

City of Slidell, Louisiana
Planning Commission
Agenda



SCAN ME
for the
PC website

June 15, 2026 at 7:00pm

Council Chambers, 2045 2nd St, Slidell, LA

Agenda packet available at myslidell.com/planning/boards/pz

For questions or to provide public comment before the meeting,
email PZ@cityofslidell.org or call (985) 646-4320 (M-F 8am to 4:30pm)

- Please silence all phones and electronic devices.
- For all Appeals, fees apply per Appendix F of the City of Slidell Municipal Code.
- All Speakers must sign in at the podium before speaking on any issue.
- Public Speaking – 5 minutes is allowed per each side and 3 minutes for additional comments.
- Please exit the building immediately after the conclusion of the meeting.

1. **Call to Order and Roll Call**

2. **Pledge of Allegiance**

3. **Minutes.** Approve minutes from May 18, 2026

4. **Public Hearing**

a. **AZ 2026-0003:** A request to annex into the City of Slidell property located at 2006 Nellie Drive; identified as that certain lot or parcel of land, situated in the Southwest Corner of Southeast Quarter of Section 11, Township 9 South, Range 14 East, Eighth Ward, and establish City zoning classification as CC – Corridor Commercial.

5. **Other Business**

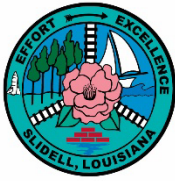
a. **SUBD 2026-0026:** A request for a Final Plat to subdivide one (1) parcel containing 6.87 acres into two (2) lots of record, located at 770 and 780 N Carnation Street, north of Yaupon Street, identified as Lots 3-A (1.387 ac) and 3-B (5.5479 ac).

b. **SUBD2026-0028:** A resubdivision of Tract 3-B into Tracts 3-B-1, 3-B-2, 3B3, 3B4, 3B5, 3B6, and 3B7, in Fremaux Subdivision, Located in Section 14, T9S, R14E, City of Slidell, St Tammany Parish, Louisiana

6. **General and Public Comments**

7. **Adjournment**

The next Planning Commission meeting will be July 20, 2026



City of Slidell, Louisiana
Planning Commission
Minutes

May 18, 2026 @ 7:00 p.m.

Council Chambers, 2045 2nd Street, Slidell, LA

1. **Call to Order and Roll Call.** Meeting called to order by Chair Washington at 7:00 p.m.

Commissioners Present

Landon Washington, Chair
 Chad Duffaut, Jr.
 Michael Newton
 Richard Reardon

Commissioners Not Present

Gayle Green, Vice Chair
 Sandy Hicks

Staff Present

Daniel McElmurray, Planning Director
 Erica Smith, Planning Secretary

2. **Pledge of Allegiance**

3. **Minutes.** Motion by Commissioner Duffaut to approve minutes of April 20, 2026 as written; Commissioner Newton seconded. A vote of 4 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

4. **Public Hearing**

a. **AZ 2026-0002:** A request to annex property located along Shortcut Hwy, between Barbara and Beth Drives; identified as Lots 1 through 4, and 22 through 24, Square 6 in Pine Forest Subdivision; into the City of Slidell; and establish City zoning classification as CC – Corridor Commercial.

Introduced by Chair Washington. Director McElmurray addressed the Commission and recommended approval. No one from the public wished to speak. Commissioner Reardon made a motion to approve **AZ2026-0002** and forward to Council with a favorable recommendation. Commissioner Duffaut seconded. A vote of 4 YAYS, 4 NAYS, 0 ABSTAIN approved **AZ2026-0002**. This item will go to City Council for Consent Agenda on June 9, 2026 and Public Hearing on June 23, 2026.

b. **SUBD 2026-0024:** A request for a Final Plat to subdivide one (1) lot with 0.671 acres; located at 1558 Fremaux Ave; identified as Lot 12A; into three (3) lots, Lots 12A-1, 12A-2, and 12A-3; in Pine Shadows Subdivision, Section 11, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, St Tammany Parish, Louisiana

Introduced by Chair Washington. Director McElmurray addressed the Commission and recommended approval. No one from the public wished to speak. Commissioner Duffaut made a motion to approve SUBD2026-0024. Commissioner Newton seconded. A vote of 4 YAYS, 0 NAYS, 0 ABSTAIN approved SUBD2026-0024.

~~c. **SUBD 2026-0025:** A request for a Final Plat to subdivide Lots 10A, 14A, and 16, and the remainder of Lots 18, 20 and 21, into Lot 22A, Square 48, Brugier Addition; in Section 10, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, St Tammany Parish, Louisiana **DEFERRED TO JUNE 15, 2026.**~~

5. **Other Business**

- a. Director McElmurray congratulated Chair Washington on being elected to the City Council representing District A, which unfortunately will require his resignation from the Planning Commission.
- b. Director McElmurray informed the Commission that we will be seeking replacements for 2 vacated seats representing Districts C and G.

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

7. **Adjournment.** Meeting adjourned at 7:19 p.m. on a motion by Commissioner Duffaut, seconded by Commissioner Reardon, and a vote of 4 YAYS, 0 NAYS, 0 ABSTAIN.



Staff Report

Case Nos. AZ 2026-0003

Annexation and Establishment of City Zoning Classification of
2006 Nellie Drive

985.646.4320 | 250 Bouscaren St, Ste 203, Slidell, LA 70458 | planningdept@cityofslidell.org | myslidell.com

Location: 2006 Nellie Drive (**Figure 1**)

Petitioner(s): Marro, LLC, Marie & Ronnie Natal, non-resident property owners

Zoning: Parish Zoning: NC-2 Neighborhood Commercial

Future Land Use: Commercial (**Figure 2**)

Requests: Annex and establish City zoning classification as CC – Corridor Commercial

Parish Concurrence: Not needed

Planning & Zoning Commissions

Public Hearing: June 15, 2026

City Council (tentative)

Consent Agenda: June 23, 2026

Public Hearing: July 14, 2026

RECOMMENDATIONS

Planning Department

APPROVAL

Planning & Zoning Commissions

To be determined

FINDINGS

1. The petitioned property contains 1.001 acres and is vacant land (**Figures 3 and 4**).
2. The petitioned property has:
 - No registered voters (Certificate of Registrar of Voters dated May 13, 2026);
 - No resident property owners; and
 - The petitioned property has an assessed value of \$5,228. Non-resident property owners representing \$5,228 (100%) of the assessed value of the petitioned property signed the Annexation Petition (Certificate of Ownership and Assessed Valuation dated May 8, 2026).
 - One corporate property owner, a representative of which signed the Annexation Petition.
3. The petitioned property is contiguous with the City's corporate limits (100%).
4. The subject property is zoned by the Parish as NC-2 Neighborhood Commercial (**Figure 4**). The applicants propose to establish City zoning as CC - Commercial Corridor (**Figure 5**).
5. CC allows similar uses as HC-2; it does allow more intense uses.
6. For the purpose of the Sales Tax Enhancement Plan, the property is undeveloped commercial or non-commercial that is more than 90% surrounded by the City. The Parish does not need to concur in the annexation.
7. The subject property is located on a connector road – Nellie Drive.

8. No other nearby properties on Nellie Dr are zoned Parish NC-2; Parish Residential zoning along the western ROW line of Nellie Dr are zoned S-1. City properties along Nellie Dr are zoned CC and CR – Regional Commercial (**Figures 4 and 5**).
9. CC is appropriate for this location because of its location off a major road (Shortcut Hwy) and proximity to other properties with the same or similar commercial zoning.
10. City water is immediately adjacent to the property along the east ROW line of Nellie Dr (8 inch). There is an 18-inch force main sewer line to the west along Beth Dr (approx. 300 ft) and another force main has a 6-inch force main to the east along Town Center Pkwy (**Figure 6**). Applicants understand any development of the property will be required to connect to City water and sewer.
11. The property is in Flood Zones B and C with an approximate ground elevation of 10.4 feet. (**Figure 7**)
12. The Planning Department finds the annexation is reasonable for the following reasons:
 - Planned extension of City services.
 - Configuration of municipal boundaries to fill in gaps, extending the City’s natural boundaries.
 - Supported by the City’s Comprehensive Plan

RECOMMENDATION

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

FIGURES

FIGURES IDENTIFIED WITHIN REPORT BEGIN ON THE FOLLOWING PAGES

Figure 1. Parish Assessor Map (No. 94664)



Figure 2. Future Land Use Map (Comp Plan 2040)

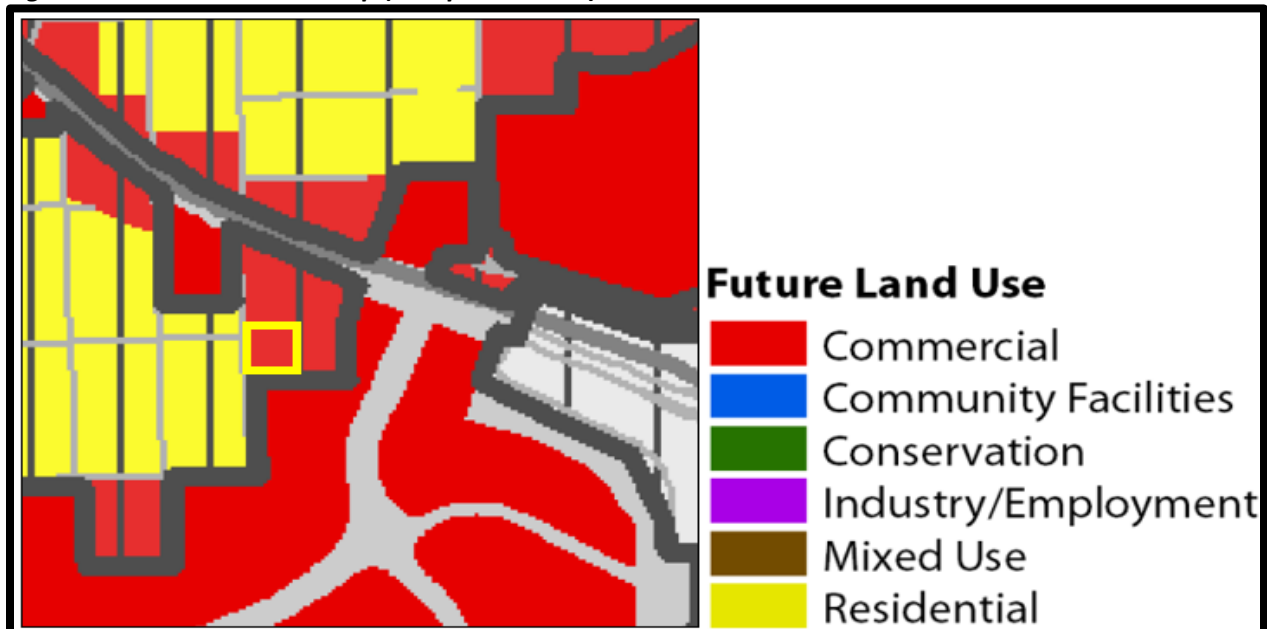


Figure 3. Street View. (Google Oct. 2025)



