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CASE SUMMARY SHEET

CASE NUMBER: V26-07-23
DATE RECEIVED: June 24, 2026
DATE OF MEETING: July 14, 2026 and July 28, 2026

Address: 214 Girod
Subdivision: Old Town of Mandeville, Square 10 Lot 2A
Zoning District: B-3 Old Mandeville Business District
Property Owner: Joshua S. Brandner

REQUEST: V26-07-23 – Joshua S. Brandner, requests a variance to CLURO Section 5.2.3.2. Drainage Overlay District and Fill Sub-Area A, Old Town of Mandeville, Square 10 Lot 2A, B-3 Old Mandeville Business District, 214 Girod

PREVIOUS CASES: V23-08-30 – Setback Encroachment and Parking Reduction
SUP25-09-04 – Allow for a paved driveway [WITHDRAWN]

CASE SUMMARY: Allow additional fill at the rear of the property

The property at 214 Girod Street is located on the west side of Girod St., north of Claiborne St., and south of Jefferson St. The property is irregular in shape and measures 129’ along Girod St, 190’ along the north side, 61’ along the rear, then east for 83’, south for 66’ and then east for 108’ per a survey prepared by John G. Cummings and Associates and dated 9.09.2013. The property contains 19,215 sqft. A permit for elevation and renovation of the existing structure for a new oral surgery center was recently completed, and a Temporary Certificate of Occupancy was issued (Permit #23-9061).

The applicant received the final drainage inspection on June 1st which failed as the rear concrete driveway exceeds the fill requirements in the CLURO. The application states that this is due to the parking/base slab under the building being installed higher than originally intended. A variance is being requested to allow the pavement to remain in place as constructed due to the transition to the slab under the building that cannot be corrected and to ensure proper access to the parking under the building as well as ADA compliance. The application states that the site does not drain on any adjacent properties and is currently functioning as indented with no adverse impacts to any adjacent property.

The City Engineer reviewed the submitted documents and had the following comments: *“This project is in both the DO Overlay and Fill area A. It appears they used the grading/drainage plan in the original plan set, that was not approved, was used to set the elevation of the slab under the structure. The first approved drainage/grading plan was prepared by JV Burkes and dated 1/30/2024. See attached. The permittee then requested to change the gravel driveways to be changed to concrete driveways and the gravel parking to permeable pavers, the approved plan was prepared by Kyle & Associates and dated 10/29/2025. Due to not using the plans to set the elevation has resulted in fill up to 18” deep in the rear of the structure”.*

The City Engineer also prepared a figure using the drainage as-built, and noted both the natural grade (NG) of the site prior to construction and the fill above the natural grade in both feet and inches (shown in the parenthesis).

CLURO SECTIONS:
5.2.3.2. Drainage Overlay District and Fill Sub-Area A

The following standards shall apply to all development falling within the mapped boundaries of the drainage overlay district as established in section 7.6.1 of this CLURO and fill sub-area A, which includes the areas located between Monroe Street, Bayou Castain, Lakeshore Drive and Galvez Street. Where the DO district overlaps with other areas described in this section 5.2.3, the provisions of the DO district shall apply.

1. **Grading and Fill.** No change in elevation from natural grades shall be allowed except follows:
 - a. Up to six (6) inches of fill may be placed under the perimeter of the soffit or roof line of structures to achieve positive drainage from under the structure.
 - b. Existing sites may be graded, or surface or subsurface conveyances may be established to meet the City’s requirement to convey water to the City’s stormwater management system.
 - c. Grading changes shall not have an adverse impact on adjacent properties in accordance with State law.
 - d. Fill shall not be allowed within the dripline of existing trees required to remain or any vegetative protection area.
 - e. For lots and development sites in the D- O district that are greater than 20,000 square feet in area and located outside Fill Sub-areas A and B, fill and chain wall construction may be used under a slab foundation and the area under the principal structure is not subject to the above fill limitations. Attached garages and driveways may be established pursuant to section 5.2.3.4.1.g.
2. **Foundations and Slabs**
 - a. Pile construction shall be required in V zones.
 - b. Pier or pile construction allowed in other locations as long as the tops of the footings or grade beams is located at or below natural grade elevation.
 - c. Slabs may be established under structures and for non-habitable spaces, provided that the top of the slab is not greater than six (6) inches above natural grade at any point.
 - d. Slab construction shall not be allowed for any habitable area.

3. Driveways.
- a. Driveways shall be built at existing grade except that driveways may be elevated no more than six (6) inches if necessary to access a garage or parking areas beneath the building and to help convey water to the City's stormwater conveyance system.
 - b. 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.
4. **Parking Lots.** No paved parking lot is allowed within the DO district without approval of a Special Use Permit. No portion of the surface of a parking lot, regardless of whether the surface is aggregate or paved, shall be elevated more than six (6) inches above natural grade.



AS-BUILT DRAINAGE OF
A PORTION OF GROUND SITUATED IN SQUARE 10
TOWN OF MANDEVILLE * CITY OF MANDEVILLE
ST. TAMMANY PARISH, LOUISIANA

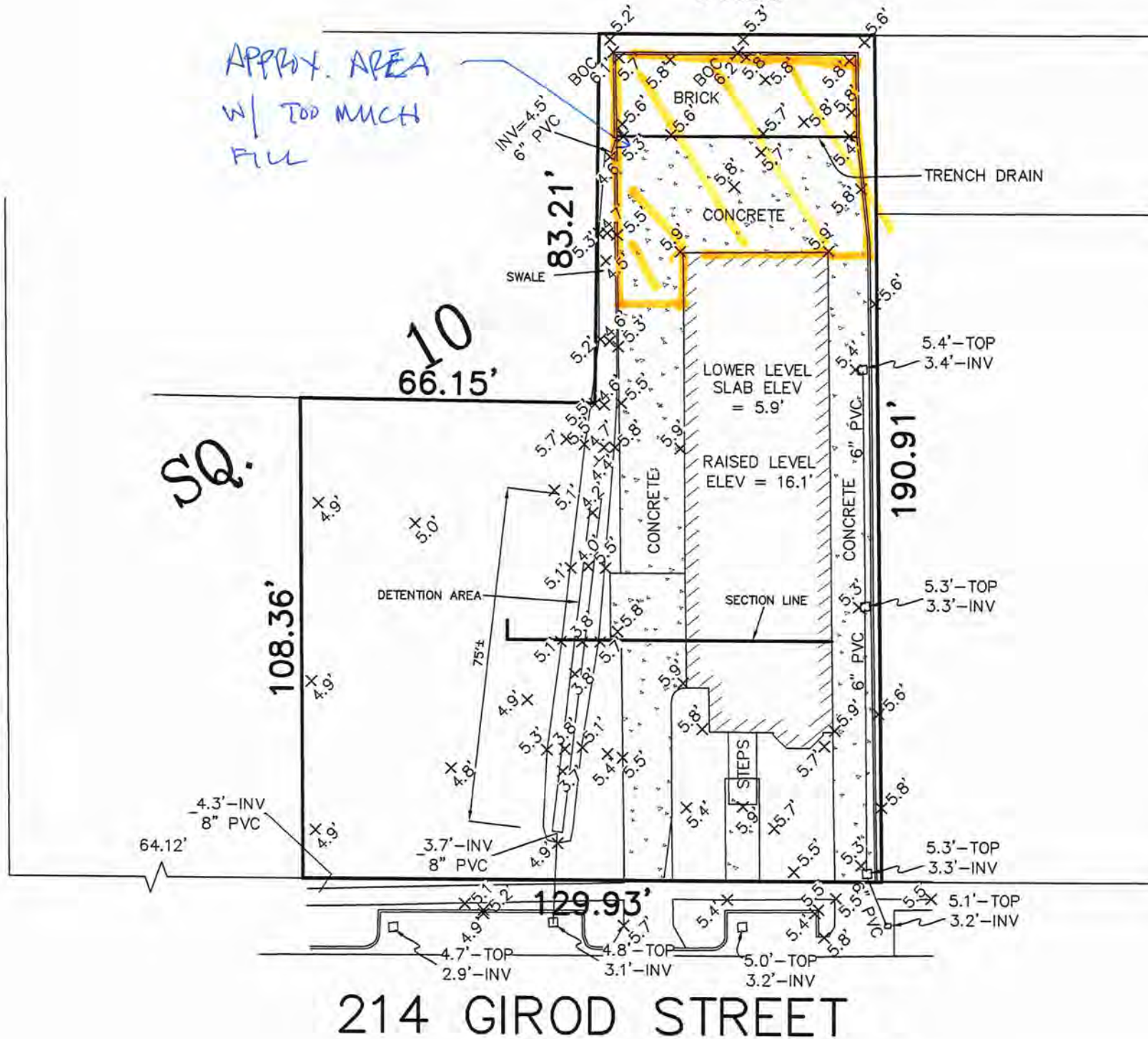
LAFITTE STREET (SIDE)

61.93'

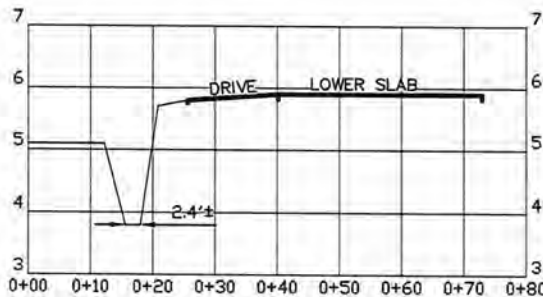
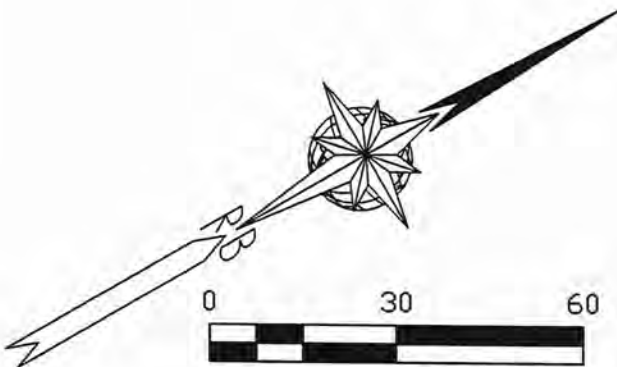
APPROX. AREA
W/ TOO MUCH
FILL

CLAIBORNE STREET

JEFFERSON STREET (SIDE)



214 GIROD STREET



Note: I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS located in a special flood hazard area, it is located in Flood Zone AE

FIRM Panel# 2202020427D Rev. 5-16-2012

NOTE: OWNER OR BUILDER RESPONSIBLE FOR OBTAINING SETBACKS BEFORE DESIGN OR CONSTRUCTION BEGINS.

NOTE: ELEVATIONS SHOWN HEREON ARE REFERENCED TO A TOPOGRAPHIC SURVEY PERFORMED BY JOHN G. CUMMINGS, DATED 12-11-2023.

REFERENCE:
SURVEY By John G. Cummings, PLS
Job No.: 07115-B
Dated: 9-9-2013

NO ATTEMPT HAS BEEN MADE BY RANDALL W. BROWN & ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, SUBSURFACE UTILITIES, RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.

NOT A BOUNDARY SURVEY

Randall W. Brown & Associates, Inc.
Professional Land Surveyors
228 W. Causeway Approach, Mandeville, LA 70448
(985) 624-5368 FAX (985) 624-5309
info@brownsurveys.com

Date: MAY 13, 2026
Survey No. 26307
Project No. (CR5) D23453.TXT

Scale: 1"= 30'±
Drawn By: RJB
Revised: 5-27-2026
6-1-2026

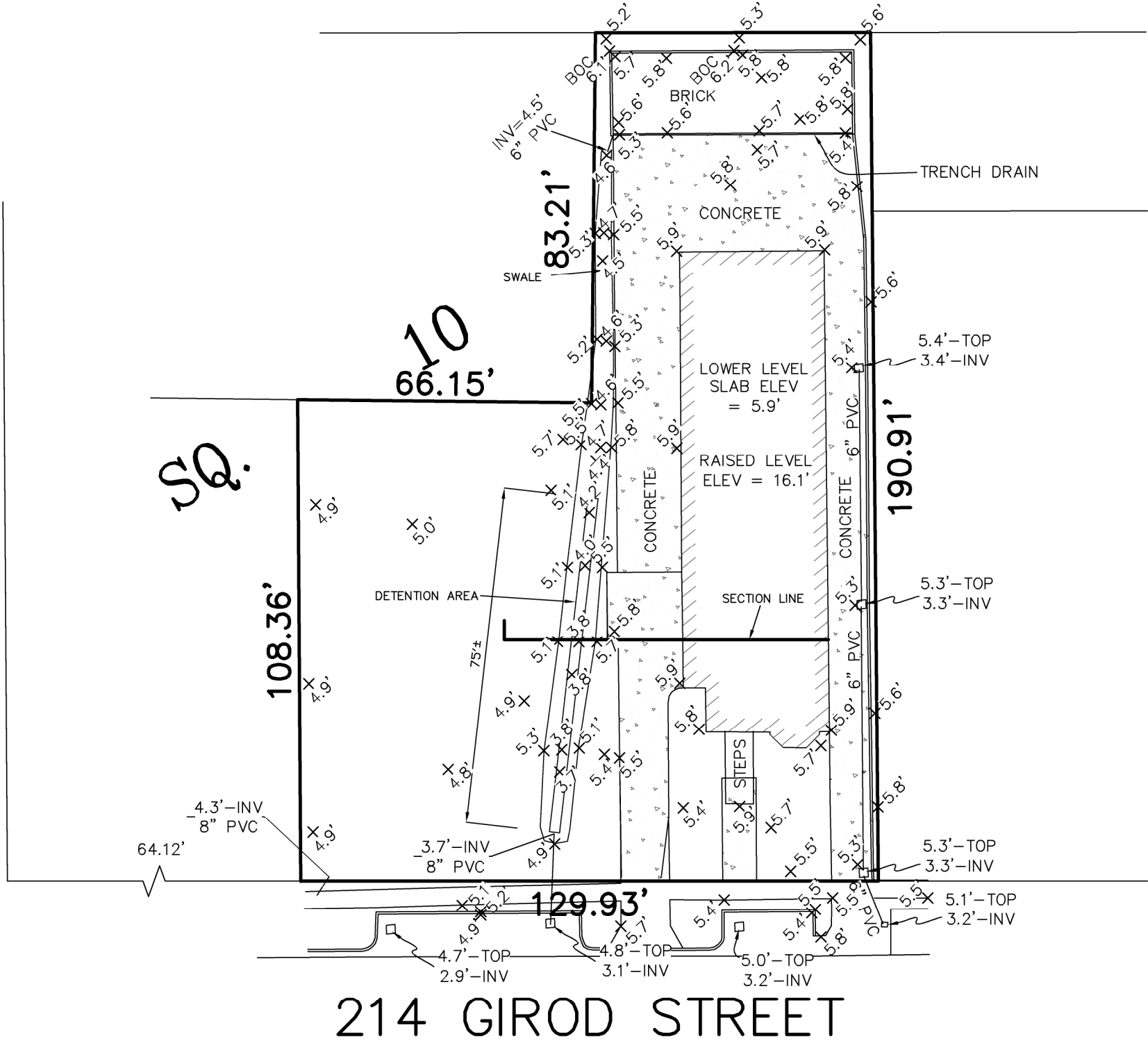
AS-BUILT DRAINAGE OF
A PORTION OF GROUND SITUATED IN SQUARE 10
TOWN OF MANDEVILLE * CITY OF MANDEVILLE
ST. TAMMANY PARISH, LOUISIANA

LAFITTE STREET (SIDE)

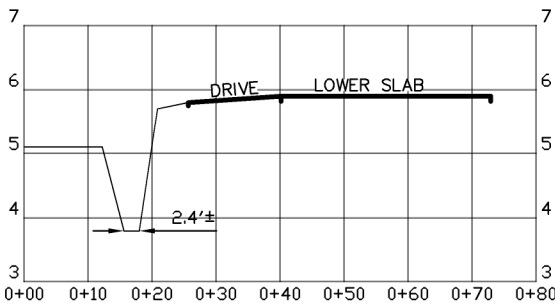
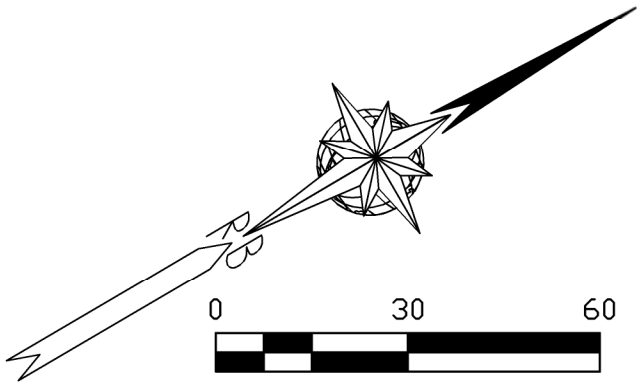
61.93'

CLAIBORNE STREET

JEFFERSON STREET (SIDE)



214 GIROD STREET



Note: I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS located in a special flood hazard area, it is located in Flood Zone AE.

FIRM Panel# 2202020427D Rev. 5-16-2012

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NOT A BOUNDARY SURVEY

Randall W. Brown
Randall W. Brown, P.L.S.
Professional Land Surveyor
LA Registration No. 04586

Randall W. Brown
& Associates, Inc.
Professional Land Surveyors
1228 W. Causeway Approach, Mandeville, LA 70448
(985) 624-5368 FAX (985) 624-5309
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Date: MAY 13, 2026
Survey No. 26307
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Scale: 1"= 30'±
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Revised: 5-27-2026
6-1-2026

From: [John Stein](#)
To: [Alex Weiner](#)
Cc: [Cara Bartholomew](#); [Tina Myers](#); [David LeBreton](#)
Subject: RE: 214 Girod Variance Request
Date: Wednesday, July 8, 2026 4:41:26 PM
Attachments: [image001.png](#)
[Fill Above Natural Grade.pdf](#)
[23-9061-20230554-C3 DRAIN \(3\).pdf](#)

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

Alex

Attached is a figure that I made using the Drainage as-built, I noted the natural grade (NG) of the site prior to construction and the fill above the NG in both feet and (inches). I thought was the easiest way to show.

This project is in both the DO Overlay and Fill area A.

It appears they used the grading/drainage plan in the original plan set, that was not approved, was used to set the elevation of the slab under the structure. The first approved drainage/grading plan was prepared by JV Burkes and dated 1/30/2024. See attached. The permittee then requested to change the gravel driveways to be changed to concrete driveways and the gravel parking to permeable pavers, the approved plan was prepared by Kyle & Associates and dated 10/29/2025. Due to not using the plans to set the elevation has resulted in fill up to 18" deep in the rear of the structure.

Please let me know if you have any questions.

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: Tuesday, July 7, 2026 3:30 PM

To: John Stein <jstein@deii.net>

Cc: Cara Bartholomew <cbartholomew@cityofmandeville.com>; Tina Myers <tmyers@cityofmandeville.com>

Subject: RE: 214 Girod Variance Request

John,

Attached is the updated as-built from the surveyor. Let me know if this was what you were looking for.

Alex Weiner, AICP, CFM
Planner I
Notary Public | Arborist



Department of Planning & Development | City of
Mandeville

Office: (985) 624-3103

Direct: (985) 624-3132

3101 E. Causeway Approach, Mandeville, LA 70448

From: John Stein <jstein@deii.net>

Sent: Tuesday, July 7, 2026 11:59 AM

To: Alex Weiner <aweiner@cityofmandeville.com>

Cc: Cara Bartholomew <cbartholomew@cityofmandeville.com>; Tina Myers
<tmyers@cityofmandeville.com>

Subject: RE: 214 Girod Variance Request

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

Alex

The as-built survey that was attached to the email is not the latest as-built survey, we requested additional elevations as part of the comments. When we met with them onsite to go over the comments of the drainage inspection, their surveyor had revised their survey and had a copy at the meeting. The elevations referenced in the meeting followup email referenced a few of those elevations. At the meeting we requested the revised as-built survey be submitted to the City. We never received the survey, is it possible to request from them. This would be helpful in my comment response.

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, July 2, 2026 12:49 PM

To: John Stein <jstein@deii.net>

Cc: Cara Bartholomew <cbartholomew@cityofmandeville.com>; Tina Myers
<tmyers@cityofmandeville.com>

Subject: 214 Girod Variance Request

John,

214 Girod has submitted a variance request to address the failed drainage final. I have attached the documents that were submitted. Can you please review and let me know if you have any comments by next **Wednesday, July 8th** so we can include them in the case packets for the Commission to review.

Thanks,



Alex Weiner, AICP, CFM

Planner I

Notary Public | Arborist

Department of Planning & Development | City of
Mandeville

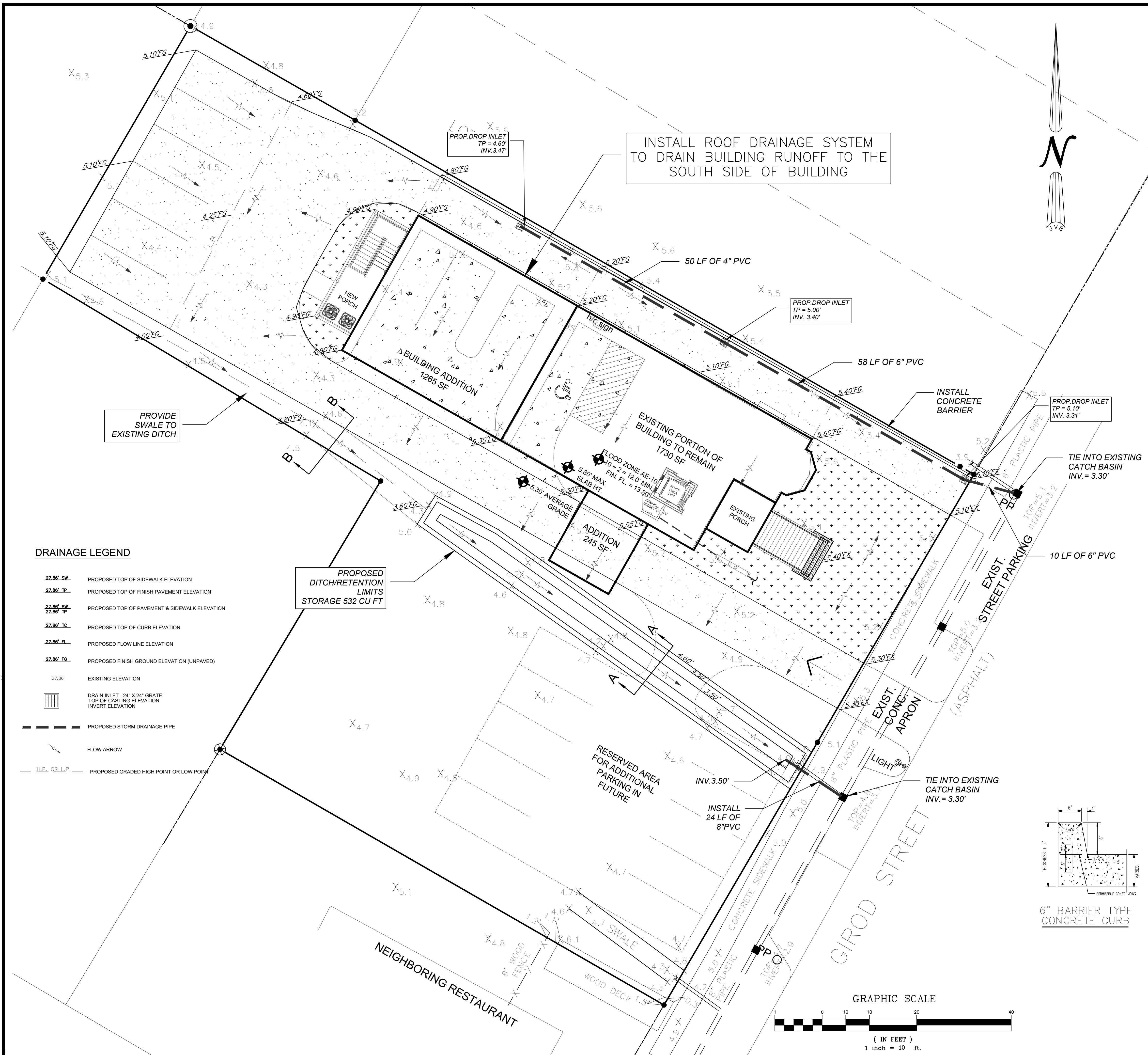
Office: (985) 624-3103

Direct: (985) 624-3132

3101 E. Causeway Approach, Mandeville, LA 70448

[EXTERNAL EMAIL] - This email is from outside of Digital Engineering. Use caution when clicking on links or attachments.]

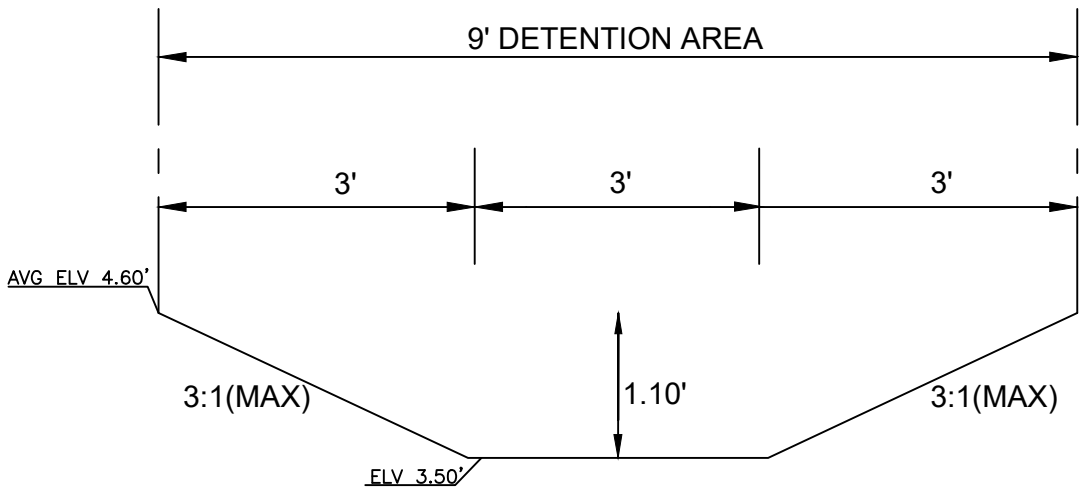
[EXTERNAL EMAIL] - This email is from outside of Digital Engineering. Use caution when clicking on links or attachments.]



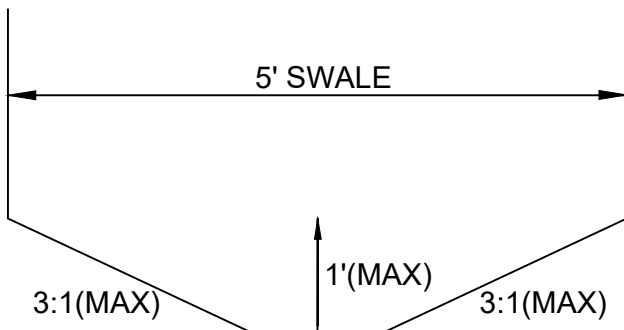
GRADING AND DRAINAGE NOTES :

1. CONTRACTOR SHALL VERIFY TOP ELEVATIONS OF ALL DRAINAGE STRUCTURES IN FIELD AND SET FLOW LINE INVERT ELEVATIONS TO REFLECT DESIGN INDICATED IN CONSTRUCTION PLANS.
2. CUT OR FILL SLOPES SHOULD NOT BE STEEPER THAN 3(H):1(V).
3. ALL 3:1 SLOPES MUST BE STABILIZED WITH MATTING, MULCH AND OR PLANT MATERIAL TO ENSURE THAT RUNOFF AND SILT DOES NOT LEAVE PROJECT SITE.
4. ALL EXCAVATED UNPAVED AREAS SHALL BE RESTORED BY SODDING OR HYDROSEEDING.
5. ADJUST PAVEMENT AND/OR CURB ELEVATIONS AS NECESSARY TO ASSURE AS SMOOTH FIT AND CONTINUOUS GRADE WITH EXISTING.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
7. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
9. PROPOSED SPOT GRADES ARE SHOWN ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
10. ALL UN-SURFACED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH STANDARD SPECIFICATIONS UNTIL A HEAVY STAND OF GRASS IS OBTAINED.
11. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
12. THE CONTRACTOR SHALL MAINTAIN DUST CONTROL ON SITE AT ALL TIMES BY WATERING SITE AS OFTEN AS NEEDED.
13. CONTRACTOR SHALL FIELD VERIFY ELEVATIONS OF ADJACENT PROPERTIES TO SITE. IF EXISTING GRADES DO NOT MATCH THOSE SHOWN ON THIS PLAN, CONTRACTOR SHALL NOTIFY OWNERS PROJECT MANAGER.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY TRAFFIC CONTROL NECESSARY FOR DRIVE DEMOLITION/CONSTRUCTION.
15. ALL HANDICAP ACCESSIBLE RAMPS, SIDEWALKS, ROUTES, ETC. MUST BE CONSTRUCTED IN ACCORDANCE WITH FEDERAL, STATE, CITY STANDARDS. IN THE EVENT THESE REQUIREMENTS CANNOT BE MET J.V. BURKES & ASSOCIATES SHALL BE NOTIFIED PRIOR TO CONSTRUCTION FOR AN ALTERNATE SOLUTION.
16. THE CONTRACTOR SHALL BALL AND FLUSH ALL SEWER AND STORM DRAIN LINES IN THE PRESENCE OF THE ENGINEER AND OWNER.
17. THE CONTRACTOR SHALL AT ALL TIMES, PROVIDE AND MAINTAIN EMERGENCY ACCESS TO THE PROJECT SITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FIRE PROTECTION AGENCY HAVING JURISDICTION OVER THE PROJECT SITE.
18. THE CONTRACTOR SHALL ADJUST ALL UTILITY BOXES, MANHOLE COVERS, DRAIN INLETS, VALVE COVERS, ETC TO MATCH FINISH GRADE IN THE CONSTRUCTION AREA UNLESS OTHERWISE APPROVED BY THE ENGINEER.
19. THE CONTRACTOR SHALL EXCAVATE FOR AND EXPOSE EXISTING UNDERGROUND UTILITIES WHERE CONNECTIONS ARE TO BE MADE PRIOR TO ANY CONSTRUCTION. SHOULD ANY ADJUSTMENTS IN LINE OR GRADE BE NECESSARY, THE CONTRACTOR SHALL BRING IT TO THE ATTENTION OF THE ENGINEER.
20. THE CONTRACTOR SHALL COORDINATE UNDERGROUND UTILITY CONSTRUCTION IN SUCH A MANNER AS TO PREVENT ANY CONFLICT WHERE UTILITY LINES CROSS.
21. ALL DRAINAGE PIPES SHALL HAVE A MIN SLOPE OF 0.15% UNLESS OTHERWISE NOTED.
22. PRIOR TO FINAL DRAINAGE INSPECTION, ALL NEW POND & SWALE SLOPES SHALL BE HYDROSEEDED OR SODDED.
23. PIPE SHALL BE R.C.P. C-76 CLASS III (UNLESS OTHERWISE NOTED).

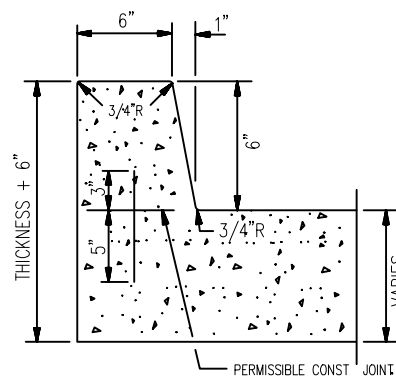
PROPOSED LIMESTONE LIMITS 0.12 ACRES



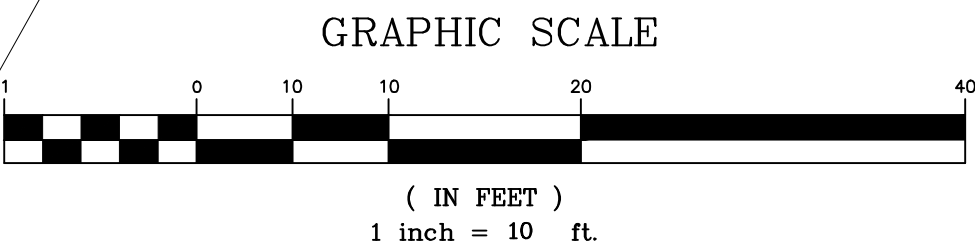
DETENTION AREA CROSS-SECTION A-A



SWALE CROSS-SECTION B-B

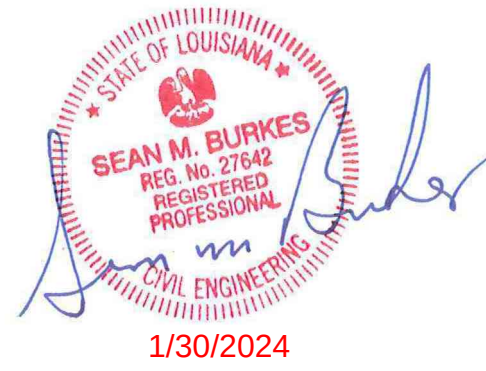


6" BARRIER TYPE CONCRETE CURB



214 GIROD RENOVATION
214 GIROD ST. MANDEVILLE, LA 70448

REVISIONS:
NO. 3
DATE: 1/30/2024
PROJECT No:



CASE SUMMARY SHEET

CASE NUMBER: V26-08-26
DATE RECEIVED: July 23, 2026
DATE OF MEETING: August 11, 2026 and August 25, 2026

Address: 724 Carroll
Subdivision: Old Town of Mandeville, Square 43B Lot C
Zoning District: O/R - Office/Residential District
Property Owner: Robert and Karen Bordes

REQUEST: V26-08-26 – Robert and Karen Bordes request a variance to CLURO Section 5.2.3.3. Fill Sub-Area B, Old Town of Mandeville, Square 43B Lot C, O/R - Office/Residential District, 724 Carroll

PREVIOUS CASE: V26-06-17 – additional fill and accessory structure height and location [WITHDRAWN]

CASE SUMMARY: Add additional fill to bring the accessory structure up to BFE + 2’

The applicants own the property at 724 Carroll St. located on the west side of Carroll St., north of Villere St., south of Relacher St., and east of Coffee St. The property is irregular in shape, measuring 110’ along Carroll St., 429’ along the north property line, 74’ along the rear property line, and 292’ along the southern property line, containing 39,856 sqft per a drainage plan prepared by Kelly McHugh & Associates and dated 9.18.2025, revised on 7.20.2026. The property is currently unimproved.

The applicant has submitted a permit for new residential construction of a single-family residence and a permit for construction of an accessory structure barn. The previous configuration of the accessory structure required variances for the size of the structure and amount of fill required. For the new configuration the size of the accessory structure has been reduced to fit within the buildable area of the lot, and now only requires a variance for fill.

The accessory structure is located within an AE 9 flood zone. Flood regulations require that accessory structures located within a flood zone cannot exceed 600 sqft. The structure would need to be elevated to BFE + 2’ or 11’ to be larger than 600 sqft. If the structure was fully located within an X zone there would be no size restriction. Public Works reviewed the request and had the following comments:

“Public Works received the revised Drainage Plan produced by Kelly Mchugh for Fill height variance at 724 Carroll St. Public Works comments remain unchanged for the request to elevate the top of slab of the proposed garage. The neighbor on Coffee St had concern about the added fill height would cause increased flooding of their garage do to the displacement of volume around Coffee St and the Trace. I have attached the drainage “as built” for 721 Coffee which shows the FFE of the detached garage being 9.20’ which is 1.80’ lower than the proposed structure. Also available in the “as built” are grade shots around the property. The applicant has moved the building within the setbacks. Increasing the setback on the northern property line will allow a greater volume of stormwater to flow around the structure during heavy rain events, but the benefit would be minimal. Kelly McHugh adjusted the slope of the concrete pad in front of the building to decrease the amount of elevation needed to approach the garage openings. The proposed parking/ approach slab would need to be included in the variance request because the elevation would be 0.70’ above the allowable height for a driveway”.

CLURO SECTIONS:
5.2.3.3. Fill Sub-Area B

The following standards shall apply to all development falling within Fill Sub-Area B, which includes the area between Monroe Street, Galvez Street, Florida Street and Bayou Castain. Where the DO district overlaps with this area, the provisions of the DO district shall apply.

1. Grading and Fill. In Fill Sub-Area B, no fill shall be placed on a lot except as follows:
 - a. Up to two (2) feet of fill is allowed under the roofline or soffit area. If more than two (2) feet of fill is required to comply with finished floor elevation requirements then pier or pile construction shall be used. The provisions of this paragraph shall not apply to principal structures within the Town Center (TC) zoning district.
 - b. Finished floors of attached garages may be no more than one (1) foot above existing grade.
 - c. Fill must taper at a no greater than a 3:1 slope and extend no more than six (6) feet from the improvement
 - d. No fill shall be allowed outside the buildable area.
 - e. No fill shall be allowed around existing trees required to remain or any vegetative protection area.
 - f. Fill for driveways shall not exceed six (6) inches except within sixteen (16) feet of an attached garage entry as needed to provide access.
2. Foundations and Slabs
 - a. The lowest finished floor shall be at least twelve (12) inches above the crown of the street or the current FEMA requirements, whichever is greater within Fill Sub-Area B.
 - b. Where piers are used the tops of footings or beams shall be at or below grade.
 - c. Pier, pile or slab construction is allowed subject to the fill requirements in paragraph 1.
3. Slabs for Non-Habitable Areas. For Fill Sub-Area B, slabs may be established under structures and for non-habitable spaces, provided that the top of the slab is not greater than one (1) foot above natural grade for an attached garage or six (6) inches above natural grade at any point for any other slab.

4. Driveways
- a. Driveways shall be built at existing grade except that driveways may be elevated no more than six (6) inches if necessary to access a garage or parking areas beneath the building and to help convey water to the City's stormwater conveyance system.
 - b. 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. Driveways shall not be greater than six (6) inches above grade within ten (10) feet of a side or rear property line.
5. Parking Lots. No portion of the surface of the parking lot, whether aggregate or paved shall be elevated more than six (6) inches above natural grade except as needed for ramps to provide ADA access.



From: [Clifton Siverd](#)
To: [Alex Weiner](#)
Cc: [Tina Myers](#)
Subject: RE: 724 Carroll Revised Submittal
Date: Friday, August 7, 2026 12:26:00 PM
Attachments: [image001.png](#)
[22-8118-Donald J. Cox Final Survey \(002\).pdf](#)

Alex,

Public Works received the revised Drainage Plan produced by Kelly Mchugh for Fill height variance at 724 Carroll St.

Public Works comments remain unchanged for the request to elevate the top of slab of the proposed garage. The neighbor on Coffee St had concern about the added fill height would cause increased flooding of their garage do to the displacement of volume around Coffee St and the Trace. I have attached the drainage “as built” for 721 Coffee which shows the FFE of the detached garage being 9.20’ which is 1.80’ lower than the proposed structure. Also available in the “as built” are grade shots around the property. The applicant has moved the building within the setbacks. Increasing the setback on the northern property line will allow a greater volume of stormwater to flow around the structure during heavy rain events, but the benefit would be minimal. Kelly Mchugh adjusted the slope of the concrete pad in front of the building to decrease the amount of elevation needed to approach the garage openings. The proposed parking/ approach slab would need to be included in the variance request because the elevation would be 0.70’ above the allowable height for a driveway.

