

**ICMUSENG,LLC 1224 St. Charles Av, A.P.302  
New Orleans, La 70130**

**Tel. 504 554-9043 C. 504-554-9043**

**E-mail: icmuseng@aol.com**

**Pages: \_\_\_\_ Urgent: \_\_\_\_ Conf: \_\_\_\_ Routine: \_\_\_\_**

**SUBJECT: DAC APPLICATION RESUBMISSION OF THE PREVIOUSLY  
REVIEWED DOCUMENTATION AND THE FEB 2020 PUBLIC HEARING  
CONFIRMATION 7001 READ LN., NEW ORLEANS EAST**

**6/8/2020**

To: Aspen Nero, City Planner  
Address: New Orleans City Planning Commission  
1300 Perdido St., 7<sup>th</sup>. Floor  
New Orleans, La 70112  
Tel. 504-668-7023  
Email asnero@nola.gov

**SUMMARY REGARDING THIS SUBMISSION TO DAC REVIEW, BASED ON THE FIRST  
PLANS SUBMITTED AND REVISED ACCORDINGLY WITH THE REQUEST FOR  
VARIANCE**

Dear Aspen:

Following on the last month DAC meeting which deferred the variances for submission to BZA, we have the following comments:

- 1) The last submission and the variances requested will be null and void,
- 2) The new drawings are submitted here with this application,
- 3) The new drawings depict the old plans which were previously reviewed by your department, city safety and permits department, fire marshal department, and approved pending only the DAC/BZA approval
- 4) The landscape plan is revised accordingly and certified by the landscape architect
- 5) The February 2020 hearing was conducted by the Owner and there were 4 variances requested
- 6) This submission reduces the 4 variances to 2, which are the 5 ft. rear and the side setbacks, and the position of the parking lot being at the front of the property facing I-10 service road. The front 20 ft. set back would be contingent on the approval of the parking lot.
- 7) The changes on these plans show: a) smaller size building, b) 24 ft curb cut at the Read Ln side, c) substantial increase in the landscaped area, and d) compliance with the drainage issues.

Considering these changes we would like to revert the approval to the previously approved plans, and to resolve the 2 variances as per these drawings. If we are successful with these variances it will allow for the final review and approval in accordance with the parts issued by the agencies such as State Fire Marshal and Safety and Permits.

The authorization was given to us, that ICMUSENG,LLC is to be POR and there will not be engagement with any other design firm. The Owner also opted not to represent his company in, what he had found to be a difficult procedure with the permitting, and with us in agreement the Owner approved presentation by Nicole Webre who will be working directly under our supervision, and will be responsible only to procure the variances as noted in this submission.

Since we had a long more than 3 years on this project the city council lady Cyndi Nguyen was communicating with us over time and was interested to see this project built. For that reason we will also inform her with this letter and submission that the process is continued based on the previously reviewed drawings for this development.

Sincerely,



Ivan C. Mandich, PE.MA.

Attachment: dwgs.

To: cyndinguyen4districte <[cyndinguyen4districte@gmail.com](mailto:cyndinguyen4districte@gmail.com)>

Nicole Webre <[nicole@webreconsulting.com](mailto:nicole@webreconsulting.com)>

To: rdrivers <[rdrivers@nola.gov](mailto:rdrivers@nola.gov)>

Cc: nadersalem1979 <[nadersalem1979@gmail.com](mailto:nadersalem1979@gmail.com)>

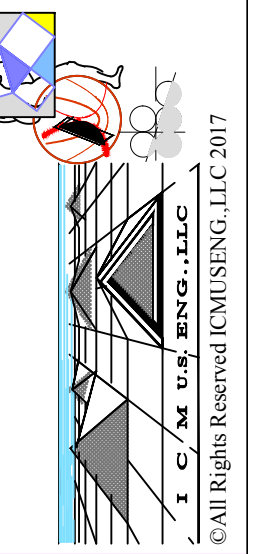
Adam <[7001read@att.net](mailto:7001read@att.net)>

