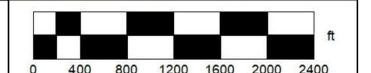


# DRAWINGS OF COMFORT INN & SUITES

JOB No. 202281



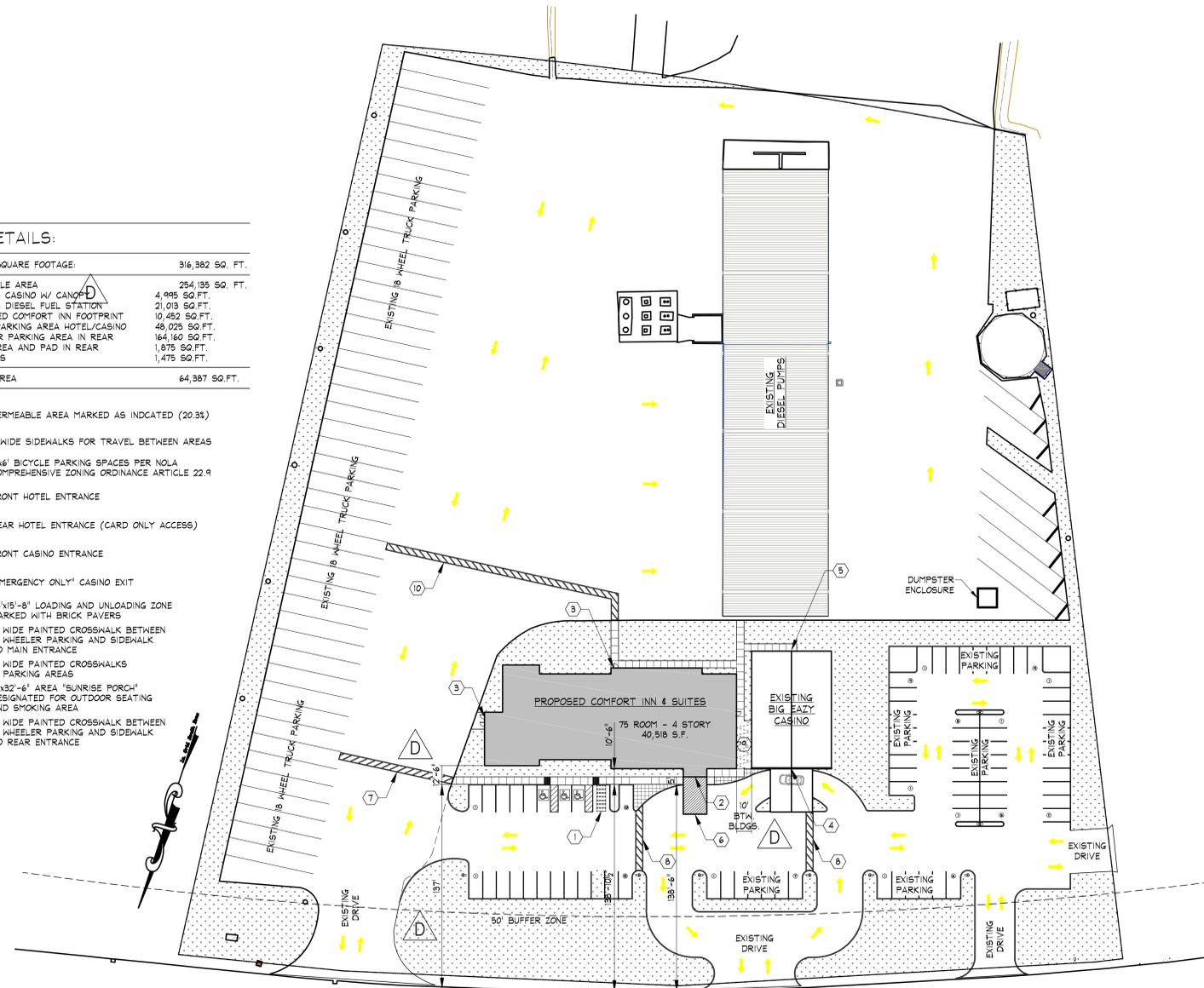
VICINITY MAP



**SITE DETAILS:**

TOTAL SITE SQUARE FOOTAGE:	316,382 SQ. FT.
NON PERMEABLE AREA	254,135 SQ. FT.
EXISTING CASINO W/ CANOPY	4,995 SQ. FT.
EXISTING DIESEL FUEL STATION	21,013 SQ. FT.
PROPOSED COMFORT INN FOOTPRINT	10,452 SQ. FT.
FRONT PARKING AREA HOTEL/CASINO	48,025 SQ. FT.
TRACTOR PARKING AREA IN REAR	164,160 SQ. FT.
TANK AREA AND PAD IN REAR	1,875 SQ. FT.
SIDWALKS	1,475 SQ. FT.
PERMEABLE AREA	64,387 SQ. FT.

- PERMEABLE AREA MARKED AS INDICATED (20.3%)
- 5' WIDE SIDWALKS FOR TRAVEL BETWEEN AREAS
- 1 2'x6' BICYCLE PARKING SPACES PER NOLA COMPREHENSIVE ZONING ORDINANCE ARTICLE 22.9
- 2 FRONT HOTEL ENTRANCE
- 3 REAR HOTEL ENTRANCE (GARD ONLY ACCESS)
- 4 FRONT CASINO ENTRANCE
- 5 "EMERGENCY ONLY" CASINO EXIT
- 6 25'x15'-8" LOADING AND UNLOADING ZONE MARKED WITH BRICK PAVERS
- 7 5' WIDE PAINTED CROSSWALK BETWEEN 15 WHEELER PARKING AND SIDWALK TO MAIN ENTRANCE
- 8 5' WIDE PAINTED CROSSWALKS IN PARKING AREAS
- 9 10'x32'-6" AREA "SUNRISE PORCH" DESIGNATED FOR OUTDOOR SEATING AND SMOKING AREA
- 10 5' WIDE PAINTED CROSSWALK BETWEEN 15 WHEELER PARKING AND SIDWALK TO REAR ENTRANCE



SITE PLAN  
SCALE: 1" = 40'

CONTRACTOR  
PATEL CONSTRUCTION, LLC

CONTACT: PINU PATEL  
PHONE: 507-274-4280  
EMAIL: PINUPATEL@GMAIL.COM

ARCHITECT / PROFESSIONAL OF RECORD  
DEAN HOTARD & ASSOCIATES, INC.

