City of Slidell, Louisiana

Planning Commission

Agenda

SCAN ME
for the
PC website

November 16, 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 – 3 minutes is allowed per person and 1 minute 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 October 19, 2026
4. **Public Hearing**
   a. **SUBD2026-0039:** A resubdivision of property identified as 545 and 557 Fremaux Avenue and designated as Lots D and E, Square 14, Prevost Addition, into one lot of record identified as Lot D1, containing 0.230 acres in Section 10, Township 9 South, Range 14 East, City of Slidell, St Tammany Parish, Louisiana.

   b. **SUBD2026-0040:** A request for subdivision of Lots 1, 2, 3, and 4 into Lot 1A, and Lots 22, 23, and 24 into Lot 22A, Square 6, Pine Forest Subdivision, in Section 11, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, St Tammany Parish, Louisiana.
5. **Other Business**
6. **General and Public Comments**
7. **Adjournment**

The next Planning Commission meeting will be December 21, 2026.

City of Slidell, Louisiana

Planning Commission

Minutes

October 19, 2026 @ 7:00 p.m.
Council Chambers, 2045 2nd Street, Slidell, LA

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

Commissioners Present	Commissioners Not Present	Staff Present
Richard Reardon, Vice Chair	Gayle Green-Chair	Daniel McElmurray, Planning Director
Chad Duffaut, Jr.	Michael Newton	Delaney Fulton, Planning Intern
Jordan Granier-7:24 P.M.		
Sandy Hicks		
Brandee Krieger		

2. **Pledge of Allegiance**

3. **Minutes**. Motion by Commissioner Duffaut to approve minutes of August 17, 2026 as written; Commissioner Newton seconded. A vote of 5 YAYS, 0 NAYS, 1 ABSTAIN approved the minutes.

4. **Public Hearing**

   a. **AZ2026-0006**: A request to annex into the City of Slidell property located at 500 Edgewood Drive; identified as a part of Fairview Drive in Woodland Park Subdivision, containing 0.135 acres (Parcel 144189), and establish City zoning classification as R3 High Density Residential.

   Introduced by Vice Chair Reardon.. Several Parish residents of the Woodland Park neighborhood were present to voice concerns and express their desire to have this project stopped. Mr. Paul Mayronne, representative for the developer, was present to address the Commission in support of the project and to answer questions by the Commission. Parish Council member Arthur Laughlin was also in attendance to address the Commission. Director McElmurray addressed the Commission and recommended approval. Commissioner Hicks made a motion to approve **AZ2026-0006** and forward to City Council with a favorable recommendation. Commissioner Granier seconded. A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN approved **AZ2026-0006**.

   b. **WITHDRAWN - AZ2026-0007**: ~~A request to annex into the City of Slidell property located at 456 Edgewood Drive; identified as Lots 32 and 33, Square 1, Woodland Park Subdivision, containing 0.13 acres (Parcel 108889), and establish City zoning classification as R3 High Density Residential.~~

   c. **WITHDRAWN - AZ2026-0008**~~: A request to annex into the City of Slidell property located at 450 Edgewood Drive, identified as Lot 30A, Square 1, Woodland Park Subdivision containing 0.14 acres (Parcel 106506); and establish City zoning classification as R3 High Density Residential~~

5. **Other Business**

   a. **SUBD2026-0038:** A request for resubdivision of a tract of land in the City of Slidell addressed as 39200 Highway 190 East and containing 53.79 acres, bounded by Hwy 190 East to the north and

Brookter Street to the west, into three tracts identified as Tracts AG-1 (7.346 acres), AG-2 (4.468 acres), and AG-3 (41.979 acres).

Introduced by Vice Chair Reardon. Several residents of the area were present and spoke. Mr. Paul Mayronne was present on behalf of the applicant to address the Commission and answer questions. Director McElmurray addressed the Commission and recommended approval. Commissioner Granier made a motion to approve **SUBD2026-0038**. Commissioner Hicks seconded. A vote of 4 YAYS, 1 NAY, 0 ABSTAIN approved **SUBD2026-0038.**

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

7. **Adjournment.** Meeting adjourned at 8:10 p.m. on a motion by Commissioner Duffaut, seconded by Commissioner Hicks, and a vote of 5 YAYS, 0 NAYS, 0 ABSTAIN.

STAFF REPORT

Case No. SUBD2026-0039

Resubdivision of two lots (D & E) into one lot of record (D1)
for the properties located at
545 & 557 Fremaux Avenue

Planning Department

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

Location: 545 & 557 Fremaux Avenue (**Figure 1**)

Owner: Shannon Blestel, Fremaux Acquisitions, LLC

Petitioner(s): Fremaux Acquisitions

Zoning: MU1 Neighborhood Mixed Use + OPD Olde Towne Preservation Overlay District (**Figure 2**)

Future Land Use: Commercial (**Figure 3**)

Request: Resubdivision of D & E into Lot D1 Square 14, Prevost Addition Subdivision, Section 10, T9 South, Range 14 E, City of Slidell St. Tammany Parish, Louisiana

Planning Commission: November 16, 2026

RECOMMENDATIONS

Planning Department

APPROVAL

FINDINGS

1. The petitioned properties contain .230 acres. The corner lot is commercially developed, and the adjacent lot is vacant with the intended use as a parking lot.

2. The petitioned properties totaling 0.230 acres [Lots D & E, Square 14, Prevost Addition Subdivision, Section 10, T9 South, Range 14 E] are contiguous along Fremaux Avenue at the intersection of Sixth Street. The approximate combined frontage of the northern boundary along Fremaux Avenue measures 91.42 linear feet and the property abutting the eastern side of the property fronting measures 94.49 linear feet.

3. Proposed resubdivision proposes combining two lots of record into one larger lot. **(Figure 4)**

4. The subject properties are located on a major arterial road and state highway – Shortcut Highway (Hwy 190 Business) and along collector street Sixth Street.

5. An existing building is located on existing Lot E which is accessed from Sixth Street. Lot D is currently vacant. The aerial view indicates a structure that has been demolished. (**Figure 1**)

6. Applicant is proposing a new parking lot. Access points for the new paved parking lot may require coordination and approval from DOTD if utilizing the Fremaux Ave entrance. Per Municipal Code Appendix E, a traffic impact analysis exemption letter will be required if the site will not exceed the generation of 50 peak-hour trips.

7. The current zoning is MU1-Neighboorhood Mixed Use within the Olde Towne Preservation Overlay District **(Figure 2)**

8. Landscaping, signage and building improvements must meet applicable city zoning, building and fire codes.

9. City water service connection is immediately adjacent to the northern boundary of the properties along Fremaux Highway with a 12-inch main. City sewer service is also available through a 8-inch force main which runs north/south along Sixth Street along the eastern ROW Line (**Figure 5**).

10. The property carries an Extreme Flood Risk rating of 9/10, with an estimated 80%+ chance of floodwaters reaching the building structure over the next 30 years. It is currently in a "AE" flood zone with an elevation of 11 feet. **(Figure 6)**

RECOMMENDATION

The Planning Department recommends approval with reference to UDC Sections 6.4.4 and Section 6.7.3. The request is consistent with City of Slidell subdivision regulations and is supported by the *Slidell 2040* Comprehensive Plan.

