

APPEAL # 2

ZC Approved :

04/04/2023



ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT



THE PETITIONER OR ANY AGGRIEVED PERSON HAS TEN (10) DAYS TO APPEAL THE DECISION OF THE ZONING COMMISSION. APPEALS MUST BE FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING & DEVELOPMENT. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 4/13/23

2022-3058-PR – USE: Tommy's Carwash: New Construction

CORRIDOR:	<u>Highway 21 Planned Corridor</u>
ZONING:	<u>HC-2 (Highway Commercial District)</u>
USE SIZE:	<u>5,207 sq. ft.</u>
PETITIONER:	<u>Jordan Williams</u>
OWNER:	<u>Revive Holdings 21, LLC</u>
LOCATION:	<u>Parcel located on the east side of LA Highway 21, south of Hyacinth Drive; Covington S47, T7S, R11E, Ward 1, District 1</u>

We are hereby appealing to the St. Tammany Parish Council at its next appropriate regular scheduled meeting on the above referenced matter of an adverse decision of the St. Tammany Parish Zoning Commission.

This letter shall serve as official notice to put the above referenced matter on the Parish Council agenda.

Sincerely,

PLEASE SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

Jerome P Smolinski  
(SIGNATURE)

PRINT NAME: Jerome P Smolinski

ADDRESS: 6 Begonia Dr Covington La 70433

PHONE #: 985 264 1037

Paula L Bennett

PAULA L BENNETT  
2 BEGONIA DR. Covington, LA 70433  
985-893-7740



**ZONING STAFF REPORT**  
2022-3058-PR

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      stpgov.org/planning

**Proposed Use:** Tommy's Carwash: New Construction      **Gross Area Lot Size:** 1.32 acres

**Previous/Current Use:** Gas Station      **Use Size:** 5,207 sq. ft.

**Owner:** Revive Holdings 21, LLC      **Council District:** 1

**Applicant:** Jordan Williams      **Posted:** March 24, 2023

**Commission Hearing:** April 4, 2023      **Determination:** Approved

**Location:** Parcel located on the east side of LA Highway 21, south of Hyacinth Drive; Covington S47, T7S, R11E, Ward 1, District 1

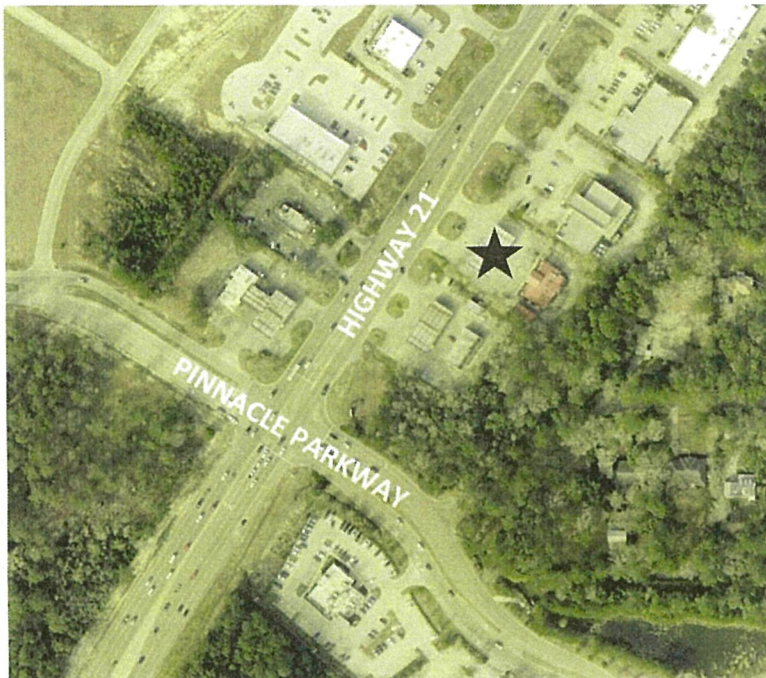
**Prior Determination 1:** Postponed until November 2, 2022 - October 4, 2022

**Prior Determination 2:** Postponed until December 6, 2022 – November 2, 2022

**Prior Determination 3:** Postponed until January 3, 2023 – December 6, 2022

**Prior Determination 3:** Postponed until April 4, 2023 - January 3, 2023

**Determination:** Approved at April 4, 2023 Zoning Commission meeting



**Current Zoning**

HC-2 Highway Commercial District

**Planned Corridor Overlay**

Highway 21 Planned Corridor

**Future Land Use**

Commercial

**Flood Zone**

Preliminary: Flood Zone X

Effective Flood Zone C

**Critical Drainage:** No

*Site Information:*

1. The petitioned property consists of a total of 1.32 acres which is located on the east side of Highway 21, south of Hyacinth Drive, Covington. The property is currently developed with a non-operational gas station including an existing convenience store building, carwash, and gas station canopy.
2. The applicant is proposing to demolish the existing building, carwash, and gas station canopy and construct a new 5,207 sq. ft. carwash facility.

3. Table 1: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Commercial - Retail	HC-2 Highway Commercial District
South	Commercial – Gas Station	HC-2 Highway Commercial District
East	Residential	A-2 Suburban District



**ZONING STAFF REPORT**  
2022-3058-PR

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PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

West	Commercial - Retail	HC-2 Highway Commercial District
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Per Table 1 above, the subject site is within the Highway 21 Planned Corridor district and abuts an existing residential subdivision known as Flowers Estates to the east and several existing commercial uses to the north, south, and west.

*Findings:*

The applicant has submitted a survey, a demolition plan, a site plan, a proposed drainage plan, a proposed utility layout, an approved DOTD permit, a drainage impact study, a tree survey, and a landscape plan which provides the limits of work for the proposed carwash. Staff has reviewed the application and has the following comments:

**Highway 21 Street Buffer**

1. Per Sec. 130-1814(1)(e)(1)(i)(B), the street planting area shall contain a minimum of one Class A tree per every 300 sq. ft. of the street planting area and one Class B tree per every 200 sq. ft. of the street planting area.
  - The property is 170 ft. wide and is required 44 ft. of landscaped tree buffer.
  - Of the required 7,480 sq. ft. street buffer, 3,054 sq. ft. is made up of two existing one-way drives which have been approved by DOTD to remain. Therefore, 4,426 sq. ft. of the Highway 21 street buffer is made up of plantable area requiring 15 Class A trees, 22 Class B trees, and 17 shrubs.
  - The proposed LS-1 and LS-2 landscape plans show 6 tree credits produced by two existing trees. The applicant has revised the site and landscape plan to show 9 Class A trees, 22 Class B trees, and 18 shrubs therefore meeting ordinance.

**Northern Side Yard Buffer**

2. Per Sec. 130-1977(b) & (e), the side yard buffer planting area width shall be a minimum of ten feet and provide 1 Class A tree and 1 Class B tree per every 30 ft. totaling 11 Class A trees and 11 Class B trees required.
  - The applicant has revised the site and landscape plans to provide a 10 ft. side yard buffer which maintains 18 existing tree credits. The proposed LS-1 and LS-2 landscape plans show 4 Class B trees proposed and therefore meets ordinance.

**Southern Side Yard Buffer**

1. Per Sec. 130-1977(b) & (e), the side yard buffer planting area width shall be a minimum of ten feet and provide 1 Class A tree and 1 Class B tree per every 30 ft. totaling 11 Class A trees and 11 Class B trees required.
  - The applicant has revised the site and landscape plans to provide a 10 ft. side yard buffer which maintains 33 tree credits, therefore meeting ordinance.

**Eastern Rear Yard Buffer**

1. Per Sec. 130-1814(1)(e)(ii), a nonresidential property abutting a residential district shall have a minimum rear yard requirement of 30 feet and provide 1 Class A tree and 1 Class B tree per every 30 ft. totaling 6 Class A and 6 Class B trees required.
  - The proposed LS-1 and LS-2 landscape plans show a 30 ft. rear yard buffer which maintains 49 tree credits, therefore meeting ordinance.
  - The applicant has revised the site and landscape plans to provide a 12' tall metal panel sound wall within the required 30 ft. buffer. The sound absorptive noise barrier system is to include column foundations to be spaced not to conflict with proposed drainage systems or impact existing trees.

**Additional Regulations**

2. Per Sec. 130-1813(e)(2), the applicant must submit the following documentation:
  - a. An illustrative approved drainage plan by the Department of Engineering.



**ZONING STAFF REPORT**  
2022-3058-PR

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Ross Liner  
Director

- **The applicant has provided a hydrological analysis in accordance with Sec. 115-111. This document has been reviewed and preliminarily approved by the Department of Engineering.**
- 3. Per Sec. 130-1814(1)(e)(1)(iii)(B), planting areas shall be a minimum of ten percent of the paved parking area.
  - **The applicant has provided an interior calculation of the parking area of 11.6% which is consistent with the requirements listed above.**
- 4. A lighting plan in accordance with Chapter 130, Article VI, Division 4.
  - **The applicant has submitted a photometric plan which appears to meet the requirements listed by ordinance.**

*Informational Items:*

1. St. Tammany Parish Ordinance No. 22-4980 restricts the release of permits for the construction or placement of automated car washes along Highway 21 which is scheduled to expire April 6, 2023. If the current request is approved by the Zoning Commission, the applicant could proceed with the application of a building permit which could be reviewed and preliminarily approved by all reviewing agencies. However, the Department of Permits & Inspections cannot release a building permit until the District 1 Councilman releases the property from the moratorium or the moratorium expires.
2. The applicant has provided an approved LADOTD driveway permit.
3. The applicant will be required to provide rollover curb details for release of the building permit.
4. An STP Stormwater Agreement is required to be completed by the owner or contractor per Sec. 115-106.
5. The property owner shall be responsible for the maintenance and the replacement of the required plant materials.
6. During construction, planting or open ground areas surrounding preserved trees shall be wired off with a properly flagged, reinforced & rolled wire mesh.

*Consistency with New Directions 2040*

**Commercial:** Concentrations of offices, retailers, services, and other employers that generate varying levels of traffic. They range from neighborhood-serving uses such as personal care and convenience goods, to large-scale shopping centers. May also include high intensity residential uses.

1. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
  - i. Strategy 1:9:3 Encourage redevelopment and adaptive reuse of existing, vacant buildings.
  - ii. Goal 5:1: The Parish will designate adequate land served by supporting infrastructure for use by businesses and industries seeking to begin or expand.
  - iii. Goal 5:2: St. Tammany Parish will attract and grow businesses that expand the Parish's tax base and provide living wage jobs to residents of varying skill levels.





HC-2

PELICAN LANDING SHOPPING CTR

PELICAN LANDING PARKING ACCESS

HYACINTH DR

21

STYLAR ST

STYLAR ST

OCHSNER BLVD  
47  
MD-3

A-2  
T7-R11E  
BEGONIA DR

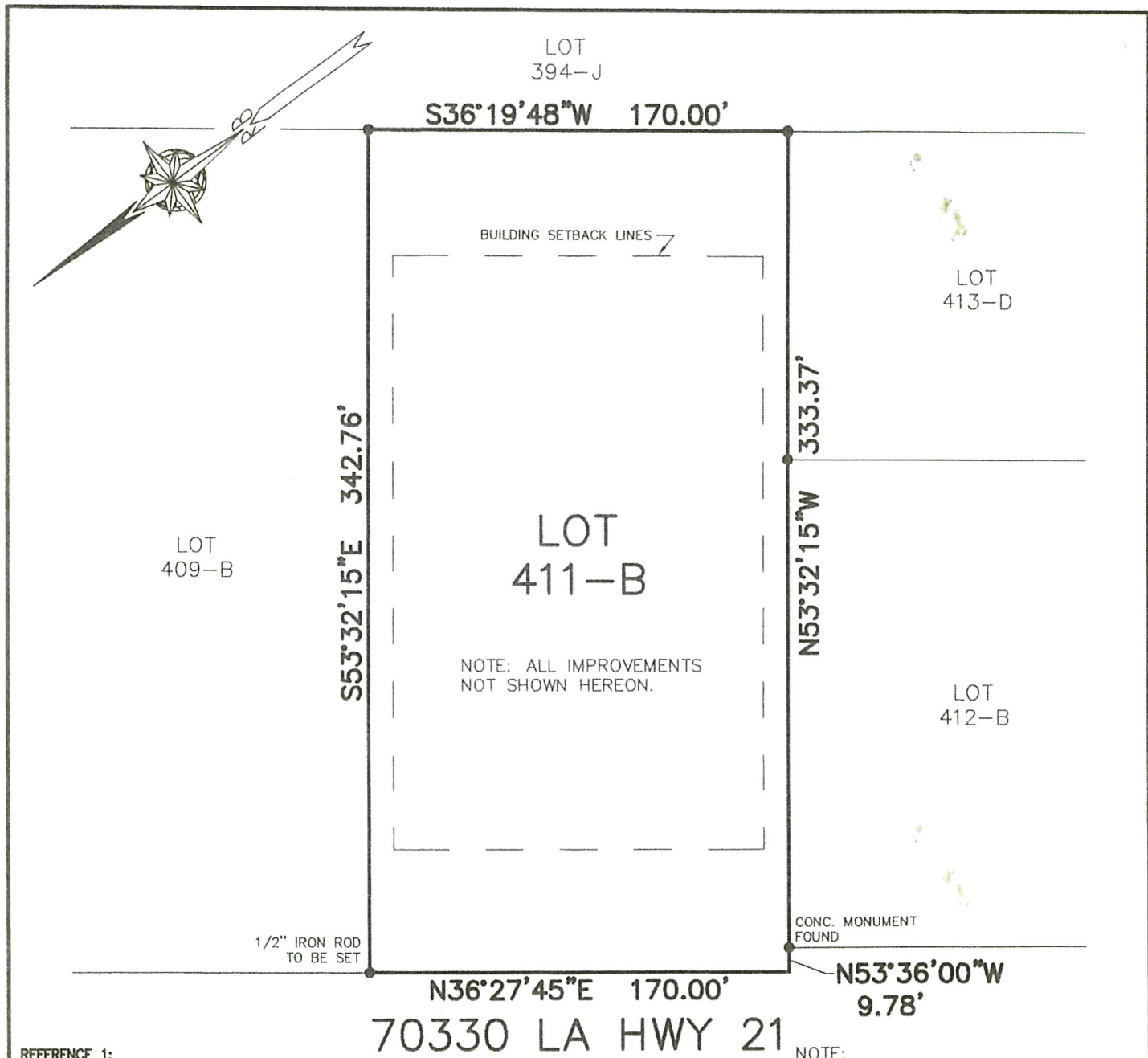
21

PINNACLE PKWY

NC-4

RBCO

HC-3



REFERENCE 1:  
 RESUB. By John E. Bonneau, PLS  
 Map File No.: 1711  
 Date Filed: 3-25-1999  
 REFERENCE 2:  
 FLOWERS ESTATES plat  
 Map File No.: 456A  
 Date Filed: 2-24-1956

Note: I have consulted the Federal Insurance Administration  
 Flood Hazard Boundary Maps and found the property  
 described IS NOT located in a special flood hazard area,  
 it is located in Flood Zone C.

FIRM Panel# 2252050210C Rev. 10-17-89

NOTE:  
 OWNER OR BUILDER RESPONSIBLE  
 FOR VERIFYING SETBACKS BEFORE  
 DESIGN OR CONSTRUCTION BEGINS.  
 BLDG. SETBACKS PER RECORDED  
 SUBDIVISION PLAT  
 FRONT - 50'  
 SIDE - 10'  
 REAR - 50'  
 ● DENOTES 1/2" IRON ROD FND  
 UNLESS OTHERWISE NOTED

Survey of  
**LOT 411-B \* FLOWER ESTATES \* SECTION A**  
**ST. TAMMANY PARISH, LOUISIANA**  
 FOR  
**JORDAN WILLIAMS**

NO ATTEMPT HAS BEEN MADE BY RANDALL W. BROWN & ASSOC., INC. TO VERIFY TITLE,  
 ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, 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.

**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

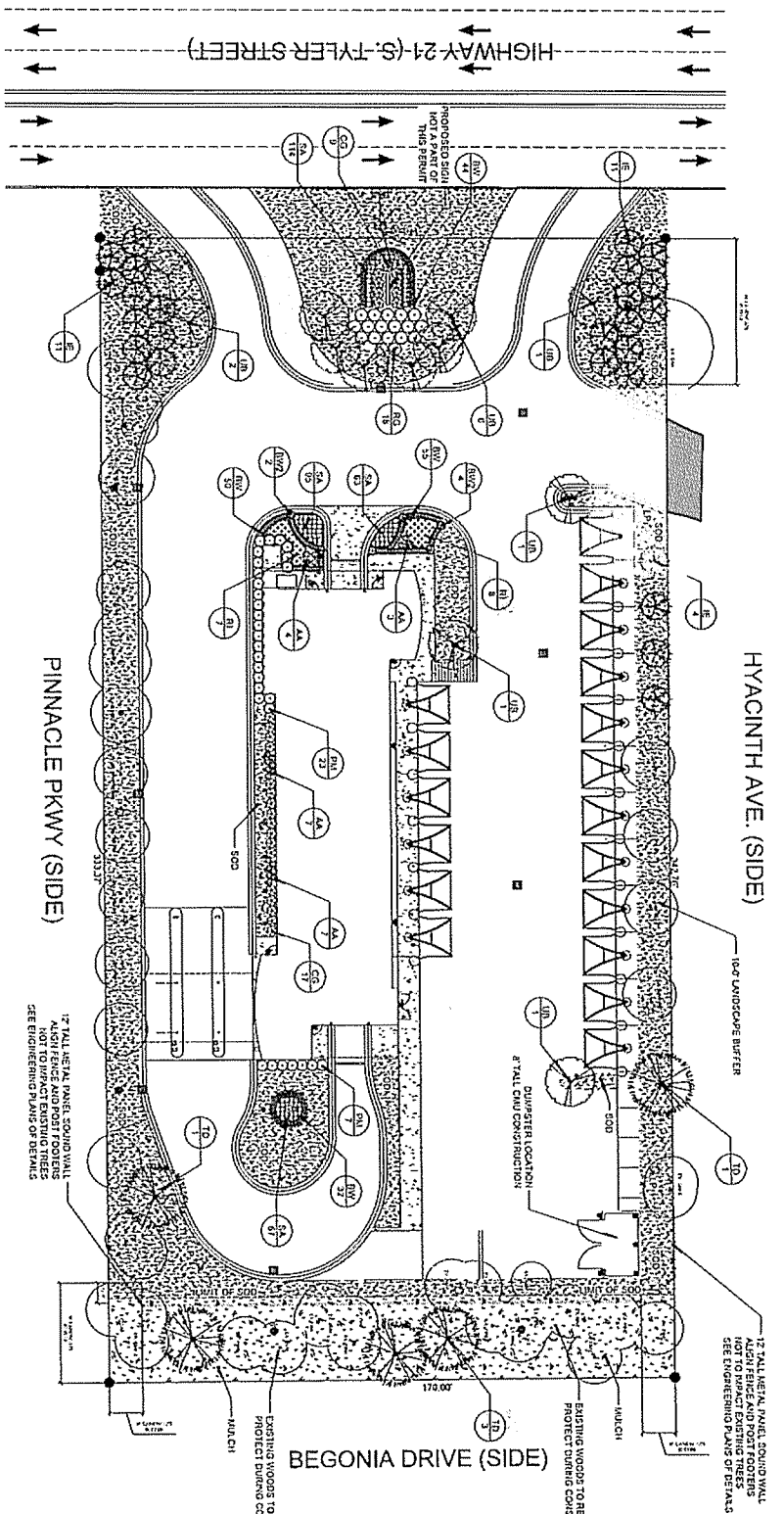
Date: AUGUST 22, 2022  
 Survey No. 22480  
 Project No. (CR5) D22480

Scale: 1" = 60' ±  
 Drawn By: J.E.D.  
 Revised:

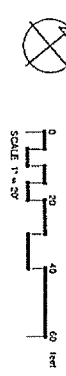
Randall W. Brown, P.L.S.  
 Professional Land Surveyor  
 LA Registration No. 04586







LANDSCAPE PLANTING PLAN



PARKING CALCULATION  
 # OF CAR SPACES (A) - (B) X BAY CAPACITY (20) = 22  
 INCLUDING VEHICLE SPACES, THE CURRENTLY HAVE 20 SPACES

HYACINTH AVE. (SIDE)

PINNACLE PKWY (SIDE)

BEGONIA DRIVE (SIDE)

SECTION 7.0112 MAINTENANCE & REPLACEMENT

- MAINTENANCE: The Owner or the agent shall be responsible for the maintenance and repair of all landscaping materials and surfaces as long as required by the provisions of this section.
- REPLACEMENT: The Owner or the agent shall be responsible for the replacement of any landscaping materials and surfaces that are damaged or destroyed by natural forces, including but not limited to, fire, lightning, wind, flood, drought, or other natural forces.
- REPLACEMENT: The Owner or the agent shall be responsible for the replacement of any landscaping materials and surfaces that are damaged or destroyed by man-made forces, including but not limited to, construction activities, excavation, or other man-made forces.
- REPLACEMENT: The Owner or the agent shall be responsible for the replacement of any landscaping materials and surfaces that are damaged or destroyed by any other cause.

