

CLURO SECTIONS:

5.2.3.4. Remainder of the City.

The following standards shall apply to all development located outside the DO district and outside the Fill Sub-Areas A and B.

1. Grading, Fill and Driveways. No fill shall be placed outside the roof line and or soffit area of the principal building or accessory structure(s) including parking lots except as provided herein.
 - a. A maximum of two (2) feet of fill material is allowed under the roof line and or soffit area of the principle building without retainer methods of construction. If more than two (2) feet of fill are used, retainer methods of construction shall be required beyond the initial twenty four (24) inches allowed.
 - b. When fill material is proposed for a garage that is attached to the principle building by common wall and the roof, the finished floor elevation shall be no greater than the greater of twenty-four (24) inches above existing grade or 9.5 ft. MSL.
 - c. Fill for all structures (foundations, slabs, parking, drives, structures, playground equipment and all other improvements that require fill material) shall taper from the edge of the improvement at a slope of three horizontal feet for every one vertical foot (3:1). In any case, this fill shall not extend out from any improvement or foundation more that six (6) feet.
 - d. No fill shall be placed within five (5) feet of the property line.
 - e. No fill shall be allowed within the dripline of existing trees that are required to remain and no fill shall be allowed in any vegetative protection zone.
 - f. Driveways and detached accessory structures shall be arranged on the site in a manner that minimizes the alteration or disturbance to existing grades and natural drainage patterns. Driveways shall not be located closer to the side or rear property line than five (5) feet, except as needed to provide access to

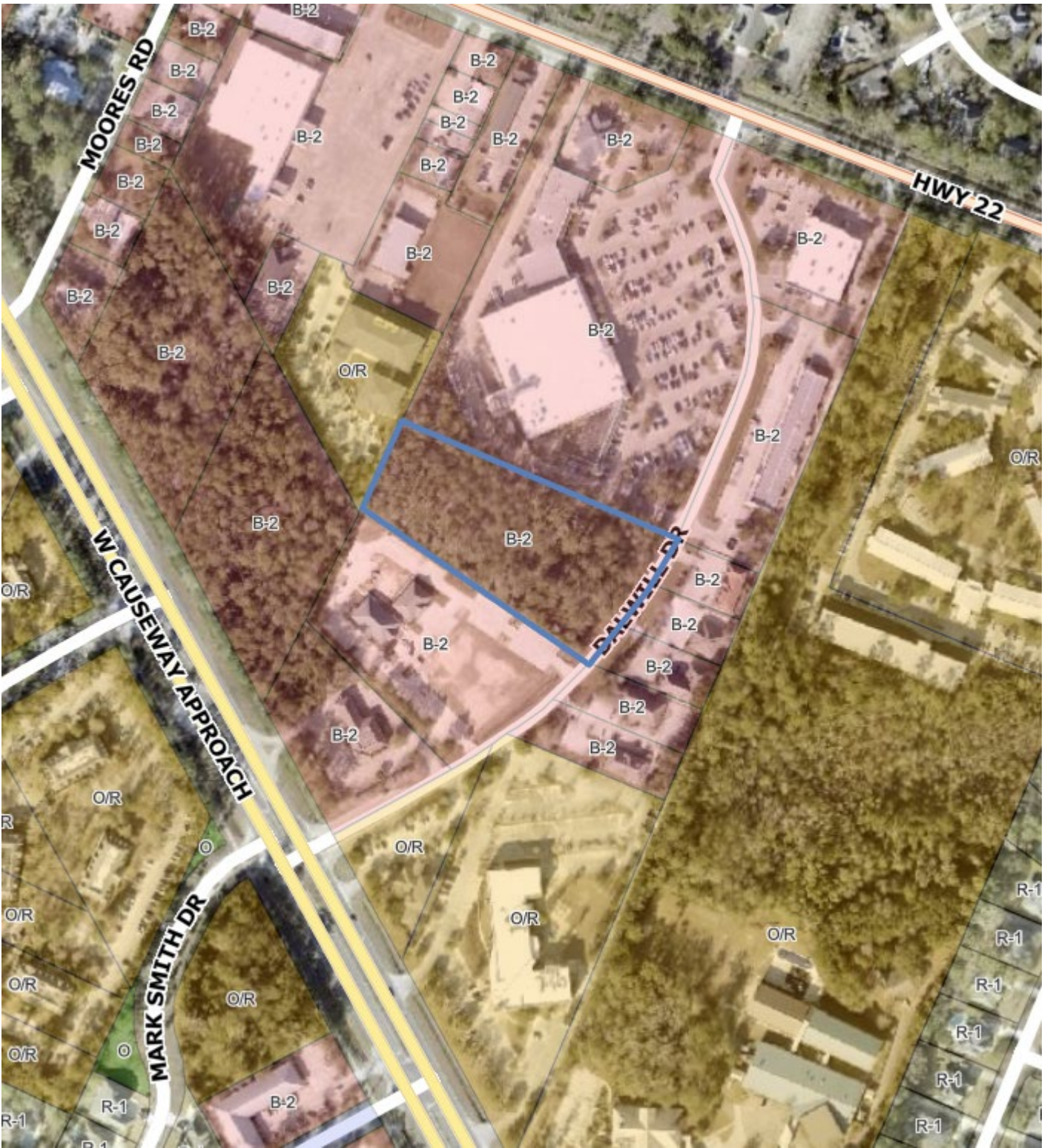
authorized parking spaces behind the front building line. Such driveways shall channel water to the City's drainage system.

- g. For lots greater than or equal to 16,000 square feet and where driveways are located a minimum of fifteen (15) feet from the side property line, the finished floor elevation of an attached garage may be the greater of either thirty-two (32) inches above grade or 9.5' MSL provided the provisions in paragraphs 1.a. of this section are met.

7.5.9.3. B-2 Site Development Regulations

Each development site in the B-2 Highway Business District shall be subject to the following site development regulations in addition to any other applicable regulations under the provisions of this Land Use Regulations Ordinance or any other laws of the City, state or federal government. The Planning Director may grant exceptions to the following standards pursuant to section 4.3.5.

1. Minimum lot area	15,000 Square feet
2. Unit Size	
a. Minimum	800 Square feet (1)
b. Maximum	65,000 Square feet
3. Maximum Building Size	100,000 Square feet (2)
4. Minimum lot width	150' (3)
5. Minimum lot depth	100' (3)
6. Minimum Yard Setback Requirements	
a. Front Yard	25' or Required depth of greenbelt, whichever is greater
b. Street Side or Rear Yard	15' or Required depth of greenbelt, whichever is greater
c. Interior Side or Rear Yard	
(1) Adjacent to Residential Districts	20'
(2) Adjacent to Other Districts	5' or
(3) With firewall at property line 0'	
7. Maximum Height of Structures	35'
8. Maximum Impervious Site Coverage	75%
9. Minimum District Size	40,000 Square feet
<p><i>(1) Minimum building size may be reduced subject to issuance of a Special Use Permit.</i></p> <p><i>(2) Multiple buildings may be linked by covered breezeways or a single continuous shopping center up to 100,000 square feet of floor area may be developed, provided that each commercial unit has an independent outdoor access and that no commercial unit exceeds 65,000 square feet.</i></p> <p><i>(3) Minimum lot depth and width may be reduced by the Planning Commission through the subdivision process provided that the applicant demonstrates that the minimum lot area and setbacks can be met.</i></p>	



Alex Weiner

From: John Stein <jstein@deii.net>
Sent: Thursday, May 9, 2024 4:49 PM
To: Alex Weiner
Cc: David LeBreton; Cara Bartholomew
Subject: RE: 201 Dalwill Fill Variance - May P&Z Agenda

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Alex

I have reviewed the reviewed the fill variance request for 201 Dalwill Drive. The proposed elevations for Lot OP1-2-B are consistent with fill allowed on the adjacent lot (Lot OP1-2-A) to the south; and consistent with the elevations of Rouses parking lot to the north. In addition, the plans show a stormwater detention pond on site to mitigate runoff from the site.

John M. Stein, P.E.

Manager of Engineering Operations

O: (228) 463-0130 | C: (228) 216-6839 | jstein@deii.net

From: Alex Weiner <aweiner@cityofmandeville.com>
Sent: Thursday, May 9, 2024 2:27 PM
To: John Stein <jstein@deii.net>
Cc: David LeBreton <dlebreton@deii.net>; Cara Bartholomew <cartholomew@cityofmandeville.com>
Subject: RE: 201 Dalwill Fill Variance - May P&Z Agenda

John,
I just wanted to follow up and see if you had time to review this and if you had any comments.

Thanks,

Alex Weiner, CFM
Planning Secretary
Department of Planning & Development
City of Mandeville
3101 E. Causeway Approach
Mandeville, LA 70448
(985) 624-3132



From: David LeBreton <dlebreton@deii.net>
Sent: Tuesday, April 30, 2024 11:25 AM
To: John Stein <jstein@deii.net>; Alex Weiner <aweiner@cityofmandeville.com>; Cara Bartholomew <cbartholomew@cityofmandeville.com>
Subject: Fwd: 201 Dalwill Fill Variance - May P&Z Agenda

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Thanks Alex. I'm copying John Stein to this request, who does DE's Planning reviews.

Thanks,

David G. LeBreton, Jr., P.E., PTOE, PTP
Vice President
Digital Engineering
(504) 430-0658

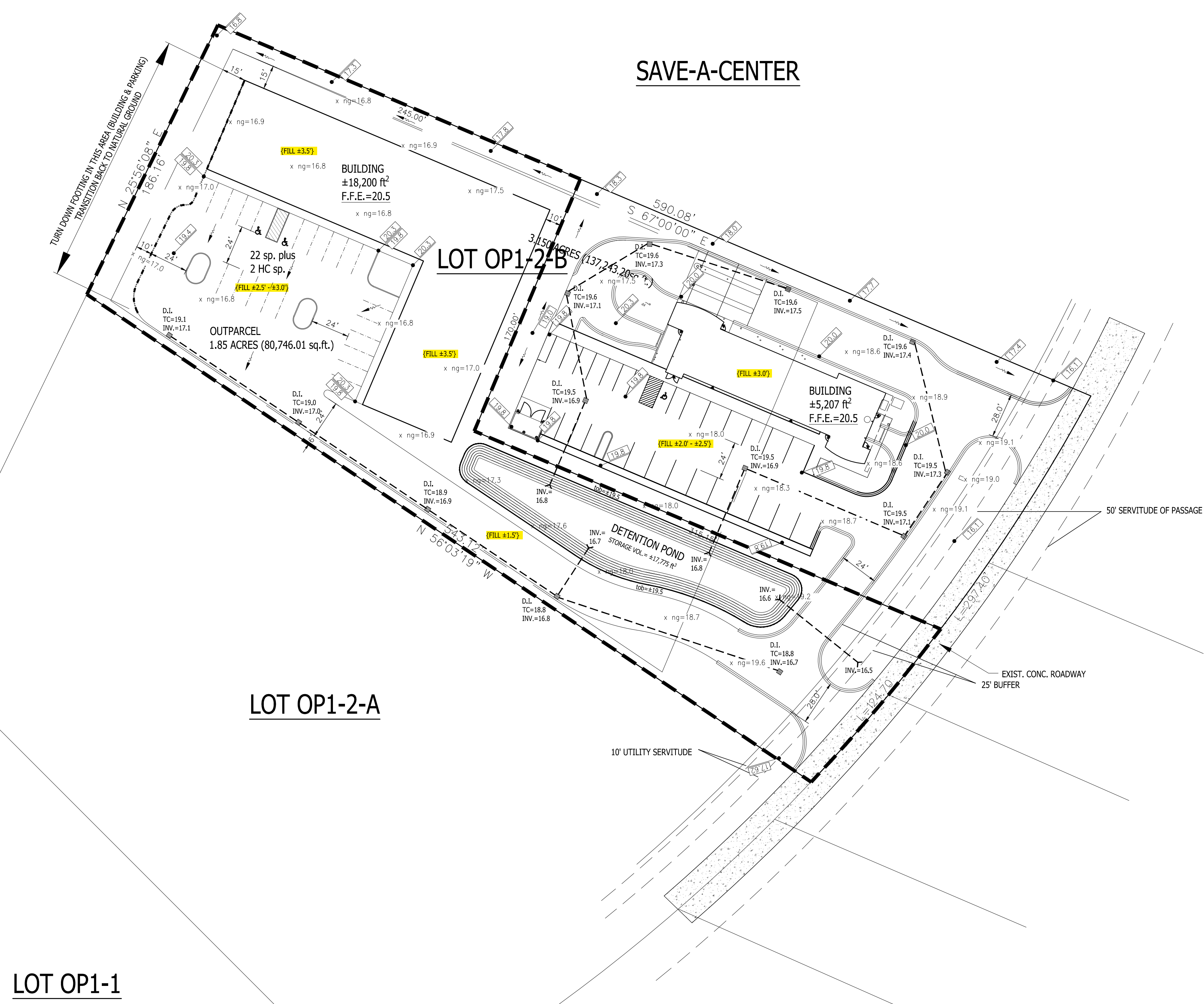
From: Alex Weiner <aweiner@cityofmandeville.com>
Sent: Tuesday, April 30, 2024 11:21:10 AM
To: David LeBreton <dlebreton@deii.net>
Cc: Cara Bartholomew <cbartholomew@cityofmandeville.com>
Subject: 201 Dalwill Fill Variance - May P&Z Agenda

David,
A fill variance was submitted for 201 Dalwill for the May Planning and Zoning agenda. I have attached the submitted documents, please review them and if you have any comments please let us know by next Friday, May 10th so we can include them in the packets for the Commission.

Thanks,

Alex Weiner, CFM
Planning Secretary
Department of Planning & Development
City of Mandeville
3101 E. Causeway Approach
Mandeville, LA 70448
(985) 624-3132





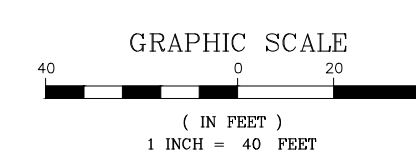
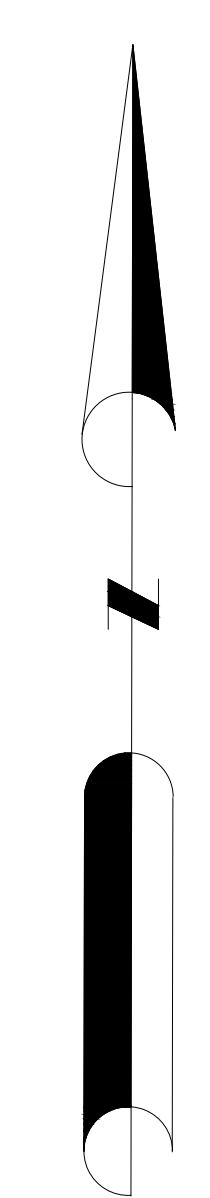
SAVE-A-CENTER

LOT OP1-2B

LOT OP1-2-A

LOT OP1-1

1 CONCEPTUAL SITE PLAN
Scale: 1" = 40'



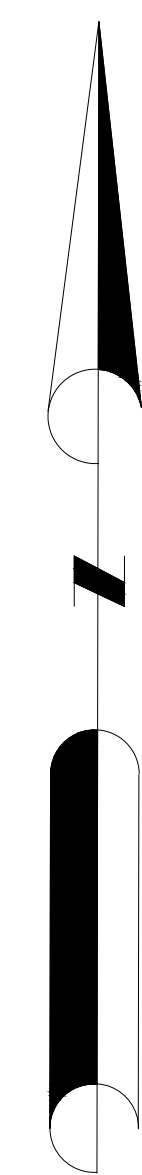
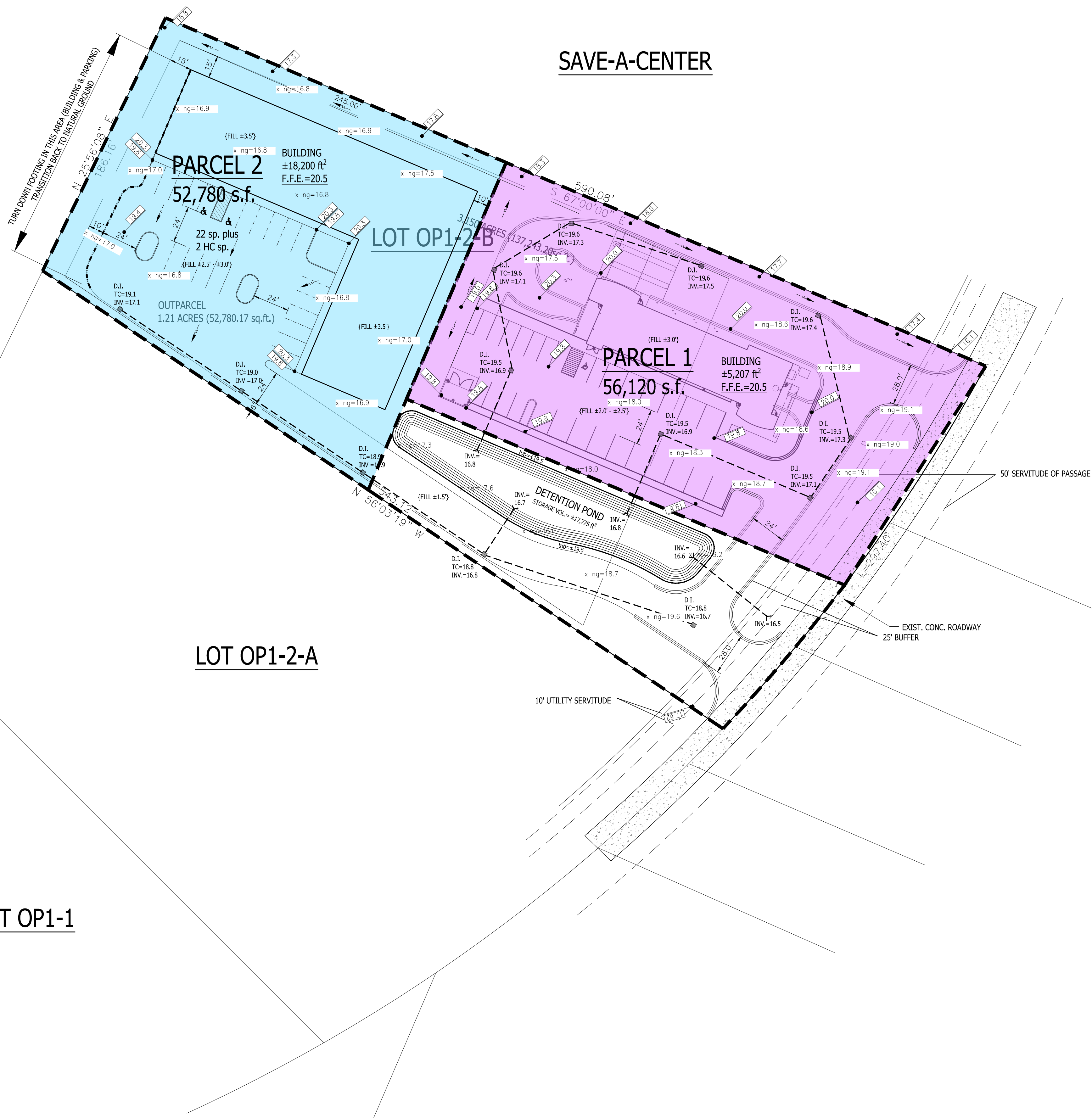
ALEX E. WILLIAMS, Engineer
Reg. No. 355199