CONTACT: DEAN HOTARD  
PHONE: 225-343-7891  
EMAIL: DEANHOTARD@AOL.COM

NO.	DATE	REVISION DESCRIPTION	BY	CHKD.	APPR.
1	12-08-22	ISSUED FOR APPROVAL	BAO		
2	12-07-22	WALL ASSEMBLY CALLOUTS/FLOOR PLAN ADDED PER FIRE MARSHALL	BAO		
3	12-19-22	ADDED DWGS FOR CLARITY PER FIRE MARSHALL	BAO		
4	01-05-24	INFORMATION FOR CITY PLANNING COMMITTEE MTG.	BAO		

**DRAWINGS FOR  
COMFORT INN & SUITES**

5000 OLD GENTILLY RD.  
NEW ORLEANS, LA. 70126  
ORLEANS PARISH



Post Office Box 702 • Port Allen, LA 70767  
Phone (225) 343-7591 • Fax (225) 343-5101



SHEET NO.	S4
PROJECT NO.	202281
DRAWN BY: REV. NO.:	BAO D

KEYNOTE LEGEND - EXTERIOR ELEVATIONS			
NO.	MATERIAL	FINISH	NOTES
1	FIBER CEMENT PANEL	PTD	SMOKE AZURITE (SW-9148)
2	FIBER CEMENT PANEL	PTD	ICICLE (SW-6238)
3	BLEDEN	PREFINISHED	FRENCH LIMESTONE - COUNTRY BEIGE
4	SIGNATURE LIGHTED AWNING	PREFINISHED	PREFABRICATED LIGHT BOX, SEE ARCHITECTURAL SPECIFICATIONS
5	WINDOW FRAME	PREFINISHED	INTEGRATED PTAC GRILLE WHERE SHOWN - CLEAR ANODIZED ALUMINUM
6	FIBER CEMENT PANEL	PTD	QUEST GRAY (SW-7080)
7	DOOR & DOOR FRAME	PTD	MATCH ADJACENT WALL COLOR
8	LIGHTING WALL PACK	-	EXT-404
9	STEEL COLUMN WRAP	PREFINISHED	BRUSHED STAINLESS STEEL
10	PARAPET COPING	PTD	MATCH ADJACENT WALL COLOR
11	FIBER CEMENT PANEL	PTD	COMFORT BLUE PER ARCHITECTURAL SPECIFICATIONS AND OWNER SELECTED BASE PAINTS

BASE PAINTS	
<b>OPTION 1:</b> COMFORT BLUE SHERWIN WILLIAMS - LOXON XP EXTERIOR W/ FLAT FINISH	<b>OPTION 2:</b> COMFORT BLUE SHERWIN WILLIAMS - LOXON SELF-CLEANING W/ FLAT FINISH
OZ   32   64   128 W1 - WHITE      1   10   1   - L1 - BLUE        6   10   1   - R3 - MAGENTA    2   23   1   -	OZ   32   64   128 W1 - WHITE      1   11   1   - L1 - BLUE        4   63   1   1 R3 - MAGENTA    2   53   1   1
ONE GALLON : LX1170054 ULTRADEEP : 65102844	ONE GALLON : LX1370054 ULTRADEEP : 65102826

**GENERAL NOTES - EXTERIORS ELEVATIONS:**

- FOR SPECIFIC WINDOW ELEVATIONS & DETAILS, SEE SHEET A24.
- WHERE MATERIAL ALTERNATIVES EXIST, USE OF THESE MATERIALS MUST BE CONSISTENT THROUGHOUT THE ENTIRE PROJECT. MIXING OF MATERIALS AND COLOR SCHEMES ARE PROHIBITED.