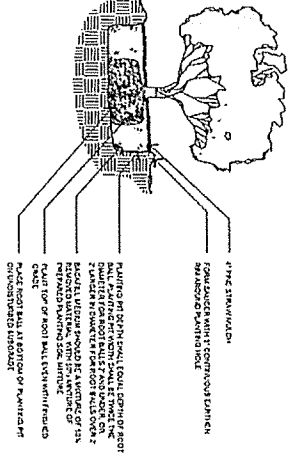
LANDSCAPE CALCULATIONS  
 HIGHWAY 21 (N.W. - 16' TYLER STREET)  
 44' WIDE LANDSCAPE BUFFER REQUIRED (4' WIDE BUFFER PROVIDED)  
 428' 200' x 14.75  
 428' 200' x 22.13  
 15' CLASS A AND 22' CLASS B REQUIRED (17' REQUIRED BROAD)  
 4' EXISTING TREE CREDIT  
 16' BONUS TREE CREDIT

BEGONIA STREET (SIDE)  
 10' WIDE LANDSCAPE BUFFER REQUIRED  
 342' 175' x 11.42  
 11' CLASS A AND 11' CLASS B REQUIRED  
 4' CLASS D PROVIDED

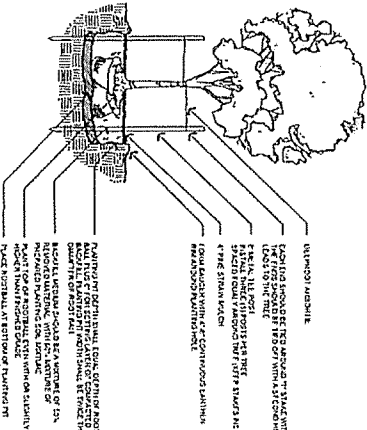
PINNACLE PKWY (SIDE)  
 12' TALL METAL PANEL SOUND WALL  
 ALSO PERMITTED BY THE CITY ENGINEERING DEPARTMENT  
 SEE ENGINEERING PLANS FOR DETAILS

UNIMPACTED TREES  
 REPLACE REMOVED PROTECTED TREES  
 20" CALIPER INCHES TO BE REMOVED AND REPLACED ON SITE  
 (4) 4" CALIPER CYPRESS TREES TO BE PROVIDED

CLASS	CODE	SIZE	REQUIREMENTS	CLASS	SIZE	REQUIREMENTS
1	1	12"	Small tree	1	12"	Small tree
2	2	18"	Medium tree	2	18"	Medium tree
3	3	24"	Large tree	3	24"	Large tree
4	4	30"	Very large tree	4	30"	Very large tree
5	5	36"	Large tree	5	36"	Large tree
6	6	42"	Very large tree	6	42"	Very large tree
7	7	48"	Large tree	7	48"	Large tree
8	8	54"	Very large tree	8	54"	Very large tree
9	9	60"	Large tree	9	60"	Large tree
10	10	66"	Very large tree	10	66"	Very large tree
11	11	72"	Large tree	11	72"	Large tree
12	12	78"	Very large tree	12	78"	Very large tree
13	13	84"	Large tree	13	84"	Large tree
14	14	90"	Very large tree	14	90"	Very large tree
15	15	96"	Large tree	15	96"	Large tree
16	16	102"	Very large tree	16	102"	Very large tree
17	17	108"	Large tree	17	108"	Large tree
18	18	114"	Very large tree	18	114"	Very large tree
19	19	120"	Large tree	19	120"	Large tree
20	20	126"	Very large tree	20	126"	Very large tree
21	21	132"	Large tree	21	132"	Large tree
22	22	138"	Very large tree	22	138"	Very large tree
23	23	144"	Large tree	23	144"	Large tree
24	24	150"	Very large tree	24	150"	Very large tree
25	25	156"	Large tree	25	156"	Large tree
26	26	162"	Very large tree	26	162"	Very large tree
27	27	168"	Large tree	27	168"	Large tree
28	28	174"	Very large tree	28	174"	Very large tree
29	29	180"	Large tree	29	180"	Large tree
30	30	186"	Very large tree	30	186"	Very large tree
31	31	192"	Large tree	31	192"	Large tree
32	32	198"	Very large tree	32	198"	Very large tree
33	33	204"	Large tree	33	204"	Large tree
34	34	210"	Very large tree	34	210"	Very large tree
35	35	216"	Large tree	35	216"	Large tree
36	36	222"	Very large tree	36	222"	Very large tree
37	37	228"	Large tree	37	228"	Large tree
38	38	234"	Very large tree	38	234"	Very large tree
39	39	240"	Large tree	39	240"	Large tree
40	40	246"	Very large tree	40	246"	Very large tree
41	41	252"	Large tree	41	252"	Large tree
42	42	258"	Very large tree	42	258"	Very large tree
43	43	264"	Large tree	43	264"	Large tree
44	44	270"	Very large tree	44	270"	Very large tree
45	45	276"	Large tree	45	276"	Large tree
46	46	282"	Very large tree	46	282"	Very large tree
47	47	288"	Large tree	47	288"	Large tree
48	48	294"	Very large tree	48	294"	Very large tree
49	49	300"	Large tree	49	300"	Large tree
50	50	306"	Very large tree	50	306"	Very large tree



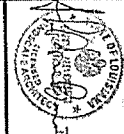
1 SHRUB PLANTING DETAIL  
 G-1  
 N:1.5



2 TREE PLANTING DETAIL  
 G-1  
 N:1.5

SCALE: 1/8\"/>

ALPHONSE BARCIA III  
 LANDSCAPE ARCHITECT LLC  
 562 CLAYTON COURT  
 SUITE 101  
 METairie, LA 70001  
 BARCIADESIGNS@GMAIL.COM  
 (985) 960-0429



Tommy's Car Wash  
 70330 Highway 21 (S. Tyler Street)  
 St. Tammany Parish, LA

LS-2  
 SHEET TITLE: Landscape Plan  
 JOB NO.:  
 SCALE: AS SHOWN  
 CHECKED BY: JAB  
 DATE: FEBRUARY 2020 2020

# CONSTRUCTION PLANS

FOR

**TOMMY'S CAR WASH**  
**70330 HWY. 21, COVINGTON, ST.**  
**TAMMANY PARISH, LOUISIANA**

FOR

**CARWASH REVIVE HWY. 21**

INDEX TO DRAWINGS



VICINITY MAP



THESE DRAWINGS DO NOT INCLUDE COMPONENTS FOR CONSTRUCTION SAFETY

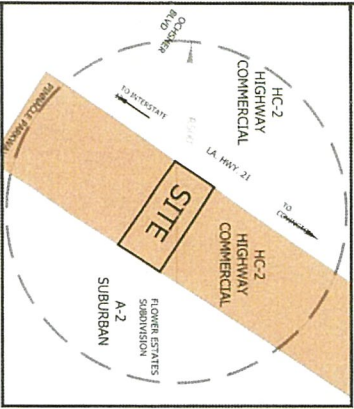
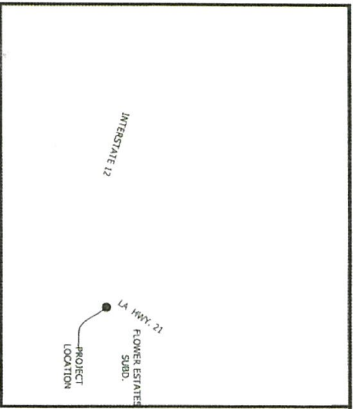
CALL "LOUISIANA ONE-CALL" BEFORE DIGGING

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN BY REFERENCE TO THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH OCCUR AS A RESULT OF ANY AND ALL UNDERGROUND UTILITIES.

SHEET NO.	DESCRIPTION
C-0	TITLE SHEET
C-1	EXISTING SITE PLAN
C-2	DEMOLITION PLAN
C-3	PROPOSED SITE PLAN
C-4	PROPOSED DRAINAGE PLAN/EROSION CONTROL
C-5	PROPOSED UTILITY PLAN
C-6	SECTION VIEWS
C-7	DETAILS
C-8	EROSION CONTROL DETAILS

Prepared by:  
**DEEP SOUTH DESIGN GROUP**  
 P.O. BOX 1122  
 Madisonville, Louisiana 70447  
 PH.: 985-705-4696

<p>CLIENT: CARWASH REVIVE HWY. 21</p> <p>PROJECT DESCRIPTION:  <b>Tommy's Car Wash</b>                  70330 Highway 21 (S. Tyler Street)                  St. Tammany Parish, LA.</p>		<p><b>DEEP SOUTH DESIGN GROUP</b>                  Civil/Environmental Engineering Firm                  P.O. Box 1122   Madisonville, LA, 70447                  985-705-4696</p>
<p>The design and design-build services provided herein are the property of Deep South Design Group, Inc. and shall remain confidential and proprietary information. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of Deep South Design Group, Inc. Any unauthorized use of this information is strictly prohibited and may result in legal action.</p>	<p>DESIGN NO. _____</p> <p>DATE: 02/08/2023</p> <p>SCALE: N.T.S.</p> <p>COMPUTER FILE: _____</p>	<p>SHEET</p> <p><b>C-0</b></p>



