

City of Slidell, Louisiana
Planning Commission
Agenda



SCAN ME
for the
PC website

July 20, 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 June 15, 2026

4. **Public Hearing**

~~a. **AZ 2026-0004:** A request to annex into the City of Slidell property located containing a total 5.491 acres at 2081 Gause Blvd East; identified as Lots 1A and 5A in Square 24, Pearl Acres Subdivision, and establish City zoning classification as CC—Commercial Corridor. (DEFER TO AUGUST 17)~~

b. **DEXCP 2026-0004:** Proposed construction of 180' monopole tower within a 50' x 50' compound plus access easement at 620 Carollo Drive.

5. **Other Business**

a. **SUBD2026-0029:** A request for Preliminary Plat approval for that property identified as 1450 Gause Blvd West, containing 52 lots on 21.16 acres, zoned R3 High Density Residential; situated in Section 4 Township 9 South, Range 14 East, City of Slidell, Parish of St Tammany, State of Louisiana.

OF ST. TAMMANY, STATE OF LOUISIANA.

6. **General and Public Comments**

7. **Adjournment**

The next Planning Commission meeting will be August 17, 2026



City of Slidell, Louisiana
Planning Commission
Minutes

June 15, 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
Gayle Green, Vice Chair
Sandy Hicks
Michael Newton
Richard Reardon

Commissioners Not Present

Chad Duffaut, Jr.

Staff Present

Daniel McElmurray, Planning Director
Erica Smith, Planning Secretary

2. **Pledge of Allegiance**

3. **Minutes.** Motion by Vice Chair Green to approve minutes of May 18, 2026 as written; Commissioner Hicks seconded. A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

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.

Introduced by Chair Washington. Mr. Sean Burkes of J.V. Burkes was present to answer questions by the Commission. Director McElmurray addressed the Commission and recommended approval. Commissioner Reardon made a motion to approve **AZ2026-0003** and forward to City Council with a favorable recommendation. Vice Chair Green seconded. A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN approved **AZ2026-0003**. This item will go before the City Council for introduction on June 23, 2026 and Public Hearing on July 14, 2026.

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).

Introduced by Chair Washington. No one from the public wished to speak. Director McElmurray addressed the Commission and recommended approval. After some discussion, Commissioner Reardon made a motion to approve **SUBD2026-0026**. Vice Chair Green seconded. A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN approved **SUBD2026-0026**.

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

Introduced by Chair Washington. Mr. Mark Salvetti of Sterling Properties was present to answer questions by the Commission. . Director McElmurray addressed the Commission and recommended approval. After some discussion, Commissioner Reardon made a motion to approve **SUBD2026-0028**. Commissioner Newton seconded. A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN approved **SUBD2026-0028**.

6. **General and Public Comments.** There were none.
7. **Adjournment.** Meeting adjourned at 7:34 p.m. on a motion by Commissioner Reardon, seconded by Vice Chair Green, and a vote of 5 YAYS, 0 NAYS, 0 ABSTAIN.



PLANNING DEPARTMENT

Staff Report

Case No. DEXCP 2026-0004

Design Exception for Design Standards for Commercial Construction at
620 CAROLLO DR

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

Location: 620 Carollo Drive (**Figure 1**)

Owner: Andrew C Carollo

Applicant: Doria Durham, LLC/Verizon Wireless

Zoning: MU1 Neighborhood Mixed Use (**Figure 2**)

Request: Design Exception from Unified Development Code Article 6, Section 6.4.4.D. *Building Requirements*; Section 7.1.20.A.2. *Satellite dishes, communications, television, and radio antennas, or towers*; and, Section 8.1.4.D. *Compensating bulk with open space*.

PC Meeting: July 20, 2026

RECOMMENDATION

The Planning Director and City Engineer have reviewed the proposed monopole request for exception and after reviewing the preliminary proposed construction plans, finds the proposed design is a functionally dependent design that, while not unique, does have specific requirements as a communications tower that are permissible with the addition of meeting all other site development standards for access, fencing, and screening.

FINDINGS

1. The property identified as 620 Carollo Drive is zoned MU1 – Neighborhood Mixed Use. (**Figure 2**). This location has been used in the past for augmentation of cellular service during the Carnival season parades.
2. Elevations and site plan for the construction of the new monopole (**Figure 3**) have been reviewed by the Planning Director and the City Engineer.
3. As permitted in Section 4.10 of the Unified Development Code, the Planning Commission is empowered to review and approve design exceptions upon review and recommendation of the Director of Planning and after conducting a public hearing on the matter.
4. The proposed construction is a Functional Dependent Design for a new monopole for Verizon Wireless. Monopole design is a more recent engineering ability to create pole structures without the need for extensive guy wires that can be safely placed in urban settings to maximize communications coverage.
5. As outlined in the UDC, Article 7, Section 7.1.20.A.1. states that: No structure may extend beyond the lot line or encroach upon or extend over any required landscape areas or buffer zone, except that support anchors may extend across lot lines where the owner of the tower has secured a valid easement/servitude for placement of anchoring structures on adjacent property and where such anchoring devices do not encroach upon or over public rights-of-way and/or public utility or drainage easements. The proposed construction is a monopole which does not require extended support anchors and this Design Exception request is to exempt this project from this requirement.

6. UDC Article 6, Section 6.4.4 D. states that the maximum building (construction) height is 35 feet above adjacent grade. UDC Article 8.1.4.D. *Compensating bulk with open space* states: In any district any main structure may be erected or altered to a height in excess of that specified for the district in which the structure is located, provided that each required front, side and rear yard is increased 10 feet for each 1 foot of such excess height, regardless of height requirements. The proposed height of the monopole at 184 feet plus an additional 10 feet for the proposed lightning rod would require an increase in setback of 1590 feet from property lines if this provision is applied. This Design Exception request is to exempt this project from this requirement.
7. When taken into consideration of the requirements of Section 7.1.20.A.2., the proposed height of the monopole at 184 feet plus an additional 10 feet for the proposed lightning rod would require a radial setback of 159 feet from property lines if this provision is applied. This Design Exception request is to exempt this project from this requirement.
8. In addition, as shown in Section 7.1.20.A.2, a fall radius area must be secured – either by purchase of land by the communications tower operator / owner or through an easement or servitude preventing construction in this area. The fall radius must be measured as one foot for each foot of tower height above grade extending radially from the tower. An exception may be granted by the Planning Director and City Engineer for any monopole engineered and certified to fall within the property boundaries in the event of catastrophic failure. This request is part of that exception process by the Planning Director and City Engineer and this Design Exception request is to exempt this project from this requirement.
9. The proposed monopole will be constructed with a “crumble” zone at +/- 90 feet, which would allow for an effectively zero fall radius from the base of the tower. **(Figure 3)** The property owner and tower operator will be required to acknowledge on all permit applications, drawings, and documentation the responsibility of all liability for any structural failures.
10. The leased area within the parcel identified by Assessment Number 86881 measures 40 ft by 40 ft, with setbacks from the base of the monopole to the north at 34.6 feet and to the east at 38.2 feet. Direct access is to be provided by a new concrete driveway pad at Carollo Drive as required by UDC Section 10.2.4. and a gravel service drive to the enclosed pole/equipment area to be approved by the Engineering Department. **(Figure 3)**
11. The lease area for the monopole is to be fenced with a chain-link fence; applicant has not included privacy slats for fencing and indicates barbed or razor wire on the top of the fence. Applicant will be required to provide privacy slats for chain link fence or other opaque fencing type, and will not be permitted to utilize barbed or razor wire per the prohibition in UDC Section 8.1.2.B. Additional site development and construction details will be required prior to permitting.

FIGURES

Figure 1. Location Aerial



Figure 2. Site and Area Zoning

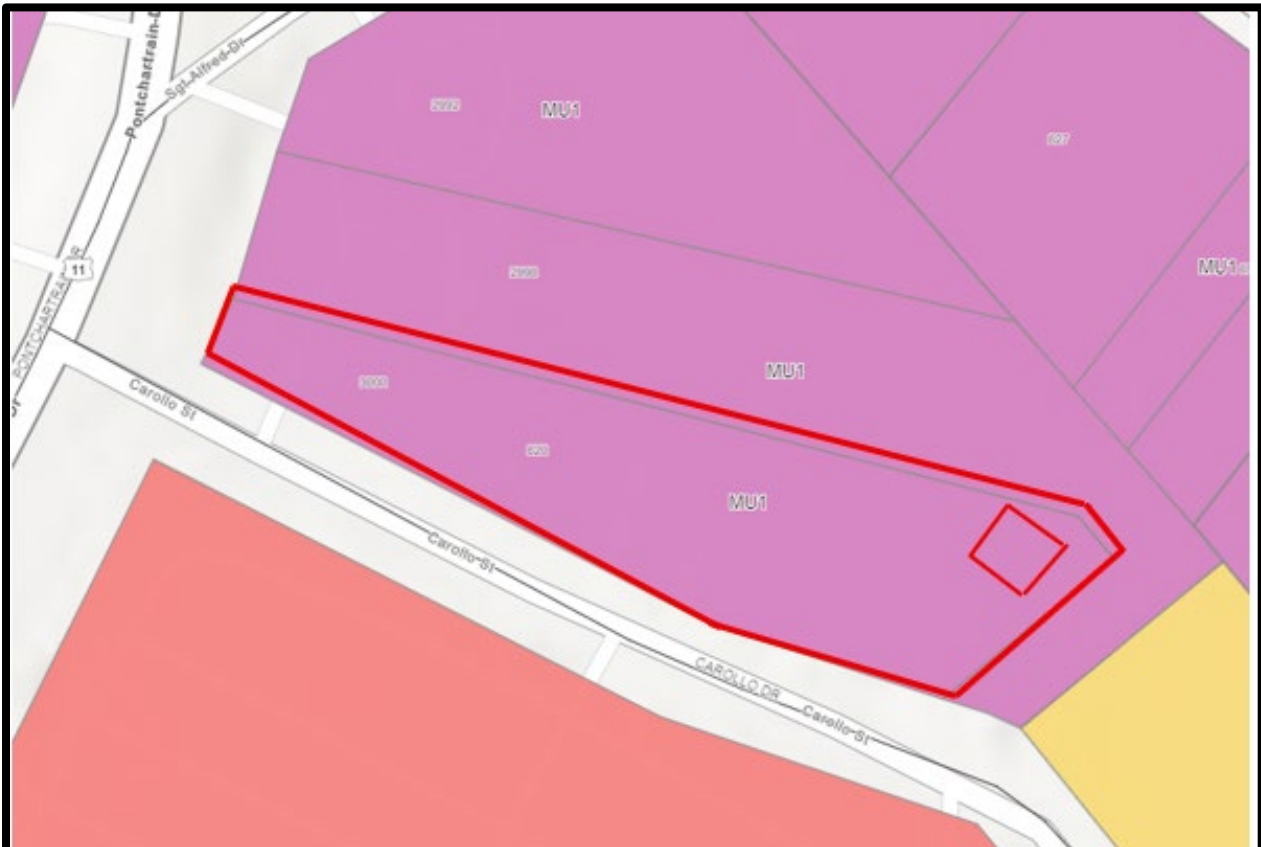
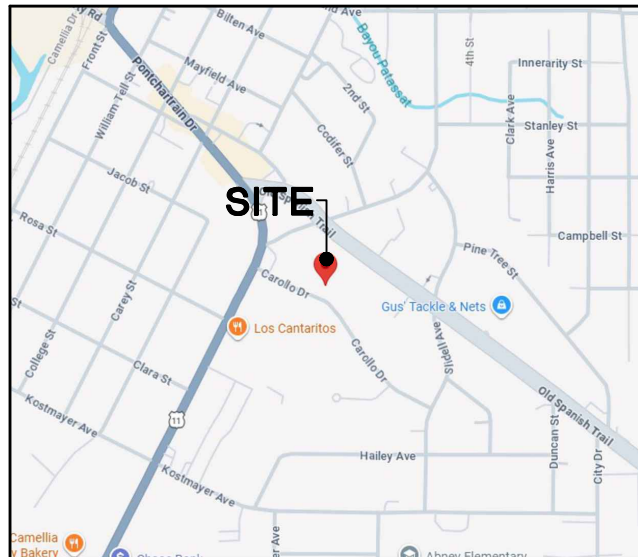


Figure 3. Site and Architectural Plans (following pages)



SITE NAME: SLIDELL M-GRAW
PROJECT ID: 17512915
MDG ID: 5000980199



VICINITY MAP (N.T.S.)

DRIVING DIRECTIONS: FROM THE COVINGTON SWITCH:
HEAD EAST ON HOLIDAY BLVD 0.5MI. TURN RIGHT ONTO
US-190 E 0.7MI. MERGE ONTO I-12 E VIA RAMP TO SLIDELL
20.7MI. TAKE EXIT 83 TO MERGE ONTO US-11 S TOWARD
SLIDELL 3.7MI. TURN LEFT ONTO CAROLLO DR 0.1MI. SITE
WILL BE ON THE LEFT.