FIGURES

Figure 1. Site Location

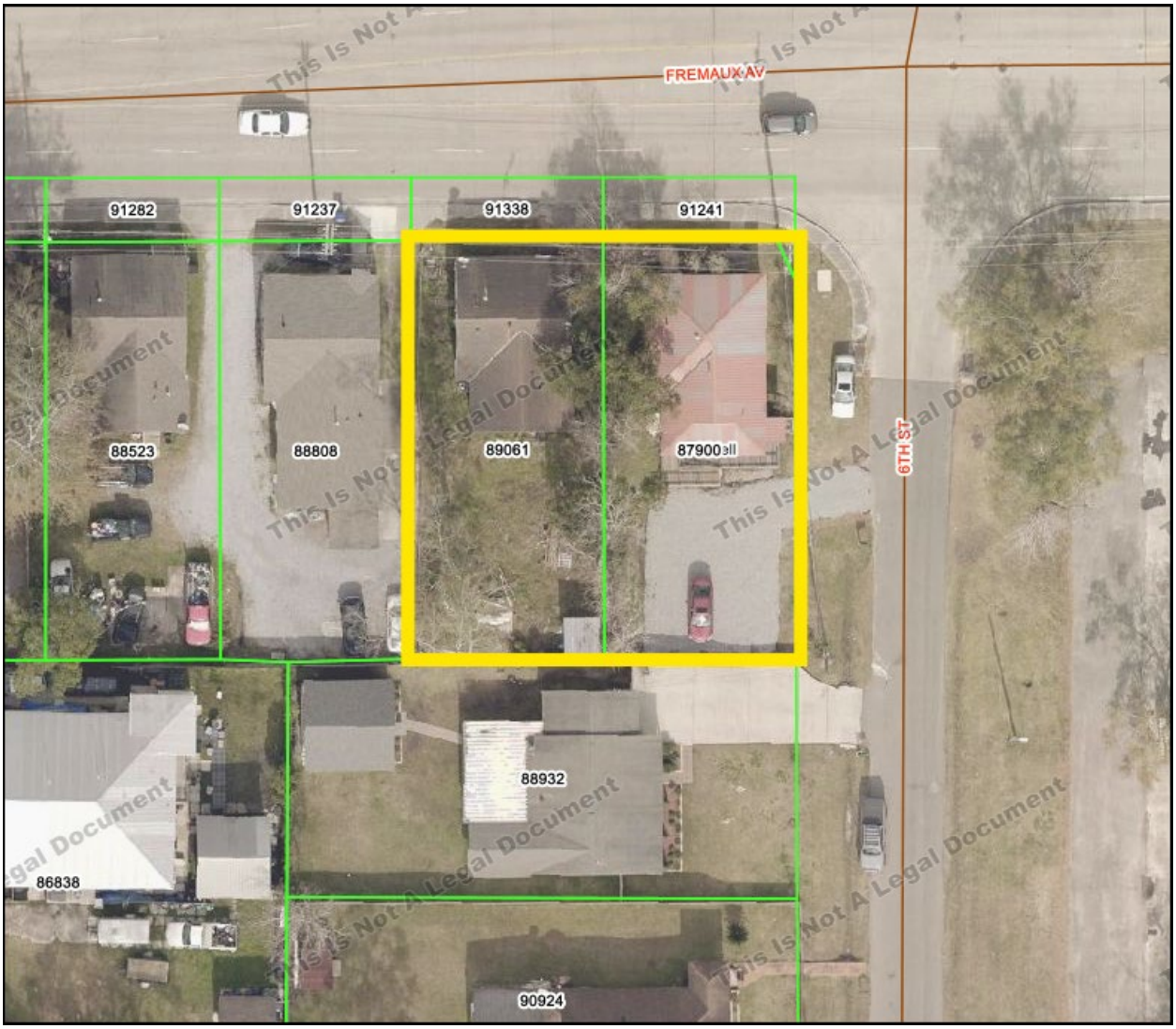


Figure 2. Zoning Map

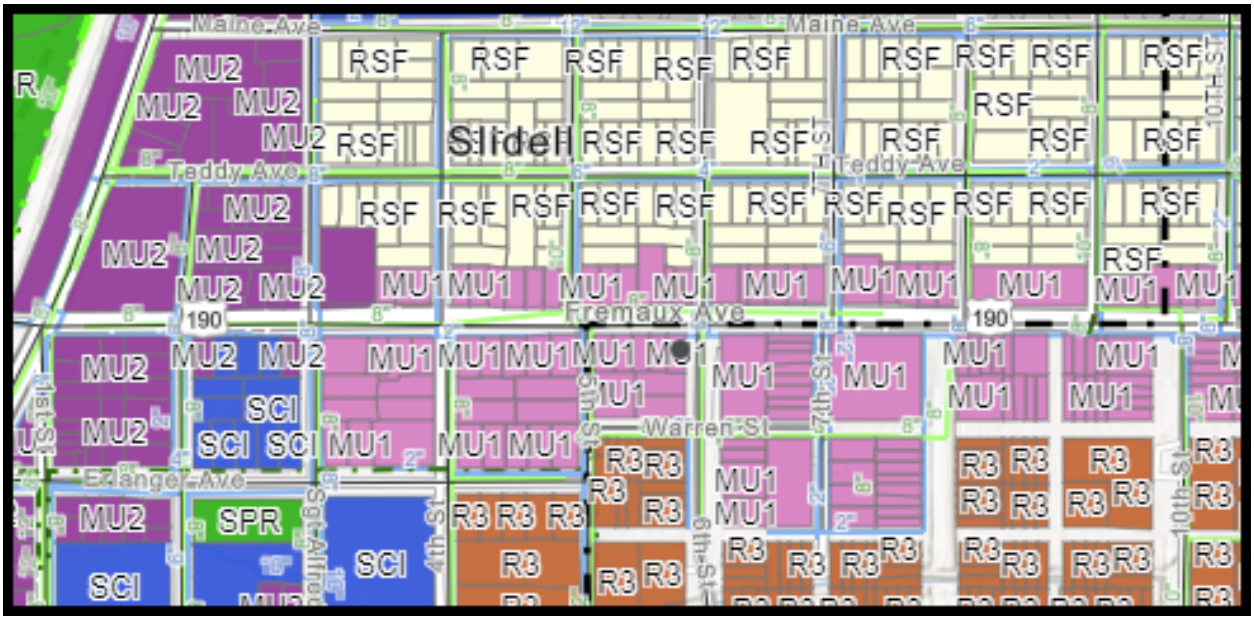


Figure 3. Future Land Use Map (Slidell 2040 Comprehensive Plan)

