

ADMINISTRATIVE COMMENT

March 5, 2026

Department of Planning & Development

CASE NO.: REV26-01-001

NAME OF STREET OR ROAD: Unopened portion of North Street Right-of-Way

NAME OF SUBDIVISION: Birg Boulevard Subdivision

WARD: 4 PARISH COUNCIL DISTRICT: 11

PROPERTY LOCATION: The property is located north of Crain Street, south of Harrison Avenue in the Birg Boulevard Subdivision (as delineated on Map #189A), Ward 4, District 11.

SURROUNDING ZONING: I-2 Industrial

PETITIONER/REPRESENTATIVE: Rio Grande of Abita, L.L.C.

STAFF COMMENTARY:

Department of Planning & Development Comments:

The applicant is requesting to revoke an unopened portion 15th Street and an unopened portion of North Street in the Big Bird Subdivision, in order to assimilate the property into the adjacent properties.

Recommendation:

Staff believes that the proposal is consistent relative to the Louisiana Revised Statutes governing the revocation of immovable property since the right-of-way does not appear to serve any public use or benefit, other than to the applicant. Therefore, staff has no objections to the requested revocation request subject to the applicant assimilating the portion of the right-of-way into their adjacent properties through the parish's resubdivision process.

PREPARED FOR:
RIO GRANDE OF ABITA, LLC

SCALE: 1" = 60'
DATE: 09/29/2025
JOB NO: 25-039
DRAWN BY: DB
REVISED: 25-039-3

PROPOSED STREET REVOCATION
A PORTION OF 15TH STREET AND
A PORTION OF NORTH STREET
LOCATED IN SEC. 12, T-7-S, R-11-E
ST. TAMMANY PARISH, LOUISIANA

BELLOCO

SURVEYING, LLC
(LICENSED IN MS. & LA.)
50233 TOM BELL ROAD
FRANKLINTON, LA, 70438
985-295-9433

NOTE: SERVITUDES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES 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 OF RECORD.

9-29-25

ANDREW T. BELL, L.S.

REG. NO. 5239

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.