CLIENT:
PROJECT DESCRIPTION:

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REVISION NO.	DESCRIPTION

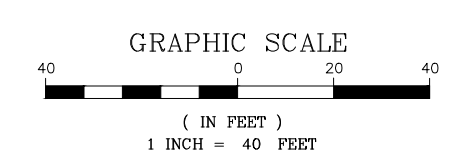
JOB NO: 14-296
DATE: 04/19/2024
DRAWN BY:
SCALE: 1" = 40'
COMPUTER FILE:



1

CONCEPTUAL SITE PLAN

Scale: 1" = 40'



ALEX E. WILLIAMS, Engineer
 Reg. No. 355189

CLIENT:
 PROJECT DESCRIPTION:

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REVISION NO.	DESCRIPTION

JOB NO: 14-296
 DATE: 04/19/2024
 DRAWN BY:
 SCALE: 1" = 40'
 COMPUTER FILE:

ALTA/NSPS LAND TITLE SURVEY

OF LOT OP1-2-B, SUBPARCEL A
SECTION 33, TOWNSHIP 7 SOUTH - RANGE 11 EAST,
GREENSBURG LAND DISTRICT
CITY OF MANDEVILLE
ST. TAMMANY PARISH, LOUISIANA

NOTES:
MEASURED BEARINGS BASED ON GRID NORTH, LOUISIANA STATE PLANE SOUTH ZONE (1702)
NAD 83 AS DERIVED FROM THE LSU C46 RTK NETWORK (2022.63).

TITLE REVIEW NOTES:

SURVEYOR HAS REVIEWED THE ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO. 1018-50285/3945-14, COMMITMENT DATE JULY 26, 2022, AND MAKES NOTE OF THE FOLLOWING EXCEPTIONS IN SCHEDULE B, PART II OF THIS COMMITMENT:

EXCEPTIONS 1-10 ARE STANDARD AND EXCEPTIONS AND NOT PLOTTABLE.

11. RESERVATION OF MINERAL RIGHTS, WITH WAIVER OF SURFACE RIGHTS, CONTAINED IN SALE OF PROPERTY BY THE ROMAN CATHOLIC CHURCH OF THE ARCHDIOCESE OF NEW ORLEANS TO HOTEL DIEU HOSPITAL DATED APRIL 30, 1986 AND RECORDED IN THE OFFICIAL RECORDS OF ST. TAMMANY PARISH, LOUISIANA ON JUNE 9, 1986 IN INSTRUMENT NO. 621153. THE SUBJECT PROPERTY IS INCLUDED IN THIS RESERVATION.

12. INTENTIONALLY DELETED

13. INTENTIONALLY DELETED

14. MINERAL SERVITUDE, WITH WAIVER OF SURFACE RIGHTS, CONTAINED IN CASH SALE BY HOTEL DIEU HOSPITAL TO DALWILL, L.L.C. DATED NOVEMBER 7, 1997 AND RECORDED IN THE OFFICIAL RECORDS OF ST. TAMMANY PARISH, LOUISIANA ON NOVEMBER 10, 1997 IN INSTRUMENT NO. 1070863. THE SUBJECT PROPERTY IS INCLUDED IN THIS MINERAL SERVITUDE WITH WAIVER OF SURFACE RIGHTS.

15. ACT OF ESTABLISHMENT OF PREDIAL SERVITUDE AND BUILDING RESTRICTIONS BY DALWILL, L.L.C. DATED NOVEMBER 10, 1997 AND RECORDED IN THE OFFICIAL RECORDS OF ST. TAMMANY PARISH, LOUISIANA ON NOVEMBER 10, 1997 IN INSTRUMENT NO. 1070868; AS AMENDED BY FIRST AMENDMENT TO ACT OF ESTABLISHMENT OF PREDIAL SERVITUDE AND BUILDING RESTRICTIONS BY DALWILL, L.L.C. DATED JUNE 3, 1999 AND RECORDED IN THE OFFICIAL RECORDS OF ST. TAMMANY PARISH, LOUISIANA ON JUNE 16, 1999 IN INSTRUMENT NO. 1152636. THE SUBJECT PROPERTY IS PART OF OUTPARCEL 1 AS CALLED FOR IN THESE ACTS. IT IS SUBJECT TO THE PREDIAL SERVITUDE AND BUILDING RESTRICTIONS.

16. INTENTIONALLY DELETED

17. ORDINANCE NO. 97-41 DESIGNATING LOT SC, OP 1 AND OP 2 FOR THE PURPOSES OF ZONING A B-2, HIGHWAY BUSINESS DISTRICT DATED FEBRUARY 12, 1998 AND RECORDED IN THE OFFICIAL RECORDS OF ST. TAMMANY PARISH, LOUISIANA ON MAY 4, 1998 IN INSTRUMENT NO. 1093622. THE SUBJECT PROPERTY IS INCLUDED IN THIS ANNEXATION AND REZONING.

18. ALL MATTERS AS SHOWN ON LOT OP1-2, SUBPARCEL A INTO LOTS OP1-2-A SUBPARCEL A AND LOT OP1-2-B, SUBPARCEL A, CITY OF MANDEVILLE, SECTION 33, T-7-S, R-11-E, ST. TAMMANY PARISH, LA, PREPARED BY KELLY J. MCHUGH OF KELLY MCHUGH & ASSOCIATES, INC., DATED FEBRUARY 18, 2005 AND RECORDED ON MARCH 10, 2005 IN MAP NO. 3795. THOSE MATTERS AFFECTING THE SUBJECT PROPERTY ARE PLOTTED AS SHOWN.

TITLE DESCRIPTION (SCHEDULE A)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE PARISH OF ST. TAMMANY, STATE OF LOUISIANA, AND IS DESCRIBED AS FOLLOWS:

THAT CERTAIN PIECE OR PORTION OF GROUND, SITUATED IN THE PARISH OF ST. TAMMANY, LOUISIANA, KNOWN AS LOT OP1-2-B, AS SHOWN ON LOT OP1-2, SUBPARCEL A INTO LOTS OP1-2-A SUBPARCEL A AND LOT OP1-2-B, SUBPARCEL A, CITY OF MANDEVILLE, SECTION 33, T-7-S, R-11-E, ST. TAMMANY PARISH, LA, PREPARED BY KELLY J. MCHUGH OF KELLY MCHUGH & ASSOCIATES, INC., DATED FEBRUARY 18, 2005 AND RECORDED ON MARCH 10, 2005 IN MAP NO. 3795.

SURVEY DESCRIPTION:

THAT CERTAIN PIECE OR PARCEL OF LAND, BEING LOT OP1-2-B OF THE RESUBDIVISION OF LOT OP1-2, SUBPARCEL A INTO LOTS OP1-2-A SUBPARCEL A, AND LOT OP1-2-B SUBPARCEL A, SECTION 33, TOWNSHIP 7 SOUTH, RANGE 11 EAST, GREENSBURG LAND DISTRICT, CITY OF MANDEVILLE, PARISH OF ST. TAMMANY, STATE OF LOUISIANA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT OP1-2-B, BEING COMMON WITH THE SOUTHWEST CORNER OF LOT S-C-1-A, AND MARKED WITH A 5/8" IRON ROD; THENCE S67°52'30"E A DISTANCE OF 590.08 FEET TO A POINT BEING S67°52'30"E A DISTANCE OF 35.00 FEET FROM A CAPPED 5/8" IRON ROD SET; THENCE IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 293.28 FEET TO A POINT BEING S57°18'53"E A DISTANCE OF 35.00 FEET FROM A 5/8" IRON ROD FOUND, SAID CURVE HAVING A RADIUS OF 1146.40 FEET AND A CHORD WITH A BEARING OF S34°55'41"W AND A LENGTH OF 292.48 FEET; THENCE N57°18'53"W A DISTANCE OF 542.60 FEET TO A 5/8" IRON ROD FOUND; THENCE N24°38'04"E A DISTANCE OF 185.94 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 3.128 ACRES AS SURVEYED BY DUPLANTIS DESIGN GROUP PROJECT #22-1600 DATED 08/16/2022, AND IS SUBJECT TO ALL SERVITUDES AND RESTRICTIONS OF RECORD.

TABLE A NOTES:

ITEM 2: SURVEYOR HAS BEEN PROVIDED, OR DISCOVERED IN HIS RESEARCH, AN ADDRESS FOR THE SUBJECT PROPERTY, 201 DALWILL DRIVE MANDEVILLE, LA 70471 (FROM CITY OF MANDEVILLE GIS)

ITEM 6 (a & b): SURVEYOR HAS NOT BEEN PROVIDED A ZONING LETTER OR REPORT FOR THE SUBJECT PROPERTY. THE SUBJECT PROPERTY IS LOCATED IN THE CITY OF MANDEVILLE, LOUISIANA. AVAILABLE INFORMATION FROM THE CITY OF MANDEVILLE, INDICATES THE SUBJECT PROPERTY IS ZONED B-2 (HIGHWAY BUSINESS DISTRICT). THE YARD (SETBACKS) REQUIREMENTS FOR THE SUBJECT PROPERTY WOULD BE AS FOLLOWS:

FRONT YARD: 25' OR REQUIRED DEPTH OF GREENBELT, WHICHEVER IS GREATER.

STREET SIDE OR REAR YARD: 15' OR REQUIRED DEPTH OF GREENBELT, WHICHEVER IS GREATER.

INTERIOR SIDE OR REAR YARD: 5' OR REQUIRED DEPTH OF GREENBELT, WHICHEVER IS GREATER.

(SETBACKS SHOWN ARE FROM REFERENCE SURVEY 1 (EXCEPTION 18))

ITEM 16: ON THE DATE OF SURVEY THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

ITEM 17: SURVEYOR HAS NOT BEEN MADE AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, ON THE DATE OF SURVEY THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

ITEM 19: CERTIFICATE OF INSURANCE AVAILABLE ON REQUEST.

PARKING REQUIREMENTS:

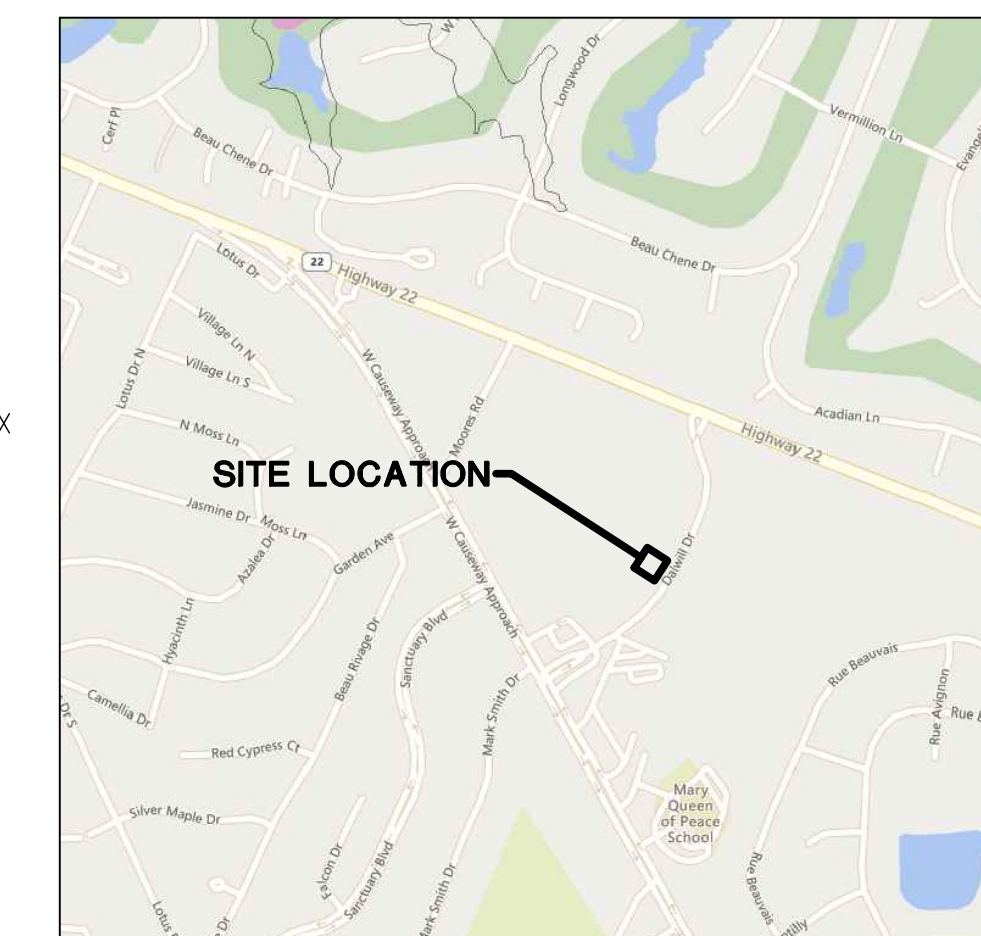
AUTOMOTIVE AND EQUIPMENT SERVICES - WASHING - 4 PER WASHING BAY AND 1 PER 200 S.F. OF RETAIL FLOOR SPACE.