From: Alex Weiner <aweiner@cityofmandeville.com>
Sent: Monday, July 27, 2026 2:23 PM
To: Clifton Siverd <csiverd@cityofmandeville.com>
Cc: Tina Myers <tmyers@cityofmandeville.com>
Subject: 724 Carroll Revised Submittal

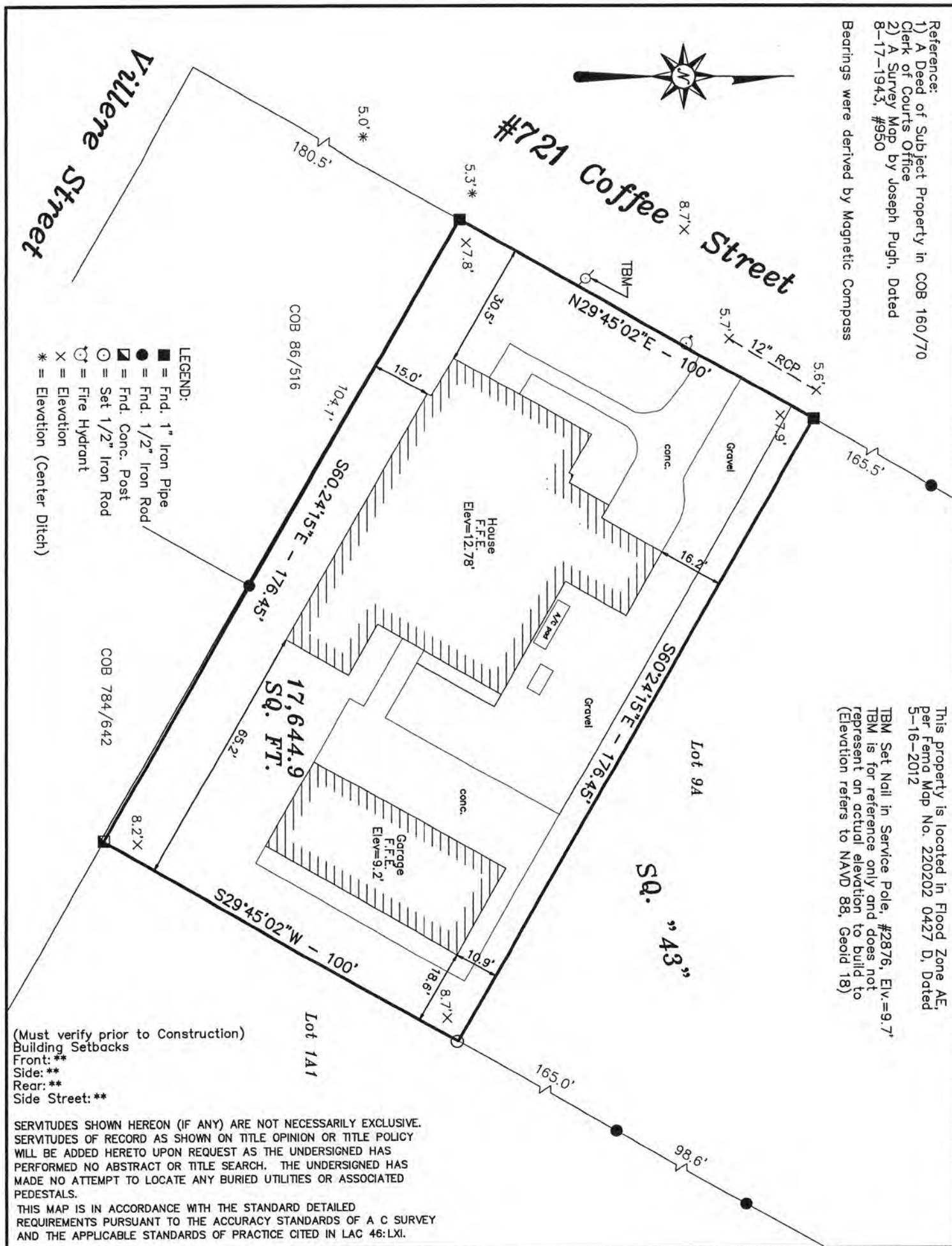
Clif,

The property owners at 724 Carroll withdrew their previous variance request and have resubmitted with updated plans. These plans have reduced the size of the proposed accessory structure and it is now fully located within the buildable area of the property. Can you please review the attached documents and let me know if you have any comments. They are on the August 11th meeting so if you could give any comments by next Thursday, August 6th that would be appreciated. Let me know if you have any questions or need anything else.

Thanks,

Alex Weiner, AICP, CFM
Planner I
Notary Public | Arborist

721 Coffee Drainage As Built - referenced in Public Works Email



MAP PREPARED FOR **DONALD J. COX**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN A PORTION OF SQUARE 43, CITY OF MANDEVILLE, ST. TAMMANY PARISH, LA.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED:
SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY. CERTIFIED CORRECT

LAND SURVEYING LLC
518 N. Columbia Street, Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax
landsurl@bellsouth.net email

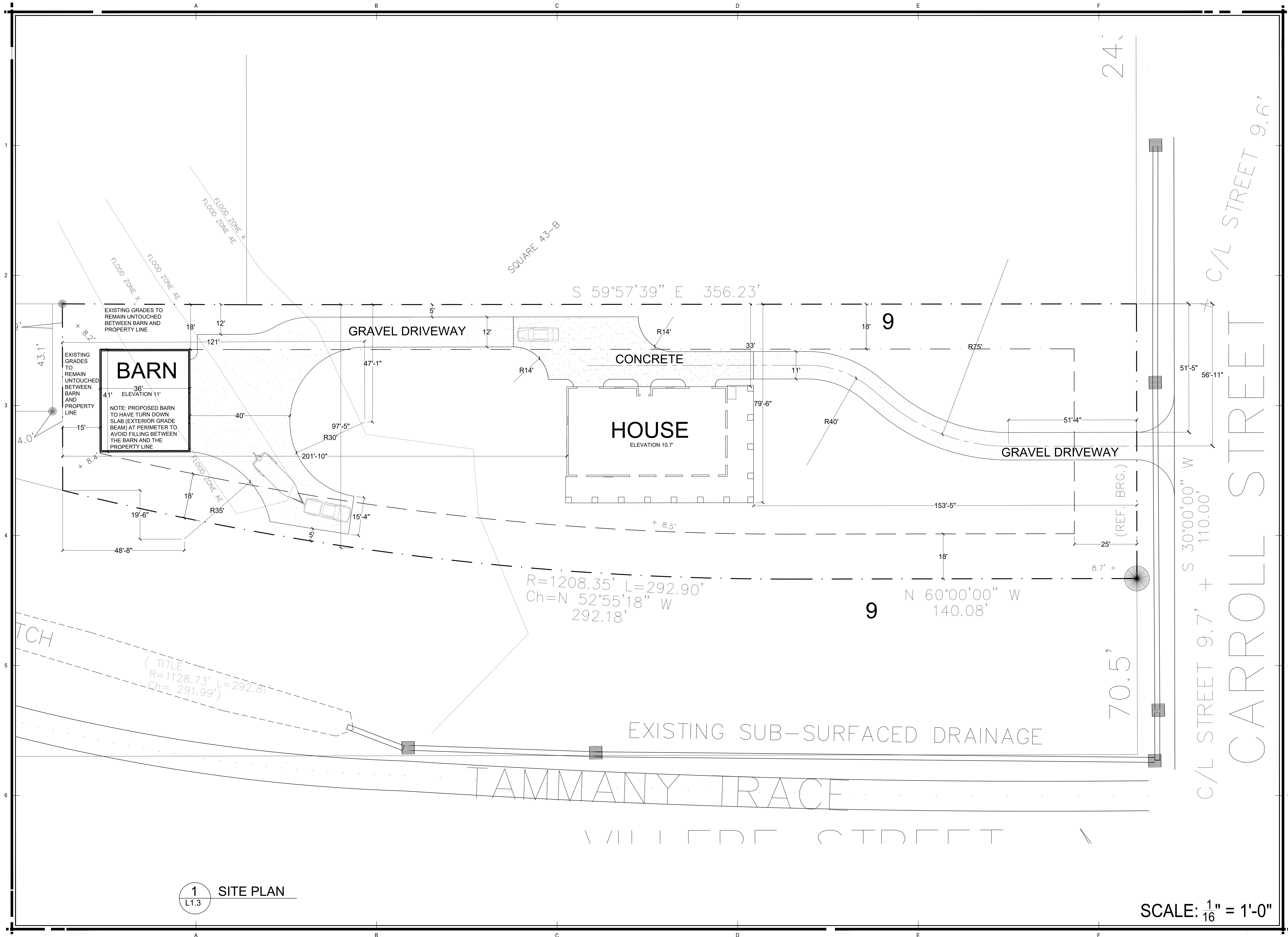
Revised: 11-07-2022 (Form), 07-20-2023 (Final)

SCALE: $1'' = 30'$

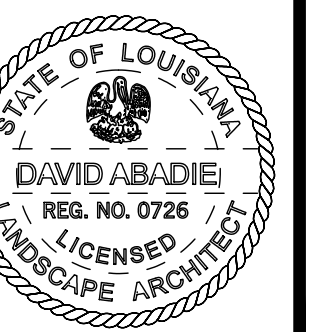
DATE: 07-06-2022

NUMBER: 20939

Terra3/DonaldJCox



**MAGNOLIA LANDSCAPE
ARCHITECTURE
1521 GARDENIA DR.
METAIRIE, LA 70005
PHONE: 504-460-9780
DAVID@MAGNOLIASCAPES.COM**



BORDES RESIDENCE
724 CARROLL STREET
MANDEVILLE, LOUISIANA 70448

[illegible]

ROJ. NO:
ESIGN: DMA
RAWN: DMA
CHECKED: DA
DATE: 7/19/2026
CALE:

REVISÉD SITE PLAN

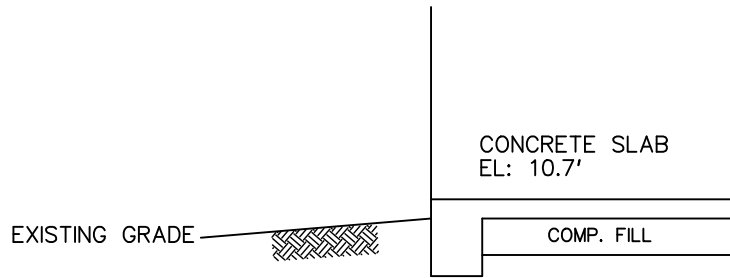
L1.4

SCALE: $\frac{1}{16}" = 1'-0"$

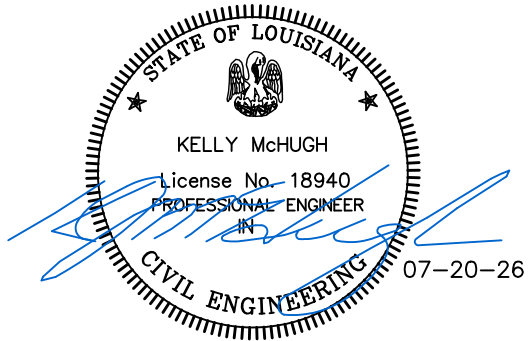
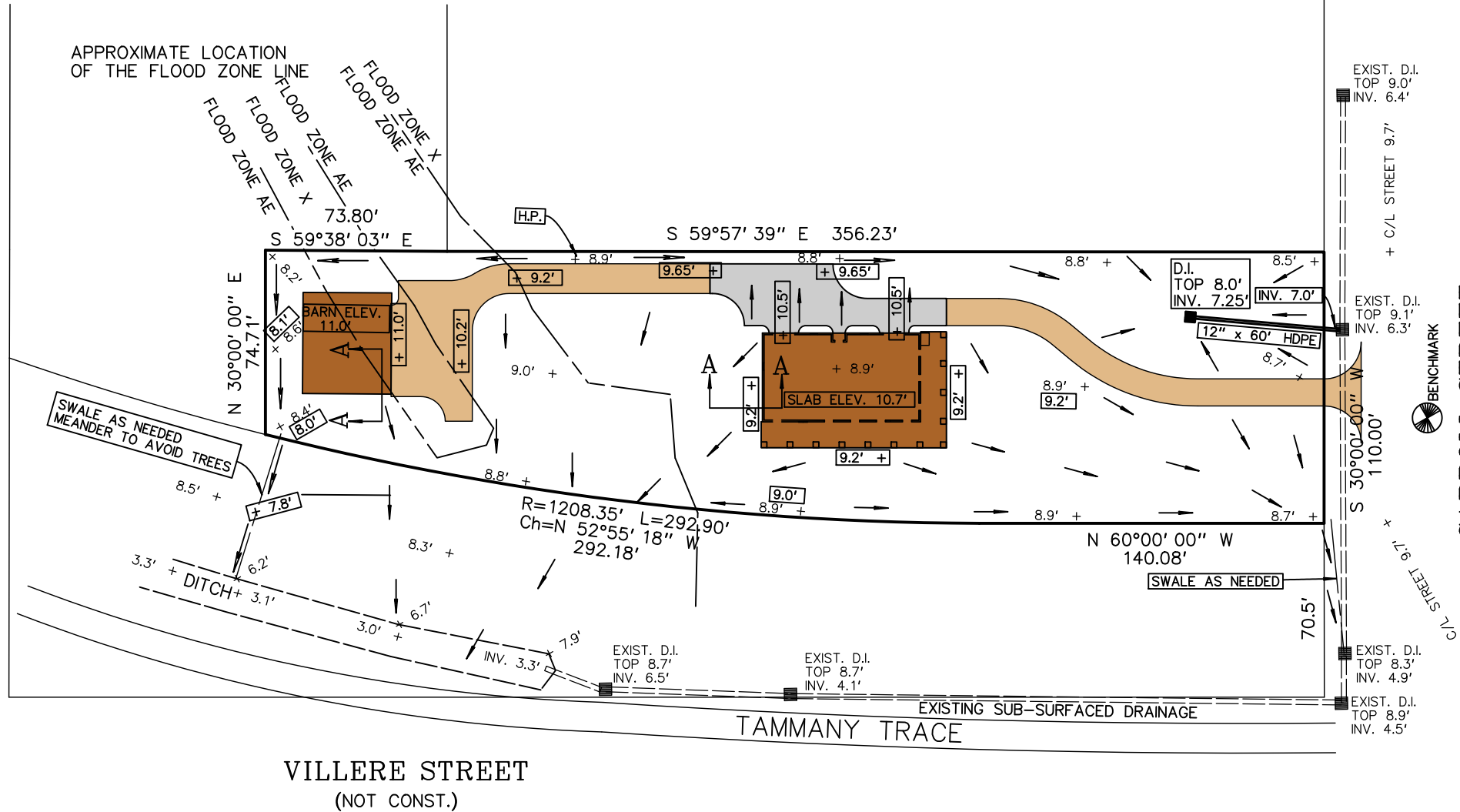
LEGEND:

9.0' + = EXISTING GROUND ELEVATIONS
**** = PROPOSED ELEVATIONS AND DATA
→ = PROPOSED DRAINAGE PATTERN

⊗ = BENCHMARK—"MAG" NAIL IN EDGE OF PAVEMENT
ELEV. 9.56' MSL, NAVD 88 (GEOID 18)



SECTION A-A



DRAINAGE AND GRADING PLAN

A PORTION OF SQUARE 43-B
BEING 43890.32 sq.ft (1.01 acres)
CITY OF MANDEVILLE,
ST. TAMMANY PARISH, LA.

PREPARED FOR:

KAREN BORDES

KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE:	1" = 60'	DATE:	09-18-25
DRAWN:	DRJ	JOB NO.:	24-161
REVISED:	10-08-25, 06-16-26, 07-20-26		

From: [ROBERT BORDES](#)
To: [Alex Weiner](#)
Cc: [Cara Bartholomew](#); [Tina Myers](#)
Subject: Re: Variance Case V26-08-26
Date: Wednesday, September 16, 2026 7:39:17 PM

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

Alex,

I intend to show the board what the structure would look like should I have to move it into the X flood zone closer to the house . It touches the house. I do not intend to move it from the proposed site in the variance request. I have reduced the size of the structure to fit within the build able area without any variance request other than the additional .5 ft. of fill required to elevate the structure to the FEMA height of BFL plus 2 (11 ft.) and enough fill to allow a pad access to the three parking bays within the structure. If the plot I sent shows encroaching into the side 18' buffer, that was the wrong plot. You have or should have the reduced size plot that does not intrude into this zone. If you do not, let me know and I can provide it again
The drainage plan for 721 Coffee St. shows all of his runoff being sent westward to Coffee street and not on to my lot. The color picture shows my proposed structure in relation to 721 Coffee St. existing residence and accessory structure and is situated entirely within the buildable area. The location and size of my structure seems to be an issue with this neighbor who has testified numerous times in opposition to it. My structure would be both comparable in size and location to his residence. He and other residents on Coffee Street have testified that the street floods and backs up from the Tammany Trace on to Coffee St. and into their yards and accessory structures. This flooding currently exists without any structures on my property This is the hardship issue I face should I construct in the proposed location without the elevation change. Having to move my structure eastward toward my proposed residence is unacceptable as I would lose almost 50 % of my rear yard behind the relocated building. I refuse to tell my 12 young grandchildren to go out and play behind the garage where I am unable to watch them from my home.

The requested fill variance is a reasonable request given the elevation requirement and the allowance by Mandeville for fill that would not allow me to achieve this elevation. FEMA and Mandeville adopt rules that make it impossible to achieve the desired outcome and do not allow achievable results without the variance request.

Thanks for reaching out.

Sincerely,

Bob Bordes

Sent from my iPhone

On Sep 16, 2026, at 1:17 PM, Alex Weiner <aweiner@cityofmandeville.com> wrote:

Bob,

I was reaching out to get some confirmation on the documents you sent over and what you are requesting. It looks like there are three different site plans being submitted.

The first shows the barn fully in the X zone and within the buildable area, however the floor height is not included. The second shows the barn back in the original position, encroaching within the side setback, and with an elevation of 11'. The third plan shows the barn in the buildable area and moved towards the south side, but has no finished floor height.

None of the plans include any elevation shots except for the rear corners of the property, and only one includes the finished floor height of the barn so we cannot determine what amount of fill (if any) is required for these scenarios. I am a little unsure of what you are proposing and/or requesting with these submittals and cannot comfortably bring them before the Commission as I do not know if we have advertised properly in order to grant your requests.

Currently the case is only being advertised for a variance to add additional fill. As the submittals currently stand, options 1 and 3 could potentially be included however without the addition of grade shots I cannot confirm and would have to consider them incomplete. Option 2 would require additional variances and could not be presented as a viable option at this time.

Please let me know how you would like to proceed with your case at this time.

Thanks,

<image001.png>

Alex Weiner, AICP, CFM

Planner I

Notary Public | Arborist

Department of Planning & Development | City of
Mandeville

Office: (985) 624-3103

Direct: (985) 624-3132

3101 E. Causeway Approach, Mandeville, LA
70448

From: Tina Myers <tmyers@cityofmandeville.com>

Sent: Wednesday, September 16, 2026 12:14 PM

To: Alex Weiner <aweiner@cityofmandeville.com>

Cc: Cara Bartholomew <cbartholomew@cityofmandeville.com>

Subject: FW: Variance Case V26-08-26

Please see below.

Respectfully,

Tina Myers

Planning Technician
City of Mandeville
3101 East Causeway Approach
Mandeville, LA 70448
(985) 624-3103
<image002.png>

From: [REDACTED]
Sent: Wednesday, September 16, 2026 12:10 PM
To: Tina Myers <tmyers@cityofmandeville.com>
Subject: Re: Variance Case V26-08-26

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

Tina,

Thanks for this information. Please add the attached .pfd's to the documents. I would like to address these when the board asks if the owner would like to make any comments.

Thanks,
Bob Bordes
724 Carroll Street

On Thursday, September 3, 2026 at 01:34:42 PM CDT, Tina Myers
<tmyers@cityofmandeville.com> wrote:

The cutoff to submit new documents for the next meeting is September 16th.

Respectfully,

[Tina Myers](#)

Planning Technician
City of Mandeville
3101 East Causeway Approach

Mandeville, LA 70448

(985) 624-3103

<image002.png>

From: ROBERT BORDES [REDACTED]
Sent: Thursday, September 3, 2026 1:16 PM
To: Tina Myers <tmyers@cityofmandeville.com>
Subject: Re: Variance Case V26-08-26

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

Tina

What is the cutoff date to submit for the next September meeting? I do have a couple of attachments I would like to present for that meeting.

Regards,

Bob Bordes

Sent from my iPhone

On Sep 2, 2026, at 1:38 PM, Tina Myers
<tmyers@cityofmandeville.com> wrote:

Would you like to withdraw your case or postpone to September
22nd?

Respectfully,

[Tina Myers](#)

Planning Technician

City of Mandeville

3101 East Causeway Approach

Mandeville, LA 70448

(985) 624-3103

<image001.png>

From: ROBERT BORDES [REDACTED]
Sent: Wednesday, September 2, 2026 1:36 PM
To: Tina Myers <tmyers@cityofmandeville.com>
Subject: Re: Variance Case V26-08-26

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

Hi Tina,

Thanks for your email notification. Please remove our variance request at this time.

Regards,

Bob Bordes

Sent from my iPhone

On Sep 1, 2026, at 12:51 PM, Tina Myers
<tmyers@cityofmandeville.com> wrote:

Good afternoon,

Your variance case is scheduled to move forward for a vote on September 8th, if you would like to submit any additional or updated documentation or information that must be submitted **before** 4:30 p.m. tomorrow, Wednesday September 2, 2026.

Respectfully,

[Tina Myers](#)

Planning Technician

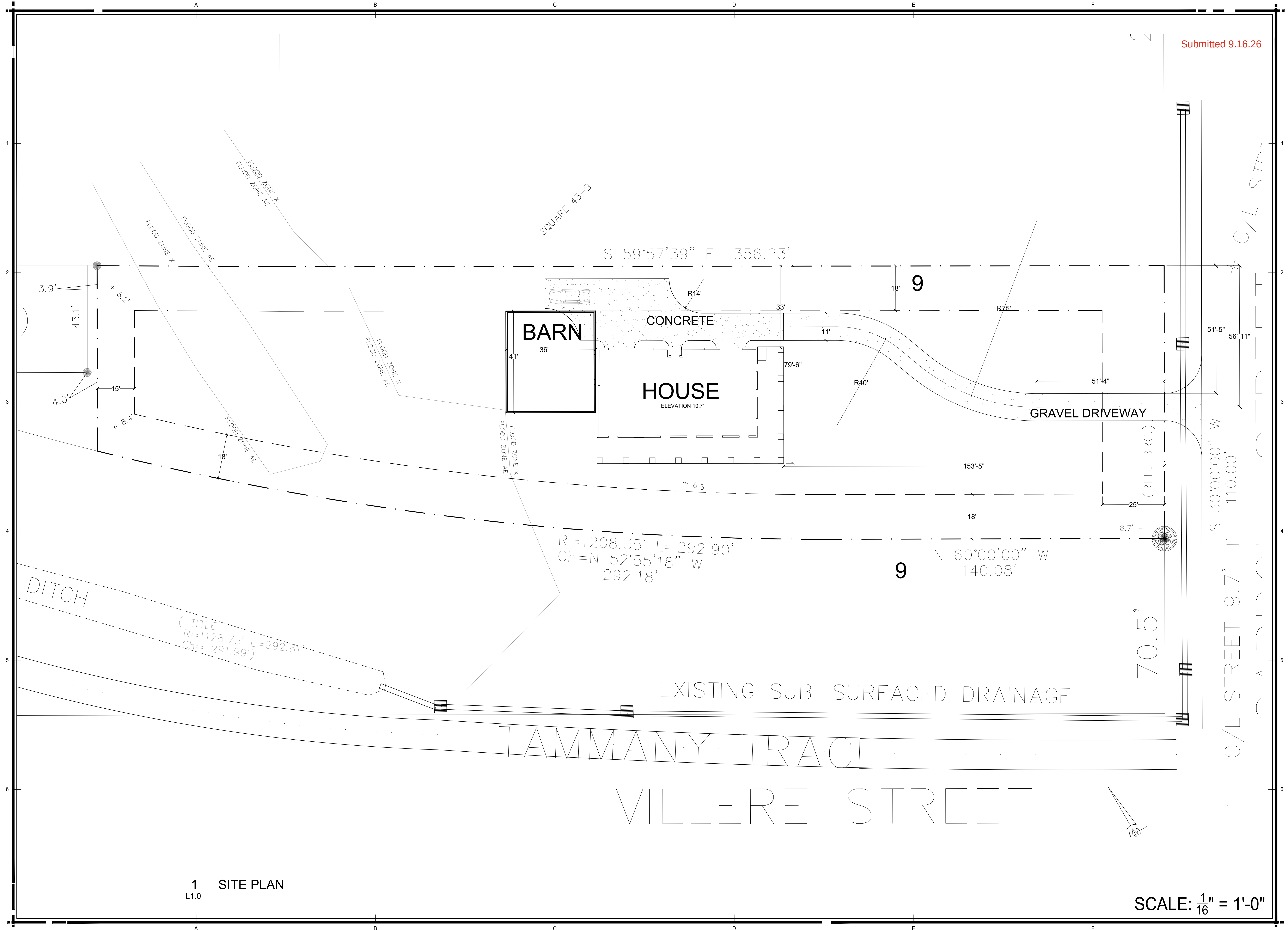
City of Mandeville

3101 East Causeway Approach

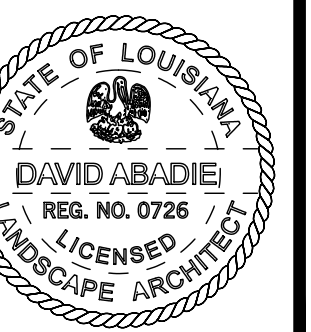
Mandeville, LA 70448

(985) 624-3103

<image001.png>



**MAGNOLIA LANDSCAPE
ARCHITECTURE
1521 GARDENIA DR.
METAIRIE, LA 70005
PHONE: 504-460-9780
DAVID@MAGNOLIASCAPES.COM**



BORDES RESIDENCE
724 CARROLL STREET
MANDEVILLE, LOUISIANA 70448

ate:	Description:
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	-
ROJ. NO:	
ESIGN:	DMA
DRAWN:	DMA
CHECKED: DA	
DATE:	5/04/2026
SCALE:	

FREE PROTECTION PLAN

L1.3

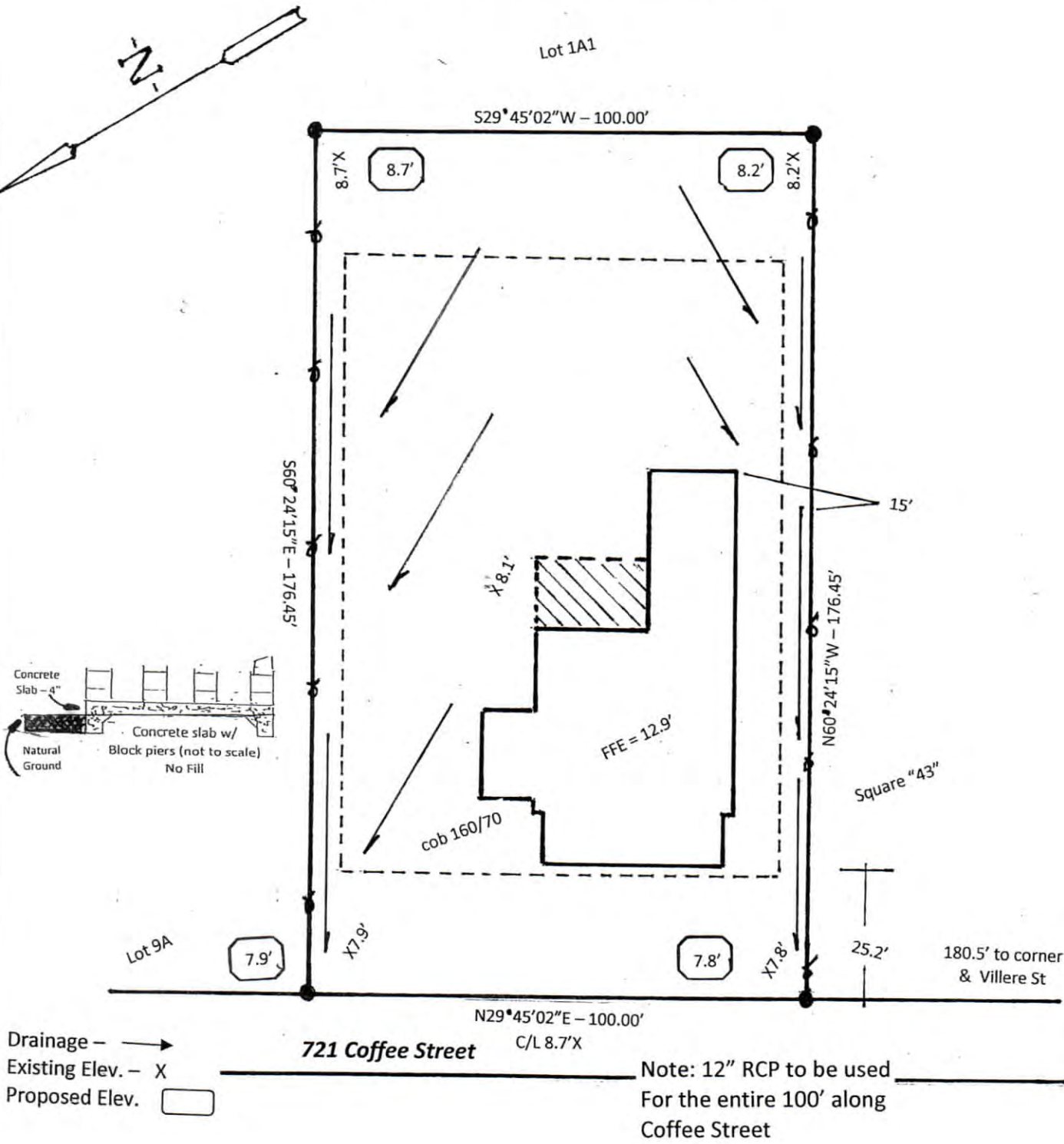
This map is in accordance with the standard detail requirements Pursuant to the accuracy standards of a C survey and the applicable Standards of practice cited in LAC 46:LXI.

There is no representation that all applicable servitudes and/or restrictions have been shown hereon. Any servitudes and/or restrictions shown on this plat are limited to those set forth in the description and/or information furnished the undersigned. A title or public records search for such information was not made by the undersigned in compiling data for this survey.

Note: Owner or Builder responsible for verifying setbacks with local governing body prior to beginning construction

Elevation Datum-NAVD 1988 (Geoid 12B) All Elevations are MSL

**Fill / Drainage Plan for Parcel of Property located
In Square 43 City of Mandeville, LA (721 Coffee Street)**



Reference Survey Plat by Land Survey Inc for Jack Hensen & Mary Hernandez Dated 2/04/2018, Job # 19102

Setbacks: Front -25ft Rear- 25ft Side-5ft

EDWARD J. MURPHY, P.E. & P.L.S.

306 JAHNCKE AVENUE, COVINGTON, LA 70433 985-892-0493 P.E. Reg. #12571 - P.L.S. Reg. # 4246

FILL / DRAINAGE PLAN PREPARED FOR: *Mr. & Mrs. Donald J Cox Jr*

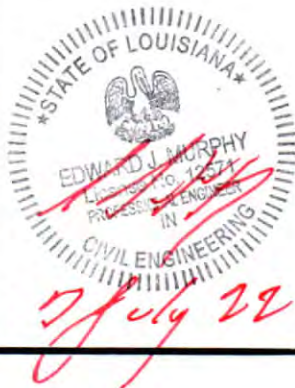
SUBJECT PROPERTY: *A Parcel of Land located in Sq 43 City of Mandeville*

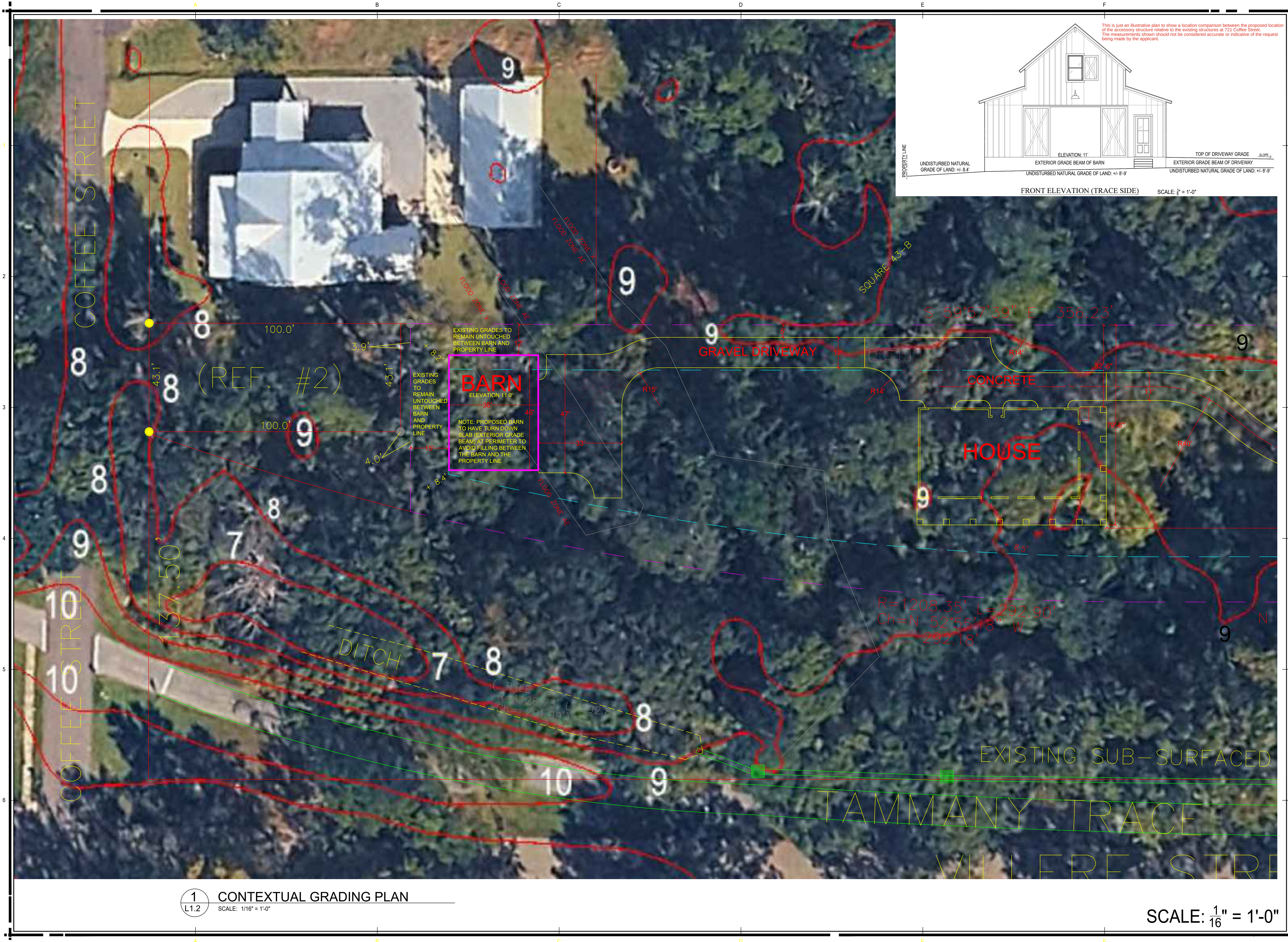
St. Tammany Parish, LA

FLOOD ZONE: *"AE" per FEMA FIRM Panel 220202 0427 D Dated 5/16/2012*

DATE: *5 July 2022*

SCALE: *1 inch = 30 feet*





**MAGNOLIA LANDSCAPE
ARCHITECTURE**
1521 GARDENIA DR.
METAIRIE, LA 70005
PHONE: 504-460-9780
DAVID@MAGNOLIASCAPES.COM



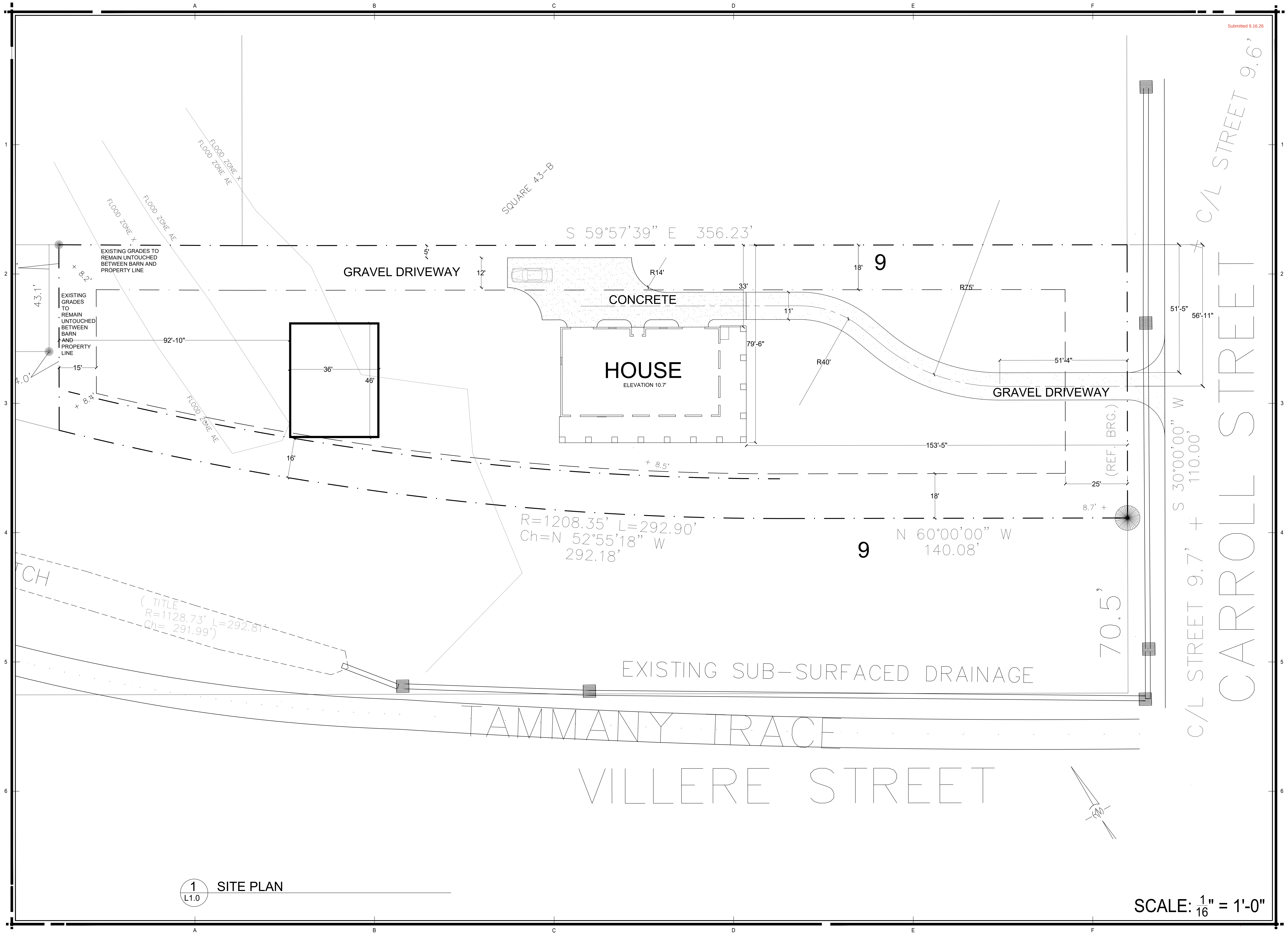
BORDES RESIDENCE
724 CARROLL STREET
MANDEVILLE, LOUISIANA 70448

[illegible]