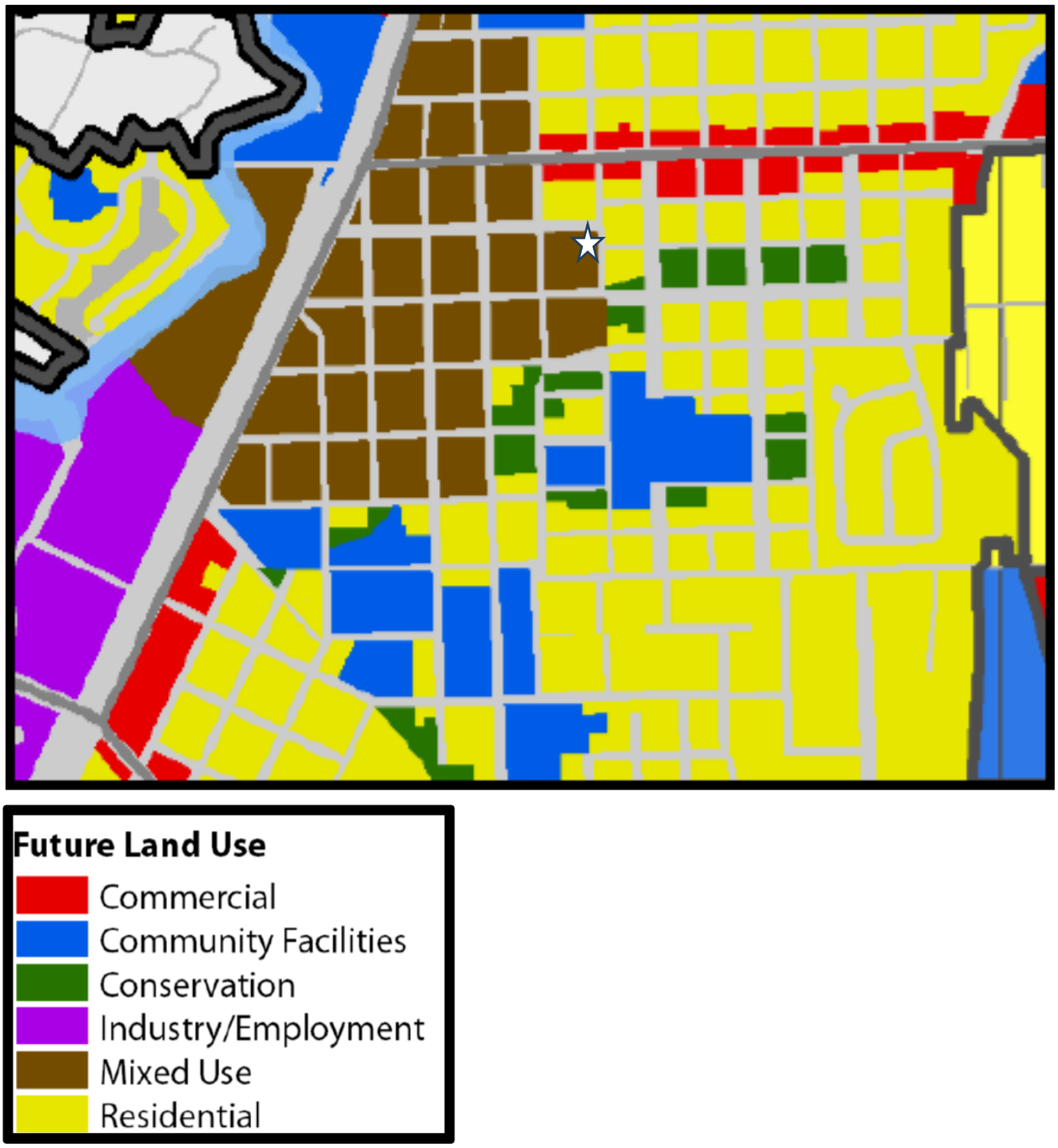
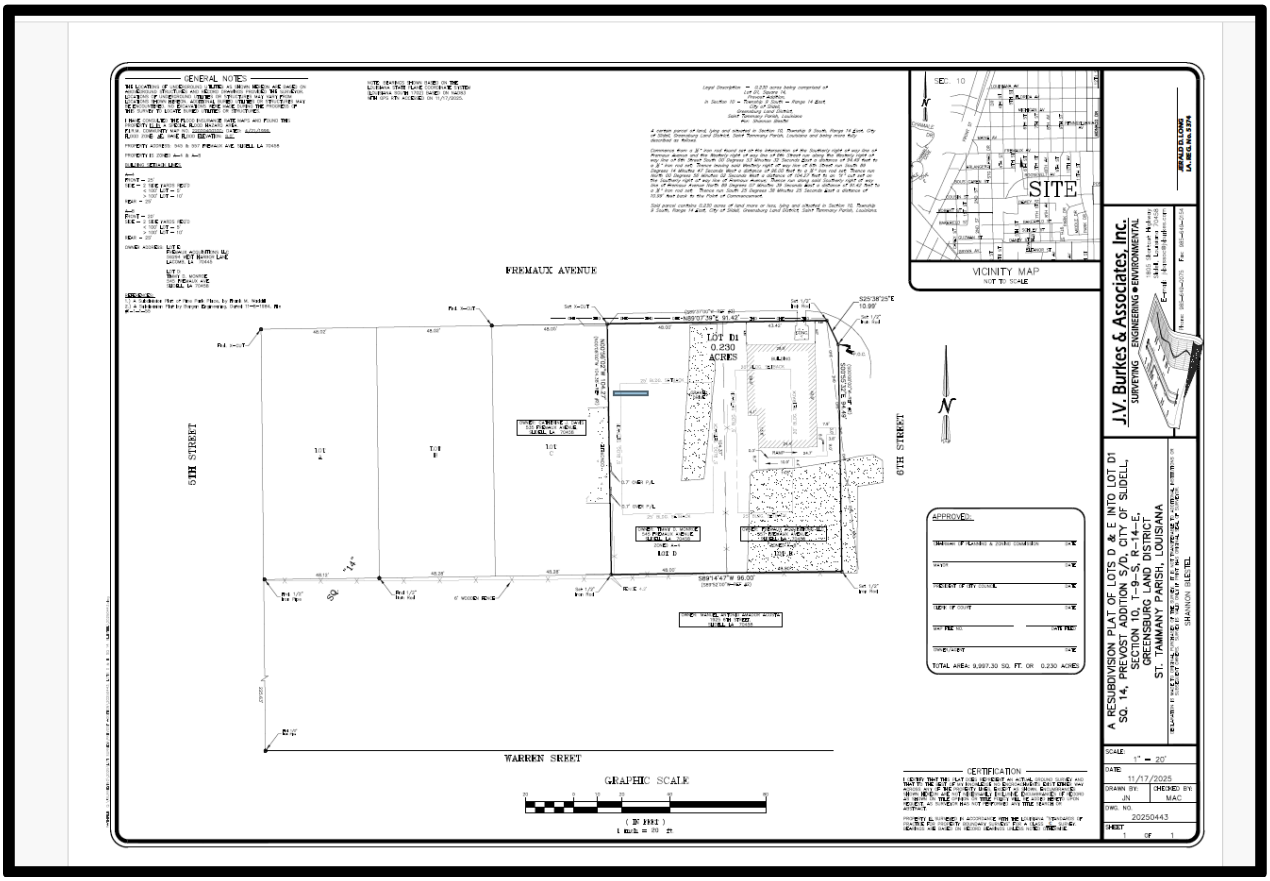


Figure 4. Proposed Subdivision



GENERAL NOTES

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES OR STRUCTURES.

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA.
F.I.R.M. COMMUNITY MAP NO. 22020400010C; DATED: 4/21/1999
FLOOD ZONE: AE; BASE FLOOD ELEVATION: 9.0'

PROPERTY ADDRESS: 545 & 557 FREMAUX AVE, SLIDELL, LA 70458

PROPERTY IS ZONED A-4 & A-8

BUILDING SETBACK LINES

A-4
FRONT - 25'
SIDE - 2 SIDE YARDS REQ'D
< 100' LOT - 5'
> 100' LOT - 10'
REAR - 25'

A-8
FRONT - 20'
SIDE - 2 SIDE YARDS REQ'D
< 100' LOT - 5'
> 100' LOT - 10'
REAR - 25'

OWNER ADDRESS: LOT E:
FREMAUX ACQUISITIONS LLC
59294 WEST HARBOR LANE
LACOMB, LA 70445

LOT D:
TIMMY D. MONROE
545 FREMAUX AVE.
SLIDELL, LA 70458

REFERENCES:
1.) A Subdivision Plat of Pine Park Place, by Frank M. Waddill
2.) A Subdivision Plat by Borgen Engineering, Dated 11-8-1984, File #1-1-1-55

NOTE: BEARINGS SHOWN BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702) BASED ON NAD83 WITH GPS RTN ACCESSED ON 11/17/2025.

Legal Description - 0.230 acres being comprised of Lot D1, Square 14, Prevost Addition, in Section 10 - Township 9 South - Range 14 East, City of Slidell, Greensburg Land District, Saint Tammany Parish, Louisiana For: Shannon Blestel

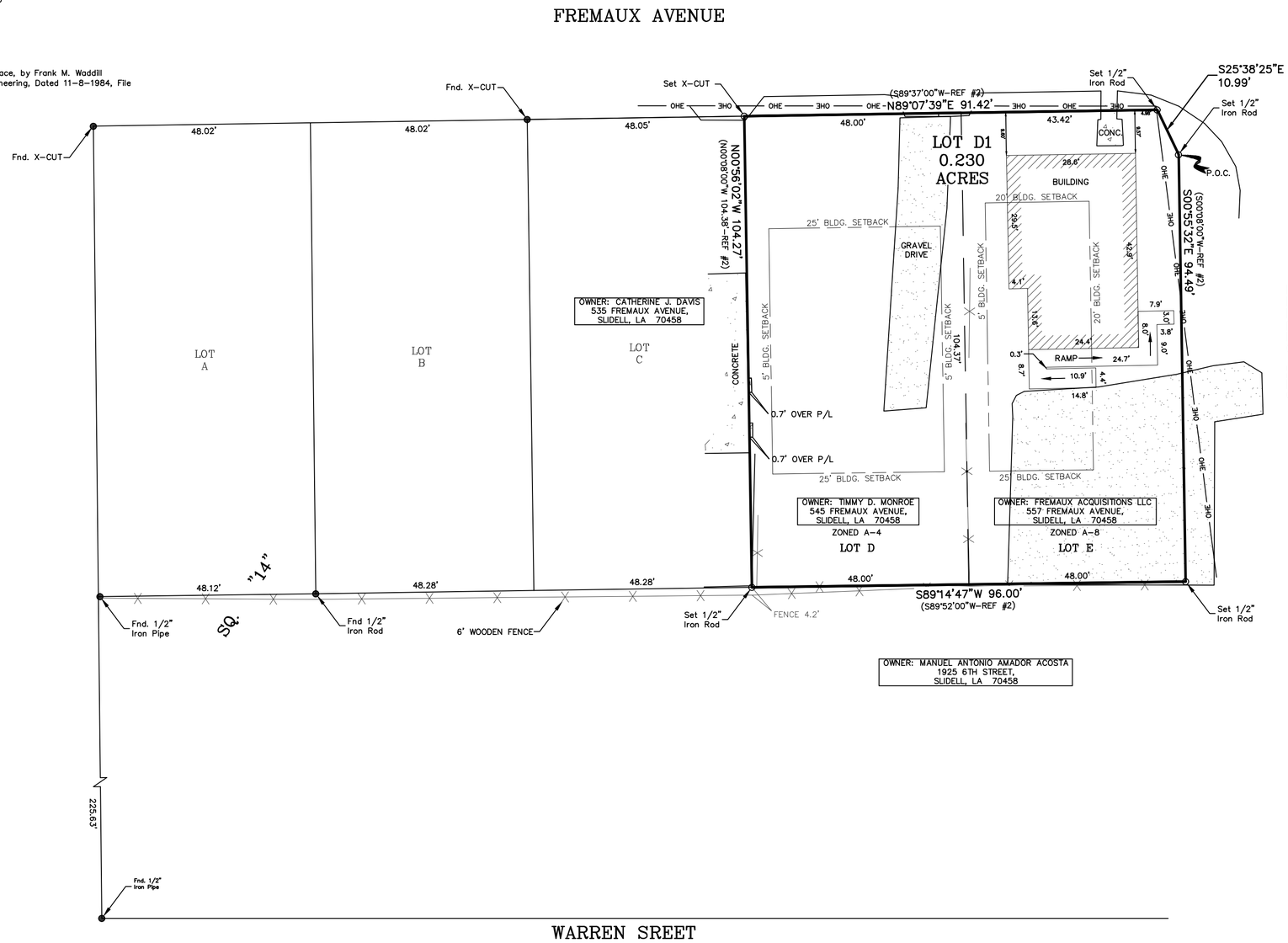
A certain parcel of land, lying and situated in Section 10, Township 9 South, Range 14 East, City of Slidell, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