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7/11/17

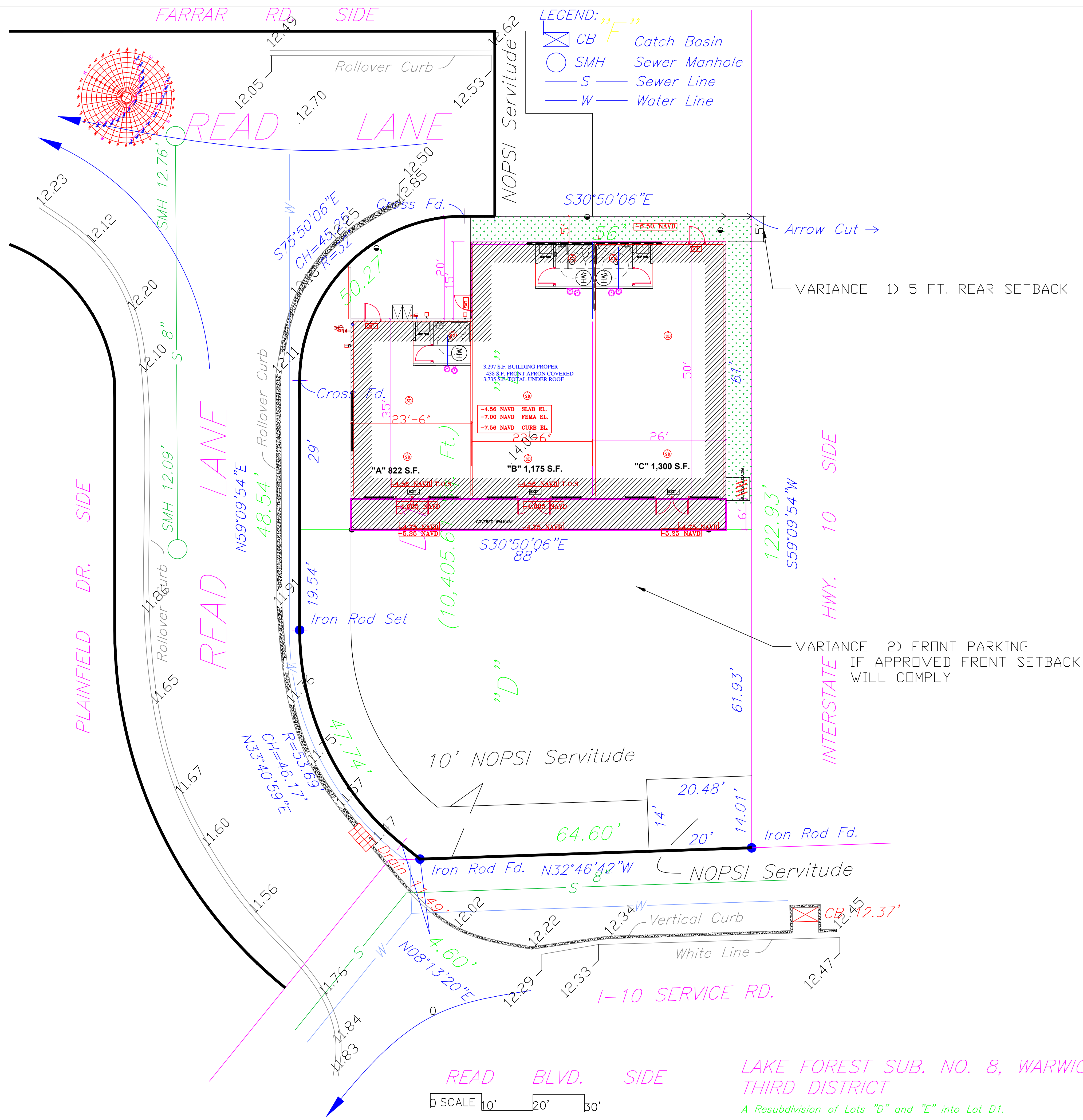
ICM/SENG, LLC  
 1224 ST. CHARLES AV. A.P. 502  
 NEW ORLEANS, LA 70130  
 TEL: (504) 554-9045  
 icmseng@aol.com



7001.7007 READ LN. - Commercial Strip  
 NEW ORLEANS EAST PARISH  
 LAKE FOREST SUB. NO. 8, WARWICK EAST  
 THIRD DISTRICT, NEW ORLEANS, LA  
 OWNER: TEN SALEM, LLC, NEW ORLEANS, LA  
 1108 WYNDHAM ST., GRETTA, LA 70056  
 CONTRACTOR: to be selected

DATE: 7/11/17  
 4/09/19 REV.  
 3/18/20 REV.  
 3/17/20 REV.  
 6/4/20 REV.

SCALE: SURVEY PLAN  
 DRAWN BY: ICM  
 SHEET: 0717-C-2.01



LAKE FOREST SUB. NO. 8, WARWICK EAST  
 THIRD DISTRICT  
 A Resubdivision of Lots "D" and "E" into Lot D1.







