

1 Introduced October 8, 2013, by Councilman  
2 Hicks, seconded by Councilman Cusimano, (by  
3 request of Administration)

4 **Item No. 13-10-3011**

5 **ORDINANCE NO. 3709**

6 An ordinance approving the final plat for Tract 2C and the Remainder of Tract  
7 1A of Bayer Subdivision and Parcels 1 thru 12, Private Drive Servitude #1 and Private  
8 Drive Servitude #2, Fremaux Town Center Subdivision.  
9

10 WHEREAS, the Slidell Planning Commission approved the final plat of Tract  
11 2C and the Remainder of Tract 1A of Bayer Subdivision and Parcels 1 thru 12, Private  
12 Drive Servitude #1 and Private Drive Servitude #2, Fremaux Town Center Subdivision on  
13 October 21, 2013; and  
14

15 WHEREAS, pursuant to Slidell Code of Ordinances, Appendix B, Section  
16 6.101, the City Engineer has certified that the utilities and box culverts along the southwest  
17 frontage road (Bill Garrett Road) have been installed in an acceptable manner and  
18 according to City specifications; and  
19

20 WHEREAS, the developer has posted a maintenance bond in an amount  
21 equal to ten percent of the construction cost of utilities and box culverts along the  
22 southwest frontage road (Bill Garrett Road) as required by Slidell Code of Ordinances,  
23 Appendix B, Section 6.201; and  
24

25 WHEREAS, the developer has posted a performance bond in the amount  
26 equal to the estimated cost of future construction to complete proper installation of utilities.  
27

28 NOW THEREFORE BE IT ORDAINED that:  
29

30 (1) The Slidell City Council hereby accepts for maintenance the utilities and  
31  
32  
33  
34  
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39

1 **ORDINANCE NO. 3709**  
2 **ITEM NO. 13-10-3011**  
3 **PAGE 2**


4 box culverts along the southwest frontage road (Bill Garrett Road) of Tract 2C and the  
5  
6 Remainder of Tract 1A of Bayer Subdivision and Parcels 1 thru 12, Private Drive Servitude  
7 #1 and Private Drive Servitude #2, Fremaux Town Center Subdivision; and  
8


9 (2) The Slidell City Council hereby accepts Tract 2C and the Remainder of  
10 Tract 1A of Bayer Subdivision and Parcels 1 thru 12, Private Drive Servitude #1 and  
11 Private Drive Servitude #2, Fremaux Town Center Subdivision consisting of thirteen (13)  
12 parcels, more fully shown on ALS File 12-316RS2, dated 02/20/13 by Acadia Land  
13 Surveying, L.L.C.; and  
14  
15

16  
17 (3) The City Engineer shall be notified of any grading changes to ensure that  
18 valves, fire hydrants and man holes are adjusted if necessary; and  
19