Figure 4. Parish Zoning



Figure 5. City Zoning

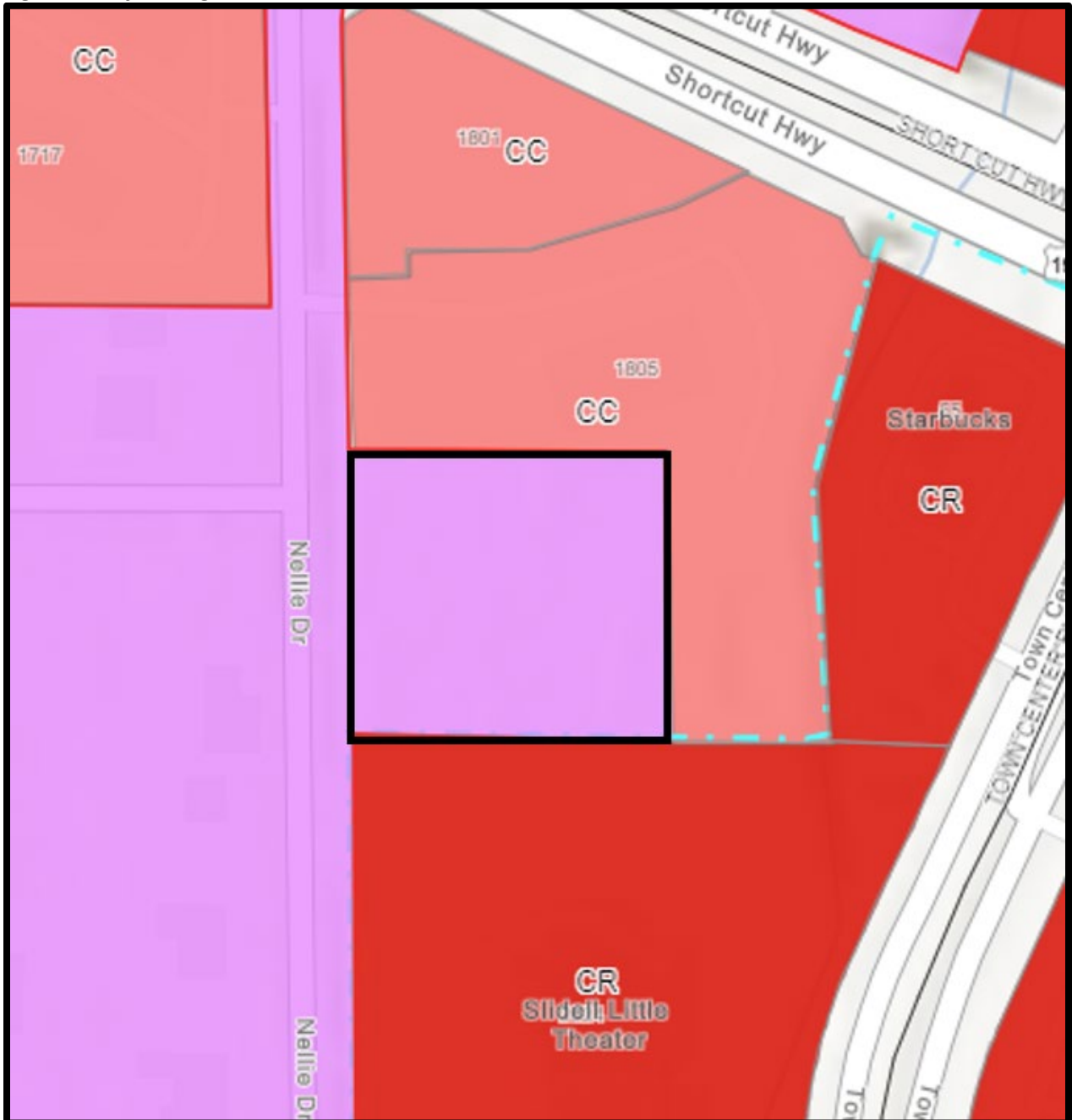


Figure 6. City of Slidell Utilities

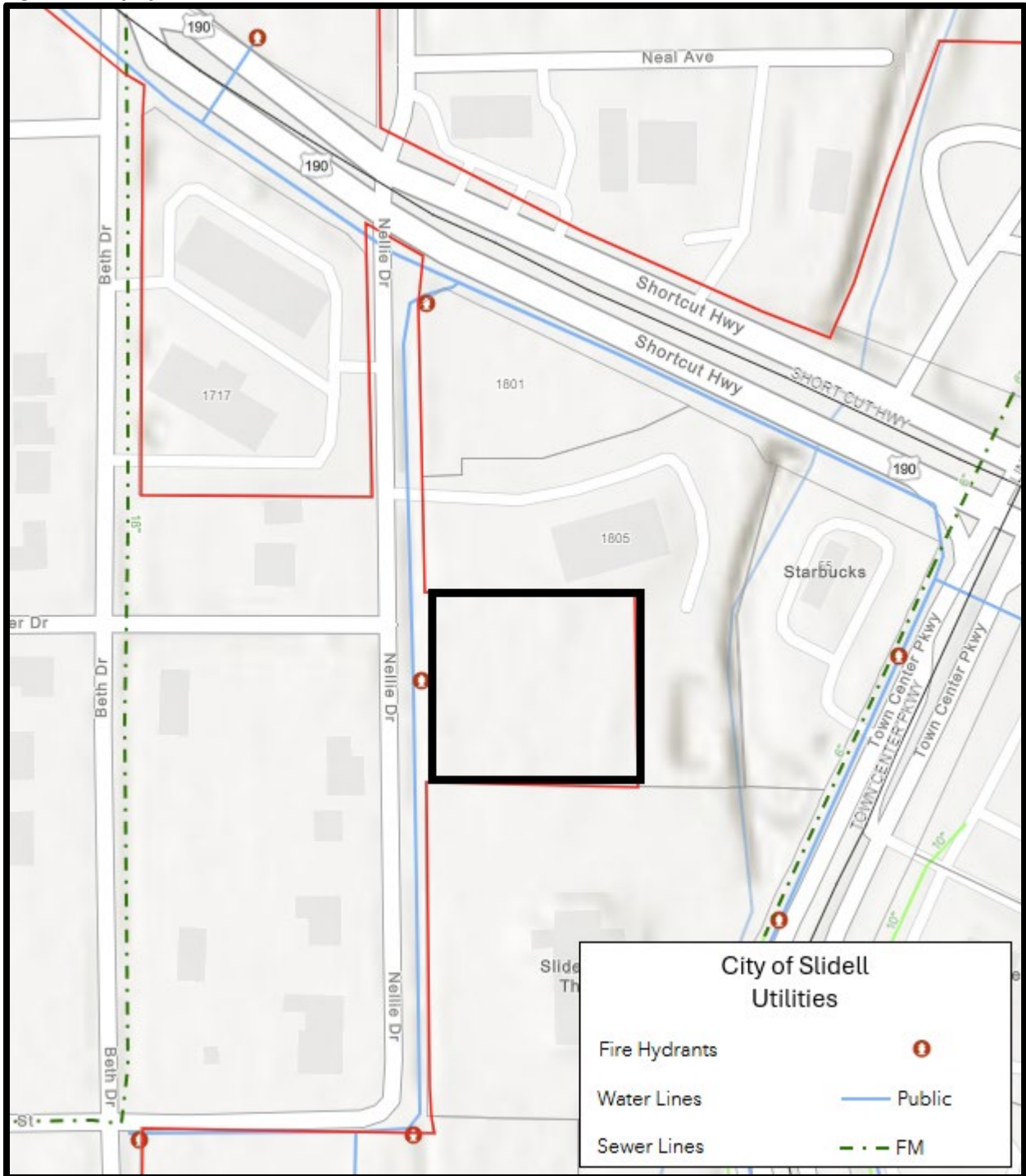
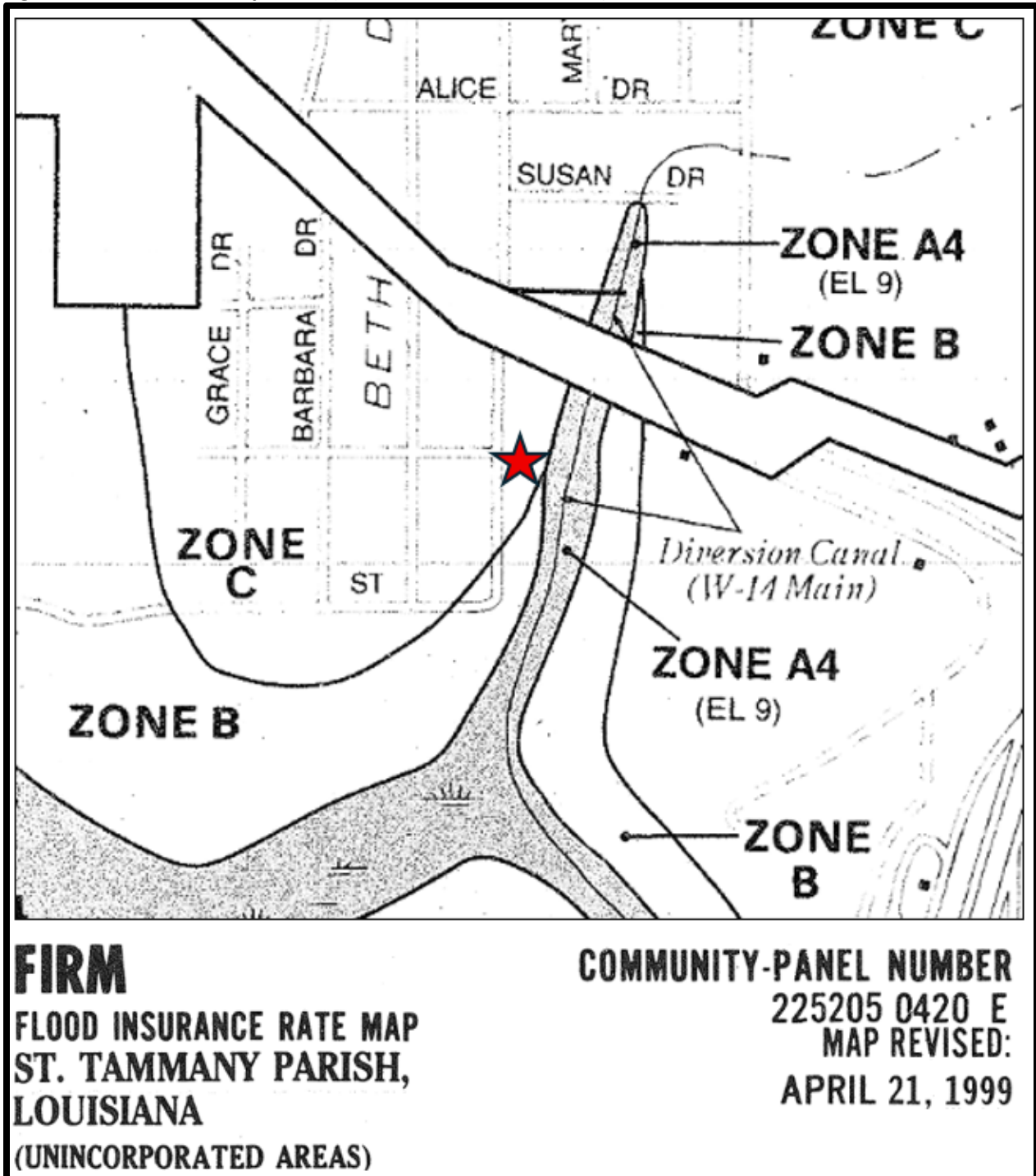
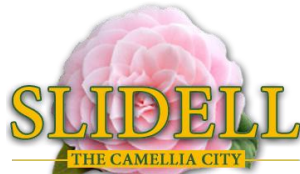


Figure 7. FEMA Flood Map Panel (225205 0420 E, 4/21/1999)





Planning Department

Staff Report

Case No. SUBD2026-0026

Subdivision of One Parcel located at
770 N. Carnation Street

985.646.4320 | 250 Bouscaren St, Ste 203, Slidell, LA 70458 | planningdept@cityofslidell.org | myslidell.com

Location: 770 N Carnation St (**Figure 1**)

Owner: N&B Properties LLC

Applicant: Neil Bertucci

Zoning: IT1 – Innovation & Technology

Future Land Use: Industry/Employment (**Figure 2**)

Request: A re-subdivision of a Part of Lot 3 (5.8667 Ac.) into Lots 3-A (1.3187 ac) and 3-B (5.5479 ac) in Section 3, Township 9 South, Range 14 East, City of Slidell, St Tammany Parish, Louisiana.

