



VICINITY MAP
NOT TO SCALE



BOUNDARY DESCRIPTION

All that certain parcel of ground situated in Section 1, Township 9 South, Range 14 East; St. Tammany Parish, Louisiana and is more fully described as follows:

COMMENCE at the Section Corner common to Sections 1 & 12, Township 9 South, Range 14 East and Sections 6 & 7, Township 9 South, Range 15 East, marked by a 1" iron rod found;

Thence, go North a distance of 619.92 feet to the POINT OF BEGINNING on the Northerly right-of-way line of Gause Boulevard, marked by a 1/2" iron rod set;

Thence, along aforesaid Northerly right-of-way line, go South 72 degrees 00 minutes 34 seconds West a distance of 346.43 feet to a point, marked by a 1/2" iron rod set;

Thence, go North a distance of 808.76 feet to a point, marked by a 1" iron pipe found;

Thence, go South 89 degrees 44 minutes 22 seconds East a distance of 329.50 feet to a point, marked by a 2" iron pipe found;

Thence, go South a distance of 700.26 feet to the POINT OF BEGINNING.

Containing in all, 248,609 Square Feet or 5.707 Acres of land more or less.

GENERAL NOTES

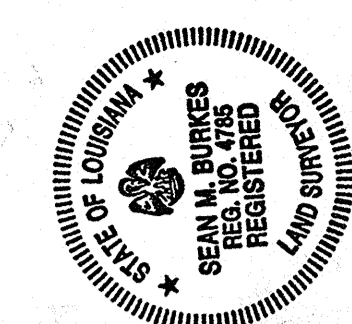
THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE 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 PARTIALLY IN A SPECIAL FLOOD HAZARD AREA. F.I.R.M. COMMUNITY MAP NO. 225205-0440-D, DATED: 04/21/1999. FLOOD ZONE: C; BASE FLOOD ELEVATION: N/A. FLOOD ZONE: B; BASE FLOOD ELEVATION: N/A. FLOOD ZONE: A1; BASE FLOOD ELEVATION: 13.0'

ZONED C-4 HIGHWAY COMMERCIAL

REFERENCES:

- JOB NO: 97848; BY: ALBERT A. LOVELL & ASSOCIATES, INC.; DATED: 09/14/2004
- SURVEY NO: 970433; BY: J.V. BURKES & ASSOCIATES, INC.; DATED: 03/14/1997
- DWG. NO: 1042987; BY: J.V. BURKES & ASSOCIATES, INC.; DATED: 09/11/2004



