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CASE SUMMARY SHEET

CASE NUMBER: V26-03-05**DATE RECEIVED: January 22, 2026****DATE OF MEETING: March 10, 2026 and March 24, 2026****Address: 2801 Lakeshore****Subdivision: West Beach Parkway, Square 1 Lot 1-A****Zoning District: R-1 - Single Family Residential District****Property Owner: William and Caroline Alquist**

REQUEST: V26-03-05 – William and Caroline Alquist request a variance to CLURO Section 5.2.3.2. Drainage Overlay District and Fill Sub-Area A, Section 9.2.5.2. Vegetation Protection Zones, and Section 8.1.5. Supplemental Regulation of Accessory Buildings and Structures, West Beach Parkway, Square 1 Lot 1-A, R-1 - Single Family Residential District, 2801 Lakeshore

PREVIOUS CASE: V08-07-14/R08-07-04 – Resubdivision into two lots

CASE SUMMARY: Construct a raised pool within the street side setback and a live oak vegetation protection zone

The property at 2801 Lakeshore Dr. is located on the corner of Lakeshore Dr. and West Beach Pkwy. The property measures 108' x 140' and contains 15,120 sqft per a survey prepared by Kelly McHugh & Associates and dated 2.20.2026. The property is improved with a single-family residence.

The applicant is requesting to construct a pool in the street side setback. As part of this construction the applicant is requesting variances for the pool location and pool height.

Accessory Structure Location

The pool is located in the street side yard 10' from the property line. Regulations require that accessory structures cannot be located within the street side yard. In the R-1 District the street side yard setback is required to be 15'. The pool would encroach 5' into the required setback area.

Vegetation Protection Zone Encroachment

There is a 27" live oak located on the east side of the property. The pool itself will be located outside of the vegetation protection zone, however a portion of the required fence barrier and some of the decking will be located within the vegetation protection zone. The applicant stated that there will be 6' of decking within the protection zone and the fence will be a 4' black aluminum fence.

At the last meeting the Commission requested a revised site plan to see if the pool layout could be adjusted to move it out of the live oak vegetation protection zone. The applicant submitted a revised layout that reduced the pool by 2' in length to bring the fence and decking area outside of the vegetation protection zone. This layout would eliminate the vegetation protection zone variance, leaving only the variances for fill and pool location.

Additional Fill

The applicant is requesting to construct the pool 2' above grade, with an additional 2'-6" on top of the pool coping on the street side for a waterfall feature. Public Works reviewed the request and had the following comments: *"The proposed height will need to be indicated if the variance is approved so Public Works can verify the as-built condition. According to the Elevation Certificate the bottom slab is at a height of 3.20 ft. The front coping should not exceed 5.2 and the "water wall" should not exceed 7.70 NAVD 88. These specifics should be part of the request. A drainage plan will need to be submitted at the time of permit to ensure proper storm water runoff."*

CLURO SECTIONS:

5.2.3.2. Drainage Overlay District and Fill Sub-Area A

The following standards shall apply to all development falling within the mapped boundaries of the drainage overlay district as established in section 7.6.1 of this CLURO and fill sub-area A, which includes the areas located between Monroe Street, Bayou Castain, Lakeshore Drive and Galvez Street. Where the DO district overlaps with other areas described in this section 5.2.3, the provisions of the DO district shall apply.

1. **Grading and Fill.** No change in elevation from natural grades shall be allowed except follows:
 - a. Up to six (6) inches of fill may be placed under the perimeter of the soffit or roof line of structures to achieve positive drainage from under the structure.
 - b. Existing sites may be graded, or surface or subsurface conveyances may be established to meet the City's requirement to convey water to the City's stormwater management system.
 - c. Grading changes shall not have an adverse impact on adjacent properties in accordance with State law.
 - d. Fill shall not be allowed within the dripline of existing trees required to remain or any vegetative protection area.

- e. For lots and development sites in the D- O district that are greater than 20,000 square feet in area and located outside Fill Sub-areas A and B, fill and chain wall construction may be used under a slab foundation and the area under the principal structure is not subject to the above fill limitations. Attached garages and driveways may be established pursuant to section 5.2.3.4.1.g.

9.2.5.2. Vegetation Protection Zones

1. An area extending at least fifteen (15) feet in all directions from the trunk of any tree required or proposed to be preserved to meet the requirements of this or encompassing a minimum of two-thirds (2/3) of the entire canopy area of the tree, whichever is greater, shall be required to be maintained undisturbed under the provisions of this Article. This area is defined as the Vegetation Protection Zone.
2. Exception: The Vegetation Protection Zone for Live Oaks will be a circle with a radius which is eighty-two (82) percent of the canopy of the tree, measured from the trunk to the drip line. A barrier shall be erected and maintained around this area at all times during construction. No soil deposits, construction materials, equipment, or other materials shall be temporarily or permanently stored in locations within or immediately adjacent to the Vegetation Protection Zone which would cause suffocation of root systems of trees required or proposed to be preserved. No paving with concrete, asphalt, or other impervious material shall be allowed within the Vegetation Protection Zone. No structure shall be placed or constructed at any time within the Vegetation Protection Zone.
3. FEMA elevation exception. Any structure required to be elevated pursuant to application, participation, grant receipt or other involvement in any FEMA elevation program shall be permitted to construct or perform operations within the Vegetation Protection Zone after administrative review and written approval. Structures that are subject to this exception shall not be required to submit for any Vegetation Protection Zone variance and may be permitted for work after review and administrative approval. No work on any structure that asserts an entitlement to elevation within the Vegetation Protection Zone shall commence without written approval of the administration.

8.1.5. Supplemental Regulation of Accessory Buildings and Structures

For purposes of these regulations accessory buildings include but are not necessarily limited to accessory storage buildings, pool cabanas, detached covered porches or decks, playhouses, private studios or craft buildings, and greenhouses and shall be regulated as follows:

1. Except on corner lots, any accessory building that is not a part of the main building may be built in a required side yard, provided such accessory building is not less than sixty (60) feet from the front lot line nor less than three (3) feet from the nearest interior side lot line and provided not more than one (1) accessory building covers any part of the required side yard.
2. On corner lots, accessory buildings are not permitted in required side yards on the side Street side or within any portion of the rear yard area which lies between the side Street and the prolongation of the required side yard line into the rear yard area.
3. Detached accessory buildings not exceeding one (1) story nor fourteen (14) feet in height may be built in required rear yards; provided, however, such accessory buildings shall not be located less than three (3) feet from either side or rear lot lines.
4. The combined gross area of all accessory buildings or portions thereof located in required side and rear yards shall not exceed thirty percent of the required rear yard area.
5. None of the provisions of this sub-section shall apply to the use, construction or location of antennas, aerials or satellite receiving stations.
6. Accessory recreational structures such as pools and tennis courts shall be subject to the locational requirements of this sub-section.
7. No accessory building or structure shall be constructed within a utility servitude without prior written approval of the affected utilities. Approval may be withheld by any utility upon its determination that the proper size or location of the accessory building or structure would adversely affect the operation, maintenance or function of the servitude. Approval of the construction by a utility shall create no obligation to repair or replace an accessory building or structure damaged or removed by the utility in the course of its lawful use of the servitude.



From: [Clifton Siverd](#)
To: [Alex Weiner](#)
Subject: RE: 2801 Lakeshore Variance Request
Date: Friday, February 27, 2026 9:15:58 AM
Attachments: [image001.png](#)

Alex,

The proposed height will need to be indicated if the variance is approved so Public Works can verify the as-built condition. According to the Elevation Certificate the bottom slab is at a height of 3.20 ft. The front coping should not exceed 5.2 and the “water wall” should not exceed 7.70 NAVD 88. These specifics should be part of the request. A drainage plan will need to be submitted at the time of permit to ensure proper storm water runoff.

From: Alex Weiner <aweiner@cityofmandeville.com>

Sent: Friday, February 27, 2026 8:54 AM

To: Clifton Siverd <csiverd@cityofmandeville.com>

Subject: 2801 Lakeshore Variance Request

Clif,

We had a variance request submitted for 2801 Lakeshore for a raised pool. Attached are the submitted documents. They are on the agenda for Tuesday, March 10th. Please let me know if you have any comments.

Thanks,



Alex Weiner, AICP, CFM

Planner I

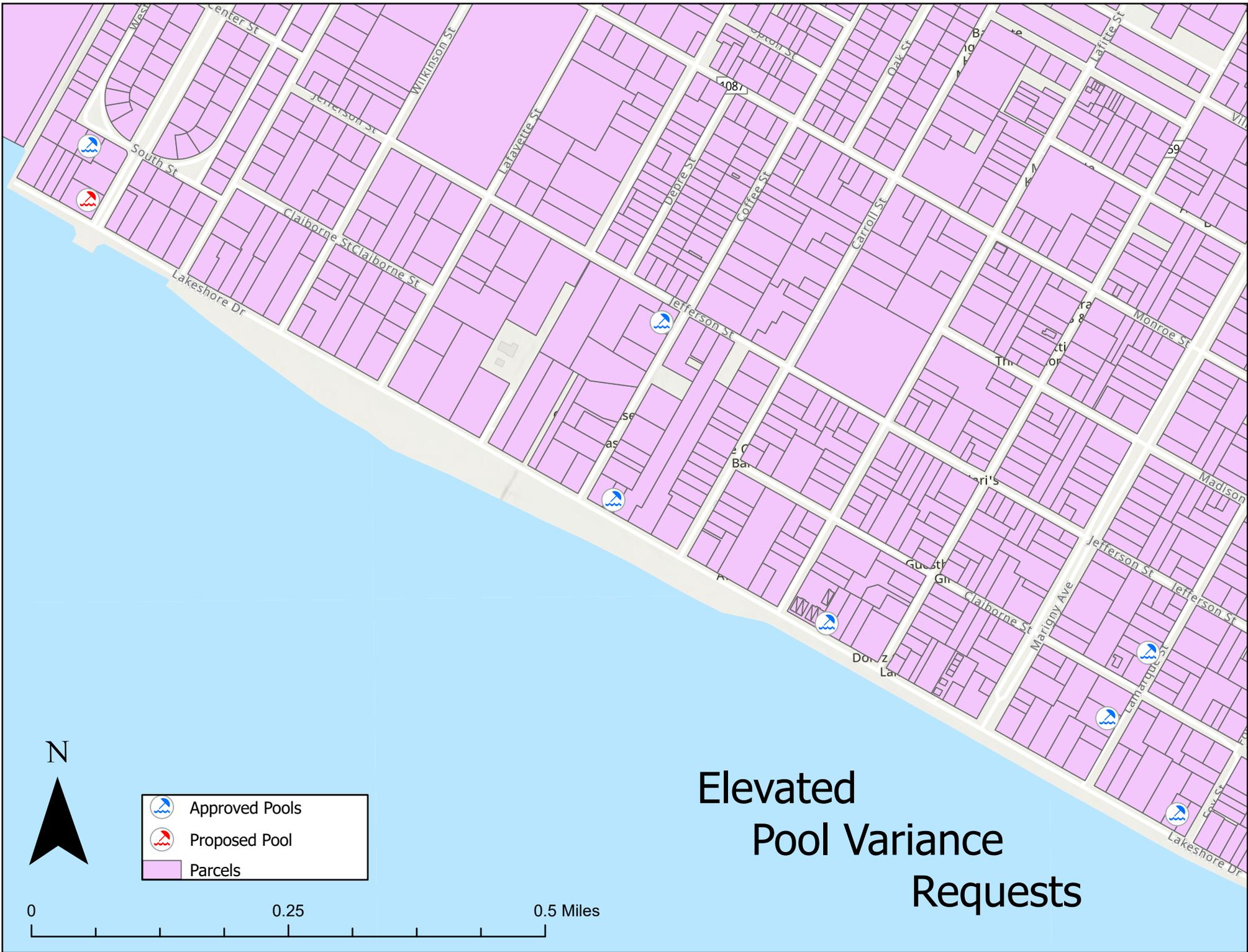
Notary Public | Arborist

Department of Planning & Development | City of
Mandeville

Office: (985) 624-3103

Direct: (985) 624-3132

3101 E. Causeway Approach, Mandeville, LA 70448

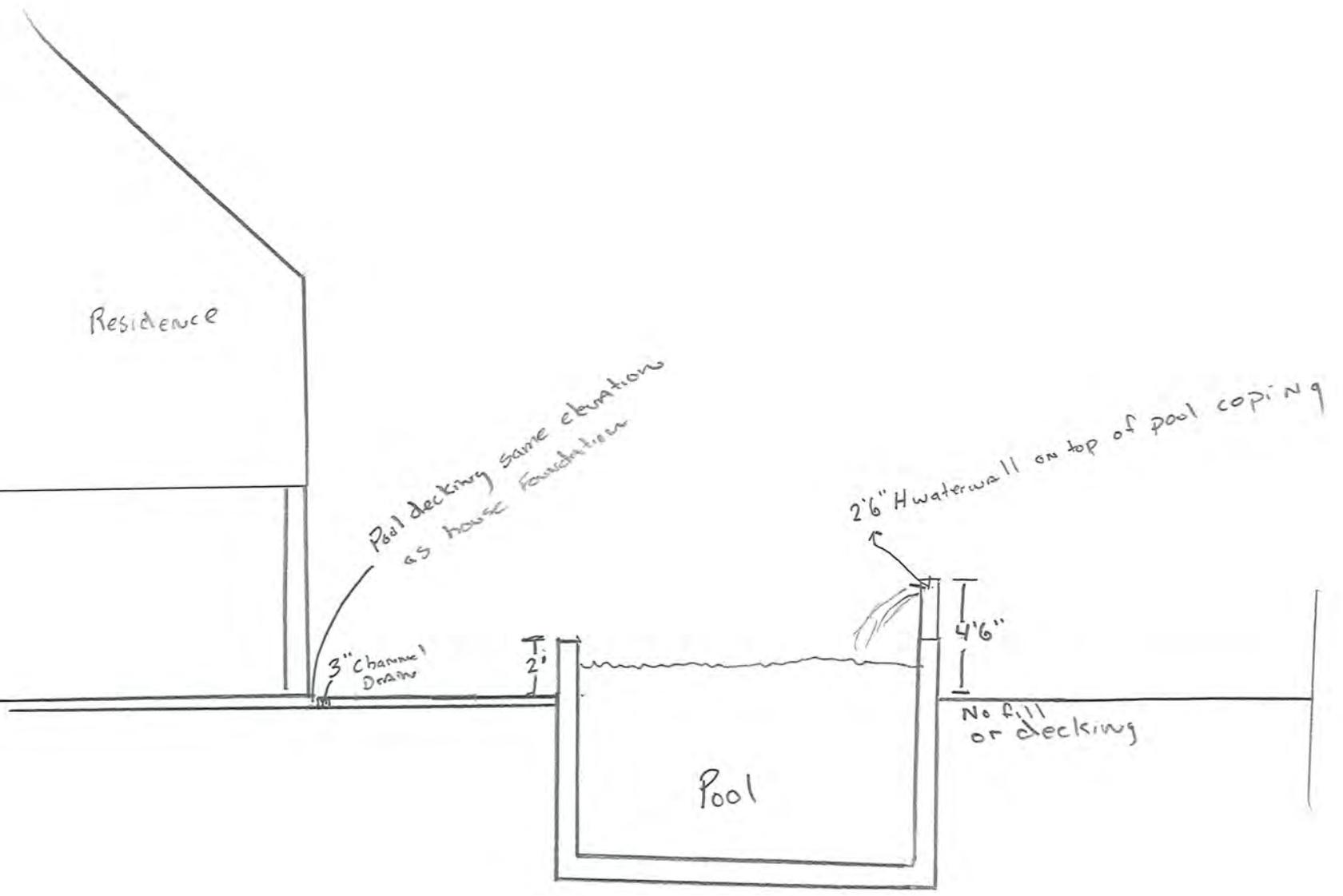


Elevated Pool Variance Requests

-  Approved Pools
-  Proposed Pool
-  Parcels

0 0.25 0.5 Miles





Residence

Pool decking same elevation
as house Foundation

3" Channel
Drain

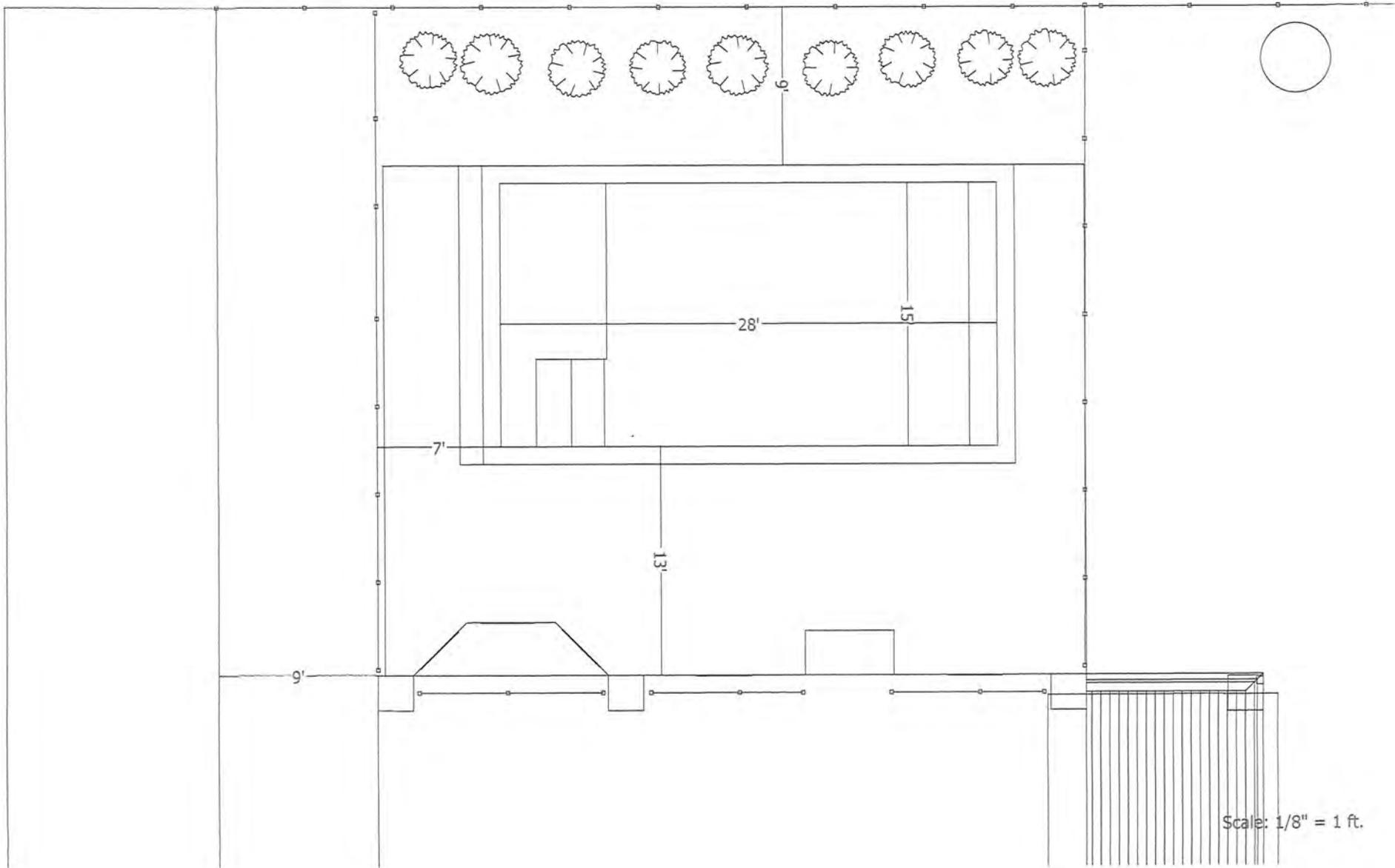
2'

Pool

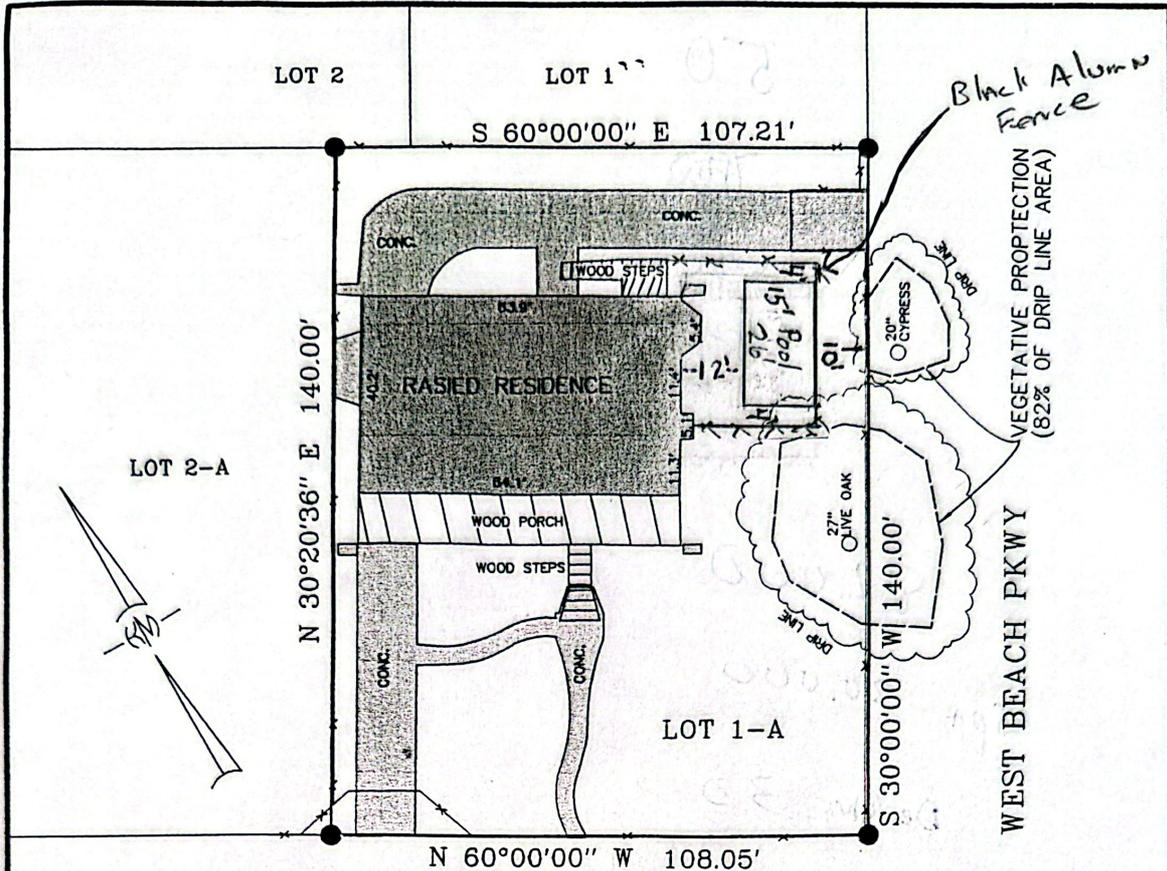
2'6" H waterwall on top of pool coping

4'6"

No fill
or decking



Scale: 1/8" = 1 ft.



LAKESHORE DR.

THIS PROPERTY IS LOCATED IN FLOOD ZONE VE; BASE FLOOD ELEV. 13.0'; F.I.R.M. PANEL NO. 220202 0427 D; REV. 05-16-2012

NOTE: OWNER OR CONTRACTOR IS RESPONSIBLE FOR VERIFYING BUILDING SETBACKS BEFORE CONSTRUCTION BEGINS.

- LEGEND --
- = 1/2" IRON ROD FOUND
 - = 1/2" IRON ROD SET

REFERENCES:
 PLAT OF RESUBDIVISION BY THIS FIRM
 DATED 06-11-2008, REVISED 07-30-08,
 FILED AS MAP FILE NO. 47600

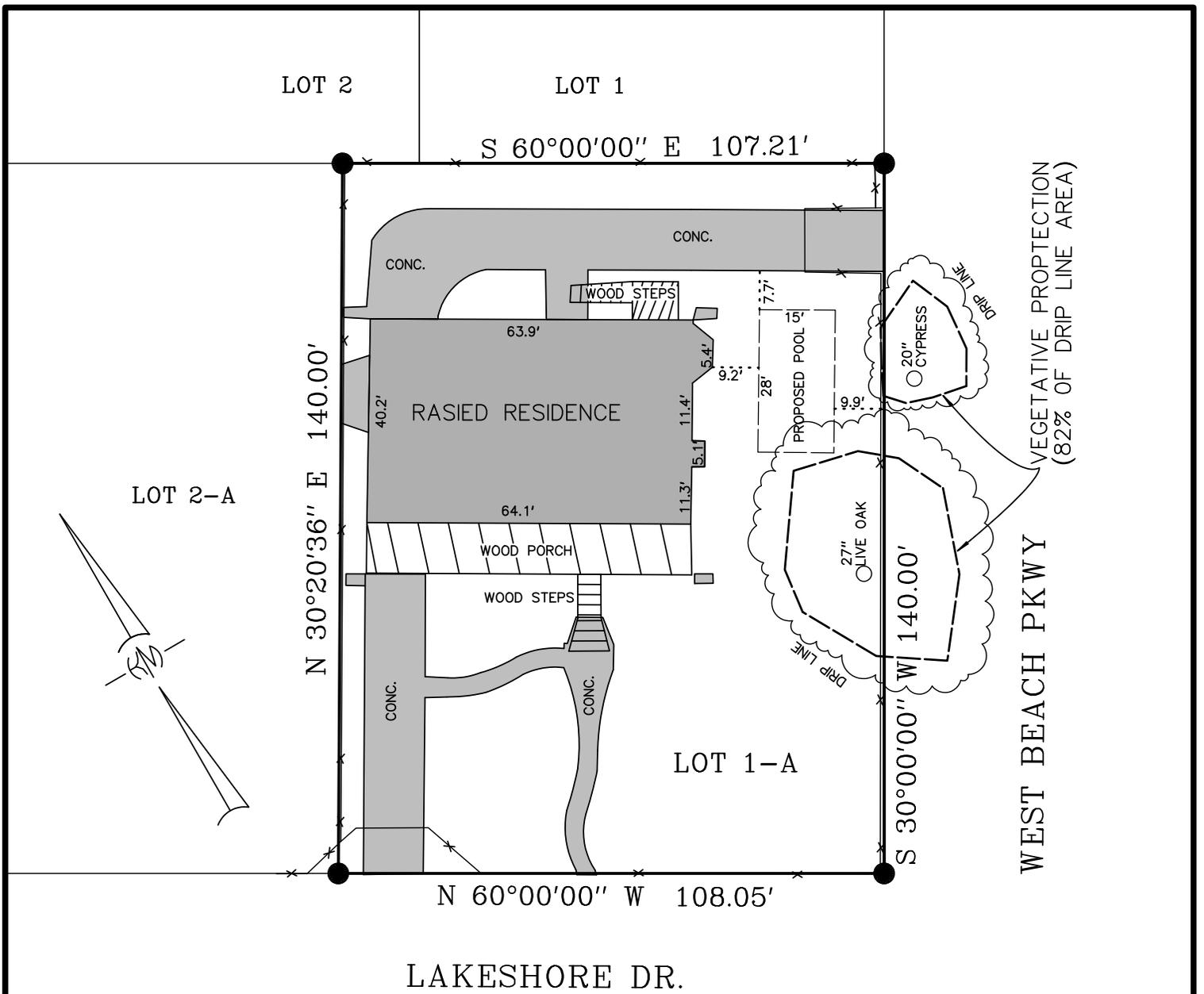
NOTE:
 NO ATTEMPT HAS BEEN MADE BY KELLY McHUGH & ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT



[Signature]
 KELLY J. McHUGH REG. NO. 4443
 CERTIFIED TO BE IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

BOUNDARY SURVEY OF:	
LOT 1-A, SQUARE 1 WEST BEACH PARKWAY CITY OF MANDEVILLE ST. TAMMANY PARISH, LA.	
PREPARED FOR:	
MIKE ALLEN	
KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST., MANDEVILLE, LA. 626-5611	
SCALE: 1" = 30'	DATE: 02-20-26
DRAWN: CCM	JOB NO.: 07-074-1A
REVISED: 02-23-26	

LA-2007-101001-A SQUARE 1 WEST BEACH PARKWAY 2026.s.d



LAKESHORE DR.

THIS PROPERTY IS LOCATED IN FLOOD ZONE VE; BASE FLOOD ELEV. 13.0'; F.I.R.M. PANEL NO. 220202 0427 D; REV. 05-16-2012

NOTE: OWNER OR CONTRACTOR IS RESPONSIBLE FOR VERIFYING BUILDING SETBACKS BEFORE CONSTRUCTION BEGINS.

- LEGEND --
- = 1/2" IRON ROD FOUND
 - = 1/2" IRON ROD SET

REFERENCES:
 PLAT OF RESUBDIVISION BY THIS FIRM
 DATED 06-11-2008, REVISED 07-30-08,
 FILED AS MAP FILE NO. 47600

NOTE:
 NO ATTEMPT HAS BEEN MADE BY KELLY McHUGH & ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.



[Signature]
 02-23-26
 KELLY J. McHUGH REG. NO. 4443
 CERTIFIED TO BE IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

BOUNDARY SURVEY OF:
**LOT 1-A, SQUARE 1
 WEST BEACH PARKWAY
 CITY OF MANDEVILLE
 ST. TAMMANY PARISH, LA.**

PREPARED FOR:
MIKE ALLEN

KELLY J. McHUGH & ASSOC., INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE: 1" = 30'	DATE: 02-20-26
DRAWN: CCM	JOB NO.: 07-074-1A
REVISED: 02-23-26	

lots2007\LOT001-A SQUARE 1 WEST BEACH PARKWAY 2026.scf

CASE SUMMARY SHEET**CASE NUMBER: V26-03-06****DATE RECEIVED: January 28, 2026****DATE OF MEETING: March 10, 2026 and March 24, 2026****Address: 149 Coffee****Subdivision: Old Town of Mandeville, Square 26 Lot Z****Zoning District: R-1 Single Family Residential District****Property Owner: Josh & Luci Brandner****REQUEST: V26-03-06 – Josh & Luci Brandner requests a variance to CLURO Section 9.2.5.2. Vegetation Protection Zones, Old Town of Mandeville, Square 26 Lot Z, R-1 Single Family Residential District, 149 Coffee****Previous Cases: V22-04-12 – Live oak protection encroachment****CASE SUMMARY: Place a fence within the vegetation protection zone of a live oak**

The property at 149 Coffee is located on the east side of Coffee St., north of Lakeshore Dr., west of Carroll St., and south of Jefferson St. The property measures 280' x 180' and contains 50,400 sqft per a survey prepared by Randall Brown & Associates and dated 11.16.2022. The property is improved with a single-family residence.

There are five live oak trees located on the property. In May 2022 a variance was approved to allow the construction of an addition to the main residence within the vegetation protection zones of two of the live oak trees. A permit was issued in 2023, and construction is in progress for the elevation of the main structure and construction of an addition.

Prior to the start of construction there was a wrought iron fence installed along the front property line and located within the vegetation protection zone of the live oak at the front of the property. The homeowners want to replace the fence with a new iron fence and brick columns. Per the submitted fence specifications there will be a 3 ½" concrete pad running underneath the length of the fence, with 12" footings located at the gate piers. The concrete pad has already been constructed without approval.

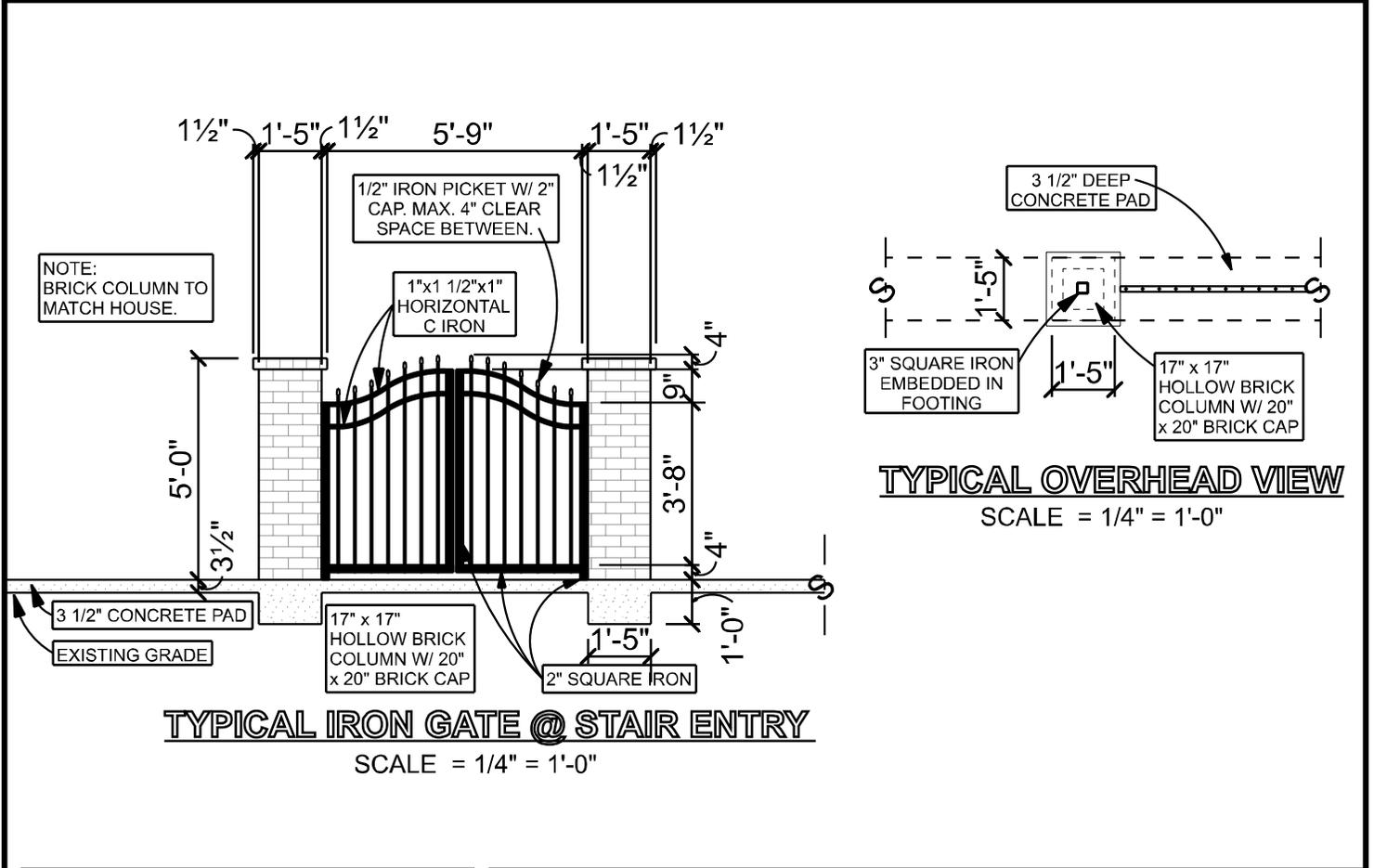
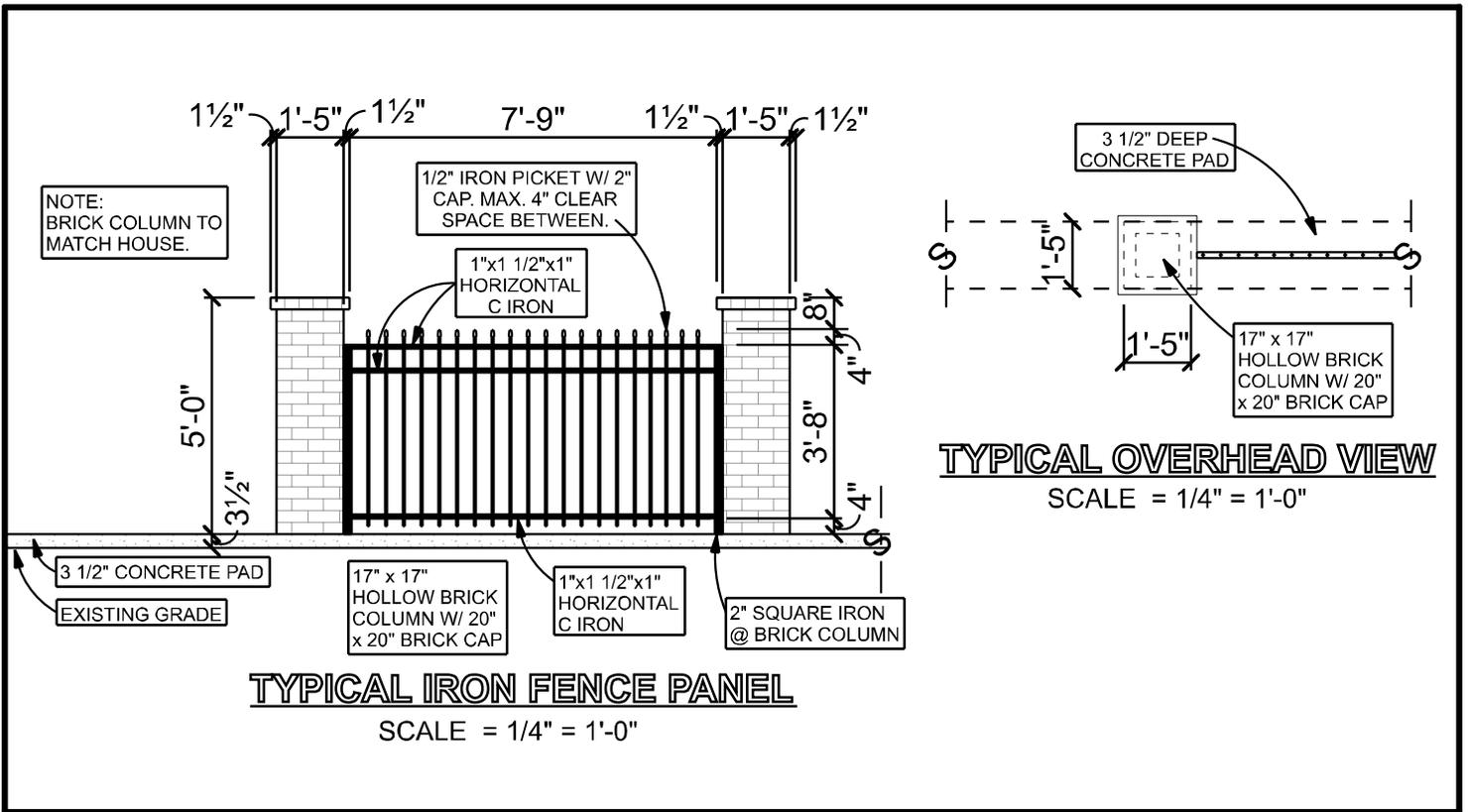
The City Arborist performed a site inspection and had the following comments: *"The owners of 149 Coffee installed a fence without first obtaining a permit. That permit could have been approved if it was submitted prior to the installation and showed that the soil disturbance was no greater than 3 inches deep within the dripline of the tree. This is a unique style of fence construction that appears to use footing rather than posts. After an onsite inspection, my assessment is that the tree roots were harmed. I measured about 12 inches of disturbance (depth) near the base of the tree and at least 5 inches in several other places. The CULRO - specifically article 9.1.2 - does not give me the power to approve of something with this much disturbance. Therefore, a variance is required for something of this depth within the dripline of the tree."*

At the last meeting the Commission requested a report from Bayou Tree Service. The report states that *"After looking at the new concrete for the new fencing to put in I don't see any real negative impact that would have done to the live oak in front. The concrete pour seems to be at grade level or one to two inches below grade where no major roots were affected."*

CLURO SECTIONS:**9.2.5.2. Vegetation Protection Zones**

1. 1.An area extending at least fifteen (15) feet in all directions from the trunk of any tree required or proposed to be preserved to meet the requirements of this or encompassing a minimum of two-thirds (2/3) of the entire canopy area of the tree, whichever is greater, shall be required to be maintained undisturbed under the provisions of this Article. This area is defined as the Vegetation Protection Zone.
2. 2.Exception: The Vegetation Protection Zone for Live Oaks will be a circle with a radius which is eighty-two (82) percent of the canopy of the tree, measured from the trunk to the drip line. A barrier shall be erected and maintained around this area at all times during construction. No soil deposits, construction materials, equipment, or other materials shall be temporarily or permanently stored in locations within or immediately adjacent to the Vegetation Protection Zone which would cause suffocation of root systems of trees required or proposed to be preserved. No paving with concrete, asphalt, or other impervious material shall be allowed within the Vegetation Protection Zone. No structure shall be placed or constructed at any time within the Vegetation Protection Zone.
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**CLARKE'S DESIGN
SERVICE LLC**

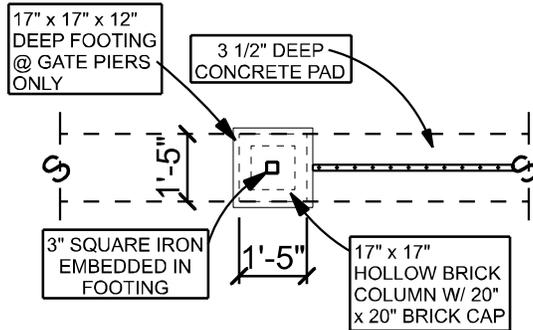
WWW.CLARKESDESIGN.COM

CONTACTS

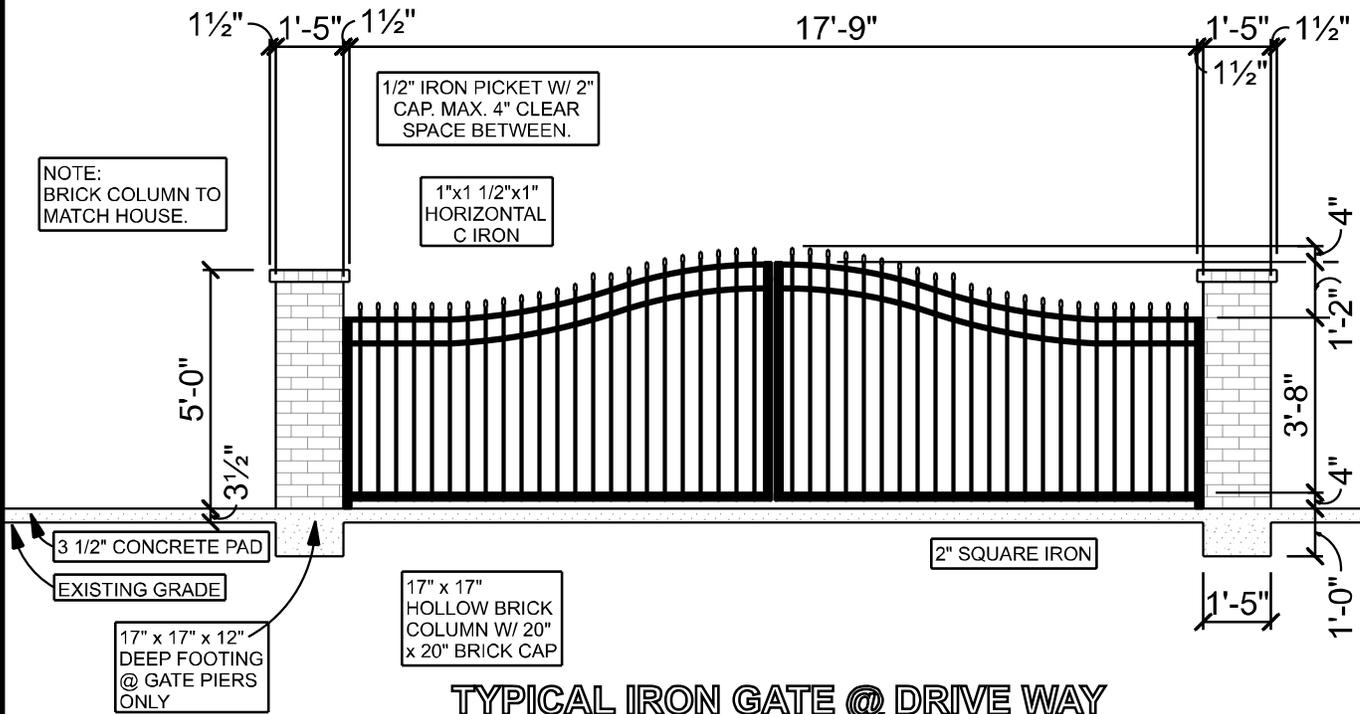
PH. (504) 723-0696
PH. (985) 641-0531

149 COFFEE STREET
CITY OF MANDEVILLE, LA

1 OF 2



TYPICAL OVERHEAD VIEW
SCALE = 1/4" = 1'-0"

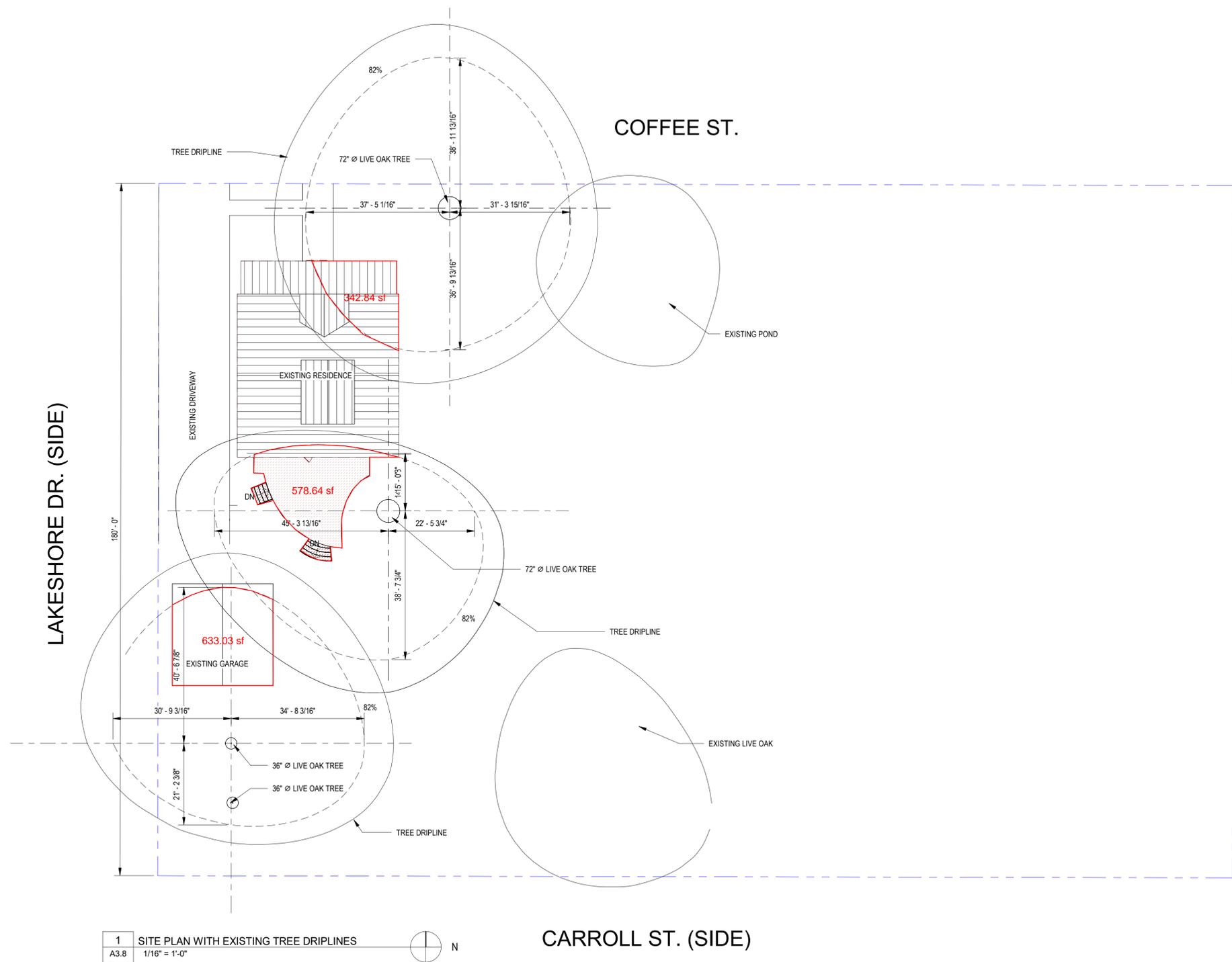


TYPICAL IRON GATE @ DRIVE WAY
SCALE = 1/4" = 1'-0"

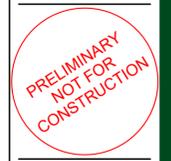
 **CLARKE'S DESIGN**
SERVICE LLC
WWW.CLARKESDESIGN.COM

CONTACTS
PH. (985) 641-0531

149 COFFEE STREET
CITY OF MANDEVILLE, LA
2 OF 2



1 SITE PLAN WITH EXISTING TREE DRIPLINES
 A3.8 1/16" = 1'-0"



Project no.	21029
Drawn by:	JMD
Checked by:	JFD
Date:	3/21/22
Issued for:	PRELIMINARY

NO.	DESCRIPTION	DATE

From: [Rad Dickson](#)
To: [Luci Brandner](#); [Cara Bartholomew](#)
Cc: [Joshua Stephen Brandner](#); [Sean Killeen](#); [Mike Demoran](#)
Subject: RE: bayou tree service - 149 Coffee st
Date: Tuesday, November 4, 2025 2:19:35 PM
Attachments: [image001.png](#)
[image004.png](#)
[image005.png](#)

Lucy,

I do think that vertical mulching is a great idea and will benefit the tree. I also could have approved a fence permit if it was submitted prior to the installation and showed that the soil disturbance was no greater than 3 inches deep within the dripline of the tree. However, I disagree with your arborist's assessment that the tree roots were not harmed. I measured about 12 inches of disturbance (depth) near the base of the tree and at least 5 inches in several other places. The CULRO -specifically article 9.1.2 does not give me the power to approve something with this much disturbance. Therefore, a variance is still required for something of this depth within the dripline of the tree.

I do apologies for the extra time, inconvenience, and money. However, it is not within my discretion to permit this kind of activity and shall be up to the Planning and Zoning Commission to make this sort of decision.

Sincerely,

Rad Dickson

Planner/Arborist

City of Mandeville

3101 East Causeway Approach

Mandeville, LA 70448

[CLURO](#)

985.626.3144



From: Luci Brandner [REDACTED]
Sent: Tuesday, November 4, 2025 1:48 PM
To: Rad Dickson <rdickson@cityofmandeville.com>; Cara Bartholomew <cbartholomew@cityofmandeville.com>
Cc: Joshua Stephen Brandner <[REDACTED]>; Sean Killeen <[REDACTED]>; Mike Demoran <[REDACTED]>
Subject: Re: bayou tree service - 149 Coffee st

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Great! Since we agreed when I was in the office a few weeks ago that our variance included everything on the submitted plans (elevation and addition-which included the stairs and fence) then we are free to proceed with the fence without an additional waste of time and money?

Luci

On Tue, Nov 4, 2025 at 11:46 AM Rad Dickson <rdickson@cityofmandeville.com> wrote:

Very good, this is the same recommendation I had, I had just used the term vertical mulching. Should really help out with the compacted soil on the site.

From: Cara Bartholomew <cbartholomew@cityofmandeville.com>

Sent: Tuesday, November 4, 2025 11:42 AM

To: Luci Brandner [REDACTED]

Cc: Joshua Stephen Brandner [REDACTED]; Sean Killeen <[REDACTED]>; Mike Demoran [REDACTED]; Rad Dickson <rdickson@cityofmandeville.com>

Subject: Re: bayou tree service - 149 Coffee st

I have copied Rad on this email.

Cara Bartholomew, AICP

Director, Dept. of Planning & Development
City of Mandeville
3101 East Causeway Approach
Mandeville, LA 70448
985.624.3103



From: Luci Brandner [REDACTED]

Sent: Tuesday, November 4, 2025 11:37 AM

To: Cara Bartholomew <cbartholomew@cityofmandeville.com>

Cc: Joshua Stephen Brandner [REDACTED]; Sean Killeen [REDACTED]; Mike Demoran [REDACTED]

Subject: Fwd: bayou tree service - 149 Coffee st

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Cara,

I don't have Rad's contact info to forward this email to him. This is from the arborist at Bayou Tree Service who has been coming to service our trees since 2021. I can also forward over our tree health plan if needed - we have the grow gun treatment scheduled for next week.

Luci

Begin forwarded message:

From: Joey Fallas [REDACTED]
Date: October 17, 2025 at 1:28:47 PM CDT
To: [REDACTED]
Subject: bayou tree service - 149 Coffee st

Ms. Brandner,

After looking at the trees on your property at 149 coffee st I recommend the two big live oaks (one in front of the house and the one right in back of the house) be put on our tree health care program so we can monitor them for the next year or so with a visit from us three times a year doing different fertilizations for the season we are in. I also recommend that we grown gun the front tree which is to help break up that compacted soil during all the construction. After looking at the new concrete for the new fencing to put in I don't see any real negative impact that would have done to the live oak in front. The concrete pour seems to be at grade level or one to two inches below grade where no major roots were affected. The trees over all still look in good condition but these steps taken with the tree health care program and the grow gun should help keep the tree in good condition.

Thank you,

Joey Fallas

LA Arborist 2156

ISA Arborist SO-7318A



[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

www.bayoutree.com



--

Luci Brandner, PharmD, BCPS





Pruning, Fertilization & Planting
 Large Scale Transplanting
 Arboricultural Consulting
 Preservation
 Lightning Protection
 Insect & Disease Treatment
 Tree & Stump Removal

Accredited Member of the
 Tree Care Industry Association

Member of the International
 Society of Arboriculture

Member of the New Orleans
 Horticulture Society

Proposal

Job Name
Brandner 20251015

Ms. Luci Brandner
 149 Coffee St
 Mandeville, LA 70448

Phone: [REDACTED]

Monday, November 3, 2025

Salesperson: Joey Fallas

Email: [REDACTED]

Phone: [REDACTED]

Worksite: 149 Coffee St
 Mandeville, LA 70448

#	Item	Description	Qty	Cost
1	Live Oaks	Tree Health Care Program	2	\$1,280.00

Site Visit:

- Program is administered per tree, not per property
- Initial site visit includes
 - DBH (diameter at breast height)
 - Compaction Test
 - Health Assessment
 - Hazard Assessment
 - Termite Inspection
 - Log tree data/pictures for Tree Valuation

Application Schedule:

- Spring Visit: Greening Bud Break
 - **Buckmoth application- Systemic injection**
 - Broad spectrum Systemic insecticide
 - Spring Organic fertilization
- Summer Visit: Maintain Spring Push
 - Summer Organic fertilization
 - Preventative termite treatment
 - If active termites found drill/treat trunk and visible trails
 - Inspect and advise
- Winter Visit: Fibrous Root Development/Stabilization
 - Beneficial fungi, Humic Acids and Simple Sugars
 - Root stimulant
 - DBH measurement: To be done every 3 years

2	Live Oaks	Cambistat Treatment Apply growth regulator treatment for 2 live oaks. one front yard and one back yard.	2	\$1,050.00
3		Grow Gun Aerate soil around front yard live oak via grow gun in a grid out to drip lines in a 4-6ft spacing injecting with air and zeolite.	1	\$900.00

Subtotal: \$3,230.00

Tax: \$0.00

Signature _____

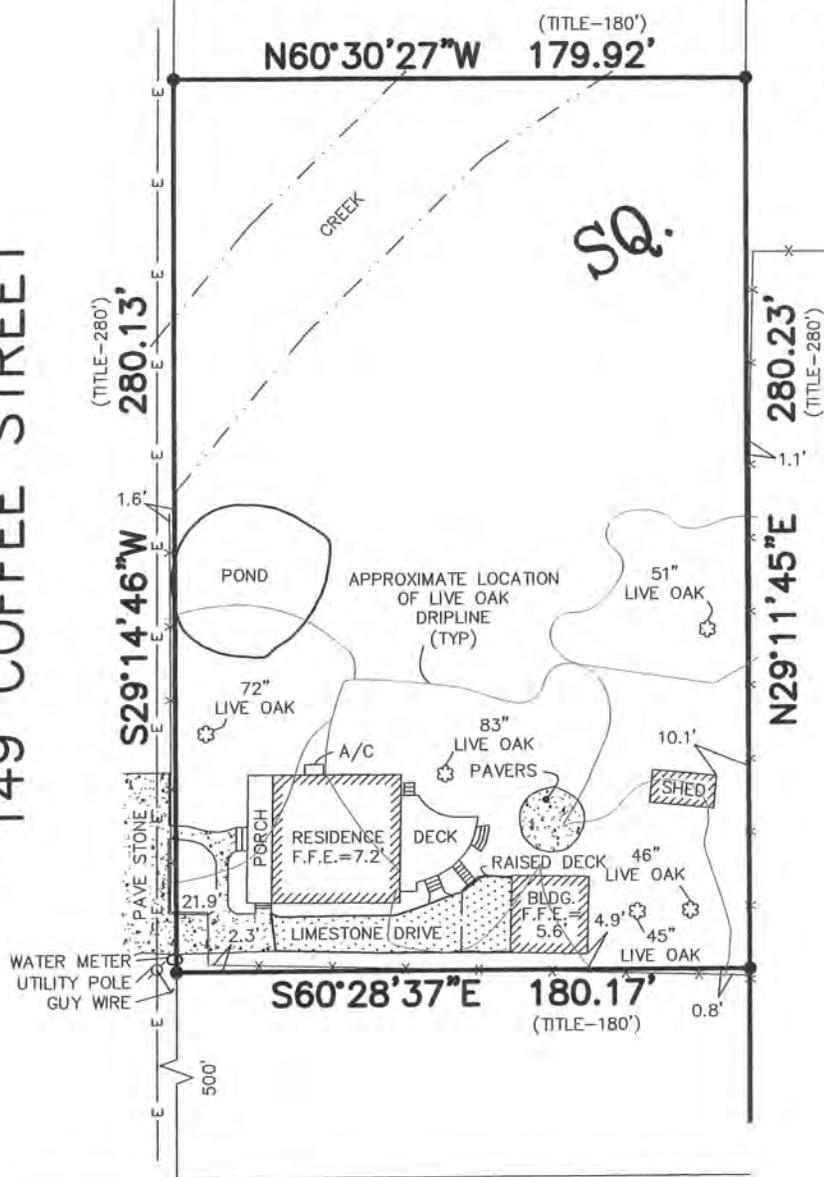
Date _____

Total: **\$3,230.00**

JEFFERSON STREET (SIDE)

149 COFFEE STREET

CARROLL STREET (SIDE)



NOTE:
 BEARINGS SHOWN HEREON ARE REFERENCED TO LOUISIANA STATE PLANE COORDINATES. LA SOUTH ZONE 1702.

REFERENCE:
 Survey By EDDIE J. CHAMPAGNE, PLS
 Dwg. No.: 4063
 Dated: 10-7-1976

Note: I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS located in a special flood hazard area, it is located in Flood Zone AE.

FIRM Panel# 2202020427D Rev. 5-16-2012

NOTE:
 OWNER OR BUILDER RESPONSIBLE FOR OBTAINING SETBACKS BEFORE DESIGN OR CONSTRUCTION BEGINS.

● DENOTES 1/2" IRON ROD FND UNLESS OTHERWISE NOTED

Survey of
 A PARCEL OF GROUND SITUATED IN
 SQUARE 26 * TOWN OF MANDEVILLE
 CITY OF MANDEVILLE
 ST. TAMMANY PARISH, LOUISIANA

NO ATTEMPT HAS BEEN MADE BY RANDALL W. BROWN & ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.


 Randall W. Brown, P.L.S.
 Professional Land Surveyor
 LA Registration No. 04586

Randall W. Brown
 & Associates, Inc.
 REGISTERED PROFESSIONAL
 Professional Land Surveyors
 228 W. Causeway Approach, Mandeville, LA 70448
 (985) 624-5368 FAX (985) 624-5309
 info@brownsurveys.com

Date: NOVEMBER 16, 2022
 Survey No. 22695
 Project No. (CR5) D22695.TXT
 Scale: 1" = 60' ±
 Drawn By: J.E.D.
 Revised: