



City of Slidell, Louisiana  
**Planning Commission**  
**Agenda**

January 22, 2024 at 7:00pm

Council Chambers, 2045 2<sup>nd</sup> St, Slidell, LA

Agenda packet available at [myslidell.com/planning/boards/pz](https://myslidell.com/planning/boards/pz)

For questions or to provide public comment before the meeting,

email [PZ@cityofslidell.org](mailto:PZ@cityofslidell.org) or call (985) 646-4320 (M-F 8am to 4:30pm)



SCAN ME  
for the  
PC website

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Minutes.** Approve minutes from December 11, 2023
4. **Public Hearing**
  - a. **A23-05:** A request to annex into the City of Slidell property containing 2.434 acres located on the west right-of-way line of East I-10 Service Road (previous Robert Street), identified as Lot 3A, Square 9, Lindberg Glen Subdivision.
  - b. **S23-13:** A request for a Preliminary Plat to subdivide one lot on 58.28 acres into 181 single-family lots located in Sections 30, 31 and 37, Township 8 South, Range 14 East, located east of Airport Road and north of Veterans Memorial Parkway, adjacent to the US National Guard Base, identified as Liberty Pointe Subdivision.
5. **Other Business**
6. **General and Public Comments**
7. **Adjournment**

*The next Planning Commission meeting will be February 19, 2024.*



City of Slidell, Louisiana  
**Planning Commission**  
Minutes

December 11, 2023 @ 7:00 p.m.  
Council Chambers, 2045 2<sup>nd</sup> Street, Slidell, LA

1. **Call to Order and Roll Call.** Meeting called to order by Chair Reardon at 7:03 p.m.

**Commissioners Present**

Richard Reardon, Chair  
Landon Washington, Vice Chair  
Sandy Hicks  
Michael Newton  
Eric Shives

**Commissioners Not Present**

Gayle Green

**Staff Present**

Danny McElmurray, Planning Director  
Theresa Alexander, Planner

2. **Pledge of Allegiance**

3. **Minutes.** Motion by Commissioner Shives to approve minutes of November 20, 2023 after a correction of the meeting date from December 20, 2023 to November 20, 2023; Vice Chair Washington seconded. A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

4. **Public Hearing**

a. None

5. **Other Business**

a. Consideration of 2024 Meeting Calendar

Introduced by Chair Reardon. Director McElmurray spoke to the Commission about this, and explained a few adjustments due to holidays and also Leap Year. Commissioner Shives made a motion to approve the 2024 Meeting Calendar, seconded by Vice Chair Washington. Motion passed with a vote of 6 YAYS, 0 NAYS, 0 ABSTAIN.

6. **General and Public Comments.** There were none.

7. **Adjournment.** Meeting adjourned at 7:09 p.m. on motion by Vice Chair Washington, seconded by Commissioner Shives, and a vote of 5 YAYS, 0 NAYS, 0 ABSTAIN.

**Location:** 663 East I-10 Service Road, approx. 1,400 ft north of US Hwy 190 and 830 ft south of Lawes St (**Figure 1**)

**Petitioner(s):** Surgi Properties LLC, by Lesa Ann Surgi, Manager

**Zoning:** Parish HC-2 Highway Commercial

**Future Land Use:** Commercial

**Requests:** Annex and establish City zoning classification as C-4 Highway Commercial/C-4 Height Overlay



Figure 1. Location map

**Parish Concurrence:** Needed; request sent on December 7, 2023; Parish Public Meeting scheduled for February 8, 2024

**Planning & Zoning Commissions**

Consent Agenda: December 11, 2023

Public Hearing: January 22, 2024

**City Council (tentative)**

Consent Agenda: February 13, 2024

Public Hearing: February 27, 2024

**Recommendations**

Planning Department  
Approval

Planning & Zoning Commissions  
To be determined

**Current Conditions**

1. The petitioned property contains 2.43 acres and is vacant land (**Figures 2 and 3**).
2. The petitioned property has:
  - No registered voters (Certificate of Registrar of Voters dated October 12, 2023);
  - No resident property owners; and

- The petitioned property has an assessed value of \$4,200. Non-resident property owners, represented by its Manager, have signed the Annexation Petition (Certificate of Ownership and Assessed Valuation dated October 10, 2023).
3. City water and sewer are not currently available at this site. However, the City Engineering Department is currently working to extend City water and sewer services to the east side of Interstate 10, with work scheduled to begin in April 2024 and an approximate completion in 6 months. Applicants understand any development of the property after annexation will be required to connect to City water and sewer.
  4. The property is in Flood Zone C which is not a Special Flood Hazard Area. Annexing this property will impact the City's CRS Rating in a positive way by increasing the area outside flood hazard areas.