Sean M. Burkes
SEAN M. BURKES
LA REG. NO. 4785

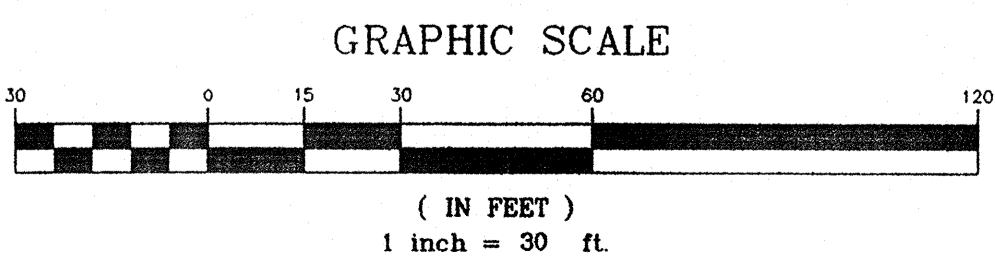
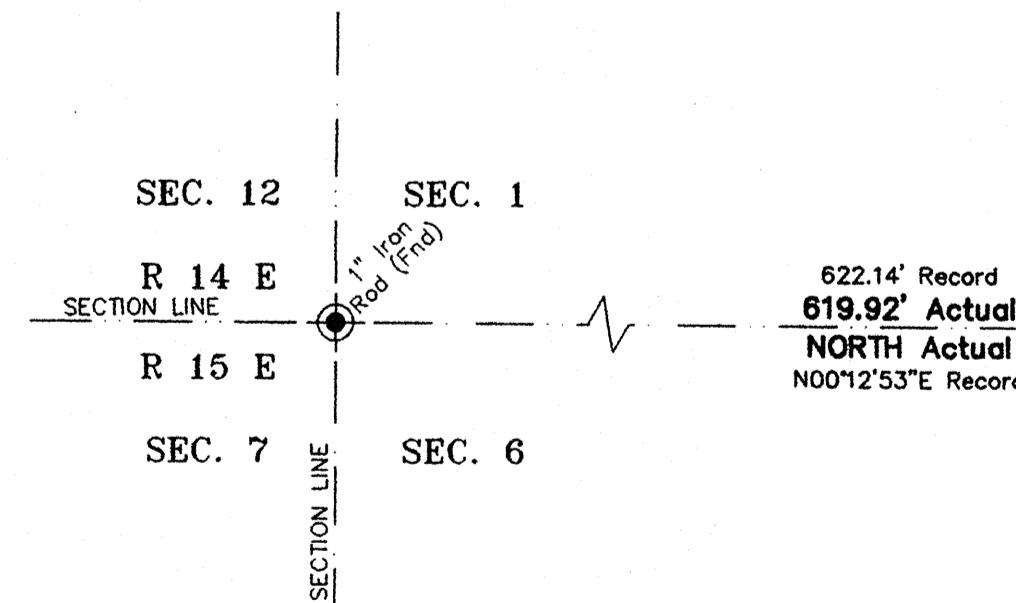
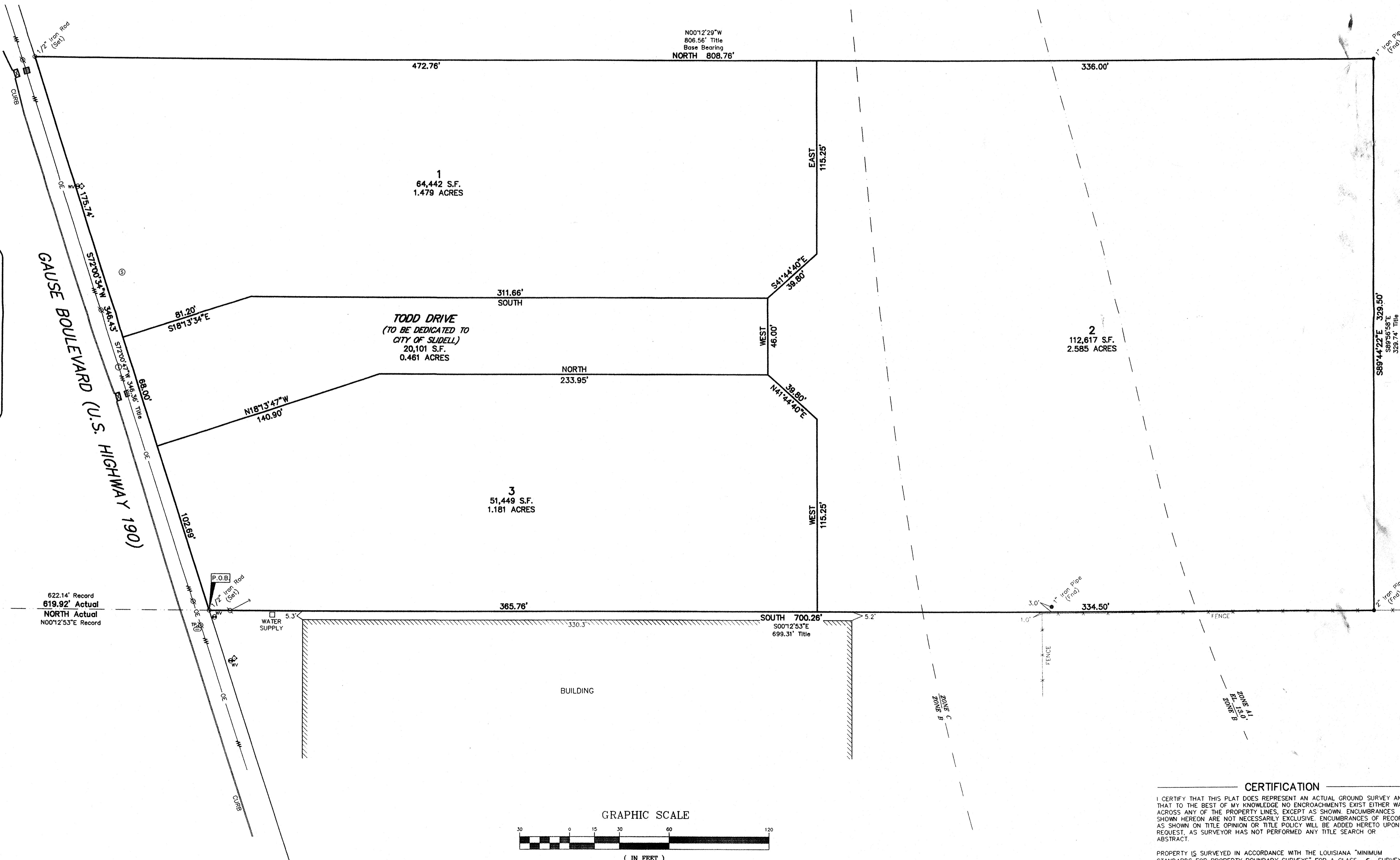
J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING ENVIRONMENTAL

2990 East Gause Blvd., Suite B
E-mail: jburkes@jvburkes.com
Phone: 985-649-0075 Fax: 985-649-0154
Mississippi Phone: 228-232-4355-5800

APPROVED:

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

TOTAL AREA: 248,609 SQ. FT. OR 5.707 ACRES



NO.	DESCRIPTION	DATE	BY

SUBDIVISION OF A 5.707 ACRES PARCEL INTO LOTS 1, 2, & 3 PHILLIPS BUSINESS PARK SECTION 1, T 9 S, R 14 E CITY OF SLIDELL, LA ST. TAMMANY PARISH, LA TODD PHILLIPS INVESTMENT, INC.

DECLARATION IS MADE BY ORIGINAL PERSONS OR INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

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 "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