PLAINFIELD DR. SIDE

READ LANE

FARRAR RD. SIDE

NOPSI Servitude

"F"

SIDEWALKS AS PER THE FUTURE CITY STREETS DEPT. PLAN

ALL CONCRETE WILL BE POROUS TYPE FOR DRAINAGE

3,297 S.F. BUILDING PROPER  
438 S.F. FRONT APRON COVERED  
3,735 S.F. TOTAL UNDER ROOF  
-4.56 NAVD SLAB EL.

"A" 822 S.F.  
STEEL EDGING  
(15) CLEYERA  
(7) DAHOON HOLLY

"B" 1,175 S.F.

"C" 1,300 S.F.

N59°09'54"E

48'54"

29'

10'

15'54"

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S80°30'06"E

56'

61'

122.93'

S59°09'54"W

INTERSTATE HWY. 10 SIDE

61.93'

18'-11 1/8"

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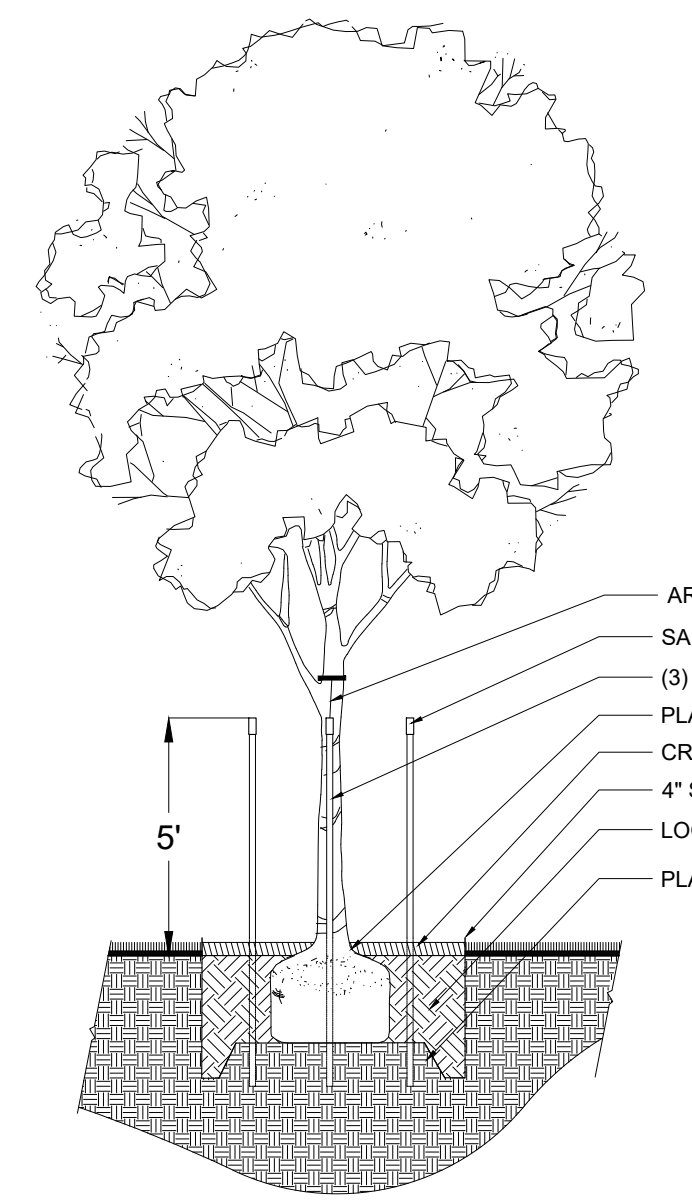
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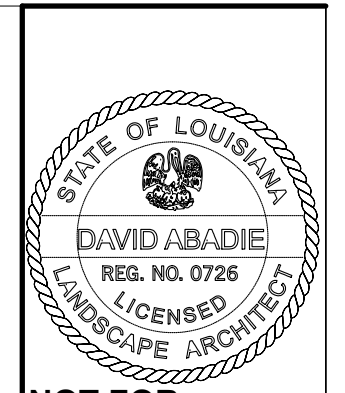
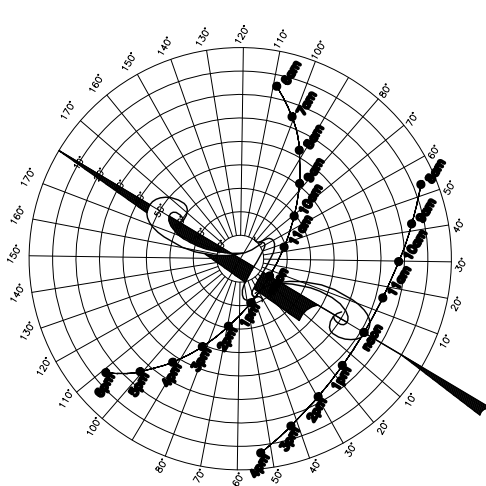
READ BLVD. SIDE  
I-10 SERVICE RD.