Planning Commission: June 15, 2026

STAFF RECOMMENDATION

APPROVAL

FINDINGS

1. The petitioned property is partially developed, with request to create two properties, one developed (770 N Carnation St., 1.3187 acres) and one vacant land (780 N Carnation St., 5.5479 acres) (**Figure 3**).
2. The property is zoned IT1 located to the west of the Norfolk Southern Railway and proposed Tammany Trace Bike Trail (**Figure 4**).
3. The IT1 zoning district permits as a conditional use Residential Uses, Banquet Halls, event venues, etc., and allows car sales and service, building materials sales, truck stops, and additional uses as outlined in the UDC Section 6.5.4.
4. The applicant proposes modifying the property boundaries to provide a larger parcel to the south of the developed portion. Each lot meets or exceeds the minimum lot requirements of Section 6.5.5.F. of the UDC (**Figure 3 and 7**).
5. There is public water (6") available adjacent to the front property boundary of the proposed map. There is a gravity sewer main line (8") along the western ROW line of Carnation Street. (**Figure 5**).
6. The property is in a special flood hazard area, in flood zone AE11. The land has an approximate elevation of 10.7 feet. (**Figure 6**)
7. The proposed map identifies the new orientation of property boundaries for Lots 3-A and 3-B with a total of 6.8667 acres. (**Figure 7**)

RECOMMENDATION

The Planning Department recommends approval.

FIGURES

Figure 1. Location Aerial



Figure 2. Future Land Use Map (Comprehensive Plan 2040)

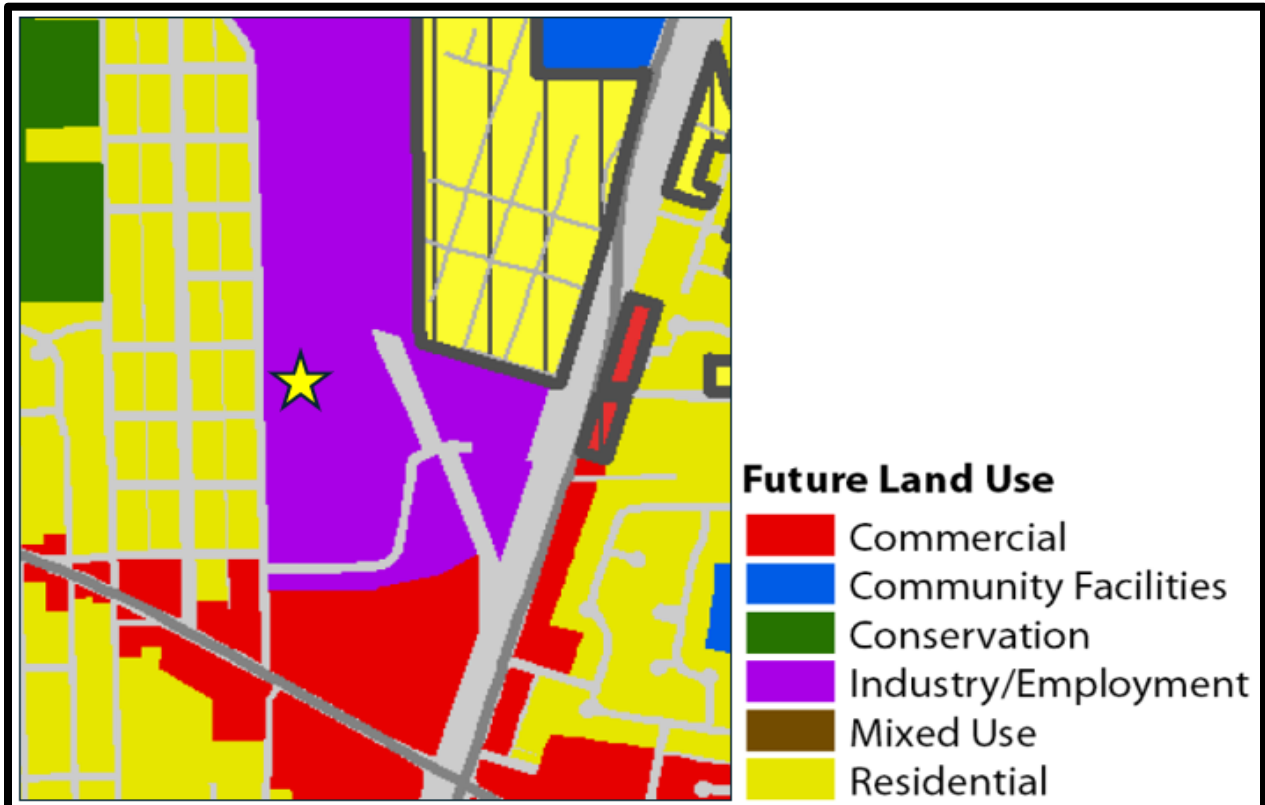


Figure 3. Street View (1-Sept. 2022; 2-Nov. 2025)



Figure 4. Zoning Map



Figure 5. City Utilities

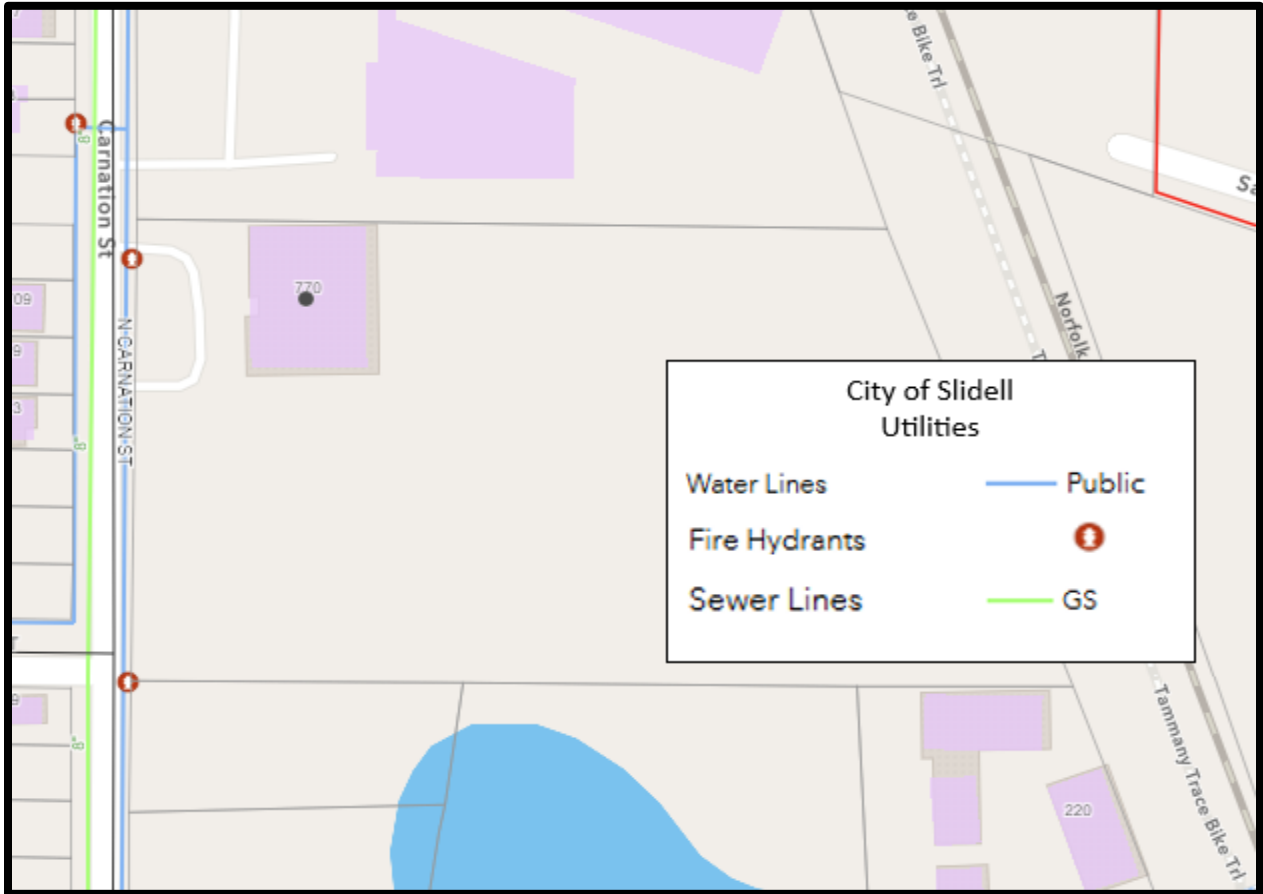


Figure 6. FEMA Flood Map (Panel 220204 0010 C, April 1999)