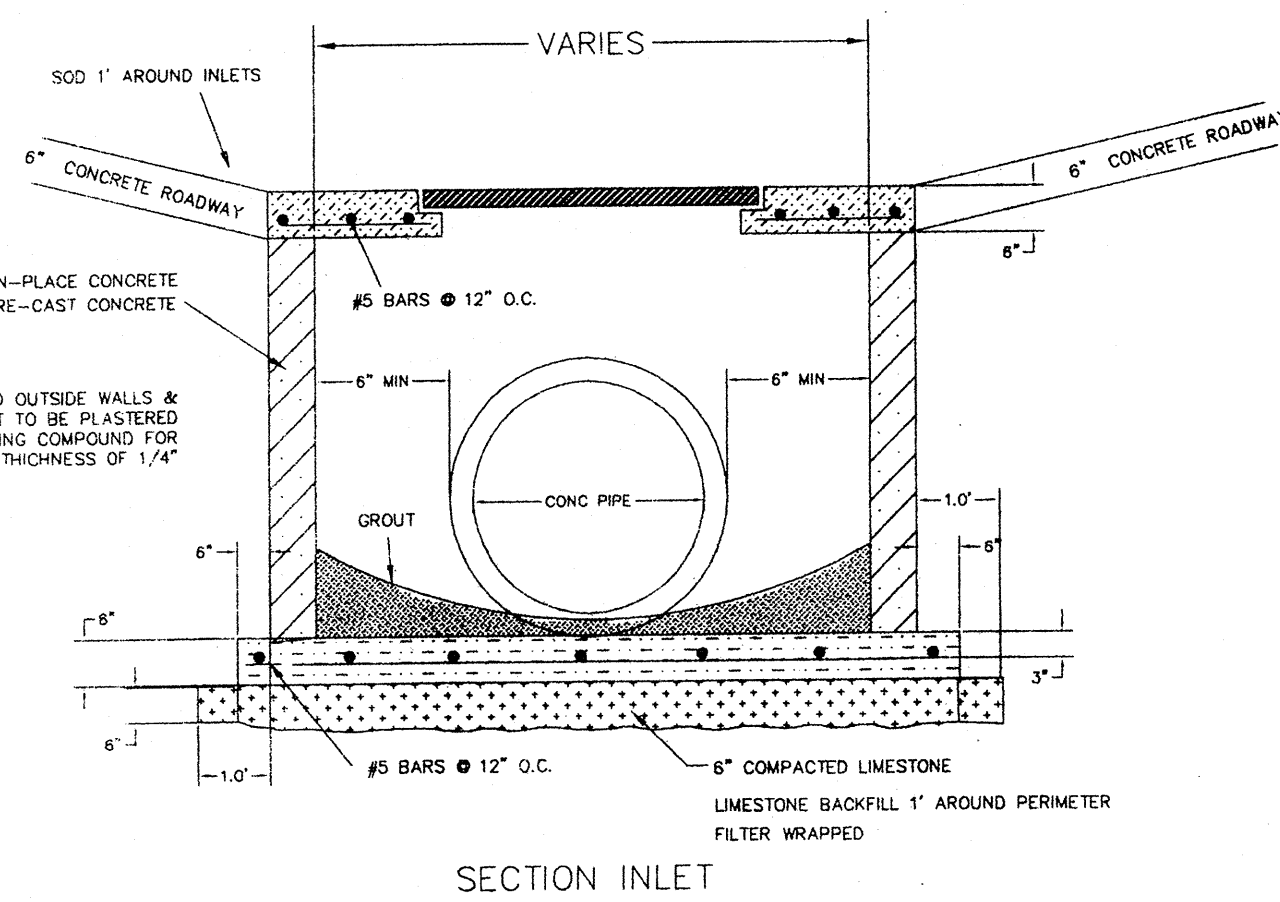
SCALE: 1" = 30'

DATE: 11/23/200

DRAWN BY: JAG CHECKED BY: MD

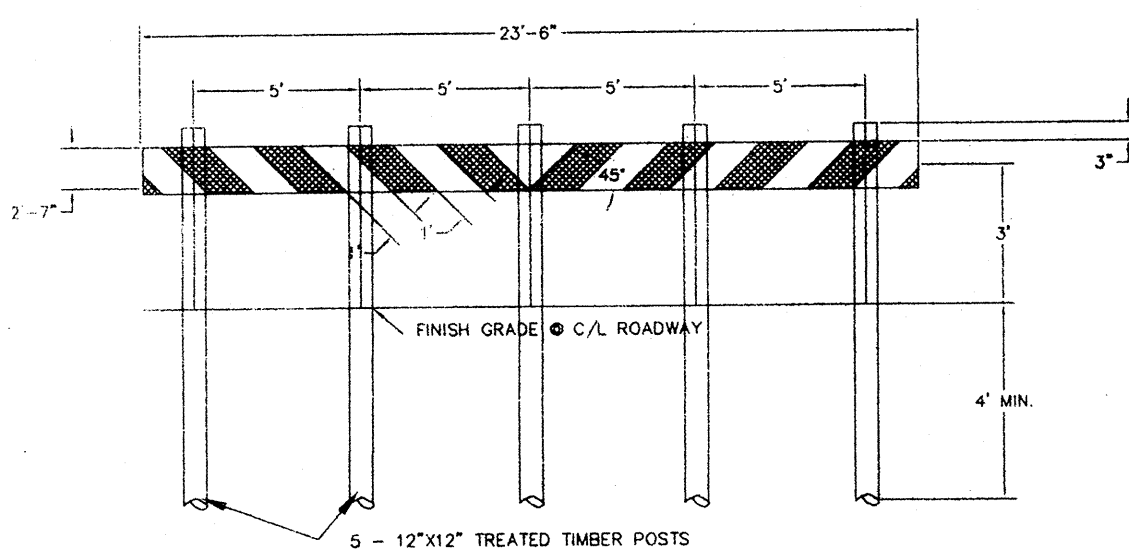
DWG. NO. 1044173

SHEET 1 OF 1



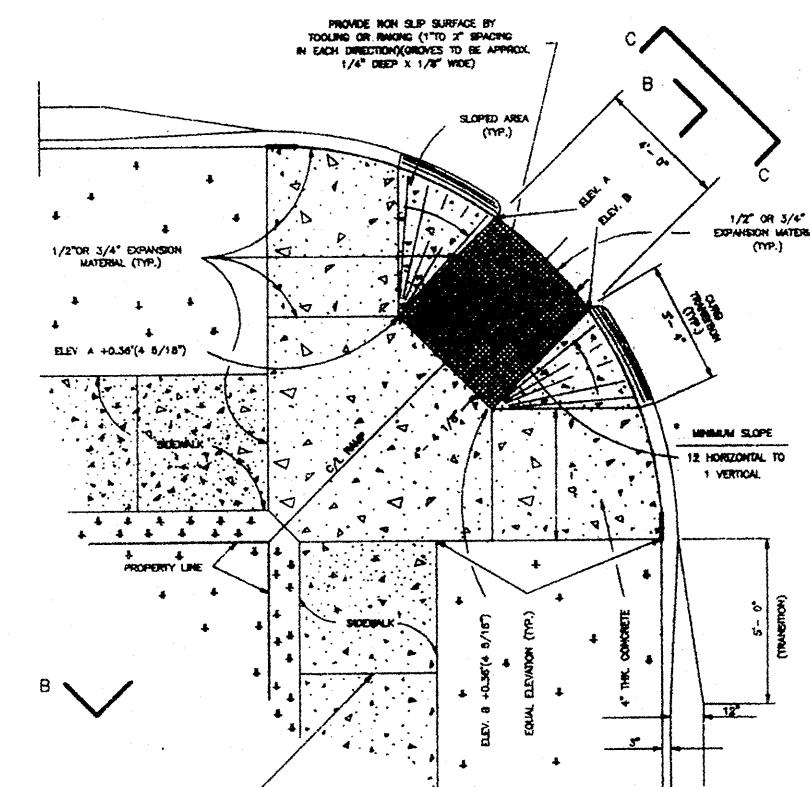
SECTION INLET

PLAN VIEW



THE STANDARD MARKING FOR BARRICADES SHALL BE ALTERNATE WHITE AND RED STRIPING. BARRICADES SHALL BE REFLECTORIZED ENCAPSULED LENS REFLECTIVE SHEETING.