SCALE: 1/8" = 1'-0"



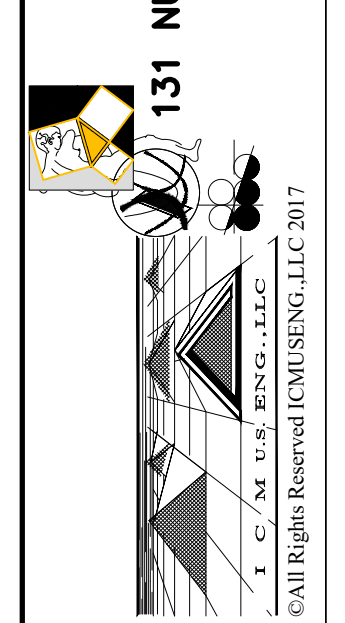
- ARBOR TIE NON SLIP KNOT, 1.5" SLACK IN LOOP
- SAFETY POST CAP
- (3) 7" IRON T-POST, TRIANGULAR SPACING
- PLANT ROOT FLARE 1" ABOVE SURROUNDING SOIL
- CRUSHED PINE NEEDLE MULCH
- 4" STEEL EDGING TO SEPARATE FROM SOD
- LOOSENED NATIVE SOIL
- PLANTING SHELF CREATED FROM UNDISTURBED SUB SOIL

PLANT MATERIAL SCHEDULE			
QUANTITY	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE
3	LAGERSTROEMIA INDICA 'BILOXI'	CRAPE MYRTLE	SINGLE TRUNK, 2" CAL.; CONTAINER GROWN, 7' CLEAR TRUNK
1	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	SINGLE TRUNK, 2" CAL.; CONTAINER GROWN, 7' CLEAR TRUNK
7	ILEX CASSINE	DAHOON HOLLY	SINGLE TRUNK, 2" CAL.; CONTAINER GROWN, 10'-12' TALL MIN.
31	GARDENIA JASMINOIDES 'FROST PROOF'	FROST PROOF GARDENIA	2' TALL
24	MEISWETDOM PP 21.612	DRIFT ROSE 'SWEET'	3 GALLON
21	TERNSTROMIA GYMNATHERA	CLEYERA	2' TALL
19	BUXUS MICROPHYLLA 'WINTERGREEN'	BOXWOOD	3 GALLON
	CRUSHED PINE NEEDLE MULCH		2.5" THICK
	DECOMPOSED PINE BARK MULCH SOIL CONDITIONER		TILL INTO NATIVE SOIL, TOP 6"
950 S.F.	GARDEN BED AREA		
145 L.F.	STEEL EDGING	GREEN	4" TALL, INSTALL 1" ABOVE ADJACENT CONCRETE
1265 S.F.	EREMOCHLOA OPHIUROIDES	CENTPEDE GRASS (LAWN)	GRADE 'A'



NOT FOR CONSTRUCTION  
AUTHORIZATION TO PROCEED  
I have reviewed this document and certify that it is a true and correct copy of the original as submitted to the State of Louisiana for registration.

ICMUSENG, LLC  
NURSERY AV., METAIRIE, LA 70006  
tel. (504) 554-9043  
icmuseng@aol.com



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icmuseng@aol.com

7001, 7007 READ LN. - Commercial Strip  
NEW ORLEANS EAST, ORLEANS PARISH, LA  
LAKE FOREST SUB. NO. 8, WARWICK EAST  
THIRD DISTRICT, NEW ORLEANS, LA  
OWNER: T&N SALEM, LLC  
MR. SALEM, SALEM, LLC  
MR. SALEM, SALEM, LLC  
CONTRACTOR: to be selected

DATE: 7/11/17  
4/09/19 REV.  
3/19/20 REV.  
6/8/20 REV.  
SCALE:  
PLANTING PLAN  
DRAWN BY: DMA  
SHEET: 0717-L-2

MAGNOLIA LANDSCAPE ARCHITECTURE  
3605 GREEN ACRES  
METAIRIE, LA 70003  
PHONE: 504-460-9780  
WEB: Magnoliascapes.com