Commence from a ½" iron rod found set at the intersection of the Southerly right of way line of Fremaux Avenue and the Westerly right of way line of 6th Street run along the Westerly right of way line of 6th Street South 00 Degrees 53 Minutes 32 Seconds East a distance of 94.49 feet to a ½" iron rod set; Thence leaving said Westerly right of way line of 6th Street run South 89 Degrees 14 Minutes 47 Seconds West a distance of 96.00 feet to a ½" iron rod set; Thence run North 00 Degrees 56 Minutes 02 Seconds West a distance of 104.27 feet to an "X" cut set on the Southerly right of way line of Fremaux Avenue; Thence run along said Southerly right of way line of Fremaux Avenue North 89 Degrees 07 Minutes 39 Seconds East a distance of 91.42 feet to a ½" iron rod set; Thence run South 25 Degrees 38 Minutes 25 Seconds East a distance of 10.99' feet back to the Point of Commencement.

Said parcel contains 0.230 acres of land more or less, lying and situated in Section 10, Township 9 South, Range 14 East, City of Slidell, Greensburg Land District, Saint Tammany Parish, Louisiana.



VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

APPROVED:

CHAIRMAN OF PLANNING & ZONING COMMISSION — DATE

MAYOR — DATE

PRESIDENT OF CITY COUNCIL — DATE

CLERK OF COURT — DATE

MAP FILE NO. — DATE FILED

OWNER/AGENT — DATE

TOTAL AREA: 9,997.30 SQ. FT. OR 0.230 ACRES

CERTIFICATION

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN. ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

JERALD D. LONG
LA. REG. No. 5374

J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING • ENVIRONMENTAL
1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com
Phone: 985-649-0075 Fax: 985-649-0154

A RESUBDIVISION PLAT OF LOTS D & E INTO LOT D1 SQ. 14, PREVOST ADDITION S/D, CITY OF SLIDELL, SECTION 10, T-9-S, R-14-E, GREENSBURG LAND DISTRICT ST. TAMMANY PARISH, LOUISIANA

SHANNON BLESTEL

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

SCALE:	1" = 20'
DATE:	11/17/2025
DRAWN BY:	JN
CHECKED BY:	MAC
DWG. NO.	20250443
SHEET	1 OF 1

PATHFILE: Q:\SURVEYING\2025\LOT SURVEY\PREVOST ADDITION\20250443, LOTS D & E SQ 14, BLESTEL\20250443.dwg

Figure 5. City of Slidell Utilities

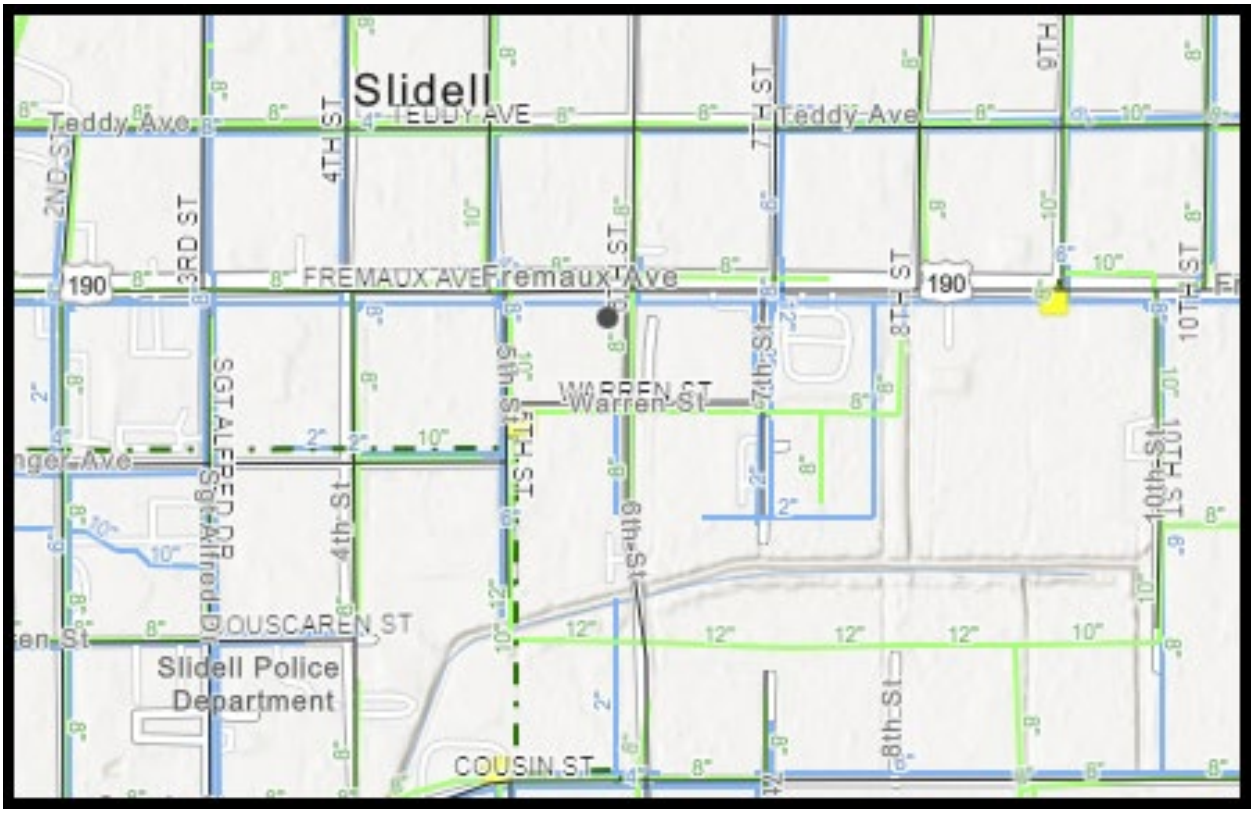
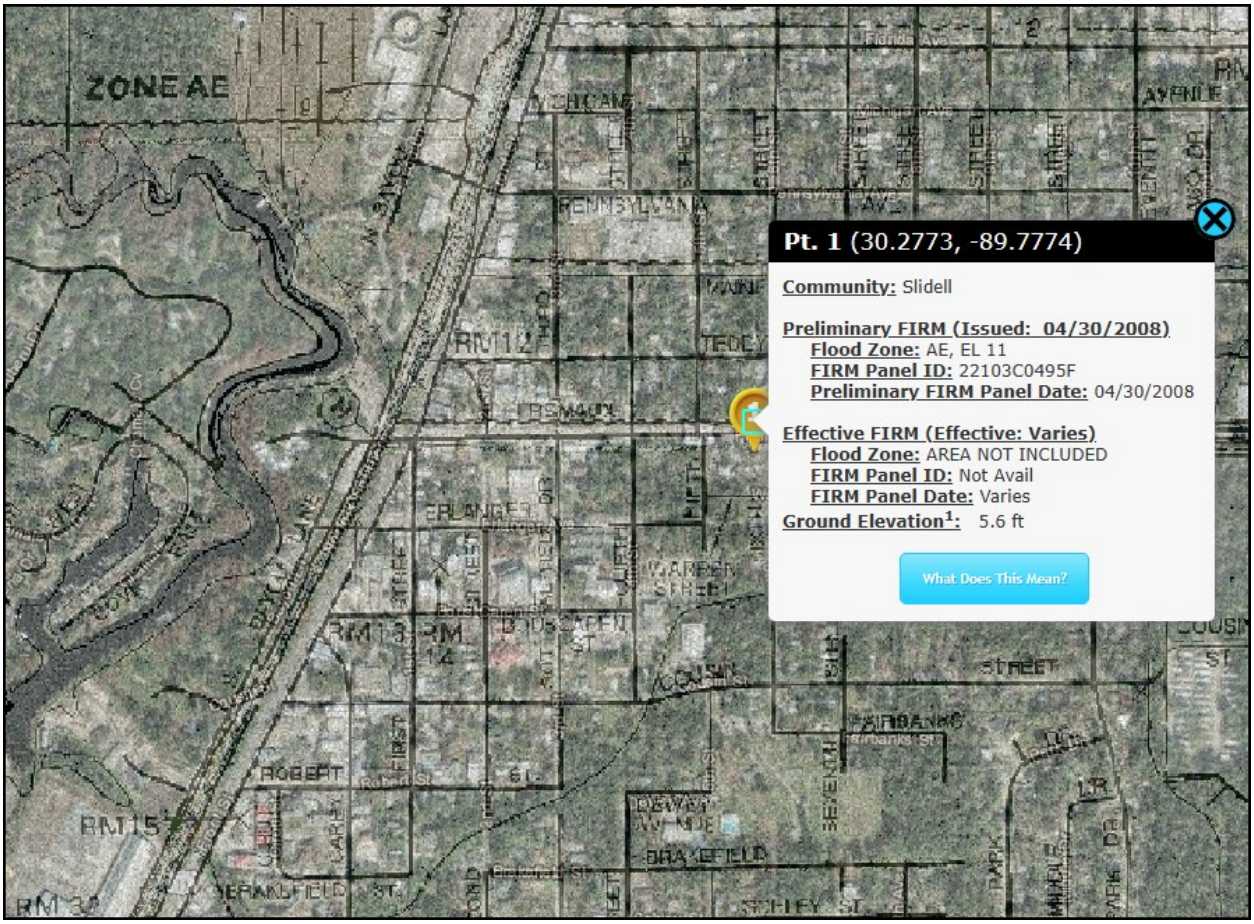