ROJ. NO:	
ESIGN: DMA	
RAWN: DMA	
CHECKED:	
DATE: 6/16/2025	
SCALE:	

CONTEXTUAL
GRADING PLAN

L1.2



**MAGNOLIA LANDSCAPE
ARCHITECTURE**
1521 GARDENIA DR.
METAIRIE, LA 70005
PHONE: 504-460-9780
DAVID@MAGNOLIASCAPES.COM

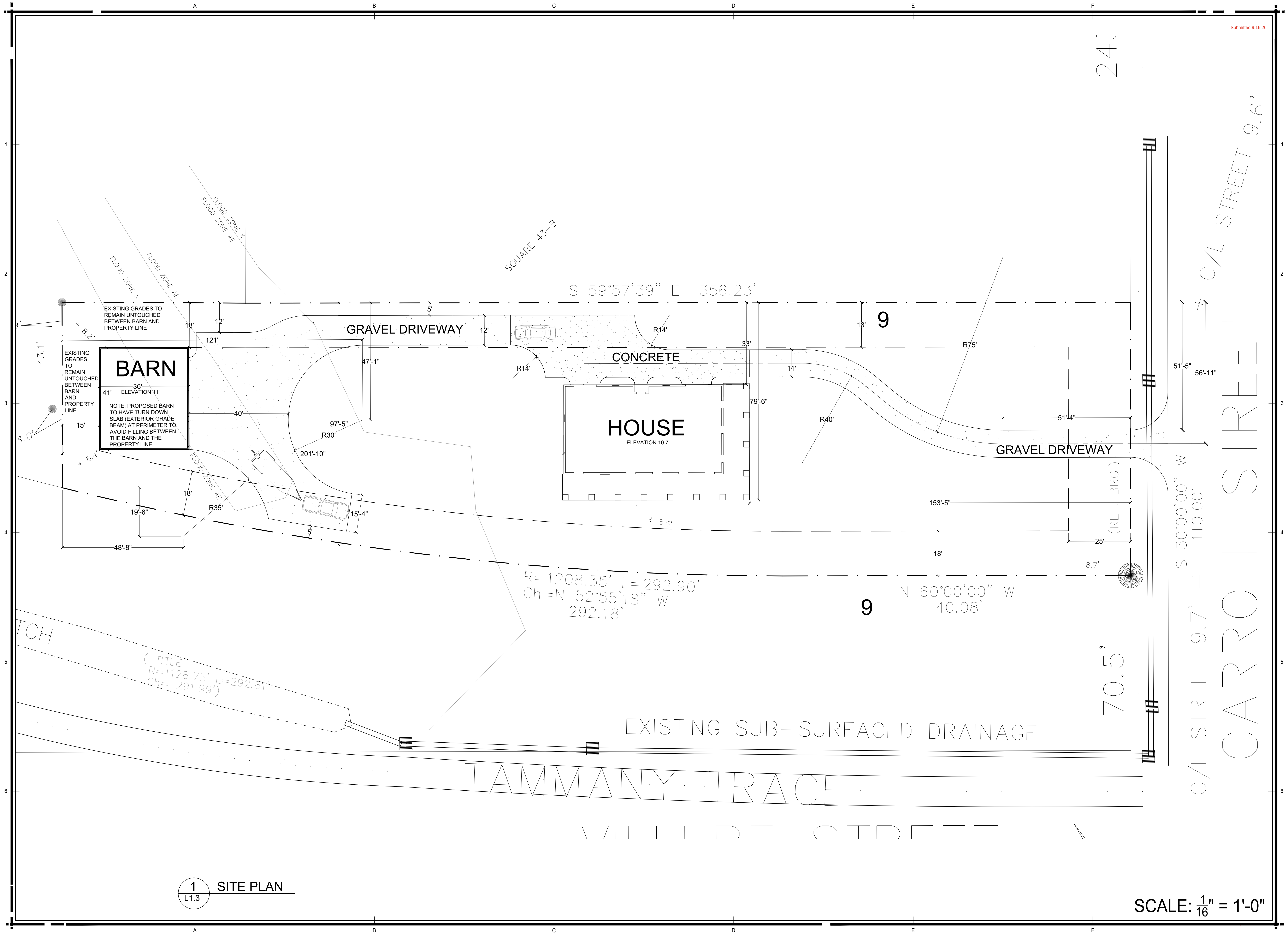


BORDES RESIDENCE
724 CARROLL STREET
MANDEVILLE, LOUISIANA 70448

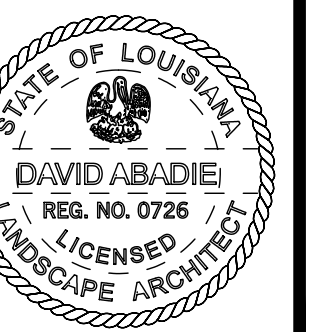
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	-
ROJ. NO:	
ESIGN: DMA	
DRAWN: DMA	
CHECKED: DA	
DATE: 8/17/2026	
SCALE:	

SITE PLAN

L1.3



**MAGNOLIA LANDSCAPE
ARCHITECTURE
1521 GARDENIA DR.
METAIRIE, LA 70005
PHONE: 504-460-9780
DAVID@MAGNOLIASCAPES.COM**



BORDES RESIDENCE
724 CARROLL STREET
MANDEVILLE, LOUISIANA 70448

[illegible]

ROJ. NO:
ESIGN: DMA
RAWN: DMA
CHECKED: DA
DATE: 7/19/2026
CALE:

REVISÉD SITE PLAN

L1.4

CASE SUMMARY SHEET

CASE NUMBER: V26-09-32
DATE RECEIVED: August 17, 2026
DATE OF MEETING: September 8, 2026 and September 22, 2026

Address: 2424 Florida Street
Subdivision: Old Town of Mandeville, Square 41
Zoning District: B-2 - Highway Business District
Property Owner: Burns Real Estate Holdings, LLC

REQUEST: V26-09-32 – Burns Real Estate Holdings, LLC, represented by Beier Construction requests a variance to CLURO Section 9.2.5.5. Landscape Requirements in Districts Other than Low-Density Residential (1) Periphery Landscape (Greenbelt) Requirements, Old Town of Mandeville, Square 41, B-1 - Neighborhood Business District, 2424 Florida

CASE SUMMARY:

The applicant owns the property located 2424 Florida St. The property is currently under construction for a new commercial office building. The applicant is requesting a variance to perform underground utility work within the required greenbelt. In addition to the utility work, the contractor needs to tie into the subsurface drainage system.

Public Works stated in order for the City to service the property, both water and sewer lines will need to be run parallel along the south side of Florida St. The City has extensive landscaping between the curb and the sidewalk and a portion of the landscaping bed arcs towards the property line narrowing the amount of space available. Title 51 - LADHH requires a minimum separation of 6’ between a sewer force main and a water distribution main. Given the existing location of the gas main and alignment of the sidewalk, a slight inclusion of 7’ is requested into the greenbelt. With this request a sewer and water servitude will need to be executed for the City of Mandeville.

The applicant reached out to CLECO regarding the placement of a new power pole. CLECO stated they needed a pine tree removed in order to place that pole. The tree is located within the green belt on the northeast side of the property.

The applicant is requesting to remove a 12” gum tree, 8” gum tree, 18” pine tree, 6” gum tree , 30” Pine Tree. A 10” gum and 14” pine was removed by right for the placement of the driveway.

The greenbelt requires 1 class A and 1 Class B for every 25 linear feet of frontage. 150’ of frontage requires 6 Class A and 6 Class B trees to be planted.

CLURO SECTION 9.2.5.5(1) Periphery Landscape (Greenbelt) Requirements

- e. Preservation of Trees in Greenbelts - Except in accessways as described above, all trees and shrubs shall be preserved or replaced if diseased or dead. In addition, if the number of trees six (6) inches or more dbh which are in the front periphery do not equal the required number of Class A and Class B trees (one (1) per twenty-five (25) linear feet), then Class A and Class B trees must be planted to the extent necessary to comply with the requirements of this Article. In addition to the above, the following requirements will apply:
- (1) Dead trees and shrubs may be removed and shall be replaced from the list of native plants that has been approved by the Zoning Commission and is available from the City of Mandeville Department of Planning and Development.
 - (2) Invasive species may be removed subject to the approval from the Landscape Inspector.





REFERENCE BEARING:
Louisiana State Plane Coordinate
System (South Zone)
NAD 83 (2011) (EPOCH 2010)

Requesting trees in this area to be removed for utilities, drainage,
landscaping, etc.

Pine tree to be
removed per Cleco
request for pole.

LEGEND
D = DOTTED SPIKE FOUND
B = DOTTED MARKER FOUND
1/2" = 1/2" IRON PIPE FOUND
1/2" = 1/2" IRON ROD FOUND
F = FENCE
ECC = EDGE OF CONCRETE
BOC = BACK OF CURB
GL = GUTTER LINE
HQ = GROUND SPOT
GAS = GAS PILE
F/B = FLOWER BED
H/V = H/V

NOTES:

1. This property is located in Flood Zones X & Related, per F.E.M.A. Map No. 22000004270, dated May 16, 2012.
2. Building Setback Lines must be determined by City of Mandeville Planning Department.

REFERENCE SURVEYS:

1. Survey of Square 41 for the Town of Mandeville by E.J. Champagne, Surveyor, dated December 17, 1956, Drawing No. 1558.
2. Survey for Various Owners in the North Half of Square 41, by Russell P. Morgan, Surveyor, No. 1000.
3. Survey for Arthur & Vivian Fount, Jr. by Eddie J. Champagne, Surveyor, dated October 25, 1971.
4. Louisiana Department of Transportation and Development Right of Way Map, State Project No. 015-12-044, Federal and Project No. 51P-362-1(020), Sheet No. 35 by John Teagarden, Surveyor, dated May 2, 2001, latest revision November 25, 2002.

TOPOGRAPHIC SURVEY
ELEVATION DATUM = NAD 1988 GEOID 128

John D. Cummings & Associates

PROFESSIONAL LAND SURVEYORS - LOUISIANA & MISSISSIPPI
610 N. ATTENTION AVE. PHONE: (504) 893-1544
TAMMANY, LA 70062 FAX: (504) 893-8250

FILED PREPARED FOR: Burns Real Estate Holdings, LLC

SHOWING A SURVEY OF: A PORTION OF THE NORTH HALF OF
SQUARE 41, CITY OF MANDEVILLE,
ST. TAMMANY PARISH, LOUISIANA.

A02.1

SCALE: 1" = 15' DATE: 5/21/2025 JOB NO.: 25120-TOPO REVISED:

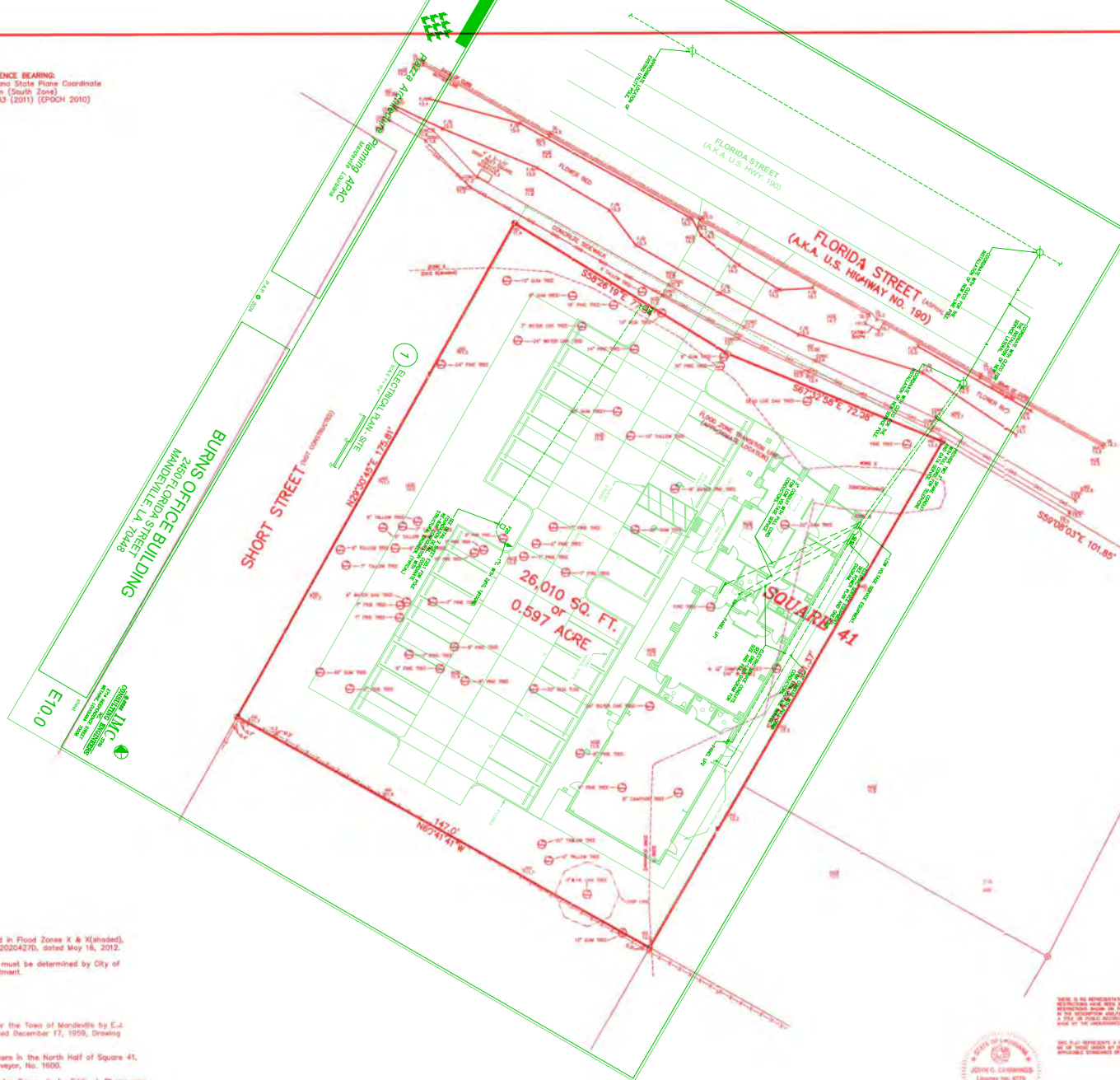
NOTE: NO REPRESENTATION SHALL BE APPLICABLE UNLESS THE SURVEYOR HAS BEEN ADVISED BY THE CLIENT OF THE EXISTENCE OF ANY RECORDS OR SURVEYS THAT MAY AFFECT THE SURVEY. THE SURVEYOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND SURVEYS. THE SURVEYOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND SURVEYS. THE SURVEYOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND SURVEYS.

NOTE: IF A SURVEYOR'S PROFESSIONAL SEAL IS REQUIRED BY THE STATE OF LOUISIANA, IT IS THE SURVEYOR'S RESPONSIBILITY TO OBTAIN THE NECESSARY RECORDS AND SURVEYS. THE SURVEYOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND SURVEYS. THE SURVEYOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND SURVEYS.

JOHN D. CUMMINGS, P.L.S.



REFERENCE BEARING:
Louisiana State Plane Coordinate
System (South Zone)
NAD 83 (2011) (EPOCH 2010)



LEGEND

- DOTS SPIKE FOUND
- DOTS MARKER FOUND
- 1/2" IRON PIPE FOUND
- 1/2" IRON ROD FOUND
- FENCE
- EDGE OF CONCRETE
- BACK OF CURB
- GUTTER LINE
- GROUND SHOT
- GAS PILE
- FLOWER BED
- INVERT

NOTES:

- This property is located in Flood Zones X & X(Shaded), per F.E.M.A. Map No. 22020004270, dated May 14, 2012.
- Building Setback Lines must be determined by City of Mandeville Planning Department.

REFERENCE SURVEYS:

- Survey of Square 41 for the Town of Mandeville by E.J. Champagne, Surveyor, dated December 17, 1959, Drawing No. 1588.
- Survey for Various Owners in the North Half of Square 41, by Russell R. Morgan, Surveyor, No. 1650.
- Survey for Arthur & Vivian Faine, Jr. by Eddie J. Champagne, Surveyor, dated October 25, 1971.
- Louisiana Department of Transportation and Development Right of Way Map, State Project No. 013-12-044, Federal and Proj. No. 579-362-1(020), Sheet No. 33 by John G. Cummings, Surveyor, dated May 2, 2001, latest revision November 22, 2002.

TOPOGRAPHIC SURVEY
ELEVATION DATUM = NAD 1988 GEOID 128

THIS IS NO REPRESENTATION THAT ALL APPLICABLE DISTRICT AND/OR
LOCAL ORDINANCES HAVE BEEN REVIEWED AND THAT THE SURVEYOR IS
NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND FOR THE
ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON.
A COPY OF THE DISTRICT'S ORDINANCES IS AVAILABLE FOR THE PUBLIC.



John G. Cummings
JOHN G. CUMMINGS, P.L.S.

John G. Cummings & Associates

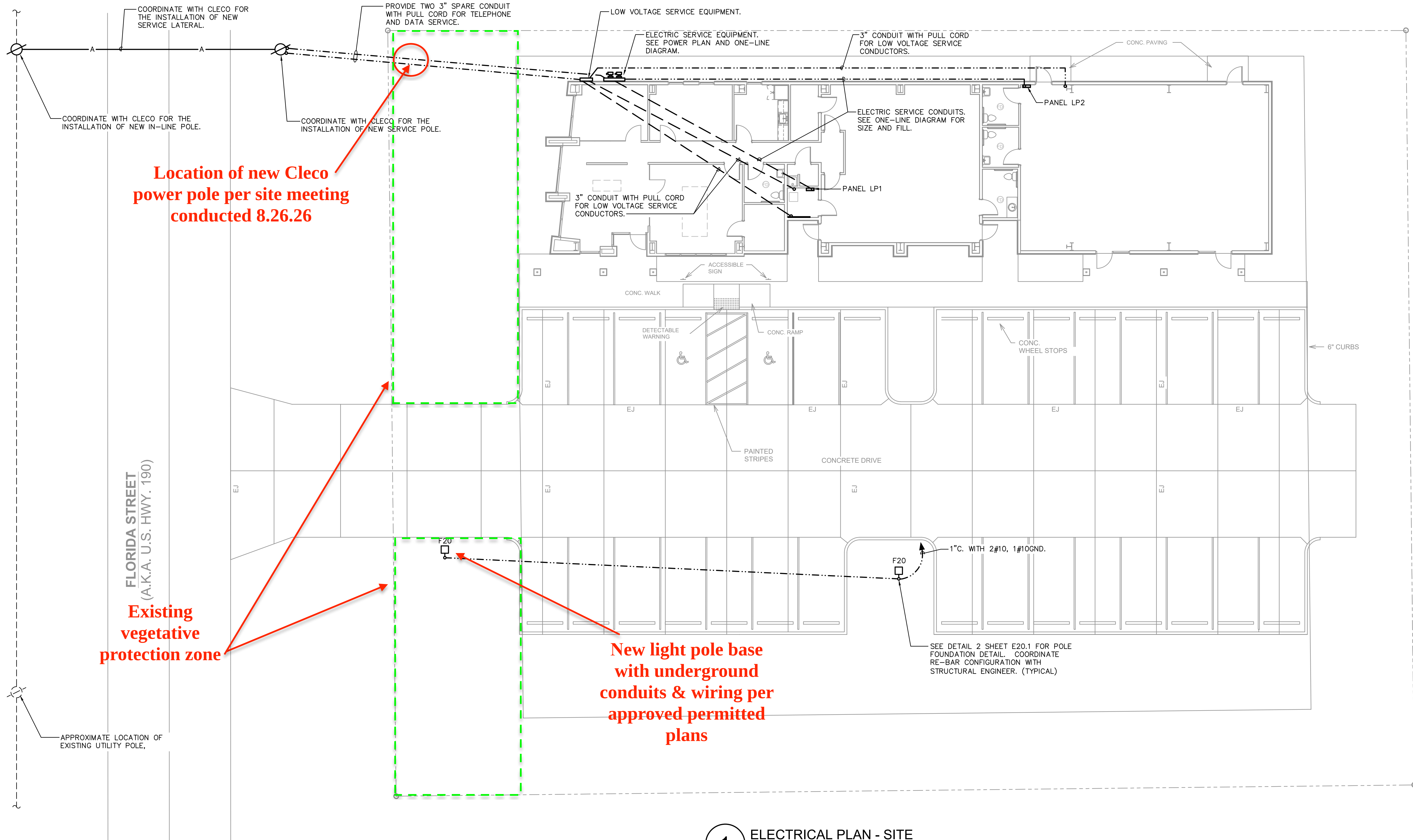
PROFESSIONAL LAND SURVEYORS - LOUISIANA & MISSISSIPPI
503 N. JEFFERSON AVE. PHONE: (504) 893-1549
MANDERVILLE, LA 70448 FAX: (504) 893-8250

FILED PREPARED FOR: Burns Real Estate Holdings, LLC

SHOWING A SURVEY OF: A PORTION OF THE NORTH HALF OF
SQUARE 41, CITY OF MANDEVILLE,
ST. TAMMANY PARISH, LOUISIANA.

A02.1

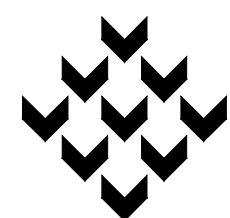
SCALE: 1" = 15' DATE: 5/21/2025 JOB NO.: 25120-TOPQ REVISION:



1 ELECTRICAL PLAN - SITE
SCALE: 1" = 10'-0"

SHEET SIZE 24" X 36"
M:\3390 SERIES\3390-ELEC\3390-E10.0-ELEC PLAN - SITE
6/11/2025 3:06 PM
kmcintee

project 4124
date 04.2.2025
revisions



Piazza Architecture Planning APAC
Mandeville Louisiana

P.A.P. © 2024

BURNS OFFICE BUILDING
2450 FLORIDA STREET
MANDEVILLE, LA. 70448

sheet

E10.0

© 2025 IMC 3390
CONSULTING ENGINEERS
INC.
2714 INDEPENDENCE STREET
METAIRIE, LOUISIANA 70006

From: Kale Scheuermann Kale.Scheuermann@cleco.com
Subject: RE: Burns Office Bldg 2450 Florida Street Mandeville
Date: August 27, 2026 at 2:56 PM
To: Brian McLawchlin brian@beierconstruction.com

KS

Hey Brian,

Per our on-site meeting yesterday, we need the corner tree removed (see attached photo) to install your new utility pole. We must cross the highway with our primary line, perpendicular to the roadway, to get the DOT crossing permit. See attached plan for reference.

Thanks,

Kale Scheuermann
Engineer II-Distribution
Mobile: 318.229.2170



From: Brian McLawchlin <brian@beierconstruction.com>
Sent: Monday, August 24, 2026 3:29 PM
To: Kale Scheuermann <Kale.Scheuermann@cleco.com>
Subject: Re: Burns Office Bldg 2450 Florida Street Mandeville

This message has originated from an **External Source**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

I am not aware of any changes since design was completed.

Brian McLawchlin
Project Manager/ Business Development
Beier Construction, LLC
1150 N Causeway Blvd
Mandeville, LA 70471

C: 985.237.3797
O: 985.951.7405
brian@beierconstruction.com

On Aug 24, 2026, at 3:27 PM, Kale Scheuermann
<Kale.Scheuermann@cleco.com> wrote:

Sounds good. Does this old load sheet still apply for this building?

From: Brian McLawchlin <brian@beierconstruction.com>
Sent: Monday, August 24, 2026 3:20 PM
To: Kale Scheuermann <Kale.Scheuermann@cleco.com>
Subject: Re: Burns Office Bldg 2450 Florida Street Mandeville

This message has originated from an **External Source**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

Yes sir that is perfect. See you then!

Brian McLawchlin
Project Manager/ Business Development
Beier Construction, LLC
1150 N Causeway Blvd
Mandeville, LA 70471

C: 985.237.3797
O: 985.951.7405
brian@beierconstruction.com

On Aug 24, 2026, at 3:01 PM, Kale Scheuermann
<Kale.Scheuermann@cleco.com> wrote:

How about 9AM Wednesday?

From: Brian McLawchlin <brian@beierconstruction.com>
Sent: Monday, August 24, 2026 2:34 PM
To: Kale Scheuermann <Kale.Scheuermann@cleco.com>
Cc: paramountelectrical@yahoo.com
Subject: Re: Burns Office Bldg 2450 Florida Street Mandeville

This message has originated from an **External Source**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

Kale,

Thanks for the response. Wednesday morning is best for us.
What time works for you?

Brian McLawchlin
Project Manager/ Business Development

Project manager/ Business Development
Beier Construction, LLC
1150 N Causeway Blvd
Mandeville, LA 70471

C: 985.237.3797

O: 985.951.7405

brian@beierconstruction.com

On Aug 24, 2026, at 2:01 PM, Kale Scheuermann
<Kale.Scheuermann@cleco.com> wrote:

Good Afternoon Brian,

Kemp passed this one along to me since I was working with the engineer on it a while back. I can meet you on-site tomorrow afternoon (8/25) or Wednesday (8/26) morning.

Thanks,

Kale Scheuermann

Engineer II-Distribution

Mobile: 318.229.2170

From: Brian McLawchlin
<brian@beierconstruction.com>
Sent: Thursday, August 20, 2026 10:15 AM
To: Kemp Hartzog <Kemp.Hartzog@cleco.com>
Cc: Chris Fernandez
<paramountelectrical@yahoo.com>
Subject: Burns Office Bldg 2450 Florida Street
Mandeville

This message has originated from an **External Source**.
Please use proper judgment and caution when opening
attachments, clicking links, or responding to this email.

Kemp,

We have a new project just starting located at 2450 Florida Street Mandeville. I have attached the site plan and electrical plans for your initial review and information.

Chris Fernandez with Paramount Electric is the electrical contractor and is copied on this email. We would like to schedule a site coordination meeting to get the ball rolling on where Cleco will bring in power for the site as well as setting up temp power for construction purposes. Please let us know when you or your team may be available to meet us at your earliest convenience.

Thank you!

Brian McLawchlin
Project Manager/ Business Development
Beier Construction, LLC
1150 N Causeway Blvd
Mandeville, LA 70471

C: 985.237.3797
O: 985.951.7405
brian@beierconstruction.com





7

COORDINATE WITH CLIENT FOR THE INSTALLATION OF NEW SERVICE (S/N)

PROVIDE TWO (2) INCH CONDUIT WITH FILL TUBE FOR TELEPHONE AND DATA SERVICE.

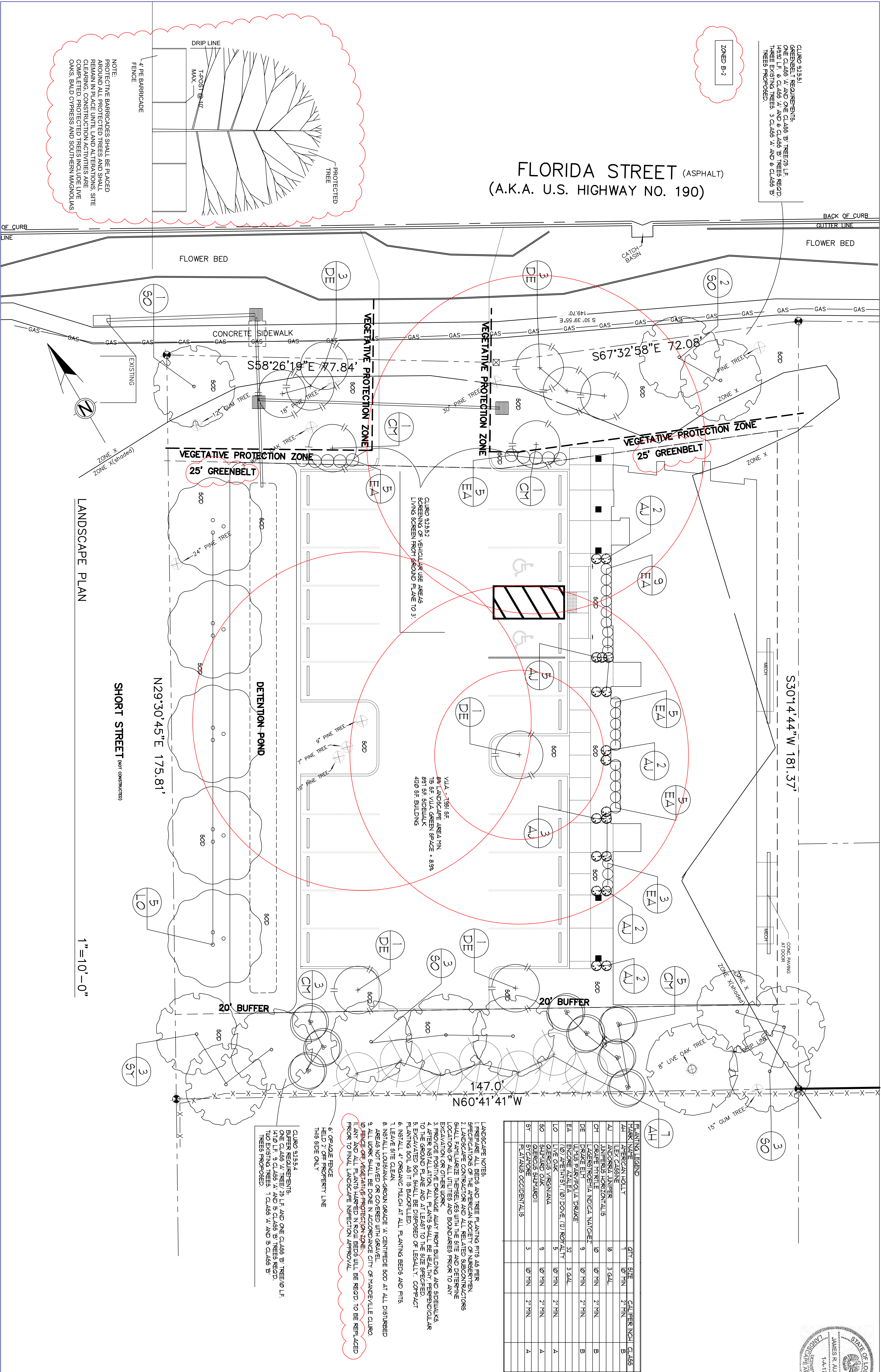
LOW VOLTAGE SERVICE EQUIPMENT.



CLURO 923531
GREENBELT REQUIREMENTS:
ONE CLASS A1 AND ONE CLASS B1 TREE/25 LF
CLASS A1, 6 CLASS A2 AND 6 CLASS B1 TREES REQ'D.
MINIMUM TREES: 3 CLASS A1 AND 6 CLASS B1
TREES PROPOSED.

ZONED B-2

FLORIDA STREET (ASPHALT)
(A.K.A. U.S. HIGHWAY NO. 190)

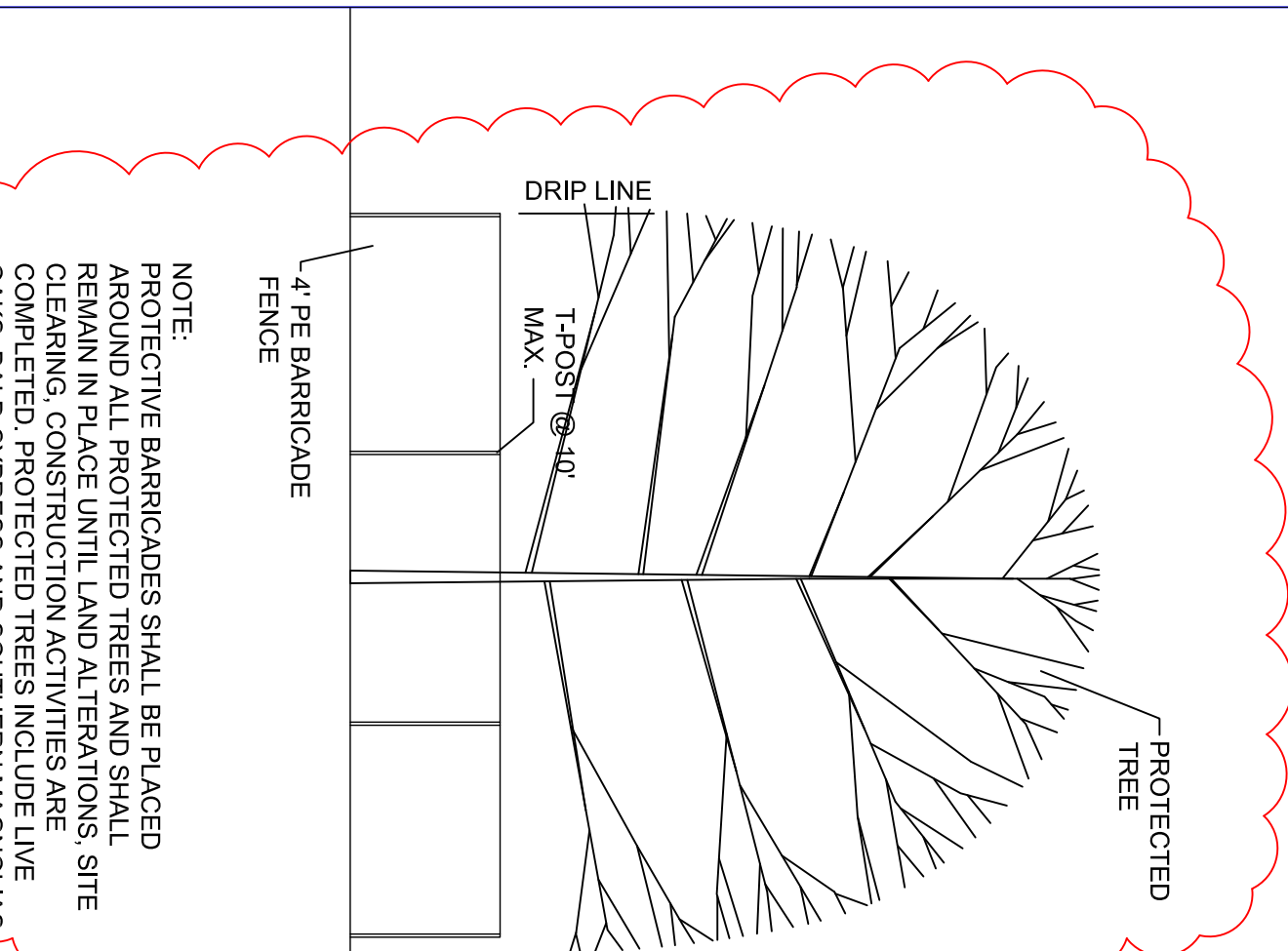


PLANTING LEGEND				
TAXA NAME	QTY	SIZE	CALIBER INCH	CLASS
A1 AMERICAN HOLLY	1	Ø 1 1/2"	2 1/2"	B
A2 LEXY CASABINE	18	3 GAL.		
A3 JANDORSA JUNIFER	18	Ø 1 1/2"	2 1/2"	B
CH JANDORSA HORIZONTALIS	18	Ø 1 1/2"	2 1/2"	B
CH JANDORSA HORIZONTALIS	18	Ø 1 1/2"	2 1/2"	B
DE DRACE ELM	9	Ø 1 1/2"	2 1/2"	B
EA JANDORSA AZALEA	31	3 GAL.		
LO LIVE OAK	5	Ø 1 1/2"	2 1/2"	A
LO JANDORSA VIRENANNA	9	Ø 1 1/2"	2 1/2"	A
LO JANDORSA SHIMBARDI	3	Ø 1 1/2"	2 1/2"	A
ST CATYAOUS OCCIDENTALIS	3	Ø 1 1/2"	2 1/2"	A

- LANDSCAPE NOTES:
1. PREPARE ALL BEDS AND TREE PLANTING PITS AS PER SPECIFICATIONS.
 2. LANDSCAPE CONTRACTOR AND ALL RELATED SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE SITE AND DETERMINE LOCATIONS OF ALL UTILITIES AND BOUNDARIES PRIOR TO ANY EXCAVATION OR OTHER WORK.
 3. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND SIDEWALKS.
 4. AFTER INSTALLATION ALL PLANTS SHALL BE HEALTHY, PERPENDICULAR TO THE GROUND AND PROTECTED BY A PROTECTIVE COLLAR.
 5. EXCAVATED SOIL SHALL BE DISPOSED OF LEGALLY. COMPACT PLANTING SOIL AS IT IS BACKFILLED.
 6. INSTALL 4" ORGANIC MULCH AT ALL PLANTING BEDS AND PITS.
 7. LEAVE SITE CLEAN.
 8. INSTALL LOUISIANA-GROUND GRADE 1A GRIT/PEEVE SOD AT ALL DISTURBED AREAS NOT PAVED OR COVERED WITH GRAVEL.
 9. ALL WORK SHALL BE DONE IN ACCORDANCE CITY OF MANDEVILLE CLURO.
 10. FENCE OFF VEGETATIVE PROTECTION ZONE.
 11. ANY AND ALL PLANTS HARVED IN ROW BEDS WILL BE REQ'D. TO BE REPLACED PRIOR TO FINAL LANDSCAPE INSPECTION APPROVAL.

CLURO 923531
GREENBELT REQUIREMENTS:
ONE CLASS A1 TREE/25 LF AND ONE CLASS B1 TREE/10 LF.
CLASS A1, 6 CLASS A2 AND 6 CLASS B1 TREES REQ'D.
MINIMUM TREES: 3 CLASS A1 AND 6 CLASS B1
TREES PROPOSED.

6" OPACIDE FENCE
HOLD 2' OFF PROPERTY LINE
THIS SIDE ONLY



NOTE:
PROTECTIVE BARRICADES SHALL BE PLACED
AROUND ALL PROTECTED TREES AND SHALL
REMAIN IN PLACE UNTIL LAND ALTERATIONS, SITE
CLEARING, CONSTRUCTION ACTIVITIES ARE
COMPLETED. PROTECTED TREES INCLUDE LIVE
OAKS, BALD CYPRESS AND SOUTHERN MAGNOLIAS.