PROJECT INFORMATION

ENGINEER:

TOWER ENGINEERING, INC.
556 JEFFERSON ST, SUITE 201
LAFAYETTE, LA 70501
TEL: (337) 886-7176

PROPERTY OWNER:

ANDREW C CAROLLO
620 CAROLLO DR
SLIDELL, LA 70458
(985) 640-9953
ACC620@AOL.COM

PROJECT DATA:

PARISH : ST. TAMMANY
ZONING : CITY OF SLIDELL
TYPE OF CONSTRUCTION : II-B
TYPE OF OCCUPANCY : U
IBC : 2021
LEASE AREA : SEE SHEET C-1

GEOGRAPHIC COORDINATES:

LATITUDE : 30° 15' 45.89" N (30.262747°)
LONGITUDE : 89° 46' 59.00" W (-89.783057°)

UTILITIES:

POWER COMPANY:
CLECO

FIBER COMPANY:
TBD

PROJECT DESCRIPTION:

PROPOSED RAWLAND SITE WITH NEW 184' MONOPOLE TOWER.
INSTALL CONCRETE SLAB WITH STEEL EQUIPMENT PLATFORM AND
DIESEL GENERATOR. INSTALL ANTENNA EQUIPMENT @ 180' ON
THE PROPOSED 184' MONOPOLE TOWER.

PROJECT INFORMATION

T-1 TITLE SHEET AND PROJECT INFORMATION

SURVEY:

S-1 SITE SURVEY
S-2 SITE SURVEY

CIVIL:

C-1 PLOT PLAN
C-1A AERIAL OVERLAY
C-2 SITE PLAN
C-3 TOWER ELEVATION

NOTES:

N-1 GENERAL NOTES
N-2 GENERAL ELECTRICAL AND GROUNDING NOTES



THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION ARE THE EXCLUSIVE PROPERTY OF TOWER ENGINEERING, INC. AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM TOWER ENGINEERING, INC.

TOWER ENGINEERING, INC.



556 JEFFERSON ST.
SUITE 201
LAFAYETTE, LA 70501
(337) 886-7176 TEL.

2920 KINGMAN ST.
SUITE 201
METAIRIE, LA 70006
(504) 756-3112 TEL.

REVISION			
NO.	DESCRIPTION	BY	DATE
A	ZONING ISSUE	MDL	06/05/2026

PROJECT ID:
17512915
MDG ID:
5000980199
SITE NAME:
**SLIDELL
M-GRAW**
SITE ADDRESS:
504 CAROLLO DR
SLIDELL, LA 70458

STAMP HERE:

DRAWN BY:	MDL
CHECKED BY:	JF
DATE DRAWN:	06/05/2026
TEI JOB NO:	2125-120-1001-028

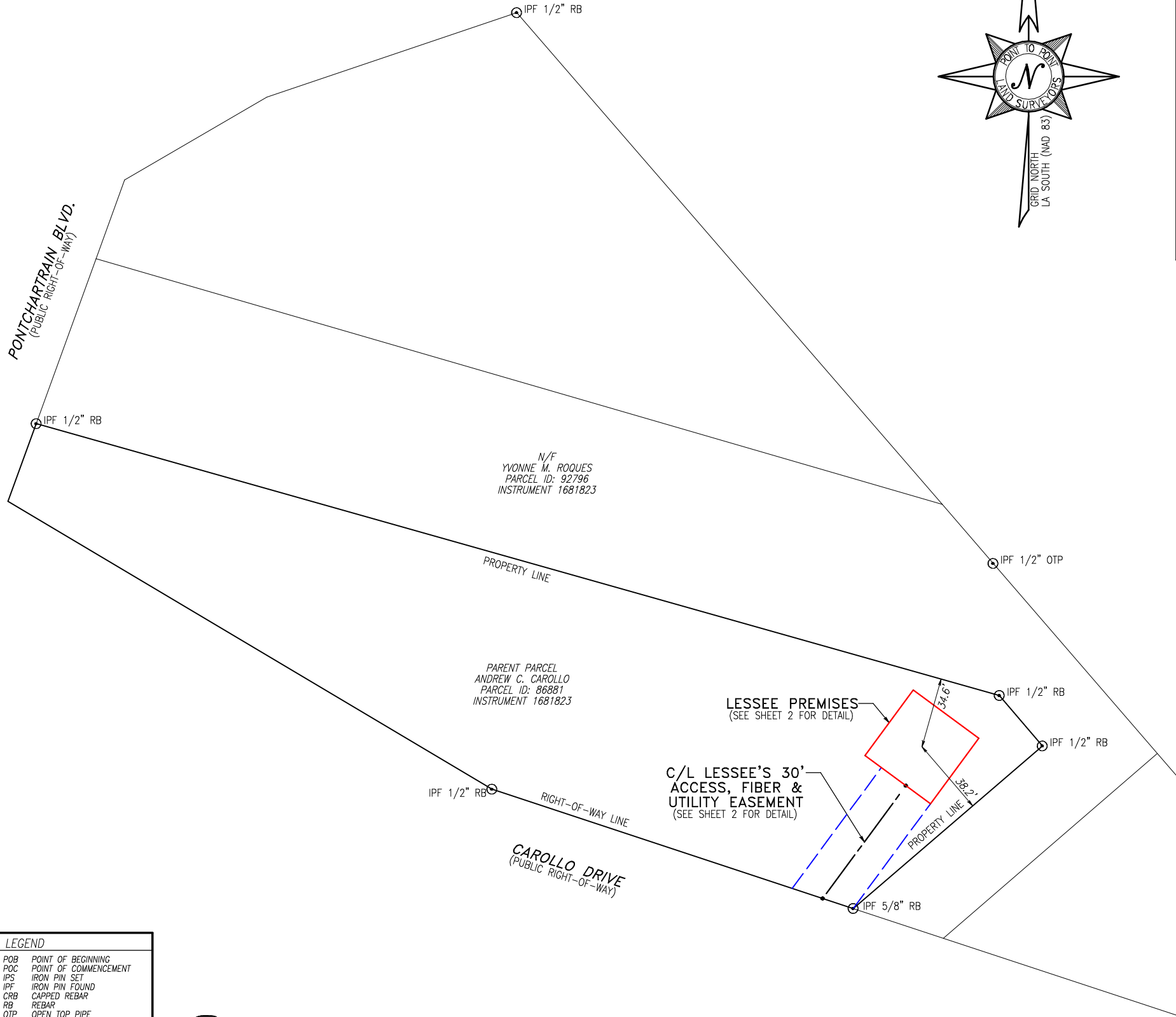
SHEET TITLE:

**TITLE SHEET
AND
PROJECT
INFORMATION**

SHEET NUMBER: T-1	REV. # A
-----------------------------	--------------------



Know what's below
Call before you dig.

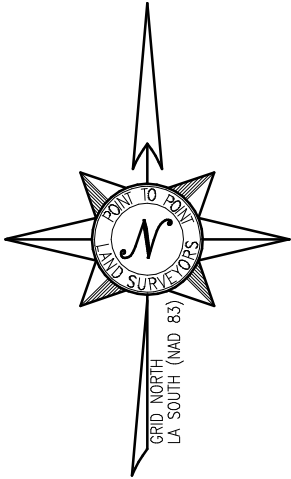


LEGEND	
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPS	IRON PIN SET
IPF	IRON PIN FOUND
CRB	CAPPED REBAR
RB	REBAR
OTP	OPEN TOP PIPE
INV	INVERT
RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT
BC	BACK OF CURB
OU	OVERHEAD UTILITY
N/F	NOW OR FORMERLY
R/W	RIGHT-OF-WAY
	UTILITY POLE
	GUY WIRE ANCHOR
	BENCHMARK



CALL BEFORE YOU DIG

BASE POINT
PK-NAIL SET
ELEV: 5.15



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

* THIS SPECIFIC PURPOSE SURVEY IS FOR THE LEASED PREMISES AND EASEMENTS ONLY. THIS SPECIFIC PURPOSE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF VERIZON WIRELESS AND EXCLUSIVELY FOR THE TRANSFERRAL OF THE LEASED PREMISES AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFERRAL OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED.

THIS IS NOT A PROPERTY BOUNDARY SURVEY.

THIS SPECIFIC PURPOSE SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHTS-OF-WAY NOT SHOWN HEREON.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: GEOMAX ZOOM ROBOTIC AND CARLSON BRx7 BASE AND ROVER [DATE OF LAST FIELD VISIT: 07/30/2025]. SEE GNSS NOTES FOR GNSS EQUIPMENT.

THE 1' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE ADJUSTED TO NAVD 88 DATUM (COMPUTED USING GEOID18) AND HAVE A VERTICAL ACCURACY OF $\pm 0.5'$. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

BEARINGS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE BASED ON LOUISIANA GRID NORTH (NAD 83) SOUTH ZONE.

PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE AE (BASE FLOOD ELEVATION = 9 FEET). COMMUNITY PANEL NO. : 2202040010C DATED: 4/21/1999

NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC PURPOSE SURVEY.

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

GNSS NOTES

THE FOLLOWING GNSS STATISTICS UPON WHICH THIS SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:

POSITIONAL ACCURACY: 0.03 FEET (HORZ) 0.23 FEET (VERT)
TYPE OF EQUIPMENT: CARLSON BRx7 BASE AND ROVER, MULTI-FREQUENCY
TYPE OF GNSS FIELD PROCEDURE: ONLINE POSITION USER SERVICE
DATE OF SURVEY: 07/30/2025
DATUM / EPOCH: NAD_83(2011){EPOCH:2010.0000}
PUBLISHED / FIXED CONTROL USE: N/A
GEOID MODEL: 18
COMBINED GRID FACTOR(S): 0.99994005
CENTERED ON THE BASE POINT AS SHOWN HEREON.
CONVERGENCE ANGLE: 0.77495833°
BENCHMARKS USED: DG6568, DP7421, DR9487

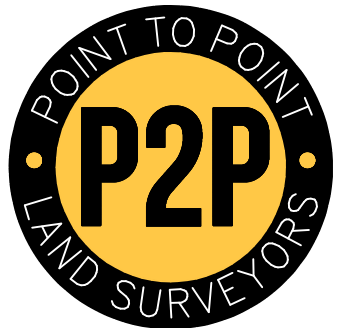


I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND THAT ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

G. Darrell Taylor DATE: 07/31/2025
G. DARRELL TAYLOR LOUISIANA PROFESSIONAL LAND SURVEYOR LICENSE NO. 05199

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION.

* SPECIFIC PURPOSE SURVEY PREPARED BY:



Firm License Number: 2017036700
100 Governors Trace, Suite 103
Peachtree City, GA 30269
(p) 678.565.4440 (f) 678.565.4497 (w) p2pls.com

SPECIFIC PURPOSE SURVEY PREPARED FOR:

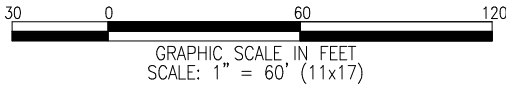


SLIDELL MARDI GRAS
SITE NO. 5000980199

SECTION 44, TOWNSHIP 9 SOUTH, RANGE 14 EAST,
SAINT TAMMANY PARISH, LOUISIANA

PARENT PARCEL

OWNER: ANDREW C. CAROLLO
SITE ADDRESS: 620 CAROLLO DR, SLIDELL, LA 70458
PARCEL ID: 86881
AREA: 1.065 ACRES (PER TAX ASSESSOR)
REFERENCE: INSTRUMENT 1681823



NO.	DATE	REVISION	DRAWN BY: TJM	SHEET:
			CHECKED BY: JKL	1
			APPROVED: D. MILLER	
			DATE: JULY 31, 2025	
			P2P JOB #: 250985LA	OF 2

SURVEY NOT VALID WITHOUT ALL SHEETS

LESSEE PREMISES

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 44, TOWNSHIP 9 SOUTH, RANGE 14 EAST, SAINT TAMMANY PARISH, LOUISIANA, AND BEING A PORTION OF THE LANDS OF ANDREW C. CAROLLO, AS RECORDED IN INSTRUMENT 1681823, SAINT TAMMANY PARISH RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 5/8-INCH REBAR FOUND ON THE NORTHERLY RIGHT-OF-WAY LINE OF CAROLLO DRIVE, SAID REBAR MARKING THE SOUTHEAST CORNER OF SAID LANDS AND HAVING A LOUISIANA GRID NORTH, NAD 83, SOUTH ZONE VALUE N:644276.7899, E:3770203.8267; THENCE RUNNING ALONG SAID RIGHT-OF-WAY LINE, NORTH 71°43'36" WEST, 15.79 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING, NORTH 36°25'18" EAST, 68.86 FEET TO A POINT; THENCE, NORTH 53°34'42" WEST, 25.00 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE, NORTH 36°25'18" EAST, 40.00 FEET TO A POINT; THENCE, SOUTH 53°34'42" EAST, 40.00 FEET TO A POINT; THENCE, SOUTH 36°25'18" WEST, 40.00 FEET TO A POINT; THENCE, NORTH 53°34'42" WEST, 40.00 FEET TO A POINT AND THE POINT OF BEGINNING.

BEARINGS BASED ON LOUISIANA GRID NORTH, NAD 83, SOUTH ZONE.