REFERENCES:

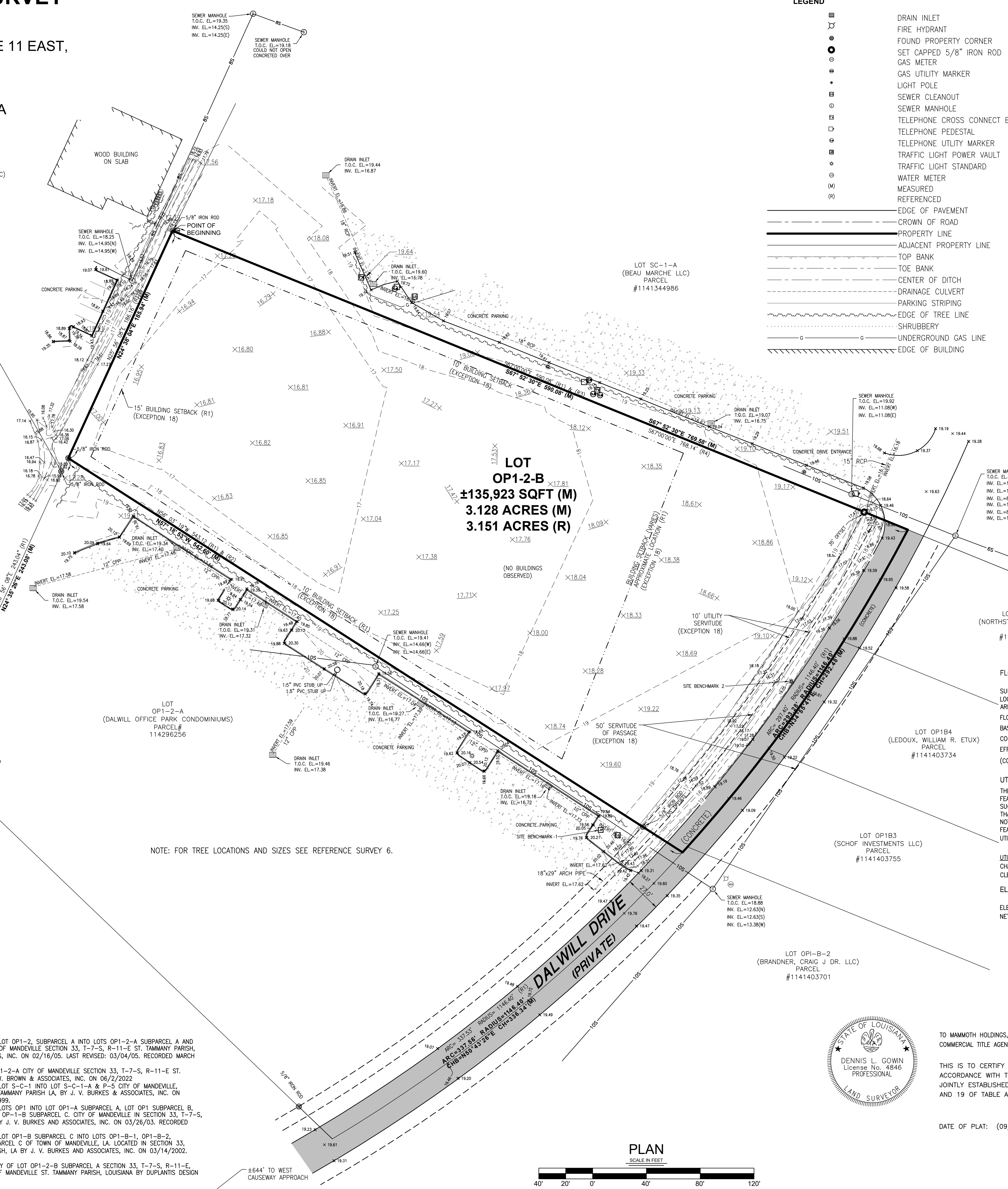
- 1) MAP SHOWING A RESUBDIVISION OF LOT OP1-2, SUBPARCEL A INTO LOTS OP1-2-A SUBPARCEL A AND LOT OP1-2-B, SUBPARCEL A, CITY OF MANDEVILLE SECTION 33, T-7-S, R-11-E, ST. TAMMANY PARISH, LA BY RANDALL W. BROWN & ASSOCIATES, INC. ON 02/16/05, LAST REVISED: 03/04/05, RECORDED MARCH 10, 2005 (EXCEPTION 18)
- 2) MAP SHOWING A SURVEY OF LOT OP1-2-A CITY OF MANDEVILLE SECTION 33, T-7-S, R-11-E, ST. TAMMANY PARISH, LA BY RANDALL W. BROWN & ASSOCIATES, INC. ON 06/22/2022
- 3) MAP SHOWING A RESUBDIVISION OF LOT S-C-1 INTO LOT S-C-1-A & P-5 CITY OF MANDEVILLE, SECTION 33, T-7-S, R-11-E, ST. TAMMANY PARISH LA, BY J. V. BURKES & ASSOCIATES, INC. ON 05/13/1999, REVISED ON 05/26/1999.
- 4) MAP SHOWING A RESUBDIVISION OF LOTS OP1 INTO LOT OP1-A SUBPARCEL A, LOT OP1 SUBPARCEL B, LOT OP1-A SUBPARCEL C, AND LOT OP-1-B SUBPARCEL C, CITY OF MANDEVILLE IN SECTION 33, T-7-S, R-11-E, ST. TAMMANY PARISH, LA BY J. V. BURKES & ASSOCIATES, INC. ON 03/26/03, RECORDED MARCH 3, 2003.
- 5) MAP SHOWING A RESUBDIVISION OF LOT OP1-B SUBPARCEL C INTO LOTS OP1-B-1, OP1-B-2, OP1-B-3, AND OP1-B-4 OF SUBPARCEL C OF TOWN OF MANDEVILLE, LA, LOCATED IN SECTION 33, T-7-S, R-11-E, ST. TAMMANY PARISH, LA BY J. V. BURKES & ASSOCIATES, INC. ON 03/14/2002, REVISED ON 04/11/2003
- 6) BOUNDARY AND TOPOGRAPHIC SURVEY OF LOT OP1-2-B SUBPARCEL A SECTION 33, T-7-S, R-11-E, GREENSBURG LAND DISTRICT, CITY OF MANDEVILLE ST. TAMMANY PARISH, LOUISIANA BY DUPLANTIS DESIGN GROUP, PC ON 08/17/2022.

LEGEND

- DRAIN INLET
- FIRE HYDRANT
- FOUND PROPERTY CORNER
- SET CAPPED 5/8" IRON ROD
- GAS METER
- GAS UTILITY MARKER
- LIGHT POLE
- SEWER CLEANOUT
- SEWER MANHOLE
- TELEPHONE CROSS CONNECT BOX
- TELEPHONE PEDESTAL
- TELEPHONE UTILITY MARKER
- TRAFFIC LIGHT POWER VAULT
- TRAFFIC LIGHT STANDARD
- WATER METER
- MEASURED
- REFERENCED
- EDGE OF PAVEMENT
- CROWN OF ROAD
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- TOP BANK
- TOE BANK
- CENTER OF DITCH
- DRAINAGE CULVERT
- PARKING STRIPING
- EDGE OF TREE LINE
- SHRUBBERY
- UNDERGROUND GAS LINE
- EDGE OF BUILDING



VICINITY MAP
NOT TO SCALE



NOTE: FOR TREE LOCATIONS AND SIZES SEE REFERENCE SURVEY 6.

FLOOD ZONE NOTE:

SURVEYOR HAS CONSULTED THE FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR THIS LOCATION AND FOUND THAT THE SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

FLOOD ZONE: X
BASE FLOOD ELEVATION: NOT INDICATED
COMMUNITY PANEL NO. 22020203130
EFFECTIVE DATE: MAY 16, 2012
(CONTACT CITY OF MANDEVILLE FOR ADDITIONAL ELEVATION REQUIREMENTS.)

UTILITY LOCATIONS:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM LA ONE CALL TICKET AND VISIBLE UTILITY FEATURES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT FOR ABOVE GROUND VISIBLE UTILITY FEATURES. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

UTILITY COMPANIES NOTIFIED VIA LOUISIANA ONE CALL TICKET #220546309:
CHARTER COMMUNICATIONS CITY OF MANDEVILLE ATMOS ENERGY
CLECO POWER, LLC. AT&T DISTRIBUTION UNITI FIBER

ELEVATION NOTE:

ELEVATIONS SHOWN ARE NAVD 1988 (GEOID 12B) AS DERIVED FROM GPS OBSERVATIONS USING THE LSU C46 NETWORK (2022.63).

SITE BENCHMARK 1: "X" IN WEST SIDE OF CONCRETE BASE OF A LIGHT POLE AT THE SOUTHEAST PROPERTY CORNER. (SEE DRAWING FOR LOCATION)
ELEVATION: 21.15

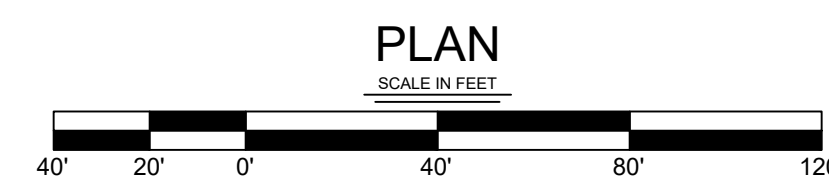
SITE BENCHMARK 2: "X" IN WEST SIDE OF CONCRETE BASE OF A LIGHT POLE CENTER OF PROPERTY AT WEST EDGE OF DALWILL DRIVE. (SEE DRAWING FOR LOCATION)
ELEVATION: 21.11

TO MAMMOTH HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FIDELITY NATIONAL TITLE INSURANCE COMPANY AND COMMERCIAL TITLE AGENCY, L.L.C.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 5, 8, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. FIELDWORK WAS COMPLETED ON 08/16/2022.

DATE OF PLAT: (09/20/2022)

Dennis L. Gowin
DENNIS L. GOWIN, PLS
LA REG. NO. 4846
dgowin@ddgpc.com



PLAN
SCALE IN FEET

REVISION	BY

DUPLANTIS DESIGN GROUP, PC
SURVEY
16564 Brewster Road, Suite 101
Covington, LA 70433
Phone: 985.249.6180 \ Fax: 985.249.6190
314 E. Bayou Road
Thibodaux, LA 70301
www.ddgpc.com

ALTA/NSPS LAND TITLE SURVEY
CITY OF MANDEVILLE
ST. TAMMANY PARISH, LOUISIANA
FOR:
MAMMOTH HOLDINGS, LLC

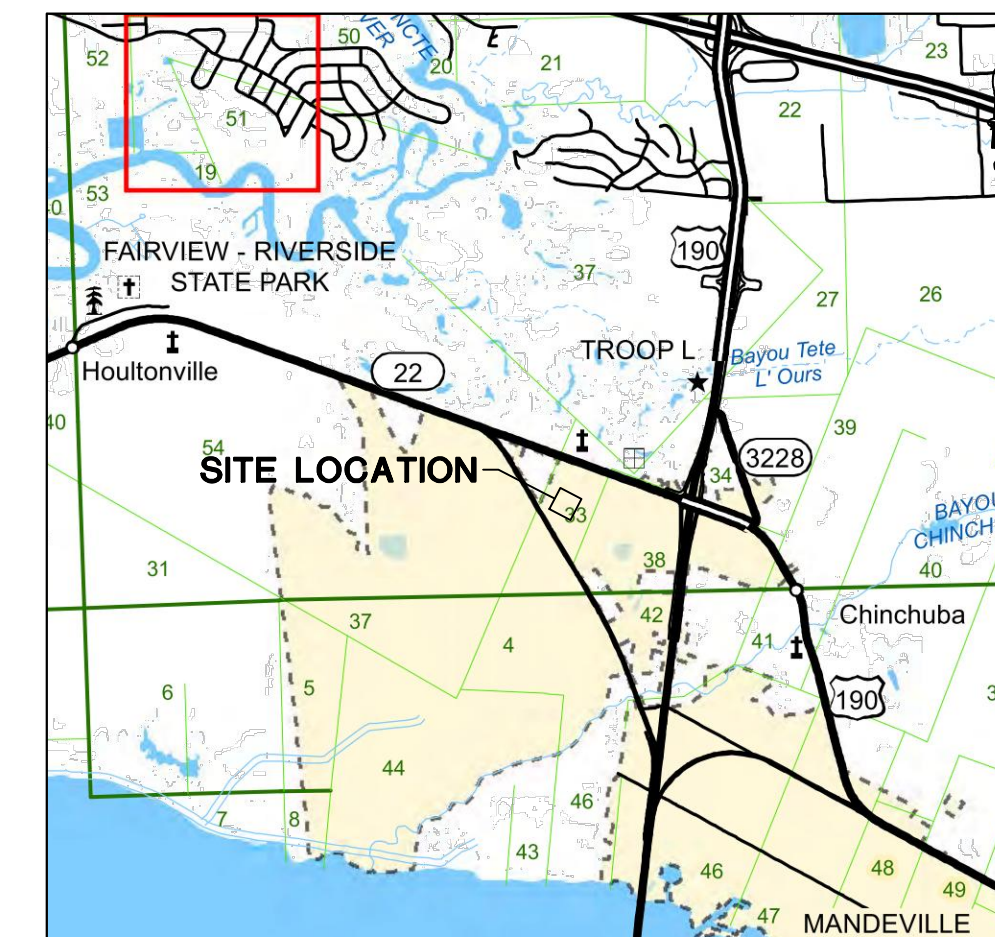
DRAWN RFB
CHECKED DLG
PROJECT NO. 22-1600
FILE 22-1600_A_08292022
SHEET 1-1

BOUNDARY AND TOPOGRAPHIC SURVEY

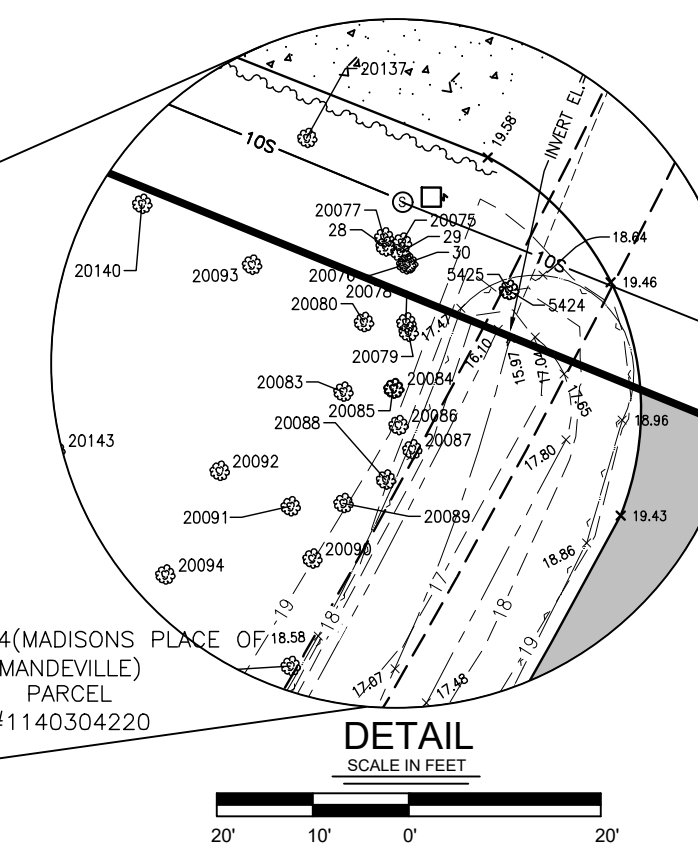
OF LOT OP1-2-B, SUBPARCEL A
SECTION 33, TOWNSHIP 7 SOUTH - RANGE 11 EAST,
GREENSBURG LAND DISTRICT
CITY OF MANDEVILLE
ST. TAMMANY PARISH, LOUISIANA

LEGEND

- DRAIN INLET
- FIRE HYDRANT
- FOUND PROPERTY CORNER
- SET CAPPED 5/8" IRON ROD
- GAS METER
- GAS UTILITY MARKER
- LIGHT POLE
- SEWER CLEANOUT
- SEWER MANHOLE
- TELEPHONE CROSS CONNECT BOX
- TELEPHONE PEDESTAL
- TELEPHONE UTILITY MARKER
- TRAFFIC LIGHT POWER VAULT
- TRAFFIC LIGHT STANDARD
- WATER METER
- MEASURED
- REFERENCED
- EDGE OF PAVEMENT
- CROWN OF ROAD
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- TOP BANK
- TOE BANK
- CENTER OF DITCH
- DRAINAGE CULVERT
- PARKING STRIPING
- EDGE OF TREE LINE
- SHRUBBERY
- UNDERGROUND GAS LINE
- EDGE OF BUILDING



VICINITY MAP
NOT TO SCALE



FLOOD ZONE NOTE:

SURVEYOR HAS CONSULTED THE FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR THIS LOCATION AND FOUND THAT THE SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.
FLOOD ZONE: X
BASE FLOOD ELEVATION: NOT INDICATED
COMMUNITY PANEL NO. 2202020313D
EFFECTIVE DATE: MAY 16, 2012
(CONTACT CITY OF MANDEVILLE FOR ADDITIONAL ELEVATION REQUIREMENTS.)

UTILITY LOCATIONS:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM LA ONE CALL TICKET AND VISIBLE UTILITY FEATURES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT FOR ABOVE GROUND VISIBLE UTILITY FEATURES. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

UTILITY COMPANIES NOTIFIED VIA LOUISIANA ONE CALL TICKET #220546309:

CHARTER COMMUNICATIONS CITY OF MANDEVILLE ATMOS ENERGY
CLECO POWER, LLC. AT&T DISTRIBUTION UNITI FIBER

ELEVATION NOTE:

ELEVATIONS SHOWN ARE NAVD 1988 (GEOID 12B) AS DERIVED FROM GPS OBSERVATIONS USING THE LSU C4G NETWORK (2022.63).

TM 1: "X" IN WEST SIDE OF CONCRETE BASE OF A LIGHT POLE AT THE SOUTHEAST PROPERTY CORNER. (SEE DRAWING FOR LOCATION)
ELEVATION: 21.15

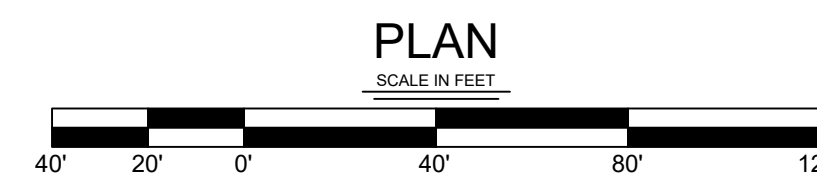
TM 2: "X" IN WEST SIDE OF CONCRETE BASE OF A LIGHT POLE CENTER OF PROPERTY AT WEST EDGE OF DALWILL DRIVE. (SEE DRAWING FOR LOCATION)
ELEVATION: 21.11

THE SERVITUDES AND RESTRICTIONS SHOWN HEREON ARE LIMITED TO THOSE SET FORTH IN THE INFORMATION PROVIDED TO US. THERE IS NO REPRESENTATION MADE BY THIS SURVEYOR THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN. TITLE WAS NOT RESEARCHED IN PREPARATION OF THIS SURVEY.