REFERENCE BEARING:
Louisiana State Plane Coordinate
System (South Zone)
NAD 83 (2011) (EPOCH 2010)



LEGEND

- = DOTTED SPIKE FOUND
- = DOTTED MARKER FOUND
- = 1/2" IRON PIPE FOUND
- = 1/2" IRON ROD FOUND
- = FENCE
- = EDGE OF CONCRETE
- = BACK OF CURB
- = GUTTER LINE
- = GROUND SHOT
- = GAS PILE
- F/B = FLOWER BED
- INV = INVERT

NOTES:

1. This property is located in Flood Zones X & Related, per F.E.M.A. Map No. 2200004270, dated May 16, 2012.
2. Building Setback Lines must be determined by City of Mandeville Planning Department.

REFERENCE SURVEYS:

1. Survey of Square 41 for the Town of Mandeville by E.J. Champagne, Surveyor, dated December 17, 1956, Drawing No. 1558.
2. Survey for Various Owners in the North Half of Square 41, by Russell P. Morgan, Surveyor, No. 1000.
3. Survey for Arthur & Vivian Fount, Jr. by Eddie J. Champagne, Surveyor, dated October 25, 1971.
4. Louisiana Department of Transportation and Development Right of Way Map, State Project No. 015-12-044, Federal and Project No. 51R-362-1(020), Sheet No. 35 by John Teagarden, Surveyor, dated May 2, 2001, latest revision November 22, 2002.

TOPOGRAPHIC SURVEY
ELEVATION DATUM = NAD 1988 GEOID 128

NOTE: I, the undersigned, being a duly qualified and licensed Professional Land Surveyor in Louisiana, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the property, and that the same has been compared with the original survey and found to be correct.



John D. Cummings
John D. Cummings, P.L.S.

John D. Cummings & Associates

PROFESSIONAL LAND SURVEYORS - LOUISIANA & MISSISSIPPI
610 N. ATTORNEY AVE. PHONE: (504) 893-1544
TAMMANY, LA 70460 FAX: (504) 893-8250

PLC PREPARED FOR: Burns Real Estate Holdings, LLC

SHOWING A SURVEY OF: A PORTION OF THE NORTH HALF OF
SQUARE 41, CITY OF MANDEVILLE,
ST. TAMMANY PARISH, LOUISIANA.

A02.1

SCALE: 1" = 15' DATE: 5/21/2025 JOB NO.: 25120-TOPO REVISED:

CASE SUMMARY SHEET

CASE NUMBER: SUP26-09-03/V26-09-33
DATE RECEIVED: August 21, 2026
DATE OF MEETING: September 8, 2026 and September 22, 2026

Address: 312 Lafitte Street
Subdivision: Old Town of Mandeville, Square 34, Sq. 11 Lots 8-17, Sq. 18 Lots 1 and 18-20, Sq. 25B Lots 19B & 20
Zoning District: B-3 - Old Mandeville Business District
Property Owner: Our Lady of the Lake Roman Catholic Church

Previous Cases: Z99-2-4 – Approved the Site Plan for the Multi-purpose building, expansion of the cafeteria,
Z11-06-03 – Approved Modification of Parking/Loading requirements and location of modular buildings
Denied construction of new church.

REQUEST: SUP26-09-03/V26-09-33 – Our Lady of the Lake requests Special Use approval for modification of a site plan including variances to CLURO Section 7.5.10.3. B-3 Site Development Regulation (max floor area), 9.2.5.7. Key Native Tree Species Protection Requirements and 10.8.2.2. Nonresidential Uses in Residential Zoning Districts (signage), Old Town of Mandeville, Square 34 Lot 13-A, B-3 - Old Mandeville Business District, 312 Lafitte

CASE SUMMARY:

Our Lady of the Lake Catholic Church is requesting a modification to the approved site plan. The Church is requesting approval for a 3 phase modification. Part of the modification of the site plan include 3 types of variances from the regulations.

Variance Section 7.5.10.3. B-3 Site Development Regulation:

The B-3 District restricts building sizes to a 5,500 sq ft maximum ground floor area. Ground floor area consists of the footprint of the building not the total square footage. Currently there are 6 structures out of 14 with a ground floor area that exceeds 5500 sq ft. The existing ground floor area of all building is 105,908 sq ft. The final phase is a total of 10 structure with 6 structure being over the 5500 sq ft, of those 4 are existing. The variance requested is to construct 2 new structures. The final square footage of all buildings is 97,463 sq ft.

The applicant is requesting a new 12,749 sq ft pre-K building. This building consolidates four existing buildings into one. The new building is smaller in square footage than the total of the existing. The existing buildings do not meet the BFE+2 and therefore can not be modified unless they are elevated to the required BFE.

The second new construction is for a new K-5 building, this building is to replace the existing 15,244 sq ft building that is also located below the required BFE+2. The new building is a total of 14,160 sq.

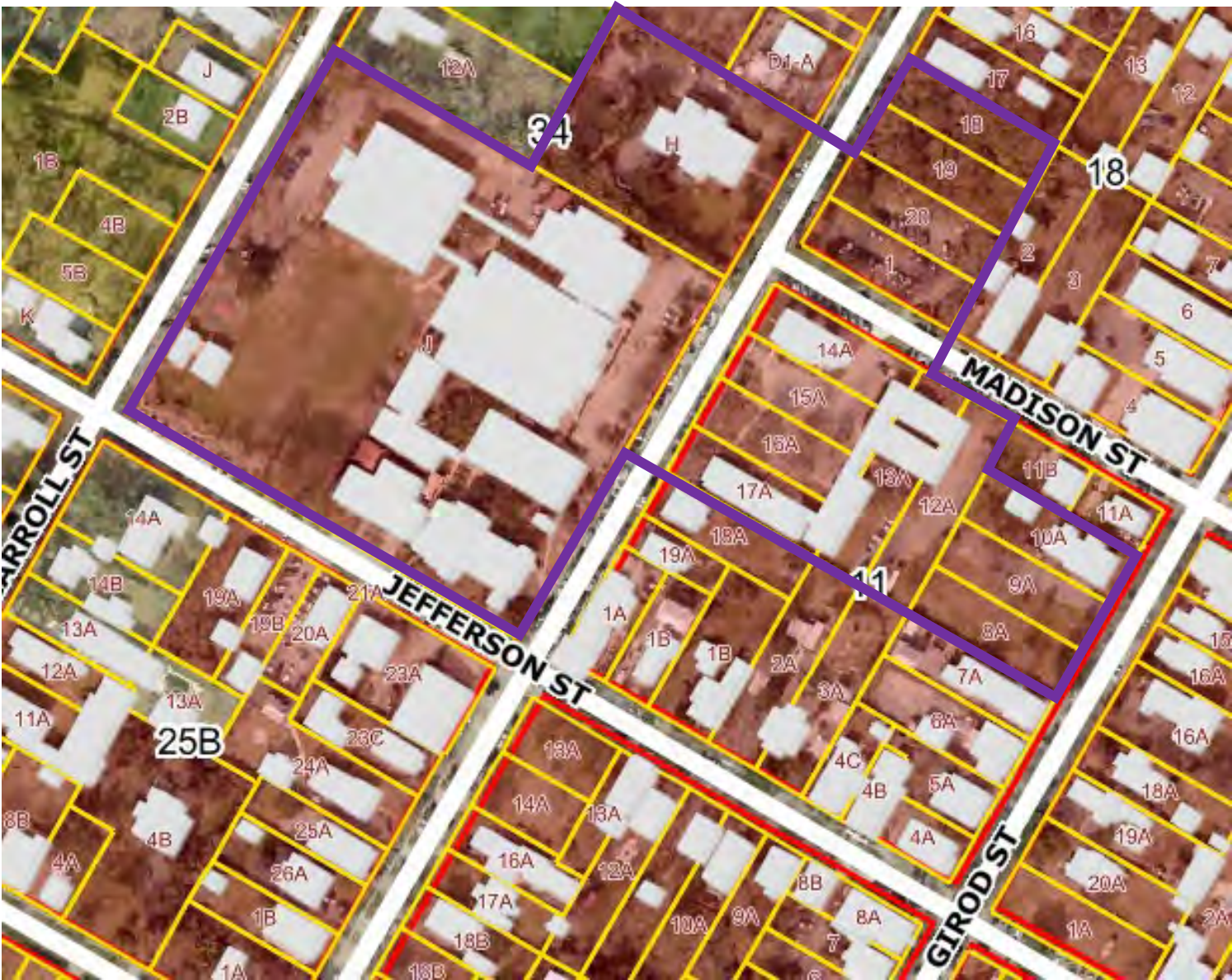
The 3rd request is for the expansion of the existing 7,995 sq ft church. The expansion is 3000 sq ft at the rear of the existing church. The proposal allows the interior floor to be raised to the BFE without impacting the exterior of the existing historic structure.

Variance Section 9.2.5.7 Key Native Tree Species Protection Requirements:

Ord 26-XX included cypress trees as protected species. The applicant is requesting to remove 11 existing cypress trees and to replace these trees with 16 new trees. The request for removal is to create more on-site parking and re-route carline and bus queing from the surrounding streets to the interior of the site. 4 of the 11 trees are at the request of the Dept. of Public Works. The trees have grown into the sewer and water systems creating the need to replace these lines often. The trees have also compromised the fire suppression system.

Variance Section 10.8.2.2. Nonresidential Uses in Residential Zoning Districts (signage)

The applicant is requesting a variance to the Sign Code to place a monument sign on Sq. 34. The sign code allows for one monument per lot. There is an existing monument sign in front of the cafeteria, the additional monument placement is proposed in between the chapel and existing classrooms.



A Proposed Site Plan for Our Lady of the Lake Catholic Church and School

Mandeville, Louisiana
Archdiocese of New Orleans



Who We Are



Sainte-Chapelle Studios



Specialize in Restoration,
Renovation, and Creation
of Catholic Churches,
Schools, and Ministry Sites



Full Service
Architecture Firm
(Mandeville, LA)



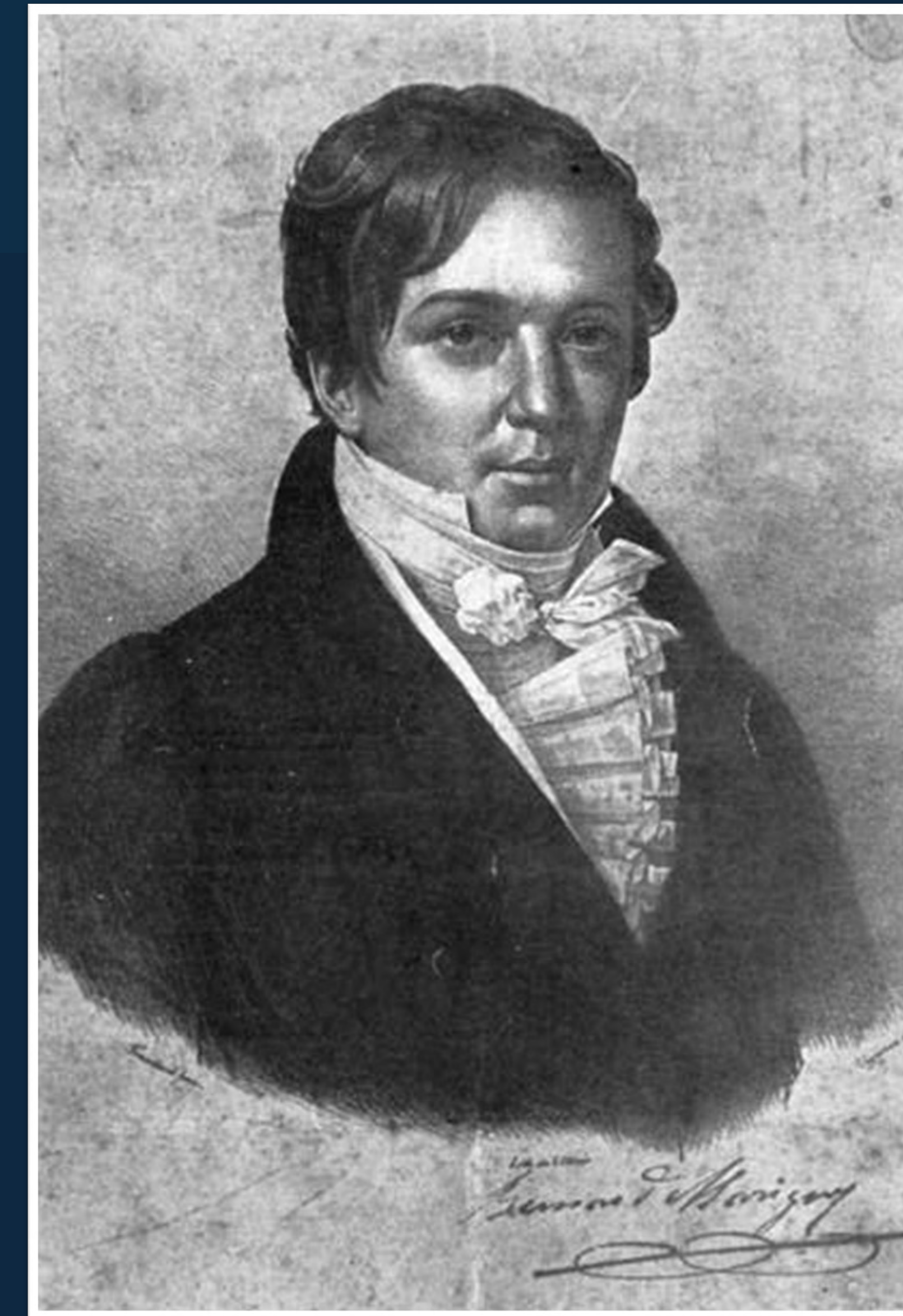
Uniquely Equipped to
respond to theological and
practical demands of all
Church related projects.



Background

The Founding Vision of Mandeville

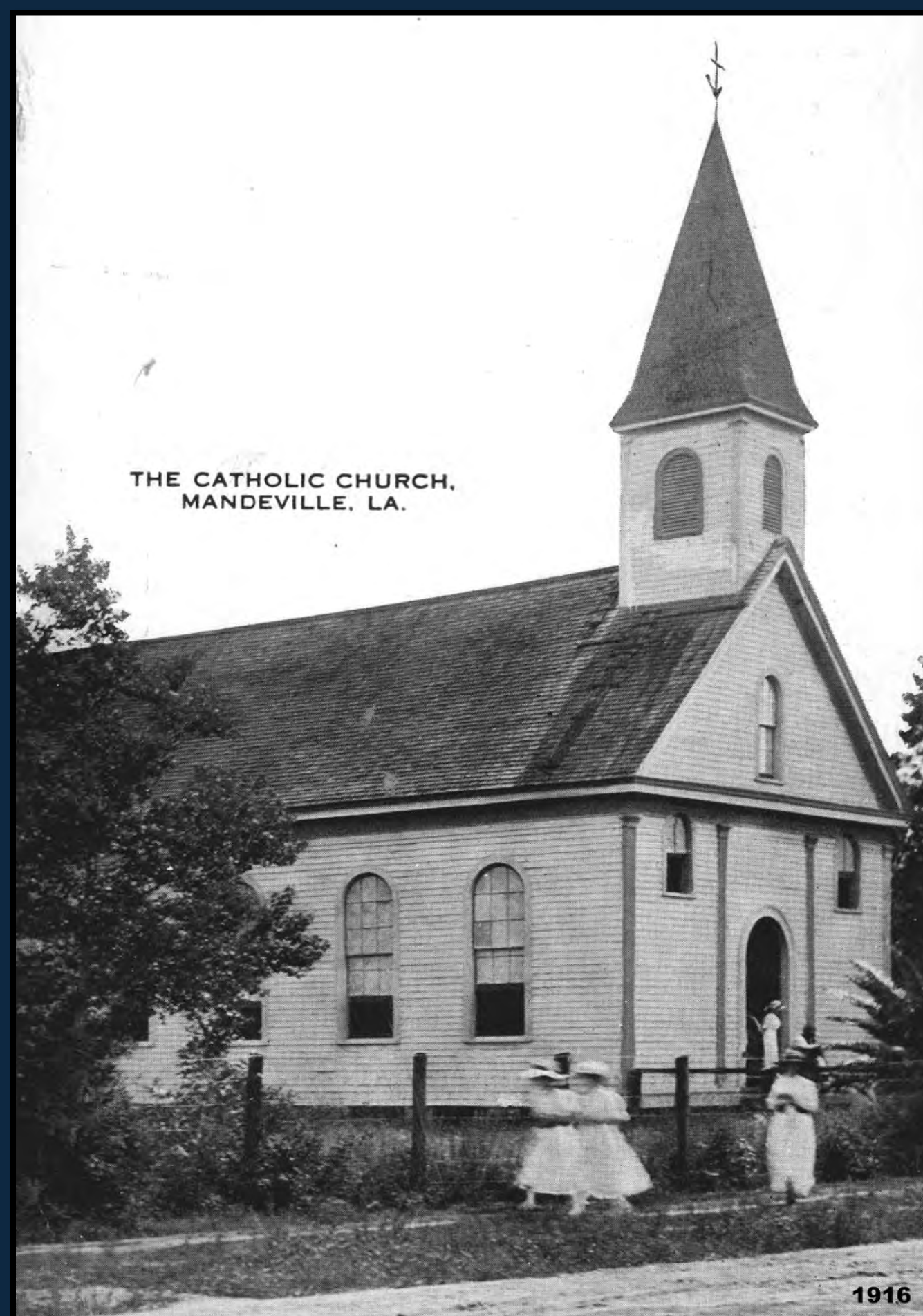
- Untouched greenspace fronting the Lake
- Open Air Market for Local Farmers and Merchants
- Land reserved for a Catholic Church



Bernard de Marigny
Founder of Mandeville, whose sixth-generation descendant remains a parish member today.



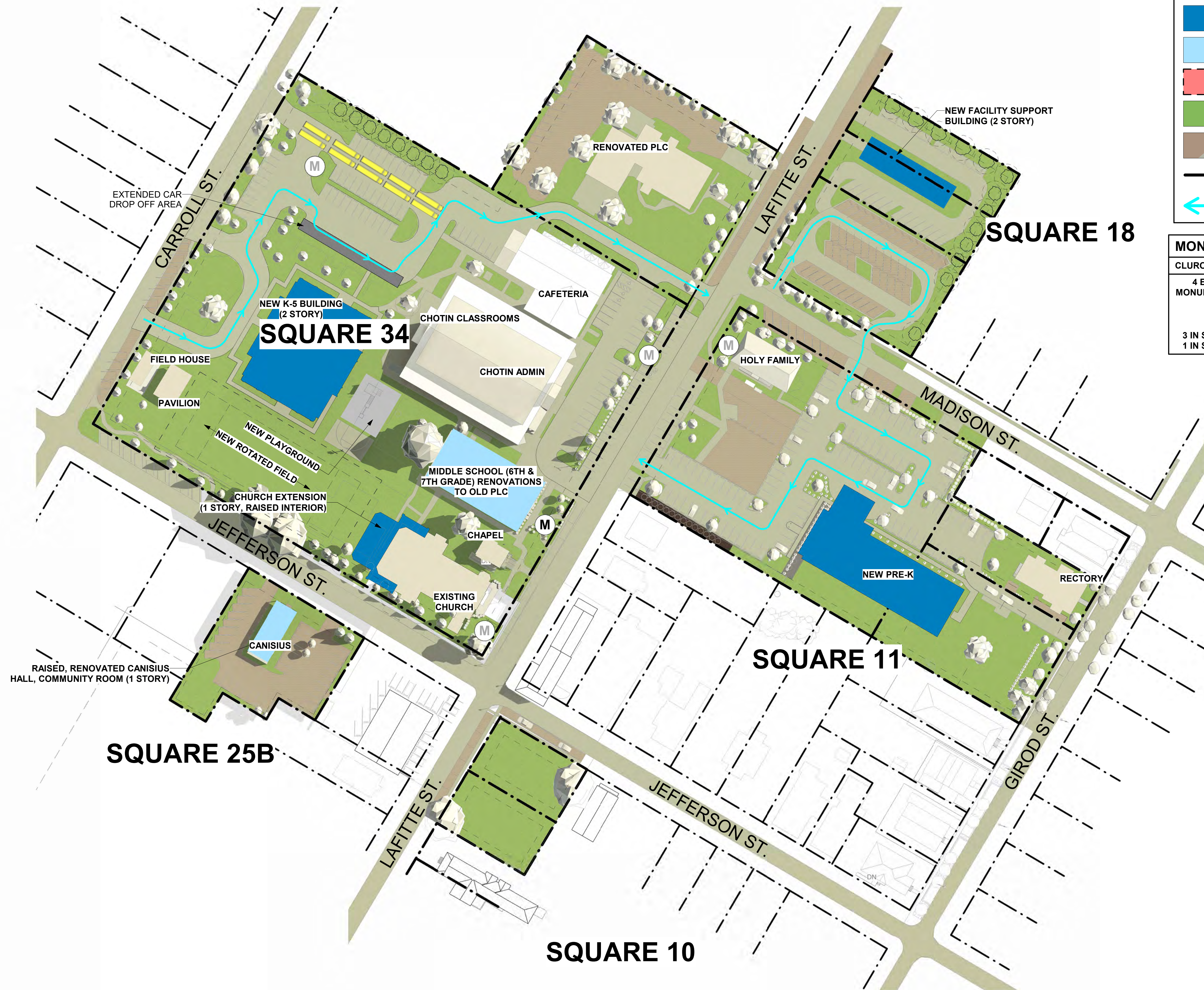
Background



The original church St. Teresa was established in 1850; and after it was destroyed by a storm, a second church (pictured above) was built by 1891 and later renamed Our Lady of the Lake.



Current Our Lady of the Lake Church
1953 - Present



SITE PLAN FOR APPROVAL



Project Objectives & Variances

1. Parking and Traffic Circulation

- Relocate bus and car pickup lines off of Lafitte and Carroll to interior campus routes.
- Reduce the need for on-street parking. Plan includes surplus parking at each phase and results on a total surplus of 52 spots.

2. Health, Safety, and Welfare

- Consolidate school facilities and reduce the number of classrooms below BFE (currently 36 of 42)
- Eliminate the need for young students to cross busy streets between facilities

3. Overall Building Footprints

- Reduce the campus's total ground-floor building area.

To fully achieve the project objectives, the proposed plan requires variances in three categories:

1. Building Size

- Three variances for buildings exceeding 5,000 sq. ft.

2. Tree Removal and Mitigation

- Variances for the removal and replacement of 14 cypress trees.

3. Signage

- One variance for a proposed new monument sign.



SITE LEGEND	
	NEW BUILDING
	RENOVATED BUILDING
	BUILDING DEMOLITION
	PERVIOUS LANDSCAPING
	GRAVEL/CONCRETE
	PROPERTY LINE
	CAR ROUTE

MONUMENT SIGNS	
CLURO 10.8.2.4	
4 EXISTING MONUMENT SIGNS	1 PROPOSED MONUMENT SIGNS
M	M
3 IN SQUARE 34 1 IN SQUARE 11	IN SQUARE 34

SQUARE 25B

SQUARE 34

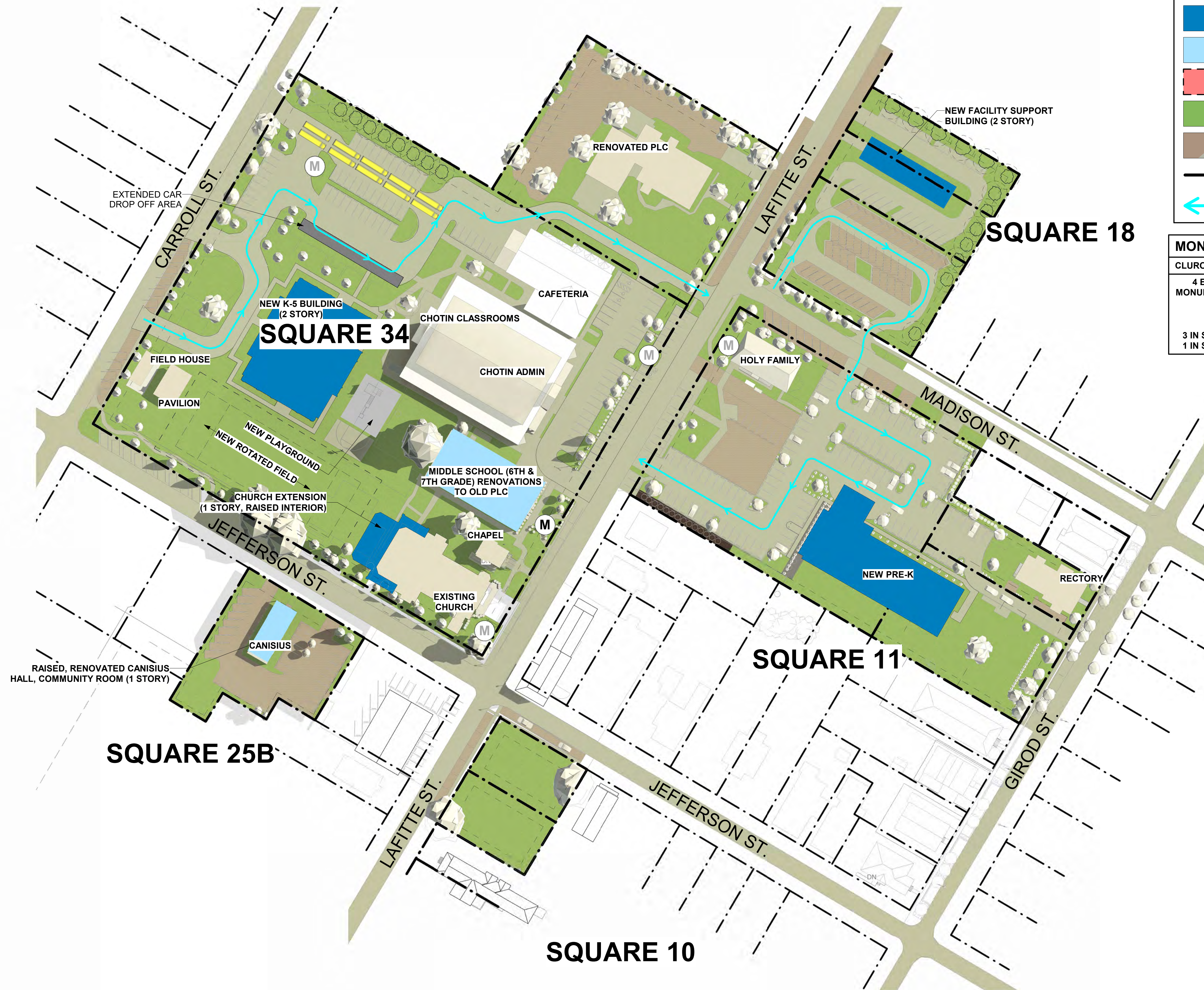
SQUARE 18

SQUARE 11

SQUARE 10

EXISTING SITE PLAN

- Vulnerable to flooding
- Programs divided among multiple parcels
- Aging and fragmented facilities
- Car and bus routes dispersed across campus



SITE PLAN FOR APPROVAL

Proposed Site Plan for Our Lady of the Lake Catholic Church and School

- 1: Building Area & Monument Signage
- 2: Parking & Circulation
- 3: Landscaping & Tree Mitigation



EXISTING BUILDING AREAS & DEFINITIONS

TOTAL BUILDING GROUND FLOOR AREA (BGFA):	105,908	SQFT
TOTAL GROSS FLOOR AREA (GFA):	96,744	SQFT
TOTAL UNDER BEAM AREA (BGFA + 2ND FLOORS):	124,900	SQFT

PHASE 3 BUILDING AREAS & DEFINITIONS

TOTAL BUILDING GROUND FLOOR AREA (BGFA):	97,463	SQFT
	(+/- 5,000 SQ FT)	
TOTAL GROSS FLOOR AREA (GFA):	96,326	SQFT
TOTAL UNDER BEAM AREA (BGFA + 2ND FLOORS):	118,878	SQ FT
	(+/- 5,000 SQ FT)	

CLURO DEFINITIONS

BUILDING GROUND FLOOR AREA. FOR PURPOSES OF CALCULATING GROUND FLOOR AREA OF ELEVATED STRUCTURES, THE AREA SHALL INCLUDE ALL SQUARE FOOTAGE UNDER THE BEAM OF THE BUILDING, BUT EXCLUDE CANTILEVERED PORCHES, DECKS AND OTHER UNENCLOSED AREAS.

FLOOR AREA, GROSS. THE SUM OF THE TOTAL HORIZONTAL AREAS OF THE SEVERAL FLOORS OF ALL BUILDINGS ON A LOT, MEASURED FROM THE INTERIOR FACES OF EXTERIOR WALLS. THE TERM GROSS FLOOR AREA SHALL INCLUDE: BASEMENTS; ELEVATOR SHAFTS; STAIRWELLS AT EACH STORY; FLOOR SPACE USED FOR MECHANICAL EQUIPMENT WITH STRUCTURAL HEAD ROOM OF SIX FEET, SIX INCHES (6'6") OR MORE; PENTHOUSES; ATTIC SPACE, WHETHER OR NOT A FLOOR HAS ACTUALLY BEEN LAID, PROVIDING STRUCTURAL HEADROOM OF SIX FEET, SIX INCHES (6'6") OR MORE; INTERIOR BALCONIES; AND, MEZZANINES.

OTHER DEFINITIONS

TOTAL UNDER BEAM AREA. TOTAL BUILDING AREA UNDER BEAM SHALL INCLUDE THE BUILDING GROUND FLOOR AREA, AS CALCULATED UNDER CLURO, PLUS THE AREA OF ANY SECOND FLOOR OR UPPER FLOOR ENCLOSED BUILDING AREA MEASURED TO THE OUTSIDE FACE OF THE SUPPORTING BEAM/BUILDING LINE. THIS MEASUREMENT IS PROVIDED FOR SITE PLANNING AND MASSING INFORMATION ONLY AND IS NOT INTENDED TO REPLACE CLURO BUILDING GROUND FLOOR AREA OR GROSS FLOOR AREA CALCULATIONS.

MONUMENT SIGNS

CLURO 10.8.2.4

4 EXISTING
MONUMENT SIGNS



3 IN SQUARE 34
1 IN SQUARE 11

1 PROPOSED
MONUMENT SIGNS



IN SQUARE 34

SITE LEGEND

- NEW BUILDING
- RENOVATED BUILDING
- BUILDING DEMOLITION
- PERVIOUS LANDSCAPING
- GRAVEL/CONCRETE
- PROPERTY LINE
- CAR ROUTE

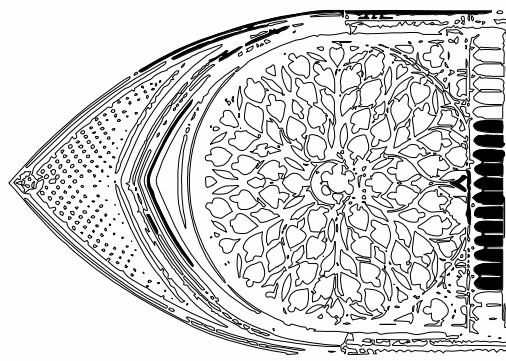
PRELIMINARY SITE PLAN

OVERVIEW
FOR
OUR LADY OF
THE LAKE
CATHOLIC
CHURCH

312 LAFITTE STREET,
MANDEVILLE, LA 70448

SAINTE-CHAPELLE
STUDIOS

SAINTE-CHAPELLESTUDIOS.COM 985.231.4057 1080 W CAUSEWAY APPROACH MANDEVILLE LA



PRELIMINARY

DATE 03/16/2026

DRAWN BY JSB

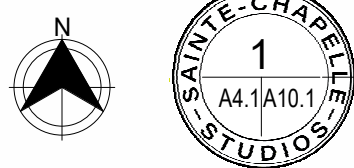
CHECKED BY NSF

SCS PROJECT NO. 23-01E

MASTER PLAN - EXISTING

A10.1

INSTRUMENTS OF SERVICE PREPARED BY SAINTE-CHAPELLE STUDIOS FOR THE ABOVE-REFERENCED PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE USE OR MODIFICATION OF THESE DOCUMENTS BY OTHERS WITHOUT THE ARCHITECT'S PARTICIPATION.



PROPOSED VISION - EXISTING

SCALE: 1" = 60'-0"



PHASE 1 BUILDING AREAS & DEFINITIONS

TOTAL BUILDING GROUND FLOOR AREA (BGFA): 99,098 SQFT
(+/- 5,000 SQ FT)

CLURO DEFINITIONS

BUILDING GROUND FLOOR AREA, FOR PURPOSES OF CALCULATING GROUND FLOOR AREA OF ELEVATED STRUCTURES, THE AREA SHALL INCLUDE ALL SQUARE FOOTAGE UNDER THE BEAM OF THE BUILDING, BUT EXCLUDE CANTILEVERED PORCHES, DECKS AND OTHER UNENCLOSED AREAS.

MONUMENT SIGNS

CLURO 10.8.2.4

4 EXISTING
MONUMENT SIGNS



3 IN SQUARE 34
1 IN SQUARE 11

1 PROPOSED
MONUMENT SIGNS



IN SQUARE 34

SITE LEGEND

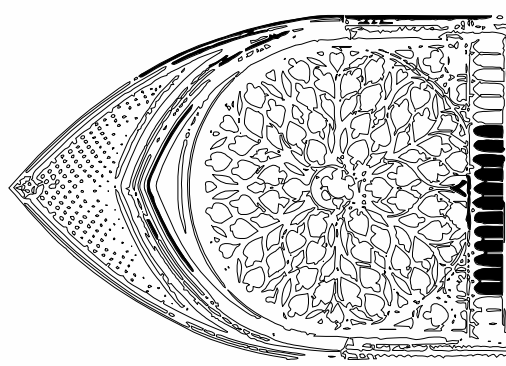
- NEW BUILDING
- RENOVATED BUILDING
- BUILDING DEMOLITION
- PERVIOUS LANDSCAPING
- GRAVEL/CONCRETE
- PROPERTY LINE
- CAR ROUTE

PRELIMINARY SITE PLAN
OVERVIEW
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SAINTE-CHAPELLE
STUDIOS

SAINTE-CHAPELLESTUDIOS.COM 985.231.4057 1080 W CAUSEWAY APPROACH MANDEVILLE LA



PRELIMINARY

DATE 03/16/2026

DRAWN BY JSB

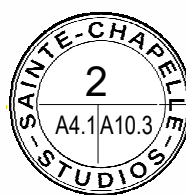
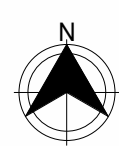
CHECKED BY NSF

SCS PROJECT NO. 23-01E

MASTER PLAN - PHASE 1

A10.3

INSTRUMENTS OF SERVICE PREPARED BY SAINTE-CHAPELLE STUDIOS FOR THE ABOVE-REFERENCED PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE USE OR MODIFICATION OF THESE DOCUMENTS BY OTHERS WITHOUT THE ARCHITECT'S PARTICIPATION.



PROPOSED VISION - PHASE 1

SCALE: 1" = 60'-0"



PHASE 2 BUILDING AREAS & DEFINITIONS		
TOTAL BUILDING GROUND FLOOR AREA (BGFA): 102,598 SQFT (+/- 5,000 SQ FT)		
CLURO DEFINITIONS		
BUILDING GROUND FLOOR AREA. FOR PURPOSES OF CALCULATING GROUND FLOOR AREA OF ELEVATED STRUCTURES, THE AREA SHALL INCLUDE ALL SQUARE FOOTAGE UNDER THE BEAM OF THE BUILDING, BUT EXCLUDE CANTILEVERED PORCHES, DECKS AND OTHER UNENCLOSED AREAS.		

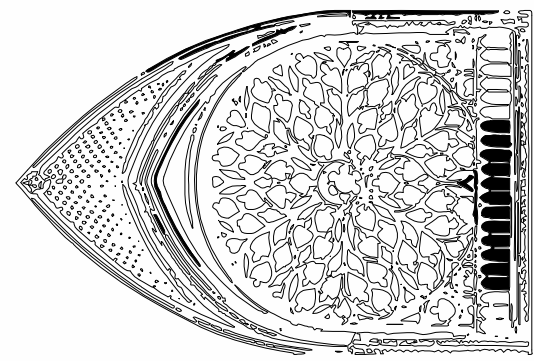
MONUMENT SIGNS	
CLURO 10.8.2.4	
4 EXISTING MONUMENT SIGNS	1 PROPOSED MONUMENT SIGNS
3 IN SQUARE 34 1 IN SQUARE 11	IN SQUARE 34

SITE LEGEND	
	NEW BUILDING
	RENOVATED BUILDING
	BUILDING DEMOLITION
	PERVIOUS LANDSCAPING
	GRAVEL/CONCRETE
	PROPERTY LINE
	CAR ROUTE

REVISION NO.	DATE	REMARKS

PRELIMINARY SITE PLAN
OVERVIEW
FOR
OUR LADY OF
THE LAKE
CATHOLIC
CHURCH
312 LAFITTE STREET,
MANDEVILLE, LA 70448

SAINTE-CHAPELLE
STUDIOS
SAINTE-CHAPELLESTUDIOS.COM 985.231.4057 1080 W CAUSEWAY APPROACH MANDEVILLE LA



PRELIMINARY	
DATE	03/16/2026
DRAWN BY	JSB
CHECKED BY	NSF
SCS PROJECT NO.	23-01E
MASTER PLAN - PHASE 2	

A10.4
INSTRUMENTS OF SERVICE PREPARED BY SAINTE-CHAPELLE STUDIOS FOR THE ABOVE-REFERENCED PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE USE OR MODIFICATION OF THESE DOCUMENTS BY OTHERS WITHOUT THE ARCHITECT'S PARTICIPATION.



EXISTING BUILDING AREAS & DEFINITIONS

TOTAL BUILDING GROUND FLOOR AREA (BGFA):	105,908 SQFT
TOTAL GROSS FLOOR AREA (GFA):	96,744 SQFT
TOTAL UNDER BEAM AREA (BGFA + 2ND FLOORS):	124,900 SQFT

PHASE 3 BUILDING AREAS & DEFINITIONS

TOTAL BUILDING GROUND FLOOR AREA (BGFA):	97,463 SQFT (+/- 5,000 SQ FT)
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CLURO DEFINITIONS

BUILDING GROUND FLOOR AREA. FOR PURPOSES OF CALCULATING GROUND FLOOR AREA OF ELEVATED STRUCTURES, THE AREA SHALL INCLUDE ALL SQUARE FOOTAGE UNDER THE BEAM OF THE BUILDING, BUT EXCLUDE CANTILEVERED PORCHES, DECKS AND OTHER UNENCLOSED AREAS.

FLOOR AREA, GROSS. THE SUM OF THE TOTAL HORIZONTAL AREAS OF THE SEVERAL FLOORS OF ALL BUILDINGS ON A LOT, MEASURED FROM THE INTERIOR FACES OF EXTERIOR WALLS. THE TERM GROSS FLOOR AREA SHALL INCLUDE: BASEMENTS; ELEVATOR SHAFTS; STAIRWELLS AT EACH STORY; FLOOR SPACE USED FOR MECHANICAL EQUIPMENT WITH STRUCTURAL HEAD ROOM OF SIX FEET, SIX INCHES (6'6") OR MORE; PENTHOUSES; ATTIC SPACE, WHETHER OR NOT A FLOOR HAS ACTUALLY BEEN LAID, PROVIDING STRUCTURAL HEADROOM OF SIX FEET, SIX INCHES (6'6") OR MORE; INTERIOR BALCONIES; AND, MEZZANINES.