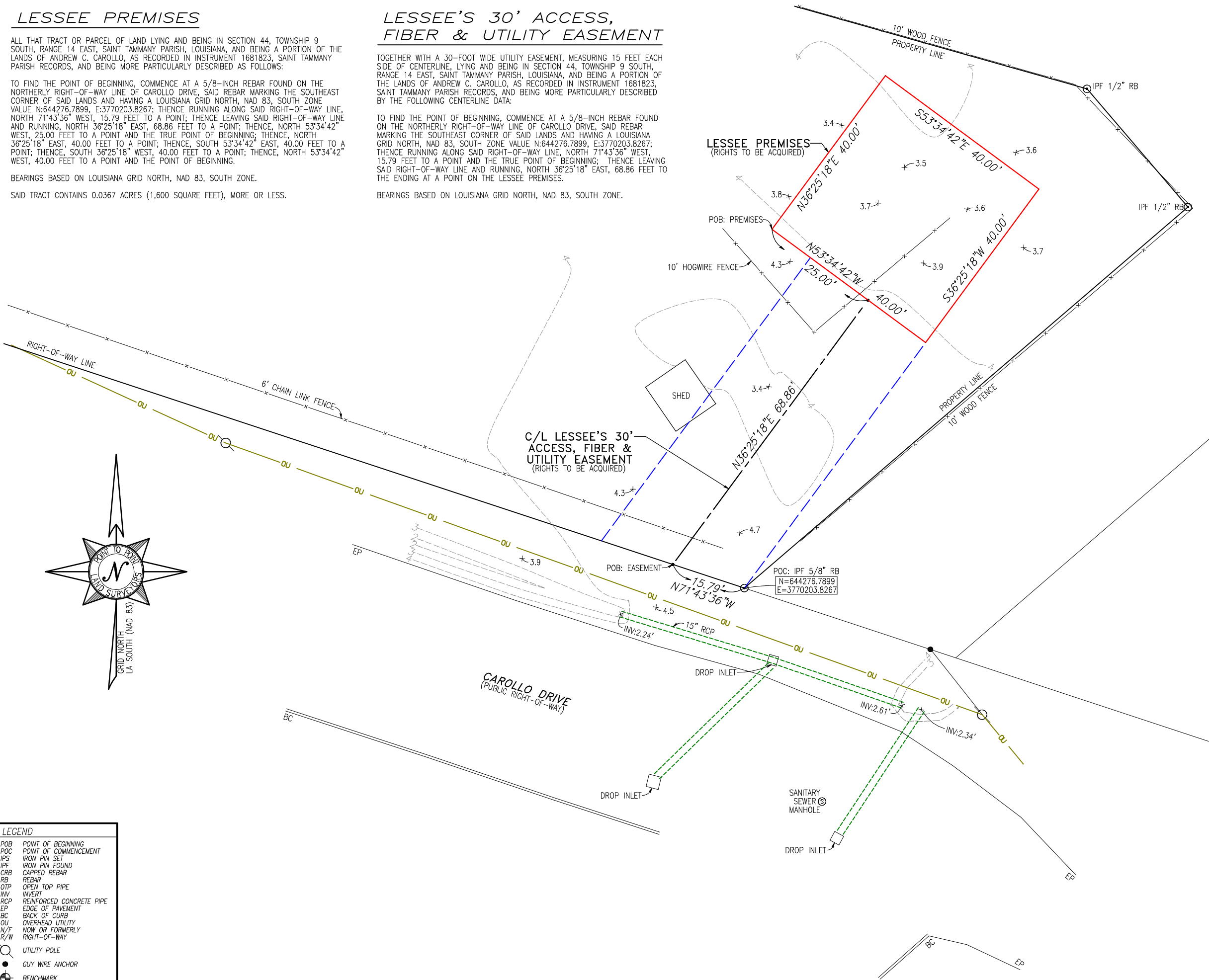
SAID TRACT CONTAINS 0.0367 ACRES (1,600 SQUARE FEET), MORE OR LESS.

LESSEE'S 30' ACCESS, FIBER & UTILITY EASEMENT

TOGETHER WITH A 30-FOOT WIDE UTILITY EASEMENT, MEASURING 15 FEET EACH SIDE OF CENTERLINE, LYING AND BEING IN SECTION 44, TOWNSHIP 9 SOUTH, RANGE 14 EAST, SAINT TAMMANY PARISH, LOUISIANA, AND BEING A PORTION OF THE LANDS OF ANDREW C. CAROLLO, AS RECORDED IN INSTRUMENT 1681823, SAINT TAMMANY PARISH RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 5/8-INCH REBAR FOUND ON THE NORTHERLY RIGHT-OF-WAY LINE OF CAROLLO DRIVE, SAID REBAR MARKING THE SOUTHEAST CORNER OF SAID LANDS AND HAVING A LOUISIANA GRID NORTH, NAD 83, SOUTH ZONE VALUE N:644276.7899, E:3770203.8267; THENCE RUNNING ALONG SAID RIGHT-OF-WAY LINE, NORTH 71°43'36" WEST, 15.79 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING, NORTH 36°25'18" EAST, 68.86 FEET TO THE ENDING AT A POINT ON THE LESSEE PREMISES.

BEARINGS BASED ON LOUISIANA GRID NORTH, NAD 83, SOUTH ZONE.



LEGEND	
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPS	IRON PIN SET
IPF	IRON PIN FOUND
CRB	CAPPED REBAR
RB	REBAR
OTP	OPEN TOP PIPE
INV	INVERT
RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT
BC	BACK OF CURB
OU	OVERHEAD UTILITY
N/F	NOW OR FORMERLY
R/W	RIGHT-OF-WAY
○	UTILITY POLE
●	GUY WIRE ANCHOR
⊕	BENCHMARK

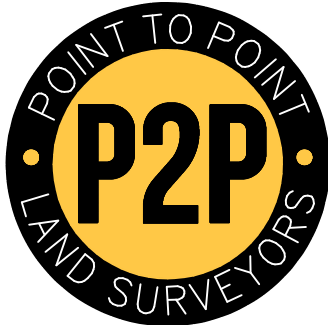


I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND THAT ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

G. DARRELL TAYLOR LOUISIANA PROFESSIONAL LAND SURVEYOR LICENSE NO. 05199
DATE: 07/31/2025

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION.

* SPECIFIC PURPOSE SURVEY PREPARED BY:



Firm License Number: 2017036700
100 Governors Trace, Suite 103
Peachtree City, GA 30269
(p) 678.565.4440 (f) 678.565.4497 (w) p2pls.com

SPECIFIC PURPOSE SURVEY PREPARED FOR:



SLIDELL MARDI GRAS
SITE NO. 5000980199

SECTION 44, TOWNSHIP 9 SOUTH, RANGE 14 EAST,
SAINT TAMMANY PARISH, LOUISIANA

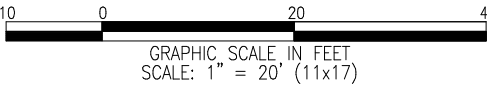
SITE INFORMATION

LESSEE PREMISES = 1,600 SQUARE FEET (0.0367 ACRES)

AT CENTER LESSEE PREMISES:
LATITUDE: 30°15'45.89" (NAD 83) (30.262747°)
LONGITUDE: -89°46'59.00" (NAD 83) (-89.783057°)
ELEVATION = 3.7' A.M.S.L.

VERTICAL DATUM: NAVD 1988 (COMPUTED USING GEOID18)
HORIZONTAL DATUM: NAD83

BEARINGS ARE BASED ON LOUISIANA GRID NORTH (SOUTH ZONE)

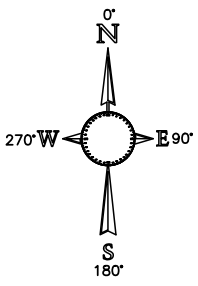
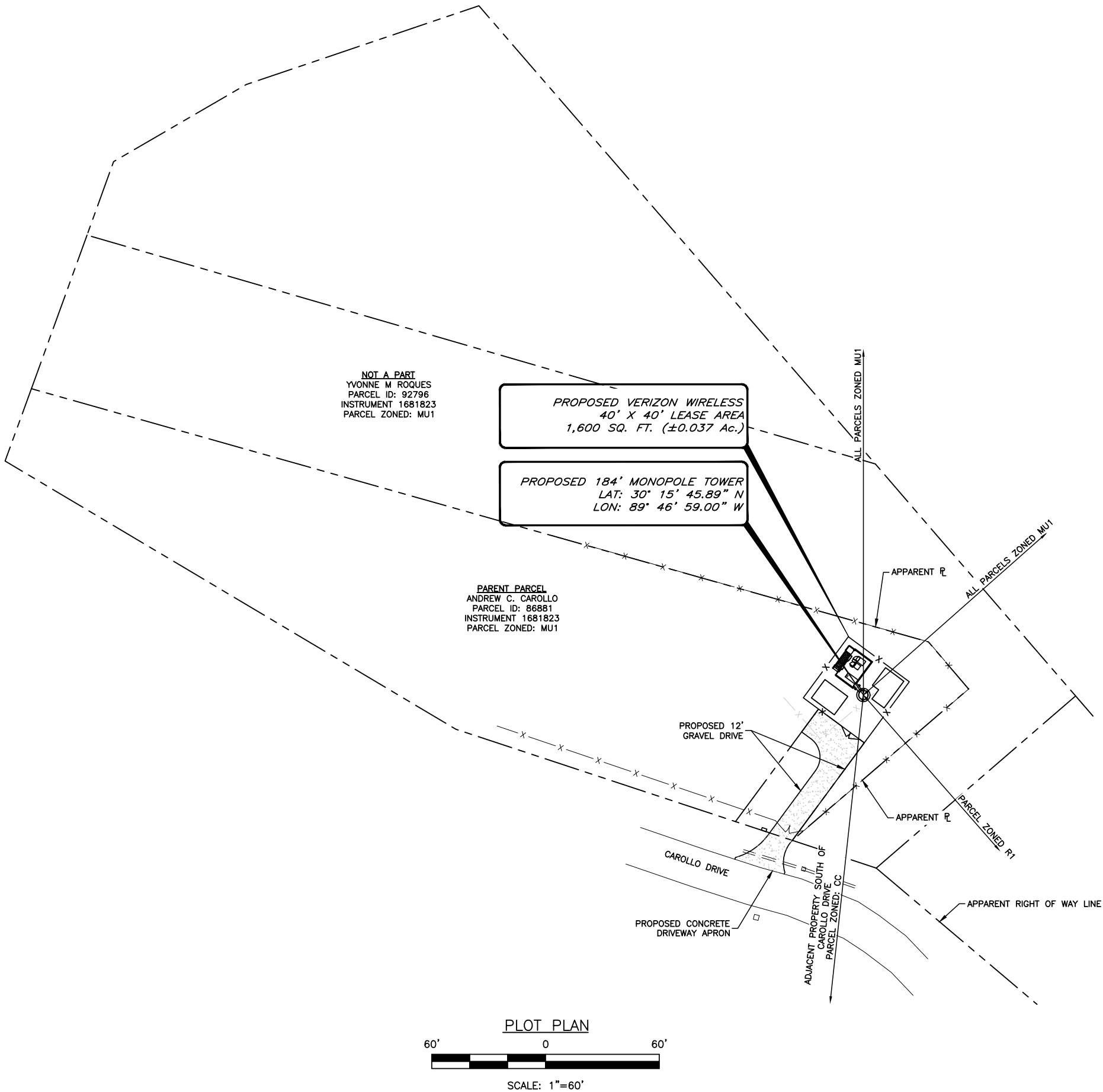


NO.	DATE	REVISION	DRAWN BY: TJM	SHEET:
			CHECKED BY: JKL	2
			APPROVED: D. MILLER	
			DATE: JULY 31, 2025	
			P2P JOB #: 250985LA	

OF 2

SURVEY NOT VALID WITHOUT ALL SHEETS

T:\2125\120 - verizon new site build\028 - slidell mardi gras\construction drawings\zoning drawings\C-1.dwg Jun 05, 2026 - 4:59pm mlombert



THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION ARE THE EXCLUSIVE PROPERTY OF TOWER ENGINEERING, INC. AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM TOWER ENGINEERING, INC.

TOWER ENGINEERING, INC.