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IT DOES CONFORM TO THE REQUIREMENTS OF THE CURRENT LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "B" SURVEY.

DATE OF SURVEY: 08/16/2022

DENNIS L. GOWIN, P.L.S.: LA REG. NO. 4846
REGISTERED PROFESSIONAL LAND SURVEYOR
DOWINDDDG.PC.COM



NOTES:
GRID NORTH, LOUISIANA STATE PLANE SOUTH ZONE (1702)
NAD 83 AS DERIVED FROM THE LSU C4G RTK NETWORK (2022.63).

(JSP MANDEVILLE LLC)
PARCEL #
1141405417

LOT SC-1-A
(BEAU MARCHE LLC)
PARCEL
#1141344986

LOT OP-1A
(NORTHSTAR DENTAL INC.)
PARCEL
#1141401961

LOT OP1B4
(LEDOUX, WILLIAM R. ETUX)
PARCEL
#1141403734

LOT OP1B3
(SCHOF INVESTMENTS LLC)
PARCEL
#1141403755

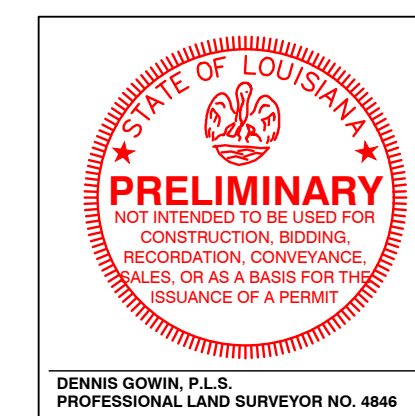
LOT OP1-B-2
(BRANDNER, CRAIG J. DR. LLC)
PARCEL
#1141403701

LOT
OP1-2-A
(DALWILL OFFICE PARK CONDOMINIUMS)
PARCEL #
114296256

LOT
OP1-2-B
±135,923 SQFT (M)
3.128 ACRES (M)
3.151 ACRES (R)

REFERENCES:

- MAP SHOWING A RESUBDIVISION OF LOT OP1-2, SUBPARCEL A INTO LOTS OP1-2-A SUBPARCEL A AND LOT OP1-2-B, SUBPARCEL A, CITY OF MANDEVILLE SECTION 33, T-7-S, R-11-E ST. TAMMANY PARISH, LA BY KELLY MOHUGH & ASSOCIATES, INC. ON 02/16/05. LAST REVISED: 03/04/05. RECORDED MARCH 10, 2005 (EXCEPTION 18)
- MAP SHOWING A SURVEY OF LOT OP1-2-A CITY OF MANDEVILLE SECTION 33, T-7-S, R-11-E ST. TAMMANY PARISH, LA, BY RANDALL W. BROWN & ASSOCIATES, INC. ON 06/2/2022
- MAP SHOWING A RESUBDIVISION OF LOT SC-1 INTO LOT SC-1-A & P-5 CITY OF MANDEVILLE, SECTION 33, T-7-S, R-11-E, ST. TAMMANY PARISH LA, BY J. V. BURKES & ASSOCIATES, INC. ON 05/13/1999, REVISED ON 05/26/1999.
- MAP SHOWING A RESUBDIVISION OF LOTS OP1 INTO LOT OP1-A SUBPARCEL A, LOT OP1 SUBPARCEL B, LOT OP1-A SUBPARCEL C, AND LOT OP1-B SUBPARCEL C, CITY OF MANDEVILLE IN SECTION 33, T-7-S, R-11-E ST. TAMMANY PARISH, LA BY J. V. BURKES AND ASSOCIATES, INC. ON 03/26/03. RECORDED MARCH 3, 2003.
- MAP SHOWING A RESUBDIVISION OF LOT OP1-B SUBPARCEL C INTO LOTS OP1-B-1, OP1-B-2, OP1-B-3, AND OP1-B-4 OF SUBPARCEL C OF TOWN OF MANDEVILLE, LA, LOCATED IN SECTION 33, T-7-S, R-11-E ST. TAMMANY PARISH, LA BY J. V. BURKES AND ASSOCIATES, INC. ON 03/14/2002, REVISED ON 04/11/2003
- BOUNDARY AND TOPOGRAPHIC SURVEY OF LOT OP1-2-B SUBPARCEL A SECTION 33, T-7-S, R-11-E, GREENSBURG LAND DISTRICT, CITY OF MANDEVILLE ST. TAMMANY PARISH, LOUISIANA BY DUPLANTIS DESIGN GROUP, PC ON 08/17/2022.



REVISION	BY

DUPLANTIS DESIGN GROUP, PC
SURVEY
16564 Brewster Road, Suite 101
Covington, LA 70433
Phone: 985.249.6180 | Fax: 985.249.6190
314 E. Bayou Road
Thibodaux, LA 70301
www.DDGPC.com

BOUNDARY AND TOPOGRAPHIC SURVEY
CITY OF MANDEVILLE
ST. TAMMANY PARISH, LOUISIANA
FOR:
MAMMOTH HOLDINGS

DRAWN R/PB
CHECKED DLG
PROJECT NO. 22-1600
FILE 22-1600_BT_08172022
SHEET 1-2

ALTA/NSPS LAND TITLE SURVEY

OF LOT OP1-2-B, SUBPARCEL A
SECTION 33, TOWNSHIP 7 SOUTH - RANGE 11 EAST,
GREENSBURG LAND DISTRICT
CITY OF MANDEVILLE
ST. TAMMANY PARISH, LOUISIANA

NOTES:
MEASURED BEARINGS BASED ON GRID NORTH, LOUISIANA STATE PLANE SOUTH ZONE (1702)
NAD 83 AS DERIVED FROM THE LSU C46 RTK NETWORK (2022.63).

TITLE REVIEW NOTES:

SURVEYOR HAS REVIEWED THE ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO. 1018-50285/3945-14, COMMITMENT DATE JULY 26, 2022, AND MAKES NOTE OF THE FOLLOWING EXCEPTIONS IN SCHEDULE B, PART II OF THIS COMMITMENT:

EXCEPTIONS 1-10 ARE STANDARD AND EXCEPTIONS AND NOT PLOTTABLE.

11. RESERVATION OF MINERAL RIGHTS, WITH WAIVER OF SURFACE RIGHTS, CONTAINED IN SALE OF PROPERTY BY THE ROMAN CATHOLIC CHURCH OF THE ARCHDIOCESE OF NEW ORLEANS TO HOTEL DIEU HOSPITAL DATED APRIL 30, 1986 AND RECORDED IN THE OFFICIAL RECORDS OF ST. TAMMANY PARISH, LOUISIANA ON JUNE 9, 1986 IN INSTRUMENT NO. 621153. THE SUBJECT PROPERTY IS INCLUDED IN THIS RESERVATION.

12. CENTRAL LOUISIANA ELECTRIC COMPANY, INC. RIGHT-OF-WAY PERMIT FOR ELECTRIC LINES DATED FEBRUARY 22, 1995 AND RECORDED IN THE OFFICIAL RECORDS OF ST. TAMMANY PARISH, LOUISIANA ON APRIL 10, 1995 IN INSTRUMENT NO. 944929. THIS SERVITUDE DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED.

13. BELLSOUTH TELECOMMUNICATIONS, INC. SERVITUDE DATED JUNE 9, 1995 AND RECORDED IN THE OFFICIAL RECORDS OF ST. TAMMANY PARISH, LOUISIANA ON JUNE 21, 1995 IN INSTRUMENT NO. 953351. THIS SERVITUDE DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED.

14. MINERAL SERVITUDE, WITH WAIVER OF SURFACE RIGHTS, CONTAINED IN CASH SALE BY HOTEL DIEU HOSPITAL TO DALWILL LLC DATED NOVEMBER 7, 1997 AND RECORDED IN THE OFFICIAL RECORDS OF ST. TAMMANY PARISH, LOUISIANA ON NOVEMBER 10, 1997 IN INSTRUMENT NO. 1070863. THE SUBJECT PROPERTY IS INCLUDED IN THIS MINERAL SERVITUDE WITH WAIVER OF SURFACE RIGHTS.

15. ACT OF ESTABLISHMENT OF PREDIAL SERVITUDE AND BUILDING RESTRICTIONS BY DALWILL, L.L.C. DATED NOVEMBER 10, 1997 AND RECORDED IN THE OFFICIAL RECORDS OF ST. TAMMANY PARISH, LOUISIANA ON NOVEMBER 10, 1997 IN INSTRUMENT NO. 1070868; AS AMENDED BY FIRST AMENDMENT TO ACT OF ESTABLISHMENT OF PREDIAL SERVITUDE AND BUILDING RESTRICTIONS BY DALWILL, L.L.C. DATED JUNE 3, 1999 AND RECORDED IN THE OFFICIAL RECORDS OF ST. TAMMANY PARISH, LOUISIANA ON JUNE 16, 1999 IN INSTRUMENT NO. 1152636. THE SUBJECT PROPERTY IS PART OF OUTPARCEL 1 AS CALLED FOR IN THESE ACTS. IT IS SUBJECT TO THE PREDIAL SERVITUDE AND BUILDING RESTRICTIONS.

16. DEPARTMENT OF ARMY PERMIT DATED MARCH 18, 1998 AND RECORDED IN THE OFFICIAL RECORDS OF ST. TAMMANY PARISH, LOUISIANA ON APRIL 2, 1998 IN INSTRUMENT NO. 1089267. THE SUBJECT PROPERTY WAS INCLUDED IN THIS PERMIT, WHICH EXPIRED ON MARCH 31, 2004. A PORTION OF THE SUBJECT PROPERTY WAS SHOWN TO BE "AVOIDED WETLANDS" IN THIS PERMIT. THE WETLANDS SHOWN HEREON ARE FROM THIS EXPIRED PERMIT.

17. ORDINANCE NO. 97-41 DESIGNATING LOT SC, OP 1 AND OP 2 FOR THE PURPOSES OF ZONING A B-2, HIGHWAY BUSINESS DISTRICT DATED FEBRUARY 12, 1998 AND RECORDED IN THE OFFICIAL RECORDS OF ST. TAMMANY PARISH, LOUISIANA ON MAY 4, 1998 IN INSTRUMENT NO. 1093622. THE SUBJECT PROPERTY IS INCLUDED IN THIS ANNEXATION AND REZONING.

18. ALL MATTERS AS SHOWN ON "LOT OP1-2, SUBPARCEL A INTO LOTS OP1-2-A SUBPARCEL A AND LOT OP1-2-B, SUBPARCEL A, CITY OF MANDEVILLE, SECTION 33, T-7-S, R-11-E, ST. TAMMANY PARISH, LA," PREPARED BY KELLY J. MCHUGH OF KELLY MCHUGH & ASSOCIATES, INC., DATED FEBRUARY 18, 2005 AND RECORDED ON MARCH 10, 2005 IN MAP NO. 3795. THOSE MATTERS AFFECTING THE SUBJECT PROPERTY ARE PLOTTED AS SHOWN.

TITLE DESCRIPTION (SCHEDULE A)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE PARISH OF ST. TAMMANY, STATE OF LOUISIANA, AND IS DESCRIBED AS FOLLOWS:

THAT CERTAIN PIECE OR PORTION OF GROUND, SITUATED IN THE PARISH OF ST. TAMMANY, LOUISIANA, KNOWN AS LOT OP1-2-B, AS SHOWN ON "LOT OP1-2, SUBPARCEL A INTO LOTS OP1-2-A SUBPARCEL A AND LOT OP1-2-B, SUBPARCEL A, CITY OF MANDEVILLE, SECTION 33, T-7-S, R-11-E, ST. TAMMANY PARISH, LA," PREPARED BY KELLY J. MCHUGH OF KELLY MCHUGH & ASSOCIATES, INC., DATED FEBRUARY 18, 2005 AND RECORDED ON MARCH 10, 2005 IN MAP NO. 3795.

SURVEY DESCRIPTION:

THAT CERTAIN PIECE OR PARCEL OF LAND, BEING LOT OP1-2-B OF THE RESUBDIVISION OF LOT OP1-2, SUBPARCEL A INTO LOTS OP1-2-A SUBPARCEL A, AND LOT OP1-2-B SUBPARCEL A, SECTION 33, TOWNSHIP 7 SOUTH, RANGE 11 EAST, GREENSBURG LAND DISTRICT, CITY OF MANDEVILLE, PARISH OF ST. TAMMANY, STATE OF LOUISIANA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT OP1-2-B, BEING COMMON WITH THE SOUTHWEST CORNER OF LOT S-C-1-A, AND MARKED WITH A 5/8" IRON ROD; THENCE S67°52'30"E A DISTANCE OF 50.00 FEET TO A POINT BEING S67°52'30"E A DISTANCE OF 35.00 FEET FROM A CAPPED 5/8" IRON ROD SET; THENCE IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 293.28 FEET TO A POINT BEING S57°18'53"E A DISTANCE OF 35.00 FEET FROM A 5/8" IRON ROD FOUND, SAID CURVE HAVING A RADIUS OF 1146.40 FEET AND A CHORD WITH A BEARING OF S34°55'41"W AND A LENGTH OF 292.48 FEET; THENCE N57°18'53"W A DISTANCE OF 542.60 FEET TO A 5/8" IRON ROD FOUND; THENCE N24°38'04"E A DISTANCE OF 185.94 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 3.128 ACRES AS SURVEYED BY DUPLANTIS DESIGN GROUP PROJECT #22-1600 DATED 08/16/2022, AND IS SUBJECT TO ALL SERVITUDES AND RESTRICTIONS OF RECORD.

TABLE A NOTES:

ITEM 2: SURVEYOR HAS BEEN PROVIDED, OR DISCOVERED IN HIS RESEARCH, AN ADDRESS FOR THE SUBJECT PROPERTY, 201 DALWILL DRIVE MANDEVILLE, LA 70471 (FROM CITY OF MANDEVILLE GIS)

ITEM 6 (a & b): SURVEYOR HAS NOT BEEN PROVIDED A ZONING LETTER OR REPORT FOR THE SUBJECT PROPERTY. THE SUBJECT PROPERTY IS LOCATED IN THE CITY OF MANDEVILLE, LOUISIANA. AVAILABLE INFORMATION FROM THE CITY OF MANDEVILLE, INDICATES THE SUBJECT PROPERTY IS ZONED B-2 (HIGHWAY BUSINESS DISTRICT). THE YARD (SETBACKS) REQUIREMENTS FOR THE SUBJECT PROPERTY WOULD BE AS FOLLOWS:

FRONT YARD: 25' OR REQUIRED DEPTH OF GREENBELT, WHICHEVER IS GREATER.

STREET SIDE OR REAR YARD: 15' OR REQUIRED DEPTH OF GREENBELT, WHICHEVER IS GREATER.

INTERIOR SIDE OR REAR YARD: 5' OR REQUIRED DEPTH OF GREENBELT, WHICHEVER IS GREATER.

(SETBACKS SHOWN ARE FROM REFERENCE SURVEY 1 (EXCEPTION 18))

ITEM 16: ON THE DATE OF SURVEY THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

ITEM 17: SURVEYOR HAS NOT BEEN MADE AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. ON THE DATE OF SURVEY THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

ITEM 19: CERTIFICATE OF INSURANCE AVAILABLE ON REQUEST.

PARKING REQUIREMENTS:

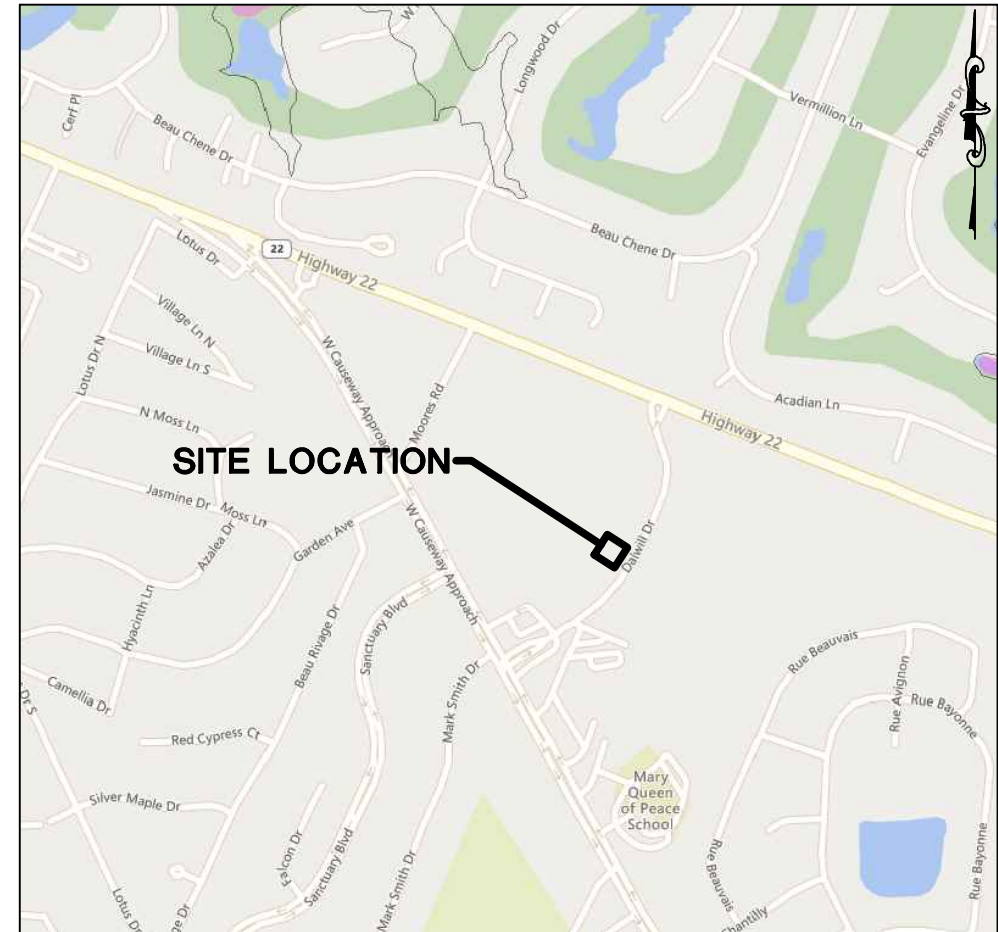
AUTOMOTIVE AND EQUIPMENT SERVICES - WASHING - 4 PER WASHING BAY AND 1 PER 200 S.F. OF RETAIL FLOOR SPACE.