Figure 6: FEMA Flood Map Panel (Effective FIRM)



STAFF REPORT

Case No. SUBD2026-0040

Resubdivision of seven lots into two lots of record
for the properties located at

1601 Shortcut Highway

Planning Department

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

Location: 1601 Shortcut Highway (**Figure 1**)

Owner: RDG Construction & Development, LLC

Petitioner(s): Lynn Wentzel Cox & Darrell A Cox (Lots 1&2); Darrell Cox (Lot 3&4); Darrell Cox Trustee, Darrell Cox Living Trust (Lots 22&23); and Darrell A Cox (Lot 24)

Zoning: CC Commercial Corridor (**Figure 2**)

Future Land Use: Commercial and Residential (**Figure 3**)

Request: Resubdivision of Lots 1, 2, 3 & 4 into Lot 1A and Lots 22, 23 & 24 into Lot 22A, Square 6, Pine Forest S/D, Section 11, T9 South, Range 14 E, City of Slidell, St. Tammany Parish

Planning Commission: November 16, 2026

RECOMMENDATIONS

Planning Department

APPROVAL

FINDINGS

1. The petitioned properties contain 1.291 acres and are partially developed.

2. The petitioned properties are contiguous with those lots of record within Parcels 95417 and 94817 City's corporate limits along Shortcut Highway only, with approximate frontage at 301 linear feet along the northern boundary lines of the properties.

3. Proposed resubdivision proposes combining lots of record into two larger lots. **(Figure 4)**

4. The subject properties as a group are located on a major arterial road and state Highway – Shortcut Highway (Hwy 190 Business).

5. An existing building is located on proposed Lot 1A accessed from Barbara Drive. Lots 22, 23 & 24 that are proposed to be resubdivided into Lot 22A are currently vacant. (**Figure 1**)

6. The current zoning is CC Commercial Corridor. **(Figure 2)**

7. City water is immediately adjacent to the northern boundary of the properties along Shortcut Hwy with a 12-inch main. City sewer is also available through a 10-inch force main which runs north/south along Beth Drive along the eastern ROW Line. (**Figure 5**)

8. The property is currently in a "C" flood zone which has similar requirements as Zone X. The approximate ground elevations of the properties are between 10.3 and 10.8 feet. **(Figure 6)**

RECOMMENDATION

The Planning Department recommends approval with reference to UDC Sections 6.3.3. The request is consistent with City of Slidell subdivision regulations and is supported by the *Slidell 2040* Comprehensive Plan.