556 JEFFERSON ST.
SUITE 201
LAFAYETTE, LA 70501
(337) 886-7176 TEL.

2920 KINGMAN ST.
SUITE 201
METAIRIE, LA 70006
(504) 756-3112 TEL.

REVISION			
NO.	DESCRIPTION	BY	DATE
1	ZONING ISSUE	MDL	06/05/2026

PROJECT ID:
17512915

MDG ID:
5000980199

SITE NAME:
SLIDELL M-GRAW

SITE ADDRESS:
504 CAROLLO DR
SLIDELL, LA 70458

STAMP HERE:

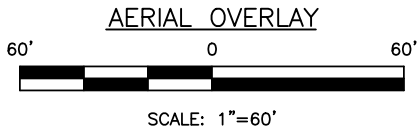
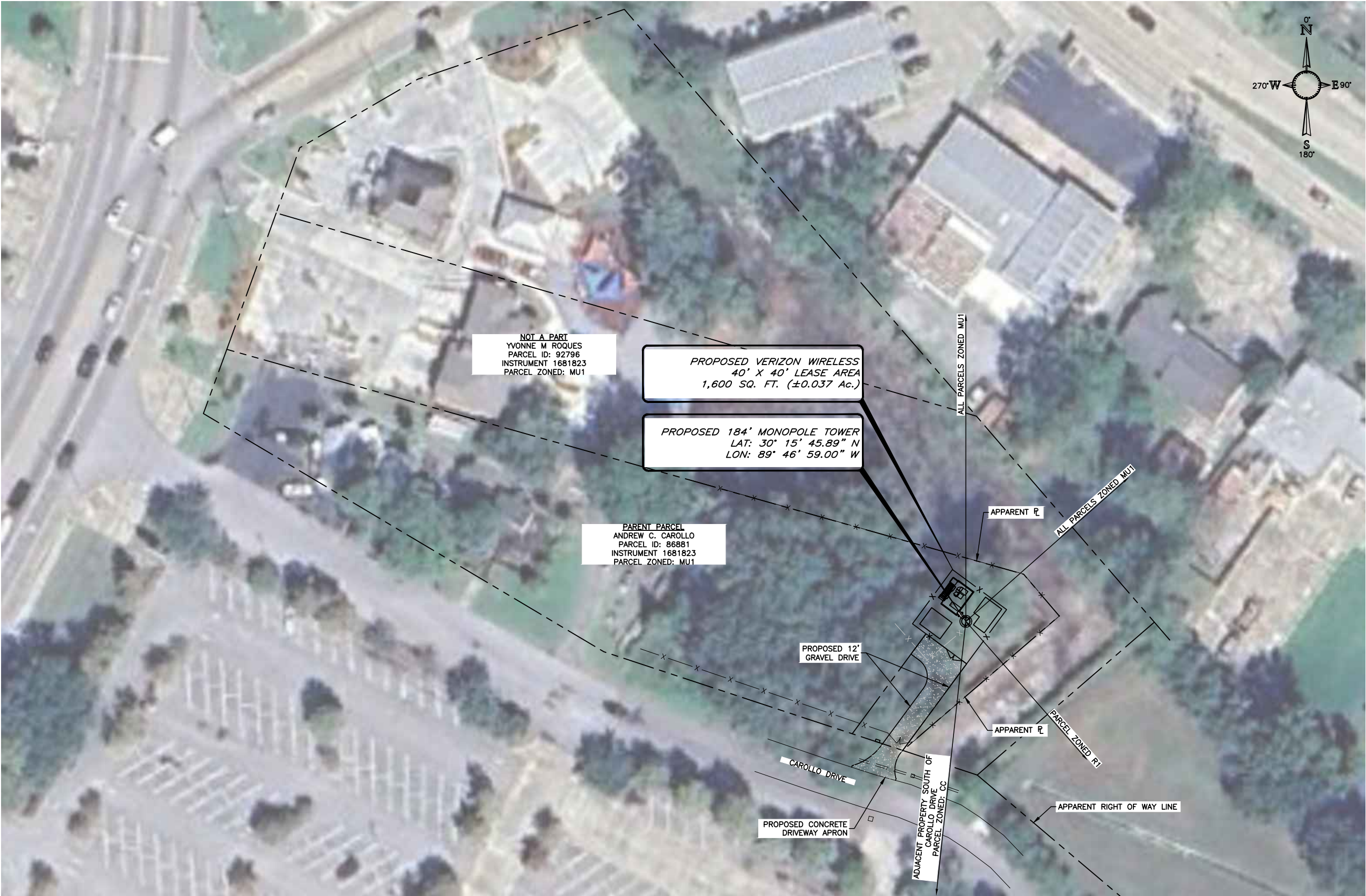
DRAWN BY:	MDL
CHECKED BY:	JF
DATE DRAWN:	06/05/2026
TEI JOB NO:	2125-120-1001-028

SHEET TITLE:

PLOT PLAN

SHEET NUMBER: C-1	REV. # A
-----------------------------	--------------------

T:\2125\120 - verizon\1001 - verizon new site build\028 - slidell mardi gras\construction drawings\zoning drawings\C-1A.dwg Jun 05, 2026 - 4:59pm mlambert



THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION ARE THE EXCLUSIVE PROPERTY OF TOWER ENGINEERING, INC. AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM TOWER ENGINEERING, INC.

TOWER ENGINEERING, INC.



556 JEFFERSON ST.
SUITE 201
LAFAYETTE, LA 70501
(337) 886-7176 TEL.

2920 KINGMAN ST.
SUITE 201
METAIRIE, LA 70006
(504) 756-3112 TEL.

REVISION				
NO.	DESCRIPTION	BY	DATE	
1	ZONING ISSUE	MDL	06/05/2026	
2				
3				
4				
5				

PROJECT ID:
17512915
MDG ID:
5000980199
SITE NAME:
**SLIDELL
M-GRAW**
SITE ADDRESS:
504 CAROLLO DR
SLIDELL, LA 70458

STAMP HERE:

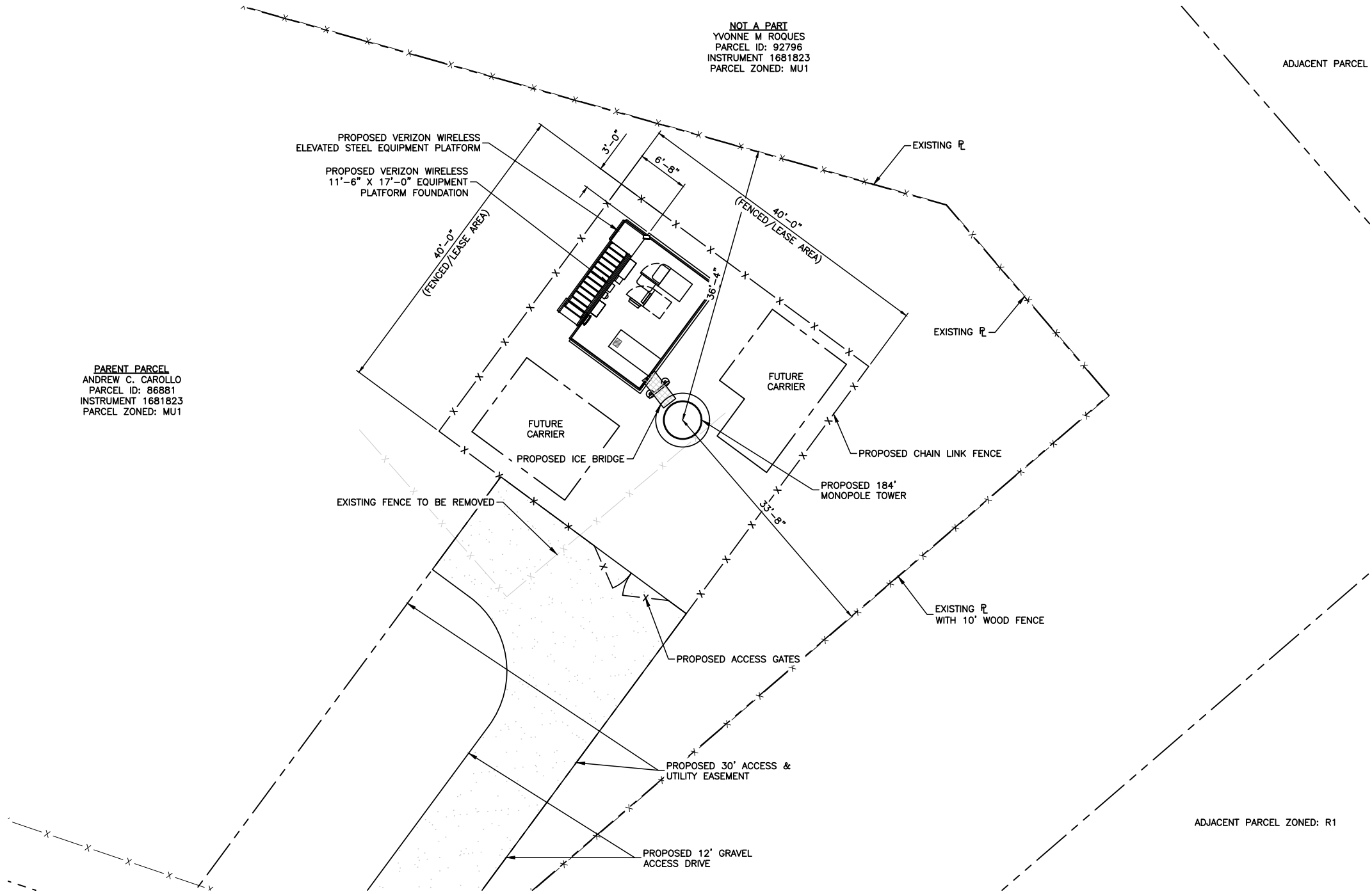
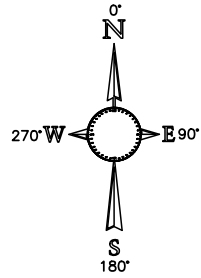
DRAWN BY:	MDL
CHECKED BY:	JF
DATE DRAWN:	06/05/2026
TEI JOB NO:	2125-120-1001-028

SHEET TITLE:

**AERIAL
OVERLAY**

SHEET NUMBER:	REV. #
C-1A	A

T:\2125\120 - verizon\1001 - verizon new site build\028 - slidell mardi gras\construction drawings\zoning drawings\C-2.dwg mlombert Jun 05, 2026 - 4:59pm



NOT A PART
YVONNE M ROQUES
PARCEL ID: 92796
INSTRUMENT 1681823
PARCEL ZONED: MU1

PARENT PARCEL
ANDREW C. CAROLLO
PARCEL ID: 86881
INSTRUMENT 1681823
PARCEL ZONED: MU1

ADJACENT PARCEL ZONED: MU1

ADJACENT PARCEL ZONED: R1



THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION ARE THE EXCLUSIVE PROPERTY OF TOWER ENGINEERING, INC. AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM TOWER ENGINEERING, INC.

TOWER ENGINEERING, INC.



556 JEFFERSON ST.
SUITE 201
LAFAYETTE, LA 70501
(337) 886-7176 TEL.

2920 KINGMAN ST.
SUITE 201
METAIRIE, LA 70006
(504) 756-3112 TEL.

REVISION			
NO.	DESCRIPTION	BY	DATE
1	ZONING ISSUE	MDL	06/05/2026
2			
3			
4			
5			
6			

PROJECT ID:
17512915
MDG ID:
5000980199
SITE NAME:
**SLIDELL
M-GRAW**
SITE ADDRESS:
504 CAROLLO DR
SLIDELL, LA 70458

STAMP HERE:

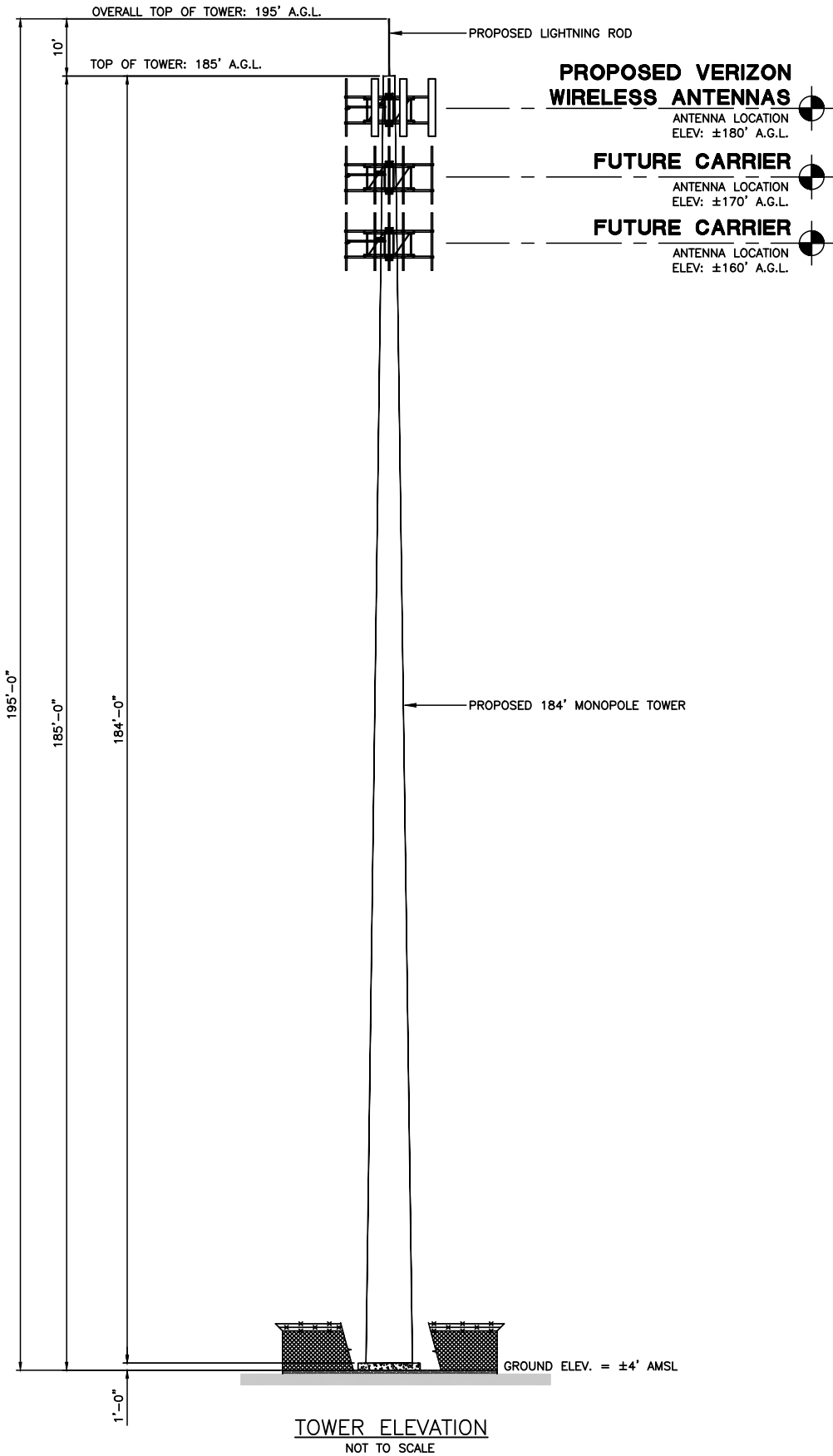
DRAWN BY:	MDL
CHECKED BY:	JF
DATE DRAWN:	06/05/2026
TEI JOB NO:	2125-120-1001-028

SHEET TITLE:

SITE PLAN

SHEET NUMBER:	REV. #
C-2	A

T:\2125\120 - verizon\1001 - verizon new site build\028 - slidell mrdi gras\construction drawings\zoning drawings\C-3.dwg Jun 05, 2026 - 4:59pm mlombert



RF NOTE:

VERIFY RF DESIGN SPECIFICATIONS WITH RFDS PROVIDED BY CONSTRUCTION ENGINEER.