[Yellow Box]	1,691ft <sup>2</sup>	6.1 min.
[Light Green Box]	1,721ft <sup>2</sup>	7.21 min.
[Pink Box]	1,31	7.21 min.
[Light Blue Box]	1,23cfs	
[Light Green Box]	1,147ft <sup>2</sup>	0.5 min.
[Light Green Box]	791f	
[Light Green Box]	1,30	
[Light Green Box]	1,40ft	
[Light Green Box]	1,35cfs	
[Light Green Box]	1,506ft <sup>2</sup>	
[Light Green Box]	3.6 min.	
[Light Green Box]	321f	
[Light Green Box]	1,30	
[Light Green Box]	1,40ft	
[Light Green Box]	1,66cfs	

$Q_{metered} = 5.38cfs$  (Flow limited by 12" orifice @ exist. drain inlet)

TOTAL SITE RUN-OFF (ALLOWED)  
 =  $A_1 + A_2 + A_3 + A_4$  (METERED)  
 = 0.23cfs + 0.14cfs + 0.35cfs + 5.38cfs  
 $Q_{allow} = 6.10cfs$

AREA 4 PRE DEVELOPED COMBINED  $T_c$

$T_c$ =OVERLAND FLOW-  $T_c=0.739(HL^{0.3917})(C-1.309)(S^{-0.1985})$   
 $T_c$ =OPEN CHANNEL FLOW-  $T_c= \frac{L}{V} \times 60$ , WHERE  $V=1.49 \times \frac{2}{3} S$   
 3600V

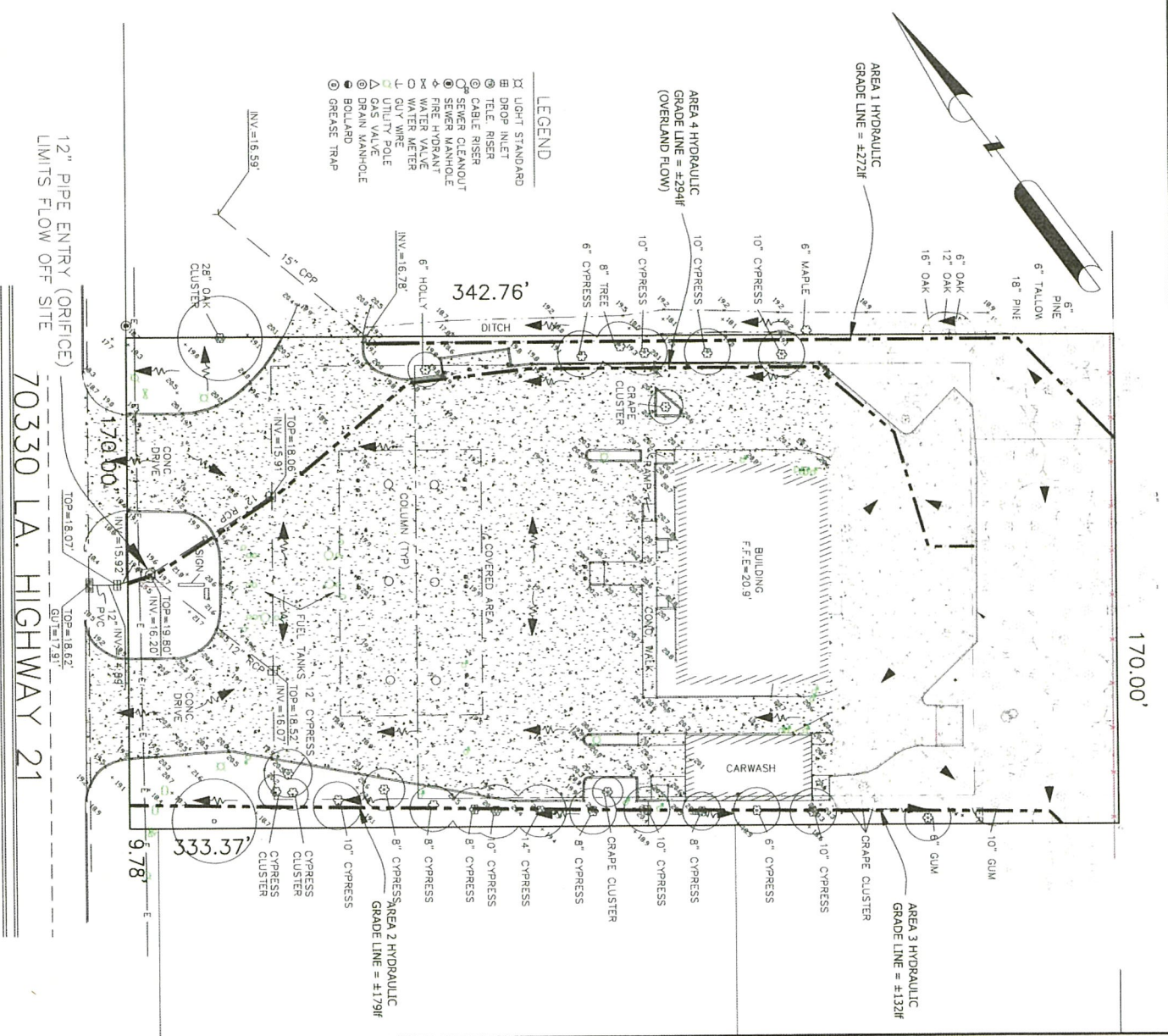
HYDRAULIC GRADE - 1 (OVERLAND FLOW)

L=294ft  
 C=0.95  
 CHANGE IN EL. = 1.94 ft  
 $T_c = 7.5$  min.

HYDRAULIC GRADE - 2 (OPEN CHANNEL FLOW)

L=57ft  
 N=0.012  
 CHANGE IN EL. = 1.02 ft  
 $T_c = 0.144$  min.

COMBINED  $T_c$  FOR AREA 4 = 7.5+0.144=7.64 min.

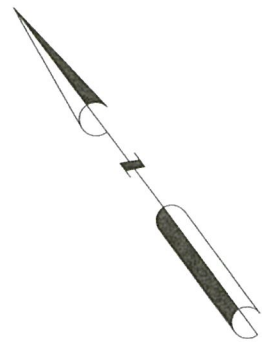


- LEGEND
- ⊠ LIGHT STANDARD
  - ⊞ DROP INLET
  - ⊙ TELE RISER
  - ⊕ CABLE RISER
  - ⊖ SEWER CLEANOUT
  - ⊗ SEWER MANHOLE
  - ⊘ FIRE HYDRANT
  - ⊙ WATER VALVE
  - ⊙ WATER METER
  - ⊙ GUY WIRE
  - ⊙ UTILITY POLE
  - ⊙ GAS VALVE
  - ⊙ DRAIN MANHOLE
  - ⊙ BOLLARD
  - ⊙ GREASE TRAP

12" PIPE ENTRY (ORIFICE) LIMITS FLOW OFF SITE  
 70330 LA. HIGHWAY 21

1 EXISTING SITE CONDITIONS  
 Scale: 1" = 20'

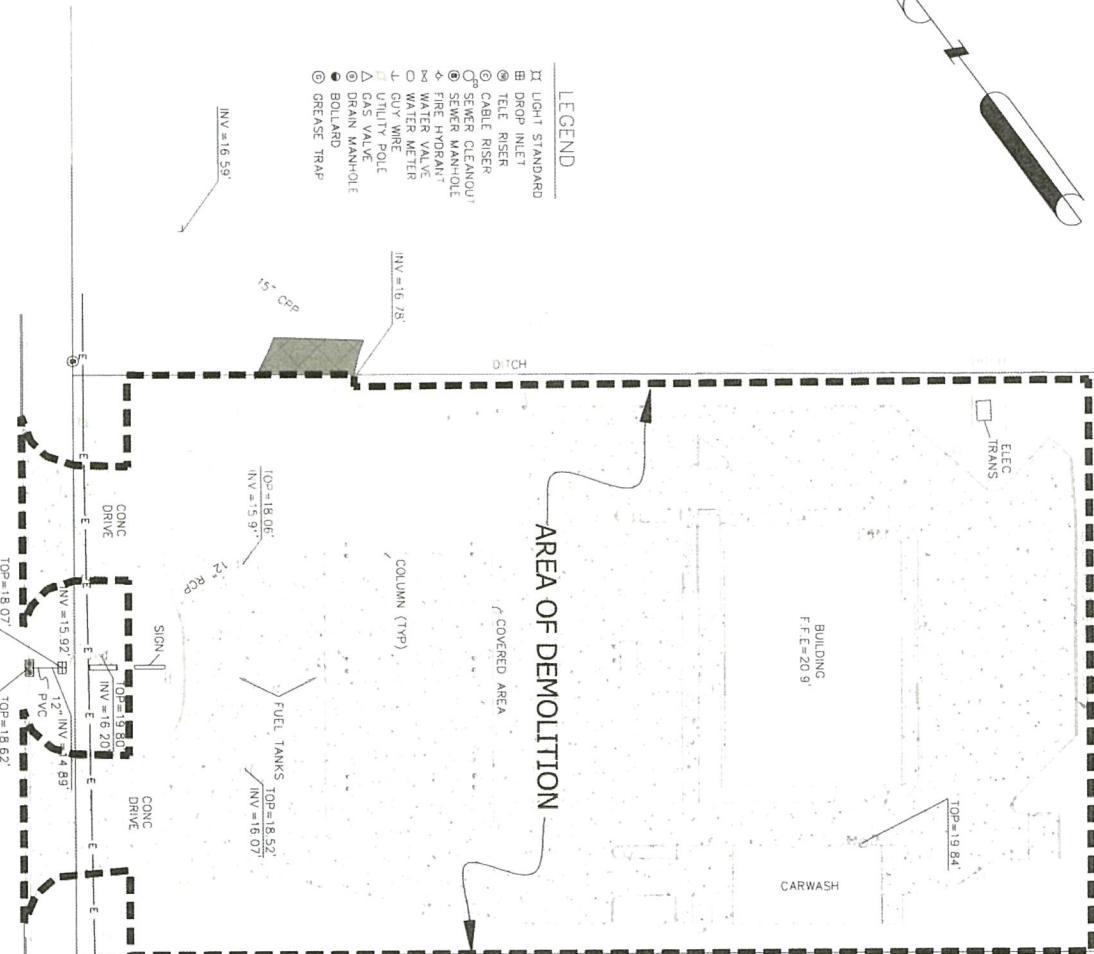
SHEET <b>C-1</b>	CLIENT: CARWASH REVIVE HWY. 21 PROJECT DESCRIPTION: <b>Tommy's Car Wash</b> 70330 Highway 21 (S. Tyler Street) St. Tammany Parish, LA.			<b>DEEP SOUTH DESIGN GROUP</b> Civil/Environmental Engineering Firm P.O. Box 1122   Madisonville, LA. 70447 985-705-6696
	PERSON NO. DATE: 02/06/2023 SCALE: 1" = 20' COMPUTER FILE:			DRAWN BY: DATE: SCALE: COMPUTER FILE:
	This drawing and design are the property of Deep South Design Group, Inc. and shall remain confidential. No part of this drawing or design shall be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Deep South Design Group, Inc.			DRAWN BY: DATE: SCALE: COMPUTER FILE:



- LEGEND**
- II LIGHT STANDARD
  - ⊖ DROP INLET
  - ⊙ TELE RISER
  - ⊙ CABLE RISER
  - ⊙ SEWER CLEANOUT
  - ⊙ SEWER MANHOLE
  - ⊙ FIRE HYDRANT
  - ⊙ WATER VALVE
  - ⊙ WATER METER
  - ⊙ UTILITY POLE
  - ⊙ GAS VALVE
  - ⊙ DRAIN MANHOLE
  - ⊙ BOLLARD
  - ⊙ GREASE TRAP

EXISTING CONC. DRIVE TO REMAIN

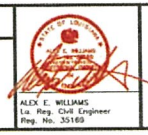
70330 LA. HIGHWAY 21



1 SITE DEMO PLAN

Scale: 1" = 20'

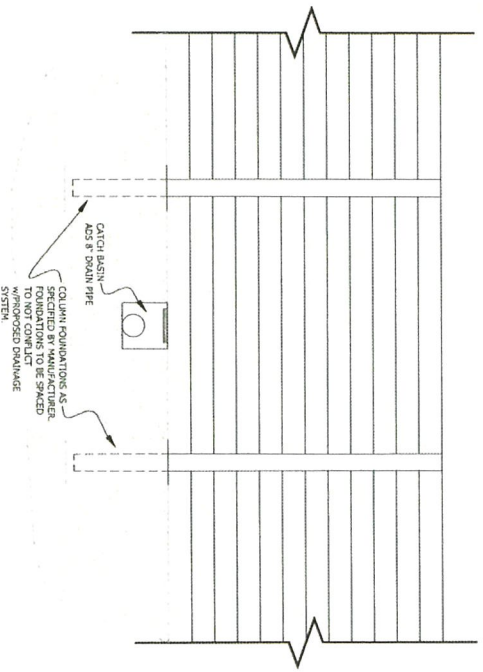
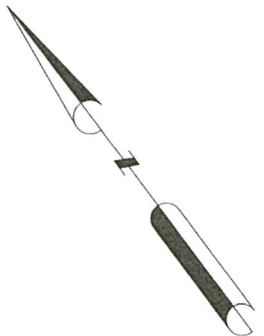
CLIENT: CARWASH REVIVE HWY. 21  
 PROJECT DESCRIPTION:  
**Tommy's Car Wash**  
 70330 Highway 21 (S. Tyler Street)  
 St. Tammany Parish, LA.



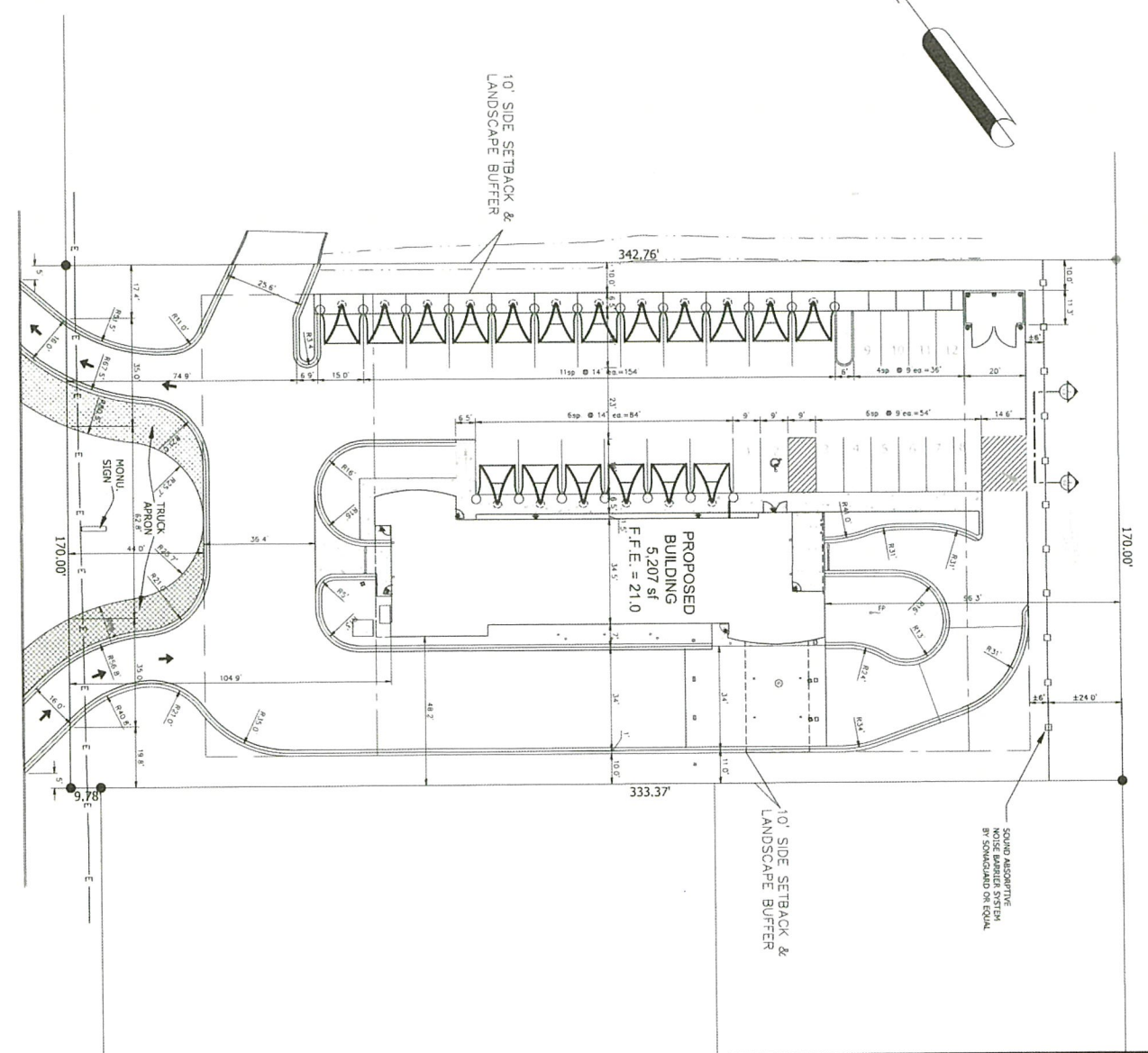
**DEEP SOUTH DESIGN GROUP**  
 Civil/Environmental Engineering Firm  
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 985-705-4696

C-2

REVISION NO.		
DATE	02/06/2023	
DRAWN BY:		
CHECKED BY:		
SCALE:	1" = 20'	
COMPUTER FILE:		
JOB NO.:	14-317	



**2** SOUND ABSORPTIVE NOISE BARRIER SYSTEM  
Scale: N.T.S.



**1** PROPOSED SITE LAYOUT  
70330 LA. HWY. 21  
Scale: 1" = 20'

SHEET <b>C-3</b>	CLIENT: CARWASH REVIVE HWY. 21 PROJECT DESCRIPTION: <b>Tommy's Car Wash</b> 70330 Highway 21 (S. Tyler Street) St. Tammany Parish, LA.		
	PERSON NO. JOB NO. 14-1317 DATE 02/06/2023 DRAWING BY: SCALE 1" = 20' COMPUTER FILE:	Alex E. Williams Lic. Reg. Civil Engineer Reg. No. 35160	Deep South Design Group Civil/Environmental Engineering Firm P.O. Box 1122   Madisonville, LA, 70447 985-705-6696

**HYDRAULIC GRADE 2 BREAKDOWN**

HG2 - 8" PIPE SECTION  
 L=16ft  
 CHANGE IN EL. = 0.1 ft  
 S=0.0625 ft/ft  
 r=0.1667 ft

$V = 1.49(0.1667^{2/3})(0.00625^{1/2}) = 3.96 \text{ ft/sec.}$   
 $T_c = \frac{16}{3600(3.96)} \times 60 = 0.067 \text{ min.}$

HG2 - 30" PIPE SECTION  
 CHANGE IN EL. = 0.4 ft  
 S=0.0012 ft/ft  
 r=0.625 ft

$V = 1.49(0.2087^{2/3})(0.0012^{1/2}) = 4.19 \text{ ft/sec.}$   
 $T_c = \frac{3600(3.96)}{0.007} \times 60 = 1.31 \text{ min.}$

COMBINED OPEN CHANNEL  $T_c = 1.31 + 0.067 = 1.37 \text{ min.}$

POST DEVELOPED WATER SURFACE ELEVATION  
 25YR = 17.07'  
 50YR = 17.28'  
 100YR = 17.54'

POST DEVELOPED COMBINED  $T_c$   
 $T_c = \text{OVERLAND FLOW} - T_c = 0.739(HL^{0.3917})(C^{-1.1309})(S^{-0.1985})$   
 $T_c = \text{OPEN CHANNEL FLOW} - T_c = \frac{L}{3600V} \times 60$ , WHERE  $V = 1.49r^{2/3}S^{1/2}$

HYDRAULIC GRADE - 1 (OVERLAND FLOW)  
 L=51ft  
 C=0.3  
 CHANGE IN EL. = 0.6 ft  
 $T_c = 12.5 \text{ min.}$

HYDRAULIC GRADE - 2 (OPEN CHANNEL FLOW)  
 L=346ft  
 N=0.009  
 CHANGE IN EL. = 0.5 ft  
 $T_c = 1.37 \text{ min.}$

COMBINED  $T_c = 12.5 + 1.37 = 13.87 \text{ min.}$

POST-DEVELOPED (metered)  
 TOTAL AREA = 58,302sf (1.34ac.)