FIGURES

Figure 1. Site Location

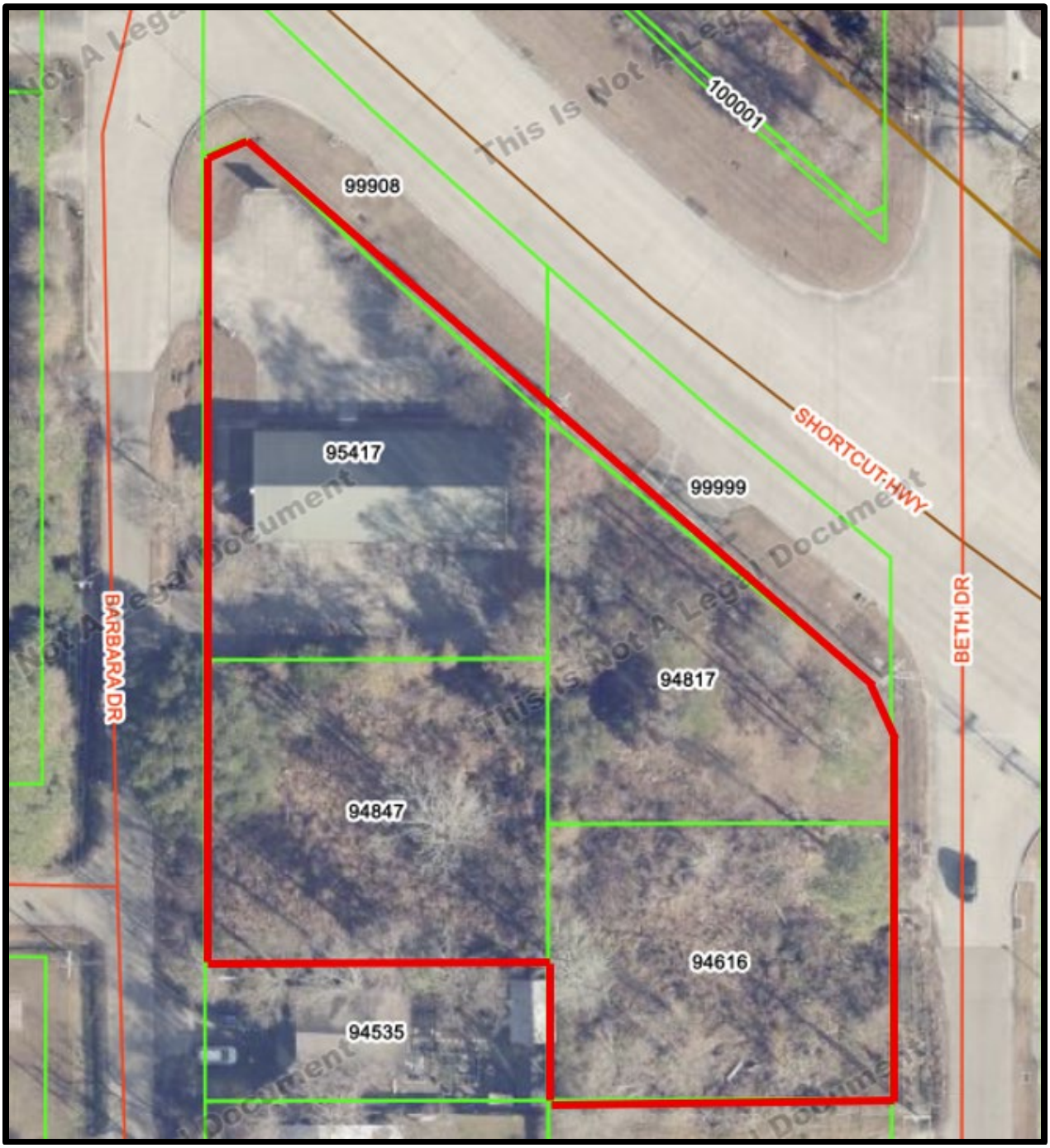


Figure 2. Zoning Map

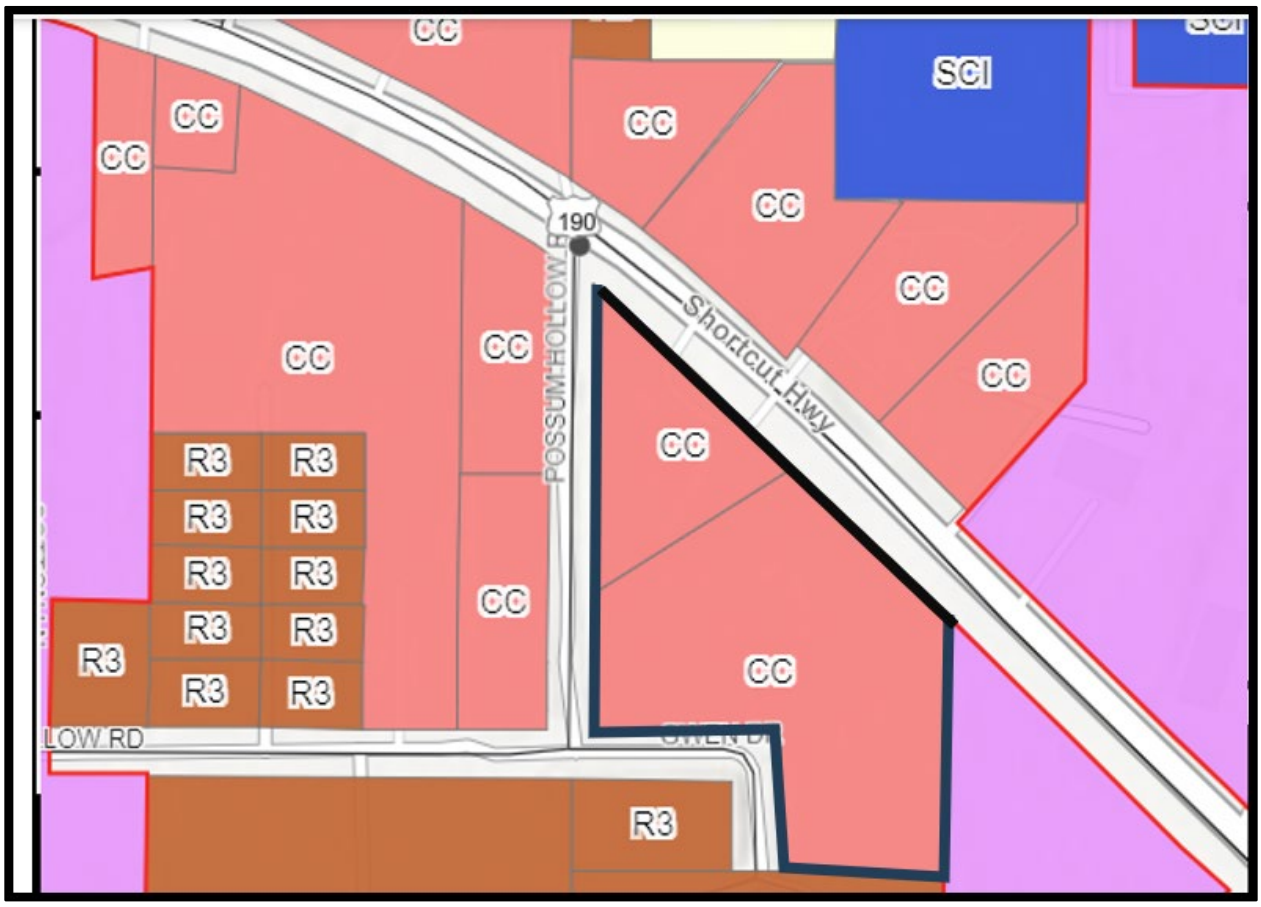
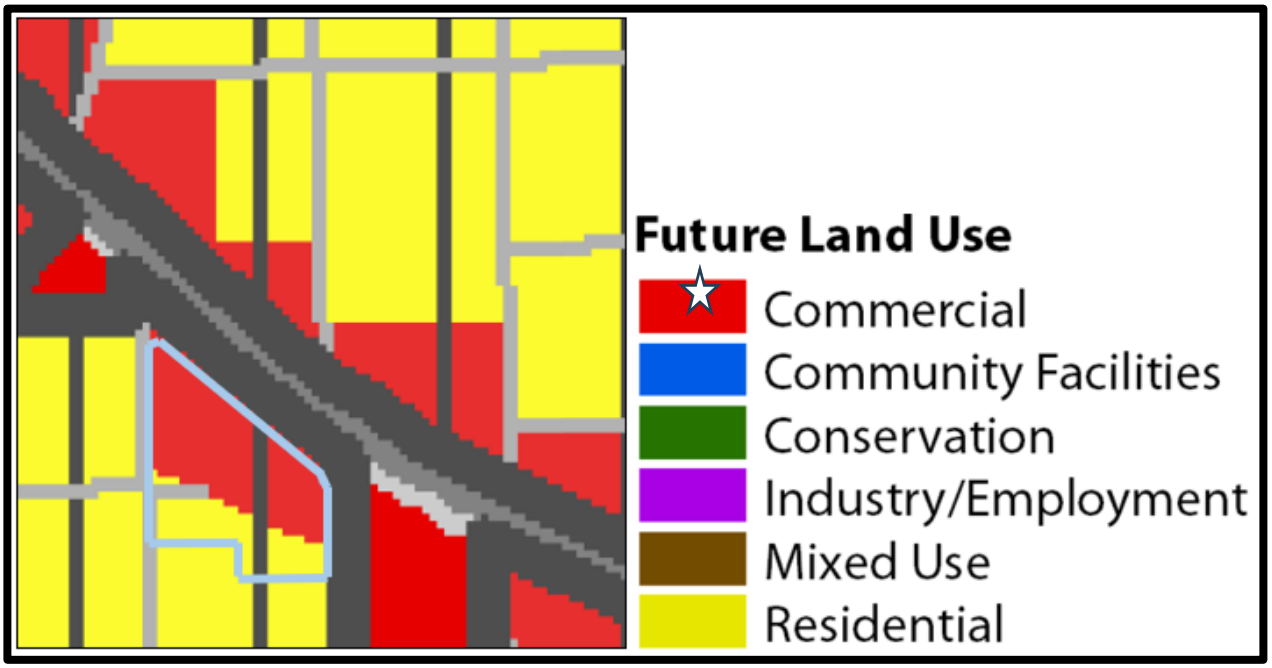


Figure 3. Future Land Use Map (Slidell 2040 Comprehensive Plan)