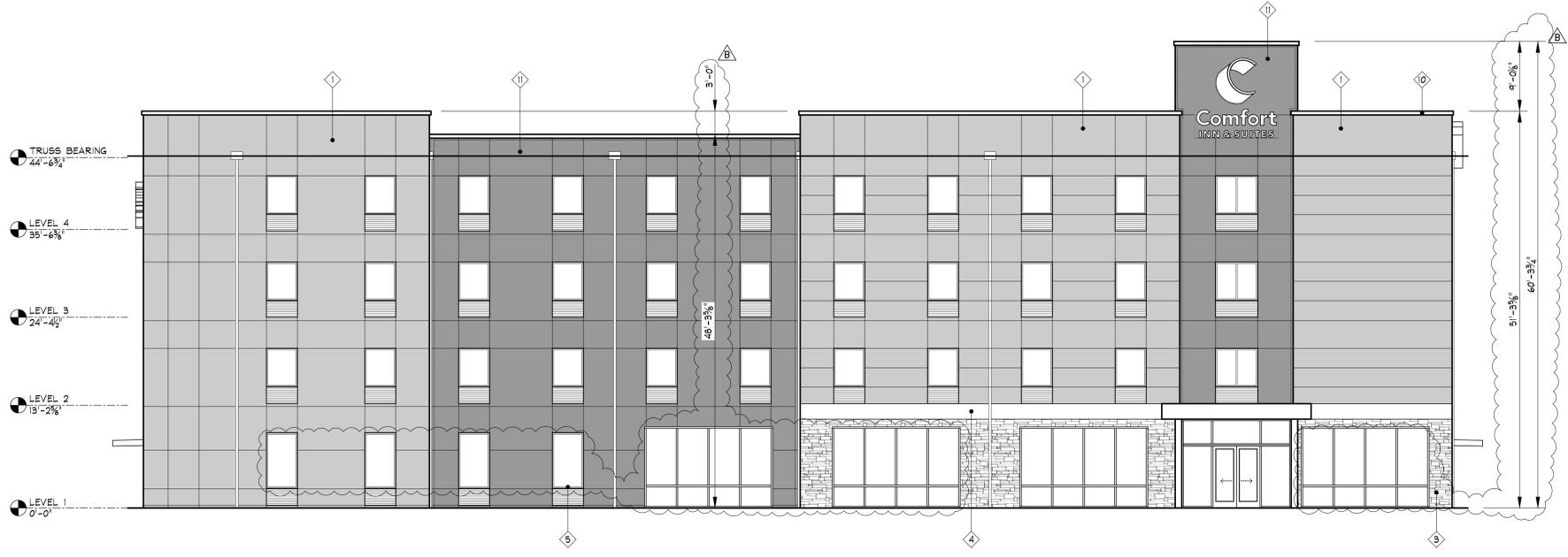
**TRANSPARENCY CALCULATION:**

**DEFINITIONS:**

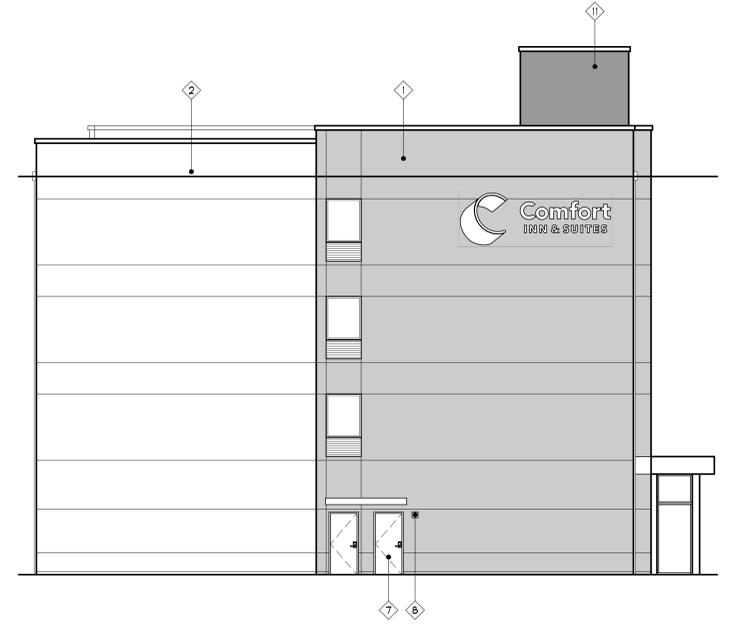
(A) ----- TOTAL AREA (SQ FT) OF GROUND FLOOR BUILDING FRONT  
 (A<sub>g</sub>) ----- TOTAL AREA (SQ FT) OF GLASS FRONT  
 (W<sub>1</sub>) ----- AREA OF WINDOW MARK "1"  
 (W<sub>2</sub>) ----- AREA OF WINDOW MARK "2"  
 (W<sub>3</sub>) ----- AREA OF WINDOW MARK "3"

**CALCULATIONS:**

(A) = (BUILDING LESS ENTRY WIDTH x CEILING HEIGHT) + (ENTRY WIDTH x CEILING HEIGHT)  
 = (161.75' x 11.00') + (15.67' x 11.5') = 1882.82  
 (A<sub>g</sub>) = 4 (W<sub>1</sub>) + 4 (W<sub>2</sub>) + (W<sub>3</sub>) = 4 (29.87') + 4 (163.75') + 160.85'  
 = 116 + 655 + 160.85 = 931.85  
 (A<sub>g</sub>) / (A) = PERCENTAGE OF TRANSPARENCY = 931.85 / 1882.82 = 0.5002 = 50%



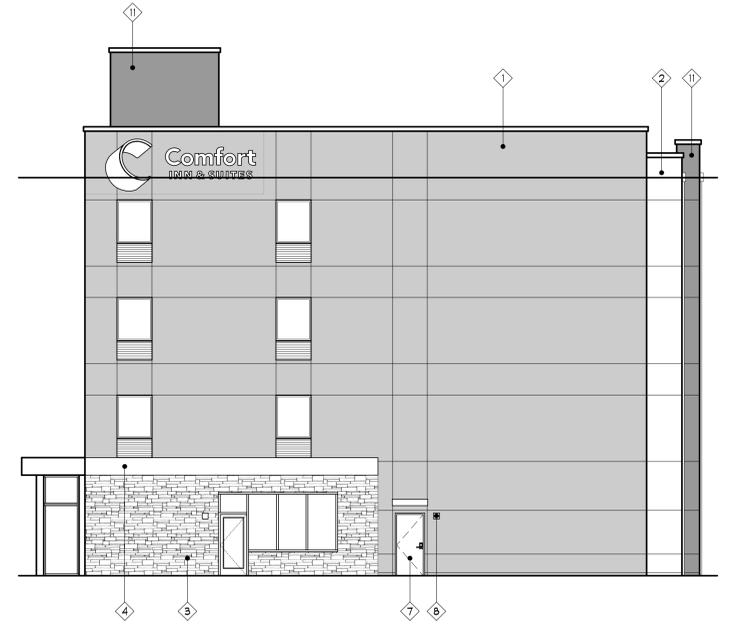
**FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"