NOTE:

MONOPOLE TOWER WILL BE DESIGNED WITH A CRUMPLE ZONE AT ±90' TO ALLOW FOR ZERO FALL RADIUS FROM TOWER BASE IN THE EVENT OF CATASTROPHIC FAILURE.

TOWER NOTES:

1. TOWER AND/OR ANTENNA MOUNTS SHALL BE DESIGNED IN ACCORDANCE WITH LATEST REVISION OF THE TIA-222 STANDARDS.
2. TOWER SHALL BE DESIGNED TO MEET ALL WIND AND SEISMIC REQUIREMENTS AS PER 2021 IBC.
3. TOWER SHALL BE DESIGNED TO WITHSTAND A WIND SPEED OF 142 MPH.
4. PROPOSED EQUIPMENT WILL ABIDE BY ALL FAA AND FCC REGULATIONS.
5. THE TOWER SITE IS IN COMPLIANCE WITH THE RULES AND REGULATIONS OF OTHER FEDERAL OR STATE AGENCIES THAT MAY REGULATE TOWER SITING, DESIGN AND CONSTRUCTION.
6. THE TOWER SITE IS IN COMPLIANCE WITH CURRENT RADIO FREQUENCY EMISSIONS STANDARDS OF THE FEDERAL COMMUNICATIONS COMMISSION (FCC); AND WILL NOT INTERFERE WITH ANY PUBLIC SAFETY COMMUNICATIONS AND THE USUAL AND CUSTOMARY TRANSMISSION OR RECEPTION OF RADIO AND TELEVISION SERVICE ENJOYED BY ADJACENT RESIDENTIAL AND NON RESIDENTIAL PROPERTIES.
7. THE TOWER SHALL HAVE A GALVANIZED FINISH.



THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION ARE THE EXCLUSIVE PROPERTY OF TOWER ENGINEERING, INC. AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM TOWER ENGINEERING, INC.

TOWER ENGINEERING, INC.

556 JEFFERSON ST.
SUITE 201
LAFAYETTE, LA 70501
(337) 886-7176 TEL.

2920 KINGMAN ST.
SUITE 201
METAIRIE, LA 70006
(504) 756-3112 TEL.

REVISION			
NO.	DESCRIPTION	BY	DATE
1	ZONING ISSUE	MDL	06/05/2026

PROJECT ID:
17512915

MDG ID:
5000980199

SITE NAME:
SLIDELL M-GRAW

SITE ADDRESS:
504 CAROLLO DR
SLIDELL, LA 70458

STAMP HERE:

DRAWN BY:	MDL
CHECKED BY:	JF
DATE DRAWN:	06/05/2026
TEI JOB NO:	2125-120-1001-028

SHEET TITLE:

**TOWER
ELEVATION**

SHEET NUMBER: C-3	REV. # A
-----------------------------	--------------------

T:\2125\120 - verizon\1001 - verizon new site build\028 - slidell mardi gros\construction drawings\zoning drawings\N-1.dwg mlombert Jun 05, 2026 - 4:59pm

GENERAL NOTES:

1. VERIFY ALL EXISTING SITE CONDITIONS, QUANTITIES AND DIMENSIONS BEFORE STARTING WORK. NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES OR INCONSISTENCIES BEFORE PROCEEDING WITH THE WORK.

2. IT IS THE INTENTION OF THESE DRAWINGS TO SHOW THE COMPLETED INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING, TIES, FORM WORK, ETC. IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL ORDINANCES, TO SAFELY EXECUTE ALL WORK AND SHALL BE RESPONSIBLE FOR SAME. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES.

3. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO INDEMNIFY AND HOLD DESIGN ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT.

4. ALL WORK SHALL COMPLY WITH OSHA AND STATE SAFETY REQUIREMENTS. PROCEDURES FOR THE PROTECTION OF EXCAVATIONS, EXISTING CONSTRUCTION AND UTILITIES SHALL BE ESTABLISHED PRIOR TO FOUNDATION INSTALLATION. IF TEMPORARY LIGHTING AND MARKING IS REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION (FAA), IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE NECESSARY LIGHTS AND NOTIFY THE PROPER AUTHORITIES IN THE EVENT OF A PROBLEM.

5. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AMPLE NOTICE TO THE BUILDING INSPECTION DEPARTMENT TO SCHEDULE THE REQUIRED INSPECTIONS. A MINIMUM OF 24 HOURS OF NOTICE SHALL BE GIVEN AND THE BUILDING INSPECTION DEPARTMENTS HAVE REQUESTED THAT GROUPS OF TWO OR THREE SITES BE SCHEDULED AT ONE TIME IF POSSIBLE.

6. CONSTRUCTION MANAGER WILL CONFIRM FAA APPROVAL OF TOWER LOCATION BY ISSUING TOWER RELEASE FORM. NO TOWER SHALL BE CONSTRUCTED UNTIL THE TOWER RELEASE FORM IS ISSUED TO THE CONTRACTOR.

7. THE COMPLETE BID PACKAGE INCLUDES THESE CONSTRUCTION DRAWINGS ALONG WITH THE FINAL RF DESIGN AND OTHER STRUCTURAL ANALYSIS. CONTRACTOR IS RESPONSIBLE FOR REVIEW OF TOTAL BID PACKAGE PRIOR TO BID SUBMITTAL.

8. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE ON THE SITE AT ALL TIMES. SILT AND EROSION CONTROL SHALL BE MAINTAINED ON THE DOWNSTREAM SIDE OF THE SITE AT ALL TIMES. ANY DAMAGE TO ADJACENT PROPERTIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

9. CLEARING OF TREES AND VEGETATION ON THE SITE SHOULD BE HELD TO A MINIMUM. ONLY THE TREES NECESSARY FOR CONSTRUCTION OF THE FACILITIES SHALL BE REMOVED. ANY DAMAGE TO PROPERTY OUTSIDE THE LEASE PROPERTY SHALL BE REPAIRED BY THE CONTRACTOR.

10. ALL SUITABLE BORROW MATERIAL FOR BACK FILL OF THE SITE SHALL BE INCLUDED IN THE BID. EXCESS TOPSOIL AND UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFF SITE AT LOCATIONS APPROVED BY GOVERNING AGENCIES PRIOR TO DISPOSAL.

11. RECORD DRAWINGS: MAINTAIN A RECORD OF ALL CHANGES, SUBSTITUTIONS BETWEEN WORK AS SPECIFIED AND INSTALLED. RECORD CHANGES ON A CLEAN SET OF CONTRACT DRAWINGS WHICH SHALL BE TURNED OVER TO THE CONSTRUCTION MANAGER UPON COMPLETION OF THE PROJECT.

12. FOR THE PURPOSE OF THESE CONSTRUCTION DOCUMENTS, THE FOLLOWING DEFINITIONS SHALL APPLY:

OWNER: VERIZON WIRELESS
PROJECT MANAGER: VERIZON WIRELESS OR DESIGNATED ALTERNATE
LESSEE: VERIZON WIRELESS

13. CARE SHALL BE TAKEN TO LOCATE ALL EXISTING UNDERGROUND OBSTRUCTIONS, UTILITIES AND/OR EASEMENTS BEFORE DIGGING OR DRILLING ON THIS SITE.

14. UTILITY CHECK – BEFORE COMMENCING ANY WORK AT THE SITE, CONTACT THE ONE CALL SYSTEM IN THE STATE IN WHICH UNDERGROUND WORK IS BEING DONE. REFER TO ONE CALL NOTE ON THE TITLE SHEET.

15. CARE SHALL BE TAKEN TO PROTECT THE SITE AND THE SURROUNDING AREA FROM FIRE HAZARD DURING 'HOT' OPERATIONS. ADEQUATE EQUIPMENT, PERSONNEL AND EMERGENCY COMMUNICATIONS SHALL BE PROVIDED TO PROTECT LIFE AND PROPERTY IN AND SURROUNDING THE CONSTRUCTION SITE.

16. ALL EXCAVATIONS SHALL BE BARRICADED FOR PERSONNEL PROTECTION AND CONCRETE PIERS SHALL BE FILLED BY END OF DAY.

17. VERIFY REQUIREMENTS OF OTHER TRADES PRIOR TO PROCEEDING WITH FABRICATION OR INSTALLATION OF MATERIALS.

18. COMPLETE SHOP DRAWINGS SHALL BE PROVIDED FOR ALL FABRICATED ITEMS FOR REVIEW PRIOR TO FABRICATION. DRAWINGS CONTAINED IN THESE CONSTRUCTION DOCUMENTS SHALL NOT BE REPRODUCED FOR SHOP DRAWINGS.

19. ALL BIDDERS SHALL VISIT THE SITE BEFORE BIDDING TO FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS.

20. THE BUILDER/CONTRACTOR SHALL BE RESPONSIBLE WITH NO ADDITIONAL COSTS TO THE OWNER/LESSOR/PROJECT MANAGEMENT TEAM FOR ALL FEES, PERMITS, INSPECTION FEES RELATED TO THIS PROJECT, OR SEE THAT ANY AND ALL SUCH CHARGES ARE PAID BY THE RESPECTIVE SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT.

21. THIS BUILDER/SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO EXISTING FACILITIES AND SHALL REPLACE OR REPAIR TO THE ORIGINAL CONDITION AS DETERMINED BY THE PROJECT MANAGER.

22. CUT AND PATCH ANY AREAS WHERE REQUIRED BY THE SCOPE OF THIS PROJECT. MATCH EXISTING WORK AND MATERIALS EVEN IF SUCH WORK FALLS OUTSIDE OF THE LIMITS OF THIS CONTRACT.

23. THE OWNER OF THE SITE RETAINS SALVAGE RIGHTS TO ALL MATERIALS AND EQUIPMENT REMOVED FROM THE EXISTING WORK. MATERIALS AND EQUIPMENT NOT CLAIMED BY THE OWNER SHALL BECOME THE PROPERTY OF THE BUILDER/SUBCONTRACTOR WHO SHALL ASSUME COMPLETE RESPONSIBILITY FOR THE REMOVAL AND APPROPRIATE DISPOSAL THEREOF.

24. DIMENSIONS NOTED AS '+/-' OR 'VERIFY' ARE BASED ON MATCHING EXISTING CONDITIONS AND MAY VARY SLIGHTLY FROM THE DIMENSIONS AS SHOWN. NOTIFY THE PROJECT MANAGER IF SIGNIFICANT VARIATIONS ARE ENCOUNTERED AT THE SITE.

25. DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE ACCOMPLISHED IN SUCH A MANNER THAT NO DISRUPTION OF EXISTING FACILITY OPERATIONS WILL OCCUR.

26. THE NATURE OF THE SITE RELATED ACTIVITIES REQUIRES THAT ACCESS TO THE SITE MUST BE MANAGED AT ALL TIMES DURING HOURS OF OPERATION AND WHEN THE SITE IS UNATTENDED. WORK WITH THE OWNERS REPRESENTATIVE FOR SAFETY AND SECURITY AT ALL TIMES.

27. CONTRACTORS SHALL BE REQUIRED TO PICK UP ALL OWNER SUPPLIED EQUIPMENT AS DIRECTED BY THE PROJECT MANAGER WITH NO ADDITIONAL COST TO THE JOB.

28. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.

29. CONTRACTOR SHALL HAVE A PRECONSTRUCTION MEETING WITH VERIZON REPRESENTATIVES TO DISCUSS ALL ASPECTS OF THE CONSTRUCTION SCOPE OF THESE DRAWING TO ENSURE HE IS FAMILIAR WITH AND UNDERSTANDS ALL REQUIREMENTS AND INTENT OF EACH ACTIVITY.

SITE DEVELOPMENT AND FINISHING NOTES:

1. ALL CUT AND FILL SLOPES SHALL BE 2 : 1 MAXIMUM.

2. DIGGING AND EXCAVATION – HAND DIG ALL EXCAVATIONS AND TRENCHES IN AREAS SUSPECTED TO CONTAIN EXISTING GROUNDING CONDUCTORS, GROUND RODS, POWER/TELCO CABLES OR OTHER BURIED UTILITIES.

3. ALL EXCAVATIONS ON WHICH CONCRETE IS TO BE PLACED SHALL BE SUBSTANTIALLY HORIZONTAL ON UNDISTURBED AND UNFROZEN SOIL AND BE FREE FROM LOOSE MATERIAL AND EXCESS GROUND WATER. DEWATERING FOR EXCESS GROUND WATER SHALL BE PROVIDED IF REQUIRED.

4. COLLOCATION SITE FINISHING – UNLESS OTHERWISE DIRECTED BY THE LESSEE'S PROJECT MANAGER, AREAS OF COMPOUND EXPANSION OR SPACE LOCATED WITHIN THE LEASED AREA SHALL BE FINISHED TO THE SAME STANDARD AS THE BALANCE OF THE EXISTING COMPOUND OR AT THE SOLE DISCRETION OF THE PROJECT MANAGER. THE FINISH STANDARD OF THE LESSEE SHALL BE PROVIDED. REFER TO ITEM #5.