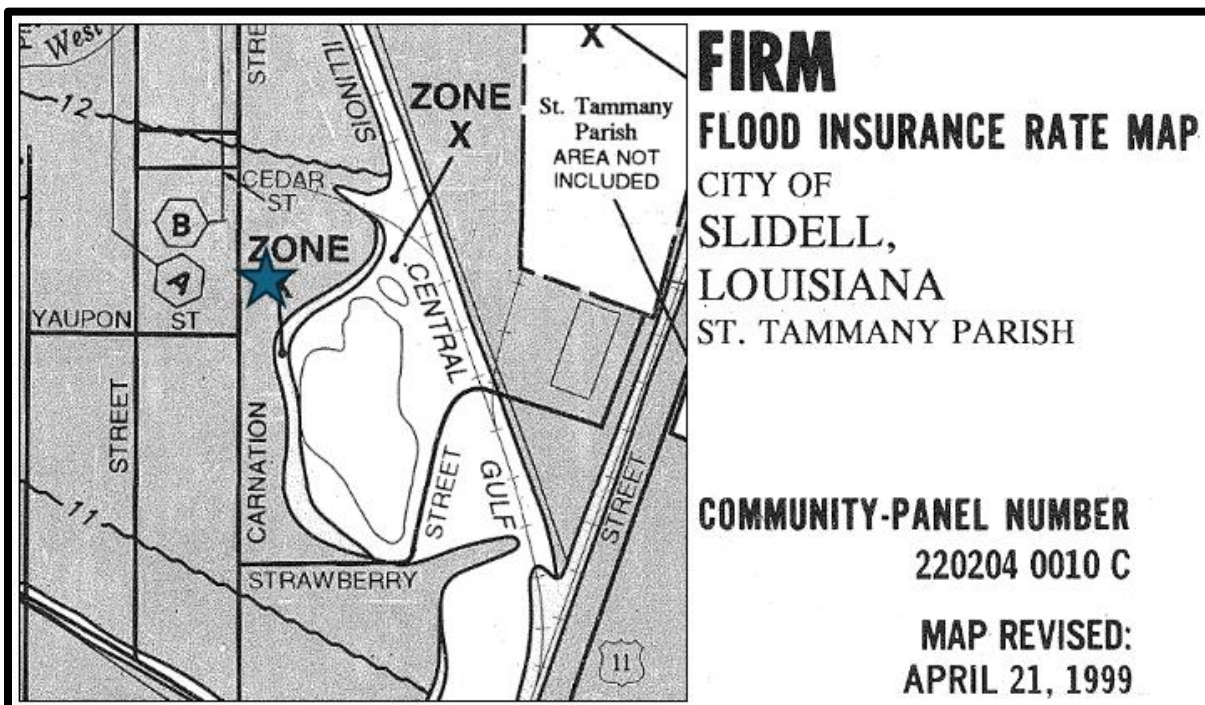
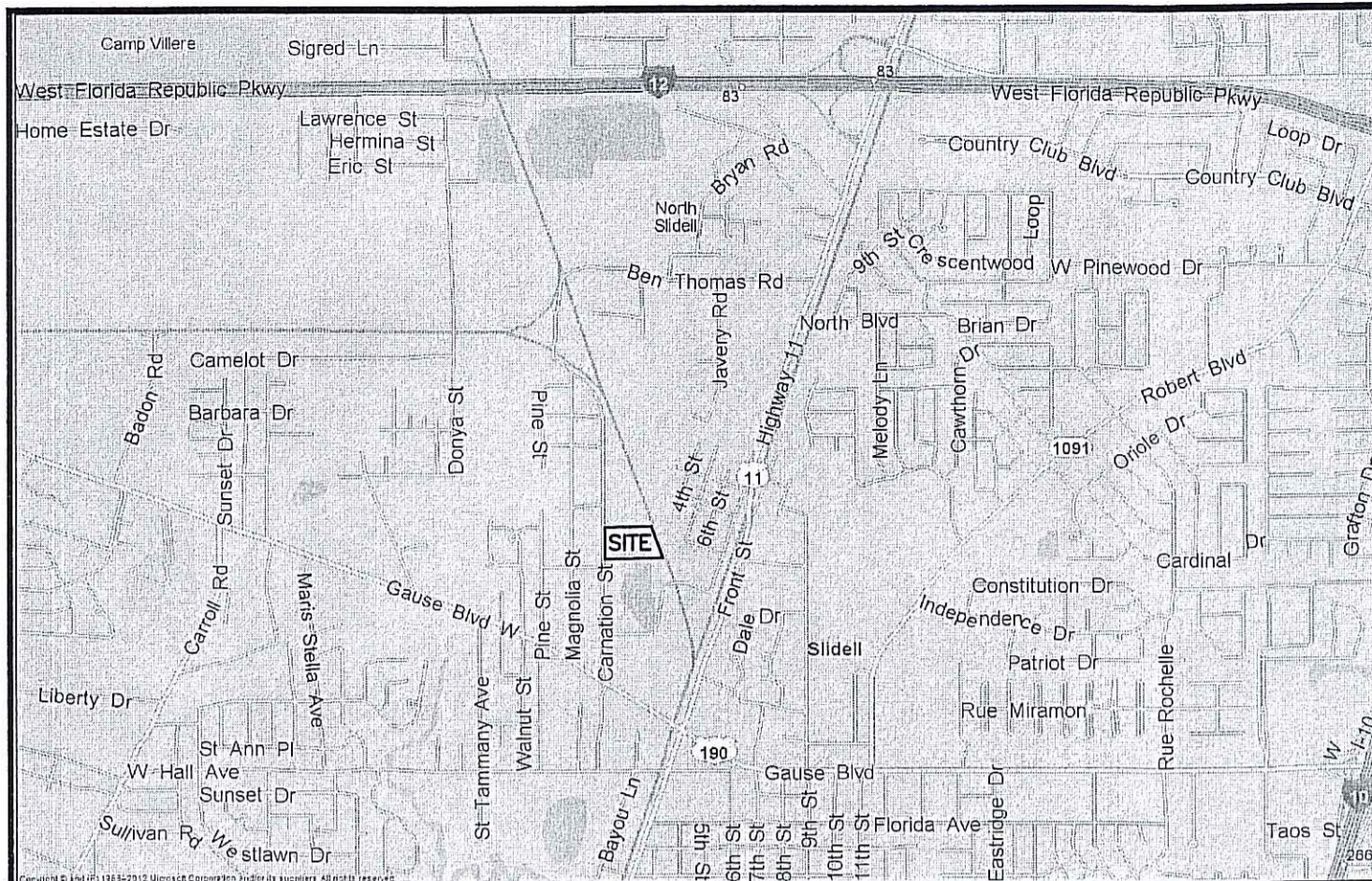
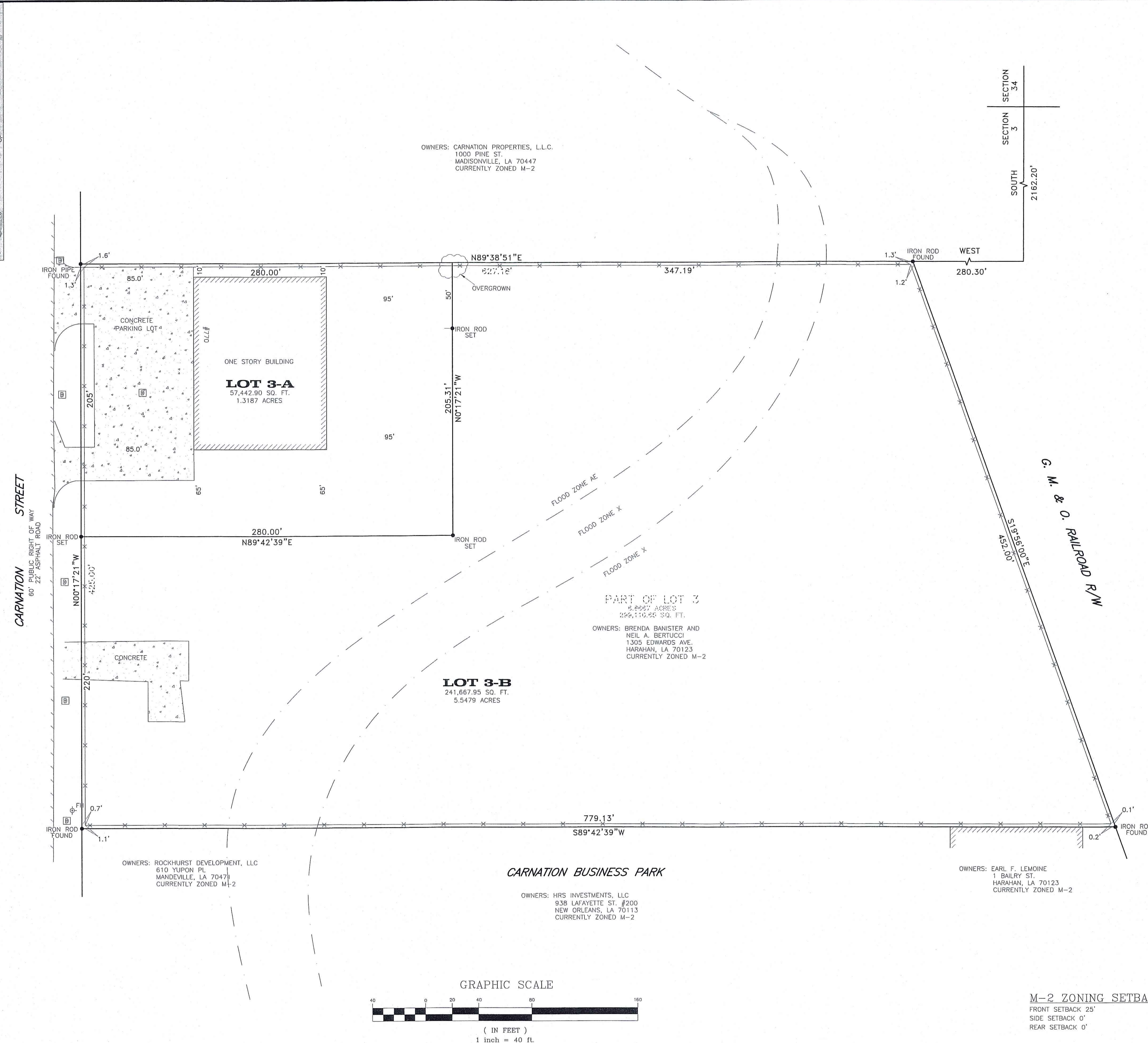


Figure 7. Proposed Resubdivision Map

SEE FOLLOWING PAGE FOR PROPOSED SUBDIVISION MAP



VICINITY MAP



DESCRIPTION

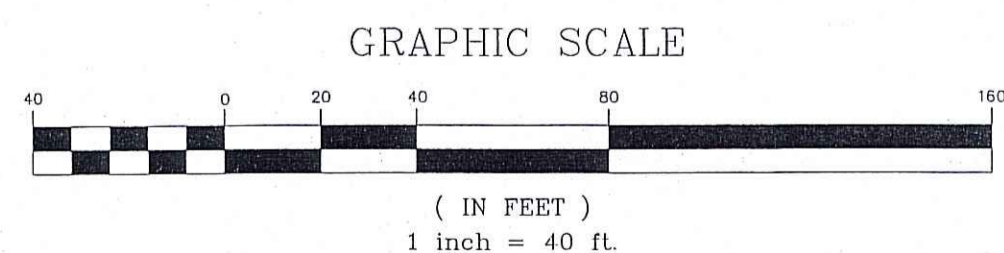
A CERTAIN PIECE OR PORTION OF GROUND, TOGETHER WITH ALL THE RIGHTS, WAYS, PRIVILEGES, SERVITUDES, APPURTENANCES AND ADVANTAGES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING, SITUATED IN THE PARISH OF ST. TAMMANY, SECTION 3, T9S - R14E, BOUNDED BY CARNATION STREET, G.M.&O. RAILROAD AND CARNATION BUSINESS PARK, DESIGNATED AS A PART OF LOT 3 AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE QUARTER CORNER COMMON TO SECTIONS 3 AND 34, T9S - R14E, MEASURE THENCE SOUTH A DISTANCE OF 2162.20 FEET TO A POINT; MEASURE THENCE WEST A DISTANCE OF 280.30 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF G.M.&O. RAILROAD, THE POINT OF BEGINNING.

MEASURE THENCE FROM THE POINT OF BEGINNING ALONG SAID WESTERLY LINE S19°56'00"E A DISTANCE OF 452.00 FEET TO A POINT; MEASURE THENCE IN A WESTERLY DIRECTION S89°42'39"W A DISTANCE OF 779.13 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF CARNATION STREET; MEASURE THENCE ALONG SAID EASTERLY LINE N00°17'21"W A DISTANCE OF 425.00 FEET TO A POINT; MEASURE THENCE N89°38'51"E A DISTANCE OF 627.18 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF G.M.&O. RAILROAD, THE POINT OF BEGINNING.

APPROVAL:

CHAIRMAN OF PLANNING COMMISSION	DATE
MAYOR	DATE
PRESIDENT OF CITY COUNCIL	DATE
CLERK OF COURT	DATE
MAP FILE NO.	DATE FILED
OWNER/AGENT	DATE
TOTAL AREA: 299,110.65 SQ. FT. OR 6.8667 ACRES	



NOTE:
SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY.
DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE.
FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.

ELEVATION NOTES
THIS IS CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER FLOOD INSURANCE RATE MAP (FIRM) DATED: 4/21/99 FLOOD ZONE: AE & X
BASE FLOOD ELEVATION: 12.00' & N/A
COMMUNITY PANEL #: 220204 0010 C

GENERAL NOTES
THE SERVITUDES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.
THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.
THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.

REFERENCE NOTES
ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #
REFERENCE PLAN #1: A PLAN OF SURVEY BY J.V. BURKES & ASSOC.
DATED DECEMBER 20, 1996

DATE: AUGUST 3, 2023	DRAWN BY: NDK
SCALE: 1" = 40'	CHECKED BY: RWK
JOB #: 231399	

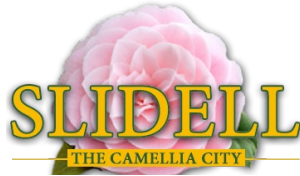
THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE: 46: LXI, CHAPTER 29 FOR A CLASS "C" (SUBURBAN) SURVEY
MADE AT THE REQUEST OF NEIL BERTUCCI

BY: *Neil Bertucci*



R.W. KREBS
PROFESSIONAL LAND SURVEYING, LLC
RICHMOND W. KREBS, SR., PLS
3445 N. CAUSEWAY BLVD, SUITE 201
METAIRIE, LA. 70002
PHONE: (504) 889-9616
FAX: (504) 889-0916
E-MAIL: infonola@rwkrebs.com
WEB: www.rwkrebs.com

RESUBDIVISION SURVEY OF A PART OF LOT 3 INTO LOTS 3-A AND 3-B SECTION 3, T9S - R14E ST. TAMMANY PARISH, LA



Planning Department

Staff Report

Case No. SUBD2026-0028

Subdivision of One Parcel located
Along Town Center Pkwy, off Old Spanish Trail

985.646.4320 | 250 Bouscaren St, Ste 203, Slidell, LA 70458 | planningdept@cityofslidell.org | myslidell.com

Location: Town Center Parkway (**Figure 1**)

Owner: Stirling-Levis 2, LLC

Applicant: Debra Levis

Zoning: IT1 – Light Innovation & Technology

Future Land Use: Industry/Employment (**Figure 2**)

Request: A resubdivision of Tract 3-B into Tracts 3-B-1, 3-B-2, 3B3, 3B4, 3B5, 3B6, and 3B7, in Fremaux Subdivision, Located in Section 14, T9S, R14E, City of Slidell, St Tammany Parish, Louisiana

Planning Commission: June 15, 2026

STAFF RECOMMENDATION

APPROVAL subject to correction of all documentation deficiencies

FINDINGS

1. The petitioned property is identified as Tract 3-B, contains 47.637 acres, and is undeveloped / vacant property (**Figure 3**).
2. The property is zoned IT1 and includes the following servitudes:
 - 1) Drainage Right of Way (60 ft and 65 ft)
 - 2) 5-foot Maintenance Right of Way
 - 3) 15-foot Maintenance Right of Way
 - 4) 80-foot Drainage Right of Way
3. The IT1 zoning district requires not only zoning compliance, but also compliance to certain Standards, to include: Noise, Vibration, Smoke and Particulate Matter, Toxic and Noxious Matter, Odorous or Hazardous Emission, Incombustible Solids, Liquid and Solid Waste, Radioactive Materials, Electromagnetic Radiation, Outdoor Storage Areas (UDC Article 6, Section 6.5.3), and specific codes for Building and Property. If this property were used for residential use, it would require a Conditional Use Permit. (**Figure 4**)
4. The applicant proposes splitting Lot 3-B, containing 47.637 acres, into 7 tracts in preparation for development. Each tract meets the minimum standards for subdivision, except for Tracts 3-B-2 and 3-B-3 which will be sold as land-locked tracts until sold and combined with property identified as Tract 3-A. (**Figure 5**) (**Table 1**).