20 (4) This ordinance shall be effective upon adoption  
21

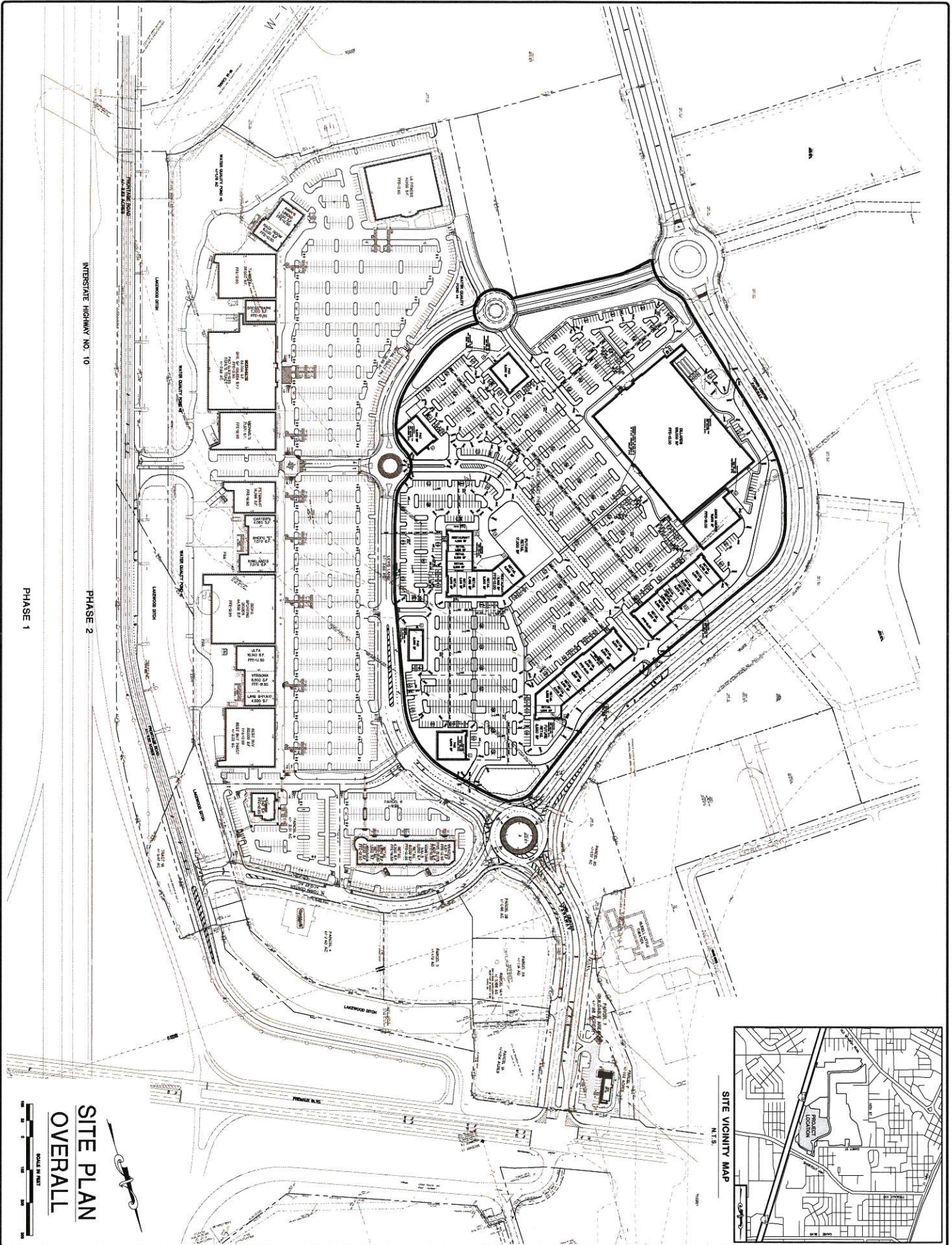
22  
23 **ADOPTED** this 25th day of October , 2013.

24   
25 Lionel Hicks  
26 President of the Council  
27 Councilman, District A

28   
29 Landon Cusimano  
30 Acting Mayor

31   
32 Thomas P. Reeves  
33 Council Administrator  
34  
35  
36  
37  
38  
39





**SITE PLAN  
OVERALL**

SCALE IN FEET  
0 10 20 30 40 50

PHASE 1  
PHASE 2

FREMAUX TOWN CENTER PHASE 2  
CITY OF SLIDELL  
ST. TAMMANY PARISH, LOUISIANA  
FOR STIRLING PROPERTIES  
COVINGTON, LOUISIANA

**STIRLING PROPERTIES**  
PHONE: (980) 885-0222  
108 NORTH PARK BLVD.  
SUITE 300  
COVINGTON, LA 70438  
WWW.STIRLINGPROF.COM