5. LESSEE SITE FINISH STANDARD – PROVIDE A MINIMUM 4" THICK LAYER OF CRUSHED STONE (APPROX. 1" DIAMETER W/O FINES) OVER 6 MIL. WEED BARRIER, OVER 6" COMPACTED BASE. FILL MATERIAL SHALL BE EQUAL TO CRUSHED LIMESTONE CONFORMING TO STATE DEPARTMENT OF TRANSPORTATION REQUIREMENTS FOR TYPE 'A' GRADE 2 MATERIAL COMPACTED TO 95% PROCTOR DENSITY OVER A COMPACTED SUB-GRADE THAT WAS SCARIFIED AND RECOMPACTED TO 95% PROCTOR DENSITY.

6. REPAIR/REPLACE – AT NO ADDITIONAL EXPENSE TO THIS CONTRACT, ANY CONSTRUCTION RELATED DAMAGE TO ANY EXISTING SITE ELEMENTS OR FINISHES WITHIN THE COMPOUND, IN ADJACENT AND/OR ALONG ROUTES TO THE WORK AREA, HOWEVER INCIDENTAL TO THE PROSECUTION OF THE WORK, SHALL BE PUT IN A PRECONSTRUCTION CONDITION TO THE SATISFACTION OF THE LESSEE'S PROJECT MANAGER.

7. CONCRETE FOUNDATIONS SHALL NOT BE PLACED ON ORGANIC MATERIAL. IF SOUND SOIL IS NOT REACHED AT THE DESIGNATED EXCAVATION DEPTH, THE UNSATISFACTORY SOIL SHALL BE EXCAVATED TO ITS FULL DEPTH AND EITHER BE REPLACED WITH MECHANICALLY COMPACTED GRANULAR MATERIAL OR THE EXCAVATION BE FILLED WITH CONCRETE OF THE SAME QUALITY SPECIFIED FOR THE FOUNDATION.

8. ANY EXCAVATION OVER THE REQUIRED DEPTH SHALL BE FILLED WITH EITHER MECHANICALLY COMPACTED GRANULAR MATERIAL OF CONCRETE OF THE SAME QUALITY SPECIFIED FOR THE FOUNDATION. CRUSHED STONE MAY BE USED TO STABILIZE THE BOTTOM OF THE EXCAVATION. STONE, IF USED, SHALL NOT BE USED AS COMPILING CONCRETE THICKNESS.

9. AFTER COMPLETION OF THE FOUNDATION AND OTHER CONSTRUCTION BELOW GRADE, AND BEFORE BACK FILLING, ALL EXCAVATIONS SHALL BE CLEAN OF UNSUITABLE MATERIAL SUCH AS VEGETATION, TRASH, DEBRIS, AND SO FORTH.

10. BACK FILL SHALL BE:

– APPROVED MATERIALS CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND, GRAVEL, OR SOFT SHALE;

– FREE FROM CLODS OR STONES OVER 2–1/2" MAXIMUM DIMENSIONS;

– IN LAYERS AND COMPACTED.

11. BACKFILL – ALL BORROWED FILL MATERIAL SHALL BE EQUAL TO STATE SPECIFICATION FOR TYPE A, GRADE 1 OR 2, COMPACTED TO 95% PROCTOR DENSITY. WHERE TRENCHING IS REQUIRED, BACKFILLING WITH MATERIALS EXCAVATED FROM THE TRENCH WILL BE PERMITTED UNLESS OTHERWISE DIRECTED BY THE PROJECT MANAGER. ALL TRENCH BACKFILLING SHOULD BE COMPACTED IN LIFTS NOT TO EXCEED 6" COMPACTED DEPTH AND TO 95% PROCTOR DENSITY FLUSH TO THE SURFACE OF THE FINISHED COMPACTED SUB-GRADE.

12. SITE FILL MATERIAL AND FOUNDATION BACK FILL SHALL BE PLACED IN LAYERS, MAXIMUM 6' DEEP BEFORE COMPACTION. EACH LAYER SHALL BE SPRINKLED IF REQUIRED AND COMPACTED BY HAND OPERATED OR MACHINE TAMPERS TO <15% OF MAXIMUM DENSITY, AT THE OPTIMUM MOISTURE CONTENT ±2% AS DETERMINED BY ASTM DESIGNATION D–698, UNLESS OTHERWISE APPROVED. SUCH BACK FILL SHALL NOT BE PLACED BEFORE 3 DAYS AFTER PLACEMENT OF CONCRETE.

13. THE FOUNDATION AREA SHALL BE GRADED TO PROVIDE WATER RUNOFF AND PREVENT WATER FROM STANDING. THE FINAL GRADE SHALL SLOPE AWAY IN ALL DIRECTIONS FROM THE FOUNDATION AND SHALL THEN BE COVERED WITH 4" DEEP COMPACTED STONE OR GRAVEL.

14. CONTRACTOR SHALL PROVIDE ALL EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED BY LOCAL CITY, COUNTY AND STATE CODES AND ORDINANCES TO PROTECT EMBANKMENTS FROM SOIL LOSS AND TO PREVENT ACCUMULATION OF SOIL AND SILT IN STREAMS AND DRAINAGE PATHS LEAVING THE CONSTRUCTION AREA. THIS MAY INCLUDE SUCH MEASURES AS SILT FENCES, STRAW BALE SEDIMENT BARRIERS AND CHECK DAMS.

15. FILL PREPARATION: REMOVE ALL VEGETATION, TOPSOIL, DEBRIS, WET AND UNSATISFACTORY SOIL MATERIALS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM GROUND SURFACE PRIOR TO PLACING FILLS. PLOW STRIP OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING SURFACE. WHEN SUBGRADE OR EXISTING GROUND SURFACE TO RECEIVE FILL HAS A DENSITY LESS THAN THAT REQUIRED FOR FILL, BREAK UP GROUND SURFACE TO DEPTH REQUIRED, PULVERIZE, MOISTURE-CONDITION OR AERATE SOIL AND RECOMPACT TO REQUIRED DENSITY.

16. REPLACE THE EXISTING WEARING SURFACE ON AREAS WHICH HAVE BEEN DAMAGED OR REMOVED DURING CONSTRUCTION OPERATIONS. SURFACE SHALL BE REPLACED TO MATCH EXISTING ADJACENT SURFACING AND SHALL BE OF THE SAME THICKNESS. NEW SURFACE SHALL BE FREE FROM CORRUGATIONS AND WAVES. EXISTING SURFACING MAY BE EXCAVATED SEPARATELY AND REUSED IF INJURIOUS AMOUNTS OF EARTH, ORGANIC MATERIAL, OR OTHER DELETERIOUS MATERIALS ARE REMOVED PRIOR TO REUSE. FURNISH ALL ADDITIONAL RESURFACING MATERIAL AS REQUIRED. BEFORE SURFACING IS REPLACED, SUBGRADE SHALL BE GRADED TO CONFORM TO REQUIRED SUBGRADE ELEVATIONS, AND LOOSE OR DISTURBED MATERIALS SHALL BE THOROUGHLY COMPACTED. DEPRESSIONS IN THE SUBGRADE SHALL BE FILLED AND COMPACTED WITH APPROVED ELECTED MATERIAL. SURFACING SHALL NOT BE USED FOR FILLING DEPRESSIONS IN THE SUBGRADE.

17. PROTECT EXISTING SURFACING AND SUBGRADE IN AREAS WHERE EQUIPMENT LOADS WILL OPERATE. USE PLANKING OR OTHER SUITABLE MATERIALS DESIGNED TO SPREAD EQUIPMENT LOADS. REPAIR DAMAGE TO EXISTING GRAVEL SURFACING OR SUBGRADE WHERE SUCH DAMAGE IS DUE TO THE CONTRACTOR'S OPERATIONS. DAMAGED GRAVEL SURFACING SHALL BE RESTORED TO MATCH THE ADJACENT UNDAMAGED GRAVEL SURFACING AND SHALL BE OF THE SAME THICKNESS.

18. DAMAGE TO EXISTING STRUCTURES AND UTILITIES RESULTING FROM CONTRACTOR'S NEGLIGENCE SHALL BE REPAIRED/REPLACED TO OWNER'S SATISFACTION AT CONTRACTOR'S EXPENSE.

19. CONTRACTOR SHALL COORDINATE THE CONSTRUCTION SCHEDULE WITH PROPERTY OWNER SO AS TO AVOID INTERRUPTIONS TO PROPERTY OWNER'S OPERATIONS.

20. THE AREA IMMEDIATELY AROUND NEW EQUIPMENT SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE EQUIPMENT. ENSURE POSITIVE DRAINAGE DURING AND AFTER COMPLETION OF CONSTRUCTION.

21. RIPRAP SHALL BE CLEAN, HARD, SOUND, DURABLE, UNIFORM IN QUALITY, AND FREE OF ANY DETRIMENTAL QUANTITY OF SOFT, FRIABLE, THIN, ELONGATED OR LAMINATED PIECES, DISINTEGRATED MATERIAL, ORGANIC MATTER, OIL, ALKALI, OR OTHER DELETERIOUS SUBSTANCE.



THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION ARE THE EXCLUSIVE PROPERTY OF TOWER ENGINEERING, INC. AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM TOWER ENGINEERING, INC.

TOWER ENGINEERING, INC.



556 JEFFERSON ST.
SUITE 201
LAFAYETTE, LA 70501
(337) 886-7176 TEL.

2920 KINGMAN ST.
SUITE 201
METAIRIE, LA 70006
(504) 756-3112 TEL.

REVISION			
NO.	DESCRIPTION	BY	DATE
△	ZONING ISSUE	MDL	06/05/2026
△			
△			
△			
△			
△			

PROJECT ID:
17512915
MDG ID:
5000980199
SITE NAME:
SLIDELL M-GRAW
SITE ADDRESS:
504 CAROLLO DR
SLIDELL, LA 70458

STAMP HERE:

DRAWN BY:	MDL
CHECKED BY:	JF
DATE DRAWN:	06/05/2026
TEI JOB NO:	2125-120-1001-028

SHEET TITLE:

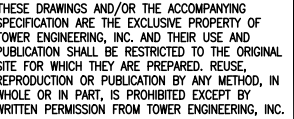
GENERAL NOTES

SHEET NUMBER:	REV. #
N-1	A

J:\2125\120 - verizon\1001 - verizon new site build\028 - slidell mardi gras\construction drawings\N-2.dwg mlambert Jun 05, 2026 - 4:59pm

- mlambert

1. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION, AND AC POWER GES'S) SHALL BE BONDED TOGETHER, AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
2. THE SUBCONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR GROUND ELECTRODE SYSTEMS. TESTING SHALL BE IN ACCORDANCE WITH SPECIFICATION 24782-000-3PS-EG00-00001. USE OF OTHER METHODS MUST BE PRE-APPROVED BY CONTRACTOR IN WRITING.
3. THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS. WHEN ADDING ELECTRODES, CONTRACTOR SHALL MAINTAIN A MINIMUM DISTANCE BETWEEN THE ADDED ELECTRODE AND ANY OTHER EXISTING ELECTRODE EQUAL TO THE BURIED LENGTH OF THE ROD. IDEALLY, CONTRACTOR SHALL STRIVE TO KEEP THE SEPARATION DISTANCE EQUAL TO TWICE THE BURIED LENGTH OF THE RODS.
4. THE SUBCONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT.
5. METAL CONDUIT AND TRAY SHALL BE GROUNDING AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 AWG COPPER WIRE AND UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
6. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
7. CONNECTIONS TO THE GROUND BUS SHALL NOT BE DOUBLED UP OR STACKED. BACK-TO-BACK CONNECTIONS ON OPPOSITE SIDES OF THE GROUND BUS ARE PERMITTED.
8. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
9. USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED. IN ALL CASES, BENDS SHALL BE MADE WITH A MINIMUM BEND RADIUS OF 24 INCHES.
10. EACH INTERIOR BTS CABINET FRAME/PLINTH SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH #6 AWG STRANDED, GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES. EACH OUTDOOR CABINET FRAME/PLINTH SHALL BE DIRECTLY CONNECTED TO THE BURIED GROUND RING WITH #2 AWG SOLID TIN-PLATED COPPER WIRE.
11. ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING, SHALL BE #2 AWG SOLID TIN-PLATED COPPER UNLESS OTHERWISE INDICATED.
12. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE. CONNECTIONS TO ABOVE GRADE EXTERIOR UNITS SHALL BE MADE WITH EXOTHERMIC WELDS WHERE PRACTICAL OR WITH 2 HOLE MECHANICAL TYPE BRASS CONNECTORS WITH STAINLESS STEEL HARDWARE, INCLUDING SET SCREWS. HIGH PRESSURE CRIMP CONNECTORS MAY ONLY BE USED WITH WRITTEN PERMISSION FROM VERIZON MARKET REPRESENTATIVE.
13. EXOTHERMIC WELDS SHALL BE PERMITTED ON TOWERS ONLY WITH THE EXPRESS APPROVAL OF THE TOWER MANUFACTURER OR THE CONTRACTORS STRUCTURAL ENGINEER.
14. ALL WIRE TO WIRE GROUND CONNECTIONS TO THE INTERIOR GROUND RING SHALL BE FORMED USING HIGH PRESS CRIMPS OR SPLIT BOLT CONNECTORS WHERE INDICATED IN THE DETAILS.
15. ON ROOFTOP SITES WHERE EXOTHERMIC WELDS ARE A FIRE HAZARD, COPPER COMPRESSION CAP CONNECTORS MAY BE USED FOR WIRE TO WIRE CONNECTORS. 2 HOLE MECHANICAL TYPE BRASS CONNECTORS WITH STAINLESS STEEL HARDWARE, INCLUDING SET SCREWS SHALL BE USED FOR CONNECTION TO ALL ROOFTOP BTS EQUIPMENT AND STRUCTURAL STEEL.
16. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR USING TWO HOLED MECHANICAL TYPE BRASS CONNECTORS AND STAINLESS STEEL HARDWARE.
17. APPROVED ANTIOXIDANT COATINGS (I.E., CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
18. ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WITH A CORROSION RESISTANT MATERIAL.
19. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
20. BOND ALL METALLIC OBJECTS WITHIN 6 FT OF THE BURIED GROUND RING WITH # 2 SOLID AWG TIN-PLATED COPPER GROUND CONDUCTOR.
21. GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH HALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC PLASTIC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (E.G.,NON-METALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT WITH LISTED BONDING FITTINGS.