- The owner has an agreement for sale of Tracts 3-B-2 and 3-B-3 to RDG Construction & Development LLC, who will be required to combine the 2 new parcels with the existing parcel at 2055 Town Center Pkwy. The remaining parcels 3-B-1, 3-B-4 through 3-B-7 will be sold, leased, or donated. **(Figure 6)**.

Table 1: Tract Breakdown

Existing Tract	Acreage / Square Feet	Current Use	Flood Zone
Tract 3-B	47.637 ac / 2,075,087 sq ft	VACANT	B / A4 (9)
Tract 3-A	3.386 ac / 147,486 sq ft	Developed	A4 (9)
Proposed Tracts	Acreage / Square Feet	Proposed Use	Flood Zone
Tract 3-B-1	22.778 ac / 992,198 sq ft	Warehousing	B / A4 (9)
Tract 3-B-2	0.881 ac / 38,390 sq ft	Future Sale to RDG and Combine by Subdivision with Tract 3-A	A4 (9)
Tract 3-B-3	1.890 ac / 82,328 sq ft		
Tract 3-B-4	15.248 ac / 664,183 sq ft	Warehousing	A4 (9)
Tract 3-B-5	2.705 ac / 117,850 sq ft	Sale to City for Overflow Parking for Ball Fields	A4 (9)
Tract 3-B-6	1.594 ac / 69,450 sq ft	Donation to City for ROW access to Ball Park	A4 (9)
Tract 3-B-7	2.541 ac / 110,688 sq ft	Sale to City for W-14 Maintenance	A4 (9)
Tract 3-A-1	6.157 ac / 268,204 sq ft	RDG Construction & Development LLC	A4 (9)

- All proposed final tracts have access to public water (10”) and a public gravity sewer line (10”), both located along the north right-of-way line of Town Center Pkwy. **(Figure 7)**.
- The property is in a special flood hazard area, in flood zone A6 with BFE at 9 feet. The land has an approximate elevation of 10 feet. **(Figure 8)** All stormwater management is part of the greater Fremaux Town Center approved stormwater management plan and system.
- The City is working with Owner on the sale of Tracts 3-B-5 and 3-B-7 for use with the Slidell Youth playing fields complex.
- The proposed development of Tract 3-B-4 is tentatively called Rivermark Crossing and will be a spec built warehousing facility submitted under the Functional Dependent Design process for Planning Commission review. **(Appendix)**.

RECOMMENDATION

The Planning Department recommends approval subject to final document corrections.

FIGURES

Figure 1. Location Aerial



Figure 2. Future Land Use Map (Slidell 2040 Comprehensive Plan)

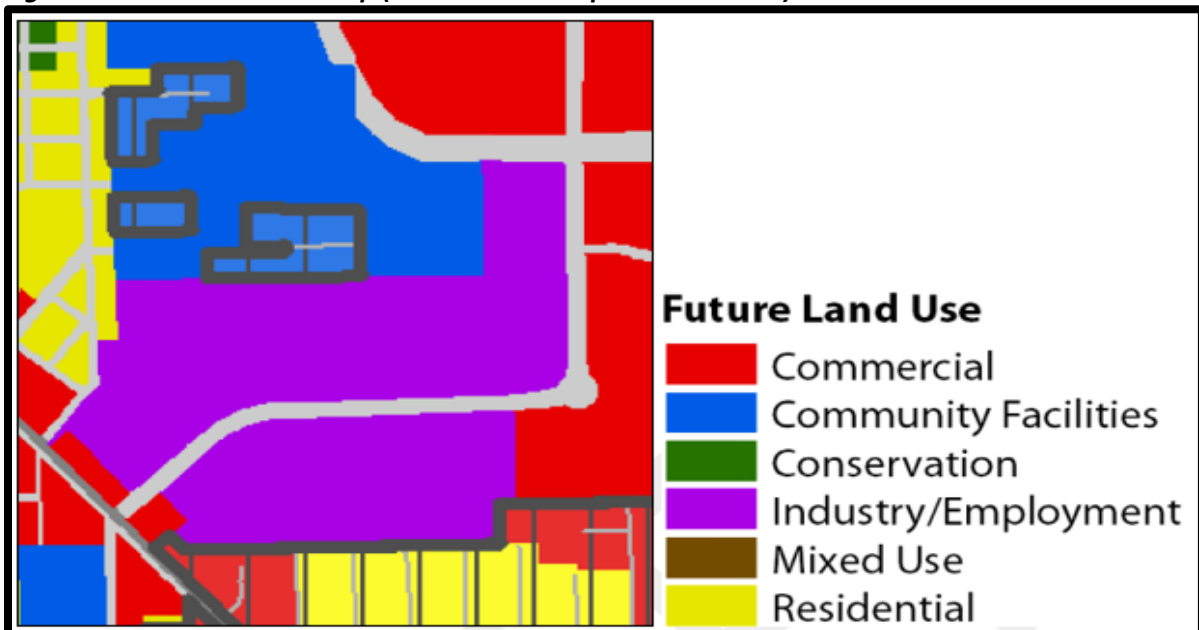


Figure 3. Street View (Google, Oct. 2025)



Figure 4. Zoning Map



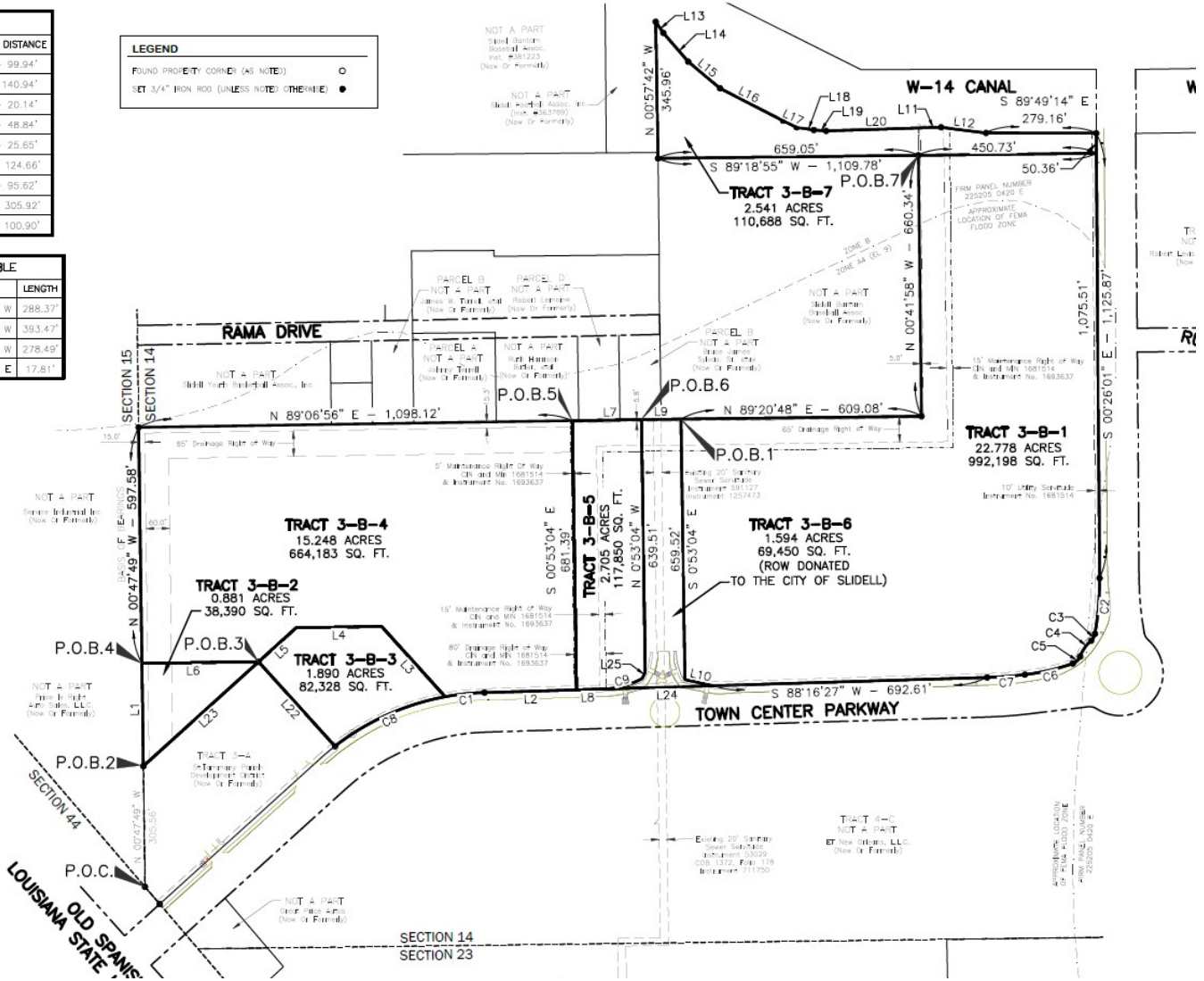
Figure 5. Proposed Subdivision

SEE FOLLOWING PAGE FOR PROPOSED SUBDIVISION

DISTANCE
99.94'
140.94'
20.14'
48.84'
25.65'
124.66'
95.62'
305.92'
100.90'

LEGEND	
FOUND PROPERTY CORNER (AS NOTED)	○
SET 3/4" IRON ROD (UNLESS NOTE OTHERWISE)	●

3LE	LENGTH
W	288.37'
W	393.47'
W	278.49'
E	17.81'