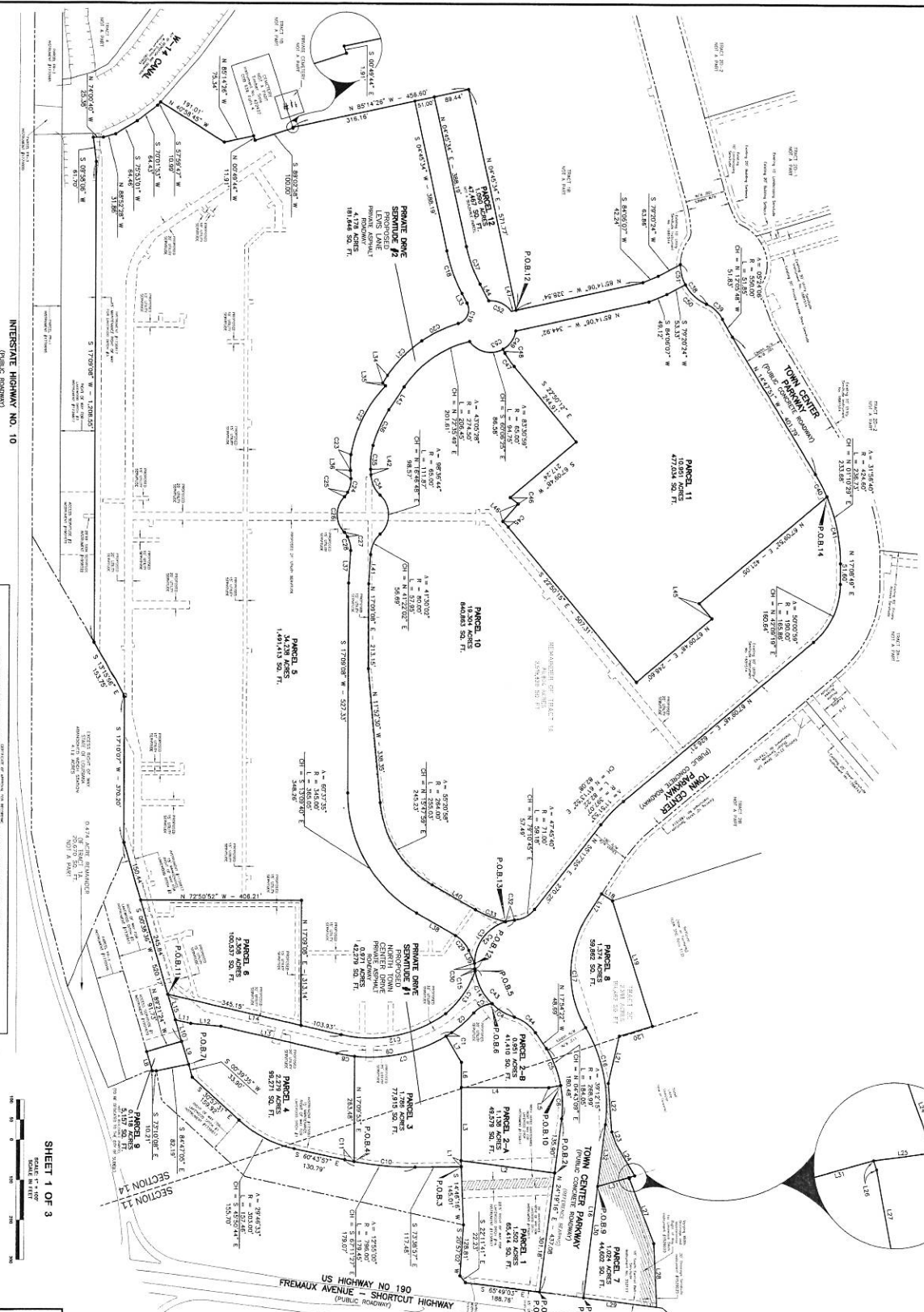
PROGRESS SET - FOR REVIEW ONLY  
Issued 10/02/13  
These documents are for Design Review and not intended for Construction. Stirling Properties, Covington, Louisiana, is the owner of the project. They are prepared for, and under the authority of, Douglas E. Hartmann, P.E., #34561, Duplantis Design Group, PC.

