

GLENDALE HEIGHTS PARK

PROVIDED ORDINANCE GREEN SPACE/DETENTION ACREAGE:	±3.54 ACRES	- 27%
PROVIDED ADDITIONAL GREEN SPACE ACREAGE:	±0.87 ACRES	- 6%
COMMERCIAL BUILDABLE ACREAGE:	±5.10 ACRES	- 38%
OFFICE/PROFESSIONAL BUILDING ACREAGE:	±0.75 ACRES	- 6%
PARKING & DRIVE ACREAGE:	±3.03 ACRES	- 23%
TOTAL ACREAGE:	±13.3 ACRES	- 100%

LOTS 1-9 COMMERCIAL USE TOTAL AREA ±7.14 ACRES
OFFICE/PROFESSIONAL USE TOTAL AREA: ±6.16 ACRES

COMMUNITY SEWER & WATER:
COMMUNITY SEWER & WATER.

APPROXIMATE LENGTH OF ACCESS ROADS: ±0.32 MILES

REAR OFFICE/PROFESSIONAL AREA:
PARKING SPACES PROVIDED: 192
PARKING SPACES REQUIRED: 189

ORDINANCE PERCENTAGE OF GREEN SPACE: 27%

REAR OFFICE/PROFESSIONAL AREA:
TOTAL SQ.FT OF OFFICE/PROFESSIONAL BUILDINGS - 66,000 sq.ft.

MAXIMUM HEIGHT OF BUILDINGS: 35'

EXISTING ZONING:
SA

PROPOSED ZONING:
PUD

F.I.R.M. MAP:
PANEL # 225205 0245C
FLOOD ZONE "C"
OCT. 17, 1989

DENSITY:
±3.15 BUILDINGS/ACRE

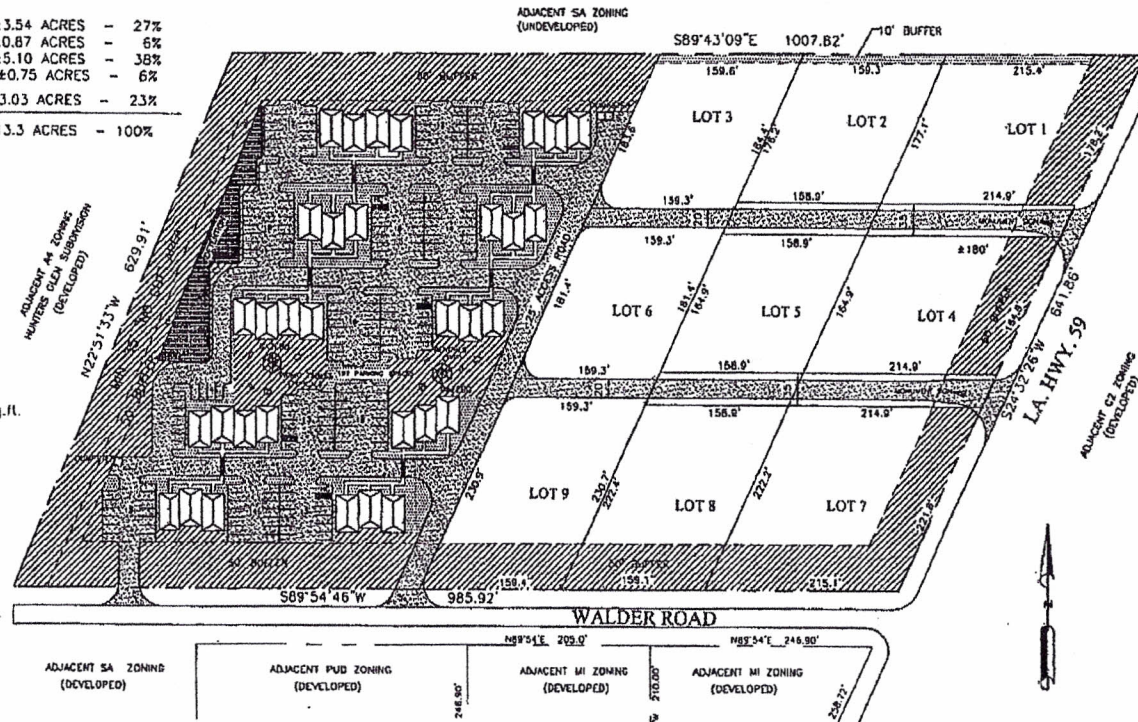
LANDSCAPING:
ALL EXISTING TREES ARE TO BE SAVED
WITHIN THE GREEN SPACES.

EXISTING CONDITIONS:
RURAL

PHASE DEVELOPMENT:
THIS PROJECT WILL BE DEVELOPED IN ONE PHASE.
APPROX. JANUARY 2009

DETENTION AREA TO BE A DRY POND.

ANY PORTION OF THE BUFFER NOT REQUIRED FOR POSSIBLE
EXPANSION OF THE DRY DETENTION POND SHALL BE A NO-CUT
BUFFER FOR A DEPTH OF 50'. IN NO CASE SHALL THE NO-CUT
DEPTH OF THE REAR BUFFER BE LESS THAN 35' IN DEPTH
FROM THE REAR (WEST) PROPERTY LINE.



NOTE:

1. LOTS 1 THRU 9 SHALL COMPLY INDIVIDUALLY WITH PARISH
ORDINANCE FOR COMMERCIAL PROPERTY IN REGARD TO
PARKING.

2. LOTS 1 THRU 9 MINIMUM SETBACK REQUIREMENTS:
FRONT - 20'
REAR - 10'
SIDE - 10'

DEVELOPER:

MARILYN & KARL SEIFERT
KM STOESELL SEIFERT, L.L.C.
P.O. BOX 2419
MANDEVILLE, LA 70470

ZONING PLAN

SCALE: 1" = 120'

LEGEND:

- DETENTION
- ADDITIONAL GREEN SPACE
- ORDINANCE GREEN SPACE
- NEW PAVING
- NEW BENCHES & PICNIC TABLES

CEI COOPER ENGINEERING, INC.
Civil Engineering Planning Environmental
810 So. HWY. 90, Suite 100, Lake Charles, LA 70601

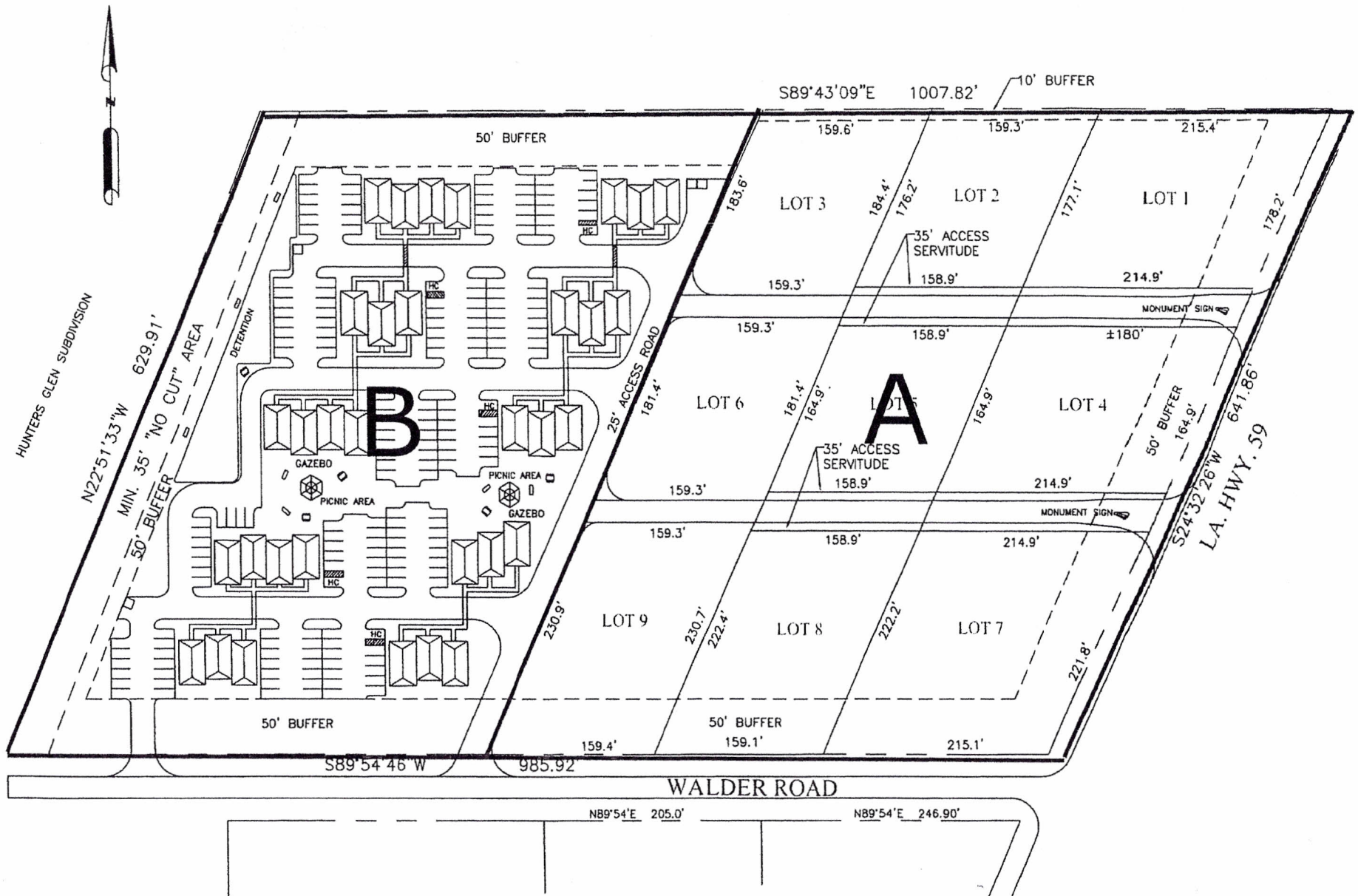
PLANS FOR
GLENDALE HEIGHTS PARK
SECTION 1, TOWNSHIP 13 SOUTH, RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA

07-110

Z-1

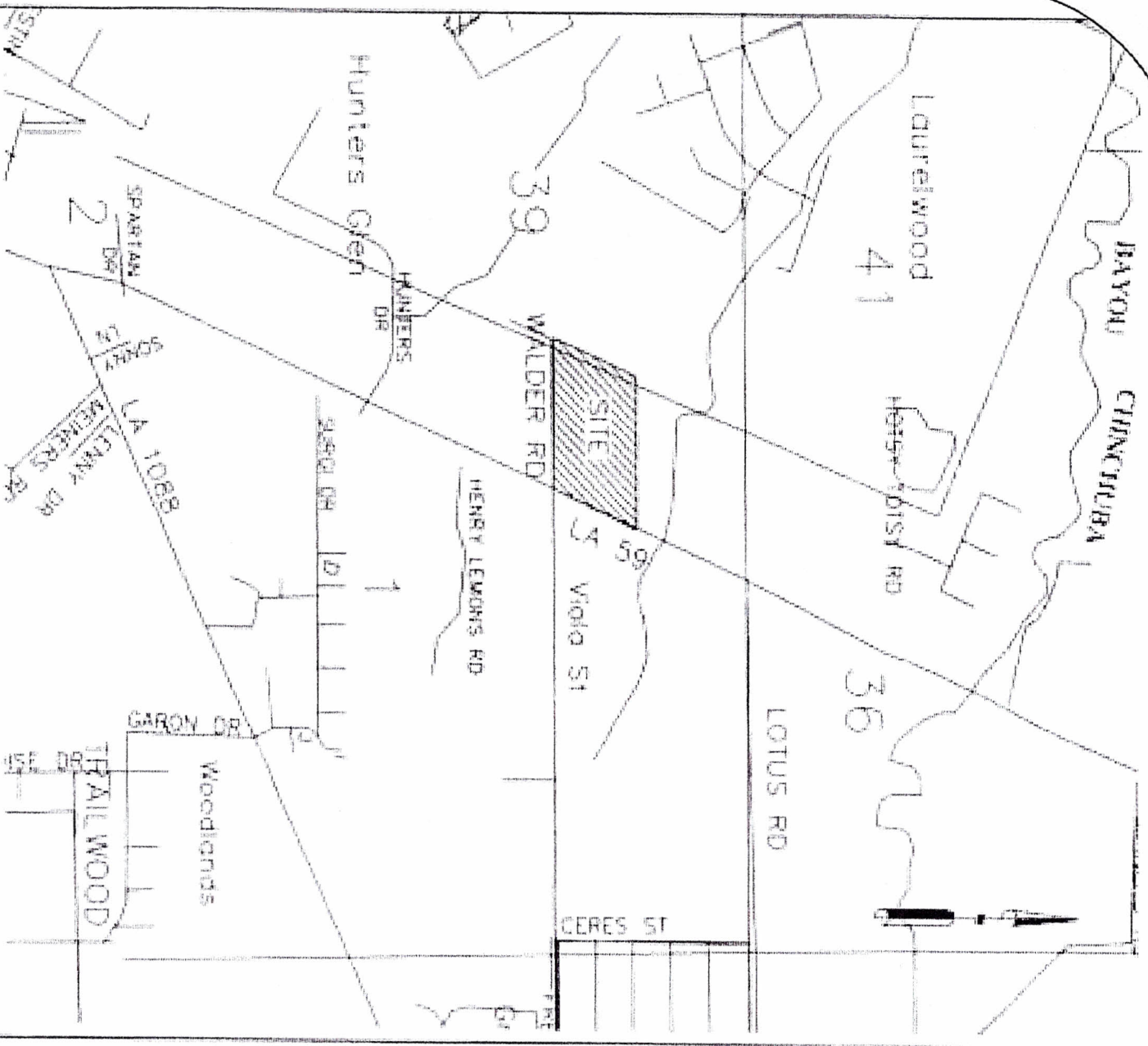
06-12-08

2008-10-0007



GLENDALE HEIGHTS BUSINESS PARK

SCALE: 1" = 120'



VICINITY MAP

NOT TO SCALE

07-1-00
V-1
10-18-07

IN VENTURE
GLENDALE HEIGHTS PARK
SHEET NO. 1, TOWNSHIP 41 SOUTH, RANGE 11 EAST
51 EMMANY PARKER, ILLINOIS

CEI Group & Engineering, Inc.
10111 Springwood, Rosemont, IL 60018
P.O. Box 1000, Oak Ridge, IL 60451