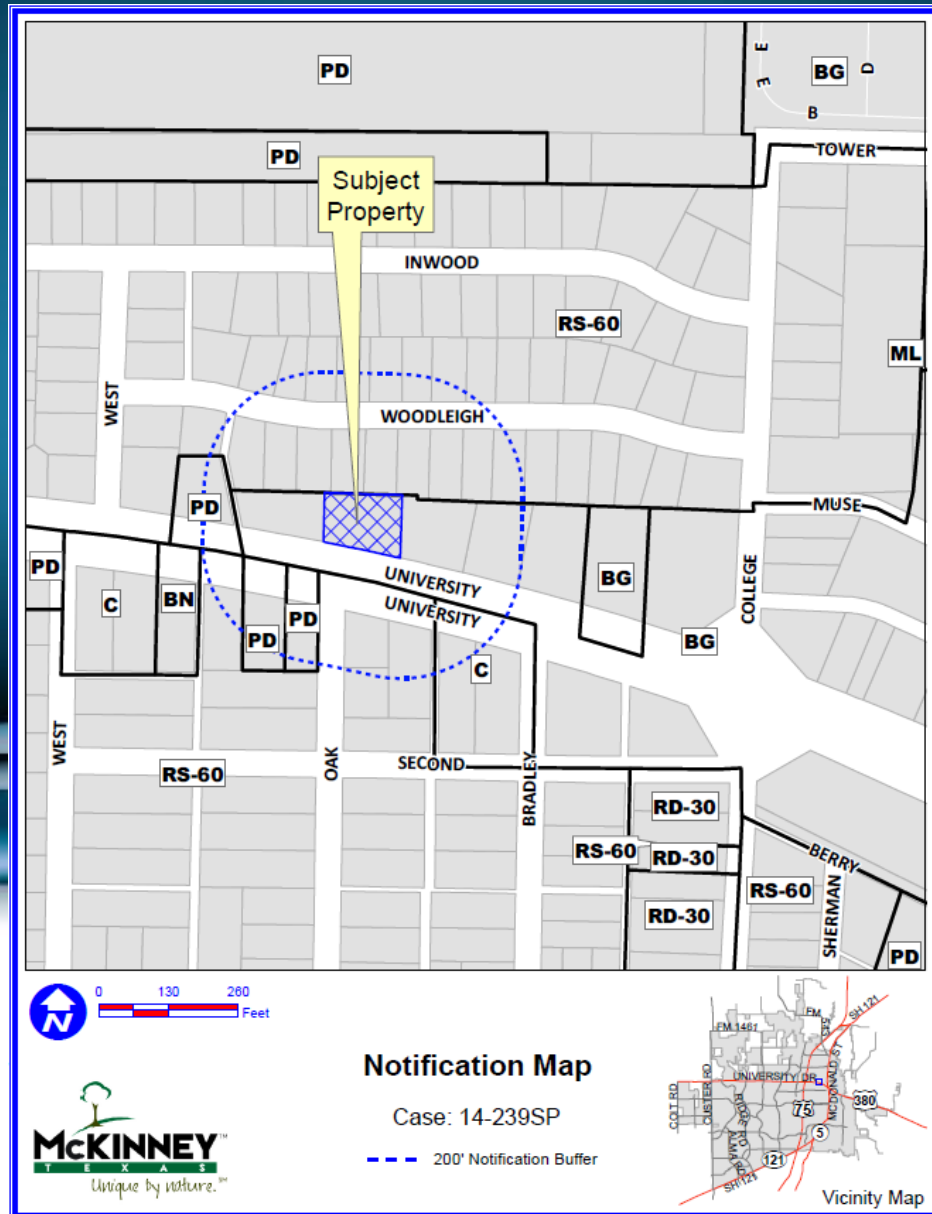


Case No. 14-239SP

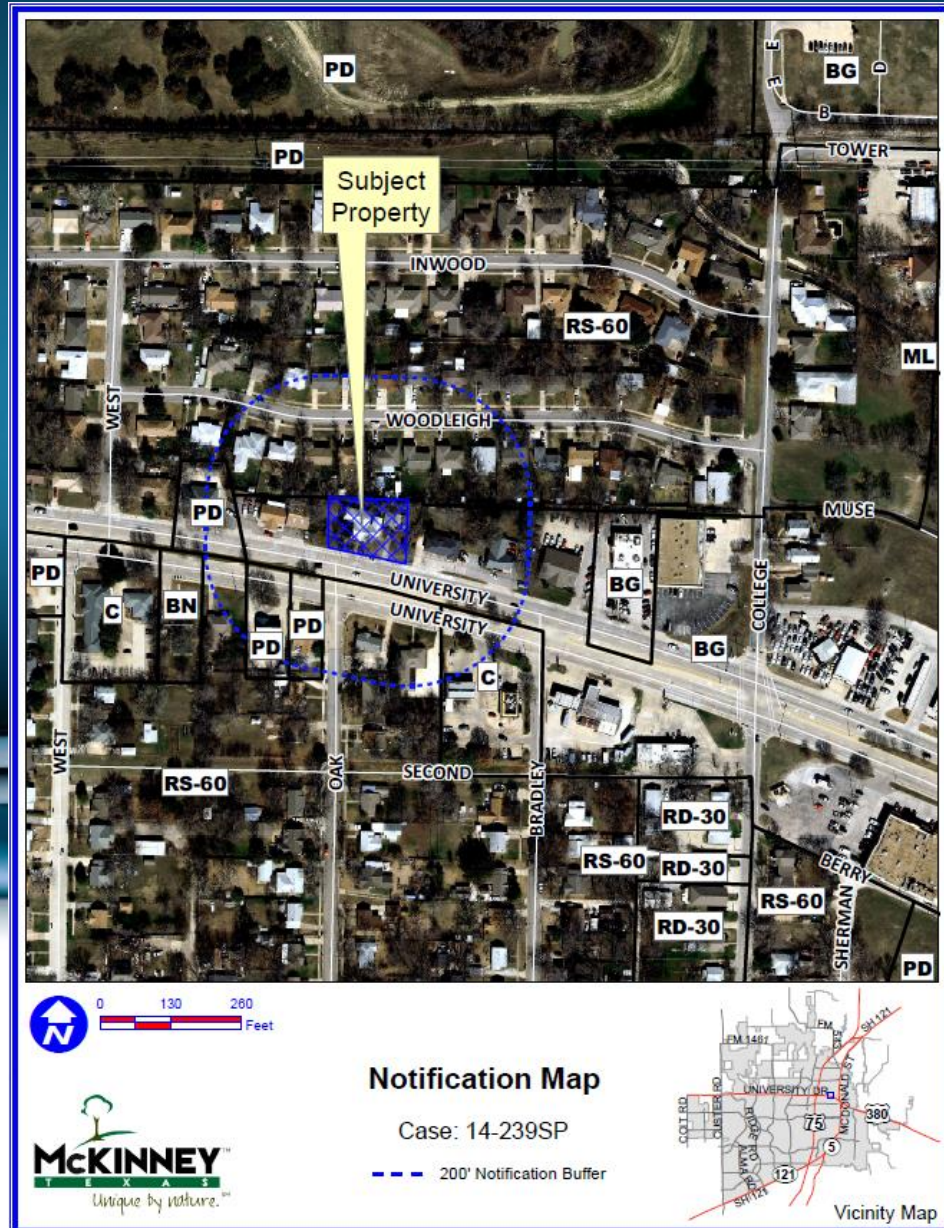
North Texas Surveying



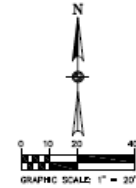
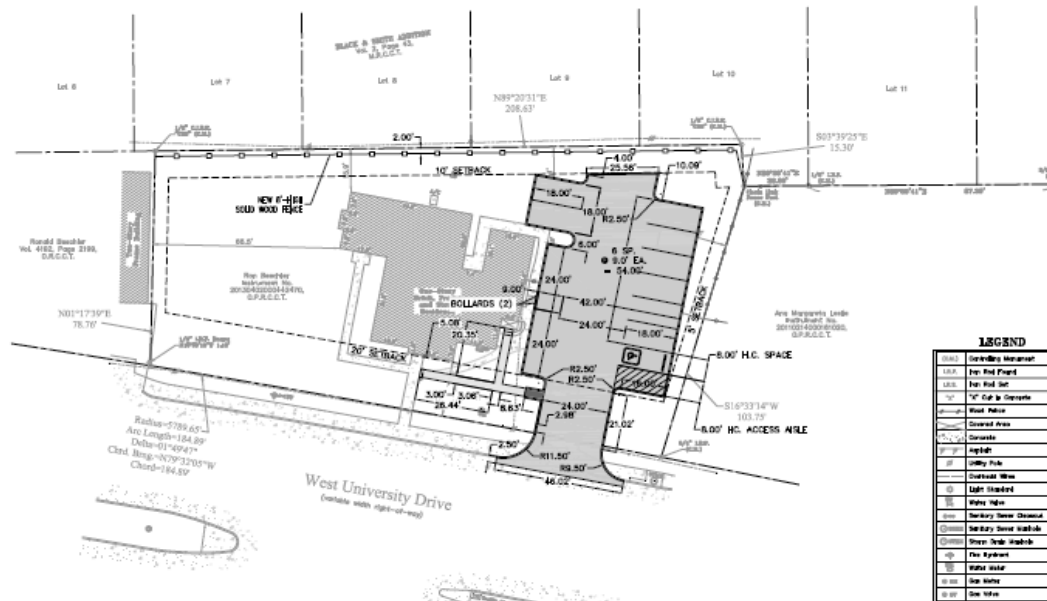
Location Map



Aerial Exhibit



Proposed Site Plan



LEGEND

---	Concrete Retention
---	Asp. Pavement
---	Grass
---	Gravel
---	Wood Deck
---	Concrete
---	Asphalt
---	Utility Pole
---	Overhead Wire
---	Light Standard
---	Water Valve
---	Sanitary Sewer Cleanout
---	Sanitary Sewer Manhole
---	Storm Sewer Manhole
---	Fire Hydrant
---	Water Meter
---	Gas Meter
---	Oil Meter

Paving Legend

NEW 5" 3000 P.S.I. CONCRETE PAVT WITH #3 STEEL REINFORCING @ 18" O.C.E.M. ON 6" COMPACTED SUB-GRADE	