**DDG** DUPLANTIS DESIGN GROUP, PC  
Civil, Engineering & Architecture  
34 LOUISIANA DRIVE COVINGTON, LA 70433  
WWW.DDGPC.COM PHONE: 985-698-0811 FAX: 985-698-0790  
THIBODAUX | COVINGTON | HOUSTON | BATON ROUGE | MOBILE

**C-3**  
SHEET  
3-344-03 OFFICE PLANNING DRAWING

REVISION	BY





PLAT SHOWING RESUBDIVISION  
OF TRACT 2C AND THE REMAINDER  
OF TRACT 1A OF BAYER SUBDIVISION  
PARCELS 1 THRU 12,  
PRIVATE DRIVE SERVIDUTE #1  
AND PRIVATE DRIVE SERVIDUTE #2  
FREMAUX TOWN CENTER SUBDIVISION  
TOWNSHIP 9 SOUTH RANGE 14 EAST  
ST. TAMMANY PARISH, LOUISIANA  
SIDDELL DEVELOPMENT  
COMPANY, LLC

- NOTES:**
- 1) This plat is subject to the provisions of the Louisiana Subdivision Control Act, La. R.S. 48:221 through 48:232, and the Louisiana Platting Act, La. R.S. 48:101 through 48:109.
  - 2) The boundaries of the parcels shown on this plat are based on the survey conducted by the Surveyor General of Louisiana, which is on file in the Office of the Surveyor General, Baton Rouge, Louisiana.
  - 3) The acreage of the parcels shown on this plat is based on the survey conducted by the Surveyor General of Louisiana, which is on file in the Office of the Surveyor General, Baton Rouge, Louisiana.
  - 4) The bearings and distances of the boundaries of the parcels shown on this plat are based on the survey conducted by the Surveyor General of Louisiana, which is on file in the Office of the Surveyor General, Baton Rouge, Louisiana.
  - 5) The location of the parcels shown on this plat is based on the survey conducted by the Surveyor General of Louisiana, which is on file in the Office of the Surveyor General, Baton Rouge, Louisiana.
  - 6) The platting of this plat is subject to the approval of the Surveyor General of Louisiana, which is on file in the Office of the Surveyor General, Baton Rouge, Louisiana.
  - 7) The platting of this plat is subject to the approval of the Surveyor General of Louisiana, which is on file in the Office of the Surveyor General, Baton Rouge, Louisiana.
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  - 12) The platting of this plat is subject to the approval of the Surveyor General of Louisiana, which is on file in the Office of the Surveyor General, Baton Rouge, Louisiana.

**ACADIA**  
LAND SURVEYING, LLC  
LOUISIANA • MISSISSIPPI • TEXAS

3400 PINEWOOD DRIVE, SUITE 100  
MONROE, LOUISIANA 70133  
PHONE: (504) 281-1111  
FAX: (504) 281-1112  
WWW.ACADIASURVEYING.COM

NO.	DESCRIPTION	DATE
1	PREPARED BY: [Name]	[Date]
2	CHECKED BY: [Name]	[Date]
3	APPROVED BY: [Name]	[Date]
4	DATE OF SURVEY: [Date]	
5	DATE OF PLAT: [Date]	

**LEGEND**

1. BOUNDARIES OF PARCELS SHOWN ON THIS PLAT ARE BASED ON THE SURVEY CONDUCTED BY THE SURVEYOR GENERAL OF LOUISIANA, WHICH IS ON FILE IN THE OFFICE OF THE SURVEYOR GENERAL, BATON ROUGE, LOUISIANA.

2. THE ACREAGE OF THE PARCELS SHOWN ON THIS PLAT IS BASED ON THE SURVEY CONDUCTED BY THE SURVEYOR GENERAL OF LOUISIANA, WHICH IS ON FILE IN THE OFFICE OF THE SURVEYOR GENERAL, BATON ROUGE, LOUISIANA.