2920 KINGMAN ST.
SUITE 201
METAIRIE, LA 70006
(504) 756-3112 TEL.

PROJECT ID:
17512915

MDG ID:
5000980199

SITE NAME:
**SLIDELL
M-GRAW**

SITE ADDRESS:
504 CAROLLO DR
SLIDELL, LA 70458

STAMP HERE:

DRAWN BY:	MDL
CHECKED BY:	JF
DATE DRAWN:	06/05/2026
TEI JOB NO:	2125-120-1001-028

SHEET TITLE:

SHEET NUMBER: N-2	REV. # A
-----------------------------	--------------------



Staff Report

Case No. SUBD2026-0029

Preliminary Subdivision (Sagefield) located in Section 4, T9S, R14E, at
1450 Gause Blvd West

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

Location: 1450 Gause Blvd West (**Figure 1**)

Owner: H South LLC

Applicant: Jeff Vallee, H1 Associates

Zoning: R3 – High Density Residential

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

Request: A Preliminary Subdivision of 21.16 acres of land in Section 4, Township 9 South, Range 14 East, City of Slidell, St Tammany Parish, Louisiana

Planning Commission: September 15, 2025

STAFF RECOMMENDATION

The Planning Department recommends approval subject to the preliminary subdivision map meeting all requirements as stated in the City's Unified Development Code, Article 4, Sec. 4.16 – Subdivision Procedures, and Article 10 – Subdivision Regulations.

FINDINGS

1. The petitioned property is vacant land (**Figure 3**). It is zoned R3 High Density Residential (**Figure 4**).
2. It is the Planning Department's understanding that this will be a single-family development. The R-3 zoning district does require minimum lot sizes, area, setbacks, and width. These are outlined here:

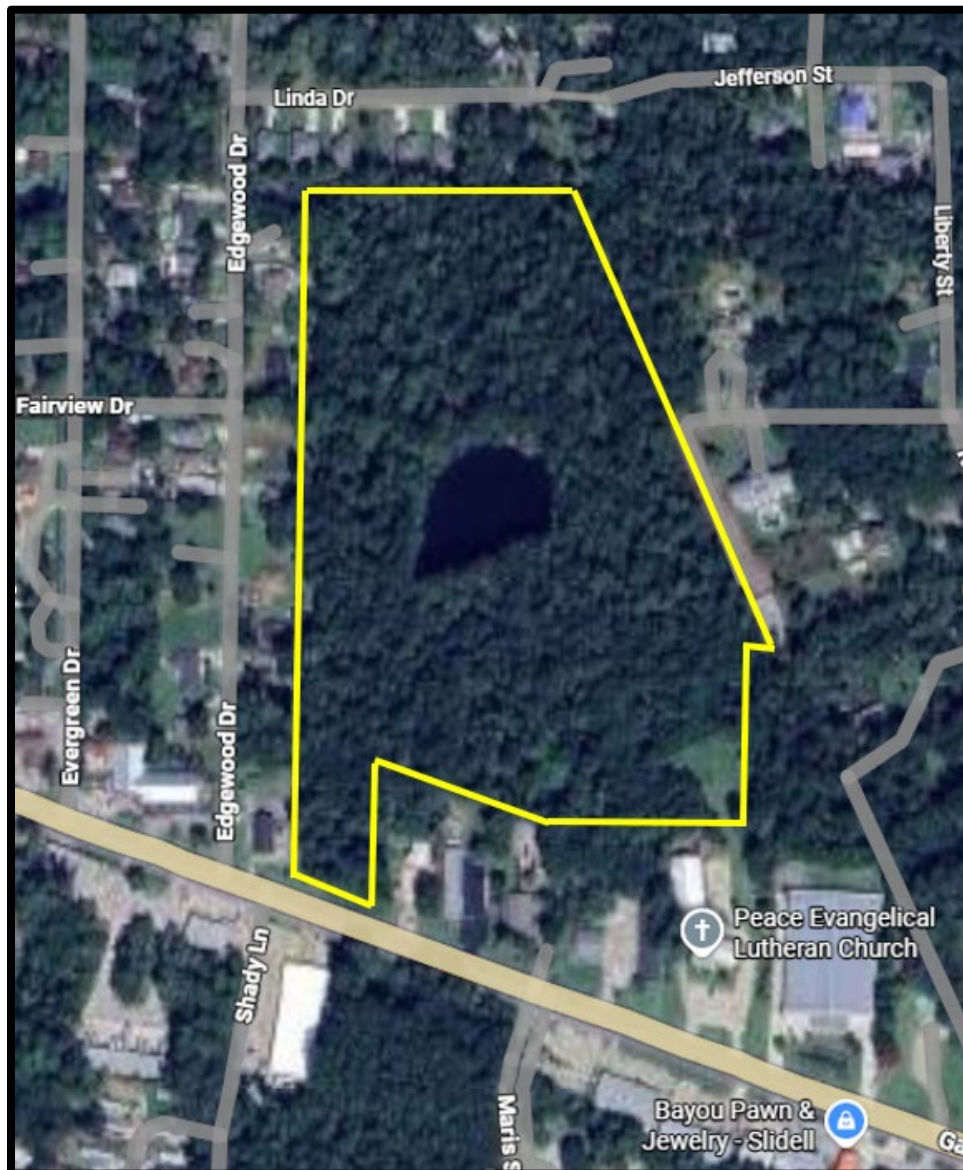
Lot Requirements:

- 1) Minimum lot width = 50 feet (per Article 2 - Definitions, Section 2.3 – *Lot, width*. The width of the lot at the building setback line measured parallel to the street right-of-way line or measured at the street line if no front yard is required).
- 2) Minimum lot area:
 - a. Single-family = 6,000 square feet
 - b. Duplex or two-family dwelling = 7,000 square feet
3. The property currently has an existing right-of-way to CLECO along the east border of the property. Also, within this area, there is a 20-foot Koch Pipeline right-of-way, with an additional 50-foot by 100-foot site for Koch Pipeline Company Surface Site.
4. The applicant proposes creating a single-family subdivision with average lots being 50-foot front and rear borders and 120 feet deep, containing 6,000 square feet of area (**Figure 5**).
5. The primary public access to this property will be from Gause Blvd West (Hwy 190) through a proposed 80-foot right-of-way to be dedicated to the City.

6. A second public access will be along the western limit of the proposed street (Sagefield Drive) through property obtained by the Developer for connection to Edgewood Drive (N-S) and Fairview Drive (E-W) (**Figure 5**).
7. Currently, there are no City utilities available for this property. Developer / Owner H1 Associates will finance the expansion of water and sewer along Gause Boulevard to this development.
8. The property is in a special flood hazard area, in flood zone A with elevation at 12' msl. (**Figure 6**)

FIGURES

Figure 1. Location Aerial



Future Land Use

- Commercial
- Community Facilities
- Conservation
- Industry/Employment
- Mixed Use
- Residential

A photograph showing a grassy, slightly elevated area in the foreground, possibly a roadside or a cleared lot. The ground is covered with green grass and some low-lying vegetation. In the middle ground, there is a dense line of trees and shrubs, including several tall, thin trees with green foliage. A few power lines run horizontally across the image, cutting through the trees. The background shows more trees and a clear blue sky with some light clouds. The overall scene appears to be a natural, undeveloped area.

Figure 4. City Zoning (R3 High Density Residential)



Figure 5. Draft Preliminary Subdivision Map (following page)



NOTE:
MEASURED BEARINGS AND DISTANCES BASED ON GRID NORTH, LOUISIANA STATE PLANE SOUTH ZONE 1702. MAGNUS ARE DERIVED FROM THE USCG RTK NETWORK. (2025.09).

TO CONVERT TO GEODETIC BEARINGS USE: 

$\theta = 00^{\circ}49'50.10''$

TO CONVERT DISTANCES SHOWN HEREON TO HORIZONTAL GROUND DISTANCES, USE SCALE FACTOR: 0.99993622

ELEVATION NOTE:

ELEVATIONS SHOWN ARE NAVD 1988 (GEOID 18) AS DERIVED FROM GP9 OBSERVATIONS USING THE LSU C4G NETWORK (2025.69).

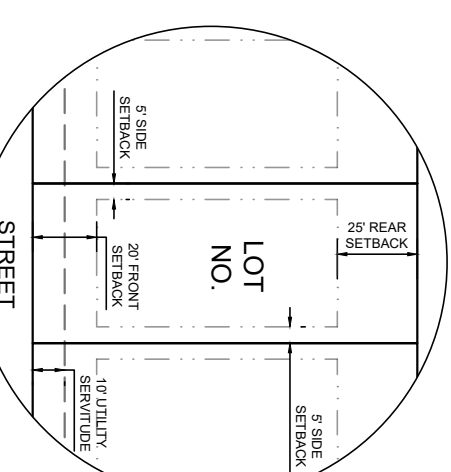
ELEVATION: 9.72'

SITE BENCHMARK: 6.00' MAIL SET IN THE NORTH SIDE OF A POWERPOLE ±30' EAST OF THE INTERSECTION OF GAUSE BLVD. AND EDGEWOOD DR. AND ±40' NORTH OF CENTRELIN OF GAUSE BLVD. (SEE DRAWING FOR LOCATION)