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### Findings

5. The petitioned property is contiguous with the City's corporate limits the full property length along the East I-10 Service Road (250 ft), a City maintained right-of-way.
6. The subject property is zoned by the Parish as HC-2 Highway Commercial (**Figure 4**). The applicants propose to establish City zoning as C-4 Highway Commercial.
7. C-4 allows similar uses as HC-2; it does not allow more intense uses.
8. For the purpose of the Sales Tax Enhancement Plan, the property is undeveloped commercial or non-commercial that is less than 90% surrounded by the City with proposed City zoning that is not more intense. The Parish was notified of the annexation on December 7, 2023, and has processed the request for resolution.
9. The subject property is located on a major road – East I-10 Service Road, between Gause Blvd and US Hwy 190 (Fremaux) (**Figure 5**).
10. Other nearby properties on E I-10 Service Road are zoned Parish HC-2 and City C-4 (**Figures 4 and 5**).
11. Zoning classification C-4 is appropriate for this location because of its location on a major road and proximity to other properties with the same or similar commercial zoning.
12. The Planning Department finds the annexation is reasonable for the following reasons:
  - Planned City utility extensions, along with annexations, will increase the City's jurisdictional area.
  - The reconfiguration of the municipal boundaries will fill in gaps, and open opportunities for additional development along this corridor.
  - Supported by the City's 2040 Comprehensive Plan.

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### Recommendation

The Planning Department finds the annexation and zoning map amendment requests meet applicable requirements and are appropriate.

Figure 2. Street View from Feb. 2023.



Figure 3. Property Survey (2008)

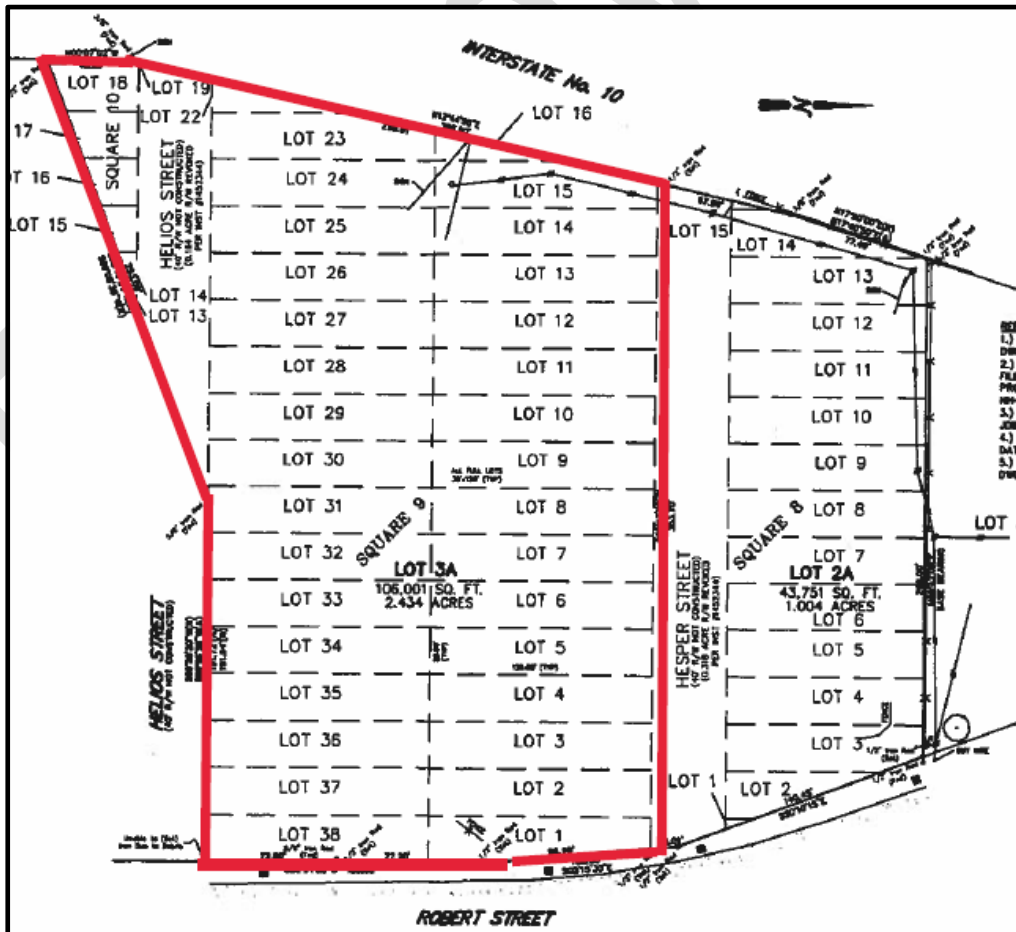




Figure 4. Parish Zoning

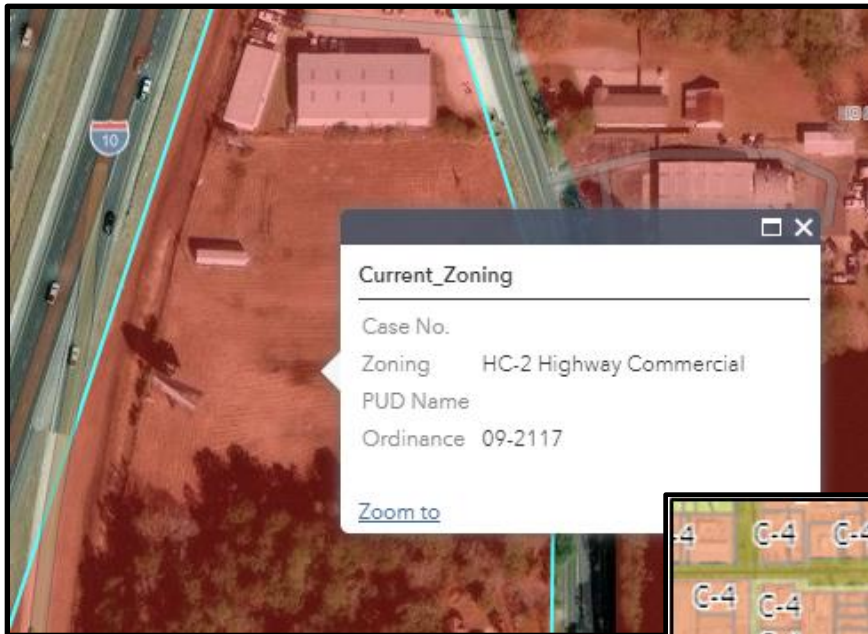


Figure 5. City Zoning



**Location:** Vacant Land along the west ROW of Airport Road containing 58.282 ac (**Figure 1**)

**Owner(s):** Black Oak Holdings LLC

**Applicant:** Duplantis Design Group PC

**Zoning:** C-4 Highway Commercial

**Future Land Use:** Commercial

**Request:** Preliminary Plat Approval

**Planning Commission:** January 22, 2024

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### Staff Recommendation

Approval

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### Preliminary Plat Regulations

1. A Preliminary Plat review and approval by the Commission is required with proposed development of a subdivision. The plat is required to identify all items listed in Part 5, Procedure for Plat Approval in Appendix B Subdivision Regulations.
2. The Preliminary Plat is reviewed by Planning Staff and the City Engineer for compliance with the regulations.
3. With Planning Commission approval, preliminary construction drawings that identify all improvements to be made in the subdivision in accordance with the City regulations can move forward. These drawings are provided to the City Engineer for final review for construction.
4. With the City Engineer’s approval, construction can begin installing all improvements (streets, sidewalks, utility lines, etc.). Once all improvements have been inspected by the City Engineer, a Final Plat must be submitted for the Planning Commission review and recommendation to City Council for acceptance of any dedicated improvements.



**Figure 1. Location map**

*App. B, Subdivision Regulations, Part 5 – Procedure for Plat Approval*

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### Findings

5. Owners are petitioning for preliminary plat approval to create a new residential subdivision called Liberty Pointe Subdivision.

6. The vacant property contains 58.28 acres with an existing pond at the northeast corner of the property (**Figure 2**). The property is zoned C-4.
7. The C-4 zoning district does not require minimum lot sizes unless the property is used for a dwelling. The purpose of this subdivision is to create a residential development in two phases, requiring it to meet the minimum lot area and setbacks as specified in Sec. 2.1804 (C-4) and Sec. 2.1104 (A-8):
  - Setbacks:
    - Front Yard Setback: 20 ft
    - Side Yard Setback: There shall be two side yards, one on each side of the building, having an area of 20 percent of the total lot width with a minimum of five feet from any side line for lots under 100 feet and a minimum of ten feet from any side property line for lots over 100 feet in width; provided, however, that a carport, garage, utility or storage room may project to not less than five feet from any side line of any lot.
    - Rear Yard Setback: There shall be a rear yard having a depth of not less than 20 percent of the depth of the lot; provided, however, that the depth of the required rear yard shall not be less than 25 feet and need not exceed 50 feet.
  - Lot Area:
    - There shall be a lot width of a minimum of 50 feet at the building line.
    - Every lot shall contain an area of not less than 6,000 square feet per family; where more than one family occupies the same building an additional 1,500 square feet per family is required.
8. The applicant proposes to create 181 single-family lots in two phases using 27.92 acres, while maintaining open space of  $\pm 22.92$  acres that includes the pond, green space, utilities and drainage, all to be maintained by the Home Owners Association (HOA) (**Figures 3 and 4**).
9. The City Engineer has agreed the City will maintain the street rights-of-way when constructed meeting the City's design standards for such construction.
10. The subdivision proposes two public access drives to the development located off Airport Road (Phase 1 –  $\pm 44.63$  ac.), and Veterans Memorial Lane (Grantham College Rd) (Phase 2 –  $\pm 13.65$  ac.).
11. The City of Slidell water and sewer utility connections are available to this site via Airport Rd and/or Veterans Memorial Lane. Developer is responsible for installation of necessary infrastructure per requirements by Public Works and Engineering Departments.
12. The property is located in flood zones B and C and is not in a special flood hazard area. The land has an estimated elevation of 16 feet.