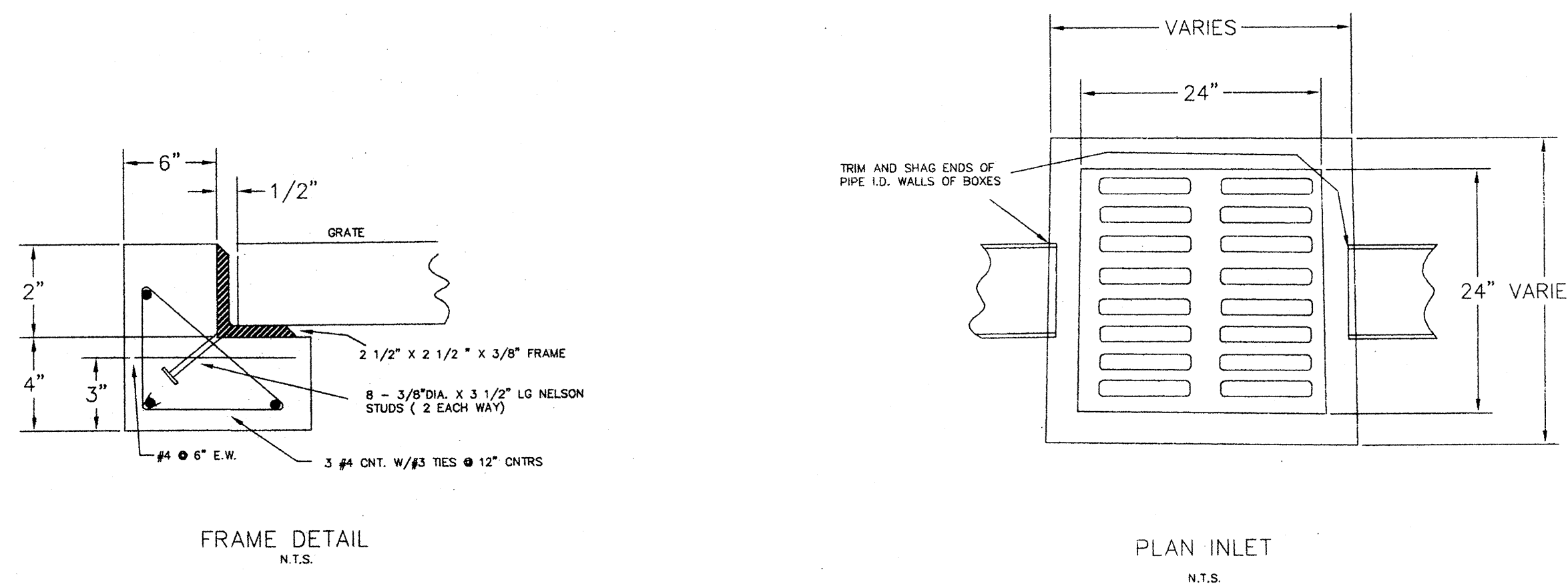
BARRICADES



PLAN OF TYPICAL SIDEWALK WITH CURB RAMP FOR THE HANDICAPPED

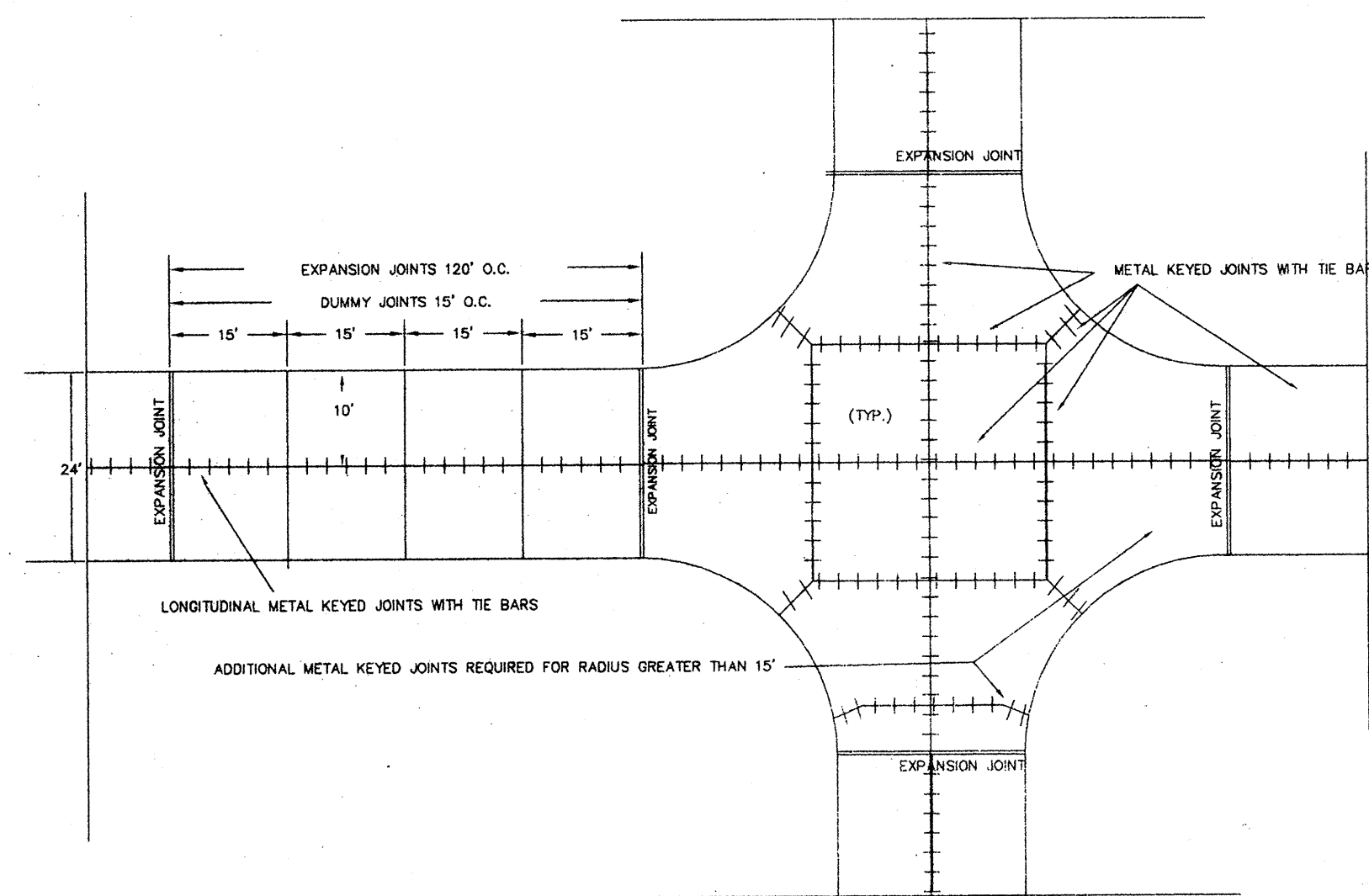
*SLOPE CANNOT BE STEEPER THAN 1" IN 12"

PROVIDE CURB RAMPS FOR HANDICAPPED AT ALL STREET INTERSECTIONS.



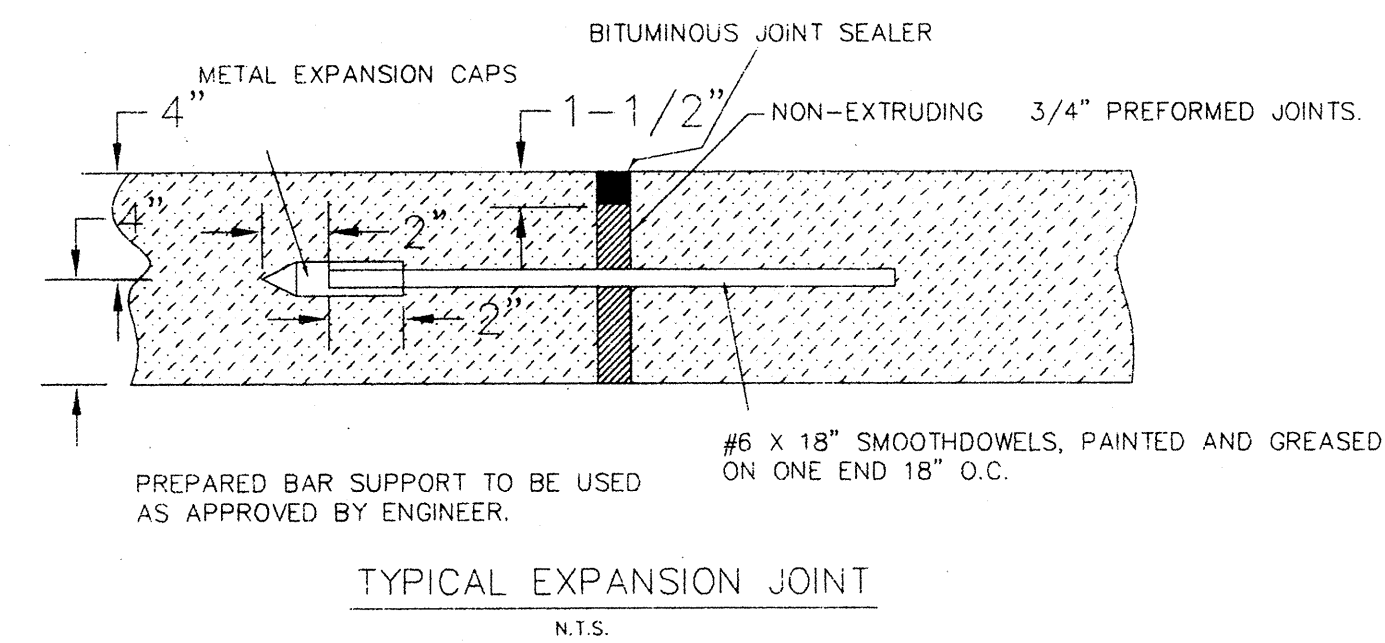
FRAME DETAIL N.T.S.