**LEFT ELEVATION**  
SCALE: 1/8" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/8" = 1'-0"



**RIGHT ELEVATION**  
SCALE: 1/8" = 1'-0"

NO.	DATE	REVISION DESCRIPTION	BY	CHKD.	APPR.
1	12-08-22	ISSUED FOR APPROVAL	BAO		
2	11-06-23	REVISED TO CHANGE WINDOW SIZES, ADD BUILDING HEIGHT DIMENSIONS, & TRANSPARENCY CALCULATION	BAO		

**DRAWINGS FOR  
COMFORT INN & SUITES**

5000 OLD GENTILLY RD.  
NEW ORLEANS, LA. 70126  
ORLEANS PARISH

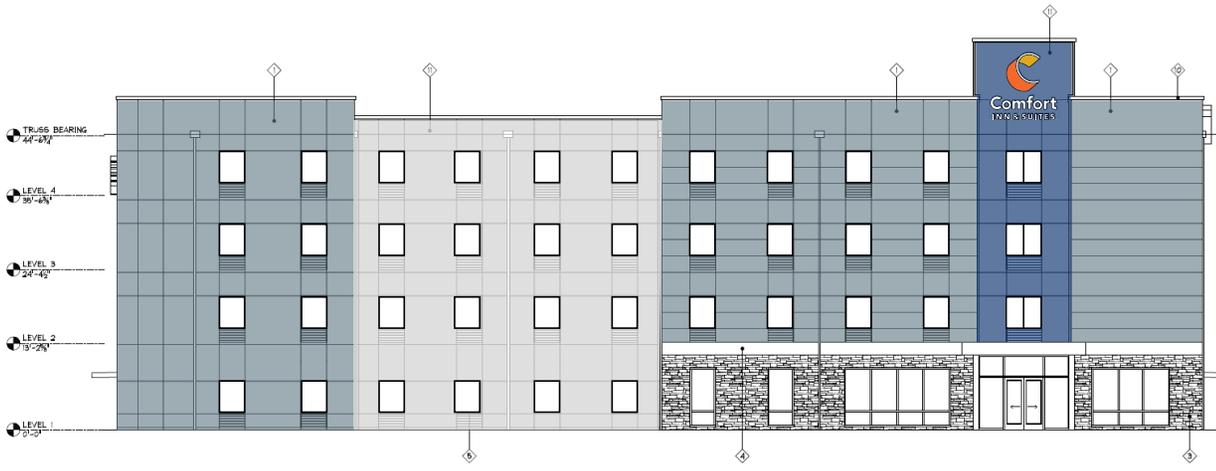
**Alan Hotard** & associates, inc.  
architect

Post Office Box 702    Port Allen, LA 70767  
Phone (225) 343-7591    Fax (225) 343-5101

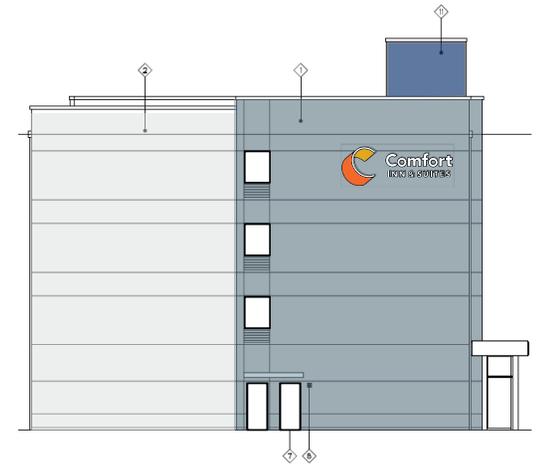


SHEET NO.	A8
PROJECT NO.	202281
DRAWN BY: REV. NO.:	BAO B

COMMIT TO THE LORD  
WHATEVER YOU DO, AND  
YOUR PLANS WILL SUCCEED.  
PROVERBS 16:3



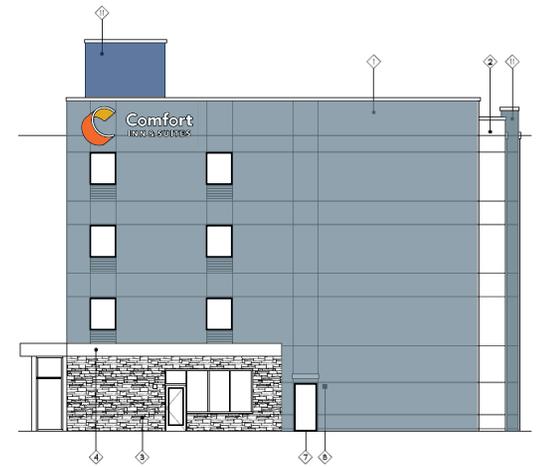
FRONT ELEVATION  
SCALE: 3/4" = 1'-0"



LEFT ELEVATION  
SCALE: 3/4" = 1'-0"



REAR ELEVATION  
SCALE: 3/4" = 1'-0"