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## Recommendations

13. The City Engineer has reviewed the preliminary subdivision and recommends approval of this preliminary plat.
14. The Planning Department also recommends approval.



Figure 2. Zoning Map



Figure 3. General Information for Preliminary Plat

<b>GENERAL INFORMATION</b>	
C-4 ----- ZONING	181 ----- NO. OF LOTS
ASPHALT ----- ROAD SURFACE	6,000± S.F. ----- AVERAGE LOT SIZE
50 FEET ----- ROW WIDTHS	35' ----- MAX BUILDING HEIGHT
58.282 ACRES ----- TOTAL AREA	27.92± ACRES ----- TOTAL LOT AREA
998,152± SQ. FT. ----- GREENSPACE	±44.63 ACRES ----- PHASE 1 AREA
	±13.65 ACRES ----- PHASE 2 AREA

**Figure 4. Proposed Preliminary Plat  
(following sheet)**



NOTES: MEASURED BEARINGS BASED ON GRID NORTH, LOUISIANA STATE PLANE SOUTH ZONE (1702) NAD 83 AS DERIVED FROM THE LSU C4C RTM NETWORK (2023.66).

ELEVATION NOTE:

ELEVATIONS SHOWN ARE NAVD 1988 (GEOID 126) AS DERIVED FROM GPS OBSERVATIONS USING THE LSU C4C NETWORK (2023.66). SITE BENCHMARK "A", "SQUARE" CHISELED IN CONCRETE HEADWALL 3.30 FEET EAST OF CENTERLINE OF AIRPORT ROAD AND 4.345 FEET SOUTH OF THE INTERSECTION OF AIRPORT ROAD AND SUNSET DRIVE. (SEE DRAWING FOR LOCATION) ELEVATION: 13.69

SITE BENCHMARK "B", "SQUARE" CHISELED IN CONCRETE DRIVEWAY 4.12 FEET NORTHEAST OF CENTERLINE OF FRONTAGE ROAD AND 1.1205 FEET SOUTHWEST OF DIRT ACCESS ROAD. (SEE DRAWING FOR LOCATION) ELEVATION: 16.12

SURFACE CONTOURS SHOWN ARE FROM A LOW ALTITUDE FLIGHT ON DATE OF SURVEY BY A MICRODRONE M4-1000 UTILIZING A MOLDART1000HUR PAYLOAD. THE DATA WAS PROCESSED THROUGH FOS FAC LAM AND L2560. WATER BOTTOM ELEVATIONS AND CONTOURS SHOWN WERE MEASURED ON DATE OF SURVEY USING A SEAFOUR HYDROLITE-TM SINGLE-FREQUENCY ECHOSOUNDER PAIRED WITH A TRIMBLE 121 GNSS SYSTEM. DATA WAS PROCESSED IN TRIMBLE BUSINESS CENTER.

NOTES:

- 1) REFERENCES: SURVEYOR & TOPOGRAPHIC SURVEY IN SECTIONS 30, 31 AND 37, TOWNSHIP 8 SOUTH, RANGE 14 EAST, GREENSBURG LAND DISTRICT, CITY OF SLIDELL, ST. TAMMANY PARISH, LOUISIANA, DATED 08/29/2023, BY DUPLANTIS DESIGN GROUP, PC. 2) FLOOD ZONE NOTE: SURVEYOR HAS CONSULTED THE FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR THIS LOCATION AND FOUND THAT THE SUBJECT PROPERTY IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA. FLOOD ZONE: "b" & "c" BASE FLOOD ELEVATION: 16.0' COMMUNITY PANEL NO. 220204 0005 C MAP REVISED: APRIL 21, 1999 NOTES: CONTACT CITY OF SLIDELL FOR ANY ADDITIONAL ELEVATION REQUIREMENTS. 3) GREENSPACES: GREEN SPACES SHOWN ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. 4) UTILITIES LOCATIONS: UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE UTILITY FEATURES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. OTHER UTILITIES NOT SHOWN ARE THE PROPERTY OF THE UTILITY PROVIDER. THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT FOR ABOVE GROUND VISIBLE UTILITY FEATURES. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. 5) TITLE: THE SERVICED AND RESTRICTIONS SHOWN HEREON ARE LIMITED TO THOSE SET FORTH IN THE INFORMATION PROVIDED TO US. THERE IS NO REPRESENTATION MADE BY THIS SURVEYOR THAT ALL APPLICABLE SERVICEDS AND RESTRICTIONS ARE SHOWN. TITLE WAS NOT RESEARCHED IN PREPARATION OF THIS SURVEY. 6) ZONING: PROPERTY IS ZONED C-4. FRONT YARD (A-B) = 20' SIDE YARDS (A-E) = 20% LOT WIDTH, 5' MIN. ANY ONE SIDE REAR YARD (A-E) = 25' 7) NO CONSTRUCTION WITHIN DEDICATED SERVICEDS WITHOUT WRITTEN PERMISSION OF OWNER OF SERVICED. 8) LOT WIDTH IS THE WIDTH OF A LOT AT THE BUILDING SETBACK LINE MEASURED PARALLEL TO THE STREET RIGHT OF WAY LINE; MINIMUM WIDTH REQUIRED 50'.