OTHER DEFINITIONS

TOTAL UNDER BEAM AREA. TOTAL BUILDING AREA UNDER BEAM SHALL INCLUDE THE BUILDING GROUND FLOOR AREA, AS CALCULATED UNDER CLURO, PLUS THE AREA OF ANY SECOND FLOOR OR UPPER FLOOR ENCLOSED BUILDING AREA MEASURED TO THE OUTSIDE FACE OF THE SUPPORTING BEAM/BUILDING LINE. THIS MEASUREMENT IS PROVIDED FOR SITE PLANNING AND MASSING INFORMATION ONLY AND IS NOT INTENDED TO REPLACE CLURO BUILDING GROUND FLOOR AREA OR GROSS FLOOR AREA CALCULATIONS.

MONUMENT SIGNS

CLURO 10.8.2.4

4 EXISTING MONUMENT SIGNS



3 IN SQUARE 34
1 IN SQUARE 11

1 PROPOSED MONUMENT SIGNS

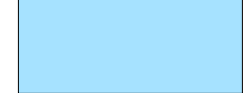


IN SQUARE 34

SITE LEGEND



NEW BUILDING



RENOVATED BUILDING



BUILDING DEMOLITION



PERVIOUS LANDSCAPING



GRAVEL/CONCRETE



PROPERTY LINE



CAR ROUTE

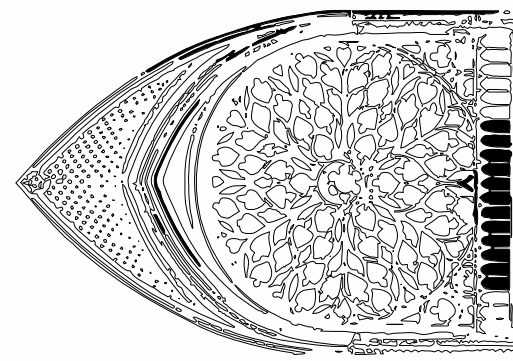
PRELIMINARY SITE PLAN

OVERVIEW
FOR
OUR LADY OF
THE LAKE
CATHOLIC
CHURCH

312 LAFITTE STREET,
MANDEVILLE, LA 70448

SAINTE-CHAPELLE
STUDIOS

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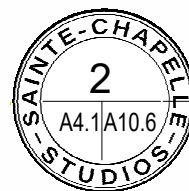
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MASTER PLAN - PHASE 3

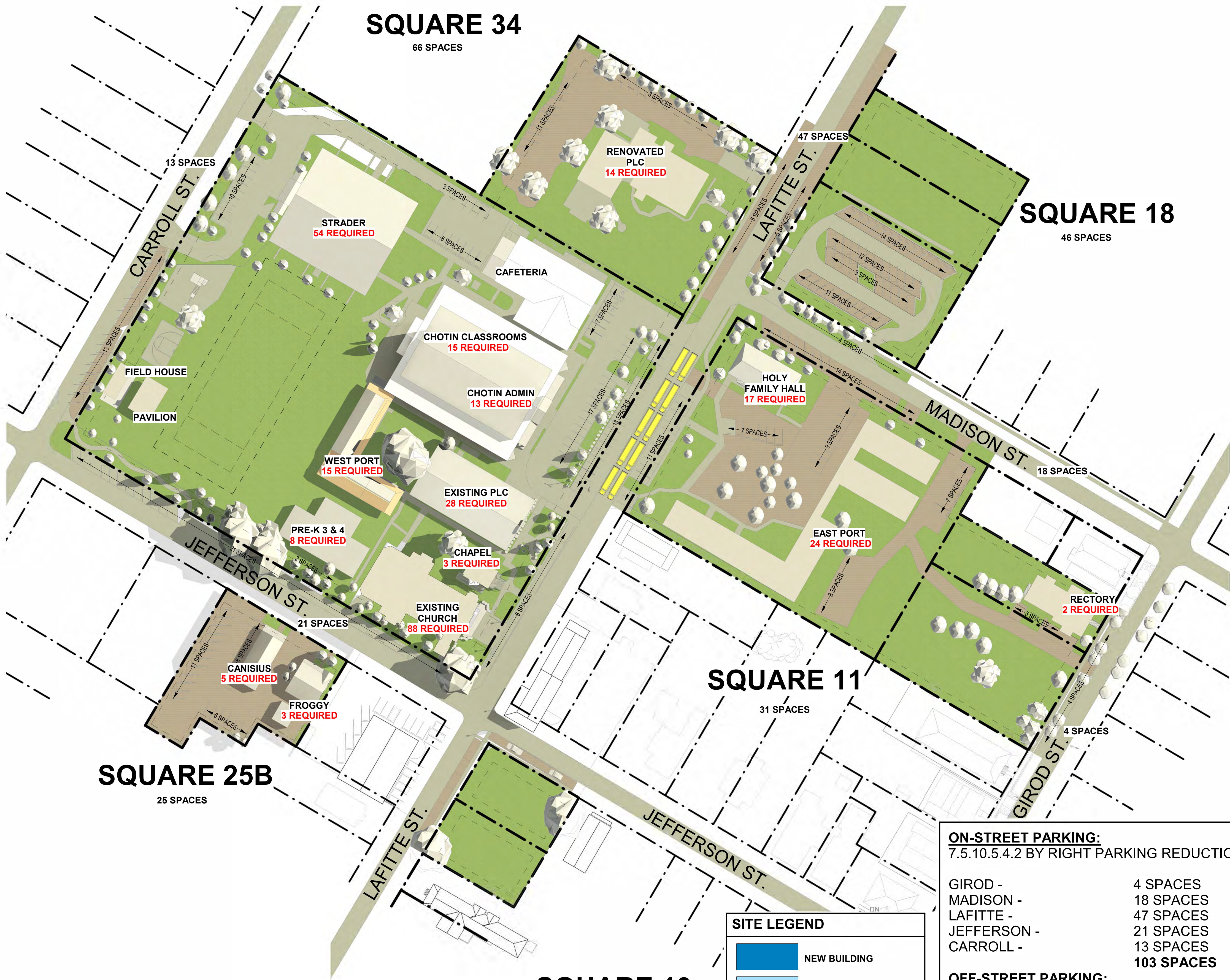
A10.6

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PROPOSED VISION - PHASE 3

SCALE: 1" = 60'-0"



SQUARE 34

66 SPACES

SQUARE 18

46 SPACES

SQUARE 11

31 SPACES

SQUARE 25B

25 SPACES

SQUARE 10

0 SPACES

SITE LEGEND

- NEW BUILDING
- RENOVATED BUILDING
- BUILDING DEMOLITION
- PERVIOUS LANDSCAPING
- GRAVEL/CONCRETE
- PROPERTY LINE
- CAR ROUTE

ON-STREET PARKING:
7.5.10.5.4.2 BY RIGHT PARKING REDUCTIONS

GIROD - 4 SPACES
MADISON - 18 SPACES
LAFITTE - 47 SPACES
JEFFERSON - 21 SPACES
CARROLL - 13 SPACES
103 SPACES

OFF-STREET PARKING:

SQUARE 10 - 0 SPACES
SQUARE 11 - 31 SPACES
SQUARE 18 - 44 SPACES
SQUARE 25B - 25 SPACES
SQUARE 34 - 66 SPACES
166 SPACES

TOTAL PROVIDED: 269 SPACES
TOTAL NEEDED: 289 SPACES
UNDER BY 20 SPACES

NO VARIANCES REQUIRED
FOR PARKING OR PERVIOUS
SURFACE REQUIREMENTS.

PARKING CALCULATIONS PER
CLURO 9.1.4 (SUBSECTIONS LISTED
BELOW)

STRADER BUILDING (2 per class + 1 teacher)

6.3.1.19
OF CLASSROOMS = 18 (36)
OF TEACHERS = 18 (18)
TOTAL SPACES REQUIRED = 54

CHOTIN CLASSROOMS (2 per class + 1 teacher) 6.3.1.19

OF CLASSROOMS = 5 (10)
OF TEACHERS = 5 (5)
TOTAL SPACES REQUIRED = 15

WEST PORTABLES (2 per class + 1 teacher)

6.3.1.19
OF CLASSROOMS = 5 (10)
OF TEACHERS = 5 (5)
TOTAL SPACES REQUIRED = 15

EAST PORTABLES (2 per class + 1 teacher)

6.3.1.19
OF CLASSROOMS = 8 (16)
OF TEACHERS = 8 (8)
TOTAL SPACES REQUIRED = 24

PREK 3 & 4 (1 per 350 of care space) 6.3.7

OF SQUAREFEET = 2800 (8)
TOTAL SPACES REQUIRED = 8

CANISIUS (1 per 350 of space) 6.4.1

OF SQUAREFEET = 1750 (5)
TOTAL SPACES REQUIRED = 5

FROGGY (1 per 350 of care space) 6.3.7

OF SQUAREFEET = 1050 (3)
TOTAL SPACES REQUIRED = 3

HOLY FAMILY HALL (1 space per 250 SF) 6.4.1

OF SQUAREFEET = 4048 (17)
TOTAL SPACES REQUIRED = 17

CHURCH BUILDING (1 per 4 fixed seats) 6.3.23

OF FIXED SEATS = 354 (88)
TOTAL SPACES REQUIRED = 88

CHOTIN ADMINISTRATION & STAFF (1 per admin/staff) 6.3.1.9

OF ADMINS = 5 (5)
OF STAFF = 8 (8)
TOTAL SPACES REQUIRED = 13

EXISTING PLC (1 space per 250 SF) 6.4.1

OF SQUAREFEET = 6950 (28)
TOTAL SPACES REQUIRED = 28

ADO CHAPEL (1 space per 4 fixed) 6.3.23

OF SQUAREFEET = 12 (3)
TOTAL SPACES REQUIRED = 3

RENOVATED PLC (1 space per 250 SF) 6.4.1

OF SQUAREFEET = 3507 (14)
TOTAL SPACES REQUIRED = 14

RECTORY (2 spaces per dwelling unit) 6.2.11

OF UNITS = 1 (2)
TOTAL SPACES REQUIRED = 2

TOTAL SPACES REQUIRED = 289

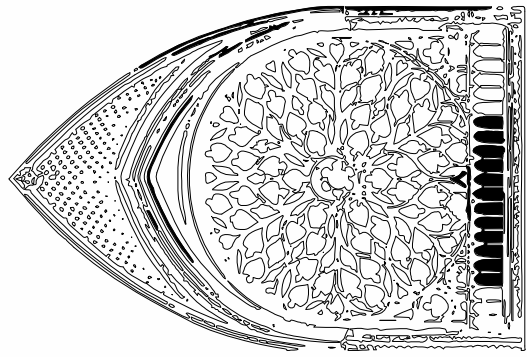
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PRELIMINARY SITE PLAN
OVERVIEW
FOR
OUR LADY OF
THE LAKE
CATHOLIC
CHURCH

312 LAFITTE STREET,
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SAINTE-CHAPELLE
STUDIOS

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MASTER PLAN - EXISTING

A10.1

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PROPOSED VISION - EXISTING
SCALE: 1" = 60'-0"

NO VARIANCES REQUIRED
FOR PARKING OR PERVIOUS
SURFACE REQUIREMENTS.

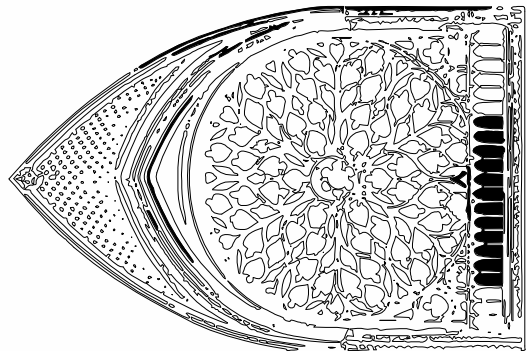
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PRELIMINARY SITE PLAN
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312 LAFITTE STREET,
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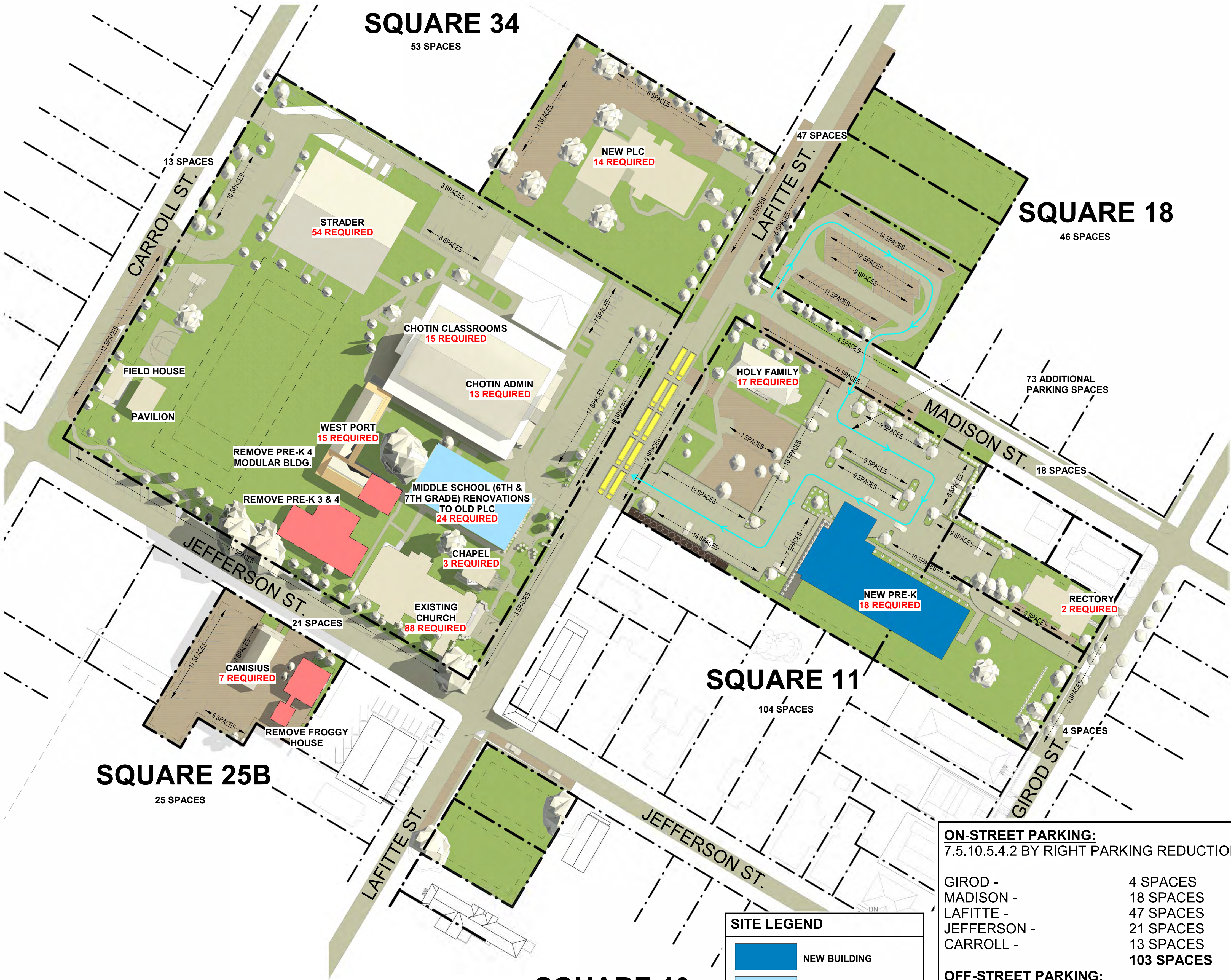
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MASTER PLAN - PHASE 1

A10.3

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PARKING CALCULATIONS 9.1.4 SEE
SUBSECTIONS BELOW

STRADER BUILDING (2 per class + 1 teacher) 6.3.1.19
OF CLASSROOMS = 18 (36)
OF TEACHERS = 18 (18)
TOTAL SPACES REQUIRED = 54

CHOTIN CENTER CLASSROOMS (2 per class + 1 teacher) 6.3.1.19
OF CLASSROOMS = 4 (8)
OF TEACHERS = 4 (4)
TOTAL SPACES REQUIRED = 12

WEST PORTABLES (2 per class + 1 teacher) 6.3.1.19
OF CLASSROOMS = 5 (10)
OF TEACHERS = 5 (5)
TOTAL SPACES REQUIRED = 15

CANISIUS (1 per 250 sf) 6.4.1
OF SQUAREFEET = 1750 (7)
TOTAL SPACES REQUIRED = 7

HOLY FAMILY HALL (1 space per 250 SF) 6.4.1
OF SQUAREFEET = 4048 (17)
TOTAL SPACES REQUIRED = 17

CHURCH BUILDING (1 space per 4 fixed) 6.3.23
OF FIXED SEATS = 354 (88)
TOTAL SPACES REQUIRED = 88

ADMINISTRATION & STAFF (1 per admin/staff) 6.3.1.9
OF ADMINS = 5 (5)
OF STAFF = 8 (8)
TOTAL SPACES REQUIRED = 13

MIDDLE SCHOOL 6TH & 7TH GRADE BLDG (2 per class + 1 teacher) 6.3.7
OF CLASSROOMS = 8 (16)
OF TEACHERS = 8 (8)
TOTAL SPACES REQUIRED = 24

NEW PRE-K (1 per 350 of care space) 6.3.7
OF CLASSROOMS = 6068 (18)
TOTAL SPACES REQUIRED = 18

ADO CHAPEL (1 space per 4 fixed) 6.3.23
OF FIXED SEATS = 12 (3)
TOTAL SPACES REQUIRED = 3

RENOVATED PLC (1 space per 250 SF) 6.4.1
OF SQUAREFEET = 3507 (14)
TOTAL SPACES REQUIRED = 14

RECTORY (2 spaces per dweling unit) 6.2.11
OF UNITS = 1 (2)
TOTAL SPACES REQUIRED = 2

TOTAL SPACES REQUIRED = 276

ON-STREET PARKING:
7.5.10.5.4.2 BY RIGHT PARKING REDUCTIONS

GIROD - 4 SPACES
MADISON - 18 SPACES
LAFITTE - 47 SPACES
JEFFERSON - 21 SPACES
CARROLL - 13 SPACES
103 SPACES

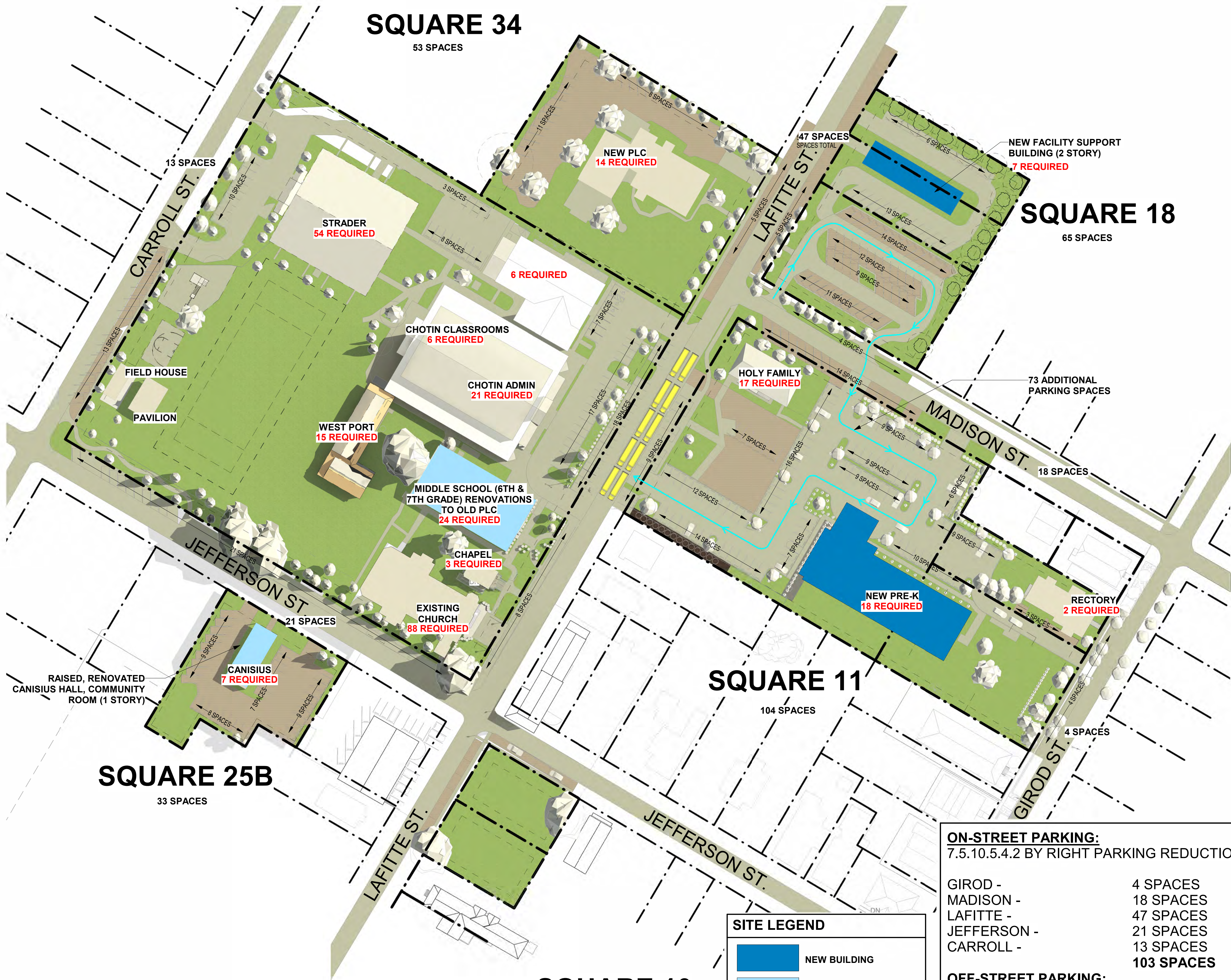
OFF-STREET PARKING:

SQUARE 10 - 0 SPACES
SQUARE 11 - 104 SPACES
SQUARE 18 - 44 SPACES
SQUARE 25B - 25 SPACES
SQUARE 34 - 53 SPACES
226 SPACES

TOTAL PROVIDED: 329 SPACES
TOTAL NEEDED: 276 SPACES
OVER BY 53 SPACES

SITE LEGEND

- NEW BUILDING
- RENOVATED BUILDING
- BUILDING DEMOLITION
- PERVIOUS LANDSCAPING
- GRAVEL/CONCRETE
- PROPERTY LINE
- CAR ROUTE



NO VARIANCES REQUIRED
FOR PARKING OR PERVIOUS
SURFACE REQUIREMENTS.

**PARKING CALCULATIONS RE: 9.1.4
SEE SUBSECTIONS BELOW**

STRADER BUILDING (2 per class + 1 teacher) 6.3.1.19
OF CLASSROOMS = 18 (36)
OF TEACHERS = 18 (18)
TOTAL SPACES REQUIRED = 54

CHOTIN CENTER CLASSROOMS (2 per class + 1 teacher) 6.3.1.19
OF CLASSROOMS = 2 (4)
OF TEACHERS = 2 (2)
TOTAL SPACES REQUIRED = 6

WEST PORTABLES (2 per class + 1 teacher) 6.3.1.19
OF CLASSROOMS = 4 (8)
OF TEACHERS = 4 (4)
TOTAL SPACES REQUIRED = 12

CANISIUS (1 per 250 sf) 6.4.1
OF SQUAREFEET = 1750 (7)
TOTAL SPACES REQUIRED = 7

HOLY FAMILY HALL (1 space per 250 SF) 6.4.1
OF SQUAREFEET = 4048 (17)
TOTAL SPACES REQUIRED = 17

CHURCH BUILDING (1 space per 4 fixed) 6.3.23
OF FIXED SEATS = 354 (88)
TOTAL SPACES REQUIRED = 88

ADMINISTRATION & STAFF (1 per admin/staff) 6.3.1.9
OF ADMINS = 5 (5)
OF STAFF = 16 (16)
TOTAL SPACES REQUIRED = 21

MIDDLE SCHOOL 6TH & 7TH GRADE BLDG (2 per class + 1 teacher) 6.3.7
OF CLASSROOMS = 8 (16)
OF TEACHERS = 8 (8)
TOTAL SPACES REQUIRED = 24

NEW PRE-K (1 per 350 of care space) 6.3.7
OF SQUAREFEET = 6068 (18)
TOTAL SPACES REQUIRED = 18

ADO CHAPEL (1 space per 4 fixed) 6.3.23
OF FIXED SEATS = 12 (3)
TOTAL SPACES REQUIRED = 3

402 LAFITTE (1 space per 250 SF) 6.4.1
OF SQUAREFEET = 3507 (14)
TOTAL SPACES REQUIRED = 14

FACILITY SUPPORT BUILDING (1 space per 1,000 SF) 6.3.7
OF SQUAREFEET = 7000 (7)
TOTAL SPACES REQUIRED = 7

RECTORY (2 spaces per dwelling unit) 6.2.11
OF UNITS = 1 (2)
TOTAL SPACES REQUIRED = 2

TOTAL SPACES REQUIRED = 282

ON-STREET PARKING:
7.5.10.5.4.2 BY RIGHT PARKING REDUCTIONS

GIROD - 4 SPACES
MADISON - 18 SPACES
LAFITTE - 47 SPACES
JEFFERSON - 21 SPACES
CARROLL - 13 SPACES
103 SPACES

OFF-STREET PARKING:

SQUARE 10 - 0 SPACES
SQUARE 11 - 104 SPACES
SQUARE 18 - 65 SPACES
SQUARE 25B - 33 SPACES
SQUARE 34 - 53 SPACES
255 SPACES

TOTAL PROVIDED: 358 SPACES
TOTAL NEEDED: 282 SPACES
OVER BY 76 SPACES

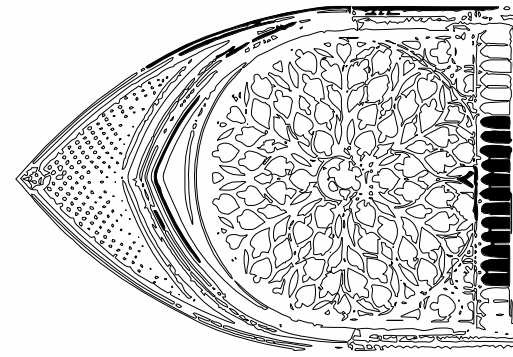
SITE LEGEND

- NEW BUILDING
- RENOVATED BUILDING
- BUILDING DEMOLITION
- PERVIOUS LANDSCAPING
- GRAVEL/CONCRETE
- PROPERTY LINE
- CAR ROUTE

PRELIMINARY SITE PLAN
OVERVIEW
FOR
OUR LADY OF
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CATHOLIC
CHURCH
312 LAFITTE STREET,
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**SAINTE-CHAPELLE
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MASTER PLAN - PHASE 2

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NO VARIANCES REQUIRED
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SURFACE REQUIREMENTS.

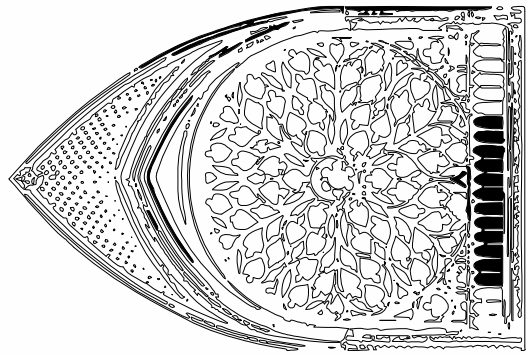
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PRELIMINARY SITE PLAN
OVERVIEW
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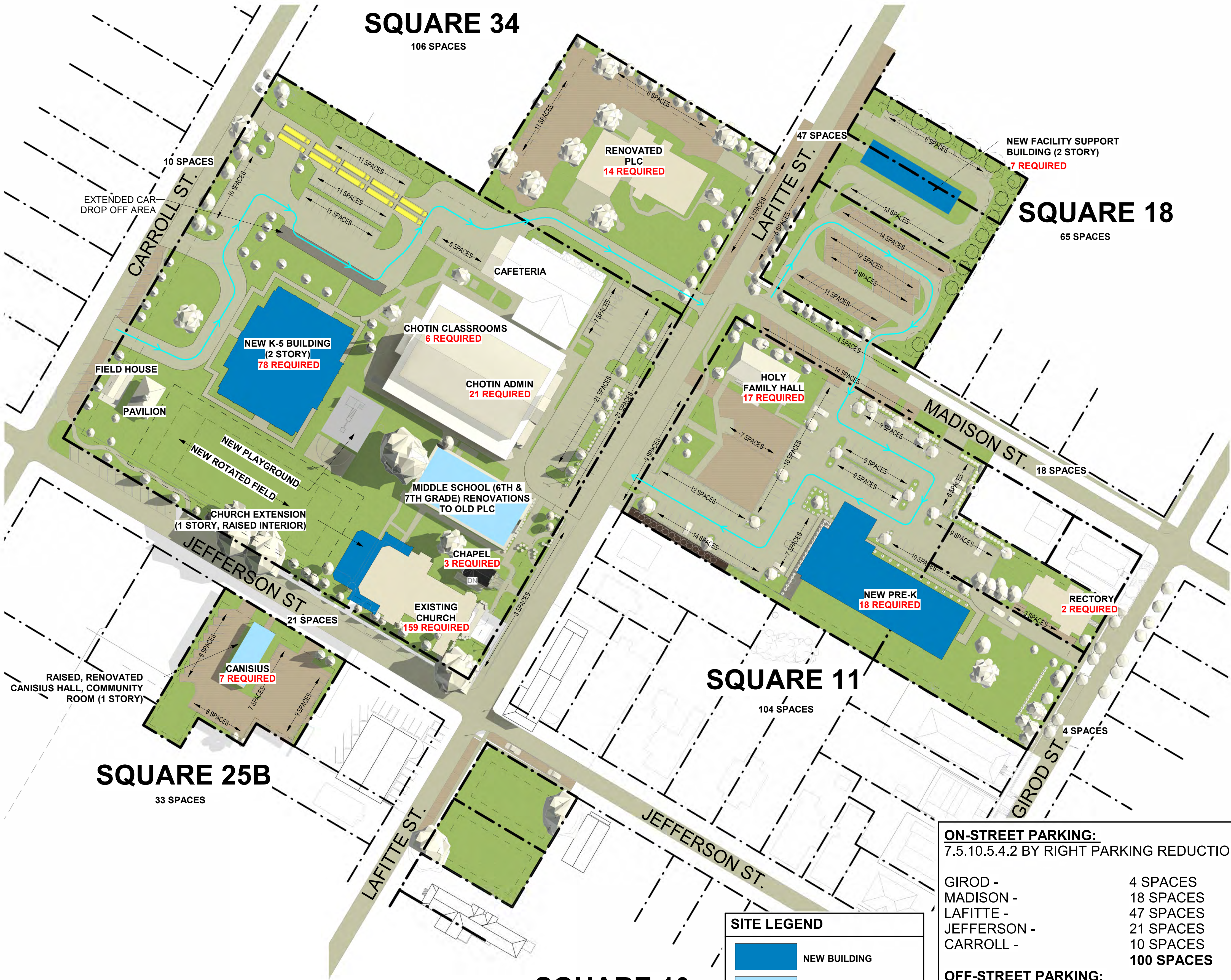


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MASTER PLAN - PHASE 3	

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PARKING CALCULATIONS (CHECKED)

NEW K-5 BUILDING (2 per class + 1 teacher) 6.3.1.19
OF CLASSROOMS = 26 (52)
OF TEACHERS = 26 (26)
TOTAL SPACES REQUIRED = 78

CHOTIN CENTER CLASSROOMS (2 per class + 1 teacher) 6.3.1.19
OF CLASSROOMS = 2 (4)
OF TEACHERS = 2 (2)
TOTAL SPACES REQUIRED = 6

CANISIUS (1 per 250 sf) 6.4.1
OF SQFT = 1750 (7)
TOTAL SPACES REQUIRED = 7

HOLY FAMILY HALL (1 space per 250 SF) 6.4.1
OF SQUAREFEET = 4048 SF (17)
TOTAL SPACES REQUIRED = 17

CHURCH BUILDING (1 space per 4 fixed) 6.3.23
OF FIXED SEATS = 634 (159)
TOTAL SPACES REQUIRED = 159

ADMINISTRATION & STAFF (1 per admin/staff) 6.3.1.9
OF ADMINS = 5 (5)
OF STAFF (Including Cafeteria) = 16 (16)
TOTAL SPACES REQUIRED = 21

MIDDLE SCHOOL 6TH & 7TH GRADE BLDG (2 per class + 1 teacher) 6.3.7
OF CLASSROOMS = 8 (16)
OF TEACHERS = 8 (8)
TOTAL SPACES REQUIRED = 24

NEW PRE-K (1 per 350 of care space) 6.3.7
OF SQUAREFEET = 6068 (18)
TOTAL SPACES REQUIRED = 18

ADO CHAPEL (1 space per 4 fixed) 6.3.23
OF FIXED SEATS = 12 (3)
TOTAL SPACES REQUIRED = 3

RENOVATED PLC (1 space per 250 SF) 6.4.1
OF SQUAREFEET = 3507 (14)
TOTAL SPACES REQUIRED = 14

FACILITY SUPPORT BUILDING (1 space per 1,000 SF) 6.3.7
OF SQUAREFEET = 7000 (7)
TOTAL SPACES REQUIRED = 7

RECTORY (2 spaces per dwelling unit) 6.2.11
OF UNITS = 1 (2)
TOTAL SPACES REQUIRED = 2

TOTAL SPACES REQUIRED = 356 SPACES

ON-STREET PARKING:
7.5.10.5.4.2 BY RIGHT PARKING REDUCTIONS

GIROD - 4 SPACES
MADISON - 18 SPACES
LAFITTE - 47 SPACES
JEFFERSON - 21 SPACES
CARROLL - 10 SPACES
100 SPACES

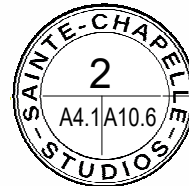
OFF-STREET PARKING:

SQUARE 10 - 0 SPACES
SQUARE 11 - 104 SPACES
SQUARE 18 - 65 SPACES
SQUARE 25B - 33 SPACES
SQUARE 34 - 106 SPACES
308 SPACES

TOTAL PROVIDED: 408 SPACES
TOTAL NEEDED: 356 SPACES
OVER BY 52 SPACES

SITE LEGEND

- NEW BUILDING
- RENOVATED BUILDING
- BUILDING DEMOLITION
- PERVIOUS LANDSCAPING
- GRAVEL/CONCRETE
- PROPERTY LINE
- CAR ROUTE



PROPOSED VISION - PHASE 3
SCALE: 1" = 60'-0"

SQUARE 34

SQUARE 34			
TOTAL SITE AREA	311,932	SQFT	
VEHICULAR USE AREA	52,053	SQFT	
IMPERVIOUS AREA (X ≤ 75%)			
MAX IMPERVIOUS ALLOWED	233,949	SQFT	75%
MAX IMPERVIOUS PROVIDED	167,700	SQFT	54% OK
INTERIOR LANDSCAPE AREA (X ≥ 8%)			
LANDSCAPING REQUIRED	24,954	SQFT	8%
LANDSCAPING PROVIDED	111,912	SQFT	36% OK

LANDSCAPING LEGEND & DEFINITIONS

PERVIOUS AREA
CLURO DEFINITION 3.3.178: SURFACE MATERIALS THAT ALLOW FOR THE INFILTRATION OF SURFACE RUNOFF INTO THE EARTH AND NOT OTHERWISE CLASSIFIED HEREIN AS IMPERVIOUS SURFACES.

LANDSCAPING

PERVIOUS AREA: INTERIOR LANDSCAPE AREA
CLURO DEFINITION 3.3.6: ANY LANDSCAPED AREA WITHIN THE INTERIOR OF A DEVELOPMENT SITE AND BEYOND THE REQUIRED PERIPHERY LANDSCAPE AREA THAT IS PLANTED WITH TREES, SHRUBS AND GROUND COVERING MATERIAL TO PROVIDE FOR INFILTRATION OF RUNOFF, SHADE OF PARKING AREAS OR AESTHETIC ENHANCEMENT OF THE SITE.

INTERIOR LANDSCAPING

IMPERVIOUS AREA
CLURO DEFINITION 3.3.112: ANY MATERIAL THAT SUBSTANTIALLY REDUCES OR PREVENTS THE INFILTRATION OF STORM WATER INTO PREVIOUSLY UNDEVELOPED LAND. IMPERVIOUS SURFACES SHALL INCLUDE GRAVELED DRIVEWAYS AND PARKING AREAS.

EXISTING IMPERVIOUS AREA

NEW IMPERVIOUS AREA

NEW BUILDING AREA

PARKING AREA
CLURO DEFINITION 3.3.170: ANY PUBLIC OR PRIVATE LAND AREA NOT A PART OF A STREET RIGHT-OF-WAY WHICH IS USED FOR TEMPORARY PARKING OF AUTOMOBILES AND OTHER VEHICLES, INCLUDING DRIVEWAYS AND ACCESS WAYS. ALSO REFERRED TO AS A VEHICULAR USE AREA.

PARKING LOT

SQUARE 18

SQUARE 18			
TOTAL SITE AREA	50,775	SQFT	
VEHICULAR USE AREA	17,094	SQFT	
IMPERVIOUS AREA (X ≤ 75%)			
MAX IMPERVIOUS ALLOWED	38,081	SQFT	75%
MAX IMPERVIOUS PROVIDED	17,094	SQFT	34% OK
INTERIOR LANDSCAPE AREA (X ≥ 8%)			
LANDSCAPING REQUIRED	4,062	SQFT	8%
LANDSCAPING PROVIDED	23,219	SQFT	46% OK

NO VARIANCES REQUIRED FOR PARKING OR PERVIOUS SURFACE REQUIREMENTS.

EXISTING PROTECTED TREE TYPES		
TYPE	ABBREVIATION	COUNT
LIVE OAKS	-	13
MAGNOLIAS	MAG	3
CYPRESS TREES	CYP	68
TOTAL	-	84

PHASED PROTECTED TREE IMPACTS

PHASE	REMOVED	ADDED	TOTAL	NOTES
EXISTING	-	-	84	NO CHANGES
PHASE 1	1 CYP	-	83	SQUARE 11: REMOVED 1 TREE
PHASE 2	-	8 CYP/5 MAG	96	SQUARE 18: ADDED 13 TREES
PHASE 3	13 CYP	8 CYP	91	SQUARE 34: REMOVED 13 TREES AND ADDED 8

NOTE: MAXIMUM CUMULATIVE PROTECTED TREE REMOVAL PRIOR TO REPLACEMENT: 14 OF 84. FINAL PROTECTED TREE COUNT AFTER REPLACEMENT: 91.