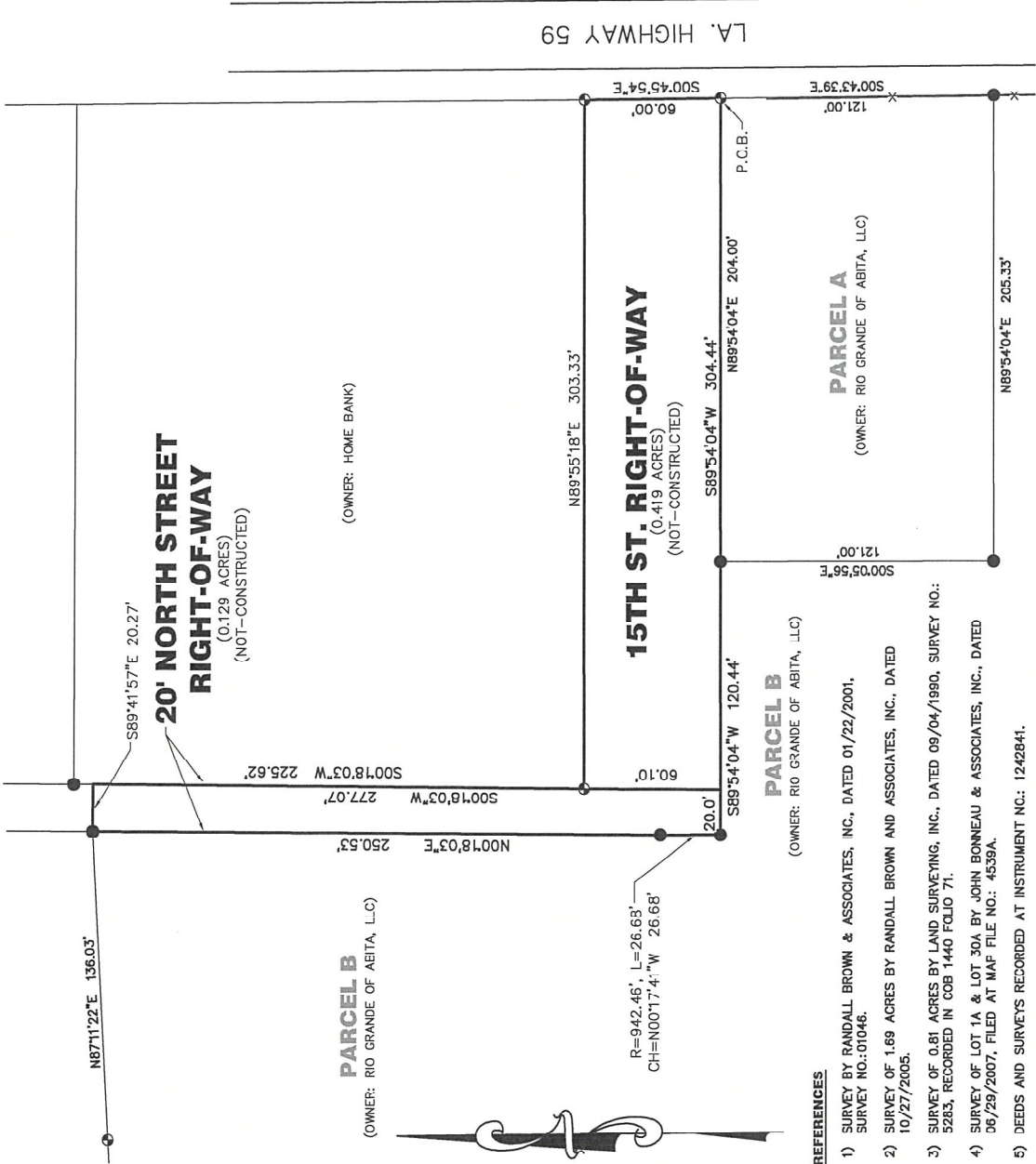
NOTES

- 1) NO ATTEMPT HAS BEEN MADE BY BELLOCO SURVEYING, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT SHOWN ON REFERENCE MAP(S) OR FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE. BE AWARE THAT OTHER SERVITUDES, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.
- 2) THE UTILITIES SHOWN WERE LOCATED FROM EXISTING VISIBLE EVIDENCE ON THE GROUND AT THE TIME THE SURVEY FIELDWORK WAS COMPLETED. THIS DOES NOT GUARANTEE THAT ALL THE UTILITIES SHOWN ON THIS SURVEY ARE IN THE CORRECT LOCATION AND THAT SOME UTILITIES MAY NOT BE SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH LA ONE CALL AND LOCAL UTILITY COMPANIES TO VERIFY EXISTING UTILITIES IN OR ABOVE GROUND. THE SURVEYOR WILL NOT BE HELD RESPONSIBLE FOR ANY UTILITIES THAT WERE NOT LOCATED AT THE TIME OF THE SURVEY.
- 3) BUILDING SETBACK INFORMATION IS NOT SHOWN AND SHOULD BE VERIFIED BEFORE ANY CONSTRUCTION BEGINS.

- 4) THE BASIS OF BEARING IS REFERENCED TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, 1702.
- 5) THIS PROPERTY IS LOCATED IN:
FLOOD ZONE: "C"
FEMA PANEL NO: 225205 0235 C
EFFECTIVE DATE: 10/17/1989

LEGEND:

- = 1/2 INCH IRON ROD FOUND
- = 1/2 INCH IRON ROD SET
- ⊙ = 1/2 INCH IRON PIPE FOUND
- = FENCE LINE



REFERENCES

- 1) SURVEY BY RANDALL BROWN & ASSOCIATES, INC., DATED 01/22/2001, SURVEY NO.: 01046.
- 2) SURVEY OF 1.69 ACRES BY RANDALL BROWN AND ASSOCIATES, INC., DATED 10/27/2005.
- 3) SURVEY OF 0.81 ACRES BY LAND SURVEYING, INC., DATED 09/04/1990, SURVEY NO.: 5283, RECORDED IN COB 1440 FOLIO 71.
- 4) SURVEY OF LOT 1A & LOT 30A BY JOHN BONNEAU & ASSOCIATES, INC., DATED 06/29/2007, FILED AT MAP FILE NO.: 4539A.
- 5) DEEDS AND SURVEYS RECORDED AT INSTRUMENT NO.: 1242841.
- 6) SURVEY BY THIS FIRM DATED 04/23/2025, DWG. NO.: 25-039-1.