DESCRIPTION:

THAT CERTAIN PIECE OR PARCEL OF LAND, SITUATED IN SECTIONS 30, 31 AND 37, TOWNSHIP 8 SOUTH, RANGE 14 EAST, CITY OF SLIDELL, PARISH OF ST. TAMMANY, STATE OF LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF PARCEL "A" OF OAKMONT SUBDIVISION, PHASE 1, A RECORDED SUBDIVISION, SAID CORNER REPORTED TO BE N89°40'W A DISTANCE OF 1315.40 FEET, S00°31'W A DISTANCE OF 1840.00 FEET, S00°34'W A DISTANCE OF 760.32 FEET, N89°40'W A DISTANCE OF 37.14 FEET, S00°07'41"W A DISTANCE OF 546.00 FEET, S89°42'14"W A DISTANCE OF 255.38 FEET, AND S00°34'W A DISTANCE OF 150.00 FEET FROM THE CORNER COMMON TO SECTIONS 19, 20, 29 AND 30, SAID TOWNSHIP 8 SOUTH, RANGE 14 EAST, SAID POINT OF BEGINNING BEING ON THE EAST RIGHT OF WAY LINE OF AIRPORT ROAD AND MARKED WITH A 5/8" IRON ROD FOUND; THENCE N89°17'04"E ALONG THE SOUTH LINE OF SAID OAKMONT SUBDIVISION A DISTANCE OF 222.54 FEET TO A 1/2" IRON ROD FOUND; THENCE S87°13'47"E CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 211.08 FEET TO A 1/2" IRON ROD FOUND; THENCE N89°13'31"E CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 111.72 FEET TO A CAPPED 5/8" IRON ROD SET; THENCE S00°32'31"E, LEAVING SAID SOUTH LINE, A DISTANCE OF 75.00 FEET TO A CAPPED 5/8" IRON ROD SET; THENCE N5°48'58"E A DISTANCE OF 129.97 FEET TO A CROSS CUT IN CONCRETE FOUND ON SAID SOUTH LINE OF OAKMONT SUBDIVISION; THENCE N89°15'52"E ALONG SAID SOUTH LINE, A DISTANCE OF 375.33 FEET TO A 1/2" IRON ROD FOUND; THENCE N89°08'17"E CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 169.92 FEET TO A 1/2" IRON ROD FOUND; THENCE N89°16'08"E, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 120.00 FEET TO A CAPPED 5/8" IRON ROD SET ON THE WEST LINE OF CAMP VILLERE NATIONAL GUARD TRAINING CENTER; THENCE S00°34'03"E ALONG SAID WEST LINE, A DISTANCE OF 231.27 FEET TO A CAPPED 5/8" IRON ROD FOUND; THENCE S89°39'55"E A DISTANCE OF 123.19 FEET TO A 1/2" IRON ROD FOUND; THENCE S00°16'59"E A DISTANCE OF 158.70 FEET TO A 1/2" IRON ROD FOUND; THENCE S89°42'14"W A DISTANCE OF 284.17 FEET TO A 1/2" IRON ROD FOUND; THENCE N02°49'25"W A DISTANCE OF 50.69 FEET TO A 1/2" IRON ROD FOUND; THENCE N61°29'26"W A DISTANCE OF 346.38 FEET TO A 1/2" IRON ROD FOUND; THENCE N10°08'08"E CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 891.47 FEET TO A CONCRETE RIGHT OF WAY MARKER FOUND; THENCE N26°56'51"W, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 267.09 FEET TO A CONCRETE RIGHT OF WAY MARKER FOUND; THENCE N10°08'08"E CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 891.47 FEET TO A CONCRETE RIGHT OF WAY MARKER FOUND; THENCE N26°25'13"W, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 316.74 FEET TO A CAPPED 5/8" IRON ROD SET; THENCE N40°39'17"W, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 120.17 FEET TO A CAPPED 5/8" IRON ROD SET; THENCE N15°43'59"E, LEAVING SAID RIGHT OF WAY LINE, A DISTANCE OF 115.52 FEET TO A CAPPED 5/8" IRON ROD SET; THENCE N00°32'17"W A DISTANCE OF 400.00 FEET TO A CAPPED 5/8" IRON ROD SET; THENCE N89°26'06"W A DISTANCE OF 209.93 FEET TO A CAPPED 5/8" IRON ROD SET ON THE EAST RIGHT OF WAY LINE OF AFDRESAD AIRPORT ROAD; THENCE N00°40'09"W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 626.72 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 58.28 ACRES AS SURVEYED BY DUPLANTIS DESIGN GROUP, PC, PROJECT NO. 23-1555, DATED AUGUST 26, 2023 AND IS SUBJECT TO ANY CONTINGENT RESTRICTIONS THAT MAY BE RECORDED.