3. THE BEARINGS AND DISTANCES OF THE BOUNDARIES OF THE PARCELS SHOWN ON THIS PLAT ARE BASED ON THE SURVEY CONDUCTED BY THE SURVEYOR GENERAL OF LOUISIANA, WHICH IS ON FILE IN THE OFFICE OF THE SURVEYOR GENERAL, BATON ROUGE, LOUISIANA.

4. THE LOCATION OF THE PARCELS SHOWN ON THIS PLAT IS BASED ON THE SURVEY CONDUCTED BY THE SURVEYOR GENERAL OF LOUISIANA, WHICH IS ON FILE IN THE OFFICE OF THE SURVEYOR GENERAL, BATON ROUGE, LOUISIANA.

5. THE PLATTING OF THIS PLAT IS SUBJECT TO THE APPROVAL OF THE SURVEYOR GENERAL OF LOUISIANA, WHICH IS ON FILE IN THE OFFICE OF THE SURVEYOR GENERAL, BATON ROUGE, LOUISIANA.

6. THE PLATTING OF THIS PLAT IS SUBJECT TO THE APPROVAL OF THE SURVEYOR GENERAL OF LOUISIANA, WHICH IS ON FILE IN THE OFFICE OF THE SURVEYOR GENERAL, BATON ROUGE, LOUISIANA.

7. THE PLATTING OF THIS PLAT IS SUBJECT TO THE APPROVAL OF THE SURVEYOR GENERAL OF LOUISIANA, WHICH IS ON FILE IN THE OFFICE OF THE SURVEYOR GENERAL, BATON ROUGE, LOUISIANA.

8. THE PLATTING OF THIS PLAT IS SUBJECT TO THE APPROVAL OF THE SURVEYOR GENERAL OF LOUISIANA, WHICH IS ON FILE IN THE OFFICE OF THE SURVEYOR GENERAL, BATON ROUGE, LOUISIANA.

9. THE PLATTING OF THIS PLAT IS SUBJECT TO THE APPROVAL OF THE SURVEYOR GENERAL OF LOUISIANA, WHICH IS ON FILE IN THE OFFICE OF THE SURVEYOR GENERAL, BATON ROUGE, LOUISIANA.

10. THE PLATTING OF THIS PLAT IS SUBJECT TO THE APPROVAL OF THE SURVEYOR GENERAL OF LOUISIANA, WHICH IS ON FILE IN THE OFFICE OF THE SURVEYOR GENERAL, BATON ROUGE, LOUISIANA.

**INTERSTATE HIGHWAY NO. 10**  
(PUBLIC ROADWAY)

**US HIGHWAY NO. 190**  
**FREMAUX AVENUE - SHORTCUT HIGHWAY**  
(PUBLIC ROADWAY)

**TOWN CENTER PARKWAY**  
(PUBLIC ROADWAY)

**PRIVATE DRIVE SERVIDUTE #1**  
PROPOSED PRIVATE DRIVE  
1.529 ACRES  
11.82 ACRES

**PRIVATE DRIVE SERVIDUTE #2**  
PROPOSED PRIVATE DRIVE  
1.529 ACRES  
11.82 ACRES

**PRIVATE DRIVE SERVIDUTE #3**  
PROPOSED PRIVATE DRIVE  
1.529 ACRES  
11.82 ACRES

**PRIVATE DRIVE SERVIDUTE #4**  
PROPOSED PRIVATE DRIVE  
1.529 ACRES  
11.82 ACRES

**PRIVATE DRIVE SERVIDUTE #5**  
PROPOSED PRIVATE DRIVE  
1.529 ACRES  
11.82 ACRES

**PARCEL 1**  
1.529 ACRES  
11.82 ACRES

**PARCEL 2**  
1.529 ACRES  
11.82 ACRES

**PARCEL 3**  
1.529 ACRES  
11.82 ACRES

**PARCEL 4**  
1.529 ACRES  
11.82 ACRES

**PARCEL 5**  
1.529 ACRES  
11.82 ACRES

**PARCEL 6**  
1.529 ACRES  
11.82 ACRES

**PARCEL 7**  
1.529 ACRES  
11.82 ACRES

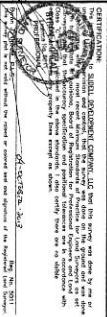
**PARCEL 8**  
1.529 ACRES  
11.82 ACRES