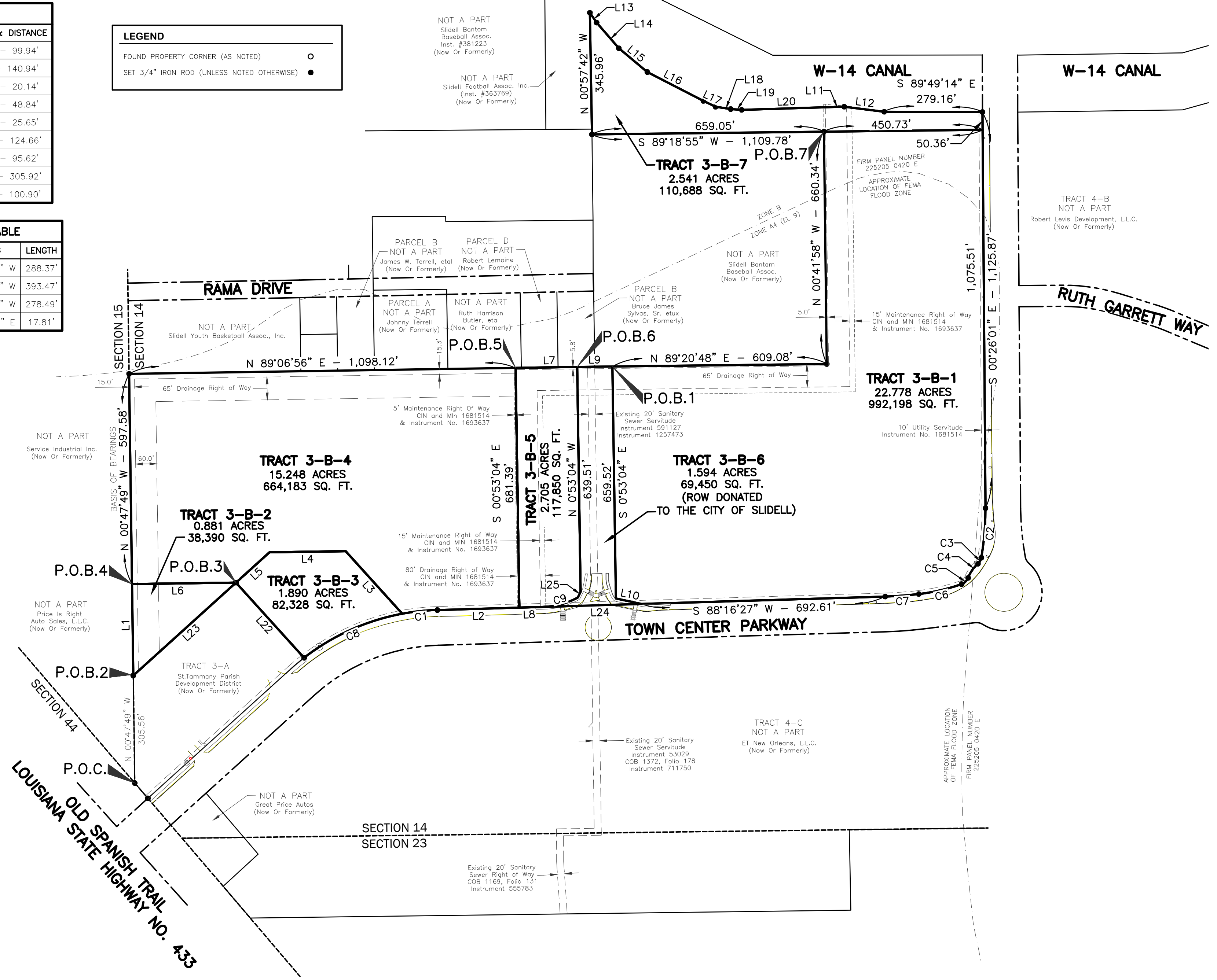


CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE	
C1	8°49'05"	650.00'	100.04'	S 83°51'55" W	- 99.94'
C2	10°21'14"	781.00'	141.13'	S 4°44'36" W	- 140.94'
C3	37°54'07"	31.00'	20.51'	S 28°52'17" W	- 20.14'
C4	25°53'35"	109.00'	49.26'	S 34°52'32" W	- 48.84'
C5	48°52'14"	31.00'	26.44'	S 46°21'52" W	- 25.65'
C6	12°19'03"	581.00'	124.90'	S 76°57'30" W	- 124.66'
C7	5°09'25"	1062.75'	95.65'	S 85°41'45" W	- 95.62'
C8	27°13'15"	650.00'	308.81'	S 65°50'45" W	- 305.92'
C9	27°08'30"	215.00'	101.85'	N 74°42'12" E	- 100.90'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 0°47'49" W	259.94'
L2	S 88°16'27" W	232.95'
L3	N 42°08'41" W	240.04'
L4	S 89°12'11" W	216.19'
L5	S 47°51'19" W	128.67'
L6	S 89°12'11" W	295.38'
L7	N 89°06'56" E	174.77'
L8	S 88°16'27" W	68.75'
L9	N 89°13'54" E	100.00'
L10	N 78°00'17" W	74.30'
L11	N 88°13'01" E	58.33'
L12	S 82°48'52" E	114.60'
L13	S 34°13'09" E	33.85'
L14	S 40°53'08" E	96.55'
L15	S 50°06'55" E	105.30'
L16	S 62°46'57" E	179.17'
L17	S 64°21'36" E	38.34'
L18	S 81°00'45" E	43.74'
L19	S 85°52'08" E	31.32'
L20	N 88°13'01" E	232.71'

LINE TABLE		
LINE	BEARING	LENGTH
L22	N 42°08'41" W	288.37'
L23	S 47°51'19" W	393.47'
L24	S 88°16'27" W	278.49'
L25	N 26°54'24" E	17.81'

LEGEND	
FOUND PROPERTY CORNER (AS NOTED)	○
SET 1/4" IRON ROD (UNLESS NOTED OTHERWISE)	●



LEGAL DESCRIPTION - TRACT 3-B-4

A certain tract or parcel of land designated as "TRACT 3-B-4" containing 15,248 acres or 664,183 sq. ft. located in Section 14, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana and being more particularly described as follows:

Commencing at the Section corner common to Sections 14, 15 and 44, said point being the "POINT OF COMMENCEMENT" and labeled "P.O.C.,"

Then, North 00 degrees 47 minutes 49 seconds West a distance of 565.50 feet to a point, said point being the "POINT OF BEGINNING" and labeled "P.O.B.4;"

Then, North 00 degrees 47 minutes 49 seconds West a distance of 565.50 feet to a point; Then, North 89 degrees 06 minutes 56 seconds East a distance of 1,098.12 feet to a point;

Then, North 00 degrees 47 minutes 49 seconds West a distance of 565.50 feet to a point; Then, North 89 degrees 06 minutes 56 seconds East a distance of 1,098.12 feet to a point;

Then, South 00 degrees 53 minutes 04 seconds East a distance of 681.39 feet to a point; Then, North 88 degrees 16 minutes 27 seconds West a distance of 232.95 feet to a point; Then, along a curve to the left having a delta of 08 degrees 49 minutes 05 seconds, a radius of 650.00 feet, an arc length of 100.04 feet, a chord bearing of South 83 degrees 51 minutes 55 seconds West and a chord distance of 99.94 feet to a point;

Then, North 42 degrees 08 minutes 41 seconds West a distance of 240.04 feet to a point; Then, North 42 degrees 08 minutes 41 seconds West a distance of 240.04 feet to a point; Then, South 47 degrees 51 minutes 19 seconds West a distance of 128.67 feet to a point; Then, South 89 degrees 12 minutes 11 seconds West a distance of 295.38 feet to a point; Then, South 89 degrees 12 minutes 11 seconds West a distance of 295.38 feet to the "POINT OF BEGINNING".

LEGAL DESCRIPTION - TRACT 3-B-5

A certain tract or parcel of land designated as "TRACT 3-B-5" containing 2,705 acres or 117,850 sq. ft. located in Section 14, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana and being more particularly described as follows:

Commencing at the Section corner common to Sections 14, 15 and 44, said point being the "POINT OF COMMENCEMENT" and labeled "P.O.C.,"

Then, North 00 degrees 47 minutes 49 seconds West a distance of 565.52 feet to a point, said point being the "POINT OF BEGINNING" and labeled "P.O.B.5;"

Then, North 89 degrees 06 minutes 56 seconds East a distance of 1,098.12 feet to a point; Then, North 89 degrees 06 minutes 56 seconds East a distance of 1,098.12 feet to a point;

Then, North 89 degrees 06 minutes 56 seconds East a distance of 174.77 feet to a point; Then, South 00 degrees 53 minutes 04 seconds East a distance of 681.39 feet to a point; Then, South 26 degrees 54 minutes 24 seconds West a distance of 17.81 feet to a point; Then, along a curve to the right having a delta of 27 degrees 08 minutes 30 seconds, a radius of 215.00 feet, an arc length of 101.85 feet, a chord bearing of South 74 degrees 42 minutes 12 seconds East and a chord distance of 100.90 feet to a point;

Then, South 88 degrees 16 minutes 27 seconds West a distance of 68.75 feet to a point; Then, North 00 degrees 53 minutes 04 seconds West a distance of 681.39 feet to the "POINT OF BEGINNING".

LEGAL DESCRIPTION - TRACT 3-B-6

A certain tract or parcel of land designated as "TRACT 3-B-6" containing 1,594 acres or 69,450 sq. ft. located in Section 14, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana and being more particularly described as follows:

Commencing at the Section corner common to Sections 14, 15 and 44, said point being the "POINT OF COMMENCEMENT" and labeled "P.O.C.,"

Then, North 00 degrees 47 minutes 49 seconds West a distance of 565.52 feet to a point, said point being the "POINT OF BEGINNING" and labeled "P.O.B.6;"

Then, North 89 degrees 06 minutes 56 seconds East a distance of 1,098.12 feet to a point; Then, North 89 degrees 06 minutes 56 seconds East a distance of 1,098.12 feet to a point;

Then, North 89 degrees 13 minutes 54 seconds East a distance of 100.00 feet to a point; Then, South 00 degrees 53 minutes 04 seconds East a distance of 659.52 feet to a point; Then, South 78 degrees 00 minutes 17 seconds East a distance of 74.30 feet to a point; Then, South 88 degrees 16 minutes 27 seconds West a distance of 278.49 feet to a point; Then, South 81 degrees 00 minutes 45 seconds East a distance of 43.74 feet to a point; Then, South 85 degrees 52 minutes 08 seconds East a distance of 31.32 feet to a point; Then, North 88 degrees 13 minutes 01 seconds East a distance of 58.33 feet to a point; Then, North 89 degrees 20 minutes 48 seconds East a distance of 609.08 feet to a point; Then, North 00 degrees 26 minutes 01 seconds East a distance of 450.73 feet to a point; Then, North 00 degrees 26 minutes 01 seconds East a distance of 450.73 feet to the "POINT OF BEGINNING".

LEGAL DESCRIPTION - TRACT 3-B-7

A certain tract or parcel of land designated as "TRACT 3-B-7" containing 2,541 acres or 110,688 sq. ft. located in Section 14, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana and being more particularly described as follows:

Commencing at the Section corner common to Sections 14, 15 and 44, said point being the "POINT OF COMMENCEMENT" and labeled "P.O.C.,"

Then, North 00 degrees 47 minutes 49 seconds West a distance of 565.52 feet to a point; Then, North 89 degrees 06 minutes 56 seconds East a distance of 1,272.89 feet to a point;

Then, North 89 degrees 13 minutes 54 seconds East a distance of 100.00 feet to a point; Then, North 89 degrees 20 minutes 48 seconds East a distance of 609.08 feet to a point; Then, North 00 degrees 26 minutes 01 seconds East a distance of 450.73 feet to a point; Then, North 89 degrees 12 minutes 11 seconds East a distance of 295.38 feet to a point; Then, North 00 degrees 47 minutes 49 seconds West a distance of 565.50 feet to a point; Then, North 89 degrees 06 minutes 56 seconds East a distance of 1,098.12 feet to a point;

Then, North 00 degrees 47 minutes 49 seconds West a distance of 259.94 feet to a point; Then, North 89 degrees 12 minutes 11 seconds East a distance of 295.38 feet to a point; Then, South 47 degrees 51 minutes 19 seconds West a distance of 393.47 feet to the "POINT OF BEGINNING".