NEW 4" CONCRETE SEGMENTAL PAVEMENT WITH #3 STEEL REINFORCING @ 18" O.C.E.M. ON 6" COMPACTED SUB-GRADE	
NEW 4" H-HH OVERLAPPING BOARD-ON-BOARD WOOD DECK	

Letter of Intent

Property Description: (0.443 Acres)

Part of all that tract of land situated in the Parish of St. Tammany, and within the City of Metairie, Orleans Parish, Louisiana, and being all of that certain 0.44 acre tract of land described by deed to the Donor, as recorded under Instrument No. 2003042000465470, of the Central Public Records, Orleans Parish, Louisiana. The southeast corner of said tract being approximately 753.31 feet east of the centerline of College Street as extended along the north right-of-way line of University Drive (Hwy. 380) and the southeast corner of said tract being approximately 399.30 feet east of the centerline of West University Drive as measured along the north right-of-way line of University Drive (Hwy. 380).

Property Notes:

- According to the Road Location Map of Orleans Parish, Louisiana, Map No. 469826495 G, Map Revised January 16, 1999, the herein described property is located in Zone "C", described by said map to be "area designated to be outside the 500-year flood plain".
- All easements shown herein are per the herein described plat, unless otherwise noted.
- The survey has noted on the subject deed above herein, all record to any easements, restrictions, or right-of-way affecting the above described property. No additional research regarding said easements, restrictions or right-of-way has been performed by the surveyor.