PLAN INLET N.T.S.

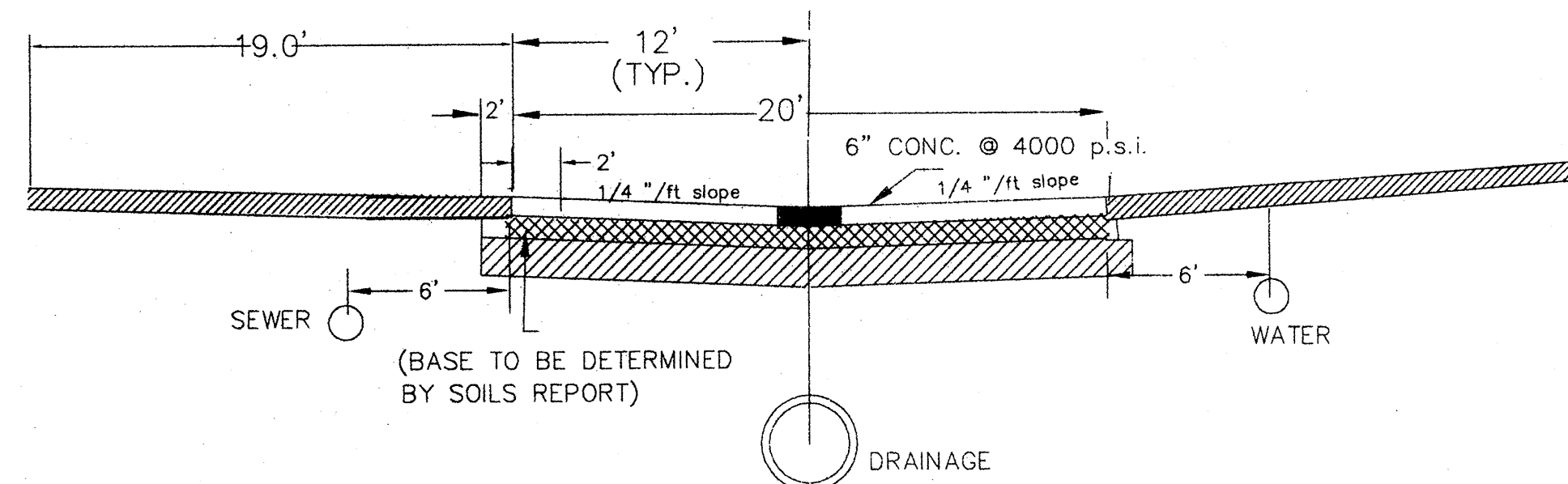


TYPICAL JOINT SPACING

EXPANSION JOINTS TO BE 120' ON CENTER.
CONTRACTION JOINTS TO BE 15' ON CENTER.