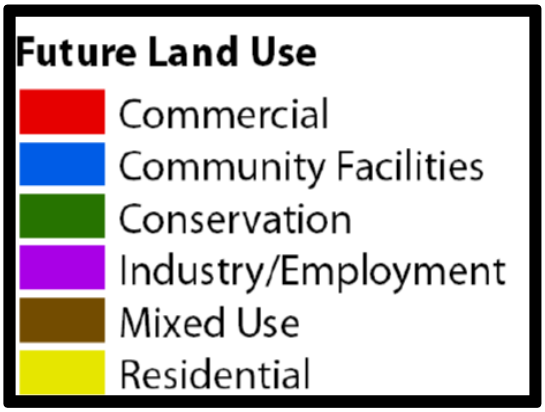
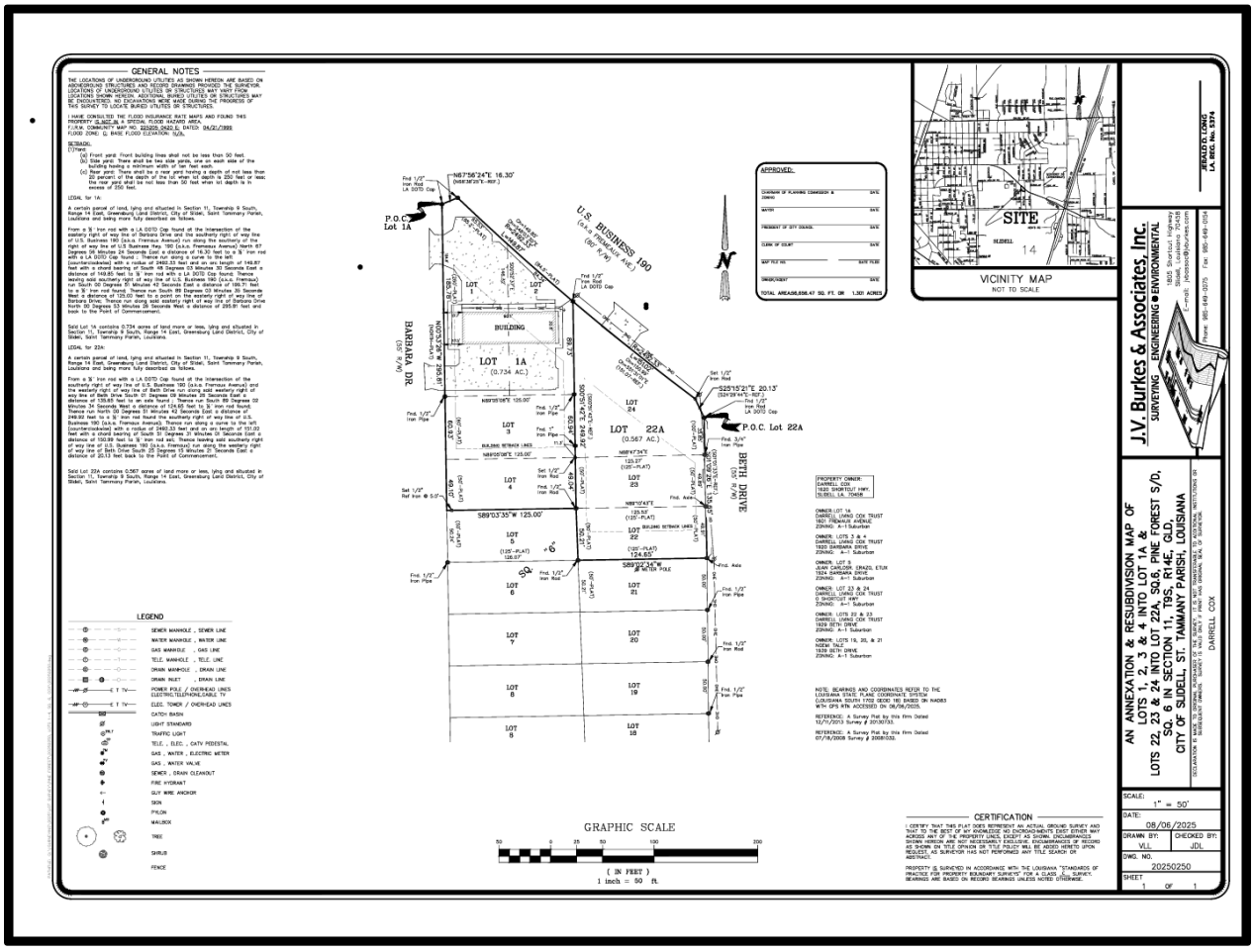


Figure 4. Proposed Subdivision



GENERAL NOTES

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES OR STRUCTURES.

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.
F.I.R.M. COMMUNITY MAP NO. 225205 0420 E; DATED: 04/21/1999
FLOOD ZONE: C; BASE FLOOD ELEVATION: N/A.

SETBACK:
(1)Yard:
- (a) Front yard: Front building lines shall not be less than 50 feet.
- (b) Side yard: There shall be two side yards, one on each side of the building having a minimum width of ten feet each.
- (c) Rear yard: There shall be a rear yard having a depth of not less than 20 percent of the depth of the lot when lot depth is 250 feet or less; the rear yard shall be not less than 50 feet when lot depth is in excess of 250 feet.

LEGAL for 1A:

A certain parcel of land, lying and situated in Section 11, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana and being more fully described as follows.

From a ½" iron rod with a LA DOTD Cap found at the intersection of the easterly right of way line of Barbara Drive and the southerly right of way line of U.S. Business 190 (a.k.a. Fremaux Avenue) run along the southerly of the right of way line of U.S Business Hwy. 190 (a.k.a. Fremeaux Avenue) North 67 Degrees 56 Minutes 24 Seconds East a distance of 16.30 feet to a ½" iron rod with a LA DOTD Cap found ; Thence run along a curve to the left (counterclockwise) with a radius of 2492.33 feet and an arc length of 149.87 feet with a chord bearing of South 48 Degrees 03 Minutes 30 Seconds East a distance of 149.85 feet to ½" iron rod with a LA DOTD Cap found; Thence leaving said southerly right of way line of U.S. Business 190 (a.k.a. Fremaux) run South 00 Degrees 51 Minutes 42 Seconds East a distance of 199.71 feet to a ½" iron rod found; Thence run South 89 Degrees 03 Minutes 35 Seconds West a distance of 125.00 feet to a point on the easterly right of way line of Barbara Drive; Thence run along said easterly right of way line of Barbara Drive North 00 Degrees 53 Minutes 26 Seconds West a distance of 295.81 feet and back to the Point of Commencement.

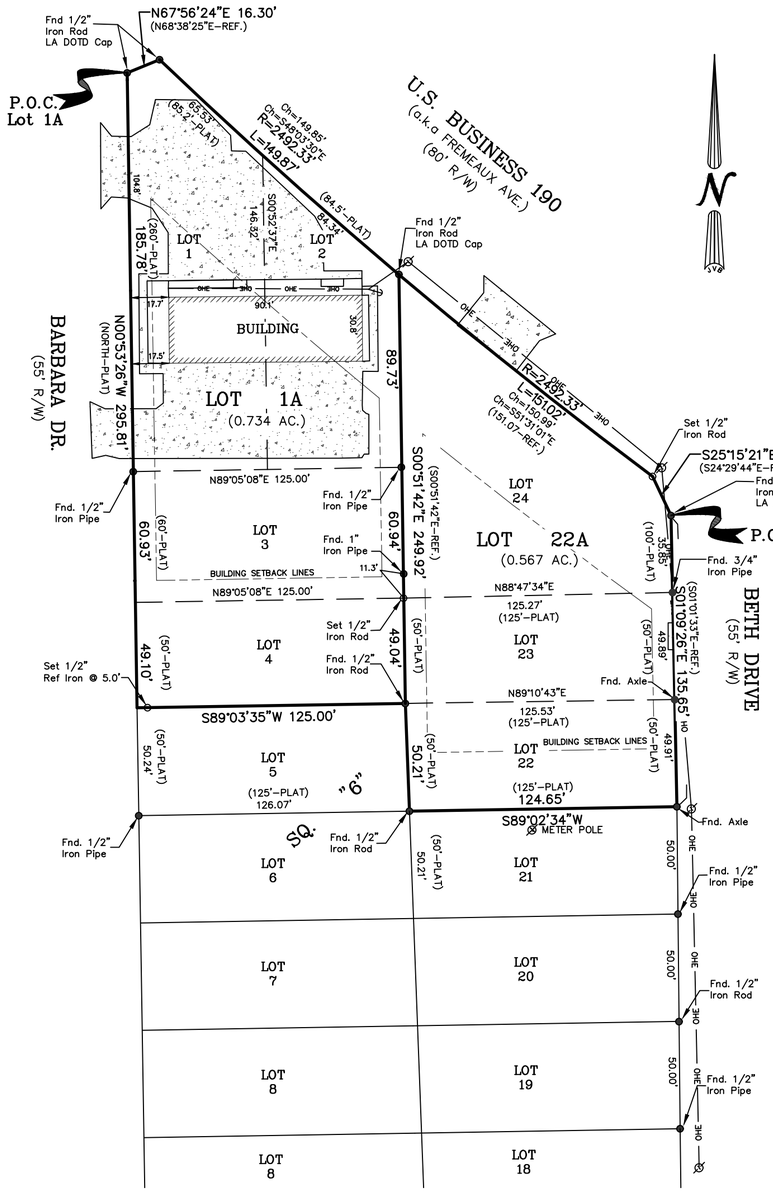
Said Lot 1A contains 0.734 acres of land more or less, lying and situated in Section 11, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana.

LEGAL for 22A:

A certain parcel of land, lying and situated in Section 11, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana and being more fully described as follows.

From a ½" iron rod with a LA DOTD Cap found at the intersection of the southerly right of way line of U.S. Business 190 (a.k.a. Fremaux Avenue) and the westerly right of way line of Beth Drive run along said westerly right of way line of Beth Drive South 01 Degrees 09 Minutes 26 Seconds East a distance of 135.65 feet to an axle found ; Thence run South 89 Degrees 02 Minutes 34 Seconds West a distance of 124.65 feet to ½" iron rod found; Thence run North 00 Degrees 51 Minutes 42 Seconds East a distance of 249.92 feet to a ½" iron rod found the southerly right of way line of U.S. Business 190 (a.k.a. Fremaux Avenue); Thence run along a curve to the left (counterclockwise) with a radius of 2492.33 feet and an arc length of 151.02 feet with a chord bearing of South 51 Degrees 31 Minutes 01 Seconds East a distance of 150.99 feet to ½" iron rod set; Thence leaving said southerly right of way line of U.S. Business 190 (a.k.a. Fremaux) run along the westerly right of way line of Beth Drive South 25 Degrees 15 Minutes 21 Seconds East a distance of 20.13 feet back to the Point of Commencement.