Symbol Legend

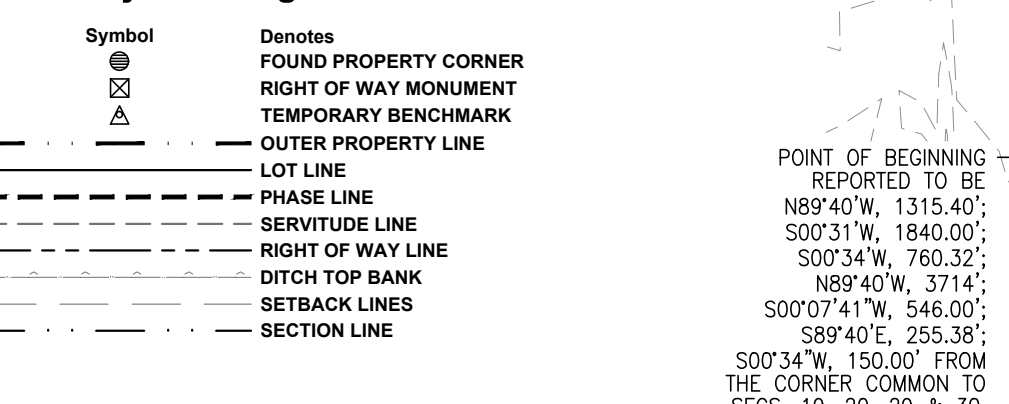


Table with 4 columns: CURVE #, ARC LENGTH, RADIUS, CHORD BEARING AND DISTANCE. Contains curve data for curves 1 through 38.

Table with 4 columns: CURVE #, ARC LENGTH, RADIUS, CHORD BEARING AND DISTANCE. Contains curve data for curves 39 through 76.

Table with 4 columns: CURVE #, ARC LENGTH, RADIUS, CHORD BEARING AND DISTANCE. Contains curve data for curves 77 through 114.

Table with 4 columns: CURVE #, ARC LENGTH, RADIUS, CHORD BEARING AND DISTANCE. Contains curve data for curves 115 through 152.

Table with 4 columns: CURVE #, ARC LENGTH, RADIUS, CHORD BEARING AND DISTANCE. Contains curve data for curves 153 through 190.

Table with 4 columns: CURVE #, ARC LENGTH, RADIUS, CHORD BEARING AND DISTANCE. Contains curve data for curves 191 through 228.

Table with 4 columns: CURVE #, ARC LENGTH, RADIUS, CHORD BEARING AND DISTANCE. Contains curve data for curves 229 through 266.

Table with 4 columns: CURVE #, ARC LENGTH, RADIUS, CHORD BEARING AND DISTANCE. Contains curve data for curves 267 through 304.

Table with 4 columns: CURVE #, ARC LENGTH, RADIUS, CHORD BEARING AND DISTANCE. Contains curve data for curves 305 through 342.

Table with 4 columns: CURVE #, ARC LENGTH, RADIUS, CHORD BEARING AND DISTANCE. Contains curve data for curves 343 through 380.

Table with 4 columns: CURVE #, ARC LENGTH, RADIUS, CHORD BEARING AND DISTANCE. Contains curve data for curves 381 through 418.

Table with 4 columns: CURVE #, ARC LENGTH, RADIUS, CHORD BEARING AND DISTANCE. Contains curve data for curves 419 through 456.

Table with 4 columns: CURVE #, ARC LENGTH, RADIUS, CHORD BEARING AND DISTANCE. Contains curve data for curves 457 through 494.

Table with 4 columns: CURVE #, ARC LENGTH, RADIUS, CHORD BEARING AND DISTANCE. Contains curve data for curves 495 through 532.

Table with 4 columns: CURVE #, ARC LENGTH, RADIUS, CHORD BEARING AND DISTANCE. Contains curve data for curves 533 through 570.