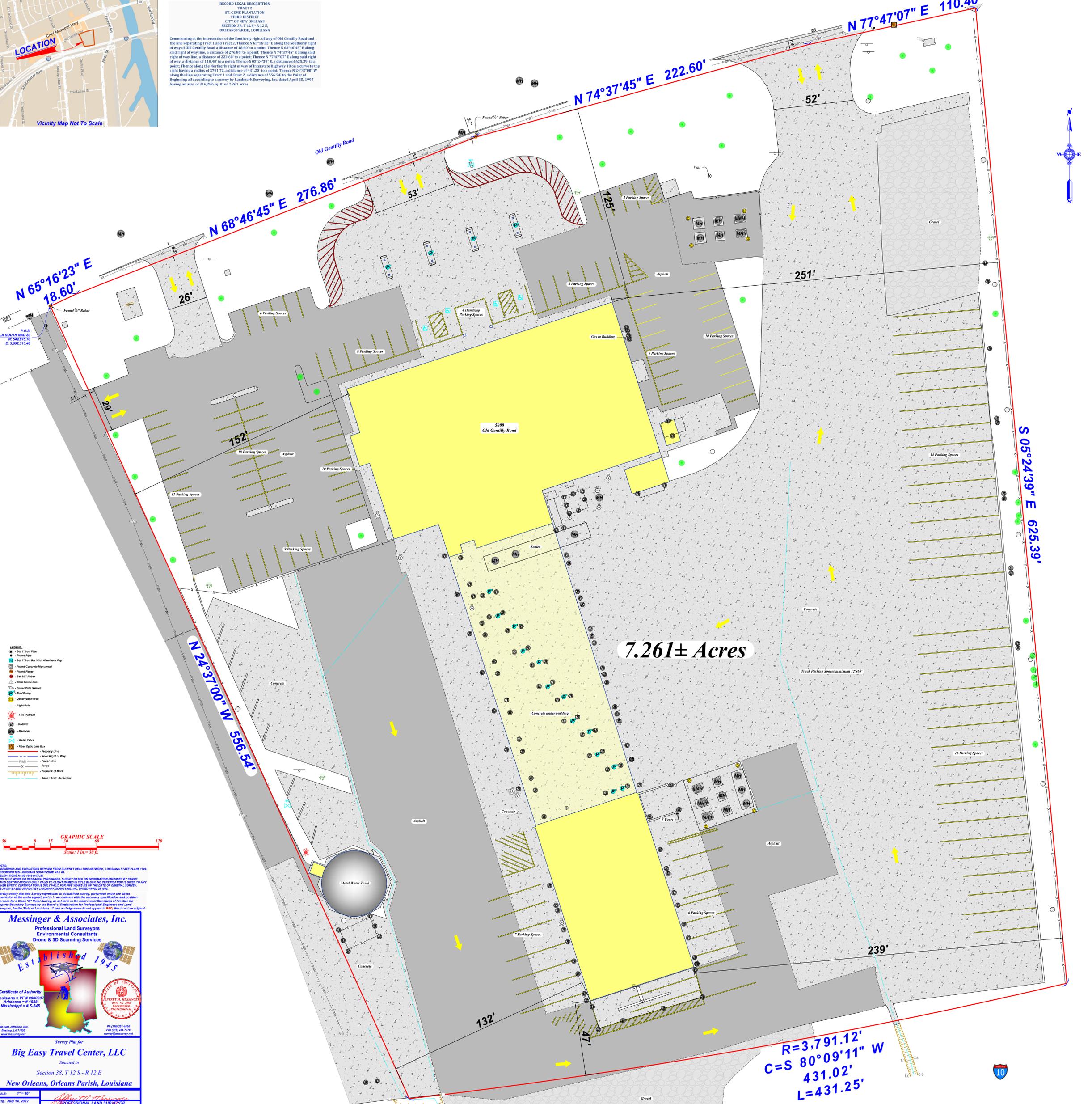


RIGHT ELEVATION  
SCALE: 3/4" = 1'-0"



RECORD LEGAL DESCRIPTION  
 TRACT 2  
 ST. GEME PLANTATION  
 THIRD DISTRICT  
 CITY OF NEW ORLEANS  
 SECTION 38, T 12 S - R 12 E  
 ORLEANS PARISH, LOUISIANA

Commencing at the intersection of the Southerly right of way of Old Gentilly Road and the line separating Tract 1 and Tract 2, Thence N 65°16'32" E along the Southerly right of way of Old Gentilly Road a distance of 18.60' to a point; Thence N 68°46'45" E along said right of way line, a distance of 276.86' to a point; Thence N 74°37'45" E along said right of way line, a distance of 222.60' to a point; Thence N 77°47'07" E along said right of way line, a distance of 110.40' to a point; Thence S 05°24'39" E, a distance of 625.39' to a point; Thence along the Northerly right of way of Interstate Highway 19 on a curve to the right having a radius of 3791.72, a distance of 431.25' to a point; Thence N 24°37'00" W along the line separating Tract 1 and Tract 2, a distance of 536.54' to the Point of Beginning all according to a survey by Landmark Surveying, Inc. dated April 25, 1995 having an area of 316,286 sq. ft. or 7.261 acres.





**To:** Design Advisory Committee  
**From:** Nicole Webre & Wesley Gillen, Webre Consulting  
**Date:** 1/9/2023  
**Re:** 5000- 5090 Old Gentilly Road

---

CPC staff and DAC Members:

**Summary and Highlights:**

Presently we are before you for the construction of a new hotel with a floor area of 40,518 square feet which is a permitted use in the C-2 Auto-Oriented Commercial Zoning District because the building is over 40,000 sq ft. The building will round out the development site geared toward truckers and their 18-wheelers traveling along the I-10 corridor.

We are providing the following as a response to our December DAC review.