BUILDING = 5,207sf x 1.00 = 5,207  
 CONCRETE = 40,115sf x 0.95 = 38,109  
 GREENSPACE = 12,980sf x 0.30 = 3,894  
 47,210sf

WEIGHTED "C" = 47,210/58,302 = 0.81

COMBINED  $T_c = 13.87 \text{ min}$

0 = 7.97cfs  
 0 metered = 5.83cfs  
 5.83cfs < 6.10cfs ALLOWED

STORAGE VOLUME REQ. = 2070ft<sup>3</sup>  
 STORAGE VOLUME PROV. = 2827ft<sup>3</sup>  
 EXCESS STORAGE VOLUME = 757ft<sup>3</sup>

576 LF OF 30" A2000 PIPE  
 $V = \pi r^2 \times L = \pi (1.25)^2 \times 576 = 2827 \text{ ft}^3$

**SYMBOL LEGEND**



EXISTING CONC. DRIVE TO REMAIN



REQUIRED EROSION CONTROL STRIP (BARRIERS AT LOCATIONS SHOWN ON DRAWING)



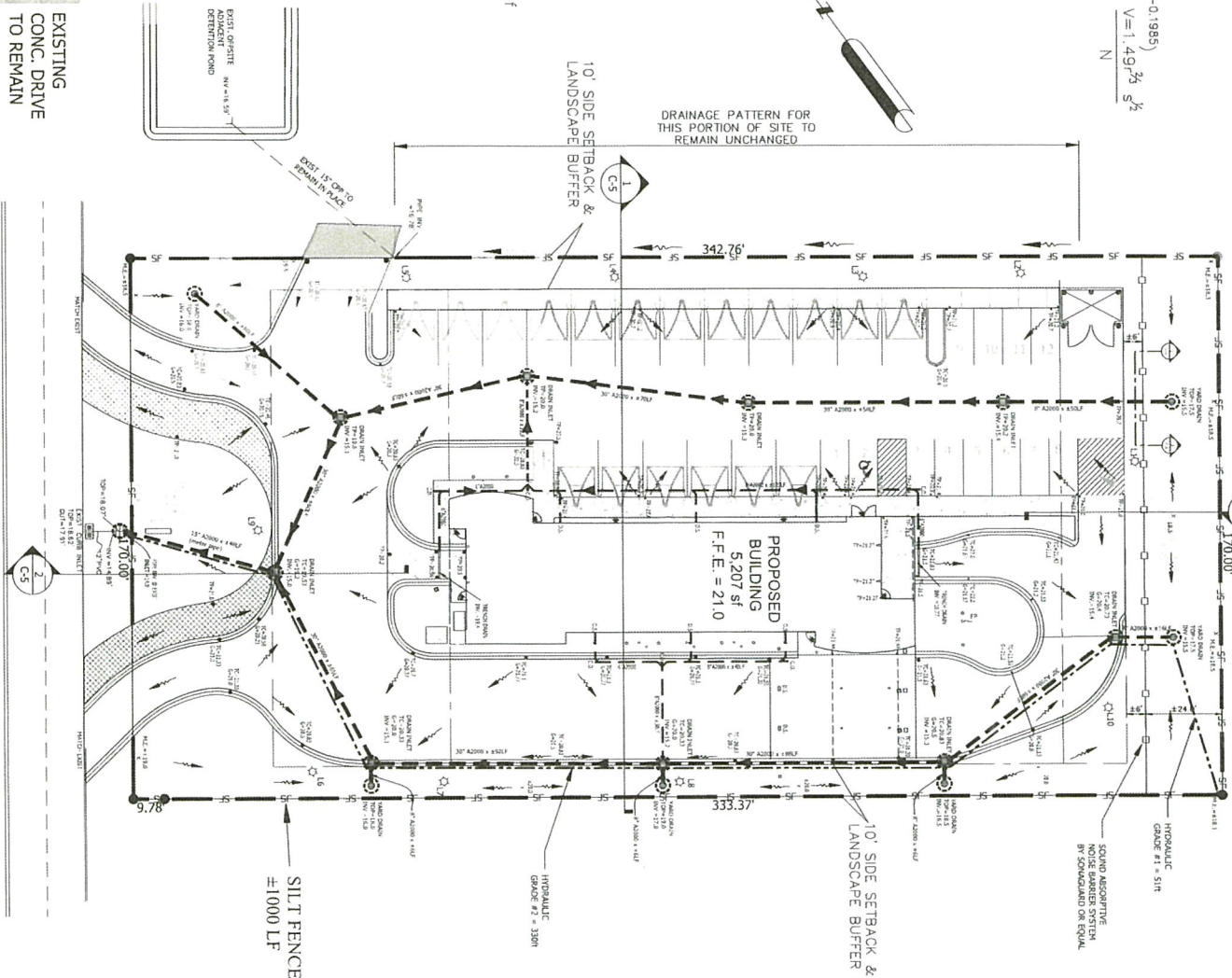
SILT FENCE



DIRECTION OF FLOW



DRAINAGE PATTERN FOR THIS PORTION OF SITE TO REMAIN UNCHANGED



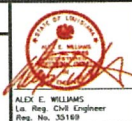
70330 LA. HWY. 21

**PROPOSED DRAINAGE PLAN**

Scale: 1" = 20'

1

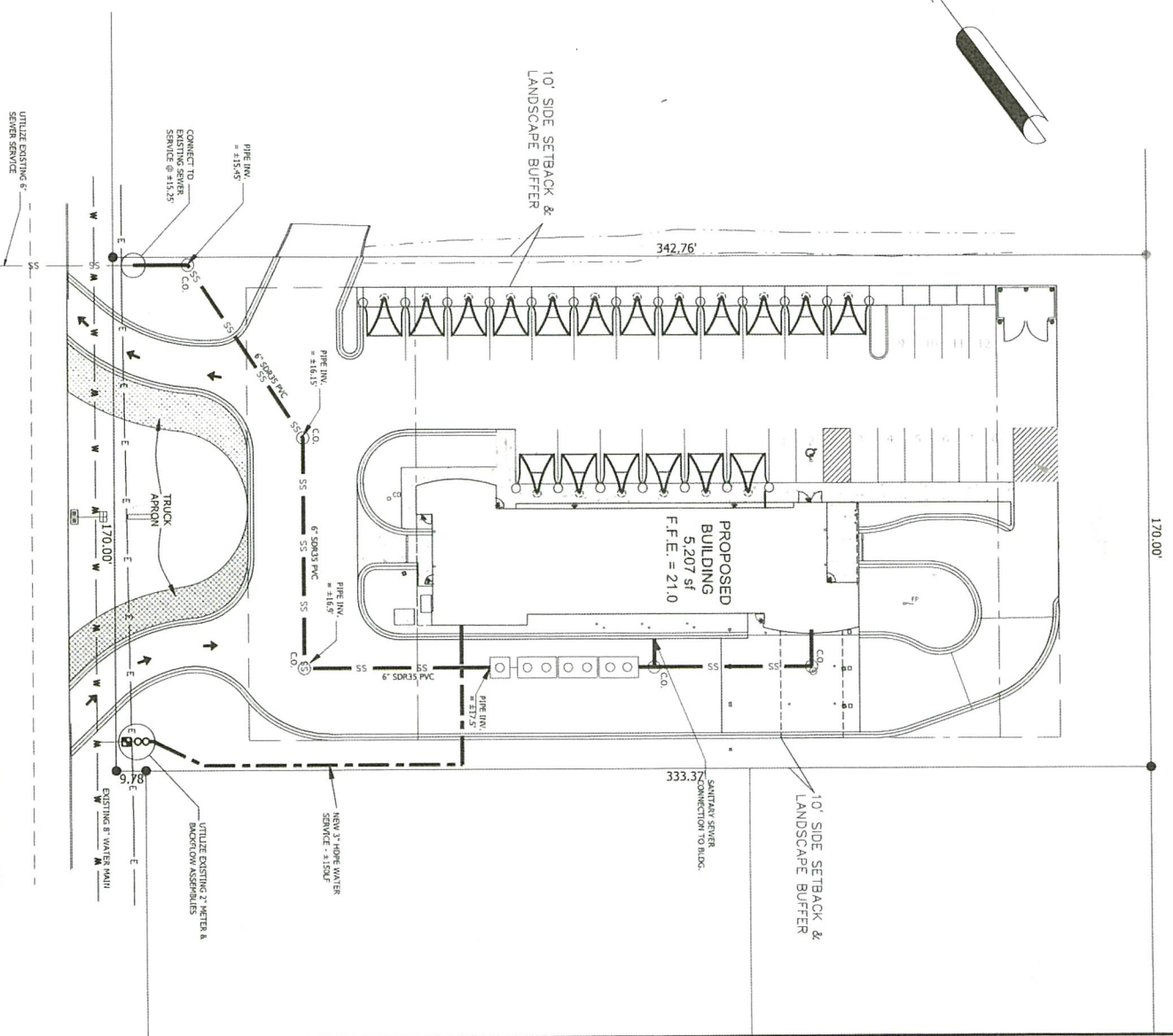
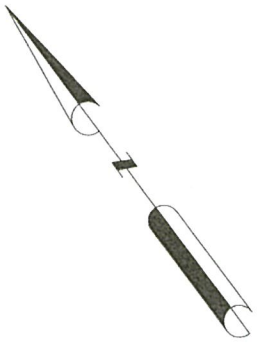
CLIENT: CARWASH REVIVE HWY. 21  
 PROJECT DESCRIPTION:  
**Tommy's Car Wash**  
 70330 Highway 21 (S. Tyler Street)  
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 P.O. Box 1122 Madisonville, LA. 70447  
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COMPUTER FILE		
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DATE	02/06/2023	
JOB NO.	14-317	
SCALE	1" = 20'	
COMPUTER FILE		
DRAWN BY:		
DATE	02/06/2023	
JOB NO.	14-317	
SCALE	1" = 20'	
COMPUTER FILE		