Table with 4 columns: CURVE #, ARC LENGTH, RADIUS, CHORD BEARING AND DISTANCE. Contains curve data for curves 571 through 608.

Line Table

Table with 4 columns: LINE #, BEARING, LENGTH. Contains line data for lines 1 through 114.

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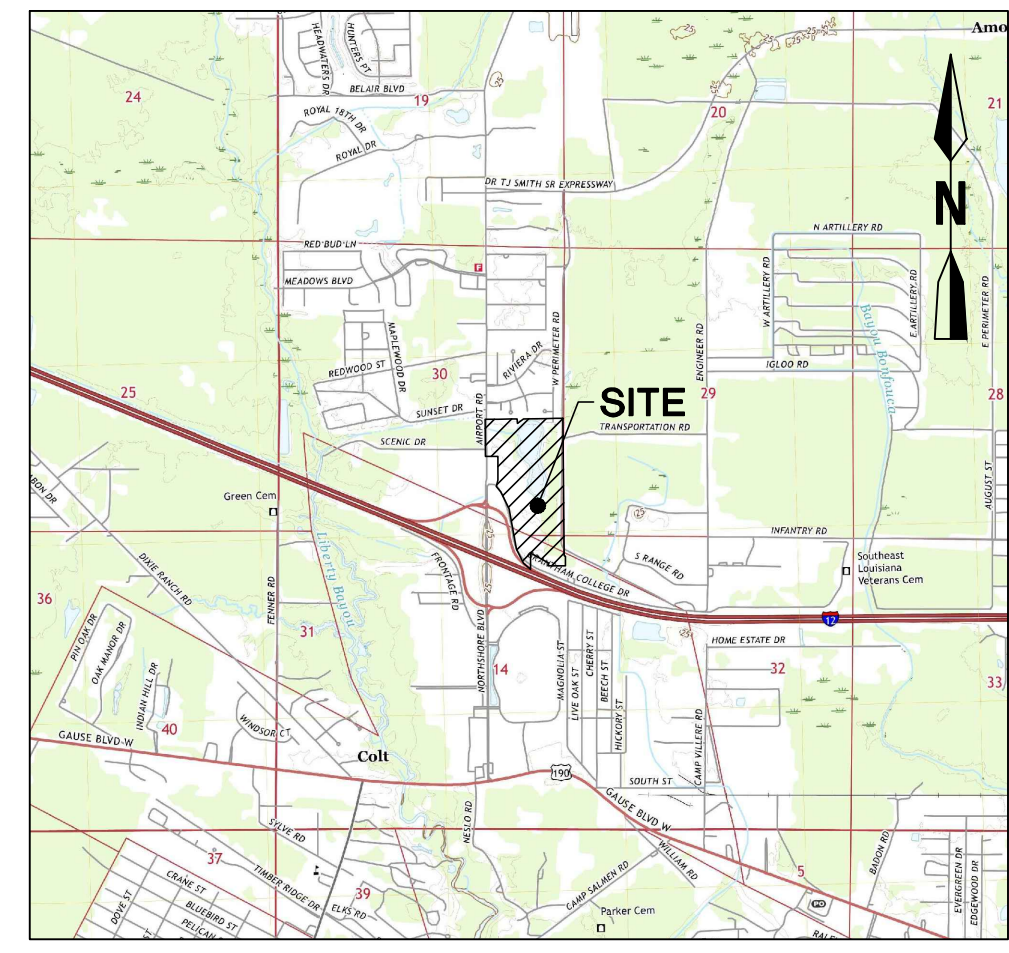
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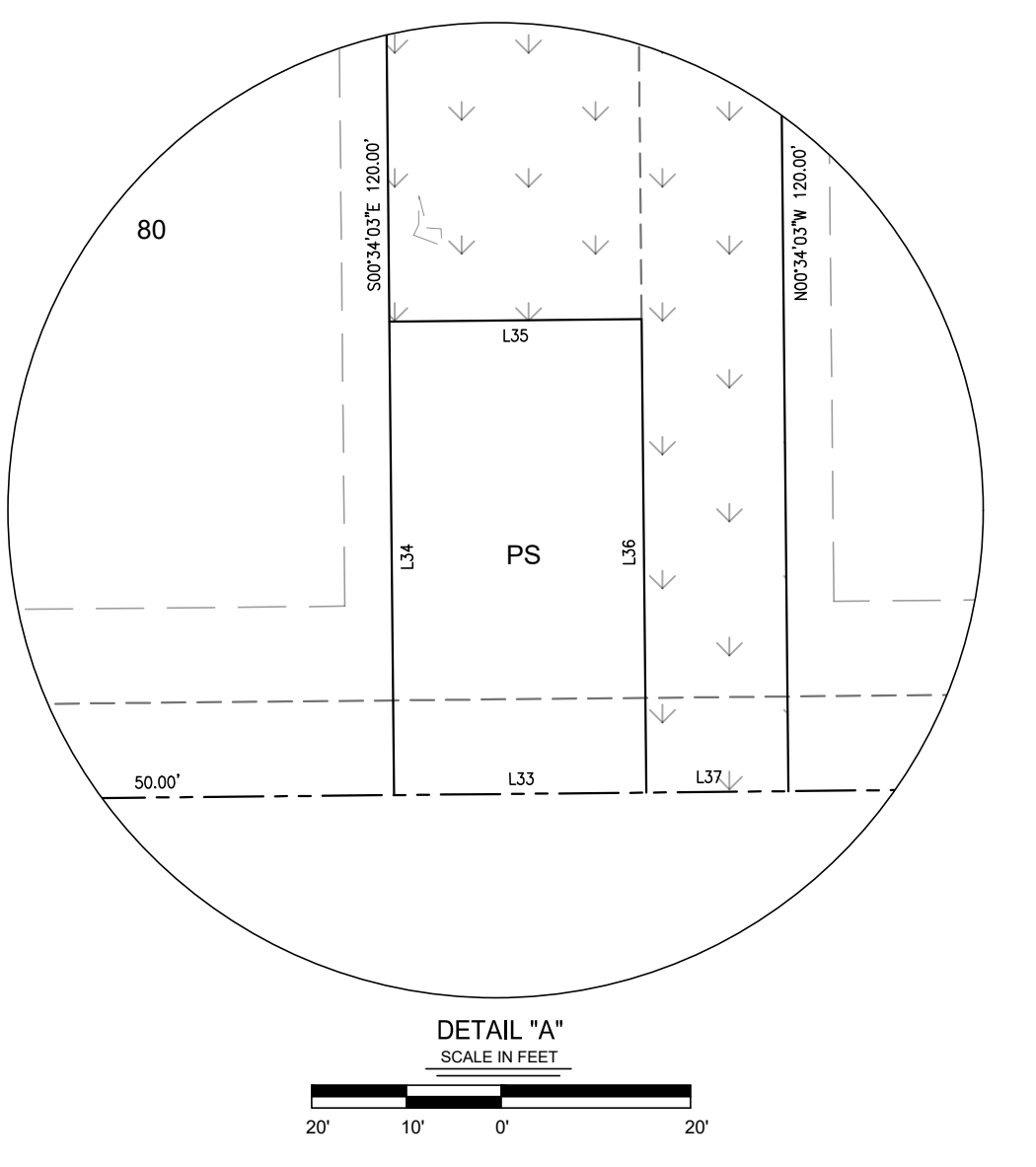
Table with 4 columns: LINE #, BEARING, LENGTH. Contains line data for lines 571 through 608.