LEGAL DESCRIPTION - TRACT 3-B-1

A certain tract or parcel of land designated as "TRACT 3-B-1" containing 22,778 acres or 992,198 sq. ft. located in Section 14, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana and being more particularly described as follows:

Commencing at the Section corner common to Sections 14, 15 and 44, said point being the "POINT OF COMMENCEMENT" and labeled "P.O.C.,"

Then, North 00 degrees 47 minutes 49 seconds West a distance of 565.52 feet to a point; Then, North 89 degrees 06 minutes 56 seconds East a distance of 1,272.89 feet to a point;

Then, North 89 degrees 13 minutes 54 seconds East a distance of 100.00 feet to a point, said point being the "POINT OF BEGINNING" and labeled "P.O.B.1;"

Then, North 89 degrees 20 minutes 48 seconds East a distance of 609.08 feet to a point; Then, North 00 degrees 41 minutes 58 seconds East a distance of 660.34 feet to a point; Then, North 89 degrees 18 minutes 55 seconds East a distance of 450.73 feet to a point, said point being on the west right of way line of Town Center Parkway;

Then, continuing along said right of way, South 00 degrees 26 minutes 01 seconds East a distance of 1,075.51 feet to a point;

Then, along a curve to the right having a delta of 10 degrees 21 minutes 14 seconds, a radius of 781.00 feet, an arc length of 141.13 feet, a chord bearing of South 04 degrees 44 minutes 36 seconds West and a chord distance of 140.94 feet to a point;

Then, along a curve to the right having a delta of 37 degrees 54 minutes 07 seconds, a radius of 31.00 feet, an arc length of 20.51 feet, a chord bearing of South 28 degrees 52 minutes 17 seconds West and a chord distance of 20.14 feet to a point;

Then, along a curve to the left having a delta of 25 degrees 53 minutes 35 seconds, a radius of 109.00 feet, an arc length of 49.26 feet, a chord bearing of South 34 degrees 52 minutes 33 seconds West and a chord distance of 48.84 feet to a point;

Then, along a curve to the right having a delta of 12 degrees 19 minutes 03 seconds, a radius of 581.00 feet, an arc length of 124.90 feet, a chord bearing of South 76 degrees 57 minutes 30 seconds West and a chord distance of 124.66 feet to a point;

Then, along a curve to the right having a delta of 05 degrees 09 minutes 25 seconds, a radius of 1,062.75 feet, an arc length of 95.65 feet, a chord bearing of South 85 degrees 41 minutes 45 seconds West and a chord distance of 95.62 feet to a point;

Then, South 88 degrees 16 minutes 27 seconds West a distance of 692.61 feet to a point; Then, North 78 degrees 00 minutes 17 seconds West a distance of 74.30 feet to a point; Then, North 00 degrees 53 minutes 04 seconds West a distance of 659.52 feet to the "POINT OF BEGINNING".

LEGAL DESCRIPTION - TRACT 3-B-2

A certain tract or parcel of land designated as "TRACT 3-B-2" containing 0.881 acres or 38,390 sq. ft. located in Section 14, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana and being more particularly described as follows:

Commencing at the Section corner common to Sections 14, 15 and 44, said point being the "POINT OF COMMENCEMENT" and labeled "P.O.C.,"

Then, North 00 degrees 47 minutes 49 seconds West a distance of 305.56 feet to a point, said point being the "POINT OF BEGINNING" and labeled "P.O.B.2;"

Then, North 00 degrees 47 minutes 49 seconds West a distance of 259.94 feet to a point; Then, North 89 degrees 12 minutes 11 seconds East a distance of 295.38 feet to a point; Then, South 47 degrees 51 minutes 19 seconds West a distance of 393.47 feet to the "POINT OF BEGINNING".

LEGAL DESCRIPTION - TRACT 3-B-3

A certain tract or parcel of land designated as "TRACT 3-B-3" containing 1,890 acres or 82,328 sq. ft. located in Section 14, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana and being more particularly described as follows:

Commencing at the Section corner common to Sections 14, 15 and 44, said point being the "POINT OF COMMENCEMENT" and labeled "P.O.C.,"

Then, North 00 degrees 47 minutes 49 seconds West a distance of 565.50 feet to a point; Then, North 89 degrees 12 minutes 11 seconds East a distance of 295.38 feet to a point, said point being the "POINT OF BEGINNING" and labeled "P.O.B.3;"

Then, North 47 degrees 51 minutes 19 seconds East a distance of 128.67 feet to a point; Then, North 89 degrees 12 minutes 11 seconds East a distance of 216.19 feet to a point; Then, South 42 degrees 08 minutes 41 seconds East a distance of 240.04 feet to a point; Then, along a curve to the left having a delta of 27 degrees 13 minutes 15 seconds, a radius of 650.00 feet, an arc length of 308.81 feet, a chord bearing of South 65 degrees 50 minutes 45 seconds West and a chord distance of 305.92 feet to a point;

Then, North 42 degrees 08 minutes 41 seconds West a distance of 288.37 feet to the "POINT OF BEGINNING".



VICINITY MAP
SCALE 1" = 2000'

- NOTES:**
- Zoning: C4 Highway Commercial. Setback lines shall be verified by the owner, developer and/or contractor prior to any construction, as an abstract has not been performed by the surveyor. Zoning and setbacks are subject to change and should be verified with the local authority's Zoning Department before any design or construction.
 - Reference Maps:
 - Plot Showing Boundary Survey of Tracts 2A-1, 2B, 2D-1 and the Remainder of Tracts 1B, 2D-2, 3 and 4 of Bayer Subdivision, located in Section 14, Township 9 South, Range 14 East, City of Slidell, St. Tammany Parish, Louisiana. Prepared by Acadia Land Surveying, LLC, Dated December 16, 2013.
 - Map Showing Subdivision of 398.250 Acre Tract, Garrett Properties Limited Partnership, Levis Partners, L.L.C. & Robert Levis Development, L.L.C. Properties into Tracts 1-5, Robert Levis Development L.L.C. Property, located in Sections 11, 14 & 23, T9S, R14E, Greenburg Land District, St. Tammany Parish, Louisiana. Prepared by Evans Development Company, L.L.C., Dated December 12, 2007.
 - Plot Showing Subdivision of Tract 3, Bayer Subdivision into Tracts 3-A and 3-B, Fremoux Subdivision, located in Section 14, Township 9 South, Range 14 East, City of Slidell, St. Tammany Parish, Louisiana. Prepared by Acadia Land Surveying, LLC, Dated September 17, 2018.
 - Basis of Bearings:
 - Bearings are based on Reference Map "A"
 - (*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.
 - Flood Note: The property hereon is located in Flood Zone "B" and Zone "A4 (EL. 9)" in accordance with FEMA Flood Insurance Rate Map Panel Number 22502050402E, dated April 21, 1999, for St. Tammany Parish, Louisiana. Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.
 - No attempt has been made by T. Baker Smith to verify title, actual legal ownership, deed restrictions, servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
 - The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.

CERTIFICATION:

This is to certify that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Standards of Practice for Boundary Surveys as set forth by the State of Louisiana, Board of Registration for Professional Engineers and Land Surveyors and that the accuracy specifications and positional tolerances are in accordance with Class "C" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

THIS PRELIMINARY DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

Michael P. Blanchard, P.L.S., Reg. No. 4861
This survey plot is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES.

OWNERS: ROBERT LEVIS DEVELOPMENT, LLC DATE: _____

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR SLIDELL, LOUISIANA WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF COURT OF ST. TAMMANY PARISH.

PLANNING COMMISSION CHAIRMAN: _____ DATE: _____

MAYOR: _____ DATE: _____

MAP FILE NUMBER: _____ DATE: _____

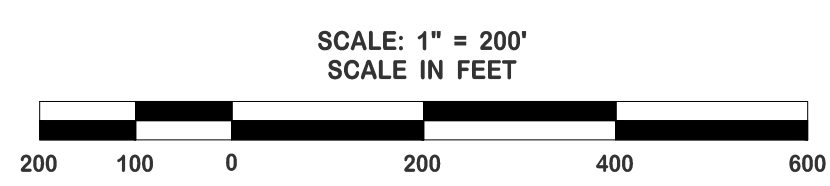
DATE FILED FOR RECORD: _____ DATE: _____

PRESIDENT OF CITY COUNCIL: _____ DATE: _____

CLERK OF COURT: _____ DATE: _____

NOTES:

00	---		
REV. NO.	REV. DATE	REV. DESCRIPTION	REV. BY:
		REVISIONS	



DRAWN BY:	DATE:	APPROVED BY:	JOB NO.:
DAT	5/14/2026	MPB	2026.0866
DRAWING NAME:	2026.0866 RS1.DWG		
PROJECTION:	PROJECTION		
GEO. DATUM:	NAD83 VERT. DATUM: NAVD88		
GRID UNITS:	US SURVEY FEET		
SHEET NO.:	?	OF	?

MAP SHOWING SUBDIVISION

OF TRACT 3-B INTO

TRACTS 3-B-1, 3-B-2, 3-B-3, 3-B-4, 3-B-5, 3-B-6 AND 3-B-7

FREMAUX SUBDIVISION

LOCATED IN SECTION 14, TOWNSHIP 9 SOUTH, RANGE 14 EAST

CITY OF SLIDELL

ST. TAMMANY PARISH, LOUISIANA

Figure 7. City Utilities

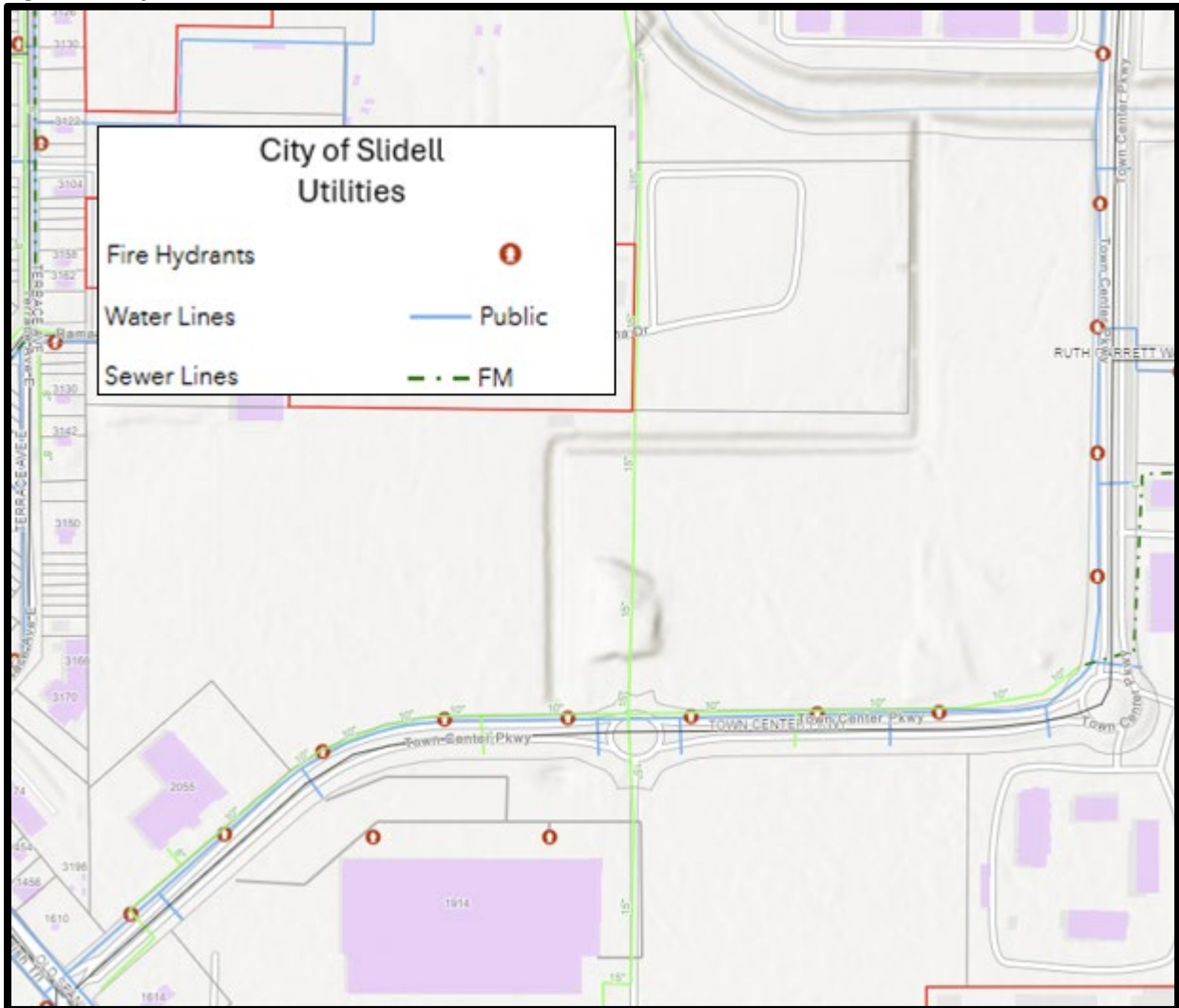
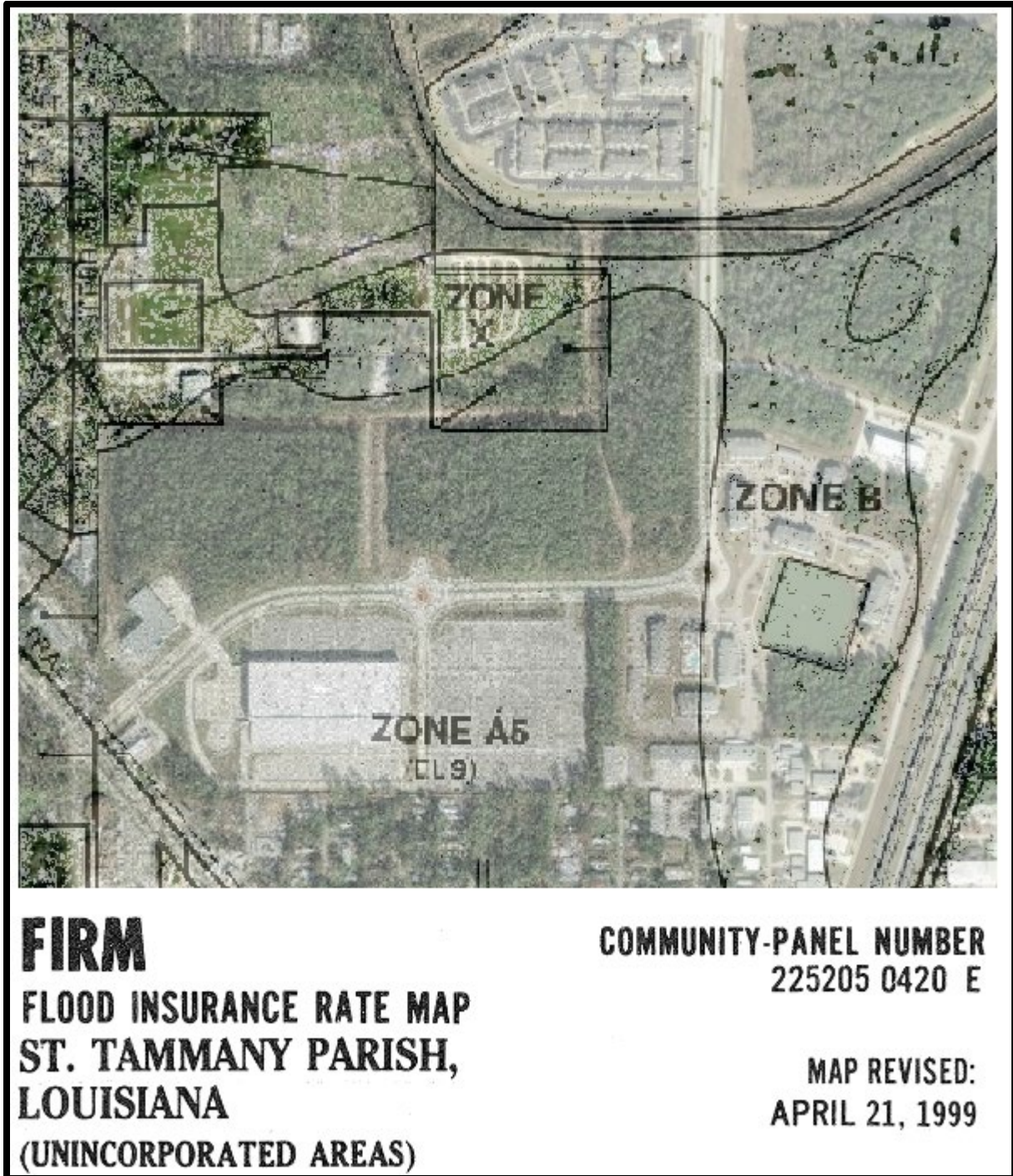