- The proposal for review is a new hotel (Comfort Inn & Suites) at the site where there is an existing conditional use for a casino and truck stop. Hotels are a permitted use.
- Earlier in 2023 the site plan DR 013-23 was approved which contained the new proposed hotel and new casino buildings and the site plan was recorded in the Orleans Parish Land Records.
- The site is located adjacent to the I-10 overpass and located near the end of Old Gentilly Road which terminates at France Road. The I-10 overpass abuts the rear of the property and the front of the property faces the rear of a shopping strip mall building.
- There is no crosswalk connectivity to the nearest bus-stop and there are no sidewalks along this portion of Old Gentilly Rd which was previously zoned Light Industrial.
- Public Works reviewed DAC's request to consider sidewalks and determined that installation of a sidewalk was "not required at this time."
- In the site plan Pedestrian Walkways have been added connecting parking areas to the hotel. Also, outdoor areas for hotel guests are identified in the site plan located between the hotel and casino buildings which are an outdoor seating area and an area for pets.
- Hotel elevation plans meet the 50% transparency on the ground floor.

**Narrative:**

The proposed seventy-five room hotel will be four-stories to complement the site and its use which is tailored for travelers in oversized vehicles. The expansive parking and parking lanes are needed to allow for oversized vehicles carrying large containers is just 518 sf ft over the 40,000 square feet threshold.

## Current Use:

The site currently functions as a truck stop with diesel fueling docks and casino, which was permitted through a Conditional Use in 1994, **ZD120-94**. Since the Conditional Use was originally approved, the underlying zoning has changed from LI, Light Industrial, to C-2, Auto-Oriented Commercial. The **ZD120-94** zoning entitlement was amended through administrative design review process, in accordance with Article 4, Section 4.5.F, in 2023 (**Docket number DR013-23**) which resulted in the following changes:

- Casino and truck stop must maintain compliance with LI standards in place at the time of original CU approval, as well as any provisos.
- New hotel use must comply with current C-2 Auto Oriented Commercial District requirements.
- Enhanced landscaping, screening, and building setback requirements along Old Gentilly Road frontage, within parking area, and along the site's perimeter, described below.
- Improved circulation within the site as shown in the site plan.
- No significant changes in circulation to and from the site.
- Off-street parking will be provided and no parking variance or waivers are required.
- Recorded site plan for **Zoning Docket DR013-23**, which governs the site and submitted with this narrative.

Therefore, the scope of this design review is regarding the new hotel use over 40,000 square feet in area, which is an ancillary use that supports the primary truck stop use.

Pursuant to **Article 4, Section 4.5.F.1-2, amendments to the recorded site plan for Zoning DR013-23 must be approved by the Executive Director of the City Planning Commission, which this site went through in early 2023**. Modifications to this recorded site plan that the property owner can provide, that also do not require a new recorded site plan, include:

- Addition of sidewalk if existing utilities, landscaping requirements, and size of public right-of-way between curb and property line is wide enough to accommodate.
- Additional pedestrian striping/walkways.

Concurrently, we are applying to the Board of Zoning Adjustments (BZA). The site is in a C-2 Auto-Oriented Commercial District, where the maximum height for buildings is forty feet and no more than three stories, pursuant to **Article 15, Section 15.3.A.1** (Table 15-2) of the Comprehensive Zoning Ordinance. The proposed building is four stories in height, necessitating a waiver of one (1) story.

***Below please find the approval standards of Article 4, Section 4.5.E of the Comprehensive Zoning Ordinance and how we intend to comply.***

In reviewing site plan and design review applications, the relationship of the development plan to adopted land use policies and the goals and objectives of the Master Plan shall be evaluated. In addition, the following characteristics shall be considered:

1. Degree of conformity with the regulations of this Ordinance.

Response: The proposed hotel is one of the ancillary uses that will support the primary truck stop use, which was approved through a conditional use ordinance in 1994, **ZD120-94**. In early 2023, an administrative design review resulted in approved modifications to the original Final Development Plan

to include a new casino structure and enhanced landscaping and screening requirements, **DR013-23**. This zoning entitlement imposed standards on the site that are above and beyond that of the underlying zoning district via provisos. **Therefore, the DAC can be assured that the site not only meets the requirements of the Ordinance, it exceeds them.**

Further, we believe that the proposed hotel building and use are highly appropriate for the C-2 Auto-Oriented Commercial District. The District “is intended for large-scale, auto-oriented commercial uses and strip commercial developments, which require significant parking.”

- 2. Degree of conformity with all applicable regulations within the City Code, and the goals and policies of the Master Plan.

Response: The hotel will comply with all regulations of the City Code and the respective reviews will be conducted during the plan review process. With respect to the Plan for the 21st Century, the proposed building is consistent with the goals, range of uses, and development character of the General Commercial Future Land Use Category. A hotel will support the goal of increasing the retail tax base, as hotel guests will frequently patronize adjacent retail uses. **Further, the FLU category encourages “larger commercial structures” and “minimal negative impacts on surrounding residential areas.”** The rear property line runs parallel to the I-10 elevated interstate. It is also adjacent to an LI Light Industrial District to the south. Finally, the site is over 1000 feet from the residential district to the north, as shown in **Figure 1**. Therefore, no negative impacts on residential uses are expected.