GENERAL INFORMATION table with columns: C-4, ZONING, ROAD SURFACE, ROW WIDTHS, 58.282 ACRES, TOTAL AREA, 998,152± SQ. FT., GREENSPACE, 213.65 ACRES.



PLAT SHOWING PRELIMINARY SUBDIVISION OF LIBERTY POINTE (PHASES 1 & 2) LOCATED IN SECTIONS 30, 31 AND 37 TOWNSHIP 8 SOUTH - RANGE 14 EAST GREENSBURG LAND DISTRICT, CITY OF SLIDELL, ST. TAMMANY PARISH, LOUISIANA



APPROVALS section with fields for CHAIRPERSON - CITY OF SLIDELL PLANNING COMMISSION, PLANNING DIRECTOR - CITY OF SLIDELL, and CITY ENGINEER - CITY OF SLIDELL.

DEDICATION: ALL STREET RIGHTS-OF-WAY SHOWN HEREON ARE NOT DEDICATED TO THE CITY OF SLIDELL BUT ARE DEDICATED TO THE PERPETUAL USE OF THE COMMUNITY DEVELOPMENT DISTRICT AND IS TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTIONS OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR INTENDED USE. THE DEVELOPER OR HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF ALL GREEN SPACES, DRAINAGE SERVICEDS, STREET SIGNS, AND TRAFFIC CONTROL SIGNS.

(OWNER/OWNER REPRESENTATIVE) BLACK SAK HOLDINGS, LLC 328 NORTH COLUMBIA STREET COUNTOURN, LA 70033

DATE OF PLAT: 11/10/2023 DENNIS L. GOW Registered Professional Land Surveyor

PRELIMINARY PLAT CITY OF SLIDELL, LOUISIANA ST. TAMMANY PARISH CLIENT NAME



PROJECT NO. 23-1555 23-1555\_PPLAT\_REV\_1\_20231211.DWG 11/03/2023

REVISIONS: 11/16/2023 - UPDATED OWNER INFO 12/04/2023 - ADDRESS CITY COMMENTS

CHECKED BY: DLG DRAWN BY: SLM

SHEET NAME