SHEET C-4



1  
**PROPOSED UTILITY LAYOUT**  
 Scale: 1" = 20'

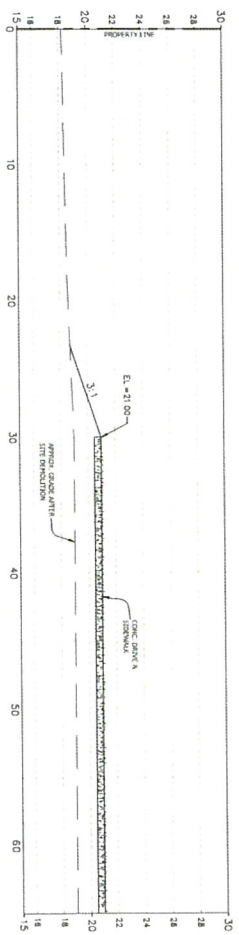
70330 LA. HWY. 21

CLIENT: CARWASH REVIVE HWY. 21  
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**Tommy's Car Wash**  
 70330 Highway 21 (S. Tyler Street)  
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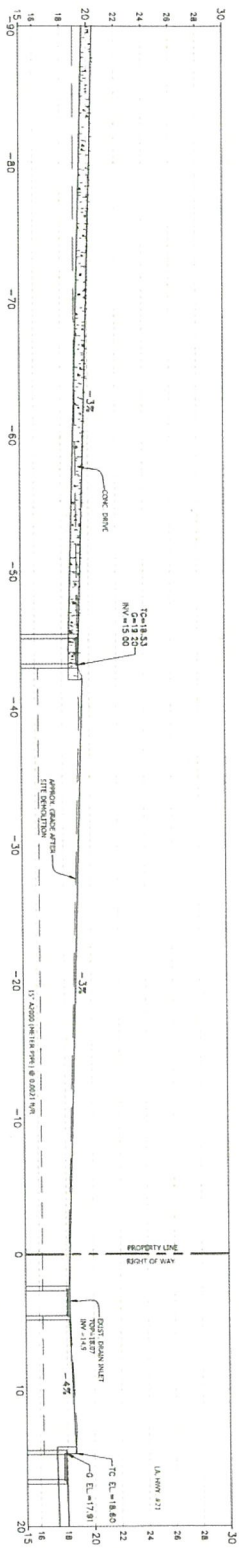
ALEX E. WILLIAMS  
 Lic. Reg. Civil Engineer  
 Reg. No. 35169

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 Civil/Environmental Engineering Firm  
 P.O. Box 1122 | Madisonville, LA, 70447  
 985-705-4696

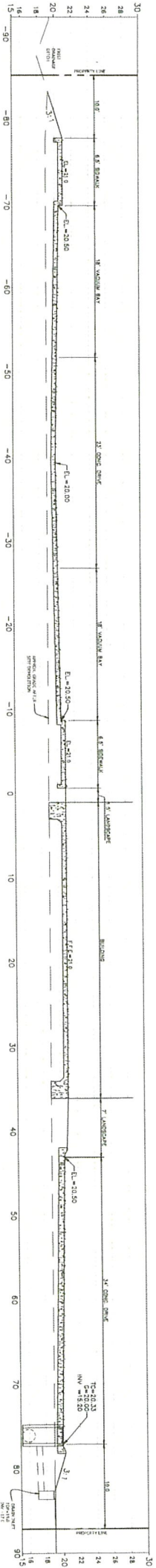
REVISION NO.	
DATE	02/06/2023
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CHECKED BY:	
DATE	02/06/2023
SCALE	1" = 20'
COMPUTER FILE:	
JOB NO.	14-317
SHEET	C-5



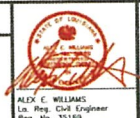
3 SECTION VIEW  
Scale: 1" = 5'



2 SECTION VIEW  
Scale: 1" = 5'



1 SECTION VIEW  
Scale: 1" = 6'



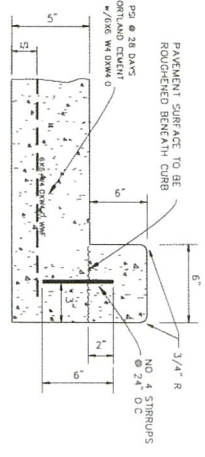
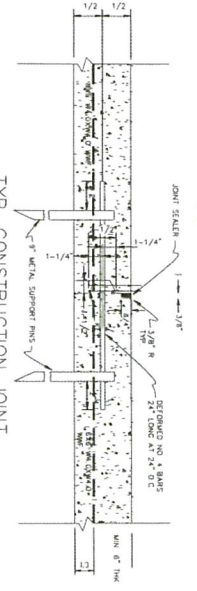
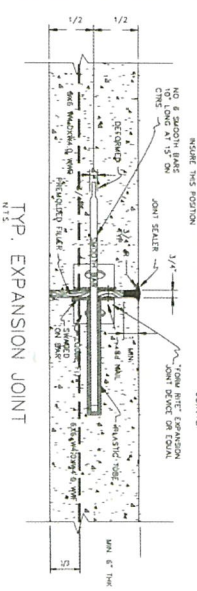
CLIENT: CARWASH REVIVE HWY. 21  
PROJECT DESCRIPTION:  
**Tommy's Car Wash**  
70330 Highway 21 (S. Tyler Street)  
St. Tammany Parish, LA.

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SCALE:	AS SHOWN
COMPUTER FILE:	



NOTE: JOINT SEALER-GOW CORNING 890 S, METLIN 2008 LA STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES, SEC. 1005.02 (C) OR EQUAL TYPICAL AT ALL EXPANSION JOINTS.



BARRIER CURB DETAIL  
N.T.S.

SUBGRADE PREPARATION:

THE FINING AREA SHALL BE STRIPPED OF ALL TOPSOIL WITH GRASS AND OTHER VEGETATION MATERIALS. THE TOPSOIL IN THIS AREA IS GENERALLY UNDERLAIN BY WEATHERED GRANITE SILTY SANDS. THESE SANDS SURFACE SILTY SANDS SHALL BE COMPACTED TO THE SAME MOISTURE CONTENT AS THE UNDERLYING UNWEATHERED SANDS. THE TOPSOIL SHALL BE RELOCATED TO THE ADJACENT AREA AND REPAVED WITH COMPACTED STRUCTURAL FILL. ONCE THE FINING AREA IS STRIPPED AND UNDERLAY TO THE REQUIRED SURFACE ELEVATION, THE SURFACE SHALL BE APPROVED USING A SHEDULE OR A MOVER. THE TOPSOIL SHALL BE RELOCATED TO THE ADJACENT AREA AND REPAVED WITH COMPACTED STRUCTURAL FILL. THE TOPSOIL SHALL BE RELOCATED TO THE ADJACENT AREA AND REPAVED WITH COMPACTED STRUCTURAL FILL. THE TOPSOIL SHALL BE RELOCATED TO THE ADJACENT AREA AND REPAVED WITH COMPACTED STRUCTURAL FILL. THE TOPSOIL SHALL BE RELOCATED TO THE ADJACENT AREA AND REPAVED WITH COMPACTED STRUCTURAL FILL.

FILL:

THE FILL SHALL CONSIST OF SANDY CLAYS, CLAYS OR SILTY SANDS FREE OF ROCKS AND OTHER DEFECTIVES MATERIALS. THE FILL SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 14% AND A PLASTICITY INDEX LESS THAN 18. BEFORE THE FILL IS PLACED, THE SUBGRADE SHALL BE APPROVED USING A SHEDULE OR A MOVER. THE FILL SHALL BE COMPACTED TO AT LEAST 95% PERCENT OF THE FILL'S MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 (A19-90) TESTS. THE EDGE OF THE FILL SHALL EXTEND AT LEAST 2 FEET BEYOND THE EDGE OF THE CURB FIELD DENSITY TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM D2922.

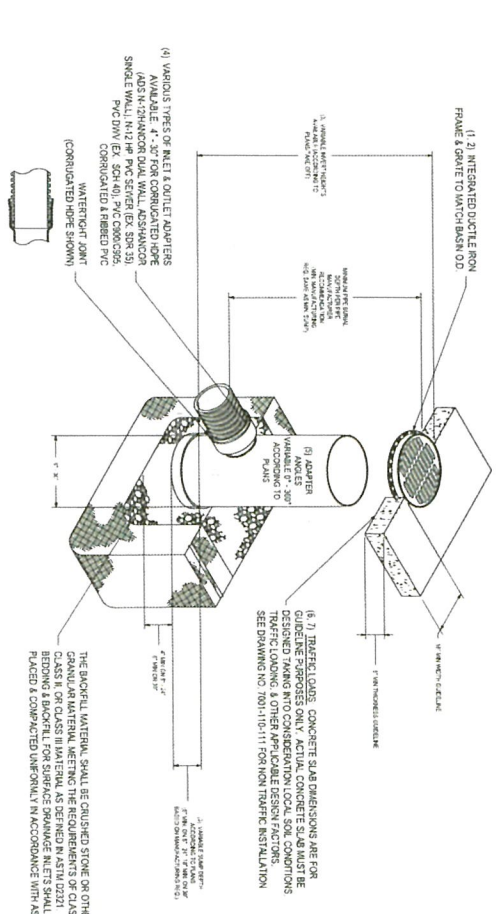
BASE COURSE:

THE ADJACENT BASE SHALL CONSIST OF CLASS II BASE INCLUDING 80 LBS/TON OR EQUIVALENT CRUSHED CONCRETE MEETING THE REQUIREMENTS OF THE LATEST EDITION OF CALIFORNIA STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION (LATEST EDITION) DETERMINED BY ASTM D448 (AASHTO M-28) FIELD DENSITY TESTS SHALL BE CONDUCTED ON THE BASE MATERIAL IN ACCORDANCE WITH ASTM D2922. THE FILL SHALL BE COMPACTED TO AT LEAST 95% PERCENT OF THE FILL'S MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 (A19-90) TESTS. THE EDGE OF THE FILL SHALL EXTEND AT LEAST 2 FEET BEYOND THE EDGE OF THE CURB FIELD DENSITY TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM D2922.