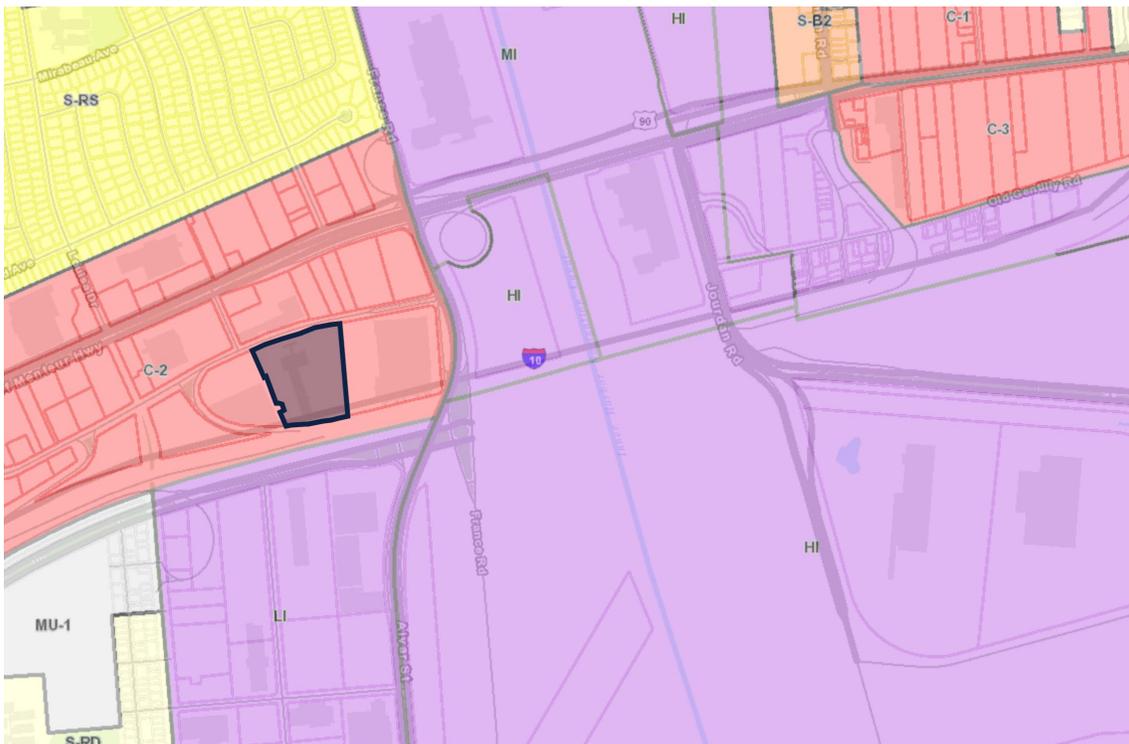


Figure 1 Zoning Map

- 3. The location, arrangement, size, design, and general site compatibility of buildings, lighting, and signs, including:

- a. Compatibility with, and mitigation of, any potential impact upon, adjacent property.
- b. Site illumination designed and installed to minimize adverse impact on adjacent properties.

Response: As noted previously, the approved Final Development Plan meets the requirements of the conditional use ordinance and the subsequent administrative design review, **DR013-23**, placed enhanced development, operational and landscaping standards on the site. Compatibility with the surrounding development and mitigation of the impacts of the truck stop use on adjacent uses was the primary goal of the provisos of approval. **DR013-23's provisos consist of enhanced landscaping, site design, and screening requirements that resulted from the 2023 administrative design review that mitigate potential impacts on adjacent property include:**

- The provision of a continuous vegetative buffer along the periphery of the site consisting of six-foot-tall evergreen hedge and large deciduous shade trees.
- A paving and building setback of fifty feet from and within the property along Old Gentilly Road with shade trees, shrubs, and groundcover.
- The provision of landscaping on the interior of all parking areas using deciduous shade trees.
- Screening along Old Gentilly Road of all vehicular use areas with a continuous hedge, berm, and/or masonry wall that is thirty inches in height.
- Detailed landscape plantings at all entries.
- All loading areas and trash dumpsters are screened from the public right-of-way and by a six-foot-tall, opaque fence with gate.
- With regard to lighting, the recorded site plan indicates night and security lighting throughout the site.

Considering that the hotel use is far less intense than the truck stop use, the DAC can be certain that any detrimental impacts have been mitigated.

4. Landscape and the arrangement of open space or natural features on the site shall:
  - a. Create a desirable and functional environment for motorists, pedestrians, bicyclists, and occupants of residential dwellings, business owners, and employees. To achieve such an environment, landscape may take advantage of open space design features such as bike paths, running paths, and outdoor relaxation areas.
  - b. Preserve unique natural resources, including measures to preserve and protect existing healthy, mature trees.
  - c. Protect natural resources and landscape on adjacent sites.
  - d. Design drainage facilities to promote the use and preservation of natural watercourses and patterns of drainage.
  - e. Utilize plant materials suitable to withstand the climatic conditions of New Orleans and microclimate of the site. The use of native species is encouraged.

f. Screening to buffer the impact of the development on adjacent uses and enhance the appearance and image of the City by screening incompatible uses and certain site elements, and creating a logical transition to adjoining lots and developments.

Response: The applicant intends to preserve all mature/viable trees and greenspace onsite, further enhance those features with berms and abundant plantings that soften the environment, serve as a buffer between adjacent uses, and comply with Article 23 Section 4, Selection, Installation, and Maintenance of Plant Material, **as shown in the recorded landscape plan for DR013-23**. Accommodations for pedestrians include illuminated awnings at the façade, pedestrian seating area between the new hotel and existing casino, pedestrian striping leading to the front entrances of both the casino and hotel, as well as striping leading from the rear parking area to the rear entrances. Further, the landscaping of the parking lot serves to define the vehicular use areas and guide pedestrians safely from their cars to the entry. Additionally, there will be screening along Old Gentilly Road of all vehicular use areas with a continuous hedge and/or masonry wall maintained at a height of thirty inches. As noted above, there will be a continuous vegetative buffer along the right and left property lines made up of a six-foot-tall evergreen hedge and large deciduous shade trees. This is in addition to the fifty-foot paving and building setback that will contain shade trees, shrubs, and ground cover.

Regarding drainage and protecting natural watercourses, all paved areas are existing and are the minimum dimensions needed to accommodate parking and circulation within the site. Both the number of car and truck parking spaces has been reduced from the previously approved (**ZD120-94**) plan. A Drainage Plan has also been submitted and approved by SWB and the City's Stormwater Review Division in OneStop. Finally to protect natural watercourses, the owners have submitted a litter abatement program that has been approved by the Department of Sanitation and includes daily trash pickup and the provision of sturdy trash receptacles.