**PARCEL 9**  
1.529 ACRES  
11.82 ACRES

**PARCEL 10**  
1.529 ACRES  
11.82 ACRES

**PARCEL 11**  
1.529 ACRES  
11.82 ACRES

**PARCEL 12**  
1.529 ACRES  
11.82 ACRES



**SHEET 1 OF 3**



VICINITY MAP  
SCALE 1" = 2000'

PLAT SHOWING RESUBDIVISION  
TRACT 2C AND THE REMAINDER  
OF TRACT 1A OF BAYER SUBDIVISION  
PARCELS 1 THRU 12  
AND PRIVATE DRIVE SERVIDE #1 #2  
AND PRIVATE DRIVE CENTER SUBDIVISION  
TOWNSHIP 5 SOUTH - RANGE 14 EAST  
CITY OF SUDELL,  
ST. TAMMANY PARISH, LOUISIANA  
SIDELL DEVELOPMENT  
COMPANY, LLC

LINE #	BEARING	LENGTH
C1	S 74°02'27" W	14.81'
C2	S 89°52'52" E	22.93'
C3	N 7°30'57" W	20.48'
C4	N 82°50'18" E	20.52'
C5	S 17°59'52" W	42.84'
C6	S 1°03'01" E	26.82'
C7	N 89°08'25" E	40.00'
C8	N 89°52'52" W	200.33'
C9	N 89°52'52" W	28.90'
C10	N 89°52'52" W	444.88'
C11	N 89°52'52" W	67.34'
C12	N 89°52'52" W	67.34'
C13	N 89°52'52" W	67.34'
C14	N 89°52'52" W	32.86'
C15	N 89°52'52" W	32.86'
C16	N 89°52'52" W	32.86'
C17	N 89°52'52" W	32.86'
C18	N 89°52'52" W	32.86'
C19	N 89°52'52" W	32.86'
C20	N 89°52'52" W	32.86'
C21	N 89°52'52" W	32.86'
C22	N 89°52'52" W	32.86'
C23	N 89°52'52" W	32.86'
C24	N 89°52'52" W	32.86'
C25	N 89°52'52" W	32.86'

LINE #	BEARING	LENGTH
C26	N 72°03'27" E	7.41'
C27	N 61°52'52" E	119.84'
C28	N 74°02'27" W	7.41'
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C39	N 61°52'52" E	119.84'
C40	N 74°02'27" W	7.41'
C41	N 61°52'52" E	119.84'
C42	N 74°02'27" W	7.41'
C43	N 61°52'52" E	119.84'
C44	N 74°02'27" W	7.41'
C45	N 61°52'52" E	119.84'
C46	N 74°02'27" W	7.41'
C47	N 61°52'52" E	119.84'

CURVE DATA	POINTS	LENGTH	CURVE BEARING & DISTANCE
C1	022°40'42"	212.62'	S 74°02'27" W - 14.81'
C2	102°28'27"	212.62'	S 89°52'52" E - 22.93'
C3	102°28'27"	212.62'	N 7°30'57" W - 20.48'
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C16	102°28'27"	212.62'	N 89°52'52" W - 32.86'
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CURVE DATA	POINTS	LENGTH	CURVE BEARING & DISTANCE
C26	102°28'27"	212.62'	N 72°03'27" E - 7.41'
C27	102°28'27"	212.62'	N 61°52'52" E - 119.84'
C28	102°28'27"	212.62'	N 74°02'27" W - 7.41'
C29	102°28'27"	212.62'	N 61°52'52" E - 119.84'
C30	102°28'27"	212.62'	N 74°02'27" W - 7.41'
C31	102°28'27"	212.62'	N 61°52'52" E - 119.84'
C32	102°28'27"	212.62'	N 74°02'27" W - 7.41'
C33	102°28'27"	212.62'	N 61°52'52" E - 119.84'
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C35	102°28'27"	212.62'	N 61°52'52" E - 119.84'
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C46	102°28'27"	212.62'	N 74°02'27" W - 7.41'
C47	102°28'27"	212.62'	N 61°52'52" E - 119.84'

LINE #	BEARING	LENGTH
C48	N 72°03'27" E	7.41'
C49	N 61°52'52" E	119.84'
C50	N 74°02'27" W	7.41'
C51	N 61°52'52" E	119.84'
C52	N 74°02'27" W	7.41'
C53	N 61°52'52" E	119.84'
C54	N 74°02'27" W	7.41'
C55	N 61°52'52" E	119.84'
C56	N 74°02'27" W	7.41'
C57	N 61°52'52" E	119.84'
C58	N 74°02'27" W	7.41'
C59	N 61°52'52" E	119.84'
C60	N 74°02'27" W	7.41'
C61	N 61°52'52" E	119.84'
C62	N 74°02'27" W	7.41'
C63	N 61°52'52" E	119.84'
C64	N 74°02'27" W	7.41'
C65	N 61°52'52" E	119.84'
C66	N 74°02'27" W	7.41'
C67	N 61°52'52" E	119.84'
C68	N 74°02'27" W	7.41'
C69	N 61°52'52" E	119.84'
C70	N 74°02'27" W	7.41'
C71	N 61°52'52" E	119.84'
C72	N 74°02'27" W	7.41'
C73	N 61°52'52" E	119.84'
C74	N 74°02'27" W	7.41'
C75	N 61°52'52" E	119.84'
C76	N 74°02'27" W	7.41'
C77	N 61°52'52" E	119.84'
C78	N 74°02'27" W	7.41'
C79	N 61°52'52" E	119.84'
C80	N 74°02'27" W	7.41'
C81	N 61°52'52" E	119.84'
C82	N 74°02'27" W	7.41'
C83	N 61°52'52" E	119.84'
C84	N 74°02'27" W	7.41'
C85	N 61°52'52" E	119.84'
C86	N 74°02'27" W	7.41'
C87	N 61°52'52" E	119.84'
C88	N 74°02'27" W	7.41'
C89	N 61°52'52" E	119.84'
C90	N 74°02'27" W	7.41'
C91	N 61°52'52" E	119.84'
C92	N 74°02'27" W	7.41'
C93	N 61°52'52" E	119.84'
C94	N 74°02'27" W	7.41'
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C98	N 74°02'27" W	7.41'
C99	N 61°52'52" E	119.84'
C100	N 74°02'27" W	7.41'

LINE #	BEARING	LENGTH
C101	N 72°03'27" E	7.41'
C102	N 61°52'52" E	119.84'
C103	N 74°02'27" W	7.41'
C104	N 61°52'52" E	119.84'
C105	N 74°02'27" W	7.41'
C106	N 61°52'52" E	119.84'
C107	N 74°02'27" W	7.41'
C108	N 61°52'52" E	119.84'
C109	N 74°02'27" W	7.41'
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C117	N 74°02'27" W	7.41'
C118	N 61°52'52" E	119.84'
C119	N 74°02'27" W	7.41'
C120	N 61°52'52" E	119.84'
C121	N 74°02'27" W	7.41'
C122	N 61°52'52" E	119.84'
C123	N 74°02'27" W	7.41'
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C136	N 61°52'52" E	119.84'
C137	N 74°02'27" W	7.41'
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C139	N 74°02'27" W	7.41'
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C141	N 74°02'27" W	7.41'
C142	N 61°52'52" E	119.84'
C143	N 74°02'27" W	7.41'
C144	N 61°52'52" E	119.84'
C145	N 74°02'27" W	7.41'
C146	N 61°52'52" E	119.84'
C147	N 74°02'27" W	7.41'
C148	N 61°52'52" E	119.84'
C149	N 74°02'27" W	7.41'
C150	N 61°52'52" E	119.84'
C151	N 74°02'27" W	7.41'
C152	N 61°52'52" E	119.84'
C153	N 74°02'27" W	7.41'
C154	N 61°52'52" E	119.84'
C155	N 74°02'27" W	7.41'
C156	N 61°52'52" E	119.84'
C157	N 74°02'27" W	7.41'
C158	N 61°52'52" E	119.84'
C159	N 74°02'27" W	7.41'
C160	N 61°52'52" E	119.84'
C161	N 74°02'27" W	7.41'
C162	N 61°52'52" E	119.84'
C163	N 74°02'27" W	7.41'
C164	N 61°52'52" E	119.84'
C165	N 74°02'27" W	7.41'
C166	N 61°52'52" E	119.84'
C167	N 74°02'27" W	7.41'
C168	N 61°52'52" E	119.84'
C169	N 74°02'27" W	7.41'
C170	N 61°52'52" E	119.84'
C171	N 74°02'27" W	7.41'
C172	N 61°52'52" E	119.84'
C173	N 74°02'27" W	7.41'
C174	N 61°52'52" E	119.84'
C175	N 74°02'27" W	7.41'
C176	N 61°52'52" E	119.84'
C177	N 74°02'27" W	7.41'
C178	N 61°52'52" E	119.84'
C179	N 74°02'27" W	7.41'
C180	N 61°52'52" E	119.84'
C181	N 74°02'27" W	7.41'
C182	N 61°52'52" E	119.84'
C183	N 74°02'27" W	7.41'
C184	N 61°52'52" E	119.84'
C185	N 74°02'27" W	7.41'
C186	N 61°52'52" E	119.84'
C187	N 74°02'27" W	7.41'
C188	N 61°52'52" E	119.84'
C189	N 74°02'27" W	7.41'
C190	N 61°52'52" E	119.84'
C191	N 74°02'27" W	7.41'
C192	N 61°52'52" E	119.84'
C193	N 74°02'27" W	7.41'
C194	N 61°52'52" E	119.84'
C195	N 74°02'27" W	7.41'
C196	N 61°52'52" E	119.84'
C197	N 74°02'27" W	7.41'
C198	N 61°52'52" E	119.84'
C199	N 74°02'27" W	7.41'
C200	N 61°52'52" E	119.84'

LINE #	BEARING	LENGTH
C201	N 72°03'27" E	7.41'
C202	N 61°52'52" E	119.84'
C203	N 74°02'27" W	7.41'
C204	N 61°52'52" E	119.84'
C205	N 74°02'27" W	7.41'
C206	N 61°52'52" E	119.84'
C207	N 74°02'27" W	7.41'
C208	N 61°52'52" E	119.84'
C209	N 74°02'27" W	7.41'
C210	N 61°52'52" E	119.84'
C211	N 74°02'27" W	7.41'
C212	N 61°52'52" E	119.84'
C213	N 74°02'27" W	7.41'
C214	N 61°52'52" E	119.84'
C215	N 74°02'27" W	7.41'
C216	N 61°52'52" E	119.84'
C217	N 74°02'27" W	7.41'
C218	N 61°52'52" E	119.84'
C219	N 74°02'27" W	7.41'
C220	N 61°52'52" E	119.84'
C221	N 74°02'27" W	7.41'
C222	N 61°52'52" E	119.84'
C223	N 74°02'27" W	7.41'
C224	N 61°52'52" E	119.84'
C225	N 74°02'27" W	7.41'
C226	N 61°52'52" E	119.84'
C22		