SURFACE COURSE-PORTLAND CEMENT CONCRETE:

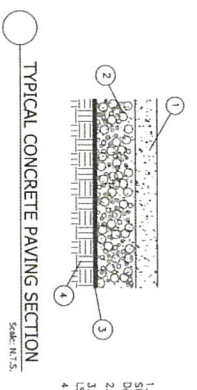
PORTLAND CEMENT CONCRETE FOR SHALL BE PLACED ON APPROVED BASES THE CONCRETE MIX DESIGN SHALL BE DETERMINED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER. THE CONCRETE SHALL BE CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI (28 DAYS) AND A MAXIMUM WATER-CEMENT RATIO OF 0.45. THE CONCRETE SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH ASTM D448 (AASHTO M-28) FIELD DENSITY TESTS SHALL BE CONDUCTED ON THE CONCRETE IN ACCORDANCE WITH ASTM D2922. THE FILL SHALL BE COMPACTED TO AT LEAST 95% PERCENT OF THE FILL'S MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 (A19-90) TESTS. THE EDGE OF THE FILL SHALL EXTEND AT LEAST 2 FEET BEYOND THE EDGE OF THE CURB FIELD DENSITY TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM D2922.

NOTE: JOINT SEALER-GOW CORNING 890 S, METLIN 2008 LA STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES, SEC. 1005.02 (C) OR EQUAL TYPICAL AT ALL EXPANSION JOINTS.



NYLOPLAST DRAIN BASIN WITH STANDARD GRATE

1. 1/2\"/>
- 2. 1/2\"/>
- 3. 1/2\"/>
- 4. 1/2\"/>
- 5. 1/2\"/>
- 6. 1/2\"/>
- 7. 1/2\"/>
- 8. 1/2\"/>

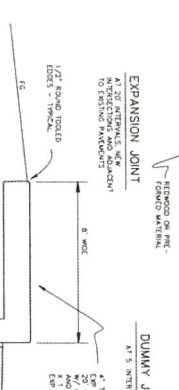


TYPICAL CONCRETE PAVING SECTION  
SCALE: N.T.S.

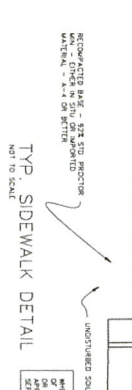
NOTE: JOINT SEALER-GOW CORNING 890 S, METLIN 2008 LA STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES, SEC. 1005.02 (C) OR EQUAL, TYPICAL AT ALL EXPANSION JOINTS.



EXPANSION JOINT  
SCALE: N.T.S.



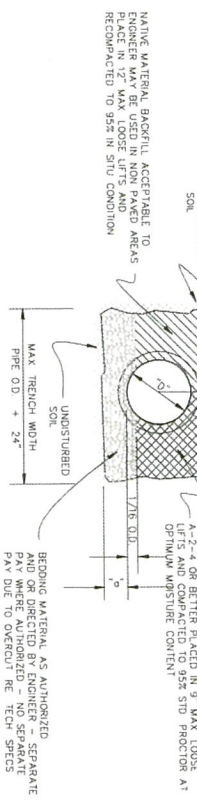
DUMMY JOINT  
SCALE: N.T.S.



TYP. SIDEWALK DETAIL  
SCALE: N.T.S.

TABLE OF BEDDING DEPTH BELOW PIPE	PIPE OD	CONDUIT INSIDE DIAMETER
0"	6"	4"
27"	30" to 60"	6"
66"	66" AND LARGER	8"

- LEGEND:
- 0.0" = OUTSIDE DIAMETER OF CONDUIT
  - 0.0" = BEDDING BELOW PIPE
  - 0.0" = CONDUIT INSIDE DIAMETER

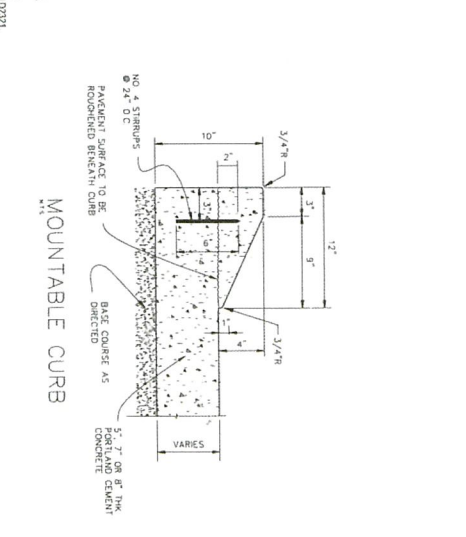


DRAINAGE TRENCH BEDDING AND BACKFILL DETAIL  
NOT TO SCALE

CONCRETE SHALL MAINTAIN A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI IN 28 DAYS. REINFORCING STEEL TO MEET ASTM A615 GRADE 60. PRECAST STRUCTURE SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF CALIFORNIA STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION (LATEST EDITION) DETERMINED BY ASTM D448 (AASHTO M-28) FIELD DENSITY TESTS SHALL BE CONDUCTED ON THE CONCRETE IN ACCORDANCE WITH ASTM D2922. THE FILL SHALL BE COMPACTED TO AT LEAST 95% PERCENT OF THE FILL'S MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 (A19-90) TESTS. THE EDGE OF THE FILL SHALL EXTEND AT LEAST 2 FEET BEYOND THE EDGE OF THE CURB FIELD DENSITY TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM D2922.



TYPICAL DRAIN INLET DETAIL - CB-01  
SCALE: N.T.S.

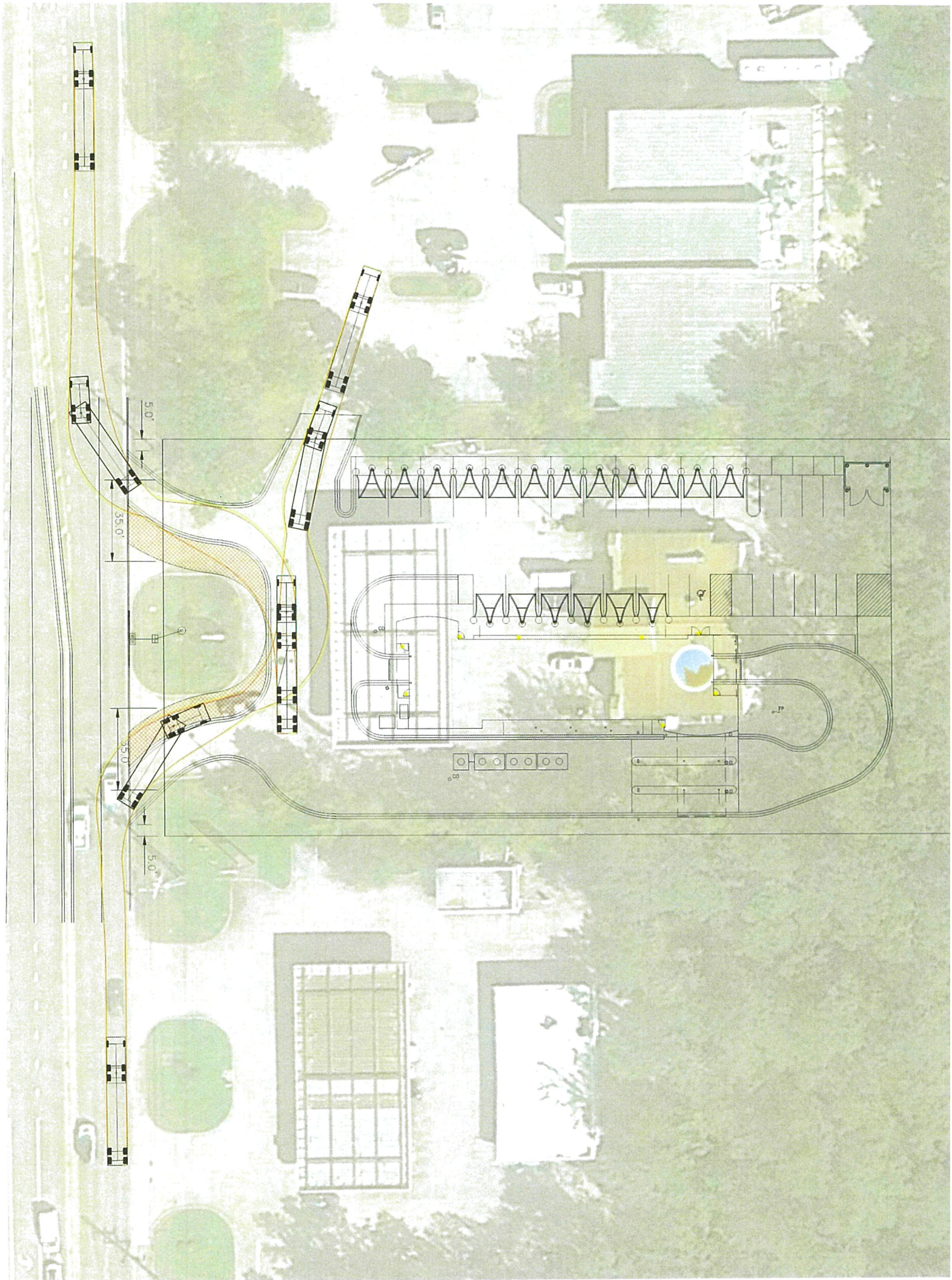


MOUNTABLE CURB

ALL R.C.P. PIPE JOINTS TO BE WRAPPED WITH 8\"/>

<p>CLIENT: CARWASH REVIVE HWY. 21</p> <p>PROJECT DESCRIPTION: Tommy's Car Wash</p> <p>70330 Highway 21 (S. Tyler Street) St. Tammany Parish, LA.</p>					
<p>REVISION NO.</p> <p>DATE: 02/09/2023</p> <p>SCALE: AS SHOWN</p> <p>COPY/ITER FILE:</p>		<p>DATE: 02/09/2023</p> <p>SCALE: AS SHOWN</p> <p>COPY/ITER FILE:</p>		<p>PROJECT NO: 14-317</p> <p>DATE: 02/09/2023</p> <p>SCALE: AS SHOWN</p> <p>COPY/ITER FILE:</p>	
<p>SHEET: C-7</p>		<p>SHEET: C-7</p>		<p>SHEET: C-7</p>	





# ATR06 (U-TURN)