5. Circulation systems and off-street parking shall be designed to:

- a. Provide adequate and safe access to the site for motor vehicles as well as alternate modes of transportation, including pedestrians, bicyclists, and public transit.
- b. Minimize potentially dangerous traffic movements.
- c. Separate pedestrian and auto circulation and provide for bicycle parking or storage where required.
- d. Minimize curb cuts by using cross-access servitudes and shared parking.
- e. Design off-street parking lots or garages to minimize adverse impacts on adjacent properties, particularly through the use of perimeter and interior landscape, and promote logical and safe parking and internal circulation.
- f. Clearly define pedestrian access from the parking area to the building(s). A clearly defined visible and identifiable network of pedestrian connections should be provided in and between parking lots, street sidewalks, open spaces, buildings, and public transit.

Response: The applicants are proposing no significant changes in circulation to and from the site as all existing curb cuts with two-way traffic will be retained and re-utilized. Within the site, circulation will

be similar to the previously approved plan for **ZD120-94**, with the only modification being that traffic will flow around the new row of parking from the center curb cut as opposed to through the fueling deck that was previously in its place. This constitutes an improvement as there are fewer potential vehicular conflicts.

Pedestrian striping and walkways have been added in the front and rear parking areas leading to front and rear entrances for the hotel and casino, as well as eight bicycle parking spaces located in the hotel's front parking area. Further, the landscaping of the parking lot serves to define the vehicular use areas and guide pedestrians safely from their cars to the entry.

Connectivity regarding pedestrian walkways to sidewalks, adjacent properties, and public transit is limited due to existing site conditions, as shown in **Figure 2**. There is limited space for a sidewalk in the public right-of-way, which varies in width from 7' 4" to 3' 7" and has utilities present, as shown in **the survey submitted with this report**. This survey has also been submitted to the Department of Public Works to determine if sidewalk installation is feasible given the existing conditions and the response was that, "Sidewalks are not required at this time."

The nearest public transit stops are at Winn Dixie on Desire Parkway. The only existing crosswalk for riders is on Desire Parkway. From there riders must cross Old Gentilly Road, with no crosswalk, from Desire Parkway and enter the neighboring property at 4700 Old Gentilly Road, which has no sidewalk due to existing fenced in utilities, as shown in yellow in **Figure 2, and in Figures 3, 4, and 5**.

As mentioned above, Public Works reviewed whether sidewalks were required and determined that they "were not required at this time". Utility lines, the property line abutting the street and landscaping requirements make it difficult to incorporate a sidewalk.



Figure 2 Surrounding Development



Figure 3 Fenced Utilities Blocking Sidewalk Connection at 4700 Old Gentilly Road, East Facing



Figure 4 Fenced Utilities Blocking Sidewalk Connection at 4700 Old Gentilly Road, North Facing



*Figure 5 Fenced Utilities Blocking Sidewalk Connection at 4700 Old Gentilly Road, West Facing*

**Conclusion:**

The new hotel constitutes a major investment in the neighborhood that is expected to elevate the standards of development in the vicinity. The massing of the proposed four-story structure was chosen in part due to the limited developable area, as 18-wheelers require larger turning radiuses, and to the scale of the I-10 elevated highway, thereby creating a more balanced, harmonious relationship of the structure to it's environment.

**From:** [Louis R. Haywood](#)  
**To:** [Wesley Gillen](#)  
**Cc:** [Nicole Webre](#); [Stephen K. Kroll](#)  
**Subject:** RE: Sidewalk Installation Question- 5000 Old Gentilly Road  
**Dates:** Tuesday, January 9, 2024 3:03:22 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

Hi Wesley,

After review of local conditions, DPW does not require a sidewalk at this time.

Thank you,  
Louis

Louis Haywood  
Construction Project Manager  
City of New Orleans Department of Public Works  
[LRHaywood@nola.gov](mailto:LRHaywood@nola.gov)  
(504) 658-8056 (O)  
(504) 329-9555 (C)

**From:** Wesley Gillen <[wesley@webreconsulting.com](mailto:wesley@webreconsulting.com)>  
**Sent:** Thursday, December 28, 2023 11:17 AM  
**To:** Louis R. Haywood <[lrhaywood@nola.gov](mailto:lrhaywood@nola.gov)>  
**Cc:** Nicole Webre <[nicole@webreconsulting.com](mailto:nicole@webreconsulting.com)>  
**Subject:** Sidewalk Installation Question- 5000 Old Gentilly Road

**EMAIL FROM EXTERNAL SENDER: DO NOT click links, or open attachments, if sender is unknown, or the message seems suspicious in any way. DO NOT provide your user ID or password. If you believe that this is a phishing attempt, use the reporting tool in your Outlook to send this message to Security.**

Good morning, Louis,

My name is Wesley Gillen with Webre Consulting and I am hoping you can clarify whether one of our projects, at 5000 Old Gentilly, will be required to install sidewalks.

The area between the property line and the street varies in width, **ranging from 7.4' to 3.7' with some utilities, catch basins, and existing trees present.** A new hotel will be constructed, as shown in the attached and recorded site plan for the entire truck stop (DR013-23).

**Will we need to install a sidewalk for the construction of the hotel along the entirety of the site?** Below is an aerial image of the site and surrounding development. I have attached the survey showing the dimensions for the public right-of-way and the approved site plan for DR013-23.

Thank you for your assistance,  
Wesley Gillen



**Wesley Gillen** *she/her/hers*  
Associate Consultant



[Wesley@webreconsulting.com](mailto:Wesley@webreconsulting.com)

Office: (504) 605-3699