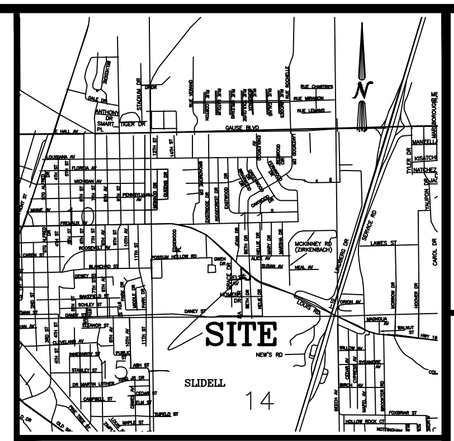
Said Lot 22A contains 0.567 acres of land more or less, lying and situated in Section 11, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana.



APPROVED:

CHAIRMAN OF PLANNING COMMISSION & ZONING	DATE
MAYOR	DATE
PRESIDENT OF CITY COUNCIL	DATE
CLERK OF COURT	DATE
MAP FILE NO.	DATE FILED
OWNER/AGENT	DATE

TOTAL AREA:56,656.47 SQ. FT. OR 1.301 ACRES



VICINITY MAP
NOT TO SCALE

PROPERTY OWNER:
DARRELL COX
1620 SHORTCUT HWY.
SLIDELL LA. 70458

OWNER:LOT 1A
DARRELL LIVING COX TRUST
1601 FREMAUX AVENUE
ZONING: A-1 Suburban

OWNER: LOTS 3 & 4
DARRELL LIVING COX TRUST
1920 BARBARA DRIVE
ZONING: A-1 Suburban

OWNER: LOT 5
JUAN CARLOSR. ERAZO, ETUX
1924 BARBARA DRIVE
ZONING: A-1 Suburban

OWNER: LOT 23 & 24
DARRELL LIVING COX TRUST
0 SHORTCUT HWY
ZONING: A-1 Suburban

OWNER: LOTS 22 & 23
DARRELL LIVING COX TRUST
1929 BETH DRIVE
ZONING: A-1 Suburban

OWNER: LOTS 19, 20, & 21
NOEMI TALE
1939 BETH DRIVE
ZONING: A-1 Suburban

NOTE: BEARINGS AND COORDINATES REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702 GEOID 18) BASED ON NAD83 WITH GPS RTN ACCESSED ON 08/06/2025.

REFERENCE: A Survey Plat by this firm Dated 12/11/2013 Survey # 20130733.

REFERENCE: A Survey Plat by this firm Dated 07/18/2008 Survey # 20081032.

LEGEND

- SEWER MANHOLE , SEWER LINE
- WATER MANHOLE , WATER LINE
- GAS MANHOLE , GAS LINE
- TELE. MANHOLE , TELE. LINE
- DRAIN MANHOLE , DRAIN LINE
- DRAIN INLET , DRAIN LINE
- POWER POLE / OVERHEAD LINES ELECTRIC,TELEPHONE,CABLE TV
- ELEC. TOWER / OVERHEAD LINES
- CATCH BASIN
- LIGHT STANDARD
- TRAFFIC LIGHT
- TELE. , ELEC. , CATV PEDESTAL
- GAS , WATER , ELECTRIC METER
- GAS , WATER VALVE
- SEWER , DRAIN CLEANOUT
- FIRE HYDRANT
- GUY WIRE ANCHOR
- SIGN
- PYLON
- MAILBOX
- TREE
- SHRUB
- FENCE

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

CERTIFICATION

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN. ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

JERALD D. LONG
LA. REG. No. 5374

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Phone: 985-649-0075 Fax: 985-649-0154

AN ANNEXATION & RESUBDIVISION MAP OF LOTS 1, 2, 3 & 4 INTO LOT 1A & LOTS 22, 23 & 24 INTO LOT 22A, SQ.6, PINE FOREST S/D, SQ. 6 IN SECTION 11, T9S, R14E, GLD, CITY OF SLIDELL, ST. TAMMANY PARISH, LOUISIANA

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

DARRELL COX

SCALE:	1" = 50'
DATE:	08/06/2025
DRAWN BY:	VLL
CHECKED BY:	JDL
DWG. NO.	20250250
SHEET	1 OF 1

PATHFILE: Q:\SURVEYING\2025\LOT SURVEY\PINE FOREST\20250250_LOTS 1-4, SQ. 6, COX\20250250.dwg

Figure 5. City of Slidell Utilities

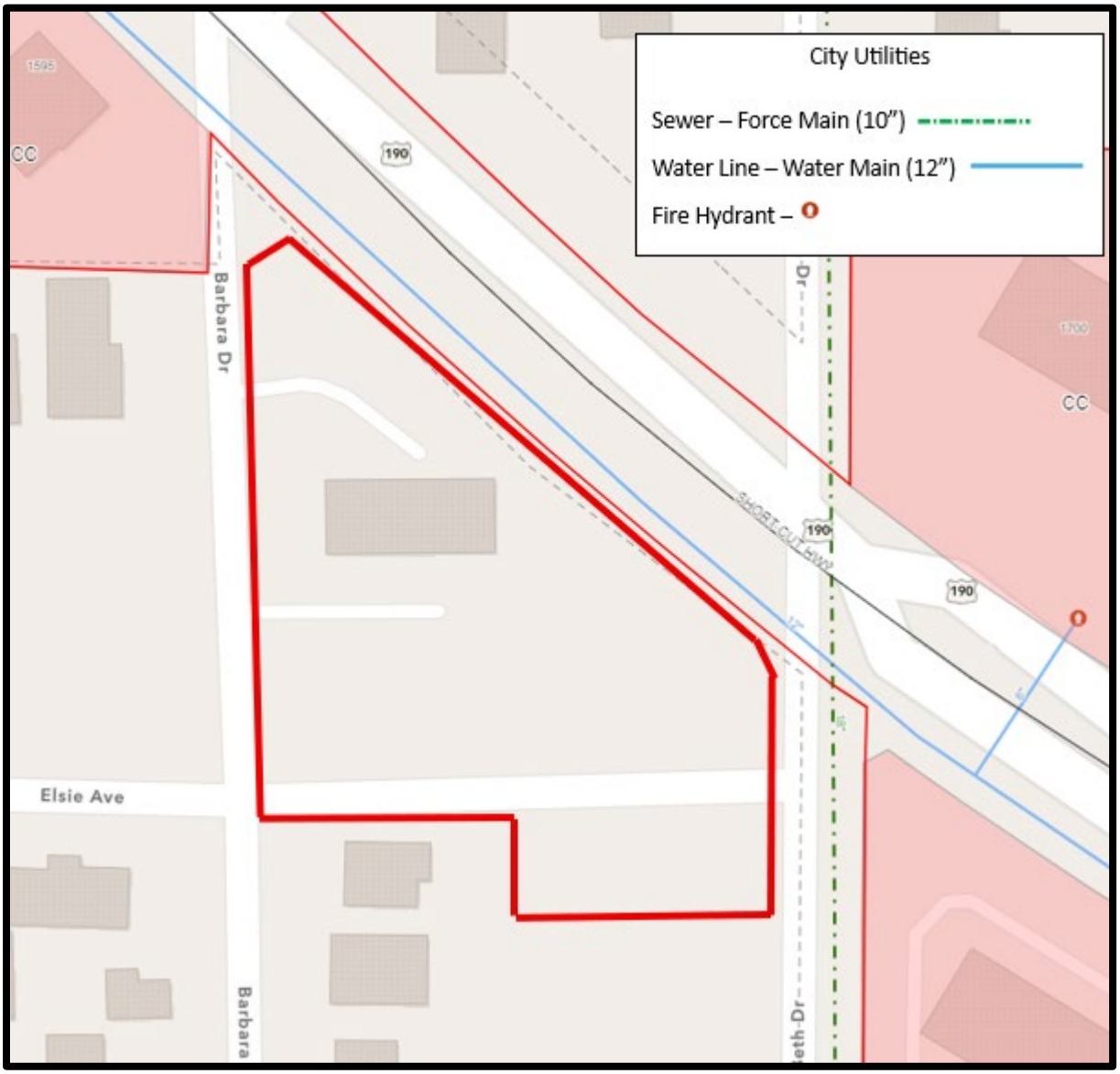


Figure 6: FEMA Flood Map (Panel 220204 0010 C)