REFERENCES:

- 1) MAP SHOWING A RESUBDIVISION OF LOT OP1-2, SUBPARCEL A INTO LOTS OP1-2-A SUBPARCEL A AND LOT OP1-2-B, SUBPARCEL A, CITY OF MANDEVILLE SECTION 33, T-7-S, R-11-E, ST. TAMMANY PARISH, LA BY RANDALL W. BROWN & ASSOCIATES, INC. ON 02/16/05. LAST REVISED: 03/04/05, RECORDED MARCH 10, 2005 (EXCEPTION 18)
- 2) MAP SHOWING A SURVEY OF LOT OP1-2-A CITY OF MANDEVILLE SECTION 33, T-7-S, R-11-E, ST. TAMMANY PARISH, LA BY RANDALL W. BROWN & ASSOCIATES, INC. ON 06/27/2022
- 3) MAP SHOWING A RESUBDIVISION OF LOT S-C-1 INTO LOT S-C-1-A & P-5 CITY OF MANDEVILLE, SECTION 33, T-7-S, R-11-E, ST. TAMMANY PARISH LA, BY J. V. BURKES & ASSOCIATES, INC. ON 05/13/1999, REVISED ON 05/26/1999.
- 4) MAP SHOWING A RESUBDIVISION OF LOTS OP1 INTO LOT OP1-A SUBPARCEL A, LOT OP1 SUBPARCEL B, LOT OP1-A SUBPARCEL C, AND LOT OP-1-B SUBPARCEL C, CITY OF MANDEVILLE IN SECTION 33, T-7-S, R-11-E, ST. TAMMANY PARISH, LA BY J. V. BURKES & ASSOCIATES, INC. ON 03/26/03, RECORDED MARCH 3, 2003.
- 5) MAP SHOWING A RESUBDIVISION OF LOT OP1-B SUBPARCEL C INTO LOTS OP1-B-1, OP1-B-2, OP1-B-3, AND OP1-B-4 OF SUBPARCEL C OF TOWN OF MANDEVILLE, LA, LOCATED IN SECTION 33, T-7-S, R-11-E, ST. TAMMANY PARISH, LA BY J. V. BURKES & ASSOCIATES, INC. ON 03/14/2002, REVISED ON 04/11/2003
- 6) BOUNDARY AND TOPOGRAPHIC SURVEY OF LOT OP1-2-B SUBPARCEL A SECTION 33, T-7-S, R-11-E, GREENSBURG LAND DISTRICT, CITY OF MANDEVILLE ST. TAMMANY PARISH, LOUISIANA BY DUPLANTIS DESIGN GROUP, PC ON 08/17/2022.

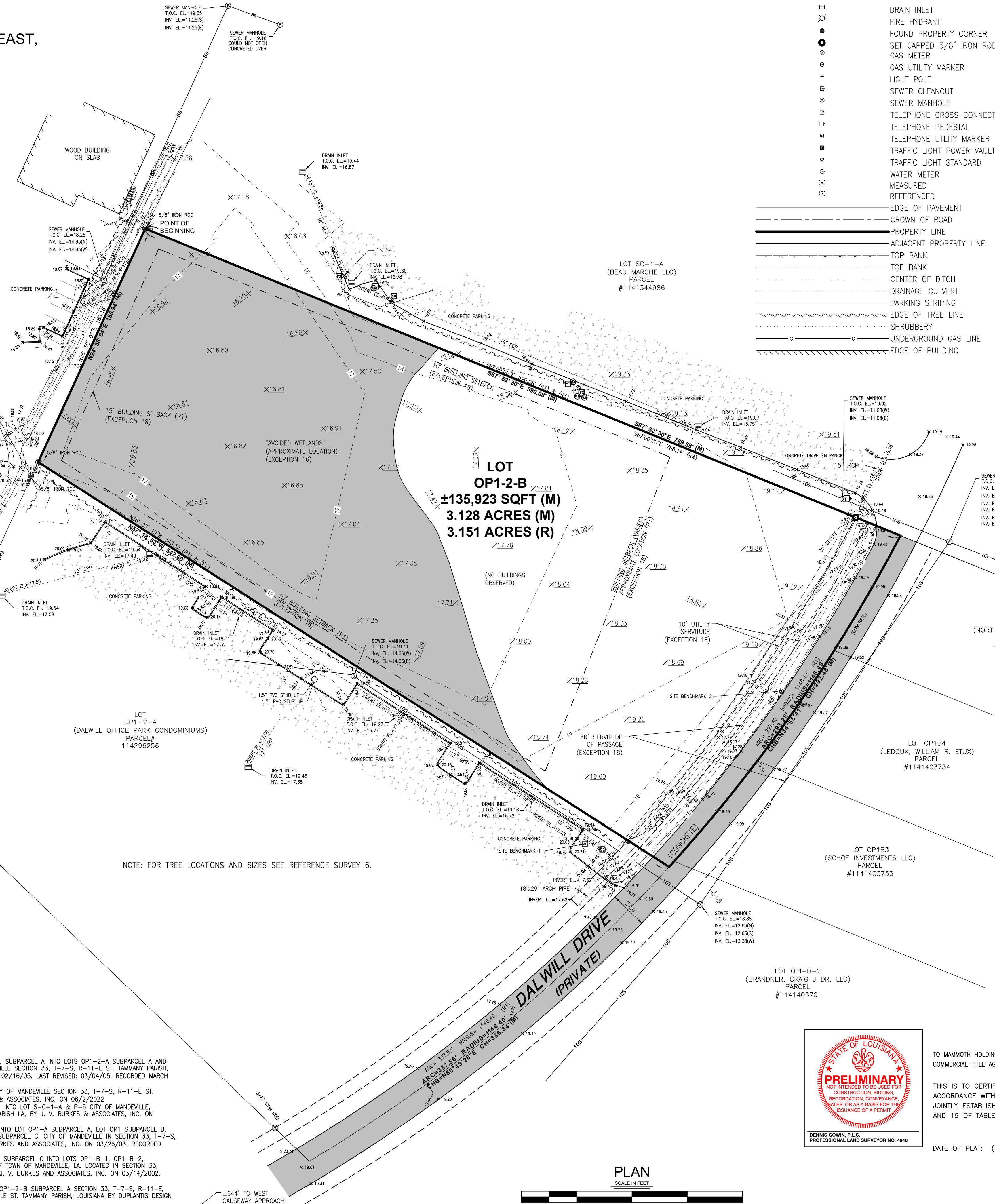
LEGEND

- DRAIN INLET
- FIRE HYDRANT
- FOUND PROPERTY CORNER
- SET CAPPED 5/8" IRON ROD
- GAS METER
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- TRAFFIC LIGHT STANDARD
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- MEASURED
- REFERENCED
- EDGE OF PAVEMENT
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- PROPERTY LINE
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- TOP BANK
- TOE BANK
- CENTER OF DITCH
- DRAINAGE CULVERT
- PARKING STRIPING
- EDGE OF TREE LINE
- SHRUBBERY
- UNDERGROUND GAS LINE
- EDGE OF BUILDING



VICINITY MAP NOT TO SCALE

**LOT
OP1-2-B
±135,923 SQFT (M)
3.128 ACRES (M)
3.151 ACRES (R)**



FLOOD ZONE NOTE:

SURVEYOR HAS CONSULTED THE FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR THIS LOCATION AND FOUND THAT THE SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.
FLOOD ZONE: X
BASE FLOOD ELEVATION: NOT INDICATED
COMMUNITY PANEL NO. 22020203130
EFFECTIVE DATE: MAY 16, 2012
(CONTACT CITY OF MANDEVILLE FOR ADDITIONAL ELEVATION REQUIREMENTS.)

UTILITY LOCATIONS:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM LA ONE CALL TICKET AND VISIBLE UTILITY FEATURES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT FOR ABOVE GROUND VISIBLE UTILITY FEATURES. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

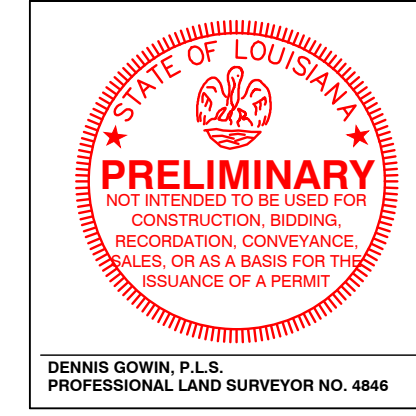
UTILITY COMPANIES NOTIFIED VIA LOUISIANA ONE CALL TICKET #220546309:
CHARTER COMMUNICATIONS CITY OF MANDEVILLE ATMOS ENERGY
CLECO POWER, LLC. AT&T DISTRIBUTION UNITI FIBER

ELEVATION NOTE:

ELEVATIONS SHOWN ARE NAVD 1988 (GEOID 12B) AS DERIVED FROM GPS OBSERVATIONS USING THE LSU C46 NETWORK (2022.63).

SITE BENCHMARK 1: "X" IN WEST SIDE OF CONCRETE BASE OF A LIGHT POLE AT THE SOUTHEAST PROPERTY CORNER. (SEE DRAWING FOR LOCATION)
ELEVATION: 21.15

SITE BENCHMARK 2: "X" IN WEST SIDE OF CONCRETE BASE OF A LIGHT POLE CENTER OF PROPERTY AT WEST EDGE OF DALWILL DRIVE. (SEE DRAWING FOR LOCATION)
ELEVATION: 21.11

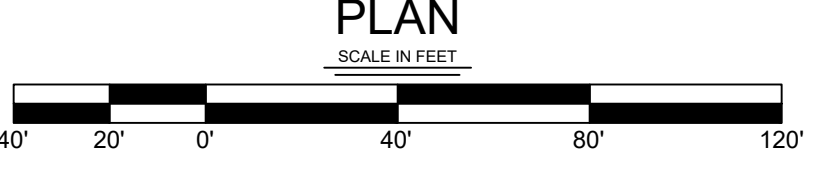


TO MAMMOTH HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FIDELITY NATIONAL TITLE INSURANCE COMPANY AND COMMERCIAL TITLE AGENCY, L.L.C.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 5, 8, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. FIELDWORK WAS COMPLETED ON 08/16/2022.

PRELIMINARY - NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

DATE OF PLAT: (XX/XX/XXXX)
LA REG. NO. 4846
dgowin@ddgpc.com



REVISION	BY

DUPLANTIS DESIGN GROUP, PC
SURVEY
16564 Brewster Road, Suite 101
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Phone: 985.249.6180 | Fax: 985.249.6190
314 E. Bayou Road
Thibodaux, LA 70301
www.ddgpc.com



ALTA/NSPS LAND TITLE SURVEY
CITY OF MANDEVILLE
ST. TAMMANY PARISH, LOUISIANA
FOR:
MAMMOTH HOLDINGS, LLC

DRAWN RFB
CHECKED DLG
PROJECT NO. 22-1600
FILE 22-1600_A_08292022
SHEET 1-1



C18.0

18.2

18.9

21.0

FFE

17.2

18.5

18.7

C17.8

C19.2

17.7

18.1

19.7

C18.0

19.0

19.7

18.0

C18.0

Dalwill Dr

20.7

C18.9

C19.5

FFE

FFE OF NEW BLDG

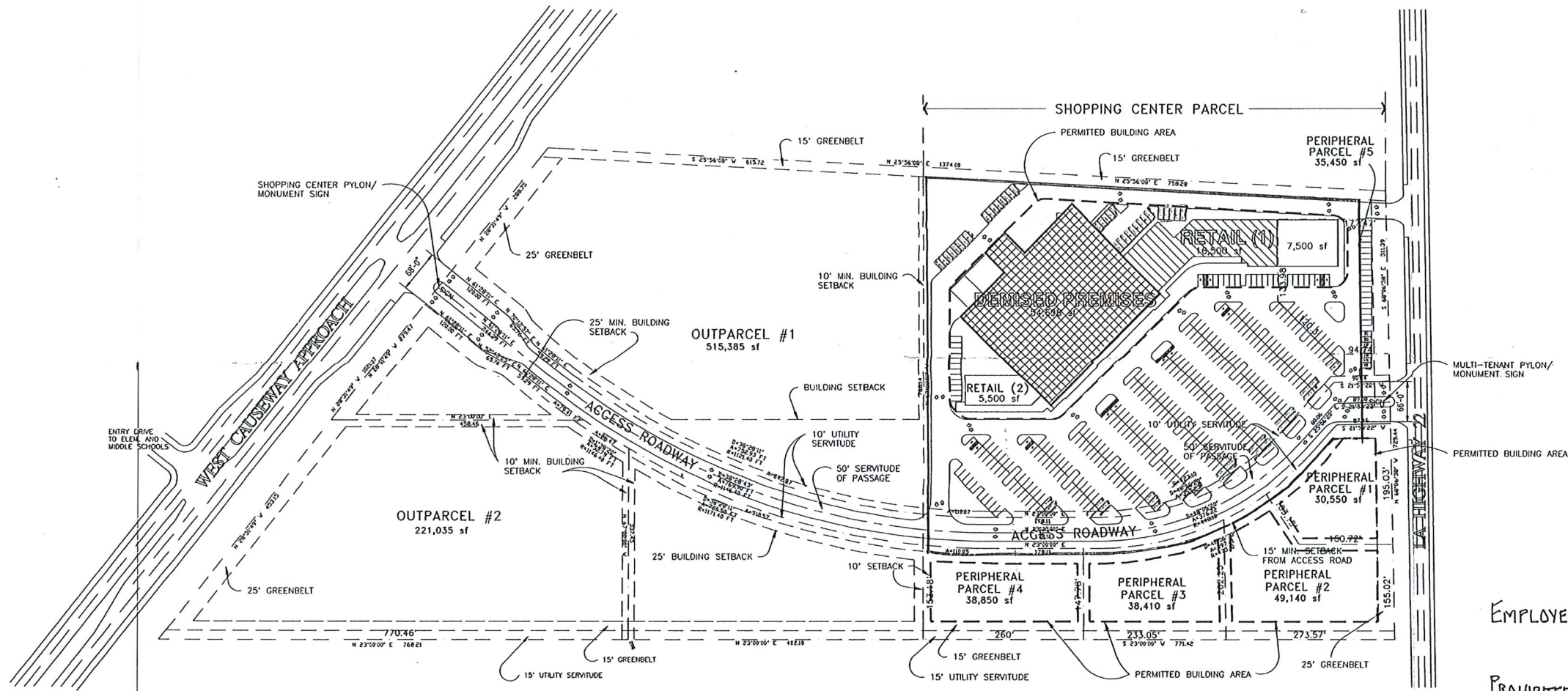
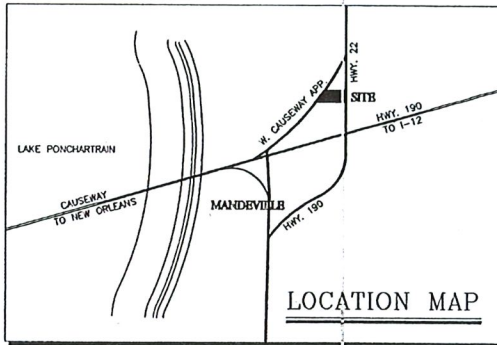
19.2

18.2

20.8

19.6

G



SITE PLAN
1" = 100'-0"

SHOPPING CENTER:	125,198 sf
SAV-A-CENTER:	54,698 sf
PHASE 1 RETAIL:	16,500 sf
PHASE 2 RETAIL:	5,500 sf
PER. PAR. #1:	6,000 sf
PER. PAR. #2:	12,000 sf
PER. PAR. #3:	7,000 sf
PER. PAR. #4:	7,000 sf
PER. PAR. #5:	7,500 sf
MAXIMUM ALLOWABLE SQUARE FOOTAGE OF BUILDING AREA IN SHOPPING CENTER PARCEL SHALL NOT EXCEED 130,000 sf	
SHOPPING CENTER PARKING: 453 SPACES INCLUDING 14 H/C (5.39 SPACES/ 1,000 sf)	
PERIPHERAL PARCEL PARKING IN ACCORDANCE WITH APPLICABLE BUILDING CODE FOR USE CONTAINED WITHIN PARCEL.	