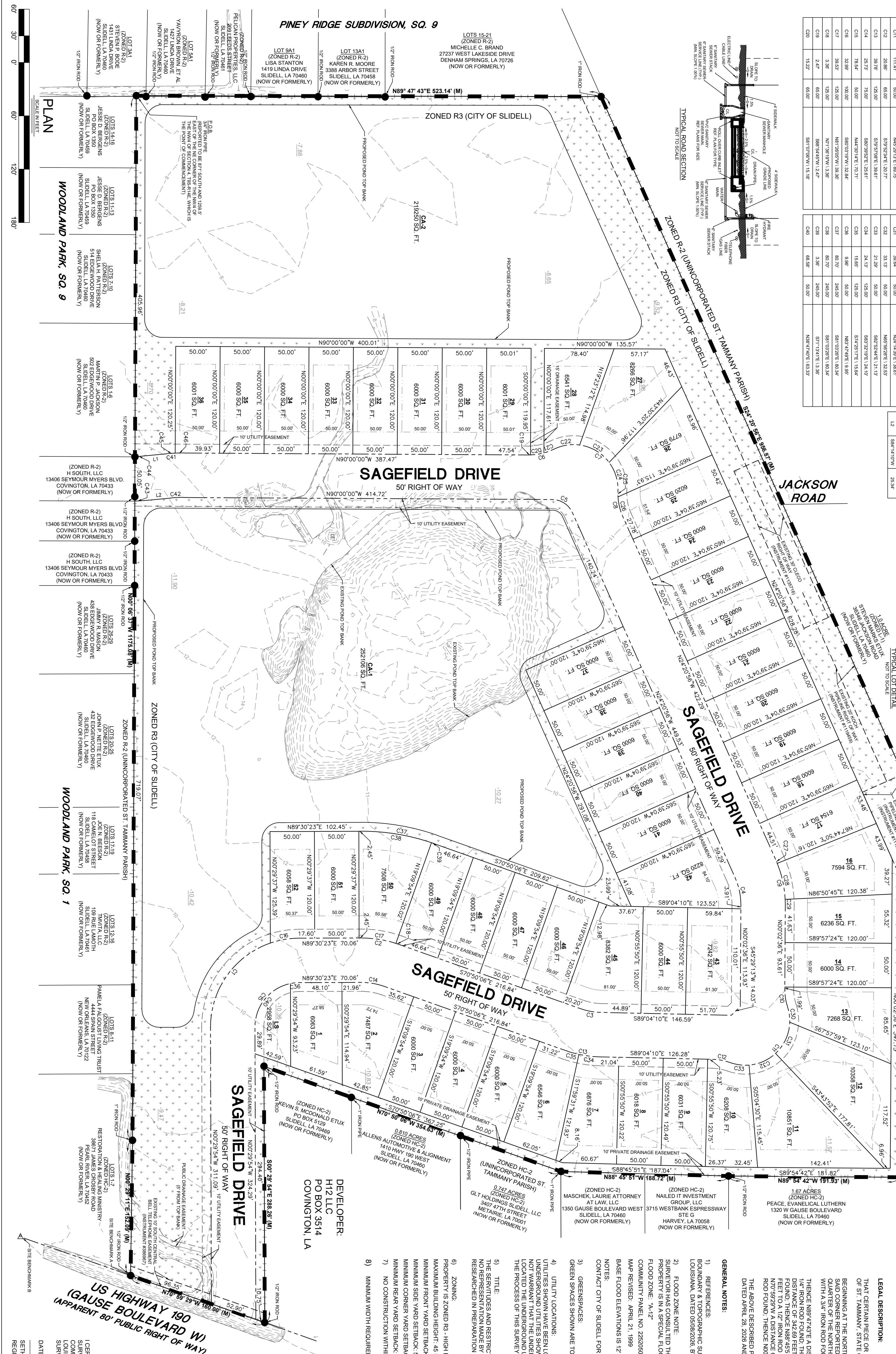
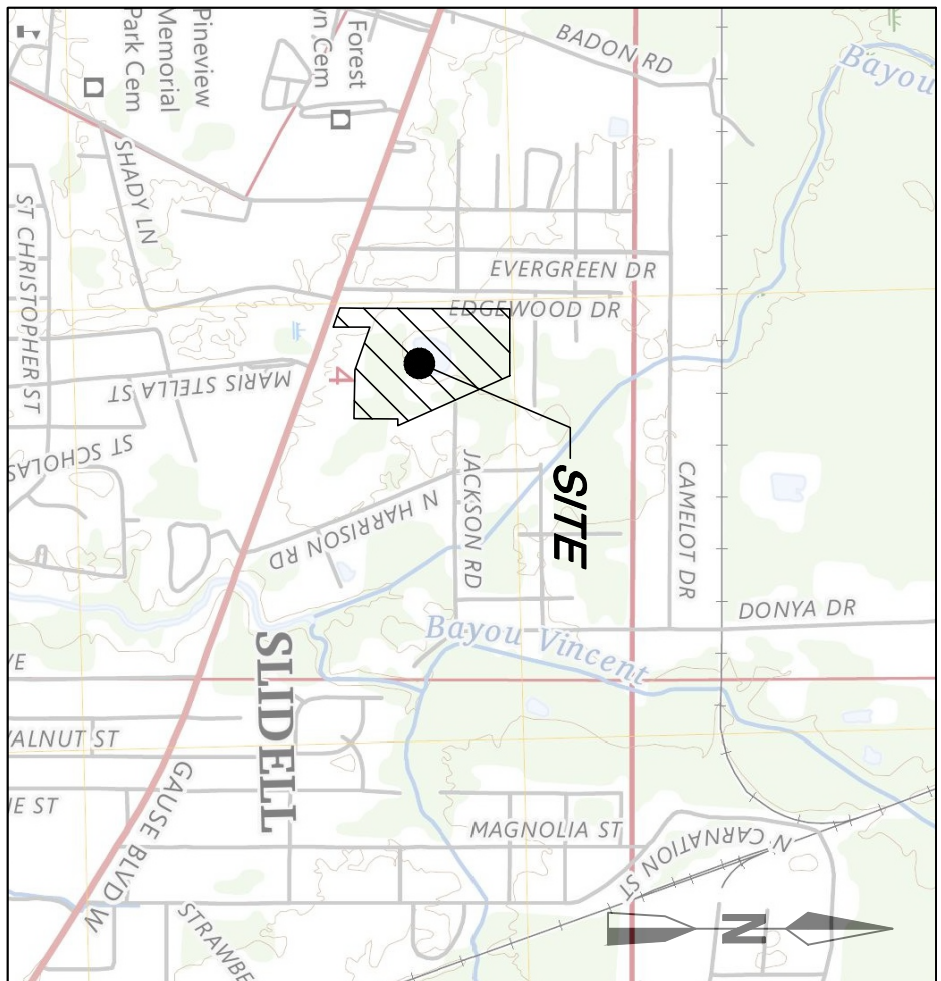
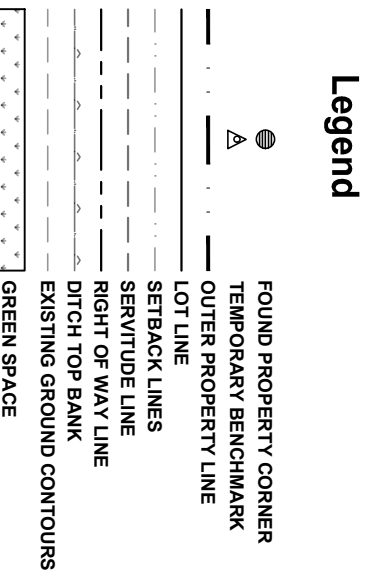
ELEVATION: 11.51'

[illegible]

SITE INFORMATION	
R3	52
ZONING	NO. OF LOTS
CONCRETE	6,000 S.F.
ROAD SURFACE	AVERAGE LOT
	SIZE
50'	45'
ROW WIDTHS	MAX. BUILDING
21.16 ACRES	HEIGHT
TOTAL AREA	7.73 ACRES
471,356 SQ. FT.	TOTAL LOT AREA
GREENSPACE	STREET
	± 2.116'



PRELIMINARY PLAT
OF SAGEFIELD SUBDIVISION
SECTION 4, TOWNSHIP 9 SOUTH, RANGE 1
GREENSBURG LAND DISTRICT,
CITY OF SLIDELL,
ST. TAMMANY PARISH, LOUISIANA



DEVELOPER:
H12 LLC
PO BOX 3514
COVINGTON, LA

3. GREENSPACES. GREEN SPACES SHOWN ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
4. UTILITY LOCATIONS. ALL UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE UTILITY FEATURES. THE SURVEYOR MAKES NO GUARANTEE THAT THE SURVEYOR DOES NOT KNOW OF ANY UTILITIES THAT HAVE NOT BEEN SHOWN. THE SURVEYOR DOES NOT WARRANT THAT 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 EASEMENTS 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 SERVITUDES AND RESTRICTIONS ARE SHOWN. TITLE WAS NOT RESEARCHED IN PREPARATION OF THIS SURVEY.
6. ZONING. PROPERTY IS ZONED R3 - HIGH DENSITY RESIDENTIAL.
8. MAXIMUM BUILDING HEIGHT: 45 FEET ABOVE ADJACENT GRADE.
9. MINIMUM FRONT YARD SETBACK: 20 FEET.
10. MINIMUM SIDE YARD SETBACK: 10 FEET OR 10 FEET FOR LOTS OVER 100 FEET AT FRONT PROPERTY LINE.
11. MINIMUM CORNER YARD SETBACK: 10 FEET.
12. MINIMUM REAR YARD SETBACK: 25 FEET.
7. NO CONSTRUCTION WITHIN DEDICATED SERVITUDES WITHOUT WRITTEN PERMISSION OF OWNER OF SERVITUDE.
13. MINIMUM WIDTH REQUIRED: 50'.

ALL STREET RIGHTS-OF-WAY SHOWN HEREON, SHALL BE DEDICATED TO THE CITY OF SHELDEL, ALL SERVITUDES SHOWN HEREON, SHALL BE DEDICATED TO THE CITY OF SHELDEL, FOR THE PURPOSES INDICATED ON THE PLAT, INCLUDING UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE BY THE PUBLIC. THE YOU SHALL OWN AND BE RESPONSIBLE FOR MAINTENANCE OF THE DETENTION POND AND ALL COMMON OPEN OR GREEN SPACES.

CHAIR OF PLANNING COMMISSION - CITY OF SLIDELL	DATE
PLANNING DIRECTOR - CITY OF SLIDELL	DATE
JEFF YALLEE (H12, LLC) - OWNER	DATE

DATE OF PLAT: 06/20/2026
SETH J. MOSBY, P.L.T. #16916, IN 5973
REGISTERED PROFESSIONAL LAND SURVEYOR

SETH J. MOSBY
REGISTERED
PROFESSIONAL
LAND SURVEYOR



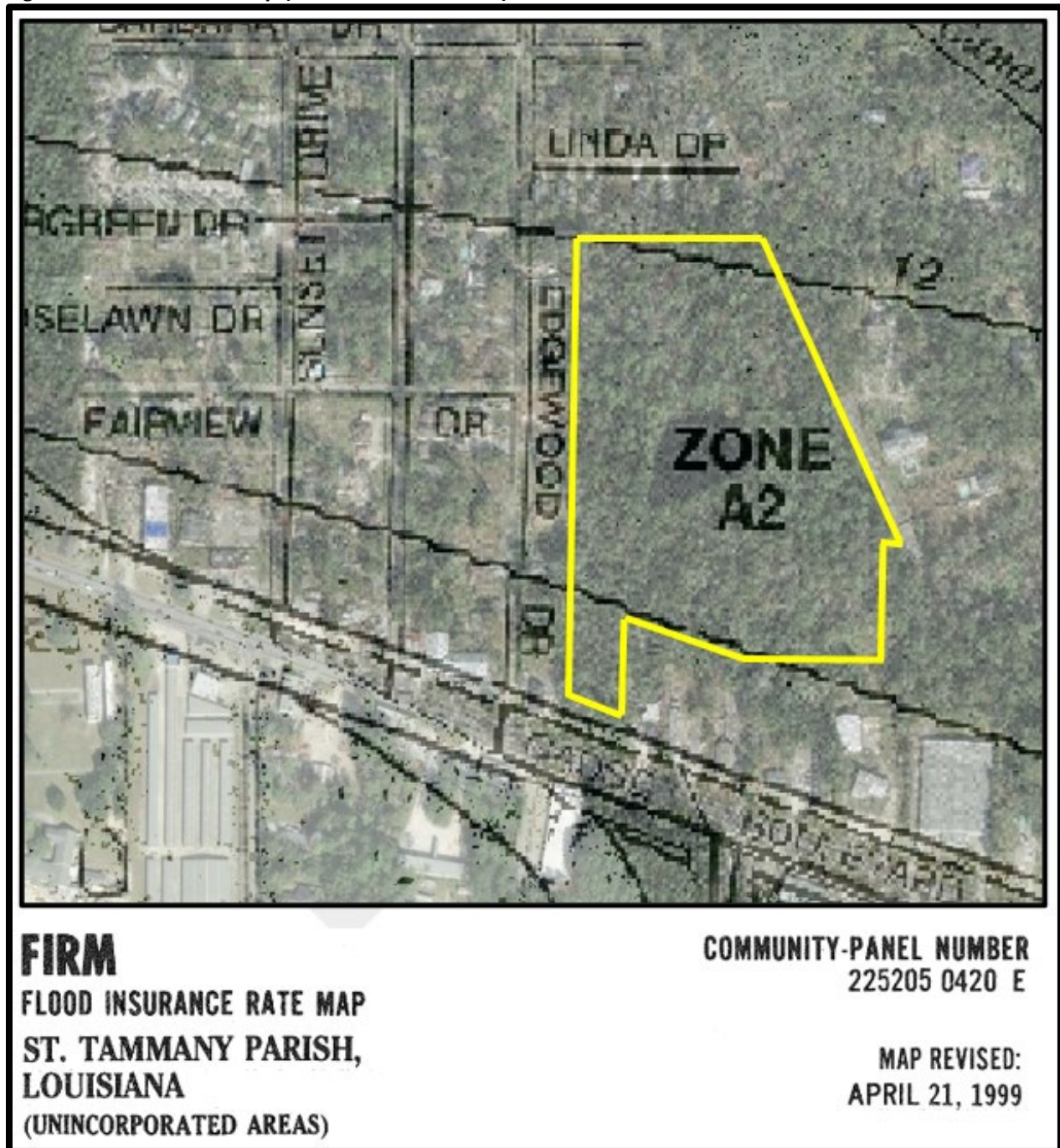
	CHECKED	SUN
	DRAWN BY	SUN
	SHEET	
1-1		

DDC
3960 BURBANK DRIVE
BATON ROUGE, LA 70808
225.751.4490
SURVEY

SAGEFIELD SUBDIVISION

CITY OF SLIDELL, LOUISIANA
ST. TAMMANY PARISH
H1 ASSOCIATES

Figure 6. FEMA Flood Map (Panel 22520 50420 E) & Flood Zone Determination





ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

4.13.2026

Parcel ID # 113491

Slidell, LA 70460

RE: Flood Zone Information

To Whom this May concern:

The property located at **Parcel ID# 113491** is located in **Special Flood Hazard Area - Flood Zone A, elevation 12' msl**. This information is taken from the Flood Insurance Rate Map for St. Tammany Parish, Community Panel No. 225205 0420 E. This revision date is 4/21/1999.

Flood Zone "A" is an area of 1% annual flood risk.

This letter does not imply that the referenced property will or will not be free from flooding or damage. Property not in a Special Flood Hazard Area may or may not be damaged by a flood greater than that predicted on the FIRM or from a local drainage problem not shown on the map. This letter does not create liability on the part of St. Tammany Parish, or any officer or employee thereof, for any possible damage resulting from this determination. Federal law requires that a flood insurance policy be obtained as a condition of a federally backed mortgage or loan that is secured by the building if the building is located in a Special Flood Hazard Area. It is up to the lender to determine whether flood insurance is required for a property.

St. Tammany UDC Section 900-6.7 requires the lowest floor be elevated 12" or 1' freeboard above FEMA's base flood elevation requirements for new construction and substantial improvements, which is **13' msl for this property**.

Please call me if I can be of any assistance to you in the future.

Sincerely,

A handwritten signature in blue ink that reads "Jennifer Landry".

Jennifer Landry, CFM

Acting Floodplain Administrator