Proposed Use:

The existing 2,847 sq. ft. building is to be converted to an office building and serve as the offices for North Texas Surveying, LLC. The construction and construction of new parking lot will be done in one phase and owned/operated by N. Texas Survey, LLC.

Existing Zoning:

The current parcel is zoned "R0" - General Business District.

Owner/Developer:

Michael Arthur, President
North Texas Surveying, LLC
1310 S. McJannet Street, Suite 110
Metairie, Texas 70001-7130

Michael B. Arthur, PLS

Date

Development Information

Applicant:

Michael B. Arthur, PLS
President
North Texas Surveying, LLC
1310 S. McJannet Street, Suite 110
Metairie, Texas 70001-7130

Development Location:

1310 S. University Street (U.S. Highway 380)
Being a part of the
Parish of St. Tammany Survey,
Instrument No. 90
City of Metairie,
Orleans Parish, Louisiana

Lot Area:

0.443 Acres 19,397.66 sq. ft.
Existing Building Area - 2,847 sq. ft.
Proposed Building Area - 2,847 sq. ft.
Floor Area Ratio - 0.125 on total lot area
Proposed Parking Area - 4,367 sq. ft.
Proposed Concrete Retention Area - 74 sq. ft.
Existing Concrete Retention Area to remain - 534 sq. ft.
Total First-Development Concrete Area - 5,075 sq. ft.
Total First-Development Impervious Area - 8,222 sq. ft.
Impervious Area Ratio - 42.6% of total lot area

Parking:

Required Parking Spaces - 7 Total, 1 Handicap
Proposed Parking Spaces - 11 Total, 1 Handicap
Typical Parking Space Dimensions
Regular - 8' wide x 18' deep
Handicap - 8' wide x 18' deep with 5' x 10' aisle

Adjacent Land Uses:

West - North Automotive
1302 S. University Dr.
Phone: (504) 582-3500
Zoned "R0"
East - Fred Lutz Building
1006 W. University Dr.
Phone: (504) 545-3450
Zoned "R0"
North - Residential Lots 7, 8, 9 & 10
Block 6, South Addition
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MUSKETTY

Hazardous Chemical Storage:

Existing - None on-site
First-Development - None on-site

Fire Lanes:

None Required

Benchmark Note:

TAXM #1 - TOP OF 3/4" I.R.F.C.(CM) AT THE SOUTHWEST PROPERTY CORNER WITH THE R.O.M. OF N. UNIVERSITY DR. (HWY 380)
COORDINATES: NORTHING = 5127.87,
EASTING = 4483.75,
ELEVATION = 638.80

TAXM #2 - TOP OF 3/4" I.R.F.C.(CM) AT THE SOUTHWEST PROPERTY CORNER WITH THE R.O.M. OF N. UNIVERSITY DR. (HWY 380)
COORDINATES: NORTHING = 5182.48,
EASTING = 4483.75,
ELEVATION = 638.75

Sanitation Note:

Site solid waste will continue to be dealt with in the same manner as is currently collected, through the utilization of several City of Metairie standard trash receptacles.

Sewage waste will not require any different sewer lines than is currently serving the existing building.

The average and total waste will not be more than the amounts contributed as a residence.

ROBINED & ASSOCIATES

Surveyors Registered in the State of Louisiana



The seal and signature on this instrument was prepared by Robert A. Robined, P.L.S., Civil Engineer I, Robined & Associates, Inc., 1000 Lakeside Drive, Metairie, Louisiana 70001, on 04/15/2010. I am an employee of Robined & Associates, Inc. and I am duly Licensed Public Accountant under No. 10028.

Digitally signed by Robert A. Robined, P.L.S.
DN: cn=Robert A. Robined, P.L.S., ou=Robined & Associates, Inc., email=robined@robined.com, c=US
Date: 2010.04.15 14:30:20 -0500