SUPPLEMENTAL RESTRICTIONS:

MAXIMUM HEIGHT: 22' FOR PERIPHERAL PARCELS 1, 2, & 5
35' FOR PERIPHERAL PARCELS 3 & 4

PARKING FOR OUTPARCELS AND PERIPHERAL PARCELS SHALL BE ON-SITE IN ACCORDANCE WITH APPLICABLE CODES.

EMPLOYEE PARKING FOR THE SHOPPING CENTER SHALL BE AT THE REAR OF THE SHOPPING CENTER AND THE FURTHEST MOST PARKING SPACES CLOSEST TO ACCESS ROADWAY.

PERMITTED BUILDING AREA WITHIN THE PERIPHERAL PARCELS IS DEFINED BY THE BUILDING SETBACK LINES.

EMPLOYEE PARKING *OK*

PROHIBITED TAKING AREA *OK*

EM# 2155
INST# 1076184

EXHIBIT "A"
A & P 47-047

EXHIBIT "A"
A & P 47-047

PROPOSED LAND DEVELOPMENT PLAN FOR
DALWILL PROPERTIES
MANDDEVILLE, LOUISIANA

LYNN MITCHELL
ARCHITECT
240 GERARD STREET • MANDEVILLE, LA 70448 • (504) 628-7779

PROVIDED:
DATE: 20 NOV 97
PROJECT: 9709
GRAND: X-A

CASE SUMMARY SHEET**CASE NUMBER: SUP24-05-04****DATE RECEIVED: April 2, 2023****DATE OF MEETING: May 14, 2024 and May 28, 2024****Address: 2121 General Pershing****Subdivision: Old Town of Mandeville, Square 44 Lot G****Zoning District: TC Town Center District****Property Owner: Jacqueline Vidrine****REQUEST: SUP24-05-04 – Charlie Rick requests Special Use Approval to allow Administrative and Business Offices per the Table of Permitted Uses, CLURO Section 7.8, Old Town of Mandeville, Square 44 Lot G, TC Town Center District, 2121 General Pershing Street****CASE SUMMARY:**

The property is located at 2121 General Pershing St., on the corner of General Pershing St., and Lafitte St. The property measures 100.03' x 133.23' containing 13,326 square feet per a survey prepared by Kelly McHugh & Associates, Inc., dated 2.15.2002. The lot is currently improved with a residential structure. The applicant is requesting to change the use from single family residential to administrative and business to establish an office. The use requires special use approval in the Town Center District.

6.4.1. Administrative and Business Offices

Offices or private firms or organizations which are primarily used for the provision of executive, management, or administrative services. Typical uses include administrative offices, and services including real estate, insurance, property management, investment, personnel, travel, secretarial services, telephone answering, photocopy and reproduction, and business offices of public utilities, organizations and associations, or other use classifications when the service rendered is that customarily associated with administrative office services.

The applicant is a contractor and is requesting to operate an office at this location. The applicant currently owns a business located on Hwy 59 in Abita Springs and wants to move the contracting offices currently located there away from their retail location. The applicant stated that this will not be a job site/construction storage site.

A floor plan has been submitted showing that there will be a total of 1,071 sq. ft. for the proposed use. The Town Center District follows the B-3 Site Development Criteria.

Landscape:

A landscaping plan has not been submitted. A compliant plan would have to be submitted before a permit is issued.

Parking:

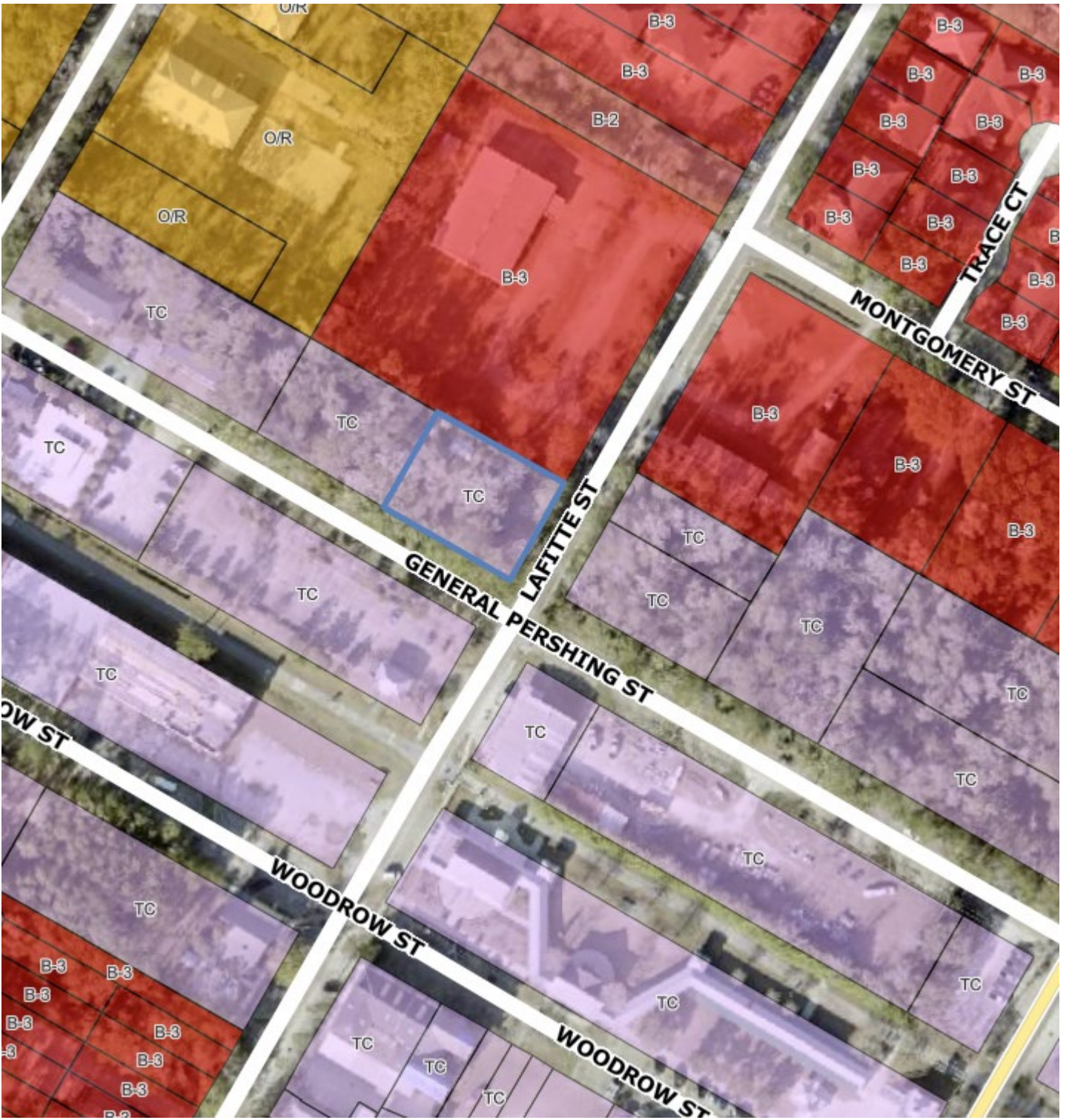
Parking requirements in the Town Center District require the calculation for Shopping Center – Neighborhood be used for all commercial uses. Shopping Center – Neighborhood requires 4 spaces per 1,000 sqft of gross floor area.

The Town Center District allows for the reduction in parking by exception when there is sufficient public parking in the area. There are seventeen public parking spots available nearby along General Pershing St., with three on street parking spaces directly across the street from 2121 General Pershing.

The applicant will be required to submit plans to the State Fire Marshall due to the change of use. Additional modifications to the building may be required. Should any modifications result in an exterior change, the applicant will require HPDC approval.

CLURO SECTIONS:**6.4.1. Administrative and Business Offices**

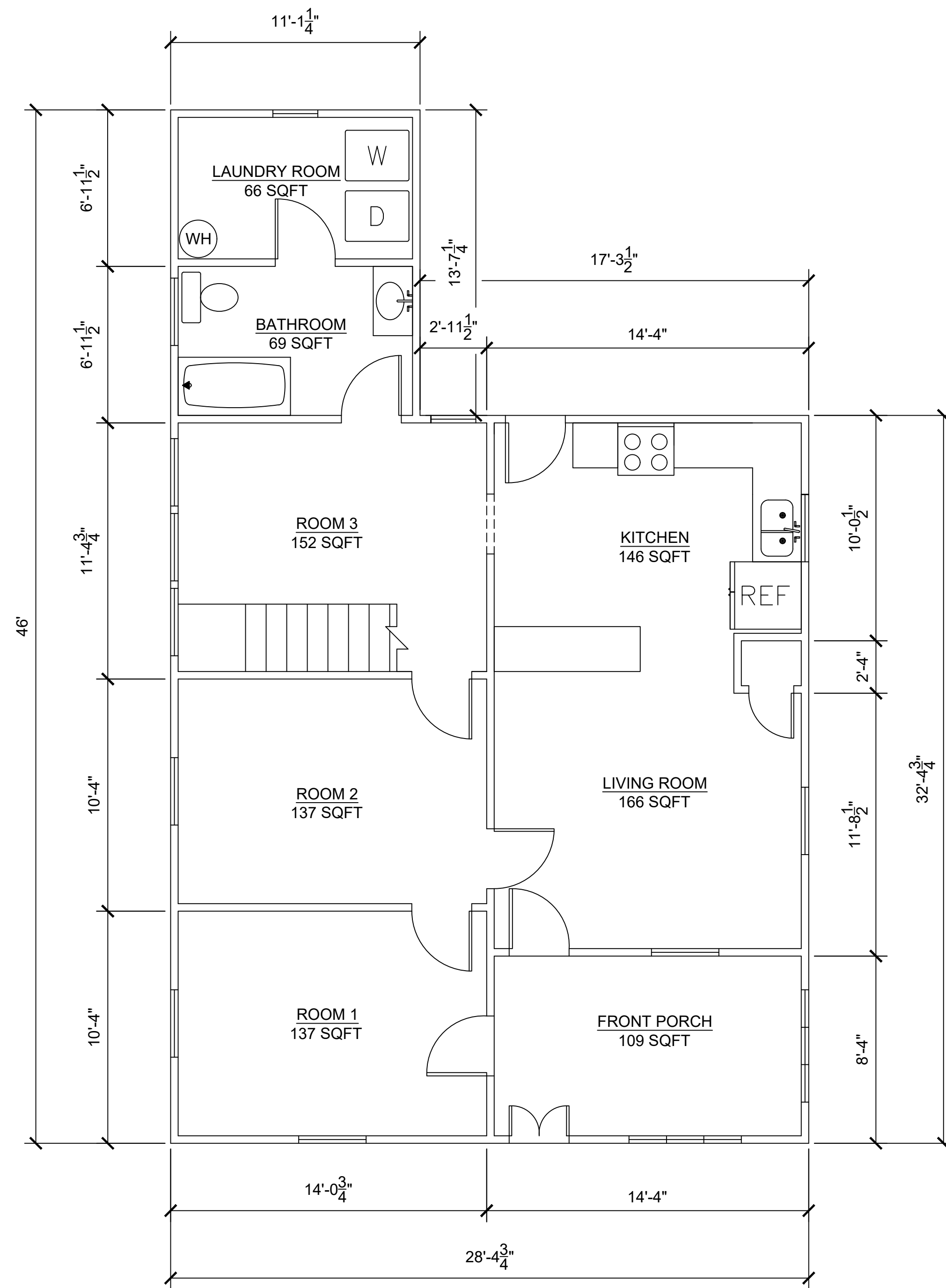
Offices or private firms or organizations which are primarily used for the provision of executive, management, or administrative services. Typical uses include administrative offices, and services including real estate, insurance, property management, investment, personnel, travel, secretarial services, telephone answering, photocopy and reproduction, and business offices of public utilities, organizations and associations, or other use classifications when the service rendered is that customarily associated with administrative office services.





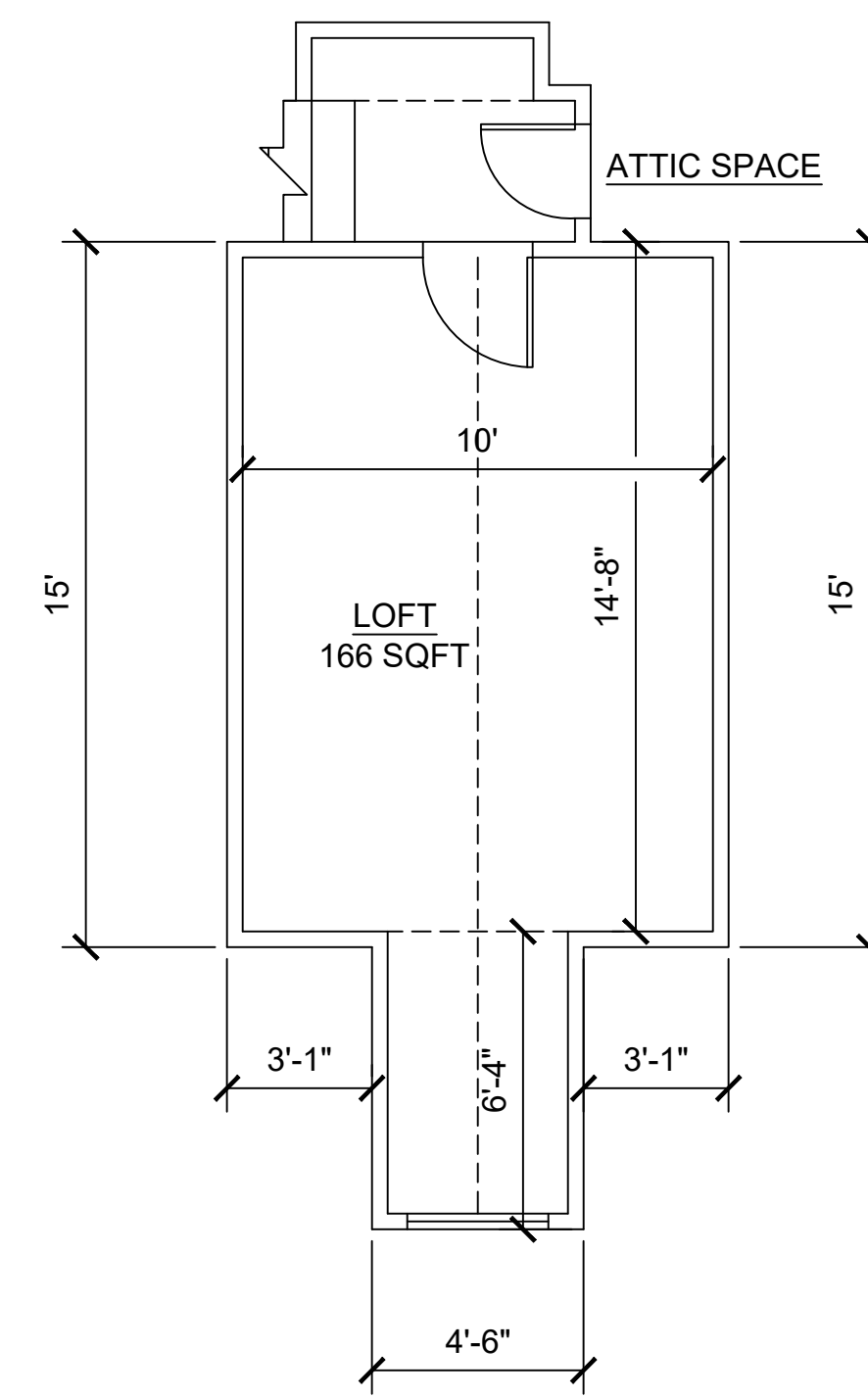
Charlie Rick Engineering
 Firm License # 6703
 Edward Carrick
 Engineer License # 32487
 Covington, Louisiana
 985-237-5337
 www.charlierick.com

Charlie Rick Engineering
 70117 LA-59
 Abita Springs, Louisiana, 70420



FIRST FLOOR TOTAL SQUARE FOOTAGE ≈ 1071 SQFT

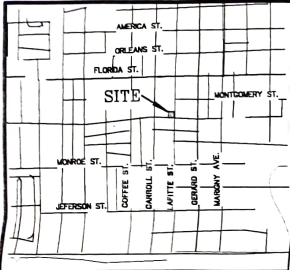
1 FIRST FLOOR LAYOUT
 SCALE: 1/4" = 1'



SECOND FLOOR TOTAL SQUARE FOOTAGE ≈ 216 SQFT

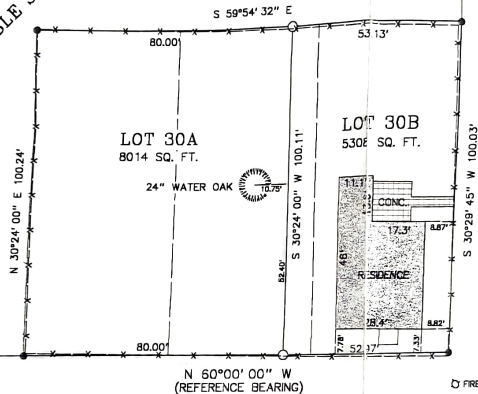
2 SECOND FLOOR LAYOUT
 SCALE: 1/4" = 1'

No. Issue			
0			
Design By	CR/ERK	ISSUE	
Drawn By	CPS	DATE	
Scale	As Noted		
Paper	Size D		
Draw Date	04/25/2024		
Parcel #	LotS 30-A & 30-B		
Project #	24-0010		
Project Name	Old Mandeville Office		
Sheet Name	Floor Plan		
Sheet #	A2		



VICINITY MAP

DOUBLE SQ. 44



GENERAL PERSHING ST.

LAFITTE ST.

○ FIRE HYDRANT

LOT 30A

A certain parcel of land situated in and being a part of Double Square 44, City of Mandeville, St. Tammany Parish, Louisiana and more fully described as follows.

Commence at the intersection of Western right of way of Lafitte Street and the Northern right of way of General Pershing Street and measure North 50 degrees 00 minutes 00 seconds West a distance of 52.97 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING continue North 60 degrees 00 minutes 00 seconds West a distance of 80.00 feet; thence North 30 degrees 24 minutes 00 seconds East a distance of 100.24 feet; thence South 59 degrees 54 minutes 32 seconds East a distance of 80.00 feet; thence South 30 degrees 24 minutes 00 seconds West a distance of 100.11 feet to the POINT OF BEGINNING, and containing 8,014 square feet, more or less.

LOT 30B

A certain parcel of land situated in and being a part of Double Square 44, City of Mandeville, St. Tammany Parish, Louisiana and more fully described as follows.

Commence at the intersection of Western right of way of Lafitte Street and the Northern right of way of General Pershing Street, said point being the POINT OF BEGINNING, and measure North 60 degrees 00 minutes 00 seconds West a distance of 52.97 feet; thence North 30 degrees 24 minutes 00 seconds East a distance of 100.11 feet; thence South 59 degrees 54 minutes 32 seconds East a distance of 53.13 feet; thence South 30 degrees 23 minutes 45 seconds West a distance of 100.03 feet to the POINT OF BEGINNING, and containing 5,306 square feet more or less.

NOTE: CITY SEWER & WATER SERVICES AVAILABLE

— LEGEND —

- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET

THIS PROPERTY IS LOCATED IN FLOOD ZONE A10; BASE FLOOD ELEV. 12.0'; F.I.R.M. PANEL NO. 220202 0002 C; REV. 4-4-83

NOTE: SERVICELINES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SERVICELINES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS BEEN INFORMED BY ANY TITLE SEARCH OR ABSTRACT.



KELLY J. McHUGH REG. NO. 4443
 CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY, RED STAMP SIGNIFIES CORRECT PLAN.

APPROVALS:

MAYOR OF THE CITY OF MANDEVILLE

CITY ENGINEER

CHAIRMAN OF THE PLANNING COMMISSION

CITY PLANNER

CLERK OF COURT DATE FILE NO.

ORDINANCE NO. DATE

SEE ATTACHED LETTER

REFERENCE: DEED FILED IN THE OFFICIAL RECORDS OF ST. TAMMANY PARISH, BEARING INSTRUMENT NO. 877881, FILED 10-8-93.

BOUNDARY SURVEY OF:

RESUBDIVISION OF A PORTION OF DOUBLE SQ. 44, INTO LOTS 30A AND 30B, CITY OF MANDEVILLE, ST. TAMMANY PARISH, LA.

PREPARED FOR:

JOANNE V. PULTITZER

KELLY J. McHUGH & ASSOC., INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 845 GALVEZ ST., MANDEVILLE, LA. 70481

SCALE: 1" = 30' DATE: 2-15-02
 DRAWN: R.F.D. JOB NO.: 02-010
 REVISED:

CASE SUMMARY SHEET**CASE NUMBER: V24-05-16****DATE RECEIVED: April 15, 2023****DATE OF MEETING: May 14, 2024 and May 28, 2024****Address: 1620 Old Mandeville Lane****Subdivision: Old Mandeville Woods, Square 254 Lot 2A****Zoning District: R-1 Single Family Residential District****Property Owner: Lynn Mason**

REQUEST: V24-05-16 – Lynn Mason requests a variance to CLURO Section 9.2.5.7. Live Oak Protection Requirements, Old Mandeville Woods, Square 254 Lot 2A, R-1 Single Family Residential District, 1620 Old Mandeville Lane

CASE SUMMARY:

The applicant owns the property located at 1620 Old Mandeville Lane, located on the west side of Old Mandeville Ln, and north of Labarre St. The property measures 90' x 226' containing 20,340 square feet per a survey prepared by Fontcuberta Surveys and dated 8.10.2004. The property is currently improved with a single-family residence.

The applicant is requesting to remove a 24" dbh live oak located on the northeastern side of the home. The application states that they are wanting to remove the live oak as the neighbors are afraid that it will fall on their house as it leans towards their home already. The application states that these concerns arose after a drainage pipe and pump were installed to help alleviate flooding in the yard.

A report on the live oak was prepared by Ladson Poole of ArborWorks and submitted by the applicant. The report states that an evaluation of the tree was done before the drainage project, and one month after the project was completed. The report also states that Mr. Poole was present during the trenching portion of the project. The assessment provided at the end of the report states that it is too early to tell if the drainage installation had any major effect on the tree's health or stability.

The report states that the tree was in good health and was structurally sound prior to the drainage project, and that the current lean of the tree has been present for the entire life of the tree and was a result of phototropic growth and not from wind or mechanical damage. It is the recommendation that the tree be assessed every six months or after any major wind/storm events for the next 2-3 years. The report goes on to say that it is incorrect and not possible to definitively say that the tree has become more of a risk as a result of the drainage project at this time.

The replacement for a 24" Live oak is 4 Class A trees a minimum of 4 2" dba trees that are 10' in height.

CLURO SECTIONS:

2. Replacement of Vegetation - *Should any required tree, shrub or other landscape vegetation die or be removed, or a non-living screen need replacement, the tree, shrub, vegetation, or screen shall be replaced by a similar tree, type of vegetation, or screen meeting the requirements of this Article. Class A trees less than six (6) inches in diameter shall be required to be replaced with one (1) two (2) inch dbh Class A tree, a minimum of ten (10) feet in height per Class A tree removed. Class A trees six (6) inches dbh or greater which are required to be replaced shall be replaced with a two (2) inch dbh replacement tree a minimum of ten (10) feet in height for each six (6) inches dbh of tree removed. Replacement vegetation shall be required to be installed within twenty (20) days of written notice by the landscape inspector.*

9.2.5.7. Live Oak Protection Requirements

In all zoning districts, including the R-1, R-1X and R-2 districts, all live oak trees 6" dbh shall be protected as follows:

1. A tree removal permit shall be obtained from the Building Inspector prior to cutting, clearing or removing any live oak tree.
2. The applicant wishing to remove a live oak tree must state in writing that such activity will enhance the health, safety and welfare of the public, or otherwise benefit the public interest and the applicant must offer evidence to that effect. The Building Inspector is empowered to issue or deny the permit based on the application and the evidence. Prior to the issuance of a tree removal permit the applicant must submit a plan or written statement offering evidence of compliance with the tree replacement provisions of this Article.
3. It shall be unlawful for any person to place soil in such a way that would cause live oaks to become diseased or die. If filling with soil is necessary to properly drain the land, all efforts should be made to protect the area within the drip line of a live oak from the impact of such activity. Should all efforts fail and a tree removal permit be issued for the removal of the live oak the provisions of these regulations regarding replacement of trees shall be required to be met.
4. A tree removal permit will be required to prune the primary and secondary branches of any live oak tree 12" dbh or greater. Such pruning shall be required to be recommended in writing and supervised by a licensed arborist or a state forester.





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8 Recommendations/Conclusions

9 Glossary of Terms

10 Disclaimer

CERTIFIED ARBORIST REPORT

April 11, 2024

Tree Location:

1620 Old Mandeville Lane
Mandeville, LA 70448

Prepared For:

Lynn Mason
1620 Old Mandeville Lane
Mandeville, LA 70448

Prepared By:

Ladson Poole
ArborWorks LLC
P.O. Box 2532
Mandeville, LA 70470
ISA Certified Arborist - SO-11097A
LA Arborist License - 2469
Lpoole@arbor-works.com



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Tree Location:
 1630 Old Mandeville Lane
 Mandeville, LA 70448

Prepared For:
 Lynn Mason
 1630 Old Mandeville Lane
 Mandeville, LA 70448

Prepared By:
 Jason Poole
 ArborWorks LLC
 PO Box 2232
 Mandeville, LA 70470
 ISA Certified Arborist - 2011097A
 LA Arborist License - 2489
 jpoole@arbor-works.com

Introduction

In February 2024, Ms. Lynn Mason (hereafter referred to as “the client”) contacted Arborworks LLC looking for a professional assessment and report concerning a live oak tree (the tree) on her property at 1620 Old Mandeville Lane Mandeville, LA 70448. I (The Arborist) met with the client on 02/16/2024 at her property. The client brought me to the tree in question and informed me of the general history of the tree, the upcoming drainage work that was to be performed around the tree, and her concerns.

The client showed me the tree and explained the drainage project that was to be completed in the near future. The client shared with me her concerns related to the necessary trenching that was to be completed near the tree’s trunk. The client’s main concern was to make sure that the trenching was done in a way to minimize damage to the tree’s roots in order to, ideally, preserve the long term health and stability of the tree.

This report will address the tree’s health prior to, and immediately after the drainage project, based on the evidence provided to me by the client, my visual inspections before, during, and after the drainage project, as well as my experience and knowledge of this species’ growth habits and failure statistics.

Methodology

The standards of the Level 2 Basic Assessment were used to inspect the tree/trees. This common industry standard is the primary method employed by the International Society of Arboriculture (ISA) Certified Arborists to assess trees. The glossary contains a complete description of this type of assessment. The tools used to conduct this assessment include - diameter tape, soil probe, soil compaction gauge, tensiometer, sounding mallet, binoculars, and GPS.

Site Location & Description

The tree is located along the right side (Northeastern side) of the home, behind the fence that surrounds the client's back yard. The home is located in a residential neighborhood. The tree is between 1620 Old Mandeville Ln and 1630 Old Mandeville Ln.

Map



During drainage project (Feb 2024):
There was a trench drain installation project completed in February 2024. The drain was to be installed on the northern property line, along the fence. The drain would be in between the trunk of the tree and the fence property line. I was present during the trenching portion of the project in order to find my expertise and guidance to the drain installation crew. The trench was approximately 1.5-2 feet deep by 6-8 inches wide and was dug along the majority of the northeastern property line. The trench was approximately 3 feet from the base of the tree. During the trenching, there was 1 medium size root that

Tree Species & Info Table

Tree No.	Common Name	Genus/Species	DBH	Height	Health/Status	Notes
1	Southern Live Oak	Quercus virginiana	24"	~25'	Good	Approx 20-25 degree lean towards 1630 Old Mandeville Ln

Observations

The area has a number of healthy and vigorous trees of varying species. The soil density near and around the tree is good and considered normal for a residential yard in this area.

Prior to drainage project (Feb 2024):

The tree's canopy is green and as full as we would expect to see at this time of year. Considering the drought that this area dealt with in the previous year, this tree seemed to be in decent health relative to similar size and similar age trees of the same species in the same area. The tree is a younger specimen and looks to have strong vitality and vigor. There is a lean towards the home at 1630 Old Mandeville Ln of approximately 20-25 degrees. This lean appears to be a result of phototropic growth. There is no evidence of girdling roots or root issues in general. The tree is between the northeastern wall of the client's home and the northeastern property line, approximately 6 feet from the home and 5-6 feet from the property line. The tree has 3 main leaders that are all healthy with strong, u-shaped branch attachments.

During drainage project (Feb 2024):

There was a french drain installation project completed in February 2024. The drain was to be installed on the northeastern property line, along the fence. The drain would be in between the trunk of the tree and the fence/property line. I was present during the trenching portion of the project in order to lend my expertise and guidance to the drain installation crew. The trench was approximately 1.5-2 feet deep by 6-8 inches wide and was dug along the majority of the northeastern property line. The trench was approximately 3 feet from the base of the tree. During the trenching, there was 1 medium size root that

was encountered with a diameter of 1.5 inches. This root was unavoidable and was cleanly cut using a sawzall type saw, per my recommendation. There were no other roots encountered that were greater than 1/8 inch in diameter. After the trenching was completed, the drain was installed and the trench backfilled. The area was top dressed with a layer 2 inches thick of small landscape rocks.

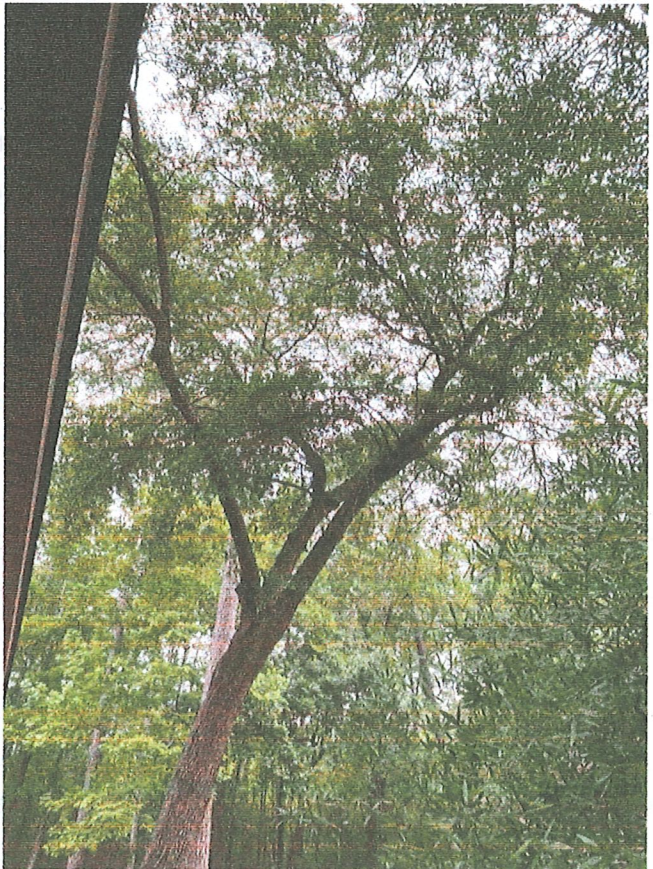
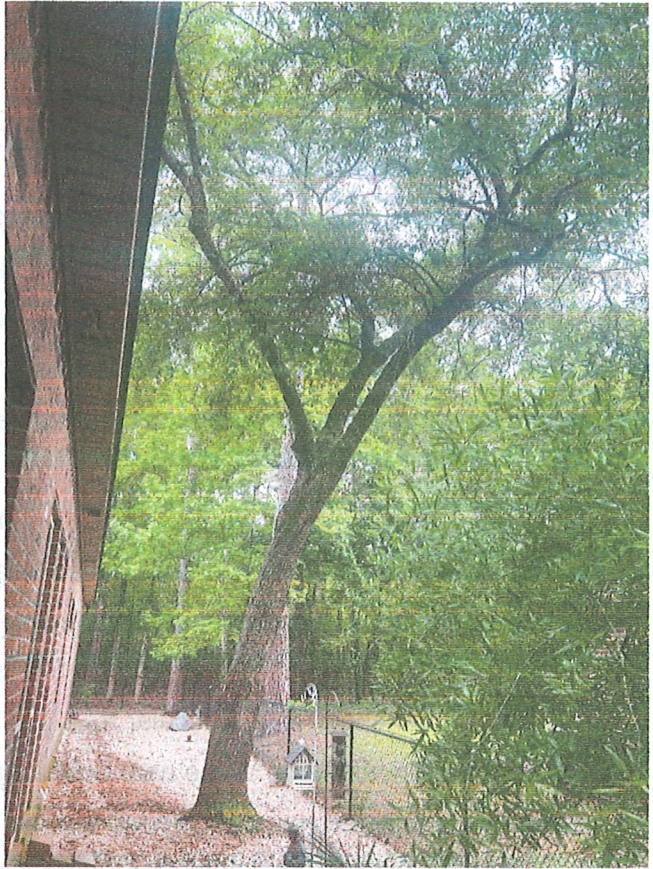
After drainage project (March 2024):

One month after the project was completed, I revisited the site to complete a post-project assessment of the tree. There were no changes to the tree's appearance and the tree was still exhibiting strong vitality and vigor. By this time, the tree had completed pushing out its new growth for the season and the tree looked to be strong and healthy. At this time, there are zero signs of any observable lasting or worrisome damage to the tree's structure or the tree's health.



Photographs





ArborWorks • 985.951.0128 • info@arbor-works.com
www.arbor-works.com

Recommendations/Conclusions

In my opinion, it is too early to tell whether or not the drainage installation had/will have any major effect on the tree's health or stability. The tree's health was strong and the tree's structure was sound prior to the drainage project beginning. During the project, everything was performed in a way that meets or exceeds the recommended standards per the International Society of Arboriculture - this is based on my visual observation and my involvement in the project. The tree's lean has been present for the tree's life and has been part of its growth habit since it was a young sapling. The lean is a result of phototropic growth and not from wind or mechanical damage. When a tree grows towards the sunlight in this way, the tree will put on what is called "reactionary growth". This reactionary growth is a change in the tree's structure to compensate for the change in compressive and tensile forces as a result of the tree's lean. Live oaks are inherently strong and can easily deal with significant leans and long, overreaching branches. This particular tree is still relatively young and small. Of course, there is always risk present when you have a tree near a structure, but in this case I believe that it is too early to tell whether or not this tree has become more of a risk due to the drainage project. The majority of the roots that are holding the tree up would be on the tensile side or backside of the lean. This side of the tree was not at all affected by the drainage project.

It is my recommendation that the tree be continually assessed and inspected every 6 months for the next 2-3 years (or after any major wind/storm events), in order to monitor the tree's reaction to the drainage project. I believe it is incorrect and not possible to definitively say that this tree has become more of a risk as a result of the drainage project at this time.

Best Regards,

Ladson Poole
ArborWorks LLC
ISA Certified Arborist - SO-11097A
LA Licensed Arborist - 2469
Lpoole@arbor-works.com

Glossary of Terms

ANSI 300: The tree industry pruning standards recommended by ISA and internationally accepted as industry best practices

Bifurcated Stem: This refers to a bole that has split (or forked) into two stems/leaders. The two leaders are not always the same size. See co-dominant below.

Bole: The main trunk of a tree.

Cambium: The layer of cells responsible for the growing girth of a tree. It annually produces new bark and new wood in response to hormones that pass down through the phloem.

Canker: A persistent lesion formed by the death of bark and cambium due to colonization of fungi or bacteria.

CODIT: Stands for “compartmentalization of decay in trees”. This is the tree’s natural defense against the spreading of internal decay. This is how tree’s “seal” themselves after sustaining a cut or wound. Some species perform this process well, while others do not.

Critical Root Zone (CRZ): This describes the two major components that constitute a root system: the buttress roots which anchor the tree to the soil and the small feeder roots which absorb water and nutrients that promote health and growth.

Co-Dominant Stems: A tree will sometimes grow two or more main stems/boles. When they are of equal or close to equal size in diameter, they are referred to as being co-dominant. If the crotch/union where they join has formed an open “U” shape, the union is fairly strong. If the crotch has formed a “V” shape, the union is weak. This can lead to significant structural issues. See included bark.

Cation Exchange Rate (CER): This describes the ability or inability of a soil to hold and exchange negatively charged cations, which attract organic material. This is difficult to alter significantly. Sand has no capacity to exchange cations because it has no electrical charge. Therefore, sandy soils must rely heavily on large quantities of surface organic matter to maintain the necessary nutrients in the topsoil.

This means sandy soils, which have a low CER, can be improved by adding organic matter - general fertilizer is usually not effective.

Dieback: A common symptom or disease, especially in woody plants, characterized by progressive death of twigs, branches, shoots, or roots, starting at the tips. Dieback can be caused by fungi, stem or root boring insects, mechanical damage, paving over roots, winter injury from cold, etc.

Diameter at Breast Height (DBH): This is one of the ways arborists use to measure a tree's size. It refers to the tree's diameter measured 4.5 feet above the ground.

Dog-leg: This refers to a sharp bend in a stem.

Epicormic: These are small sprouts or branches that grow in response to environmental stress from adventitious or latent buds. Sometimes referred to as "water sprouts".

Gall: A gall is a growth of plant tissue that starts with an organism's (insect, mites, fungi) chemical and/or mechanical stimuli, which increases the plant's production of growth hormones.

Heading Back: This is reducing the length of a branch or height of a tree. This type of pruning is not acceptable and does not adhere to the ANSI A300 pruning standards.

Heartwood: This is the inner xylem or the inner wood of a tree that gives the tree its strength and rigidity.

Included Bark: This frequently develops in trees exhibiting co-dominant stems with acute, or "V", shaped unions. The stems grow against each other forming a bark inclusion as the stems gain diameter. Unions with included bark are much more prone to failure and can be serious structural issues.

Level 1 Assessment: Developed by the International Society of Arboriculture (ISA), the Level 1 Assessment is a visual assessment from a specified perspective of an individual tree or a population of trees near specified targets to identify obvious defects or specified conditions. A limited visual assessment typically focuses on identifying trees with an imminent and/or probable likelihood of failure. Level 1 Assessments do not always meet the criteria for a "Risk Assessment" if they do not include analysis and evaluation of individual trees. These assessments are the quickest but least thorough.

Level 2 Assessment: Developed by the International Society of Arboriculture (ISA), the Level 2 Assessment is a detailed visual inspection of a tree and surrounding site, and a synthesis of the information collected. It required that a tree risk assessor walk completely around the tree, looking at the site, buttress roots, trunk, and branches. This assessment may include the use of simple tools to gain additional information about the tree or its defects.

Geotropism: The tree's attempt to straighten itself vertically

Nutrient Cycling: As plants shed leaves, needles, and branches or die and fall over, they create a layer of organic material which begins to decompose. This adds nutrients to the soil which other plants can then use. It is a cyclical process.

Phototropism: The tree's attempt to grow towards light.

Phloem: The phloem is the pipeline through which food (photosynthates) passes from the leaves or needles to the rest of the tree. Also referred to as "sap". This sap is stored throughout the xylem.

Root Flare: The root flare is the portion of the tree where the trunk widens at the base as it transitions from trunk to root. A good root flare often lends itself to a strong anchor system.

Stem or Leader: Terms that describe significant branches or the main vertical trunk that side branches originate from.

Shear Crack: A shear crack may appear when the opposite forces of compression and tension are sufficiently strong to cause the wood to split as the forces "slide" past each other. This can be caused by leaning or branches heavily laden with snow. Torsional forces caused by asymmetrical canopies exposed to strong winds also can cause shear cracking.

Soil Compaction: Refers to the denseness or looseness of the soil aggregate. Compacted soils make it difficult for trees roots to grow, and it also leaves less pore space - pore space is needed for air and water/nutrients to occupy the soil. Soil compaction is prevalent in urban areas and can be caused by vehicle traffic, heavy machinery from the construction process, paving, etc.

Targets: These are the things/structures that could be damaged if a tree or branch were to fail.

Target Zone: The area where targets are in relation to the tree or tree part - within the tree's dripline, within 1 x the tree's height, or within 1.5 the tree's height for a dead/decaying tree.

Tree Protection Zone (TPZ): A temporary fenced off area around trees established to avoid tree injury during the construction process. The primary objective is to protect the delicate root system from soil compaction. All construction workers should be aware that absolutely nothing is to be disturbed or stored within the TPZ.

Xylem: The wood that forms the structure of a tree and provides support. The inner xylem is often referred to as the "heartwood" and the outer xylem is referred to as the "sapwood". The cambium and phloem layers are between the xylem and periderm, or bark.

Disclaimer

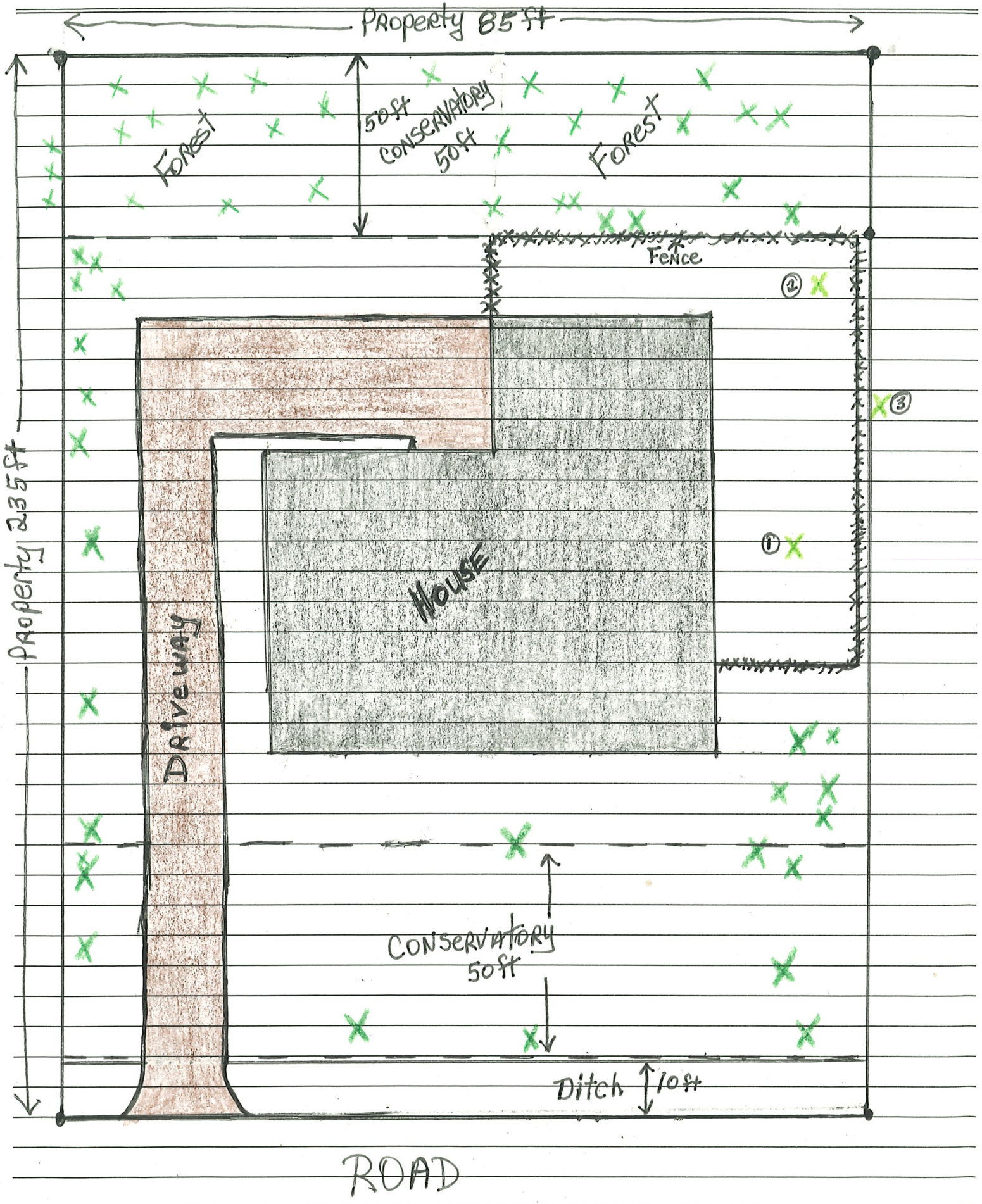
Arborists are tree specialists who use their education, knowledge, training, experience, and research to examine trees and woodlands. Arborists recommend measures to enhance the beauty and health of trees and forests, while attempting to reduce the risk of living near them. Clients may choose to accept or disregard the recommendations of the arborist or seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms subject to attack by disease, insects, fungi and other forces of nature. There are some inherent risks with trees that cannot be predicted with any degree of certainty, even by a skilled and experienced arborist. Arborists cannot predict acts of nature including, without limitation, storms of sufficient strength, which can cause even a healthy tree to fail. Any entity that develops land and builds structures with a tree in the vicinity should be aware and inform future residents of the risks of living with trees and this arborist's disclaimer.

Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like medical care, cannot be guaranteed. In addition, construction activities are hazardous to trees and cause many short and long-term injuries, which can cause trees to die or topple either in the short term or over many years or decades.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services, such as property boundaries, property ownership, disputes between neighbors, and other issues. Consulting arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist by the client. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

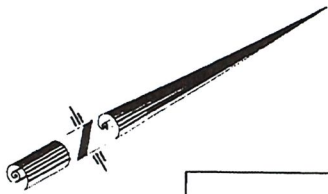
Neither the author nor ArborWorks LLC has assumed any responsibility for liability associated with the tree(s) on or adjacent to this project site, their future demise and/or any damage, which may result from them. To live near trees is to accept some degree of risk.



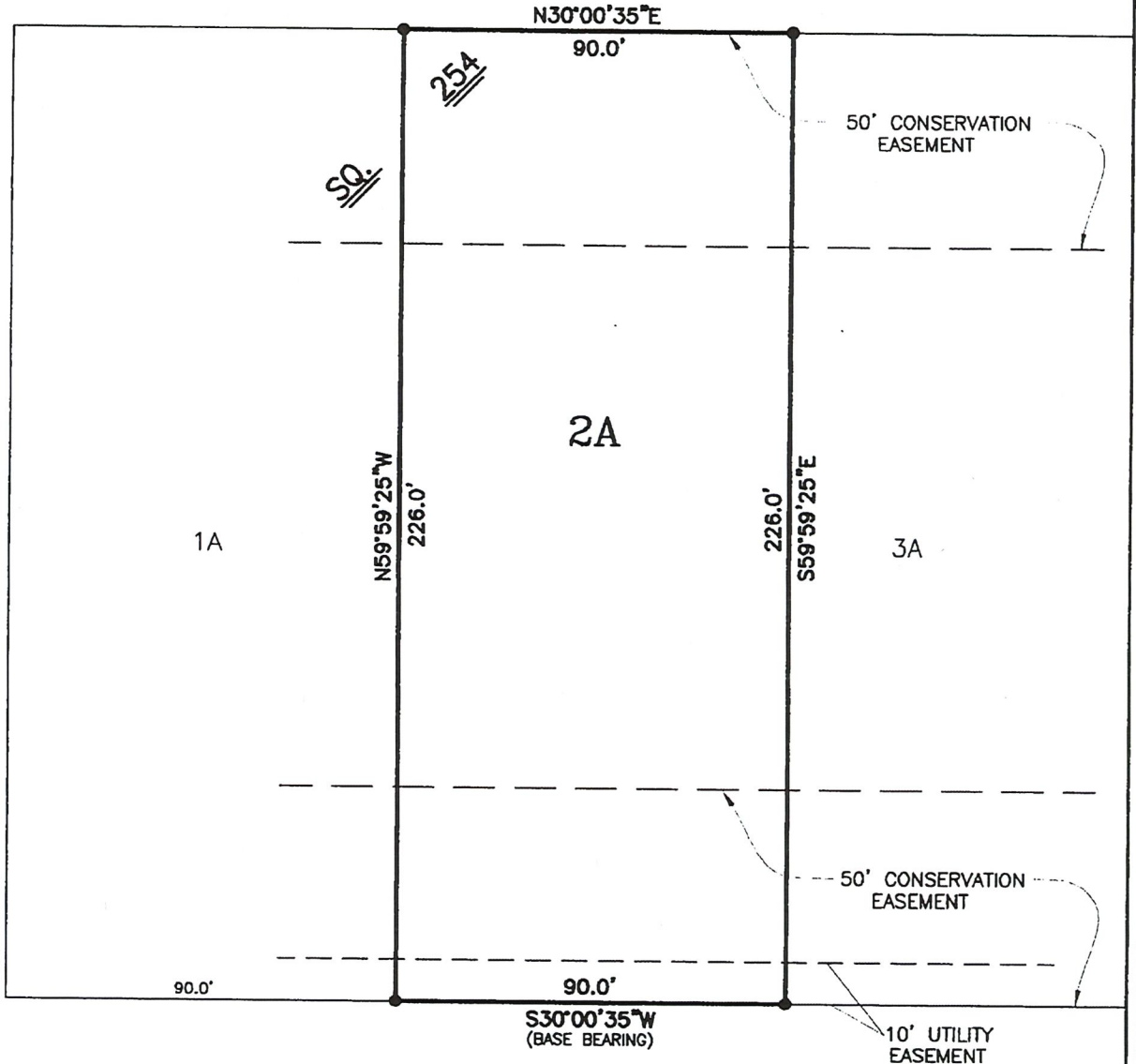




LOUVAL STREET
(not constructed)



LABARRE STREET



OLD MANDEVILLE LANE

LEGEND

● = IRON ROD FOUND

REFERENCE SURVEY AND BASIS FOR BEARINGS:

PLAT OF OLD MANDEVILLE WOODS BY NORTHLAKE ENGINEERS & SURVEYORS, INC., DATED 9-02-2003, REVISED THRU 8-23-2004, RECORDED IN MAP FILE No. 3508 OF THE OFFICIAL RECORDS OF THE CLERK OF COURT OF ST. TAMMANY PARISH, LA.

NOTE:

ANY UTILITIES AND/OR ADDITIONAL SERVITUDES THAT MAY EXIST WITHIN THIS PROPERTY, IF ANY, ARE NOT SHOWN HEREON.

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 FLOOD ZONE "C" PER PANEL NUMBER 226205 0360 C, DATED 4-02-91.

THIS IS TO CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED AND IS IN ACCORDANCE WITH THE ADOPTED LOUISIANA MINIMUM STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

SURVEY OF LOT 2A
SQUARE 254
OLD MANDEVILLE WOODS
CITY OF MANDEVILLE
SECTION 45
TOWNSHIP 8 SOUTH
RANGE 12 EAST
ST. TAMMANY PARISH, LA



FONTCUBERTA
Surveys
INCORPORATED

PROFESSIONAL
LAND SURVEYORS

Thomas J. Fontcuberta
SURVEYOR

CERTIFIED CORRECT TO:

RICHLYN CONSTRUCTION, INC.,
COLUMBIA TITLE, LLC,
and RESOURCE BANK

DATE	SCALE	P.O. BOX 1792 COVINGTON, LA. 70434 PHONE: (985) 893-7461	DRAWN BY	CHECKED BY	JOB NO.	PLAT FILE NO.
8-10-2004	1" = 40'		DPB	TJF	432053	129-060