Figure 7. FEMA Flood Panel



APPENDIX

RIVERMARK

— CROSSING —
AT FREMAUX PARK

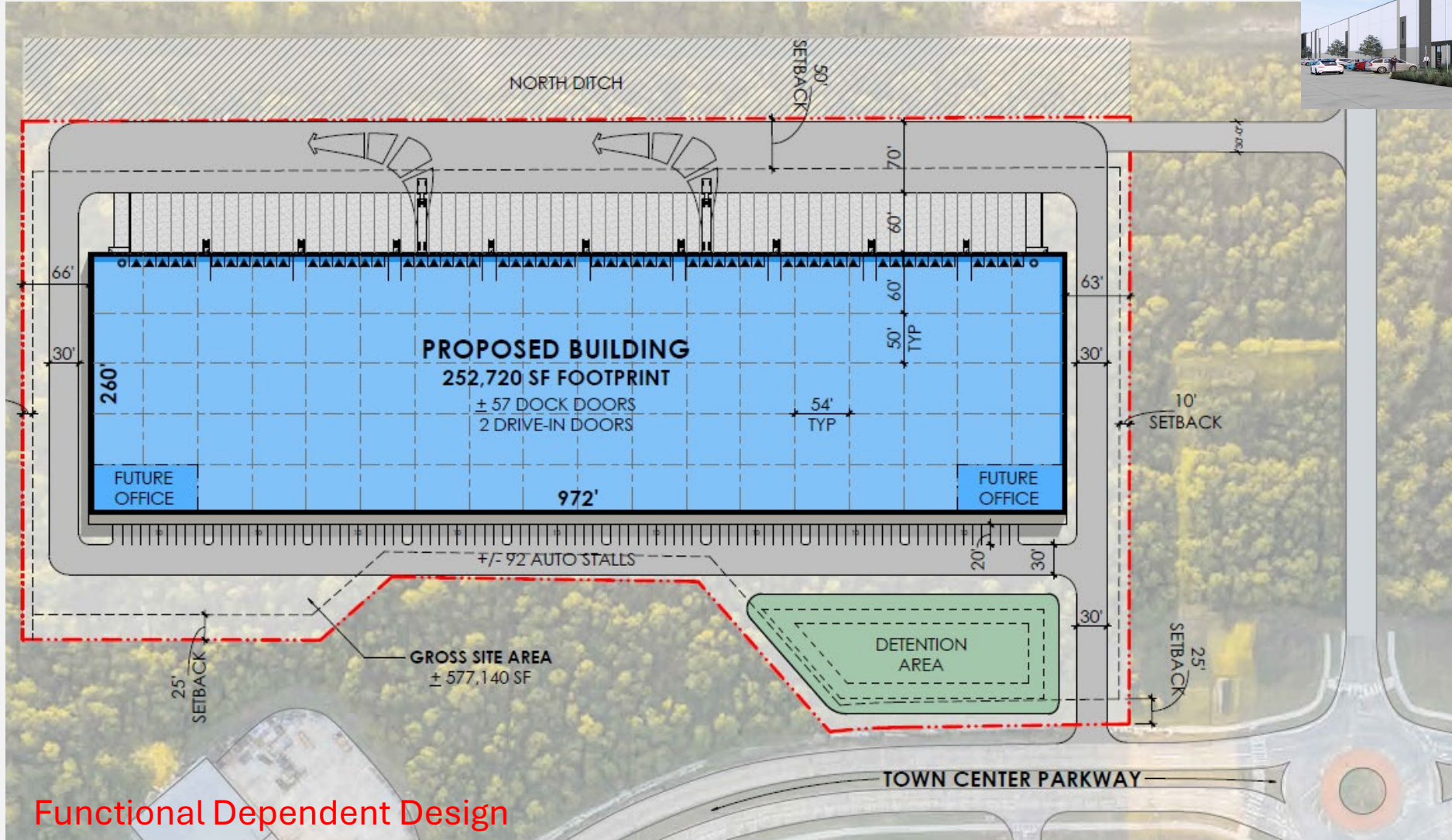


Rivermark Crossing Overview (Site Plan, Landscaping, Example Photos)

Slidell, Louisiana

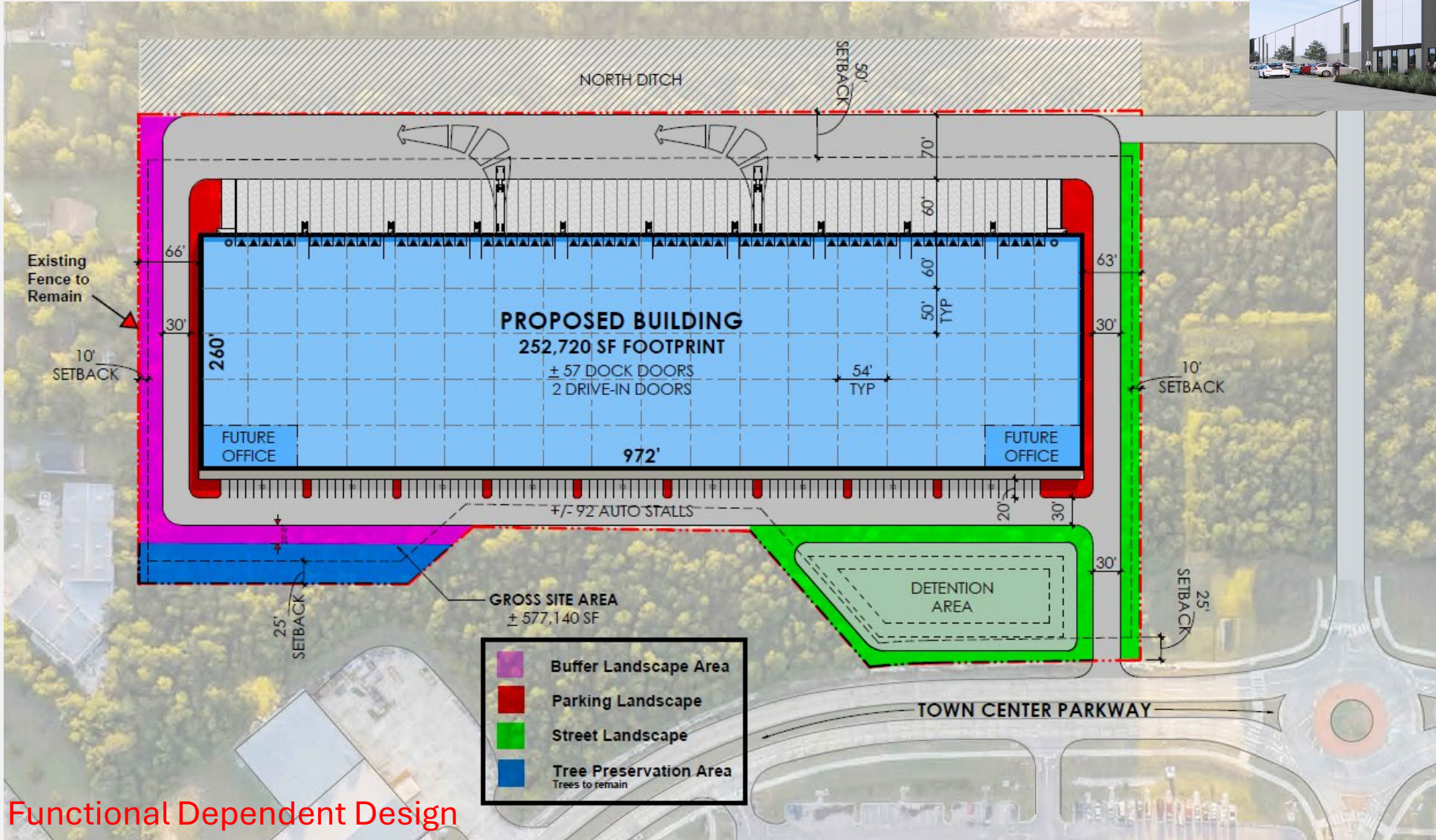
BROSSETT
REAL ESTATE • DEVELOPMENT • INVESTMENT

Building Site Plan



Functional Dependent Design

Landscaping Plan



Functional Dependent Design

Example Photo—Rivermark 185, Geismar, LA



Functional Dependent Design

Example Photo—Rivermark 185, Geismar, LA



Functional Dependent Design

Example Photo—Rivermark 185, Geismar, LA



Functional Dependent Design