EXISTING PROTECTED CYPRESS TREES	LOCATION OF REMOVED CYPRESS TREES	NEW CYPRESS TREES	NEW MAGNOLIA TREES

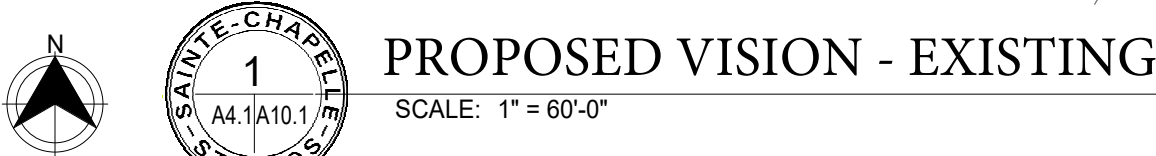
SQUARE 11

SQUARE 11			
TOTAL SITE AREA	123,352	SQFT	
VEHICULAR USE AREA	20,734	SQFT	
IMPERVIOUS AREA (X ≤ 75%)			
MAX IMPERVIOUS ALLOWED	92,514	SQFT	75%
MAX IMPERVIOUS PROVIDED	58,480	SQFT	47% OK
INTERIOR LANDSCAPE AREA (X ≥ 8%)			
LANDSCAPING REQUIRED	9,868	SQFT	8%
LANDSCAPING PROVIDED	50,567	SQFT	41% OK

SQUARE 10

SQUARE 25B

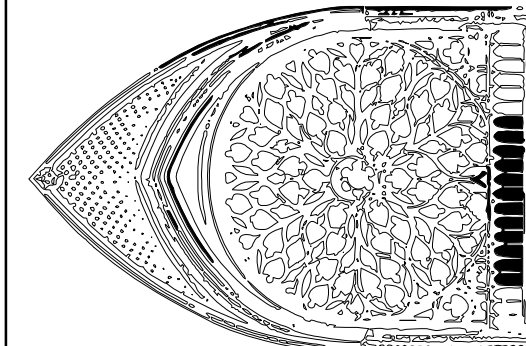
SQUARE 25B			
TOTAL SITE AREA	23,095	SQFT	
VEHICULAR USE AREA	15,796	SQFT	
IMPERVIOUS AREA (X ≤ 75%)			
MAX IMPERVIOUS ALLOWED	17,321	SQFT	75%
MAX IMPERVIOUS PROVIDED	21,522	SQFT	93%
INTERIOR LANDSCAPE AREA (X ≥ 8%)			
LANDSCAPING REQUIRED	1,848	SQFT	8%
LANDSCAPING PROVIDED	0	SQFT	0%



PRELIMINARY SITE PLAN
OVERVIEW
FOR
OUR LADY OF
THE LAKE
CATHOLIC
CHURCH
312 LAFITTE STREET,
MANDEVILLE, LA 70448

SAINTE-CHAPELLE
STUDIOS

SAINTE-CHAPELLESTUDIOS.COM 985.231.4057 1080 W CAUSEWAY APPROACH MANDEVILLE LA



PRELIMINARY

DATE	03/16/2026
DRAWN BY	JSB
CHECKED BY	NSF
SCS PROJECT NO.	23-01E
MASTER PLAN - EXISTING	

A10.1

INSTRUMENTS OF SERVICE PREPARED BY SAINT-CHAPELLE STUDIOS FOR THE ABOVE-REFERENCED PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE USE OR MODIFICATION OF THESE DOCUMENTS BY OTHERS WITHOUT THE ARCHITECT'S PARTICIPATION.

SQUARE 34

SQUARE 34			
TOTAL SITE AREA	311,932	SQFT	
VEHICULAR USE AREA	76,168	SQFT	
IMPERVIOUS AREA (X ≤ 75%)			
MAX IMPERVIOUS ALLOWED	233,949	SQFT	75%
MAX IMPERVIOUS PROVIDED	181,968	SQFT	58% OK
INTERIOR LANDSCAPE AREA (X ≥ 8%)			
LANDSCAPING REQUIRED	24,954	SQFT	8%
LANDSCAPING PROVIDED	97,511	SQFT	31% OK

LANDSCAPING LEGEND & DEFINITIONS

PERVIOUS AREA
CLURO DEFINITION 3.3.178: SURFACE MATERIALS THAT ALLOW FOR THE INFILTRATION OF SURFACE RUNOFF INTO THE EARTH AND NOT OTHERWISE CLASSIFIED HEREIN AS IMPERVIOUS SURFACES.

LANDSCAPING

PERVIOUS AREA: INTERIOR LANDSCAPE AREA
CLURO DEFINITION 3.3.6: ANY LANDSCAPED AREA WITHIN THE INTERIOR OF A DEVELOPMENT SITE AND BEYOND THE REQUIRED PERIPHERY LANDSCAPE AREA THAT IS PLANTED WITH TREES, SHRUBS AND GROUND COVERING MATERIAL TO PROVIDE FOR INFILTRATION OF RUNOFF, SHADE OF PARKING AREAS OR AESTHETIC ENHANCEMENT OF THE SITE.

INTERIOR LANDSCAPING

IMPERVIOUS AREA
CLURO DEFINITION 3.3.112: ANY MATERIAL THAT SUBSTANTIALLY REDUCES OR PREVENTS THE INFILTRATION OF STORM WATER INTO PREVIOUSLY UNDEVELOPED LAND. IMPERVIOUS SURFACES SHALL INCLUDE GRAVELED DRIVEWAYS AND PARKING AREAS.

EXISTING IMPERVIOUS AREA

NEW IMPERVIOUS AREA

NEW BUILDING AREA

PARKING AREA
CLURO DEFINITION 3.3.170: ANY PUBLIC OR PRIVATE LAND AREA NOT A PART OF A STREET RIGHT-OF-WAY WHICH IS USED FOR TEMPORARY PARKING OF AUTOMOBILES AND OTHER VEHICLES, INCLUDING DRIVEWAYS AND ACCESS WAYS. ALSO REFERRED TO AS A VEHICULAR USE AREA.

PARKING LOT

SQUARE 18

SQUARE 18			
TOTAL SITE AREA	50,775	SQFT	
VEHICULAR USE AREA	28,690	SQFT	
IMPERVIOUS AREA (X ≤ 75%)			
MAX IMPERVIOUS ALLOWED	38,081	SQFT	75%
MAX IMPERVIOUS PROVIDED	32,550	SQFT	64% OK
INTERIOR LANDSCAPE AREA (X ≥ 8%)			
LANDSCAPING REQUIRED	4,062	SQFT	8%
LANDSCAPING PROVIDED	8,331	SQFT	16% OK

NO VARIANCES REQUIRED FOR PARKING OR PERVIOUS SURFACE REQUIREMENTS.

EXISTING PROTECTED TREE TYPES		
TYPE	ABBREVIATION	COUNT
LIVE OAKS	-	13
MAGNOLIAS	MAG	3
CYPRESS TREES	CYP	68
TOTAL	-	84

PHASED PROTECTED TREE IMPACTS

PHASE	REMOVED	ADDED	TOTAL	NOTES
EXISTING	-	-	84	NO CHANGES
PHASE 1	1 CYP	-	83	SQUARE 11: REMOVED 1 TREE
PHASE 2	-	8 CYP/5 MAG	96	SQUARE 18: ADDED 13 TREES
PHASE 3	13 CYP	8 CYP	91	SQUARE 34: REMOVED 13 TREES AND ADDED 8

NOTE: MAXIMUM CUMULATIVE PROTECTED TREE REMOVAL PRIOR TO REPLACEMENT: 14 OF 84. FINAL PROTECTED TREE COUNT AFTER REPLACEMENT: 91.

EXISTING PROTECTED CYPRESS TREES	LOCATION OF REMOVED CYPRESS TREES	NEW CYPRESS TREES	NEW MAGNOLIA TREES

SQUARE 25B

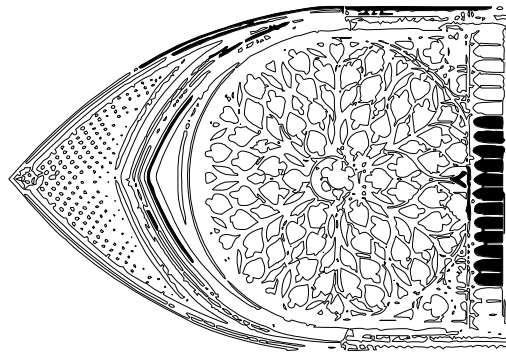
SQUARE 25B			
TOTAL SITE AREA	23,095	SQFT	
VEHICULAR USE AREA	13,229	SQFT	
IMPERVIOUS AREA (X ≤ 75%)			
MAX IMPERVIOUS ALLOWED	17,321	SQFT	75%
MAX IMPERVIOUS PROVIDED	15,322	SQFT	66% OK
INTERIOR LANDSCAPE AREA (X ≥ 8%)			
LANDSCAPING REQUIRED	1,848	SQFT	8%
LANDSCAPING PROVIDED	3,759	SQFT	16% OK

SQUARE 10

SQUARE 11			
TOTAL SITE AREA	123,352	SQFT	
VEHICULAR USE AREA	20,734	SQFT	
IMPERVIOUS AREA (X ≤ 75%)			
MAX IMPERVIOUS ALLOWED	92,514	SQFT	75%
MAX IMPERVIOUS PROVIDED	79,298	SQFT	64% OK
INTERIOR LANDSCAPE AREA (X ≥ 8%)			
LANDSCAPING REQUIRED	9,868	SQFT	8%
LANDSCAPING PROVIDED	30,042	SQFT	24% OK

PRELIMINARY SITE PLAN
OVERVIEW
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CATHOLIC
CHURCH
312 LAFITTE STREET,
MANDEVILLE, LA 70448

SAINTE-CHAPELLE
STUDIOS



PRELIMINARY

DATE 03/16/2026

DRAWN BY JSB

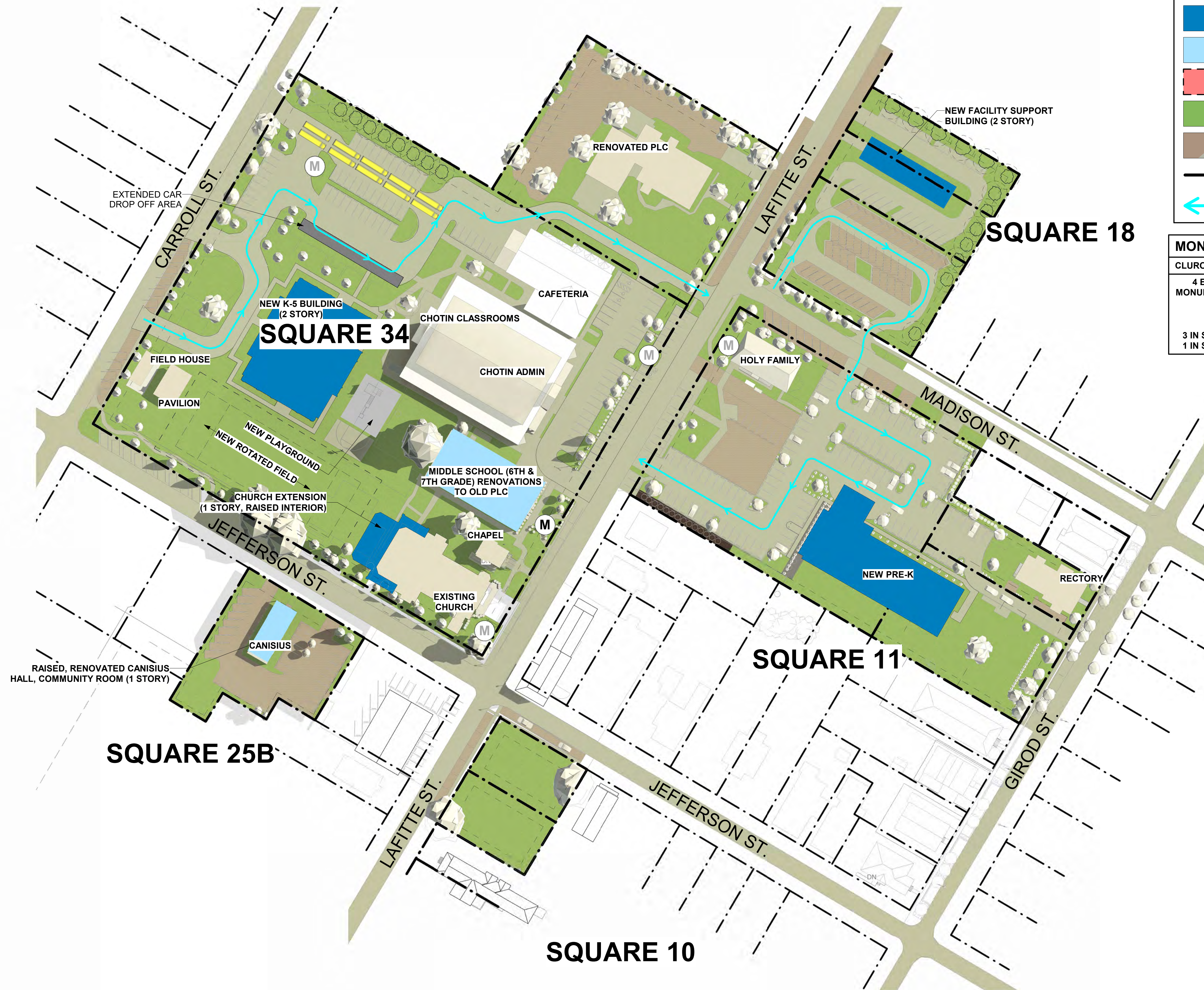
CHECKED BY NSF

SCS PROJECT NO. 23-01E

MASTER PLAN - PHASE 3

A10.6

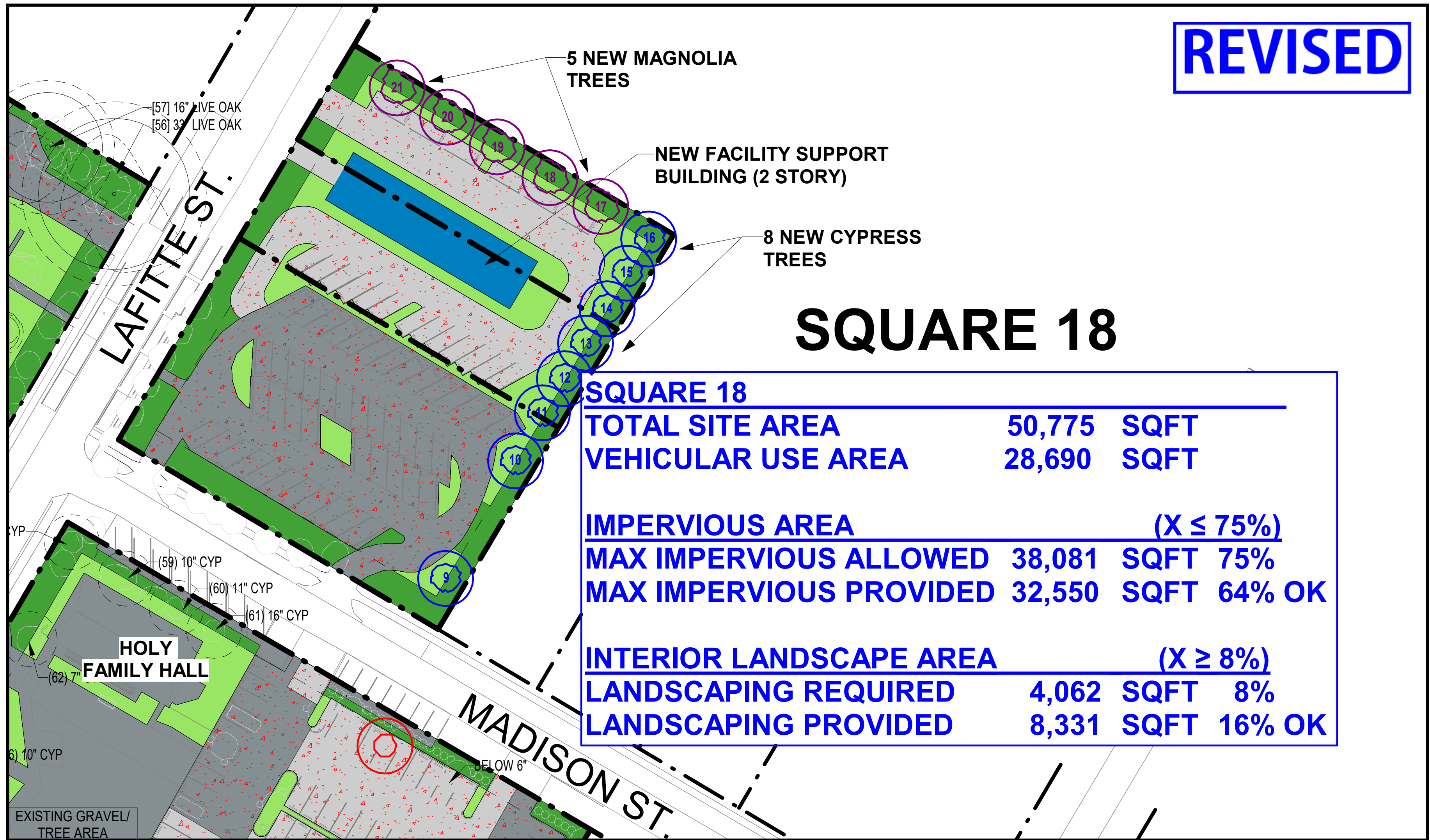
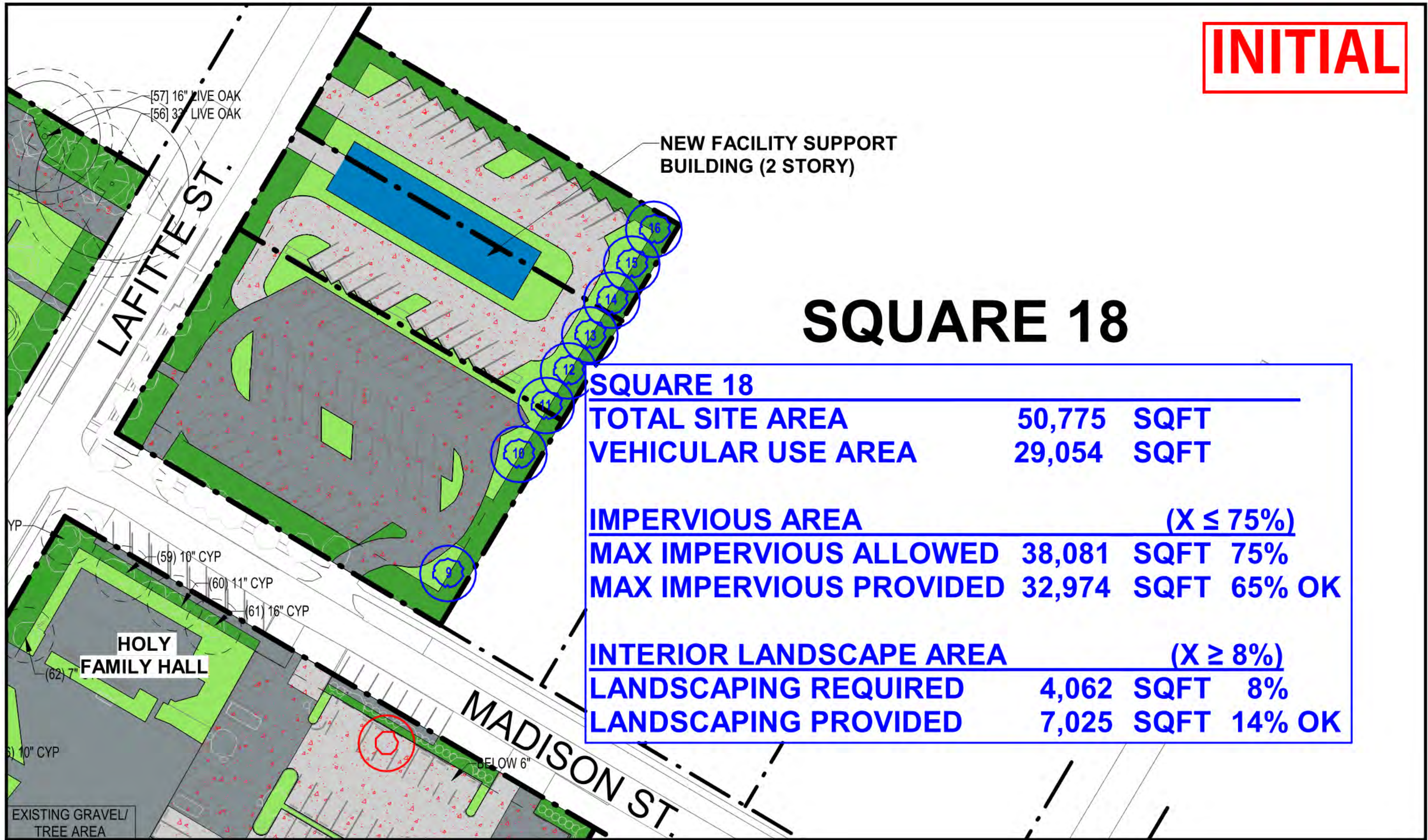
INSTRUMENTS OF SERVICE PREPARED BY SAINTE-CHAPELLE STUDIOS FOR THE ABOVE-REFERENCED PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE USE OR MODIFICATION OF THESE DOCUMENTS BY OTHERS WITHOUT THE ARCHITECT'S PARTICIPATION.



SITE LEGEND	
	NEW BUILDING
	RENOVATED BUILDING
	BUILDING DEMOLITION
	PERVIOUS LANDSCAPING
	GRAVEL/CONCRETE
	PROPERTY LINE
	CAR ROUTE

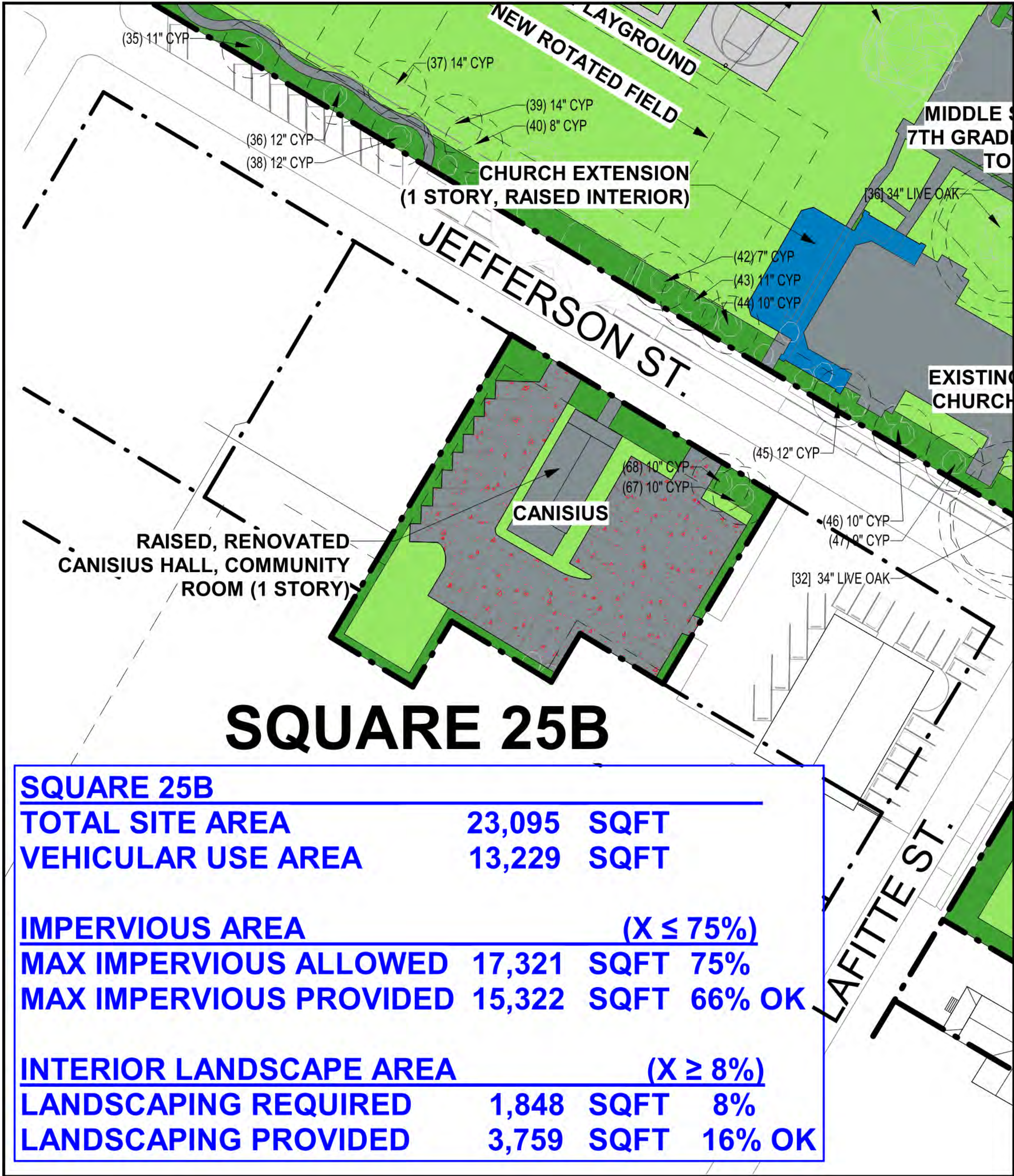
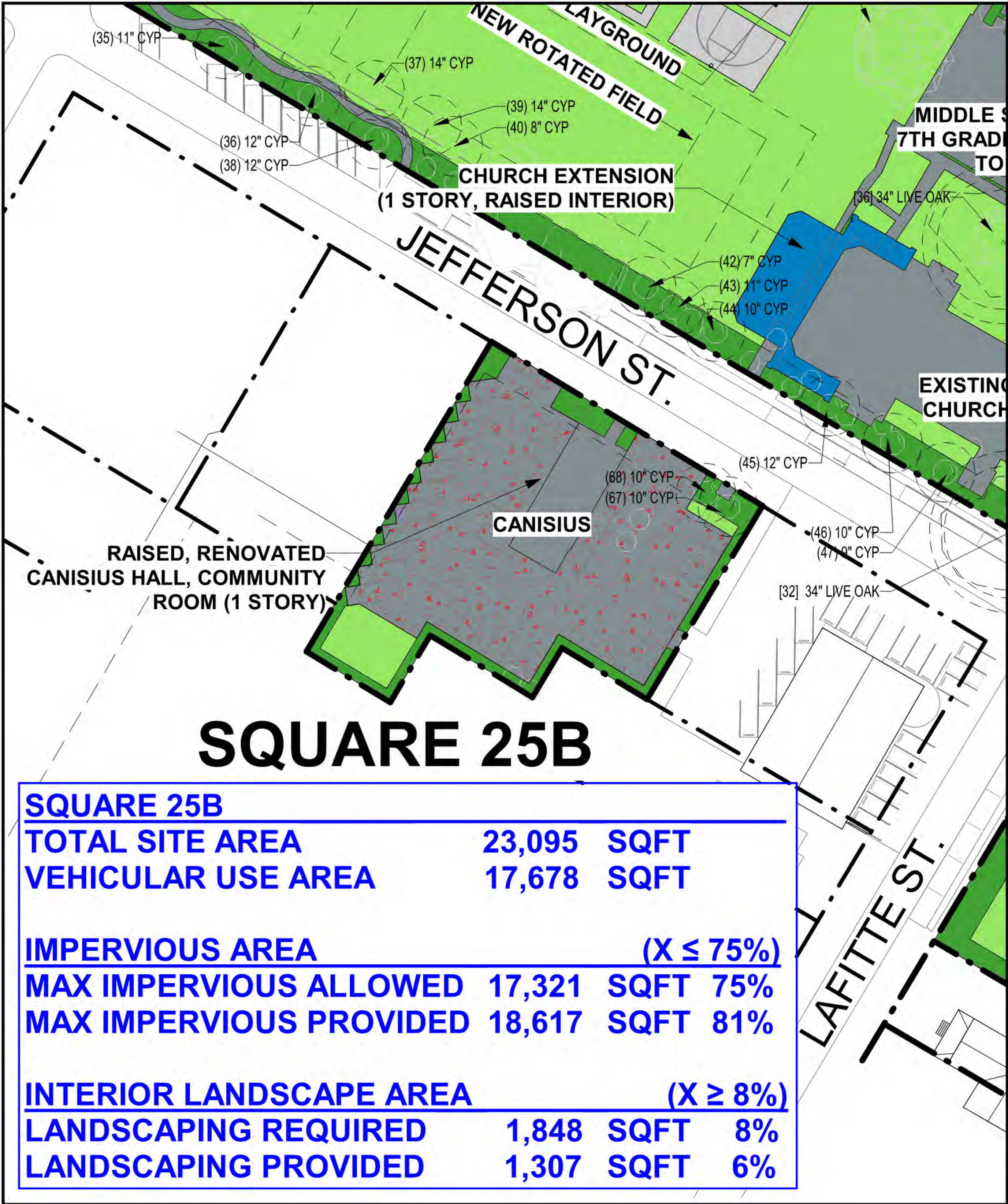
MONUMENT SIGNS	
CLURO 10.8.2.4	
4 EXISTING MONUMENT SIGNS	1 PROPOSED MONUMENT SIGNS
M	M
3 IN SQUARE 34 1 IN SQUARE 11	IN SQUARE 34

SITE PLAN FOR APPROVAL

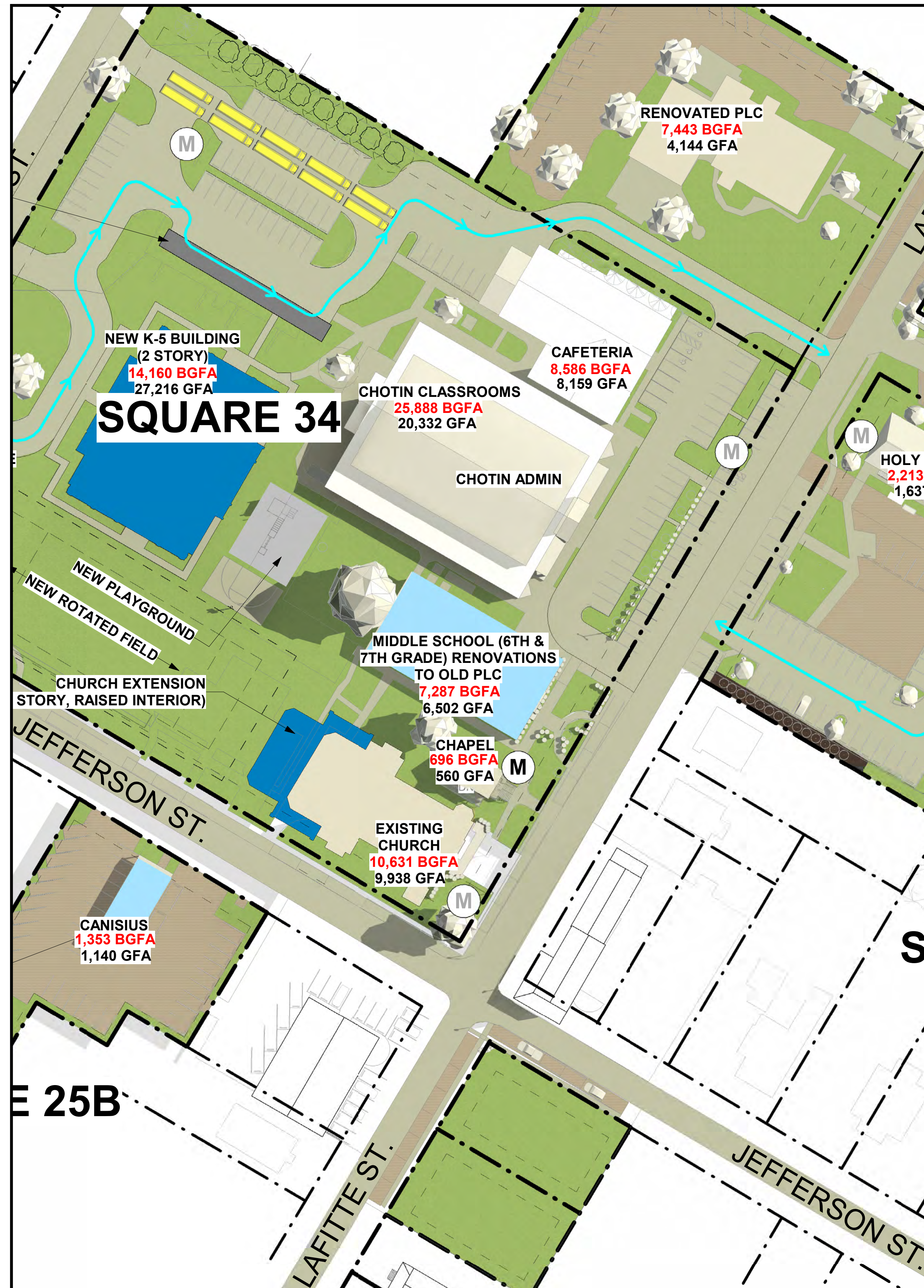


INITIAL

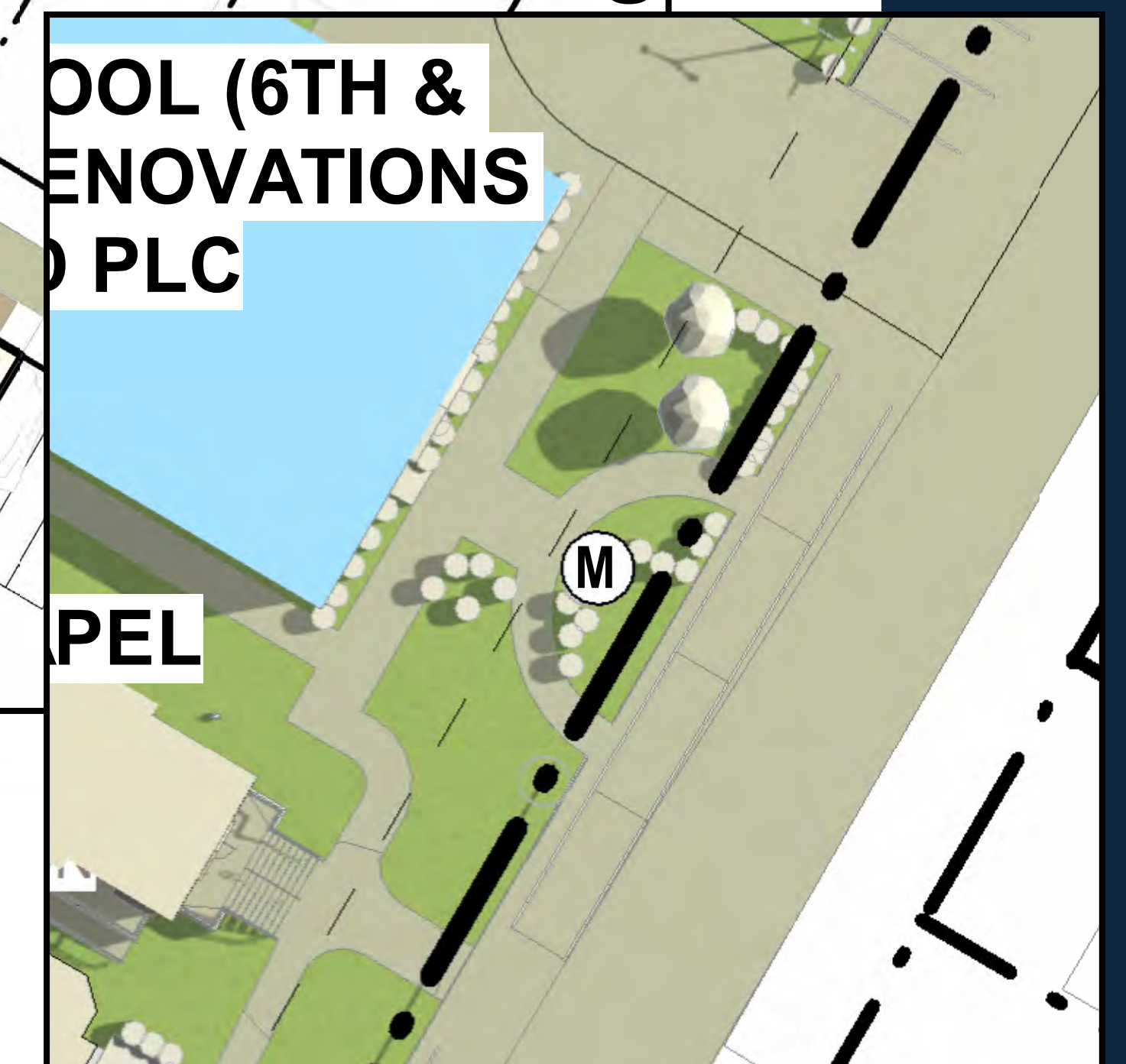
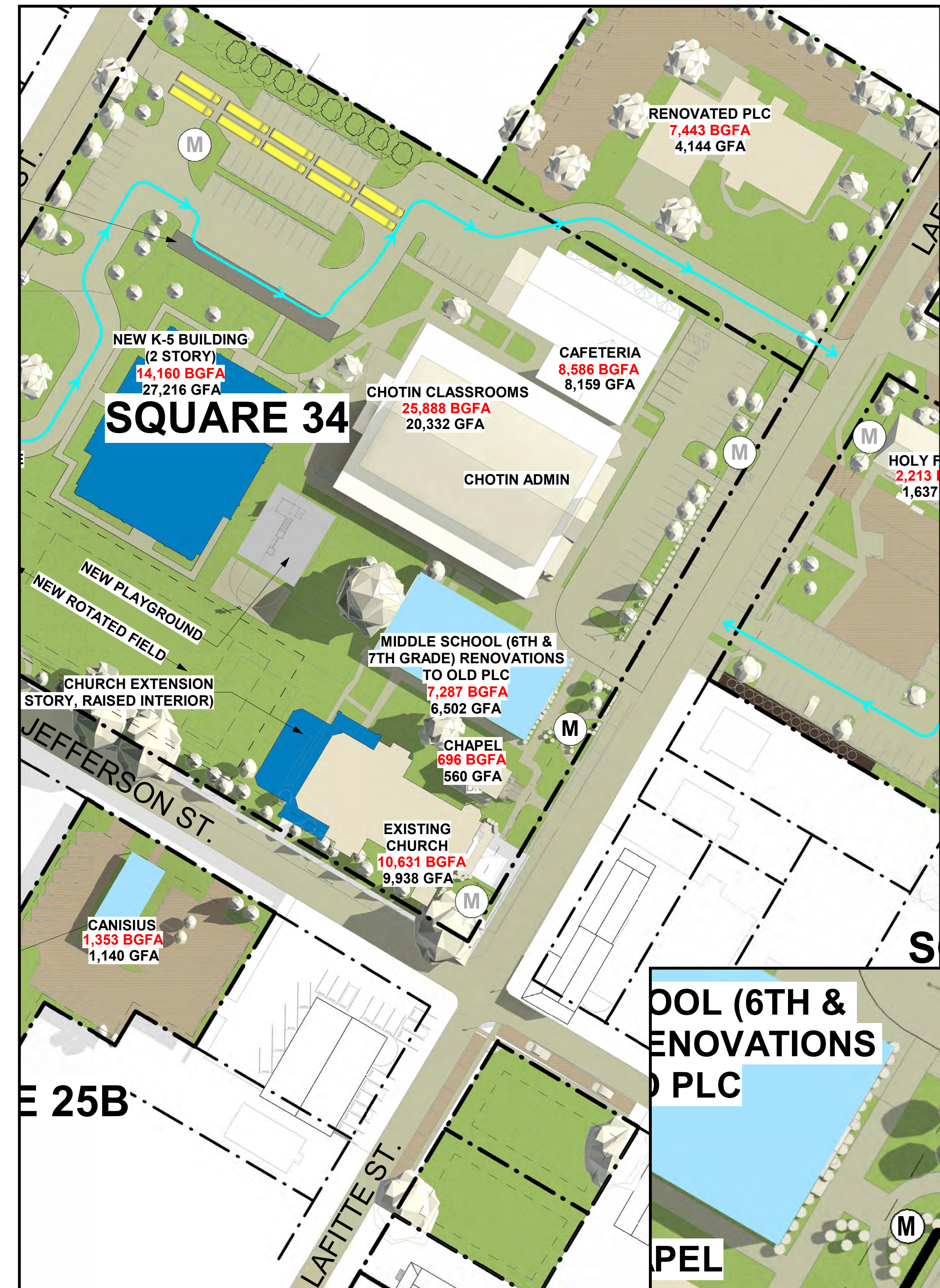
REVISED