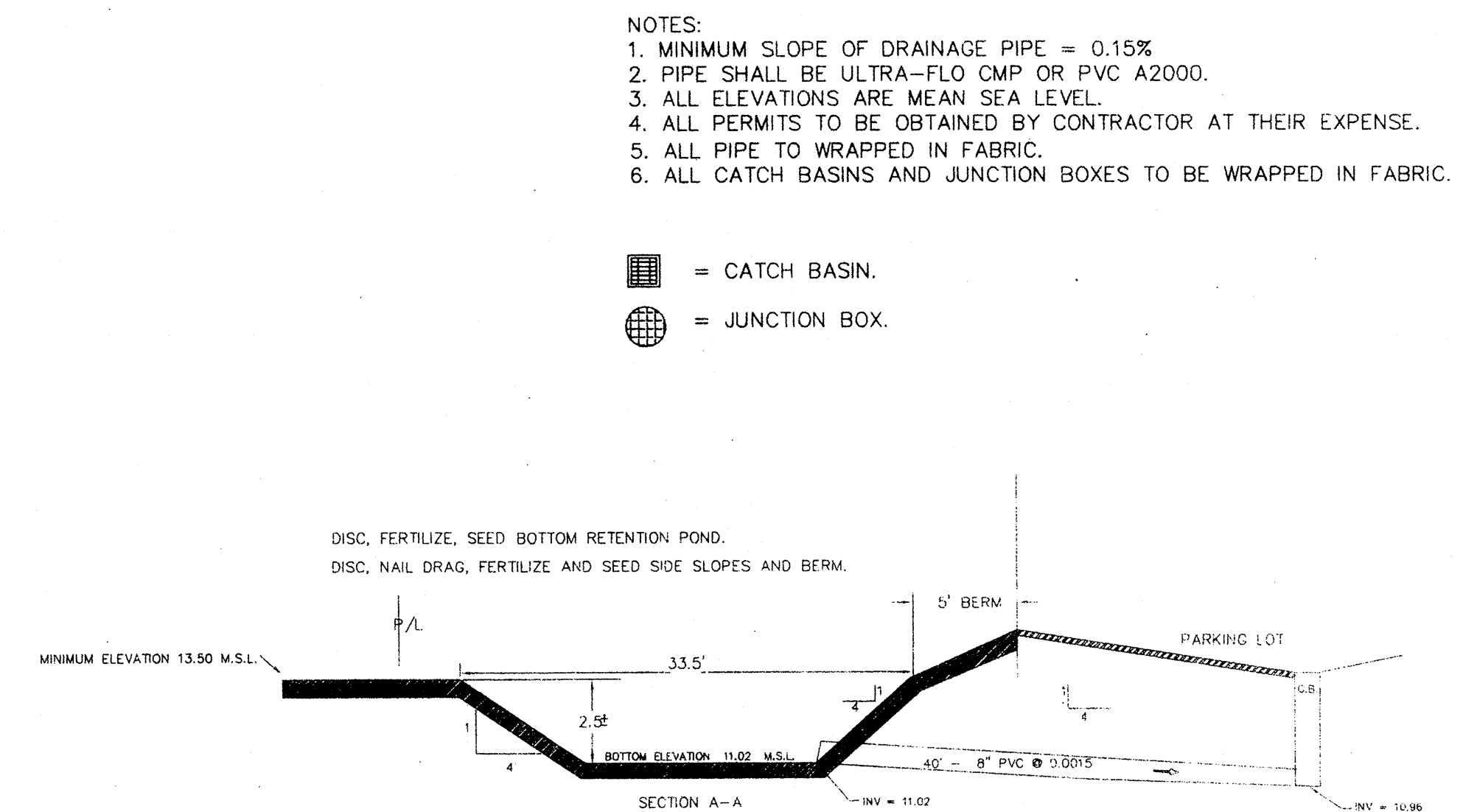


TYPICAL EXPANSION JOINT N.T.S.



SECTION A-A TYPICAL STREET CROSS SECTION (N.T.S.)

NOTE: 1. BASE TO BE DETERMINED BY SOILS REPORT
2. 6" CONC. @ 4000 p.s.i. WITH GRACE FIBERS OR EQUAL.



TODD PHILLIPS OFFICE PARK RETENTION POND N.T.S.

SEEDING PROCEDURES BEHIND CURBS

APRIL TO OCTOBER

MIX 1 PART BROWN TOP MILLET, 1 PART BAHIA GRASS (CRACKED SEED) AND 1 PART 13-13-13 FERTILIZER IN GARBAGE CAN.

THE SEEDING SHOULD BE DONE ON LOOSE SOIL, THEN THE AREA SHOULD BE BACKROLLED TO IMPLANT THE SEED. (SEEDING SHOULD BE HEAVY).

*FOR AREAS ON SLOPE, HAY SHOULD BE SPREAD AND THEN ROLLED OVER WITH A CRIMPER TO HOLD THE LOOSE DIRT ON THE SLOPE.

OCTOBER TO APRIL

MIX 1 PART BROWN TOP MILLET, 1 PART RYE GRASS, 1 PART 13-13-13 FERTILIZER IN GARBAGE CAN.

- NOTES:
1. MINIMUM SLOPE OF DRAINAGE PIPE = 0.15%
 2. PIPE SHALL BE ULTRA-FLO CMP OR PVC A2000.
 3. ALL ELEVATIONS ARE MEAN SEA LEVEL.
 4. ALL PERMITS TO BE OBTAINED BY CONTRACTOR AT THEIR EXPENSE.
 5. ALL PIPE TO BE WRAPPED IN FABRIC.
 6. ALL CATCH BASINS AND JUNCTION BOXES TO BE WRAPPED IN FABRIC.

- ☐ = CATCH BASIN.
- ⊗ = JUNCTION BOX.



SEAN M. BURKES
REGISTERED PROFESSIONAL ENGINEER
STATE OF LOUISIANA
LICENSE NO. 27642

J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING ENVIRONMENTAL
2990 East Gates Blvd., Suite 8
Slidell, Louisiana 70461
E-mail: jvburkes@jvburkes.com
Phone: 985-649-0075 Fax: 985-649-0154
Mississippi: Phone: 228-435-5800

DATE	12/09/2004
DRAWN BY	JVB
CHECKED BY	JVB
DWG. NO.	1044173-DP
SHEET	2 OF 2

STREET AND DRAINAGE DETAILS OF
PHILLIPS BUSINESS PARK
SECTION 1, T 9 S - R 14 E
CITY OF SLIDELL
ST. TAMMANY PARISH, LA
TODD PHILLIPS INVESTMENTS, INC.

SCALE: N.T.S.
DATE: 12/09/2004
DRAWN BY: JVB
CHECKED BY: JVB
DWG. NO.: 1044173-DP
SHEET: 2 OF 2

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 PARTIALLY IN A SPECIAL FLOOD HAZARD AREA.
 F.I.R.M. COMMUNITY MAP NO. 225205 0440 D; DATED: 04/21/1999
 FLOOD ZONE: C; BASE FLOOD ELEVATION: 13.0'
 FLOOD ZONE: B; BASE FLOOD ELEVATION: 12.4'
 FLOOD ZONE: A1; BASE FLOOD ELEVATION: 13.0'

N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM (1929); B.M. = BENCHMARK
 PUBLISHED B.M. = 52 V 076 1978
 EL. 15.49' N.G.V.D.
 T.B.M. 1 = NAIL SET (TAG NO. 824) IN POWER POLE AT THE NORTHEAST CORNER OF CAUSE BOULEVARD AND PEARL STREET.
 EL. 14.87' N.G.V.D.

T.B.M. 2 = NAIL SET (TAG NO. M34) IN POWER POLE NEAR THE SOUTHEAST CORNER OF CAUSE BOULEVARD AND PEARL ACRES SUBDIVISION ADJACENT TO CAUSE BOULEVARD.
 EL. 14.77' N.G.V.D.

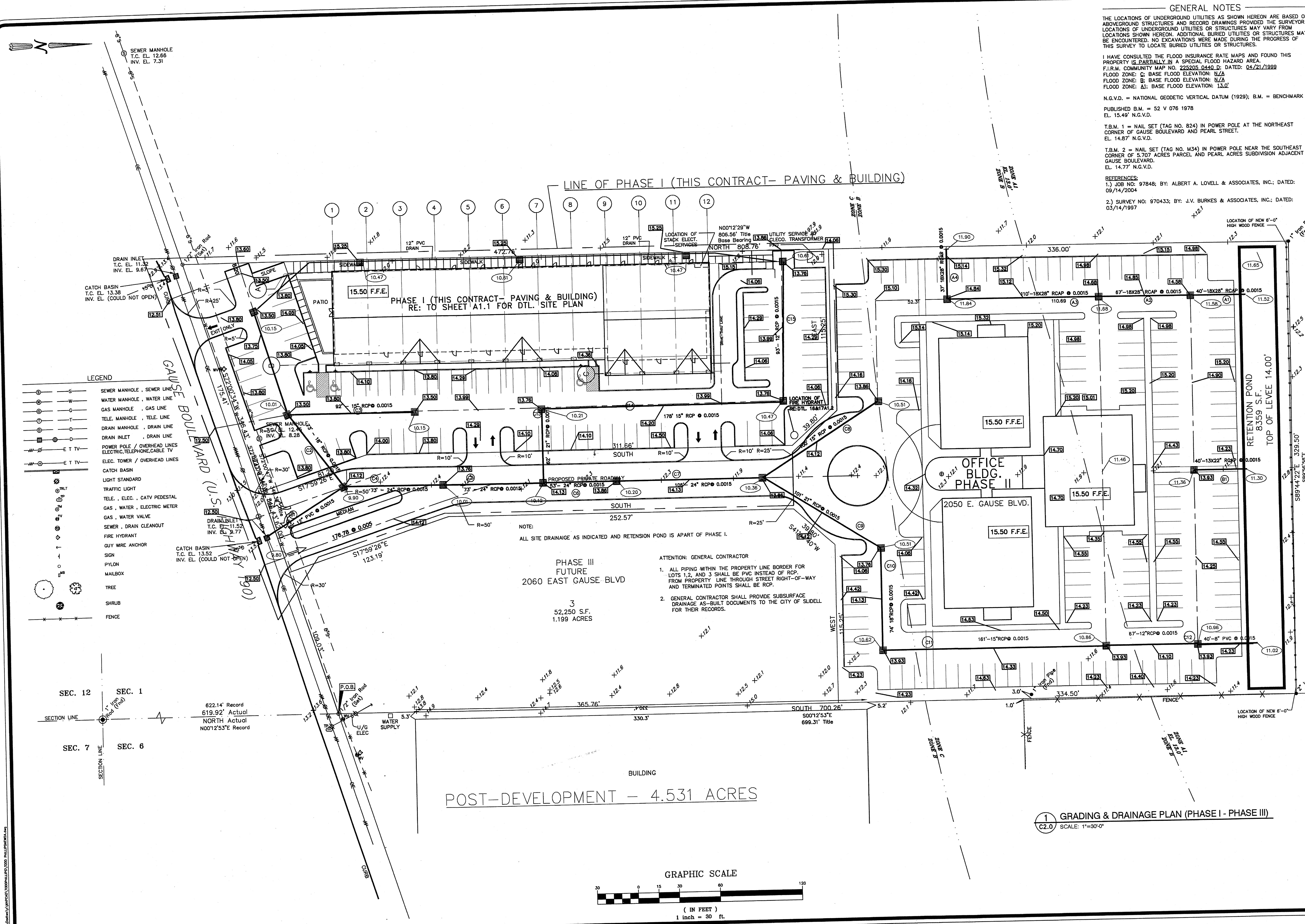
REFERENCES:
 1.) JOB NO. 97848; BY: ALBERT A. LOVELL & ASSOCIATES, INC.; DATED: 09/14/2004
 2.) SURVEY NO. 970433; BY: J.V. BURKES & ASSOCIATES, INC.; DATED: 03/14/1997

J.V. Burkes & Associates, Inc.
 SURVEYING ENGINEERING & ENVIRONMENTAL
 2990 East Cause Blvd., Suite B
 Slidell, Louisiana 70661
 E-mail: jvb@jvbassoc.com
 Phone: 985-646-9075 Fax: 985-646-0154
 Mississippi Phone: 228-435-5900

NO.	REVISION	DATE
1	REVISED DRAINAGE PLAN AND RETENTION POND.	12/09/2004
2	DESCRIPTION OF PHASE III.	12/09/2004

DECLARATION IS MADE TO ORIGINAL PURCHASER IS AND ONLY IF PRINTED ORIGINAL SEAL OF SURVEYOR
 SUBSEQUENT CHANGES ARE MADE ONLY IF PRINTED ORIGINAL SEAL OF SURVEYOR
 T.D. PHILLIPS INVESTMENTS, INC.
 ST. TAMMANY PARISH, LA
 CITY OF SLIDELL
 SECTION 1, T 9 S - R 14 E
 PHILLIPS BUSINESS PARK
 DRAINAGE PLAN OF

SCALE:	1" = 30'
DATE:	12/09/2004
DRAWN BY:	JVB
CHECKED BY:	JVB
DWG. NO.	C2.0
SHEET	1 OF 2



1 GRADING & DRAINAGE PLAN (PHASE I - PHASE III)
 C2.0 SCALE: 1"=30'-0"

