

TCHEFUNCTE BLUFF LLC

Tchefuncte Bluff is a proposed development on the north side of Marina Beau Chene on property boat and trailer storage usage normally restricted to commercial zonings. The current zoning application is to build 48 Senior (55-62 years of age and up restricted) INDEPENDENT LIVING, HANDICAP ACCESSABLE apartment in two stories. They will be located where the boat, trailer, RV and storage buildings are now located. Our focus will be high end apartments with first class amenities and services commensurate with other Independent Senior Living communities in our city. We are down-zoning from a commercial use to a residential use.

Our planning is based on the observation that out of over 1,400 homes in Beau Chene many seniors will soon be unable to climb stairs to access their home or climb to a second story bedroom. There currently is no housing available inside Beau Chene that is designed specifically for Independent Living with seniors in mind. Our plan is to build kitchens with handicap accessible sinks and appliances and bathrooms with handicap accessible tubes, sinks and toilets.

There will be elevators to bring occupants up to their elevated apartments with an enclosed hallway for protection from the weather. There will be adequate parking for two vehicles below each unit. A generator will be installed so occupants can stay in place in the case of severe storms.

A central common space will be provided for gatherings of occupants or to entertain guests. We plan to have a person on site some days of the week in the common area to assist occupants with whatever needs that may require assistance. Extended families can gather there.

The amenity will include a pool, bathroom and pavilion overlooking the 10 acres marsh behind the units. They will have covered front decks overlooking the marina and Tchefuncte river.

It is our belief than many current Beau Chene residents would like to "downsize" and "stay in place" as they age with an affordable option to downsize. They can continue to ride their golf carts to the club for golf and social events. They will continue to be safe with our 24 hour security.

We also plan 9 residential lots along the bank of the Tchefuncte River north of the current marina. Access will be at the end of the north drive of the marina. These homes will only be visible to marina boat owners and boaters on the river. There are very few river front lots in Beau Chene and we believe these will be very popular.

Younger residents of Beau Chene may have aging parents in other cities who they would like to have nearby to assist them. This development will provide that opportunity at an affordable price and flexible rental agreement. These will not be rent assisted or subsidized apartment homes.

We hope we have your support in providing this valuable service to your aging neighbors.

Allen Oxford

Scott Ballard

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404-667-5508



FIRM No. 225205 0220 C
FIRM Date 4/2/91
ZIC A13 BFE 7
*Verify prior to construction with
Local Governing Body.

DRAWING NO.
20160894
DATE
01/17/2017

J.V. Burkes & Associates, Inc.

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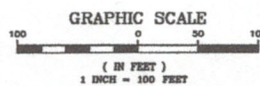
DRAWN BY: RMK
CHECKED BY: SMB
SCALE: 1" = 100'

REVISED:

A RESUBDIVISION MAP OF
PARCELS G-1 & J-4 INTO
PARCEL G1A & J4A, MARINA BEAU CHENE,
IN SECTION 54, T-7-S, R-11-E;
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: MARINA BEAU CHENE ASSOCIATES

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE
SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS
OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS
ORIGINAL SEAL OF SURVEYOR.



SURVEYED BY:

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LA REG. No. 4785