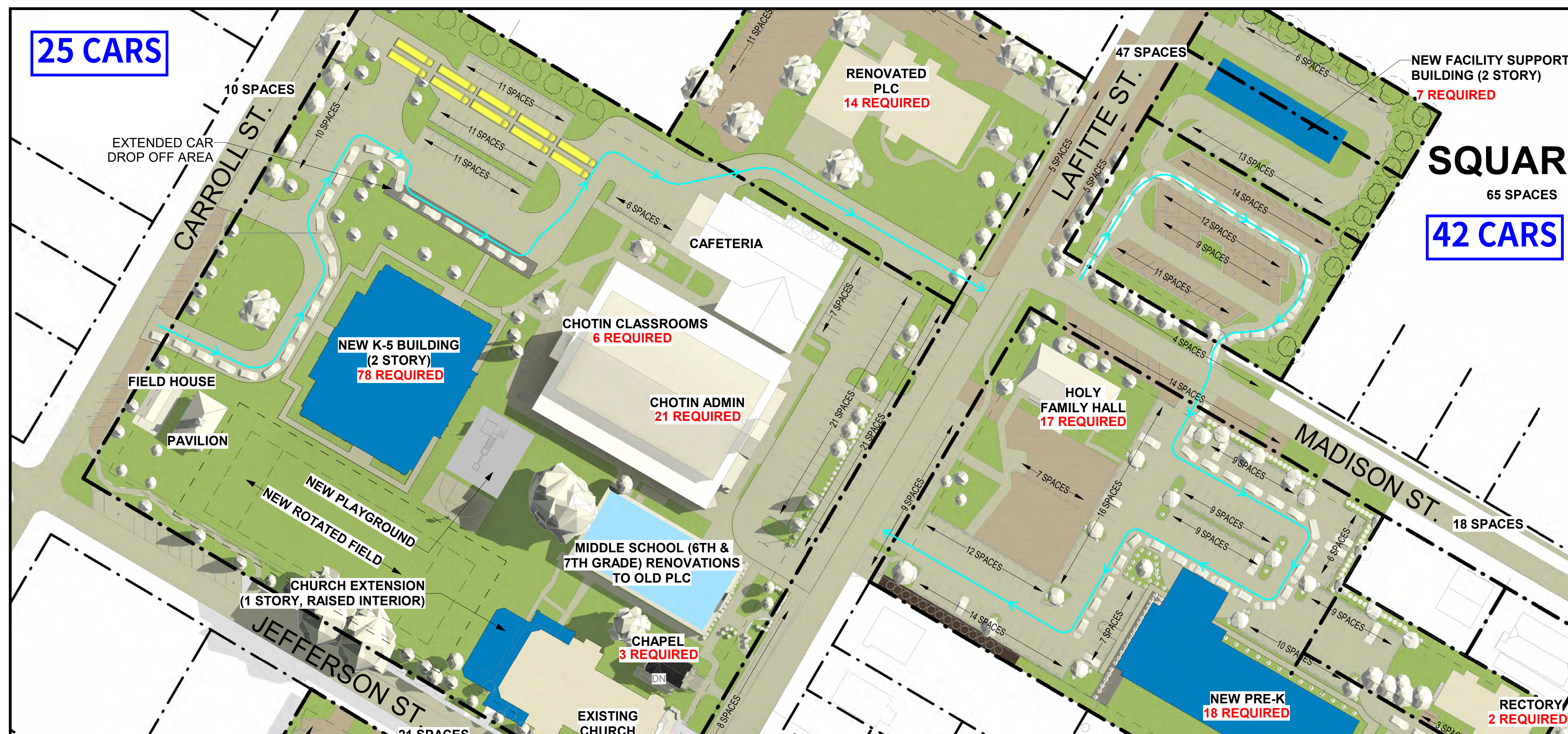
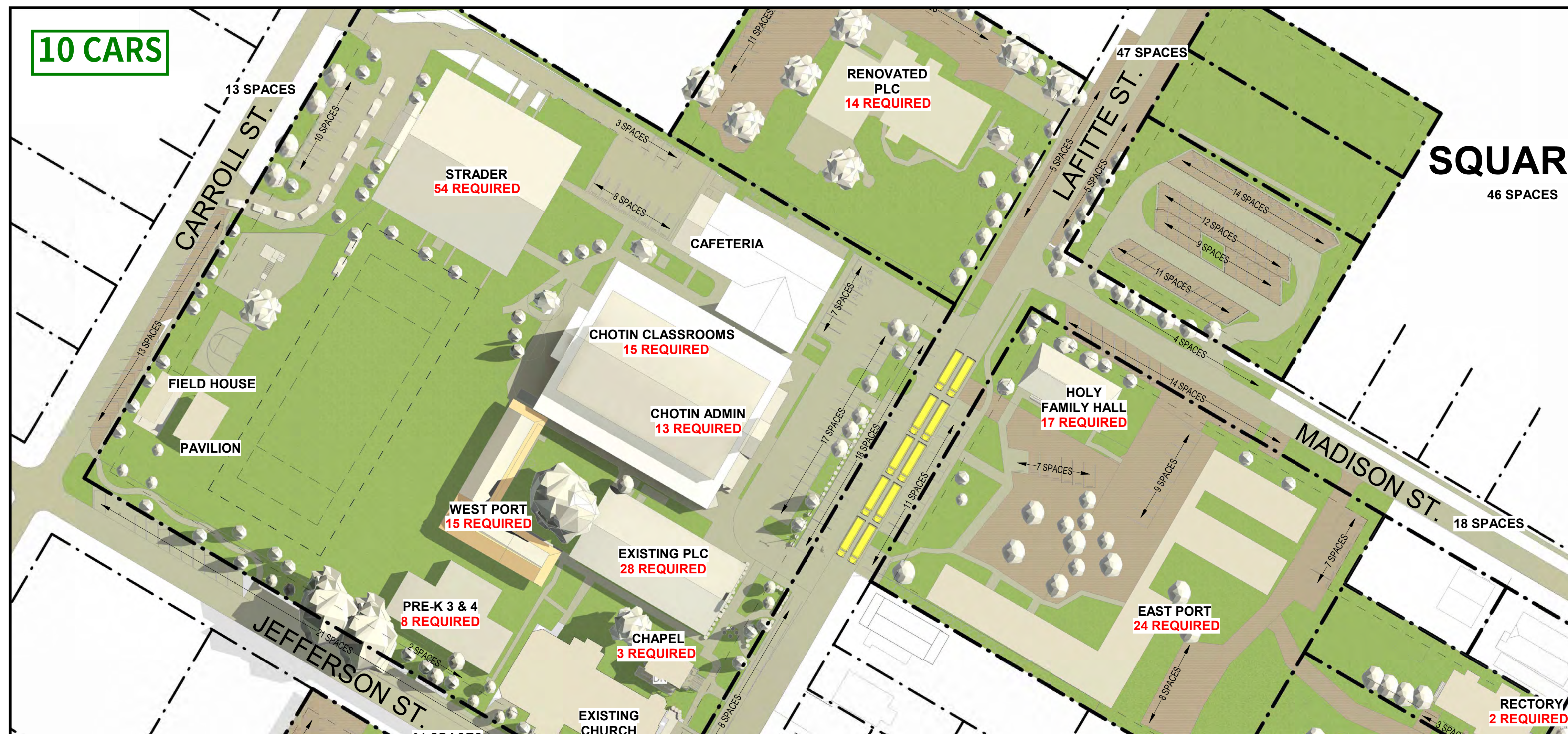
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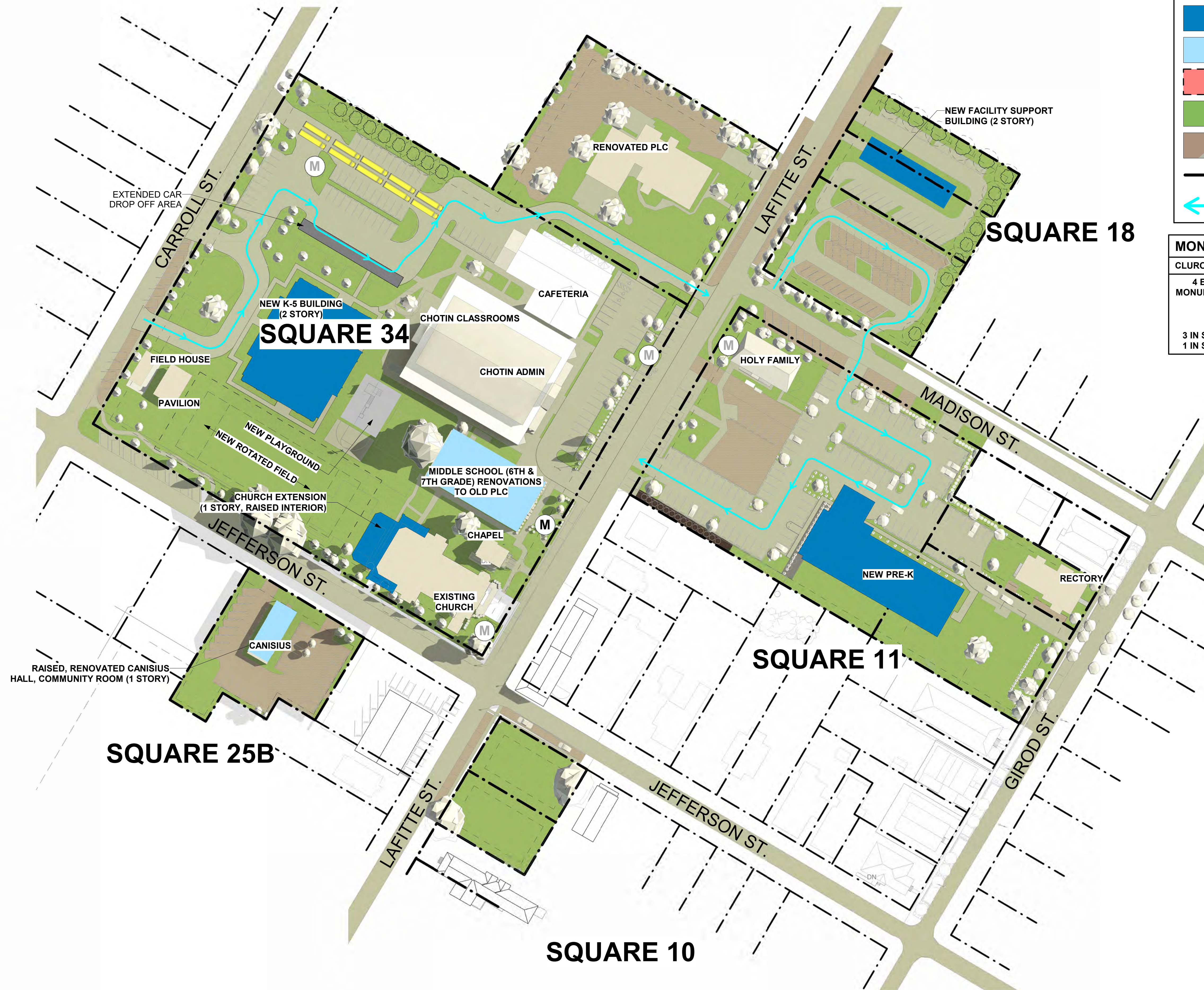


REVISED



- Separation distance increased more than 40%.
 - New sign location is approx. three parcels away from nearest sign.
- (CLURO 7.5.10.3: Min lot width is 60 feet.)





SITE PLAN FOR APPROVAL

SAINTE-CHAPELLE STUDIOS

Sainte Chapelle Studios
1080 W Causeway Approach
Mandeville, LA 70471
office@sl9art.com
985.231.4057

August 20, 2026

City of Mandeville
3101 E Causeway Approach
Mandeville, LA 70448

To Whom it may Concern,

Please see below for the summary of requested variances.

Variance #1

The first variance is to allow three buildings to exceed the 5,000-square-foot maximum building footprint. These improvements replace and consolidate existing facilities, all of which are below Base Flood Elevation (BFE), while reducing the overall ground-floor building area on campus.

- The proposed work includes a new 12,750-square-foot pre-K facility consolidating programs currently located in four buildings on opposite sides of Jefferson Street that are below BFE and subject to periodic inundation. The new building will have a smaller building ground floor area than the existing combined four buildings
- A new 14,160-square-foot K-5 building constructed above BFE to replace the existing 15,244-square-foot Strader Building, which is below BFE and in disrepair
- An approximately 3,000-square-foot extension to the existing church to improve flood resiliency and preservation of the historic structure by raising the interior floor.

Variance #2

The second variance is to allow the removal of 11 existing cypress trees and replacing with 16 new trees, to accommodate new interior parking creating a parking surplus and creating a parking buffer for the surrounding neighborhood. This will also allow for circulation improvements that will relocate bus loading from Lafitte and carline operations from Jefferson to interior campus lots. This will also improve the loading/unloading sequence for Carroll Street by bringing the car line further into an interior lot.

Variance #3

The third variance is to allow a monument sign on Square 34, which is limited under the B-3 provisions of the CLURO to one monument sign per lot. For additional context, the adjacent Square 11 is the same size but composed of 18 lots.

Respectfully,



Nathaniel S. Frank, AIA, NCARB
Sainte-Chapelle Studios
Principal Architect



Joseph Bass, MA, MBA
Sainte-Chapelle Studios
Design Director



NO VARIANCES REQUIRED
FOR PARKING OR PERVIOUS
SURFACE REQUIREMENTS.

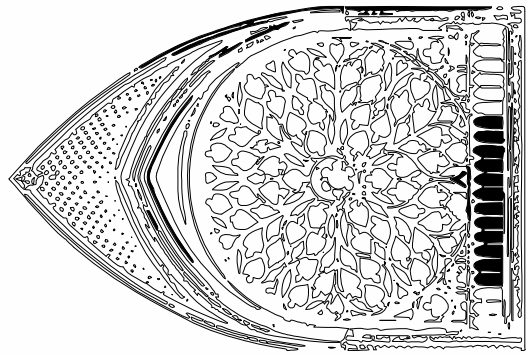
REVISION NO.	DATE	REMARKS

PRELIMINARY SITE PLAN
OVERVIEW
FOR
OUR LADY OF
THE LAKE
CATHOLIC
CHURCH

312 LAFITTE STREET,
MANDEVILLE, LA 70448

SAINTE-CHAPELLE
STUDIOS

SAINTE-CHAPELLESTUDIOS.COM 985.231.4057 1080 W CAUSEWAY APPROACH MANDEVILLE LA

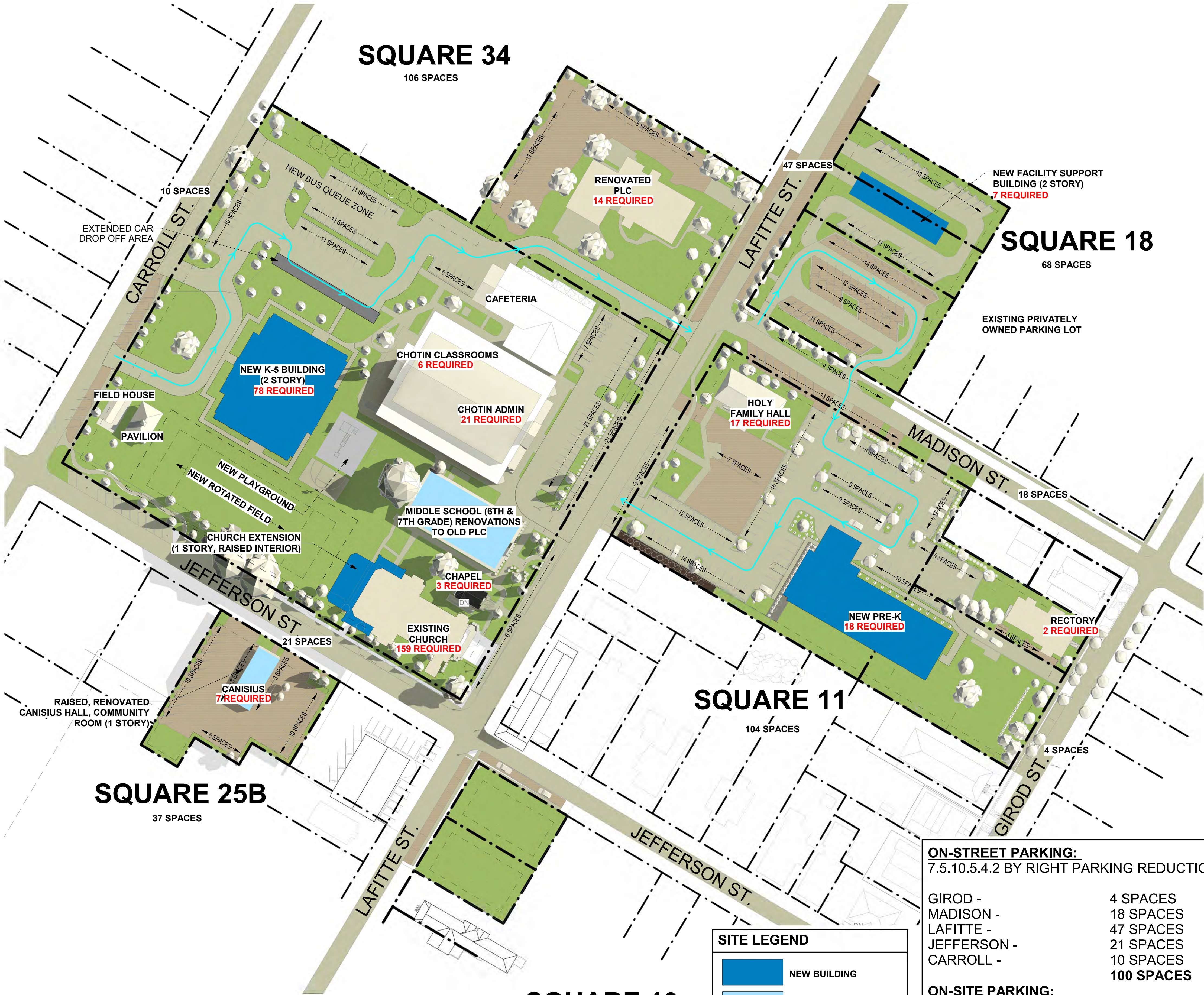


PRELIMINARY

DATE	03/16/2026
DRAWN BY	JSB
CHECKED BY	NSF
SCS PROJECT NO.	23-01E
MASTER PLAN - PHASE 3	

A10.6

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PARKING CALCULATIONS (CHECKED)

NEW K-5 BUILDING (2 per class + 1 teacher) 6.3.1.19
OF CLASSROOMS = 26 (52)
OF TEACHERS = 26 (26)
TOTAL SPACES REQUIRED = 78

CHOTIN CENTER CLASSROOMS (2 per class + 1 teacher) 6.3.1.19
OF CLASSROOMS = 2 (4)
OF TEACHERS = 2 (2)
TOTAL SPACES REQUIRED = 6

CANISIUS (1 per 250 sf) 6.4.1
OF SQFT = 1750 (7)
TOTAL SPACES REQUIRED = 7

HOLY FAMILY HALL (1 space per 250 SF) 6.4.1
OF SQUAREFEET = 4048 SF (17)
TOTAL SPACES REQUIRED = 17

CHURCH BUILDING (1 space per 4 fixed) 6.3.23
OF FIXED SEATS = 634 (159)
TOTAL SPACES REQUIRED = 159

ADMINISTRATION & STAFF (1 per admin/staff) 6.3.1.9
OF ADMINS = 5 (5)
OF STAFF (Including Cafeteria) = 16 (16)
TOTAL SPACES REQUIRED = 21

MIDDLE SCHOOL 6TH & 7TH GRADE BLDG (2 per class + 1 teacher) 6.3.7
OF CLASSROOMS = 8 (16)
OF TEACHERS = 8 (8)
TOTAL SPACES REQUIRED = 24

NEW PRE-K (1 per 350 of care space) 6.3.7
OF SQUAREFEET = 6068 (18)
TOTAL SPACES REQUIRED = 18

ADO CHAPEL (1 space per 4 fixed) 6.3.23
OF FIXED SEATS = 12 (3)
TOTAL SPACES REQUIRED = 3

RENOVATED PLC (1 space per 250 SF) 6.4.1
OF SQUAREFEET = 3507 (14)
TOTAL SPACES REQUIRED = 14

FACILITY SUPPORT BUILDING (1 space per 1,000 SF) 6.3.7
OF SQUAREFEET = 7000 (7)
TOTAL SPACES REQUIRED = 7

RECTORY (2 spaces per dwelling unit) 6.2.11
OF UNITS = 1 (2)
TOTAL SPACES REQUIRED = 2

TOTAL SPACES REQUIRED = 356 SPACES

ON-STREET PARKING:
7.5.10.5.4.2 BY RIGHT PARKING REDUCTIONS

GIROD - 4 SPACES
MADISON - 18 SPACES
LAFITTE - 47 SPACES
JEFFERSON - 21 SPACES
CARROLL - 10 SPACES
100 SPACES

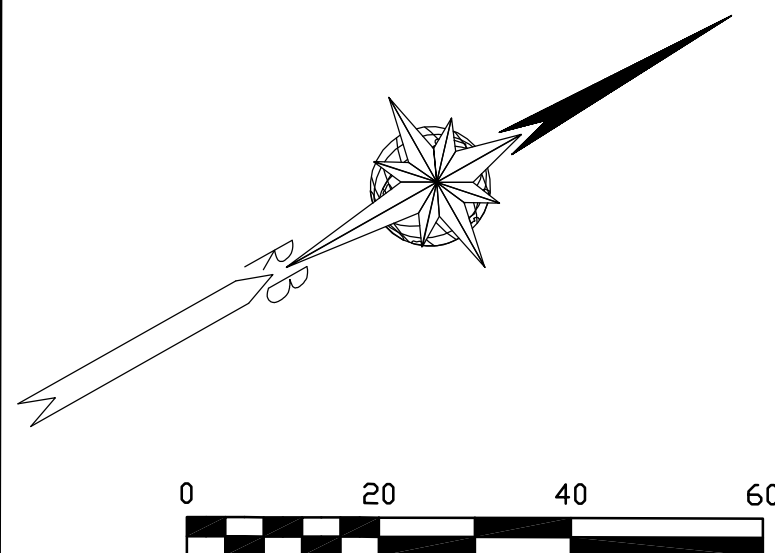
ON-SITE PARKING:

SQUARE 10 - 0 SPACES
SQUARE 11 - 104 SPACES
SQUARE 18 - 68 SPACES
SQUARE 25B - 37 SPACES
SQUARE 34 - 106 SPACES
315 SPACES

TOTAL PROVIDED: 415 SPACES
TOTAL NEEDED: 356 SPACES
OVER BY 59 SPACES

SITE LEGEND

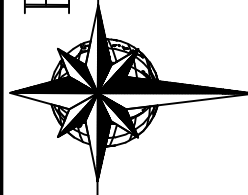
- NEW BUILDING
- RENOVATED BUILDING
- BUILDING DEMOLITION
- PERVIOUS LANDSCAPING
- GRAVEL/CONCRETE
- PROPERTY LINE
- CAR ROUTE



Topographic Survey of
A PORTION OF SQUARE 34
TOWN OF MANDEVILLE * CITY OF MANDEVILLE
ST. TAMMANY PARISH, LOUISIANA

RANDALL W. BROWN & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS
228 W. CAUSEWAY APPROACH, MANDEVILLE, LA 70448
(985) 624-5368 * INFO@BROWNSURVEYS.COM



TOPOGRAPHIC SURVEY OF
A PORTION OF SQUARE 34
TOWN OF MANDEVILLE * CITY OF MANDEVILLE
ST. TAMMANY PARISH, LOUISIANA

REVISED DATE:

DRAWN BY:

CHECKED BY:

DATE:

SCALE:

SURVEY No.

24423

SHEET

JEFFERSON STREET

LAFITTE STREET

NOTE:
ELEVATIONS SHOWN HEREON ARE
REFERENCED TO
NAVD83(EGD12A)

NOTE:
NO ARBORIST WAS PRESENT DURING THIS
TREE SURVEY. TREE SPECIES SHOWN HEREON
WERE IDENTIFIED TO THE BEST OF THIS FIRM'S
ABILITIES. THIS FIRM MAKES NO GUARANTEE
THAT THE SPECIES SHOWN HEREON ARE CORRECT.

NOTE:
BEARINGS SHOWN HEREON ARE
REFERENCED TO LOUISIANA
STATE PLANE COORDINATES.
LA SOUTH ZONE 1702.

NOTE:
OWNER OR BUILDER RESPONSIBLE
FOR OBTAINING SETBACKS BEFORE
DESIGN OR CONSTRUCTION BEGINS.

LEGEND

- GRAPE MYRTLE
- ⊗ LIGHT STANDARD
- ⊗ DROP INLET
- ⊗ TELE. RISER
- ⊗ CABLE RISER
- ⊗ SEWER CLEANOUT
- ⊗ SEWER MANHOLE
- ⊗ FIRE HYDRANT
- ⊗ WATER VALVE
- ⊗ WATER METER
- ⊗ UTILITY POLE
- ⊗ GAS VALVE
- ⊗ DRINK MANHOLE
- ⊗ EXISTING ELEVATION
- DENOTES 1/2" IRON ROD TO BE SET UNLESS OTHERWISE NOTED
- DENOTES 1/2" IRON ROD FND UNLESS OTHERWISE NOTED

REFERENCE:
RESUB. By Bruce M. Butler III, PLS
Map File No: 63034
Date Filed: 4-12-2024

REFERENCE:
RESUB. By John E. Borneau, PLS
Map File No: 1830
Date Filed: 6-8-2000

NO ATTEMPT HAS BEEN MADE BY RANDALL W. BROWN & ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, SUBSURFACE UTILITIES, RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.

Note: I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property located in a special flood hazard area, it is located in Flood Zone AE.

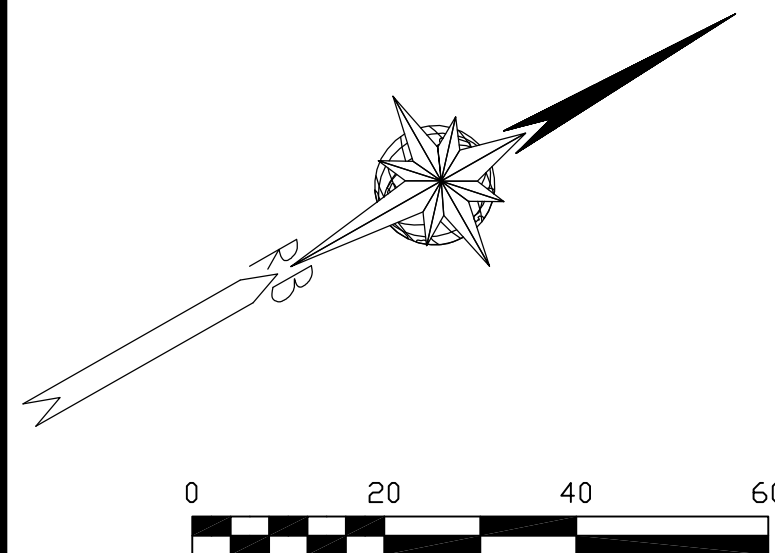
FIRM Panel# 2202020427D Rev. 5-16-2012



Randall W. Brown, PLS.
Registered Professional
LA Registration No. 04586

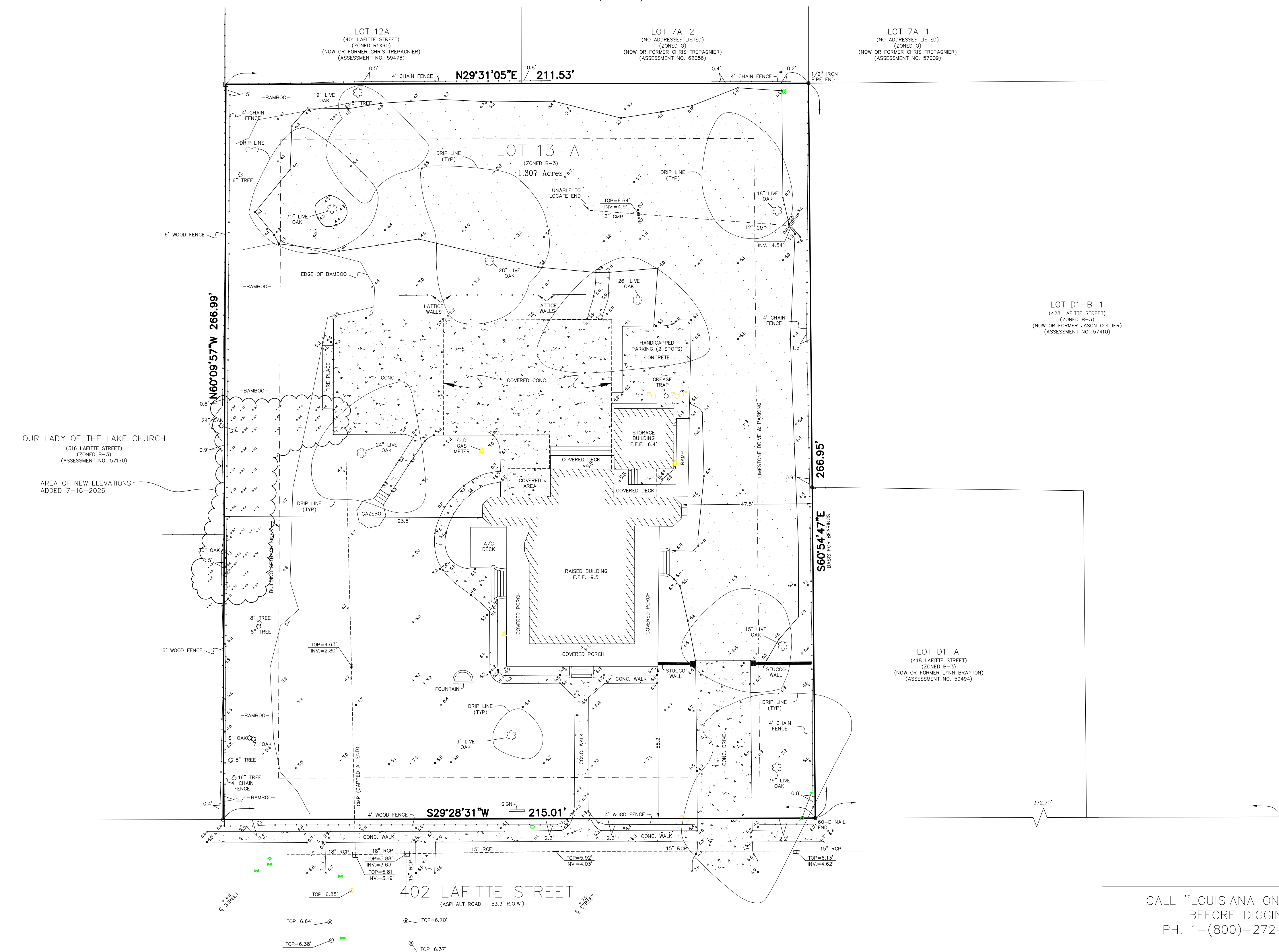
CALL "LOUISIANA ONE-CALL"
BEFORE DIGGING
PH. 1-(800)-272-3020

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM LA ONE CALL TICKET AND/OR 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 ABOVE GROUND VISIBLE UTILITY FEATURES. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.



Topographic Survey of
LOT 13A * SQUARE 34
TOWN OF MANDEVILLE * CITY OF MANDEVILLE
ST. TAMMANY PARISH, LOUISIANA
FOR
OUR LADY OF THE LAKE ROMAN CATHOLIC CHURCH, MANDEVILLE, LOUISIANA
WESTCOR LAND TITLE INSURANCE COMPANY
SURETY LAND TITLE, LLC; DENECHAUD AND DENECHAUD, LLC

CARROLL STREET (SIDE)



NOTE:
PROPERTY LOCATED ON OPPOSITE
SIDE OF LAFITTE STREET RIGHT OF WAY
ZONED AS B-3.

NOTE:
OWNER OR BUILDER RESPONSIBLE
FOR VERIFYING SETBACKS BEFORE
DESIGN OR CONSTRUCTION BEGINS.

BLDG. SETBACKS PER B-3 ZONING
FRONT - 15'
SIDE - 20'
REAR - 20'

NOTE:
ELEVATIONS SHOWN HEREON
ARE REFERENCED TO
NAVD88(GEOID12A)

NOTE:
NO ARBORIST WAS PRESENT DURING THIS
TREE SURVEY. TREE SPECIES SHOWN HEREON
WERE IDENTIFIED TO THE BEST OF THIS FIRMS
ABILITIES. THIS FIRM MAKES NO GUARANTEE
THAT THE SPECIES SHOWN HEREON ARE CORRECT

NOTE:
BEARINGS SHOWN HEREON ARE
REFERENCED TO LOUISIANA
STATE PLANE COORDINATES.
LA SOUTH ZONE 1702.

LEGEND

- ✕ LIGHT STANDARD
- 田 DROP INLET
- 17 TELE. RISER
- ⊙ CABLE RISER
- ⊙ SWEWER CLEANOUT
- ⊙ SWEWER MANHOLE
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- WATER METER
- ↓ GUY WIRE
- ⬇ UTILITY POLE
- △ GAS VALVE
- ⊙ DRAIN MANHOLE
- ✕ EXISTING ELEVATION

- DENOTES 1/2" IRON ROD TO BE SET UNLESS OTHERWISE NOTED
- DENOTES 1/2" IRON ROD FND UNLESS OTHERWISE NOTED

REFERENCE:
RESUB. By Bruce M. Butler III, PLS
Map File No.: 6303A
Date Filed: 4-12-2024

REFERENCE:
RESUB. By John E. Bonneau, PLS
Map File No.: 1830
Date Filed: 6-8-2000

NO ATTEMPT HAS BEEN MADE BY RANDALL W. BROWN & ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, SUBSURFACE UTILITIES, RIGHTS OF DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE
STANDARDS FOR PROPERTY BOUNDARY SURVEYS"
FOR A CLASS C SURVEY.

Note: I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in a special flood hazard area.

FIRM Panel# 22020204270 Rev. 5-16-2012

CALL "LOUISIANA ONE-CALL"
BEFORE DIGGING
PH. 1-(800)-272-3020

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM LA ONE CALL TICKET AND/OR 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 HAS NO ARRANGEMENT WITH ANY OTHER UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT ABOVE GROUND VISIBLE UTILITY FEATURES. EXCAVATIONS WERE MADE DURING THE PROCESS OF THE SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

RANDALL W. BROWN & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS
228 W. CAUSEWAY APPROACH, MANDEVILLE, LA 70448
(985) 624-5368 * INFO@BROWNSURVEYS.COM

TOPOGRAPHIC SURVEY OF
LOT 13A * SQUARE 34
TOWN OF MANDEVILLE * CITY OF MANDEVILLE
ST. TAMMANY PARISH, LOUISIANA

REVISED DATE:
12-18-2024
7-16-2026
ADDED ELEVS.

DRAWN BY:
J.E.D.
CHECKED BY:
RWB
DATE:
10-7-20
SCALE:
1" = 20'
SURVEY No.
24428

SHEET

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\\191mainwshred\26511BVEF\26432.dwg

CASE SUMMARY SHEET

CASE NUMBER: A26-09-03
DATE RECEIVED: September 2, 2026
DATE OF MEETING: September 22, 2026

Address: 100 West Hickory Street
Subdivision: Weldon Park, Square 4 Lot 2A
Zoning District: PRD - Planned Residential District
Property Owner: William Brown

REQUEST: A26-09-03 – William Brown requests an appeal to the Zoning Commission regarding the decision of the Planning Director to deny permit 26-11581 to remove a protected Live Oak Tree classified under CLURO Section 9.2.5.7. Key Native Tree Species Protection Requirements, Weldon Park, Square 4 Lot 2A, PRD - Planned Residential District, 100 W. Hickory St.

CASE SUMMARY: An appeal of the denial of a live oak tree removal permit

The appellant owns the property at 100 W Hickory St., located on the south side of W Hickory St. within the Weldon Park subdivision on W Causeway Approach. The property is improved with a single-family residence.

A tree removal permit was submitted on August 24th to remove a live oak tree. On September 2nd the Landscaping Review was denied by the City Arborist with the note “This is a protected Live Oak that is not within the home owners ownership. This Live Oak is within City of Mandeville ROW and does not show signs of stress and seems to be in good health. Permit denied.”

A letter and pictures, along with descriptions, were submitted as part of the permit application. The letter states that “We have sent several requests to the city portal, never to get a response. One day I watched a truck towing a boat with the captain tower, having to drive over the neutral ground to get thru. Wondering why? Box trucks don’t come down west hickory towards Hwy 22. We will need to replace our driveway when we move. The tree roots will need to be severed before fresh concrete can be poured. Over 50% of the root system will be cut off. We love this tree It provide privacy, beauty, and shade. But it has outgrown the location. Who belongs to this tree?”

Seven photos were submitted showing the tree in question, the damage to the driveway apron and parking area, and the stumps of trees that were removed by the City two doors down.

CLURO SECTIONS:

4.3.4.1. Procedures for Filing Appeals

1. Any person aggrieved by a decision of any of the officers, departments, or City staff that administer the provisions of these land use regulations may appeal to the Zoning Commission within thirty (30) days after the decision has been rendered. If a building or structure is believed by the Building Inspector to be unsafe or dangerous, the Planning Director may limit the time for such appeal to a shorter period with the consent of the Mayor.
2. City officials or employees shall produce all papers, correspondence, and records requested by the Zoning Commission for any hearing or meeting held by the Board.
3. An appeal stays all proceedings and furtherance of the action appealed from, unless the Building Inspector certifies to the Commission, after a notice of appeal shall have been filed with the Planning Director, by reason of facts stated in the certificate, that a stay would, in his opinion, cause imminent peril of life or property. In such cases, proceedings shall not be stayed other than by a restraining order which may be granted to the Zoning Commission by the District Court of the parish, and notice to the City Clerk and on due cause shown.
4. The Zoning Commission shall adopt rules of procedure to fix a reasonable time for hearing appeals, give notice thereof, as well as due notice to the interested parties, and shall decide the appeal within a reasonable time and in accordance with the Adopted Rules and Procedures of the Zoning Commission. At the hearing, any party may appear in person or by an attorney.



8/24/26

We have sent several requests to the city portal, never to get a response.

One day I watched a truck towing a boat with the captain tower, having to drive over the neutral ground to get thru. Wondering why? Box trucks don't come down west hickory towards Hwy 22.

We will need to replace our driveway when we move. The tree roots will need to be severed before fresh concrete can be poured. Over 50% pf the root system will be cut off.

We love this tree. It provide privacy, beauty, and shade. But it has outgrown the location. Who belongs to this tree?


William Brown

#1. The tree in question. Canopy grows over 15 feet of West Hickory. Hwy 22 is in the middle of the pic. The trunk of the tree is 15' 2" from the street. There are power lines, phone and cable running thru the canopy. See arrow.

#2 & 3. Shows the damage to the driveway apron. Photo 2 arrow shows the roots growing thru the street and driveway. The brown color is dirt. Pieces of concrete would break, and had to be removed.

#4 & 5. Shows the root damage on the parking part of the driveway(right). Close up you can see the tree roots growing in the seams of concrete. The parking slab is broken into three pieces because of the roots. Photo 5 shows how much the concrete has risen.

#6. Looking back towards the street...showing how much the concrete has raised. The parking pad is to the left.

#7. Shows several stumps of trees cut down by the city, 2 doors down from 100 West Hickory. All around 15' From the street.



2



3



4



5



6



7



CASE SUMMARY SHEET

CASE NUMBER: P26-09-07
DATE RECEIVED: September 9, 2026
DATE OF MEETING: September 22, 2026 and October 13, 2026

Address: Unimproved portion of Albert St.
Subdivision: Old Town of Mandeville, Square 86B Lot 1
Zoning District: PM-1 - Planned Marina District (Waterfront Lots)
Property Owner: City of Mandeville

REQUEST: P26-09-07 – Recommendation to the City Council regarding Ordinance 26-34 to revoke the dedicated portion of Albert St. between Madison St. and Monroe St. in accordance with the legal description and survey prepared by Randall W. Brown & Associates, Inc. on August 4, 2026; thereby revoking the dedication and disposing that portion of street at private sale; authorizing the mayor to execute all necessary documents; and assigning the property as R-1, Single Family Residential District providing for other matters in connection therewith.

CASE SUMMARY: Revoke the dedicated portion of the Albert Street Right of Way between Madison St. and Monroe St.

The unimproved portion of Albert St. is located between Squares 86 and 77 and runs from Monroe St. to Madison St. The Right of Way measures 51.22’ x 507.08’ and contains 25,972.64 sqft per a survey prepared by Randall Brown & Associates and dated 8.4.2026.

The property owners for 1230 Monroe and 1300 Monroe are requesting to revoke the Right of Way for the unimproved portion of Albert Street that is adjacent to the borders of their properties. The request has been sponsored by Councilmember Discon and was introduced at the August 27th council meeting via Ordinance 26-34. The ordinance states that the City has held this property for over 10 years and has no present plans to open or improve this portion of Albert Street, and that it is not needed for public purposes.

The property owner of 1230 Monroe previously came before the Commission requesting to subdivide the property into two lots, proposed Lots 2A and 2B, and was denied. Proposed Lot 2B measured 75’ x 246’ and would have been deficient by 15’. If the Right of Way was revoked the resubdivision could take place by right as both of the proposed lots would meet the minimum site development criteria.

A meeting was held with the applicant to discuss what would be required prior to the request being made. Public Works stated their only request was a utility servitude be included within the former Right of Way. The survey shows a 30’ utility servitude, with a 15’ servitude extending on either side of the center of the Right of Way.

CLURO SECTIONS:

7.2.5. Determination of District Boundaries

The following rules shall apply in the determination of the boundaries of the districts shown on the Official Zoning Map:

- 6. Revocation of Public Rights-of-Way - Whenever any street, alley or other public right-of-way is revoked by ordinance, the zoning district adjoining each side of such street, alley or other public way shall automatically extend to the center of same, and the land area shall become subject to the regulations of the extended districts.



Leslie Levens, Jr
Levens Appraisal Firm, LLC
22319 Strain Rd
Mandeville, LA 70471
985-892-6650

INVOICE	08/16/2026 DATE	260435 FILE NUMBER	CASE NUMBER
---------	--------------------	-----------------------	-------------

Client: Client: Robert Doolittle
Monroe St
Mandeville, LA
70448

Item	Total
------	-------

APPRAISAL FEE FOR SERVICES RENDERED \$ 300.00
Make check payable to leslie Levens, Jr or Venmo payment; account is @leslie-levens

Borrower: Client:Robert Doolittle
Site on Monroe St
Mandeville
Former Albert Street Right of Way

Make Check Payable to Leslie Levens, Jr. or payment by Venmo @leslie-Levens

Total: \$ 300.00

Thank you



APPRAISAL OF
THE PROPERTY LOCATED AT

Site on Monroe St

Mandeville

as of

August 10, 2026

for

Client: Robert Doolittle
Monroe St
Mandeville, LA
70448

by

Levens Appraisal Firm, LLC
Leslie Levens, Jr
22319 Strain Rd
Mandeville, LA 70471

Levens Appraisal Firm, LLC
22319 Strain Rd
Mandeville, LA 70471
985-892-6650

08/16/2026

Client: Robert Doolittle
Monroe St
Mandeville, LA
70448

RE: Property - Site on Monroe St
 Mandeville
 Borrower - Client:Robert Doolittle
 File No. - 260435
 Case No. -

Dear

In accordance with your request, I have personally inspected and prepared an appraisal report of the real property located at:

Site on Monroe St, Mandeville, LA 70448

The purpose of this appraisal is to provide an opinion of the market value of the property described in the body of this appraisal report.

Enclosed, please find the appraisal report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

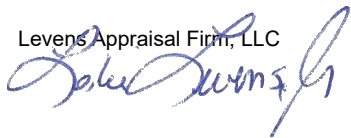
An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of August 10, 2026 is:

\$ 18,000

The opinion of value expressed in this report is contingent upon the Limiting Conditions attached to this report.

It has been a pleasure to assist you; if I may be of further service to you in the future, please let me know.

Respectfully submitted,

Levens Appraisal Firm, LLC


Leslie Levens, Jr
LA Certification #0715

Borrower <u>Client:Robert Doolittle</u>		Census Tract <u>413</u>	Map Reference <u>MLS</u>
Property Address <u>Site on Monroe St</u>			
City <u>Mandeville</u>	County <u>St Tammany</u>	State <u>LA</u>	Zip Code <u>70448</u>
Legal Description <u>Former Albert Street Right of Way</u>			
Sale Price \$ <u>N/A</u>	Date of Sale <u>N/A</u>	Loan Term <u>N/A</u> yrs.	Property Rights Appraised ☒ Fee ☐ Leasehold ☐ De Minimis PUD
Actual Real Estate Taxes \$ <u>N/A</u> (yr.)	Loan charges to be paid by seller \$ <u>N/A</u>	Other sales concessions <u>N/A</u>	
Lender/Client <u>Client: Robert Doolittle</u>	Address <u>Monroe St, Mandeville, LA 70448</u>		
Occupant <u>Vacant Land</u>	Appraiser <u>Leslie Levens, Jr</u>	Instructions to Appraiser <u>Estimate Market Value</u>	

Location	☒ Urban	☐ Suburban	☐ Rural		Good	Avg.	Fair	Poor
Built Up	☒ Over 75%	☐ 25% to 75%	☐ Under 25%		Employment Stability	☐	☒	☐
Growth Rate ☐ Fully Dev.	☐ Rapid	☐ Steady	☐ Slow		Convenience to Employment	☐	☒	☐
Property Values	☐ Increasing	☒ Stable	☐ Declining		Convenience to Shopping	☐	☒	☐
Demand/Supply	☐ Shortage	☒ In Balance	☐ Over Supply		Convenience to Schools	☐	☒	☐
Marketing Time	☒ Under 3 Mos.	☐ 4-6 Mos.	☐ Over 6 Mos.		Adequacy of Public Transportation	☐	☒	☐
Present Land Use <u>90</u> % 1 Family <u>1</u> % 2-4 Fam <u>1</u> % Apts. <u>1</u> % Condo <u>3</u> % Commercial					Recreational Facilities	☐	☒	☐
<u>2</u> % Industrial <u>2</u> % Vacant _____ %					Adequacy of Utilities	☐	☒	☐
Change in Present Land Use ☒ Not Likely ☐ Likely (*) ☐ Taking Place (*)					Property Compatibility	☐	☒	☐
(*) From _____ To _____					Protection from Detrimental Conditions	☐	☒	☐
Predominant Occupancy ☒ Owner ☐ Tenant <u>0-5</u> % Vacant					Police and Fire Protection	☐	☒	☐
Single Family Price Range \$ <u>18,000</u> to \$ <u>2,200,000</u> Predominant Value \$ <u>310,000</u>					General Appearance of Properties	☐	☒	☐
Single Family Age <u>0</u> yrs. to <u>125</u> yrs. Predominant Age <u>25</u> yrs.					Appeal to Market	☐	☒	☐
Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, noise) <u>Located in an established in the urban Mandeville market. Homes range from cottages to custom built homes. Some homes located on local water ways.Sites range from +- 50ff to 5 acres. Access to town amenities and neighborhood schools. No adverse neighborhood factors noted at time of the inspection.</u>								

Dimensions		<u>30Fx507.8LSx30Rx507.8RS</u>		=	<u>15234 sf</u>		☐ Corner Lot
Zoning Classification		<u>No Zoning</u>		Present improvements ☒ do ☐ do not conform to zoning regulations			
Highest and best use:		☒ Present use ☐ Other (specify) _____					
	Public	Other (Describe) _____					
Elec.	☒			Topo <u>Level</u>			
Gas	☐			Size <u>Typical</u>			
Water	☐			Shape <u>Rectangle</u>			
San. Sewer	☐			View <u>Residential</u>			
	☐ Underground Elect. & Tel.			Drainage <u>Surface appears adequate</u>			
		OFF SITE IMPROVEMENTS Street Access: ☒ Public ☐ Private Surface <u>Blacktop</u> Maintenance: ☒ Public ☐ Private ☐ Storm Sewer ☐ Curb/Gutter ☐ Sidewalk ☐ Street Lights		Is the property located in a HUD Identified Special Flood Hazard Area? ☐ No ☒ Yes			
Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions) <u>TYPICAL FOR AREA. LEGAL</u>							
DESCRIPTIONS & ZONING ARE SUBJECT TO LEGAL SURVEY. UTILITY EASEMENTS ARE TYPICAL,							
NOT ADVERSE. FLOOD ZONE IS SUBJECT TO A FLOOD CERTIFICATION.							

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.							
ITEM	Subject Property	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	Site on Monroe St Mandeville	Lots off Wilkerson St Mandeville, LA 70448		Lots 12, 14 Henry Clay St Mandeville, LA 70448		Lots 33, 35 Labarre St Mandeville, LA 70448	
Proximity to Subj.		1.75 miles NW		1.57 miles N		1.66 miles N	
Sales Price	\$ N/A		\$ 15,000		\$ 5,000		\$ 4,000
Price \$/Sq. Ft.	\$ N/A		\$ 0.70		\$ 0.69		\$ 0.50
Data Source	Inspection	GSREIN#2491194;DOM 160		GSREIN#22403337;DOM 607		BR2026001911;DOM 6	
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment
	N/A	10/06/2025		08/08/2025		02/23/2026	
Location	Urban	Suburban	+4,000	Suburban	+4,000	Suburban	+4,000
Site/View	Residential	Residential		Residential		Residential	
Site Area	15234 sf	21344 sf	0	7200 sf	+9,000	8040 sf	+9,000
	Future Street	Land Locked	0	Land Locked	0	Land Locked	0
Sales or Financing Concessions		Cash None		Cash None		Cash None	
Net Adj. (Total)		☒ Plus ☐ Minus \$ 4,000		☒ Plus ☐ Minus \$ 13,000		☒ Plus ☐ Minus \$ 13,000	
Indicated Value of Subject		Gross 26.7%		Gross 260.0%		Gross 325.0%	
		Net 26.7%	\$ 19,000	Net 260.0%	\$ 18,000	Net 325.0%	\$ 17,000

Comments on Market Data: <u>Subject is a parcel that is an undeveloped urban street. No recent similar sales available from the urban Mandeville market. Comps are located just outside urban limits. Comp 1 is a larger site but due to location, no adjustment warranted for site size. Comps 2 & 3 are smaller sites. Subject site and comps are undeveloped.</u>			
Comments and Conditions of Appraisal: <u>THE SUBJECT PROPERTY HAS BEEN APPRAISED IN CONFORMITY WITH THE UNIFORM STANDARDS OF PROFESSIONAL PRACTICE ADOPTED BY THE APPRAISAL FOUNDATION.</u>			
Final Reconciliation: <u>THE MARKET APPROACH WAS GIVEN 100% WEIGHT AS THE MARKET TRANSACTION ARE MOST REPRESENTATIVE OF BUYER AND SELLER ACTIONS IN THE MARKET.</u>			
I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF <u>August 10</u> <u>2026</u> to be \$ <u>18,000</u>			
Appraiser(s)		Review Appraiser (if applicable)	☐ Did ☐ Did Not Physically Inspect Property
Signature		Signature	
Name	<u>Leslie Levens, Jr</u>	Name	<u></u>
State	<u>LA</u>	State	<u></u>
License	☐	License	☐
Certification #	<u>0715</u>	Certification #	<u></u>

PHOTOGRAPH ADDENDUM

Borrower/Owner	Client:Robert Doolittle		
Property Address	Site on Monroe St		
City	Mandeville	County	St Tammany
		State	LA
		Zip Code	70448
Client	Client: Robert Doolittle		



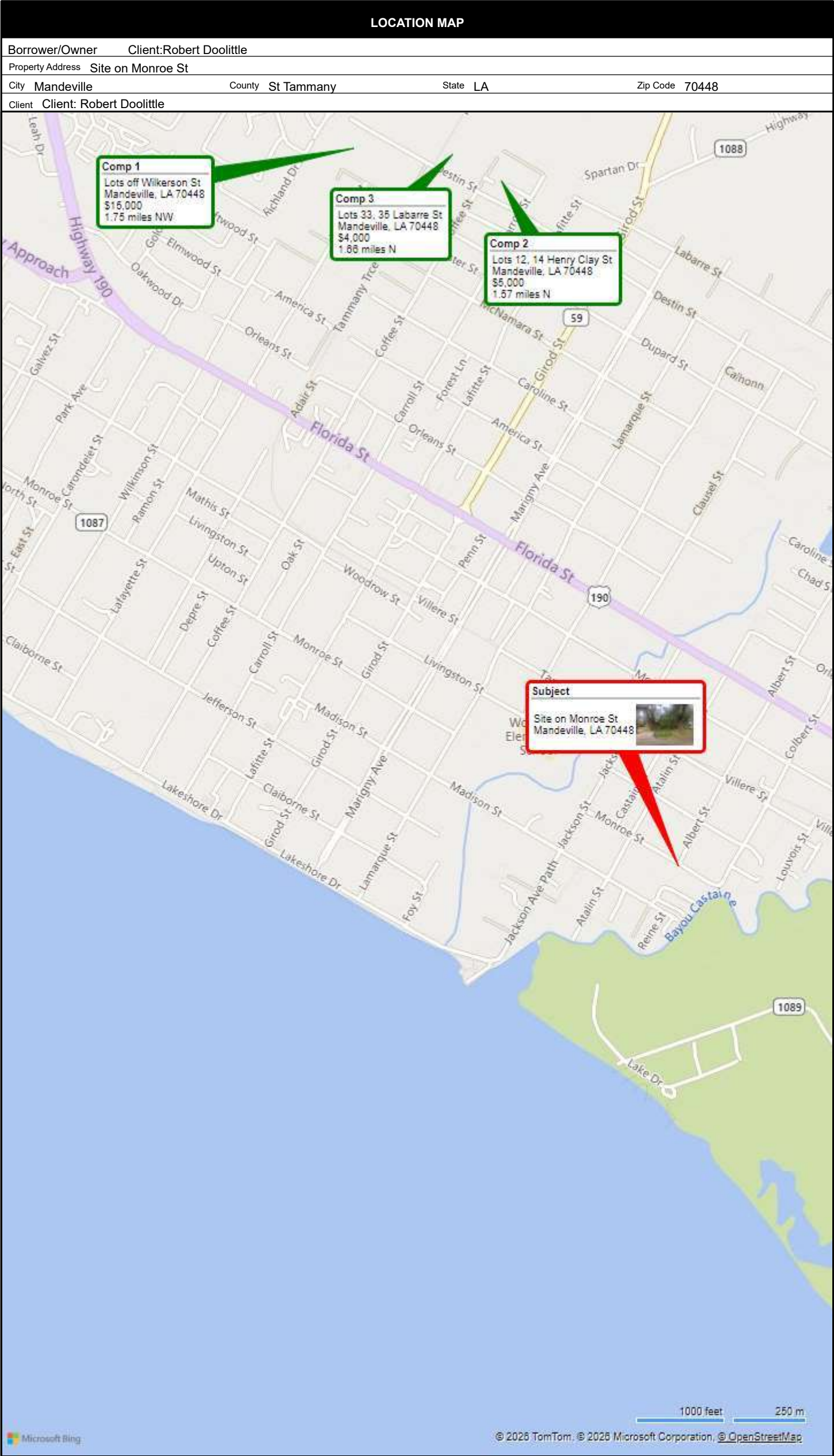
FRONT VIEW OF
SUBJECT PROPERTY



REAR VIEW OF
SUBJECT PROPERTY

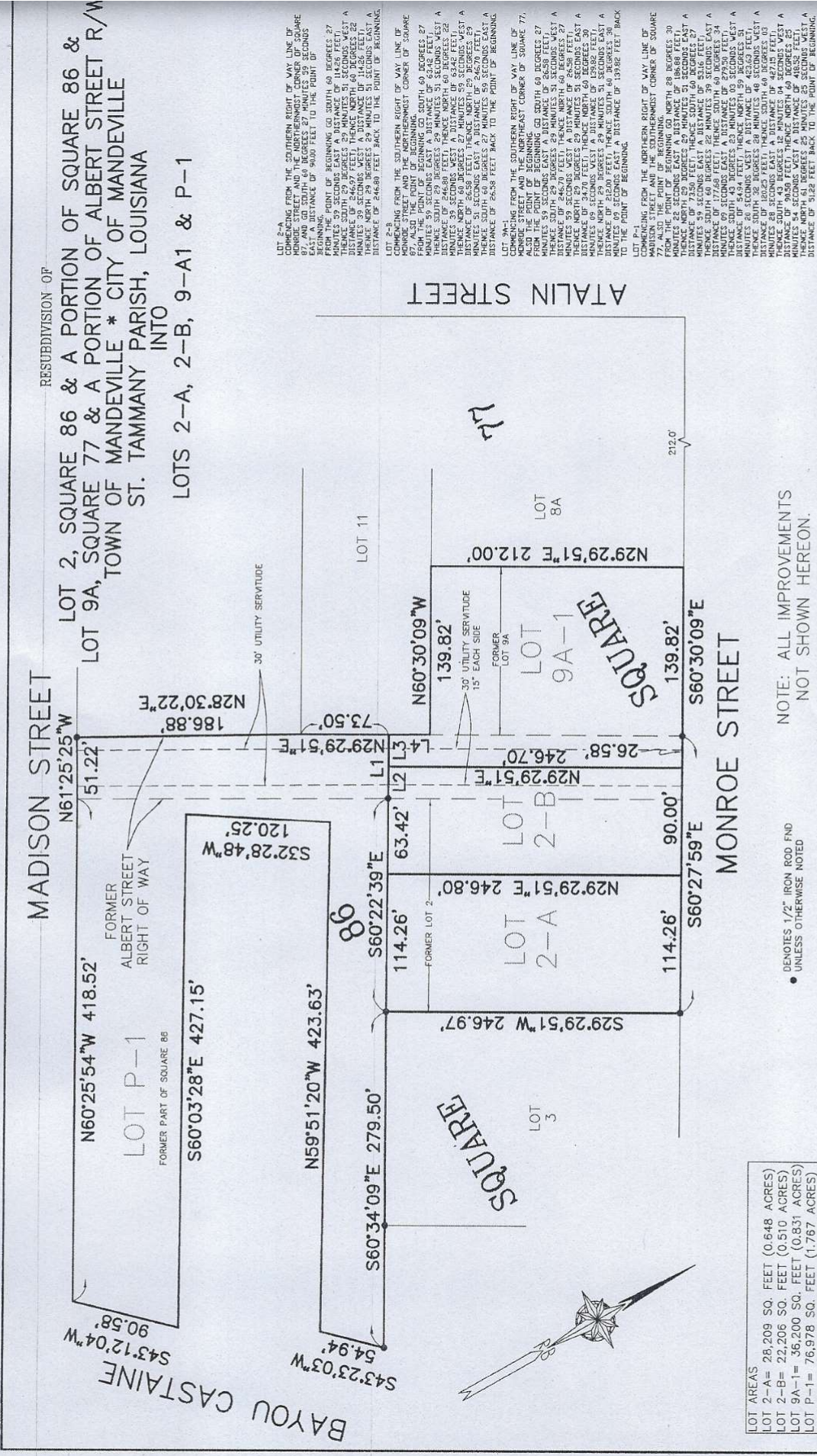


STREET SCENE OF
SUBJECT PROPERTY



SITE PLAN

Borrower/Owner	Client:Robert Doolittle		
Property Address	Site on Monroe St		
City	Mandeville	County	St Tammany
		State	LA
		Zip Code	70448
Client	Client: Robert Doolittle		



NOTE: BEARINGS SHOWN HEREON ARE REFERENCED TO LOUISIANA STATE PLANE COORDINATES. -ALSO BASIS FOR BEARINGS.

NOTE: OWNER OR BUILDER RESPONSIBLE FOR OBTAINING SETBACKS BEFORE DESIGN OR CONSTRUCTION BEGINS.

LINE TABLE

L1	S60°27'59"E	53.16'
L2	N60°27'59"W	26.58'
L3	N60°27'59"W	26.58'
L4	N29°29'51"E	34.70'

Notes: I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone AE.

FRM Panel# 2202020431D Rev. 5-15-2012

NOTE: ALL IMPROVEMENTS NOT SHOWN HEREON.

NOTE: DEVOTES 1/2" IRON ROD FIND UNLESS OTHERWISE NOTED

DATE: AUGUST 4, 2016
Survey No. 264478
Project No. A26370

Scale: 1" = 80' ±
Drawn By: RUB
Reviewed:

DRAFT

Randall W. Brown & Associates, Inc.
Professional Land Surveyors
228 W. Causeway Approach, Mandeville, LA 70448
(985) 624-5368 FAX (985) 624-5309
info@brownsurvey.com

LA Registration No. 04586

NOTES:

NO ATTEMPT HAS BEEN MADE BY RANDALL W. BROWN & ASSOC., INC. TO VERIFY TITLE ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, SUBSURFACE UTILITIES, RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE" STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C SURVEY.

Borrower/Owner	Client:Robert Doolittle				
Property Address	Site on Monroe St				
City	Mandeville	County	St Tammany	State	LA
				Zip Code	70448
Client	Client: Robert Doolittle				

Louisiana Real Estate Appraisers Board

Having complied with the requirements of Chapter 51 of Title 37 of the Louisiana Revised Statutes of 1950 and the requirements of the Louisiana Real Estate Appraisers Board,

Certified Residential Appraiser

license is hereby granted to

Leslie R. Levens Jr.



License Number - APR.00715-CRA
First Issuance Date - 01/13/1994
Expiration Date - 12/31/2027

J. C. Levens Jr.
Chairperson
Vernon King
Secretary

Borrower/Owner		Client:Robert Doolittle	
Property Address		Site on Monroe St	
City	Mandeville	County	St Tammany
		State	LA
		Zip Code	70448
Client Client: Robert Doolittle			



NRTCOLO-01

LBLACKBURN

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
12/10/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.	
IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).	
PRODUCER	Rice Insurance Services Center 4211 Norbourne Blvd Louisville, KY 40207
CONTACT NAME:	Laura Blackburn
PHONE (A/C, No, Ext):	(502) 398-3922
FAX (A/C, No):	
E-MAIL ADDRESS:	laura.blackburn@risceo.com
INSURER(S) AFFORDING COVERAGE	
INSURER A :	Continental Casualty Company
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	
INSURED	Levens Appraisal Firm, LLC 22319 Strain Road Mandeville LA 70471
NAIC #	20443

COVERAGES		CERTIFICATE NUMBER:		REVISION NUMBER:			
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.							
INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE \$
	CLAIMS-MADE ☐ OCCUR ☐						DAMAGE TO RENTED PREMISES (Ea occurrence) \$
							MED EXP (Any one person) \$
							PERSONAL & ADV INJURY \$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$
	POLICY ☐ PRO JECT ☐ LOC ☐						PRODUCTS - COMP/OP AGG \$
	OTHER:						\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐						BODILY INJURY (Per person) \$
	HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY ☐						BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
A	UMBRELLA LIAB ☐ OCCUR ☐						EACH OCCURRENCE \$ 1,000,000
	EXCESS LIAB ☒ CLAIMS-MADE ☐			RXE28762133626	1/1/26	1/1/27	AGGREGATE \$ 1,000,000
	DED ☐ RETENTION \$ 100,000						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE ☐ OTH-ER ☐
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Real Estate E & O Excess Liability Policy

Endorsements:

Maintenance of Underlying Coverage

Appraisal

CERTIFICATE HOLDER	CANCELLATION
For Informational Purposes	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

Borrower/Owner	Client:Robert Doolittle		
Property Address	Site on Monroe St		
City	Mandeville	County	St Tammany
		State	LA
		Zip Code	70448
Lender/Client	Client: Robert Doolittle		

1981The University of Southern Mississippi
B. S. Degree in Business Administration

SPECIALIZED EDUCATION COURSES AND SEMINARS

2026-27 Uniform Standards of Professional Appraisal Practice- Appraisal Institute
2013 Appraising Condos, Co-ops & PUD's- Appraisal Institute
2013 Complex Litigation Appraisal Case Studies- Appraisal Institute
2009Valuation of Green Residential Properties-Appraisal Institute
2007Reviewing Residential Appraisal Reports-Appraisal Institute
2006 Quality Assurance in Residential Appraisals: Risky Appraisals=Risky Loans- Appraisal Institute
2005 Using the NADA Manufactured Housing Appraisal Cost Guide-Bramlett School of Real Estate
2003 Manufactured Housing Appraisal-Lincoln Graduate Center

PROFESSIONAL DESIGNATIONS & ASSOCIATION MEMEBERSHIPS

1995-Present Louisiana State Certified Residential Appraiser, #R0715
Federal Housing Administration, Approved Appraiser

BUSINESS EXPERIENCE

10/99 - PresentLevens Appraisal Firm (formerly Levens, Tucker Appraisal Group), Proprietor
4/91 - 10/99Winstead Appraisal Services, Inc., Staff Appraiser
6/90 - 4/91Electrical Estimating Services, Proprietor
Cost Valuation for Commercial & Industrial Construction, Mandeville, LA
2/88 - 6/90 Orleans Electrical Construction, Estimator/Project Manager: Cost Valuation for Commercial and Industrial Construction, Metairie, LA
8/85 - 2/88 Sharp Electric, Estimator/Project Manager: Cost Valuation for Commercial and Industrial Construction, Metairie, LA
2/82 - 7/85 Fischbach & Moore, Inc., Staff Estimator: Cost Valuation for Commercial & Industrial Construction, Kenner, LA

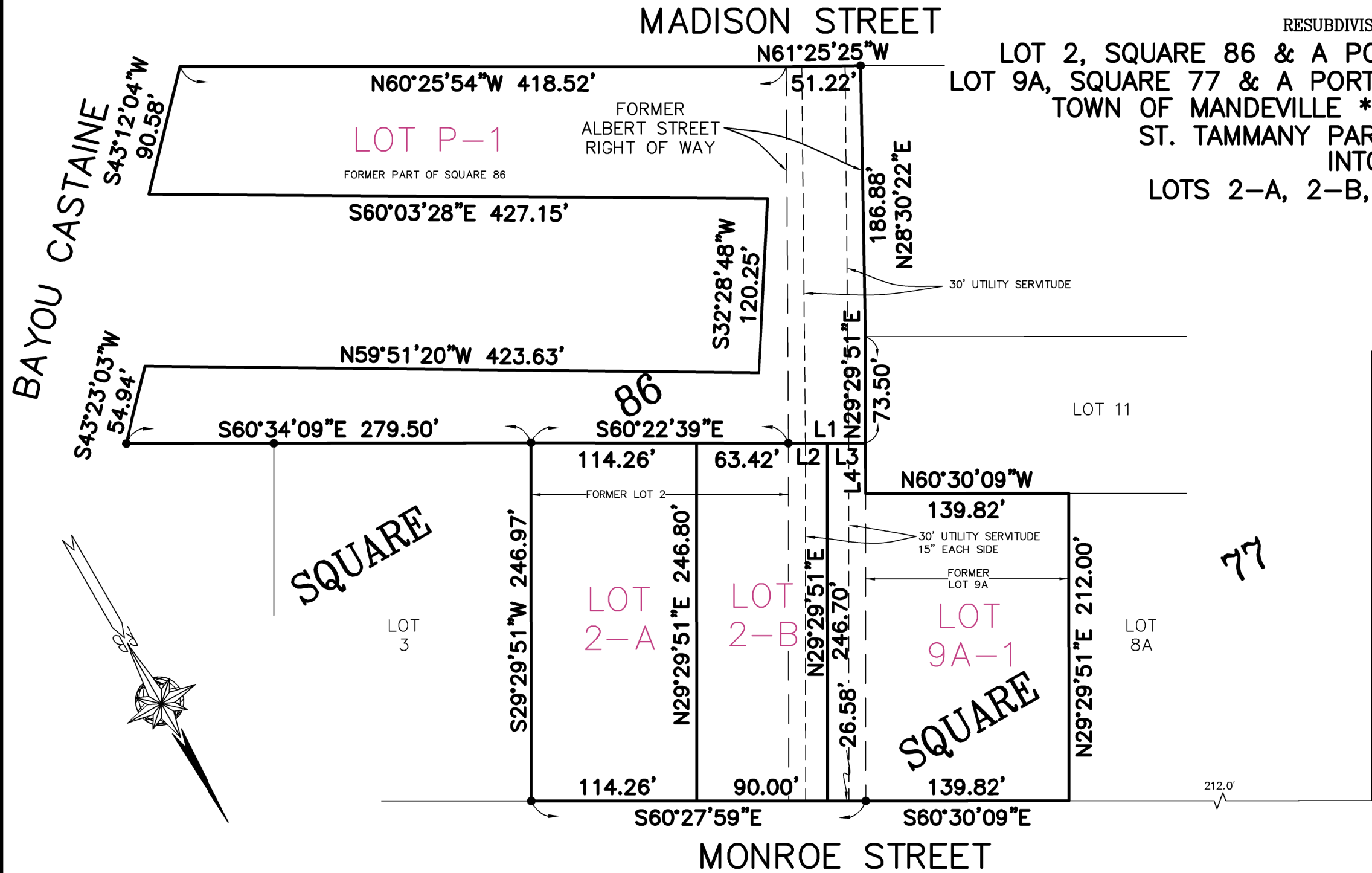
SCOPE OF APPRAISAL ASSIGNMENTS

Residential Properties for Mortgage Lenders, Third Party Homes, Income Tax Valuation, Vacant Land Valuation, Multi-Family

Condominiums, Horse Farms, Estate & Divorce Attorneys

PARTIAL LIST OF CLIENTS

Bank of America	Wells Fargo
IberiaBank Mortgage	Gulf Coast Bank & Trust
Home Bank	Integra Lending Group
Regions Mortgage	Cartus/Cedant Relocation
Sirva Relocation	Hancock/Whitney Bank
Coldwell Banker Mortgage	Oak Tree Mortgage
Eustis Mortgage	Alpha Mortgage



RESUBDIVISION OF
LOT 2, SQUARE 86 & A PORTION OF SQUARE 86 &
LOT 9A, SQUARE 77 & A PORTION OF ALBERT STREET R/W
TOWN OF MANDEVILLE * CITY OF MANDEVILLE
ST. TAMMANY PARISH, LOUISIANA
INTO
LOTS 2-A, 2-B, 9-A1 & P-1

LOT 2-A
COMMENCING FROM THE SOUTHERN RIGHT OF WAY LINE OF
MONROE STREET AND THE NORTHERNMOST CORNER OF SQUARE
87, AND GO SOUTH 60 DEGREES 27 MINUTES 59 SECONDS
EAST A DISTANCE OF 90.00 FEET TO THE POINT OF
BEGINNING.
FROM THE POINT OF BEGINNING GO SOUTH 60 DEGREES 27
MINUTES 59 SECONDS EAST A DISTANCE OF 114.26 FEET;
THENCE SOUTH 29 DEGREES 29 MINUTES 51 SECONDS WEST A
DISTANCE OF 246.97 FEET; THENCE NORTH 60 DEGREES 22
MINUTES 39 SECONDS WEST A DISTANCE OF 114.26 FEET;
THENCE NORTH 29 DEGREES 29 MINUTES 51 SECONDS EAST A
DISTANCE OF 246.80 FEET BACK TO THE POINT OF BEGINNING.

LOT 2-B
COMMENCING FROM THE SOUTHERN RIGHT OF WAY LINE OF
MONROE STREET AND THE NORTHERNMOST CORNER OF SQUARE
87, ALSO THE POINT OF BEGINNING.
FROM THE POINT OF BEGINNING GO SOUTH 60 DEGREES 27
MINUTES 59 SECONDS EAST A DISTANCE OF 63.42 FEET;
THENCE SOUTH 29 DEGREES 29 MINUTES 51 SECONDS WEST A
DISTANCE OF 246.80 FEET; THENCE NORTH 60 DEGREES 22
MINUTES 39 SECONDS WEST A DISTANCE OF 63.42 FEET;
THENCE NORTH 60 DEGREES 27 MINUTES 59 SECONDS WEST A
DISTANCE OF 26.58 FEET; THENCE NORTH 29 DEGREES 29
MINUTES 51 SECONDS EAST A DISTANCE OF 246.70 FEET;
THENCE SOUTH 60 DEGREES 27 MINUTES 59 SECONDS EAST A
DISTANCE OF 26.58 FEET BACK TO THE POINT OF BEGINNING.

LOT 9A-1
COMMENCING FROM THE SOUTHERN RIGHT OF WAY LINE OF
MONROE STREET AND THE NORTHEAST CORNER OF SQUARE 77,
ALSO THE POINT OF BEGINNING.
FROM THE POINT OF BEGINNING GO SOUTH 60 DEGREES 27
MINUTES 59 SECONDS EAST A DISTANCE OF 26.58 FEET;
THENCE SOUTH 29 DEGREES 29 MINUTES 51 SECONDS WEST A
DISTANCE OF 246.70 FEET; THENCE NORTH 60 DEGREES 27
MINUTES 59 SECONDS WEST A DISTANCE OF 26.58 FEET;
THENCE NORTH 29 DEGREES 29 MINUTES 51 SECONDS EAST A
DISTANCE OF 34.70 FEET; THENCE NORTH 60 DEGREES 30
MINUTES 09 SECONDS WEST A DISTANCE OF 139.82 FEET;
THENCE NORTH 29 DEGREES 29 MINUTES 51 SECONDS EAST A
DISTANCE OF 212.00 FEET; THENCE SOUTH 60 DEGREES 30
MINUTES 09 SECONDS EAST A DISTANCE OF 139.82 FEET BACK
TO THE POINT OF BEGINNING.

LOT P-1
COMMENCING FROM THE NORTHERN RIGHT OF WAY LINE OF
MADISON STREET AND THE SOUTHERNMOST CORNER OF SQUARE
77, ALSO THE POINT OF BEGINNING.
FROM THE POINT OF BEGINNING GO NORTH 28 DEGREES 30
MINUTES 22 SECONDS EAST A DISTANCE OF 186.88 FEET;
THENCE NORTH 29 DEGREES 29 MINUTES 51 SECONDS EAST A
DISTANCE OF 73.50 FEET; THENCE SOUTH 60 DEGREES 27
MINUTES 59 SECONDS EAST A DISTANCE OF 53.16 FEET;
THENCE SOUTH 60 DEGREES 22 MINUTES 39 SECONDS EAST A
DISTANCE OF 177.68 FEET; THENCE SOUTH 60 DEGREES 34
MINUTES 09 SECONDS EAST A DISTANCE OF 279.50 FEET;
THENCE SOUTH 43 DEGREES 12 MINUTES 04 SECONDS WEST A
DISTANCE OF 54.94 FEET; THENCE NORTH 59 DEGREES 51
MINUTES 20 SECONDS WEST A DISTANCE OF 423.63 FEET;
THENCE SOUTH 32 DEGREES 28 MINUTES 48 SECONDS WEST A
DISTANCE OF 120.25 FEET; THENCE SOUTH 60 DEGREES 03
MINUTES 28 SECONDS EAST A DISTANCE OF 427.15 FEET;
THENCE SOUTH 43 DEGREES 12 MINUTES 04 SECONDS WEST A
DISTANCE OF 90.58 FEET; THENCE NORTH 60 DEGREES 25
MINUTES 54 SECONDS WEST A DISTANCE OF 418.52 FEET;
THENCE NORTH 61 DEGREES 25 MINUTES 25 SECONDS WEST A
DISTANCE OF 51.22 FEET BACK TO THE POINT OF BEGINNING.

LOT AREAS
LOT 2-A= 28,209 SQ. FEET (0.648 ACRES)
LOT 2-B= 22,206 SQ. FEET (0.510 ACRES)
LOT 9A-1= 36,200 SQ. FEET (0.831 ACRES)
LOT P-1= 76,978 SQ. FEET (1.767 ACRES)

NOTE:
-BEARINGS SHOWN HEREON ARE
REFERENCED TO LOUISIANA
STATE PLANE COORDINATES.
LA SOUTH ZONE 1702.
-ALSO BASIS FOR BEARINGS.

NOTE:
OWNER OR BUILDER RESPONSIBLE
FOR OBTAINING SETBACKS BEFORE
DESIGN OR CONSTRUCTION BEGINS.

• DENOTES 1/2" IRON ROD FND
UNLESS OTHERWISE NOTED

LINE TABLE

L1	S60°27'59"E	53.16'
L2	N60°27'59"W	26.58'
L3	N60°27'59"W	26.58'
L4	N29°29'51"E	34.70'

Note: I have consulted the Federal Insurance Administration
Flood Hazard Boundary Maps and found the property
described IS located in a special flood hazard area,
it is located in Flood Zone AE.

FIRM Panel# 2202020431D Rev. 5-16-2012

NOTE: ALL IMPROVEMENTS
NOT SHOWN HEREON.

NO ATTEMPT HAS BEEN MADE BY RANDALL W. BROWN & ASSOC., INC. TO VERIFY TITLE,
ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, SUBSURFACE UTILITIES, RIGHTS OF WAY,
DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON
THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE
STANDARDS FOR PROPERTY BOUNDARY SURVEYS"
FOR A CLASS C SURVEY.

DRAFT

Randall W. Brown, P.L.S.
Professional Land Surveyor
LA Registration No. 04586

Randall W. Brown
& Associates, Inc.
Professional Land Surveyors

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info@brownsurveys.com

Date: AUGUST 4, 2026
Survey No. 26478
Project No. A26370

Scale: 1"= 80'±
Drawn By: RJB
Revised: