

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION MEETING**  
**6:00 P.M. – TUESDAY, DECEMBER 1, 2020**  
**ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**  
**KOOP DRIVE OFF OF HIGHWAY 59**  
**MANDEVILLE, LOUISIANA**

**NOTE: This meeting will be open to the public. Seating may be restricted due to COVID19 capacity guidelines. Attendees will be required to wear a face mask or covering and will be required to submit to a temperature check before entering the Chamber.**

**A livestream will be available for viewing on regular broadcast channels (Charter Channel 710; U-verse Channel 99) or on the Parish website: [www.stpgov.org](http://www.stpgov.org). The livestream will begin at 6:00 pm on Tuesday, December 1, 2020.**

**Public comments regarding items on this Agenda may be submitted during the meeting by calling in to an Audio Bridge Conference Call. Phone Number: (985) 276-6398; If busy dial (346) 248-7799 or (669) 900-6833 Meeting ID: 823 0328 5368 # Participant ID: # and Password: 494146 #**

**ROLL CALL**

**CALL TO ORDER**

**ANNOUNCEMENTS**

- **Please silence all phones and electronic devices**
- **Appeals**
- **Speaker Cards**
- **Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal**
- **Please exit the building**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE NOVEMBER 4, 2020 MINUTES**

**POSTPONING OF CASES**

**PUBLIC HEARINGS**

**APPEARERS**

**ZONING CHANGE REQUEST CASES - APPLICATIONS FOR A PROPOSED CHANGE OF ZONING DISTRICT OR AMENDMENTS TO THE LAND USE ORDINANCE REQUIRING REVIEW & RECOMMENDATION OF APPROVAL BY THE ZONING COMMISSION BEFORE ACTION BY THE PARISH COUNCIL ARE AS FOLLOWS:**

- 1. 2020-2057-ZC**  
Existing Zoning: A-3 (Suburban District)  
Proposed Zoning: A-4 (Single-Family Residential District)  
Location: Parcel located on the west side of Carroll Road, south of Devon Drive, and north of Viosca Street, Slidell; S38, T9S, R14E; Ward 9, District 12  
Acres: 11.97 acres  
Petitioner: CKB Development, LLC - Kyle Bratton  
Owner: Lynwood Ennis  
Council District: 12

**POSTPONED FROM 11/04/2020 MEETING**

- 2. 2020-2058-ZC**  
Existing Zoning: A-4 (Single-Family Residential District)  
Proposed Zoning: A-4 (Single-Family Residential District) and PUD (Planned Unit Development Overlay)  
Location: Parcel located on the west side of Carroll Road, south of Devon Drive, and north of Viosca Street, Slidell; S38, T9S, R14E; Ward 9, District 12  
Acres: 47.43 acres  
Petitioner: CKB Development, LLC - Kyle Bratton  
Owner: Lynwood Ennis  
Council District: 12

**POSTPONED FROM 11/04/2020 MEETING**

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3.

**2020-2090-ZC**

Existing Zoning: A-2 (Suburban District)

Proposed Zoning: HC-3 (Highway Commercial District)

Location: Parcel located Lots 15 and 16 on the north side of Robinwood Lane and east of Chestnut Street; Covington, S42, T7, R11E, Ward 3, District 5.

Acres: .89 acres

Petitioner: Mary Robin

Owner: Mary Robin

Council District: 5
4.

**2020-2093-ZC**

Existing Zoning: A-4 (Single-Family Residential District)

Proposed Zoning: A-4 (Single-Family Residential District) & MHO (Manufactured Housing Overlay)

Location: Parcel located on the northeast corner of Lynn Drive and Tracy Street; being Lot 15, Square 8, Oaklawn East Subdivision; Lacombe, S33, T8S, R13E, Ward 7, District 7.

Acres: .48 acres

Petitioner: Kristina Speakman

Owner: Kristina Speakman

Council District: 7
5.

**2020-2094-ZC**

Existing Zoning: A-1 (Suburban District) & RO (Rural Overlay)

Proposed Zoning: A-1 (Suburban District), RO (Rural Overlay) & MHO (Manufactured Housing Overlay)

Location: Parcel located on the southwest corner of Louisiana Highway 1078 and Robinson Road; Folsom, S4, T6S, R10E, Ward 3, District 3.

Acres: 10.5 acres

Petitioner: Stephen Edwin Walder

Owner: Stephen Edwin Walder

Council District: 3
6.

**2020-2096-ZC**

Existing Zoning: A-2 (Suburban District)

Proposed Zoning: A-2 (Suburban District) & PUD (Planned Unit Development Overlay)

Location: Parcel located on the east of Louisiana Highway 434, and on the north side of Dixie Ranch Fire Tower Road; Lacombe, S34, T7S, R13E, Ward 6, District 11.

Acres: 125.65 acres

Petitioner: Jeff Schoen

Owner: Weyerhaeuser NR Company - Tim Jackson

Council District: 11
7.

**ZC07-07-041**

Major Amendment to the PUD Planned Unit Development Overlay

Parcel located on the east of Louisiana Highway 434, and on the north side of Dixie Ranch Fire Tower Road; Lacombe, S34, T7S, R13E, Ward 6, District 11.

Acres: 973.911 acres

Petitioner: Jeff Schoen

Owner: Weyerhaeuser NR Company - Tim Jackson

Council District: 11
8.

**2020-2098-ZC**

Existing Zoning: A-1 (Suburban District)

Proposed Zoning: NC-1 (Professional Office District)

Location: Parcel located on the west side of Louisiana Highway 1077, south of US Highway 190; Covington, S28, T6S, R10E, Ward 1, District 3.

Acres: 2 acres

Petitioner: Jeff Schoen

Owner: Wingfield Real Estate Company, LLC - Barbara Wingfield

Council District: 3



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**PLAN REVIEW CASES – APPLICATIONS REQUIRING REVIEW AND APPROVAL OF SITE PLANS  
ALONG A PLANNED DISTRICT BY THE ZONING COMMISSION ARE AS FOLLOWS:**

- 1. PR15-04-003 - USE: Christ Episcopal School**  
CORRIDOR: Highway 21 Planned Corridor Overlay  
ZONING: ED-1 Primary Education District and ED-2 Higher Education District  
USE SIZE: 36.07 acres  
PETITIONER: John Pousson  
OWNER: Christ Episcopal Church  
LOCATION: Parcel located at the southeast corner of LA Highway 21 and Christwood Blvd., S41, T7S, R10E, Ward 1, District 1.
- POSTPONED FROM 11/04/2020 MEETING
- 2. 2020-2130-PR - USE: Christian Brothers Automotive**  
CORRIDOR: Highway 21 Planned Corridor Overlay  
ZONING: HC-2 Highway Commercial District  
USE SIZE: 5,560 sq. ft.  
PETITIONER: Thomas Dugan – LeCraw Engineering, Inc.  
OWNER: Ron Alyeshmerni  
LOCATION: Parcel located on the north side of Louisiana Highway 21, west of Cherokee Rose Lane; Covington, S46-T7S-R11E; Ward 1, District 1

**NEW BUSINESS**

**OLD BUSINESS**

**ADJOURNMENT**

**MINUTES OF THE  
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**KOOP DRIVE OFF OF HIGHWAY 59**

**MANDEVILLE, LOUISIANA**

**ROLL CALL**

Present: Seeger, Ress, Willie, Richard, Doherty, Barcelona, Fitzmorris, Crawford, Drumm and Randolph

Absent: McInnis

Staff Present: Helen Lambert, Erin Cook, Leslie DeLatte, Emily Couvillion and Drew Joiner.

**CALL TO ORDER**

**00**

**ANNOUNCEMENTS**

. Please silence all phones and electronic devices

. Appeals

. Speaker Cards

. **Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal**

. Please exit the building

**INVOCATION**

The Invocation was presented by Randolph

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was presented by Barcelona

**APPROVAL OF THE SEPTEMBER 1, 2020 MINUTES**

Fitzmorris made a motion to approve, seconded by Randolph

YEA: Seeger, Ress, Willie, Richard, Doherty, Barcelona, Fitzmorris, Crawford, Drumm, and Randolph

NAY:

ABSTAIN:

**POSTPONING OF CASES:**

Randolph made a motion to move up case PR15-04-003 , seconded by Fitzmorris

YEA: Ress, Willie, Richard, Doherty, Barcelona, Fitzmorris, Crawford, Drumm, and Randolph

NAY: Seeger

ABSTAIN:

**1. PR15-04-003 - USE: Christ Episcopal School**

CORRIDOR: Highway 21 Planned Corridor Overlay

ZONING: ED-1 Primary Education District and ED-2 Higher Education District

USE SIZE: 36.07 acres

PETITIONER: John Pousson

OWNER: Christ Episcopal Church

LOCATION: Parcel located at the southeast corner of LA Highway 21 and Christwood Blvd., S41,

**MINUTES OF THE  
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**MANDEVILLE, LOUISIANA**

T7S, R10E, Ward 1, District 1

Helen Lambert requested to postpone this case

John Pousson came to the podium

Drumm made a motion to postpone for 30 days, seconded by Seeger

YEA: Seeger, Ress, Willie, Richard, Doherty, Barcelona, Fitzmorris, Crawford, Drumm, and Randolph

NAY:

ABSTAIN:

**ZONING CHANGE REQUEST CASES:**

**1. 2020-2030-ZC**

Existing Zoning:	A-1A (Suburban District)
Proposed Zoning:	NC-1 (Professional Office District)
Location:	Parcel located on the south side of US Highway 190, west of North Pontchartrain Drive; Lacombe S48, T8S, R12E; Ward 4, District 7
Acres:	.77 acres
Petitioner:	Allen Vest
Owner:	Vesco Properties, LLC - Allen Vest
Council District:	7

Allen Vest came to the podium

Crawford made a motion to approve, seconded by Fitzmorris

YEA: Seeger, Ress, Willie, Richard, Doherty, Barcelona, Fitzmorris, Crawford, Drumm, and Randolph

NAY:

ABSTAIN:

**2. 2020-2048-ZC**

Existing Zoning:	A-1 (Suburban District)
Proposed Zoning:	A-1A (Suburban District)
Location:	Parcel located at the end of Oak Hill Drive, Covington S33, T5S, R11E, Ward 2, District 2
Acres:	9.21 acres
Petitioner:	Thomas Oalmann
Owner:	Thomas Oalmann

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MANDEVILLE, LOUISIANA**

Council District            2

Thomas Oalman came to the podium  
Wayne Raborn spoke in favor of this request  
Willie made a motion to approve, seconded by Seeger

YEA:        Seeger, Ress, Willie, Richard, Doherty, Barcelona, Fitzmorris, Crawford, Drumm, and Randolph  
NAY:  
ABSTAIN:

**3.        2020-2054-ZC**

Existing Zoning:            A-2 (Suburban District)  
Proposed Zoning:        A-2 (Suburban District) and MHO (Manufactured Housing Overlay)  
Location:                Parcel located on the east side of Beverly Drive, north of Lake Ramsey Road; Covington; S12, T6S, R10E; Ward 3, District 3  
Acres:                    3.03 acres  
Petitioner:                Grant Cozine  
Owner:                    Grant Cozine  
Council District:        3

Grant Cozine came to the podium  
Trey Lape on behalf of Joe Scott, a neighbor, spoke against this request.  
  
Willie made a motion to deny, seconded by Barcelona

YEA:        Seeger, Ress, Willie, Richard, Doherty, Barcelona, Fitzmorris, Crawford, Drumm, and Randolph  
NAY:  
ABSTAIN:

**4.        2020-2057-ZC**

Existing Zoning:            A-3 (Suburban District)  
Proposed Zoning:        A-4 (Single-Family Residential District)  
Location:                Parcel located on the west side of Carroll Road, south of Devon Drive, and north of Viosca Street, Slidell; S38, T9S, R14E; Ward 9, District 12  
Acres:                    47.43 acres

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**KOOP DRIVE OFF OF HIGHWAY 59**

**MANDEVILLE, LOUISIANA**

Petitioner: CKB Development, LLC - Kyle Bratton  
Owner: Lynwood Ennis  
Council District: 12

Jeff Schoen came to the podium representing Kyle Bratton. He amended his request.

Jerry Hart, Donna McDonald, Jeanne Stangle, Sharron Newton and Lee Domangue spoke against this request

Drumm made a motion to deny , seconded by Ress

Then Willie made a motion to postpone for one month as amended to just rezoning the 11.9 acres, seconded by Barcelona

YEA: Seeger, Ress, Willie, Richard, Doherty, Barcelona, Fitzmorris, Crawford, Drumm, and Randolph  
NAY:  
ABSTAIN:

**5. 2020-2058-ZC**

Existing Zoning: A-4 (Single-Family Residential District)  
Proposed Zoning: A-4 (Single-Family Residential District) and PUD (Planned Unit Development Overlay)  
Location: Parcel located on the west side of Carroll Road, south of Devon Drive, and north of Viosca Street, Slidell; S38, T9S, R14E; Ward 9, District 12  
Acres: 47.43 acres  
Petitioner: CKB Development, LLC - Kyle Bratton  
Owner: Lynwood Ennis  
Council District: 12

Jeff Schoen came to the podium again. He requested to amend the PUD to only 89 lots.

Jerry Hart, Donna McDonld, Jeanne Stangle, Sharron Newton and Lee Domangue spoke against this request.

Fitzmorris made a motion to postpone for one month as amended, seconded by Seeger

YEA: Seeger, Ress, Willie, Richard, Doherty, Barcelona, Fitzmorris, Crawford, Drumm, and Randolph  
NAY:  
ABSTAIN:

**MINUTES OF THE  
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**MANDEVILLE, LOUISIANA**

**6.     2020-2065-ZC**

Existing Zoning:           HC-2 (Highway Commercial District)

Proposed Zoning:        HC-2 (Highway Commercial District) and MHO (Manufactured Housing Overlay)

Location:                Parcel located on the east side of Belair Drive, south of US Highway 190; Slidell S18, T9S, R15E; Ward 8, District 14

Acres:                    .16 acres

Petitioner:               Eva Delaune

Owner:                   Wanda Wright

Council District :        14

Eva Delaune came to the podium.

John Macaluso spoke in favor of this request

Ana Scharfenstein, David Scharfenstein, and Daniel Spayde spoke against this request

Robert Chamberlain and Wanda Wright (the owner) spoke in favor of the request

Seeger made a motion to approve, seconded by Randolph.

YEA:       Seeger, Ressa, Willie, Richard, Doherty, Barcelona, Fitzmorris, Crawford, Drumm, and Randolph

NAY:

ABSTAIN:

**7.     2020-2069-ZC**

Existing Zoning:        A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay

Proposed Zoning:       A-1 Suburban District and RO Rural Overlay

Location:               Parcel located on the north and south sides of Cody Lane, west of Million Dollar Road; Covington; S31, T5S, R11E; Ward 2, District 6

Acres:                   37.75 acres

Petitioner:               St Tammany Parish Council

Council District:        6

Seeger made a motion to approve, seconded by Willie

**MINUTES OF THE  
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**MANDEVILLE, LOUISIANA**

YEA: Seeger, Ress, Willie, Richard, Doherty, Barcelona, Fitzmorris, Crawford, Drumm, and Randolph  
NAY:  
ABSTAIN:

Barcelona made a motion to adjourn

**NEW BUSINESS**

**OLD BUSINESS**

**ADJOURNMENT**

## ZONING STAFF REPORT

**Date:** November 23, 2020  
**Case No.:** 2020-2057-ZC  
**Posted:** 11/20/2020

**Meeting Date:** December 1, 2020  
**Prior Action:** 11/4/2020 - Postponed  
**Determination:** Approved, Amended, Postponed, Denied

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### GENERAL INFORMATION

**PETITIONER:** CKB Development, LLC – Kyle Bratton  
**OWNER:** Lynnwood Ennis  
**REQUESTED CHANGE:** From A-3 Suburban District to A-4 Single-Family Residential District  
**LOCATION:** Parcel located on the west side of Carroll Road, south of Devon Drive and north of Viosca Street, Slidell  
**SIZE:** Request Amended From 47.42 Acres To 11.97 acres

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### GENERAL INFORMATION

#### ACCESS ROAD INFORMATION

**Type:** State                                      **Road Surface:** 2 Lane Asphalt                                      **Condition:** Good

#### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-3 Suburban Residential
South	Undeveloped	A-3 Suburban Residential
East	Residential	A-4 Single-Family Residential, NC-2 Indoor Retail and Service District and Slidell City Limits
West	Residential and Undeveloped	A-1 Suburban Residential

##### EXISTING LAND USE:

**Existing development:** No                                      **Multi occupancy development:** No

##### COMPREHENSIVE PLAN:

**Residential Infill** – New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

##### STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-3 Suburban District to A-4 Single-Family Residential District. The site is located on the west side of Carroll Road, south of Devon Drive and north of Viosca Street, Slidell. The 2025 Future Land Use Plan designates the site to be developed with residential uses that are compatible with the surrounding area.

The zoning change is being requested to establish the underlying zoning designation and density for a concurrent application submitted for the Planned Unit Development Overlay (Case No. 2020-2058-ZC).

The petitioned site is flanked by property that is zoned A-3 Suburban Residential Designation. Staff notes that rezoning the property to the requested A-4 Single-Family Residential zoning designation may increase the allowable density in the area. Although the original acreage to be rezoned to A-4 has been reduced, the requested zoning designation will create an increase in the allowable density in the area.



**Case No.:** 2020-2057-ZC

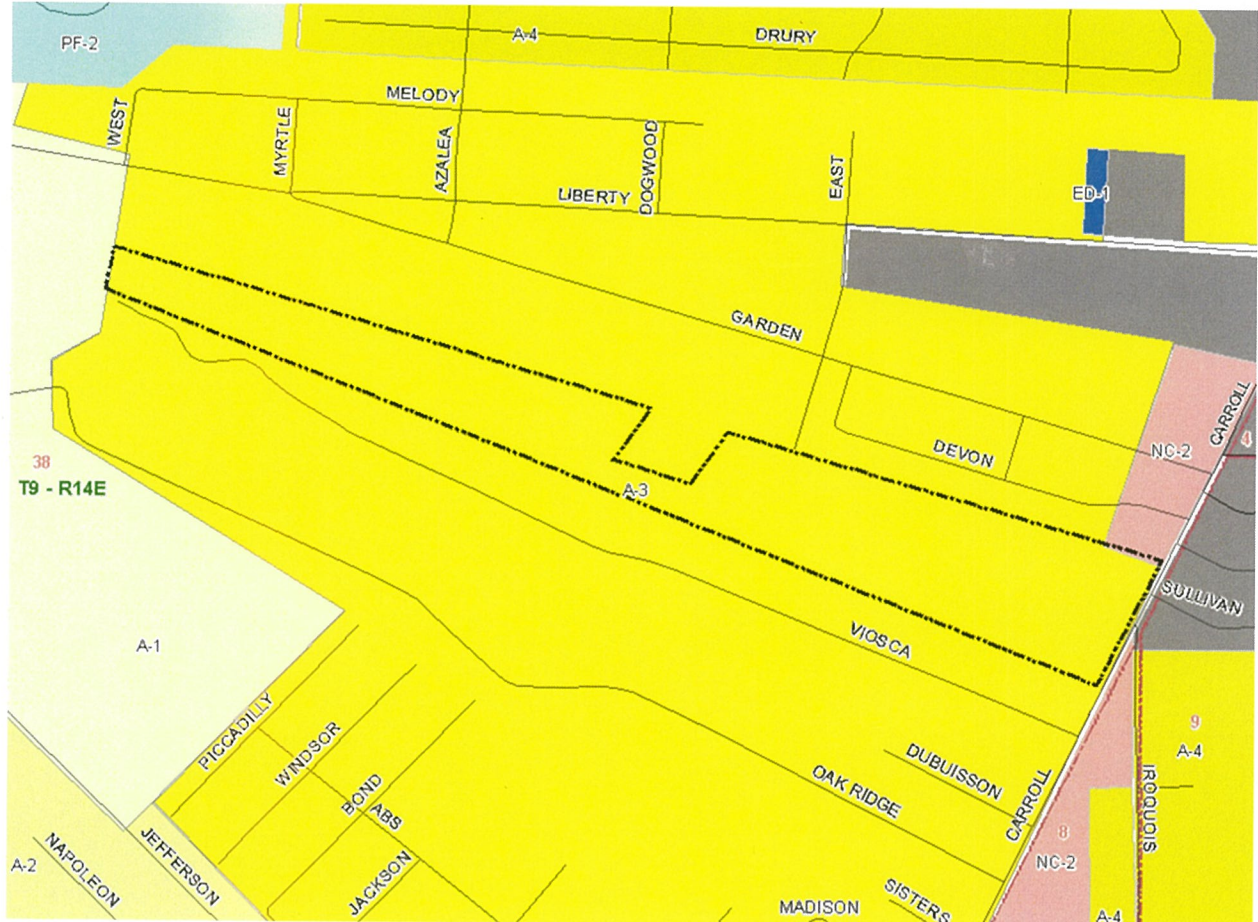
**PETITIONER:** CKB Development, LLC – Kyle Bratton

**OWNER:** Lynnwood Ennis

**REQUESTED CHANGE:** From A-3 Suburban District to A-4 Single-Family Residential District

**LOCATION:** Parcel located on the west side of Carroll Road, south of Devon Drive and north of Viosca Street, Slidell

**SIZE:** Request Amended From 47.42 Acres To 11.97 acres









ZONING STAFF REPORT

Date: November 23, 2020

Case No.: 2020-2058-ZC

Posted: 11/20/2020

Meeting Date: December 1, 2020

Prior Action: 11/4/2020 - Postponed

Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** CKB Development, LLC – Kyle Bratton  
**OWNER:** Lynnwood Ennis  
**REQUESTED CHANGE:** PUD Planned Unit Development Overlay  
**LOCATION:** Parcel located on the west side of Carroll Road, south of Devon Drive and north of Viosca Street, Slidell  
**SIZE:** 47.43 acres

GENERAL INFORMATION

**ACCESS ROAD INFORMATION**  
**Type:** State                                      **Road Surface:** 2 Lane Asphalt                                      **Condition:** Good

LAND USE CONSIDERATIONS  
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-3 Suburban Residential
South	Undeveloped	A-3 Suburban Residential
East	Residential	A-4 Single-Family Residential, NC-2 Indoor Retail and Service District and Slidell City Limits
West	Residential and Undeveloped	A-1 Suburban Residential

**EXISTING LAND USE:**  
**Existing development:** No                                      **Multi occupancy development:** No

**COMPREHENSIVE PLAN:**  
**Residential Infill** – New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

**STAFF COMMENTS/ SUBDIVISION INFORMATION:**  
The petitioner is requesting to add the Planned Unit Development Overlay (PUD) to the 47.43-acre subject property. The Bayou Bend subdivision is proposed to be developed with 89 lots with an average lot size of 65 x 120, or .179 acres.

Note that a concurrent application to rezone 11.97 acres of the subject property from A-3 Suburban Residential District to A-4 Single-Family Residential District has also been submitted (2020-2057-ZC). This zoning change is requested to establish the underlying density of the proposed residential subdivision as amended at the November 4, 2020 Zoning Commission meeting.

**ACCESS**  
The site is proposed to be accessed through one boulevard type entrance from Carroll Road.

GENERAL INFORMATION

Required information	Staff Comments
Title of the project, name of the developer, legal description	Provided as Required
Existing Land Use within 500' of all boundaries on the plan	Provided as Required
Setbacks & Maximum height	Provided as Required
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Bayou Liberty and On-Site Sewer Facilities
Wetland Delineations	Provided as Required
Flood Zone Demarcation Lines	Provided as Required
Ultimate Disposal of Surface Drainage	Provided as Required
Environmental Assessment Data Form	Provided as Required

DENSITY

Per the UDC, Section 130-1674(4), the net density shall be provided, based upon the underlying zoning classification, utilizing the formula (Total Area x .75 = \_\_\_\_\_ X maximum net density = \_\_\_\_\_ lots (units)), or the number of lots/units may be established by a yield plan.

Existing Zoning	Zoning	Acreage	Max. Density	Net Density
	Existing A-3	47.43 acres	2 units per acre	71.145 units
	Total Net Density			71 units
Proposed Zoning	Zoning	Acreage	Max. Density	Net Density
	Existing A-3	35.45 acres	2 units per acre	53.175 units
	Requested A-4	11.97 acres	4 units per acre	35.91 units
	Total Net Density			89 units

The proposal is for 89 residential lots, which meets the maximum allowable density of the PUD per the existing A-3 Suburban District designation and the requested A-4 Single-Family Residential designation (Case No. 2020-2057-ZC).

GREENSPACE

Per the UDC, Section 130-1674(a)(8), a minimum of 25% of open space is required for all PUD subdivision. The petitioned PUD consists of 47.42 acres, requiring 11.855 acres of open space. The Bayou Bend PUD plan provides a total of 13.50 acres of greenspace and therefore exceeds requirements.

Amenities	Acreage	Type of Amenities
Passive	11.98 acres (89%)	Green Areas and Storm Water Management Areas
Active	1.52 acres (11%)	Playground and Walking Path

Comments:

- a. A complete Recreational Development Plan shall be submitted depicting the proposed amenities, a time schedule for development, and the entity whom shall be responsible for the liability and maintenance of the recreational amenities and greenspace areas.

Sec. 130-1672 - Purpose

1. Environmentally sensitive design that is of a higher quality than would be possible under the regulations otherwise applicable to the property.
- The petitioned site provides storm water management ponds and meets the minimum greenspace requirements for a PUD.

Informational Item: The Parish will adopt FEMA’s Freeboard standard of BFE + 1 Foot by January 1, 2021. The applicant of this PUD will be required to implement the new standard after January 31, 2021.
2. Diversification and variation in the relationship of residential uses, open space and the setbacks and height of structures in developments intended as cohesive, unified projects.
- The proposed PUD plan provides for lots of similar size to be developed with single-family residential dwellings. The setbacks and height restrictions provided are uniform for all development. There is little diversification or variation of residential uses provided.
3. Functional and beneficial uses of open space areas.
- The majority of the greenspace is passive in nature and is adjacent to storm water management ponds partly comprised of areas labeled public maintenance and drainage servitude. The proposed PUD is providing 1.52 acres of usable open space that consists of areas labeled “playground/picnic area”, “recreation area” and “walking path”.

Lot 89 has been relocated to allow more accessibility to the greenspace along the western half of the proposed PUD. The new plan also shows the relocation of the .34 acre “recreation area” to a more accessible and usable location.
4. Preservation of natural features of a development site.
- The site is currently an entirely undeveloped, wooded track of land. The PUD plan provides for the maintenance of any canopy outside of “damaged trees, or trees required to be removed in order to adhere to the final design, and underbrush”.

Staff recommends the greenspace areas and stormwater management ponds located to the west of the proposed PUD plan be placed into a conservation easement. This easement would permanently limit the use of the land and ensure the public benefit of open space is maintained.

*5. Creation of a safe and desirable living environment for residential areas characterized by a unified building and site development program.*

- The PUD Plan proposes 1.52 acres of active greenspace. Other than the walking trails that are situated around the storm water management ponds, the active amenities provided for the 89 lot PUD is comprised of less than one-acre of the required 11.85 acres of greenspace. Staff notes that the general areas of active recreational facilities indicated on the PUD plan are not clearly illustrated to be functional and beneficial locations. A majority of the active amenities provided appear to be located in flood zones. Consideration should be taken to locate all proposed recreation areas in a safe an accessible location that can be enjoyed by all residents.
- Additionally, staff recommends the applicant take measures to ensure the proposed .59-acre open space behind lot 54 is easily accessible to all residents. For example, moving Lots 53 and 54 to the north would create an access path that would ensure the playground is safe and visible from the street.

*6. Rational and economically sound development in relation to public services.*

- The applicant has stated that Bayou Liberty Water Association will be the water provider and does have capacity to service the development. An on-site community sewer treatment plant will be provided as shown on the PUD plan.

*7. Efficient and effective traffic circulation, both within and adjacent to the development site.*

- The proposed traffic circulation consists of one boulevard type entrance/exit onto Carroll Road and a majority 50 ft. asphalt public right-of-way throughout the subdivision.

*8. Creation of a variety of housing compatible with surrounding neighborhoods to provide a greater choice of types of environment and living units.*

- The applicant has submitted a concurrent request to change the underlying zoning designation of 11.97 acres from A-3 Suburban District to A-4 Single-Family Residential District.

## **COMPREHENSIVE PLAN ANALYSIS**

The 2025 Future Land Use Plan designates the site to be developed with new residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

The Bayou Bend PUD plan does meet the site's Comprehensive Plan designation by providing residential infill on an undeveloped tract. However, the applicant is requesting to rezone the property to provide a greater density and should therefore ensure all open space provided is well defined and easily accessible to prospective residences.

## **SUMMARY**

The site's Comprehensive Plan designation and Sec. 130-1672(a) - Purpose of a PUD specifically states that a higher increase in density and flexibility of site design should be exchanged for public benefit and useable open space. The revised PUD plan has improved in regards to providing more functional and beneficial uses of open space. However, staff is still concerned with the increased density of the proposed subdivision and its potential impact to the surrounding area.

**Case No.:** 2020-2058-ZC

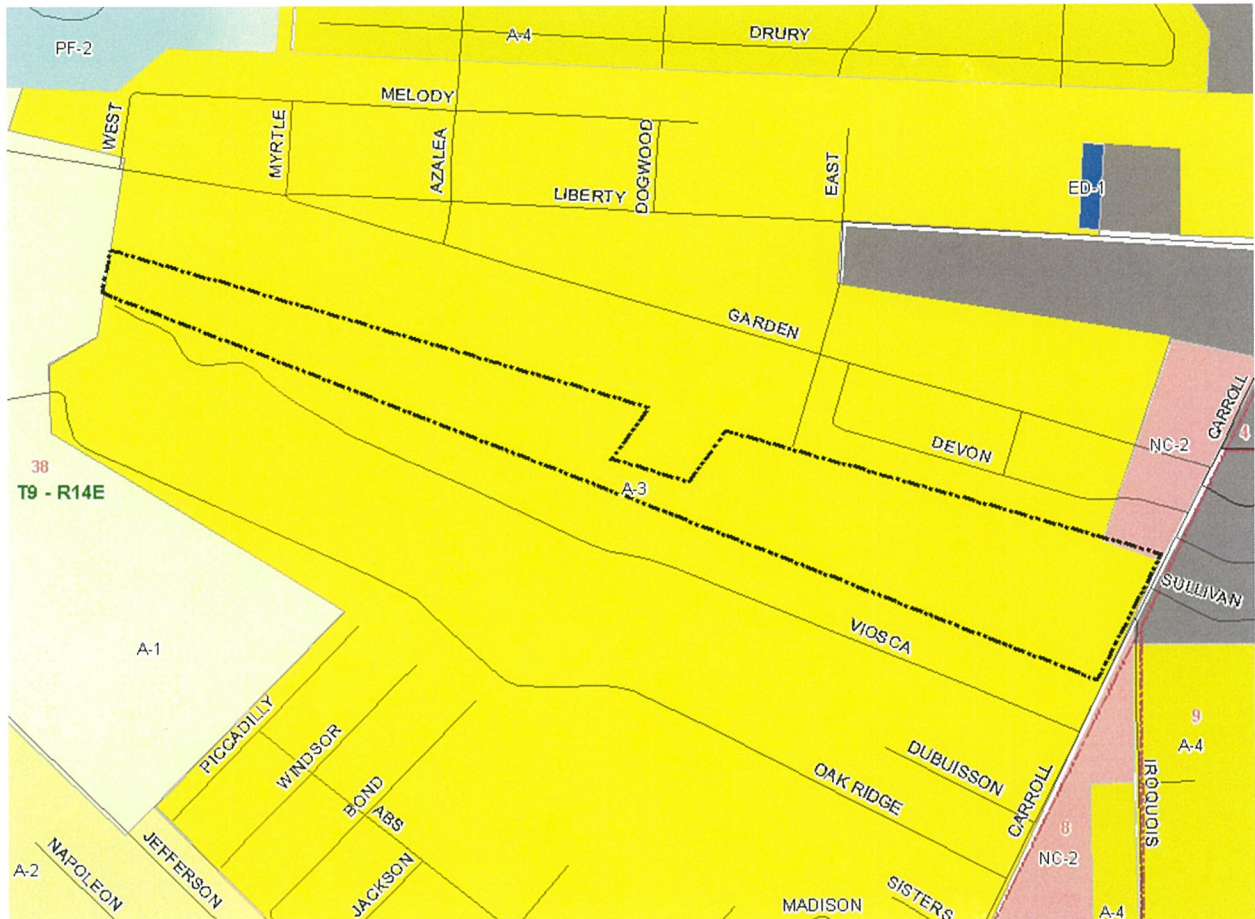
**PETITIONER:** CKB Development, LLC – Kyle Bratton

**OWNER:** Lynnwood Ennis

**REQUESTED CHANGE:** From A-4 Single-Family Residential District to A-4 Single Family Residential District and PUD Planned Unit Development Overlay

**LOCATION:** Parcel located on the west side of Carroll Road, south of Devon Drive and north of Viosca Street, Slidell

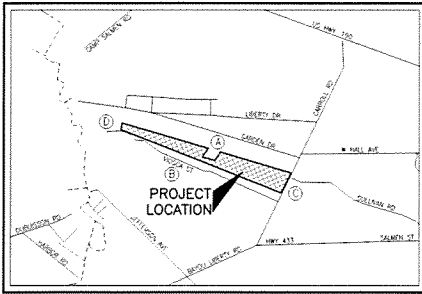
**SIZE:** 47.43 acres











#### LEGEND

- (A) RESIDENTIAL
- (B) UNDEVELOPED
- (C) RESIDENTIAL
- (D) RESIDENTIAL/UNDEVELOPED

#### LEGAL DESCRIPTION

SECTION 30, TOWNSHIP 9 SOUTH, RANGE 14 EAST, ST. TAMMANY PARISH, STATE OF LOUISIANA, BEING MORE FULLY DESCRIBED AS FOLLOWS: FROM THE CORNER COMMON TO SECTIONS 8 & 9 & 30, TOWNSHIP 9 SOUTH, RANGE 14 EAST, ST. TAMMANY PARISH, STATE OF LOUISIANA, RUN NORTH 27 DEGREES 33 MINUTES EAST A DISTANCE OF 425.00 FEET, THENCE RUN NORTH 73 DEGREES 15 MINUTES WEST A DISTANCE OF 33.50 FEET TO A 1" IRON PIPE BEING THE POINT OF BEGINNING; CONTINUE RUNNING NORTH 73 DEGREES 15 MINUTES WEST A DISTANCE OF 2178.00 FEET (2178.00 FEET-TITLE) TO A 1/2" IRON PIPE, THENCE RUN SOUTH 35 DEGREES 30 MINUTES 12 SECONDS WEST A DISTANCE OF 309.25 FEET (SOUTH 35 DEGREES 45 MINUTES WEST 306.00 FEET-TITLE) TO A 1/2" IRON PIPE, THENCE RUN NORTH 71 DEGREES 12 MINUTES 17 SECONDS WEST A DISTANCE OF 384.00 FEET (NORTH 73 DEGREES 15 MINUTES WEST-TITLE) TO A 1/2" IRON PIPE, THENCE RUN NORTH 35 DEGREES 28 MINUTES 30 SECONDS EAST A DISTANCE OF 300.00 FEET (NORTH 35 DEGREES 45 MINUTES EAST-TITLE) TO A 1/2" IRON PIPE, THENCE RUN NORTH 73 DEGREES 15 MINUTES WEST A DISTANCE OF 2633.23 FEET (2633.23 FEET-TITLE) TO A 1/2" IRON PIPE, THENCE RUN SOUTH 12 DEGREES 17 MINUTES 53 SECONDS WEST A DISTANCE OF 158.14 FEET (208.00 FEET-TITLE) TO A 1/2" THREADED ROD, THENCE RUN SOUTH 68 DEGREES 10 MINUTES 25 SECONDS EAST A DISTANCE OF 5029.76 FEET (SOUTH 68 DEGREES 08 MINUTES EAST-TITLE) TO A FENCE POST, THENCE RUN NORTH 27 DEGREES 33 MINUTES 18 SECONDS EAST A DISTANCE OF 667.57 FEET (NORTH 27 DEGREES 30 MINUTES EAST 658.10 FEET-TITLE) BACK TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 47.42 ACRES AS SHOWN ON SURVEY BY JOHN E. BONNEAU & ASSOCIATES DATED JANUARY 23, 2003, SURVEY NUMBER 2203027.

#### RESTRICTIVE COVENANTS

- EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEMS, ALL AS APPROVED BY THE ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
- CONSTRUCTION OF ANY NATURAL INSULATING FENCES IS PROHIBITED IN STREET EASEMENTS AND DRAINAGE SERVICES.
- NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
- THE MINIMUM ELEVATION FOR THE LOWER FLOOR OF ALL RESIDENCES SHALL BE DETERMINED BY THE LATEST FEMA MAP. THE FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 1'0" ABOVE THE CROWN OF THE ADJACENT STREET OR MEET THE LATEST FEMA STANDARDS, WHICHEVER IS HIGHER.
- NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
- NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
- THE OWNERSHIP AND MAINTENANCE OF THE COMMON AREAS/ GREEN SPACE, PUBLIC DRAINAGE SERVICES, AND SIDEWALKS TO BE DEDICATED TO THE DEVELOPER AT FIRST AND THEN TURNED OVER TO THE HOMEOWNERS ASSOCIATION FOR PERPETUAL MAINTENANCE ONCE IT TAKES EFFECT. ALL PUBLIC DRAINAGE SERVICES INCLUDING THE DETENTION POND SHALL BE DEDICATED FOR PERPETUAL MAINTENANCE TO AND BY THE PARISH.
- FURTHER RESTRICTIONS MAY BE REQUIRED WITH THE SALE OF PROPERTY IN THE DEVELOPMENT.
- TELECOMMUNICATION CABLES ARE PERMITTED TO BE LOCATED WITHIN THE OPEN SPACE.
- ADJACENT BUILDINGS WITH A SIZE OF LESS THAN 5% OF THE AREA OF THE LOT ON WHICH THE MAIN BUILDING IS SITUATED MAY BE LOCATED (A) 15 FEET FROM THE NEAREST INTERIOR SIDE AND REAR LOT LINES PROVIDED THE BUILDING LENGTH DOES NOT EXCEED THIRTY (30) FEET & THE BUILDING HEIGHT DOES NOT EXCEED NINETEEN (19) FEET.
- WALKING TRAILS WILL BE DESIGNATED AROUND POND PERIMETER.
- CLEARING IN THE OPEN SPACE WILL BE RESTRICTED TO THE REMOVAL OF DAMAGED TREES ONLY. TREES REQUIRED TO BE REMOVED IN ORDER TO ADHERE TO THE FINAL DESIGN AND UNDERPINNING.
- THE FOREMENTIONED RESTRICTIONS SHALL BE RECYCLED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAN (ADDED BY ORD 94-2145, ADDED 12/11/194).

#### LOT SIZES

- 11 LOTS 0.165 AC (65'x120')
- LOTS 35, 36, 40, 41, 44, 46, 48, 50, 52, 54, & 56
- 17 LOTS 0.179 AC (65'x120')
- LOTS 1, 4, 16, 17, 22, 23, 27, 35, 37, 39, 41, 43, 45, 47, 49, 51, & 53
- 2 LOTS LESS THAN 0.165 AC (VARIES)
- LOTS 23 & 57
- 6 LOTS BETWEEN 0.165 & 0.179 AC (VARIES)
- LOTS 11, 12, 18, 34, 52, & 87
- 51 LOTS GREATER THAN 0.179 AC (VARIES)
- LOTS 1, 2, 5-10, 13-15, 19-21, 24, 26, 29-33, 58-66, 68, & 69

#### DEVELOPER:

KYLE BRATTON  
CKB DEVELOPMENT, LLC  
P.O. BOX 11171  
BREAUX BRIDGE, LA 70517  
337-351-8596

#### ENGINEER:

C. JOSEPH MARINO JR., P.E.  
DUPLANTS DESIGN GROUP, PC  
1308 CAMELLIA BLVD.  
SUITE 200  
LAFAYETTE, LA 70508  
337-233-9914

EXISTING ADJACENT LAND USE  
RESIDENTIAL/UNDEVELOPED  
ZONING: A3

INFRASTRUCTURE FOR LOTS 1-89 OF THIS PROJECT WILL BE DESIGNED, PERMITTED, AND CONSTRUCTED IN ONE PHASE.

NO WETLANDS ON SITE.  
REF. DELINEATION DOCUMENTATION.

# BAYOU BEND

A PLANNED UNIT DEVELOPMENT  
SECTION 38 TOWNSHIP 9 SOUTH - RANGE 14 EAST  
ST. TAMMANY PARISH, LOUISIANA

PROVIDED OPEN SPACE ± 13.50 ACRES - 28%  
PROVIDED LIMITED USE OPEN SPACE ± 11.01 ACRES - 23%  
DEDICATED RIGHT-OF-WAY ± 4.94 ACRES - 10%  
SINGLE FAMILY RESIDENTIAL LOT ACREAGE ± 17.97 ACRES - 39%  
TOTAL ACREAGE ± 47.42 ACRES - 100%

#### PASSIVE AMENITIES

- GREEN AREAS
- STORM WATER MANAGEMENT AREAS

#### ACTIVE AMENITIES

- 1.52 ACRES
- PLAYGROUND/ PICNIC (2% OF USABLE OPEN SPACE)
- WALKING TRAILS (6% OF USABLE OPEN SPACE)
- RECREATION AREA (3% OF USABLE OPEN SPACE)

47.42 ACRES AREA  
50 FT & 80 FT (ENTRANCE BLVD.)  
STREET RIGHT OF WAY

89 NO. OF LOTS  
ROAD SURFACE

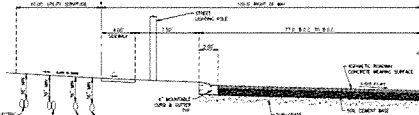
65x120 AVG. LOT SIZE  
A-3 & A-4 WITH PUD OVERLAY ZONING

BAYOU LIBERTY  
WATER SYSTEM

ON-SITE TREATMENT  
(COMMUNITY)  
SEWER SYSTEM

± 3,768 LN FT  
STREET LENGTH

LIBERTY BAYOU THEN LAKE PONCHARTRAIN  
ULTIMATE SURFACE WATER DISPOSAL



TYPICAL CUL-DE-SAC SECTION  
100' RIGHT OF WAY  
SCALE: N.T.S.

OPEN SPACE  
(0.59 AC)

EXISTING ADJACENT LAND USE  
RESIDENTIAL  
ZONING: A3

PLAYGROUND/PICNIC  
AREA  
(0.08 AC)

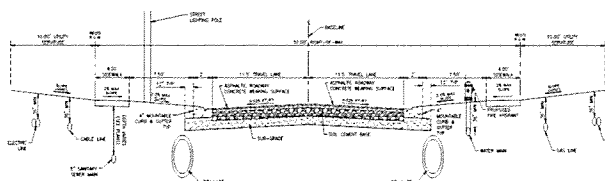
PLAYGROUND/PICNIC  
AREA  
(0.24 AC)

EXISTING ADJACENT LAND USE  
UNDEVELOPED  
ZONING: A3

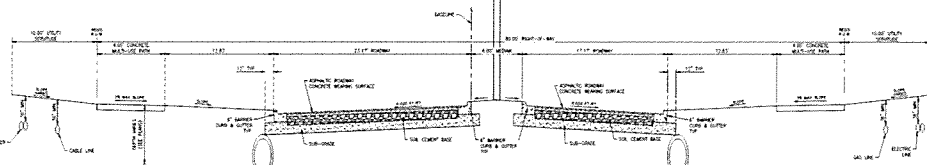
COMMUNITY SEWER  
TREATMENT PLANT

RECREATION AREA  
(0.34 AC)

OPEN SPACE  
(10.20 AC)



TYPICAL ROADWAY SECTION  
50' RIGHT OF WAY  
SCALE: N.T.S.



TYPICAL ROADWAY SECTION  
80' RIGHT OF WAY  
SCALE: N.T.S.

#### LEGEND - IMPROVEMENTS

- PARK
- PROVIDED OPEN SPACE
- STORM WATER MANAGEMENT AREA
- WALKING TRAIL

#### OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE	11.88 ACRES
PROVIDED OPEN SPACE	10.01 ACRES
CONSOLE	
1" = 10' MORE THAN 50 PERCENT OF THE REQUIRED OPEN SPACE SHALL BE SATISFIED USING LIMITED USE LAND.	

#### BASIS OF BEARINGS

BEARINGS ARE BASED UPON PLAT OF SURVEY BY JOHN E. BONNEAU & ASSOCIATES DATED JANUARY 23, 2003, SURVEY NUMBER 2203027.

#### FLOOD NOTE:

IN ACCORDANCE WITH FEMA PRELIMINARY FLOOD INSURANCE RATE MAP PANEL NUMBER 221030425F AND 221030426F DATED 4/30/2008 FOR ST. TAMMANY PARISH, THE PROPERTY HEREIN IS LOCATED IN FLOOD ZONES AFE WITH BASE FLOOD ELEVATIONS OF 10'0" AND 11'0" AFD & A SHEED. SINCE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS AND THE LOCAL FLOODPLAIN ADMINISTRATOR.

#### DEDICATION:

ALL STREET RIGHTS-OF-WAY, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE AND MAINTENANCE OF THE PUBLIC FOR PROPER USE. DEDICATION PLOTS SHOWN ARE DEDICATED ONLY FOR THE PERPETUAL MAINTENANCE BY THE PUBLIC, BUT ARE INTENDED FOR RECREATIONAL USE BY AND FOR THE BENEFIT OF THE RESIDENTS OF BAYOU BEND SUBDIVISION ONLY. EASEMENTS AND SERVICES SHALL BE RESERVED FOR DRAINAGE, UTILITIES, MAINTENANCE AND REPAIR AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSE. THE STREET NAME SIGNS, TRAFFIC CONTROL, SIGNAGE, AND THE MARKING POLES PLACED WITHIN THIS SUBDIVISION ARE TO BE OWNED AND MAINTAINED BY ST. TAMMANY PARISH. THE PARISH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE REPAIR OF RECREATIONAL FEATURES SUCH AS WALKING PATHS LOCATED INSIDE SERVICES DEDICATED TO THE PARISH.

#### RECREATION:

WITHIN THE GREENSPACE THERE SHALL BE ACTIVE AND PASSIVE RECREATION. ACTIVE RECREATION SHALL BE PLAY EQUIPMENT SUCH AS PLAYGROUND EQUIPMENT AS WELL AS WALKING TRAILS. PASSIVE RECREATION SHALL UNIMPROVED AREAS WITHIN GREENSPACE FOR ENJOYING NATURE.

#### DENSITY FORMULA

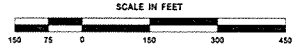
TOTAL AREA = 47.42 ± MAXIMUM NET DENSITY = MAXIMUM LOTS (UNITS)  
135.45 AC. 10 A31 ± 21 ± (11.97 AC. (0.44) ± 4) = 116.78 GROSS LOTS  
119.76 ÷ 0.72 = 89 LOTS NET

#### SETBACKS

FRONT	20'
REAR	15'
SIDE	10'
CORNER	20'
REMAINING LOTS	15'
MAXIMUM HEIGHT	15'

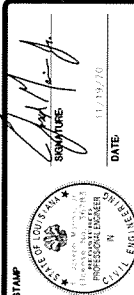
2020-2058-ZC

Not For Construction  
PUD PLAN



REVISION	BY

1308 Camellia Blvd.,  
Suite 200  
Lafayette, LA 70508  
Office: 337.233.9914  
Fax: 337.233.9916  
www.ddgpc.com



BAYOU BEND - RESIDENTIAL NEIGHBORHOOD  
A PLANNED UNIT DEVELOPMENT  
CARROLL ROAD, SLIDELL, LA  
ST. TAMMANY PARISH  
CKB DEVELOPMENT, LLC  
BREAUX BRIDGE, LA

DRAWN SJO
CHECKED CLM
ISSUED DATE 11/19/20
ISSUED FOR APPROVAL
PROJECT NO. 19-562
FILE 19-562 PUD PLAN_REV6
SHEET PUD

\\CAD\DWG\19-562\19-562\19-562 PUD PLAN\_REV6.dwg



## ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: CKB Development, LLCDeveloper's Address: P.O. Box 1171 Breaux Bridge LA 70517  
Street City State Zip CodeDeveloper's Phone No. 337-308-6999 337-351-8596 Kyle Bratton  
(Business) (Cell)Subdivision Name: Bayou BendNumber of Acres in Development: 47.42 Number of Lots/Parcels in Development: 89Ultimate Disposal of Surface Drainage: Liberty Bayou then Lake PontchartrainWater Surface Runoff Mitigation Proposed: Detention**(Please check the following boxes below, where applicable:)**

- Type of Sewerage System Proposed: ☒ Community ☐ Individual
- Type of Water System Proposed: ☒ Community ☐ Individual
- Type of Streets and/or Roads Proposed: ☐ Concrete ☒ Asphalt ☐ Aggregate ☐ Other
- Land Formation: ☒ Flat ☐ Rolling Hills ☐ Marsh ☐ Swamp ☐ Inundated ☐ Tiltle Flow
- Existing Land Use: ☒ Undeveloped ☐ Residential ☐ Commercial ☐ Industrial ☐ Other
- Proposed Land Use: ☐ Undeveloped ☒ Residential ☐ Commercial ☐ Industrial ☐ Other
- Surrounding Land Use: ☒ Undeveloped ☒ Residential ☐ Commercial ☐ Industrial ☐ Other
- Does the subdivision conform to the major street plan? ☐ Yes ☐ No ☒ N/A
- What will the noise level of the working development be? ☐ Very Noisy ☐ Average ☒ Very Little
- Will any hazardous materials have to be removed or brought on-site for the development? ☐ Yes ☒ No  
If yes, what are the hazardous materials? N/A
- Does the subdivision front on any waterways? ☐ Yes ☒ No  
If yes, what major streams or waterways? N/A
- Does the subdivision front on any major arterial streets? ☐ Yes ☒ No  
If yes, which major arterial streets? N/A
- Will any smoke, dust or fumes be emitted as a result of operational construction? ☒ Yes ☐ No  
If yes, please explain? Normal construction activities associated with sitework preparation
- Is the subdivision subject to inundation? ☐ Frequently ☒ Infrequently ☐ None at all
- Will canals or waterways be constructed in conjunction with this subdivision? ☐ Yes ☒ No

*(Does the proposed subdivision development...)*

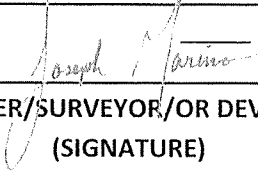
a.) have or had any landfill(s) located on the property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
b.) disrupt, alter or destroy any historical or archeological sites or district?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
c.) have a substantial impact on natural, ecological recreation, or scenic resources?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
d.) displace a substantial number of people?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
e.) conform with the environmental plans and goals that have been adopted by the parish?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
f.) cause an unwarranted increase in traffic congestion within or near the subdivision?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
g.) have substantial esthetic or adverse visual impact within or near the subdivision?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

h.) breach any Federal, State or Local standards relative to:

• air quality	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
• noise	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
• water quality	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
• contamination of any public or private water supply	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
• ground water levels	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
• flooding/inundation	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
• erosion	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
• sedimentation	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
• rare and/or endangered species of animal or plant habitat	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
• interfering with any movement of resident or migratory fish or wildlife species	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

<ul style="list-style-type: none"><li>• inducing substantial concentration of population</li></ul>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<ul style="list-style-type: none"><li>• dredging and spoil placement</li></ul>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

*I hereby certify to the best of knowledge and ability, that this subdivision development will not adversely impact the surrounding environment, inclusive of all the information contained herein; and further, said information provided and answered above is accurate, true and correct.*

	2020.09.10 18:20:02-05'00'
ENGINEER/SURVEYOR/OR DEVELOPER (SIGNATURE)	DATE





2020-2058-ZC

## WETLAND DELINEATION

PREPARED FOR

CKB INC.

C/O Mr. Kyle Bratton

42251 Jefferson Drive

Hammond, Louisiana 70403

SECTION 38; T-9-S, R-14-E

St. Tammany Parish, Louisiana

November 20, 2019

PREPARED BY

FELICIANA WILDLIFE INC.

## **INTRODUCTION**

*The above property is located in St. Tammany Parish, just West of LA Hwy 11, west of Slidell, La. And is accessed by Carrol Road. The tract is located in Section 38; T-9-S, R-14-E, St Tammany Parish. The area delineated is roughly 47 acres.*

## ***HISTORICAL and PRESENT CONDITIONS***

A Wetland delineation was conducted on the above tract in October and November of 2019, at the request of CKB Inc. by Feliciana Wildlife Inc. Initial site visit revealed that the tract was in Sapling Pines and had been clear cut approximately 5 years earlier. The site has regrown in a very dense stand of pine and some sweetgum. There is also an occasional scattered live oak Tree. At the time of the investigation the tract examined was undisturbed. Of further note is that rainfall recorded the previous day was almost three inches. Additionally, the entire summer has been unusually wet.

## SOILS

Preliminary data on the soils were taken from the (Soil Survey of St Tammany Parish Louisiana) and from the (Web Soil Survey, National Cooperative Soil Survey, NRCS, VERSION 9, 2014.) The list of (Hydric Soils for Louisiana, Soil Conservation Service, 1995). We found that there were two Soil types present on the site. Stough very fine sandy loam, 1 to 2 percent slopes and Myatt fine sandy Loam, 1 to 2 percent slopes with Stough comprising most of the tract.

## WETLAND DELINEATION TECHNIQUES

Methods used on the St. Tammany Tract were for Routine Delineation's on areas greater than five acres as described on pages 59-64 of the (Field Guide for Wetland Delineation, 1987 U S Corps of Engineers Manual, Wetland Training Institute, Inc. 1995 and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual, Atlantic and Gulf Coastal Plain Region, version 2.0 November 2010). Data on Soils were taken from the (Soil Survey of St Tammany Parish, Louisiana 2001.) and from the list of hydric soils of Louisiana (Soil Conservation Service, 1995). Plant Indicator status were used in accordance with Reed (1998) and (National Wetland Plant List July 2012.)



Plant Species were identified and recorded primarily according to Radford, Ahles, and Bells (1968); Forest Plants of The Southeast, Miller and Miller, (2005), and by a Checklist of Woody and Herbaceous Deer Food Plants of Louisiana, Moreland and The Louisiana Department of Wildlife and Fisheries, (2005), Wildflowers of Louisiana and Adjoining States, Clair A. Brown(1972).

The vegetation types found on this tract were basically the same throughout with approximately 40 % having an indicator status of FACU and 60% being FAC. There were a couple of hydric species of wetland plants noted on the field vegetation sheets. These were found in four wheeler tracks and trails.

Wetland Hydrology was determined by soil water conditions in October and November 2019.

Soil profiles and matrix/mottle colors were utilized to determine hydric soils. shovel holes were dug dug to a depth of 20 inches in the least disturbed areas of the tract where possible and were not random as they were selected in the most representative of the area as well as the least disturbed.

Soil plugs taken throughout the area from shovel holes determined soil matrix/mottle using the Munsell color chart. Color photographs were taken of each soil sample and are included in this report.

That Tract when completed was reviewed using the NRCS Soil Map, Aerial photography, USGS 7.5 minute Quadrangle Map, and extensive ground truthing.



## RESULTS AND CONCLUSIONS

Soils, Hydrology and vegetation were found to be unlike that found in typical wetlands. The tract in the center had somewhat of an old road that was man-made and no wet areas were discovered during the investigation. The soils examined were determined to be non-hydric. Soil samples were examined to a depth of 20 inches, where possible as the tract has regrown in extremely thick pine forest, and were excavated using a sharpshooter shovel and exhibited an absence of water.

All of the vegetation samples were dominated by non- hydric species. Some of the plots contained some FACW species of vegetation but those particular species of vegetation were scattered and confined to four wheeler ruts and tracts.



St  
Tammany

## carrol road

0 0.07 0.14 Absolute Scale: 1:9,150

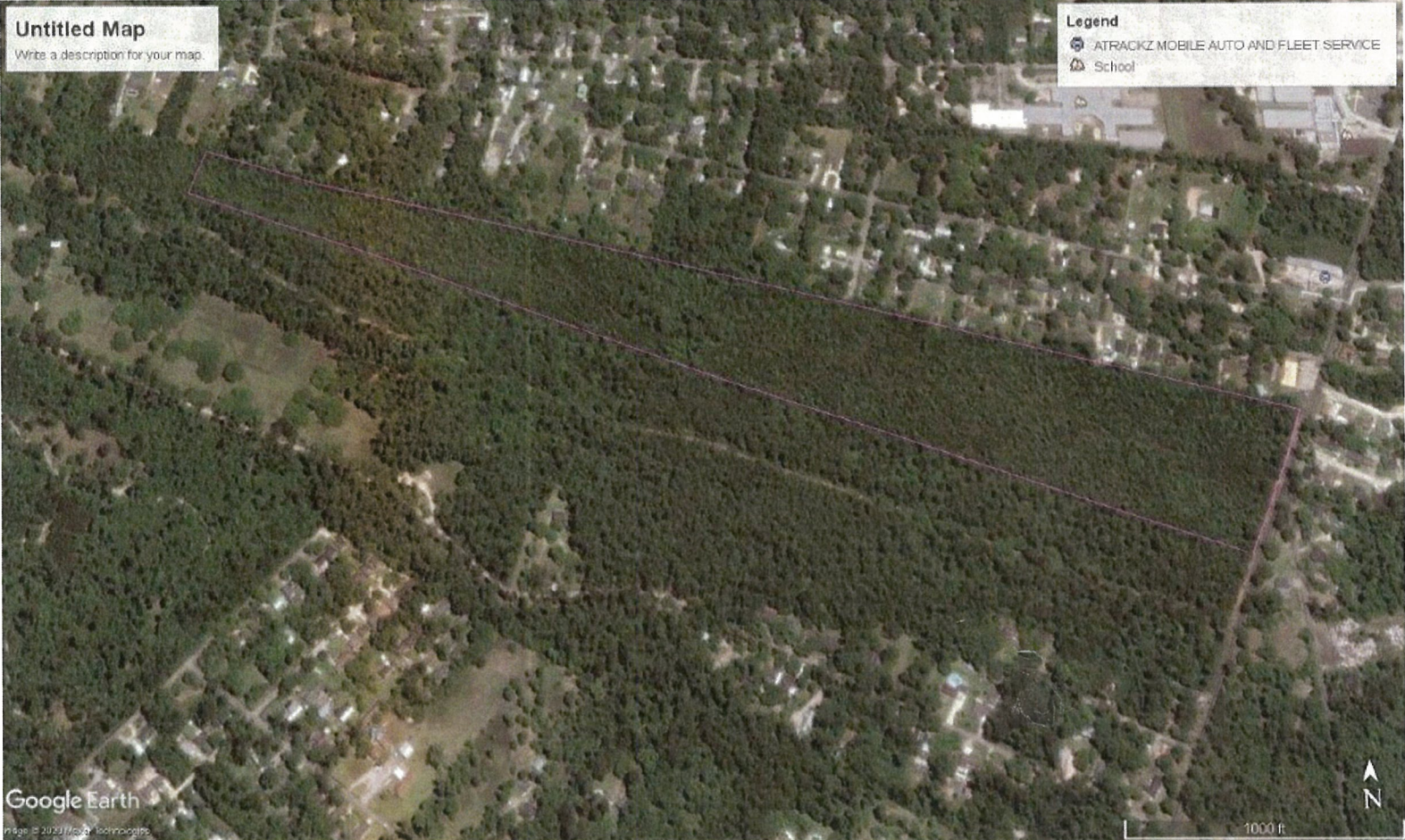
 mi Relative Scale: 1 inch = 763 feet

Disclaimer: This data is not to be used for legal purposes.

Date: 3/11/2020











0 0.08 0.16 Absolute Scale: 1:10,458  
mi Relative Scale: 1 inch = 871 feet

### kyle carrol rd

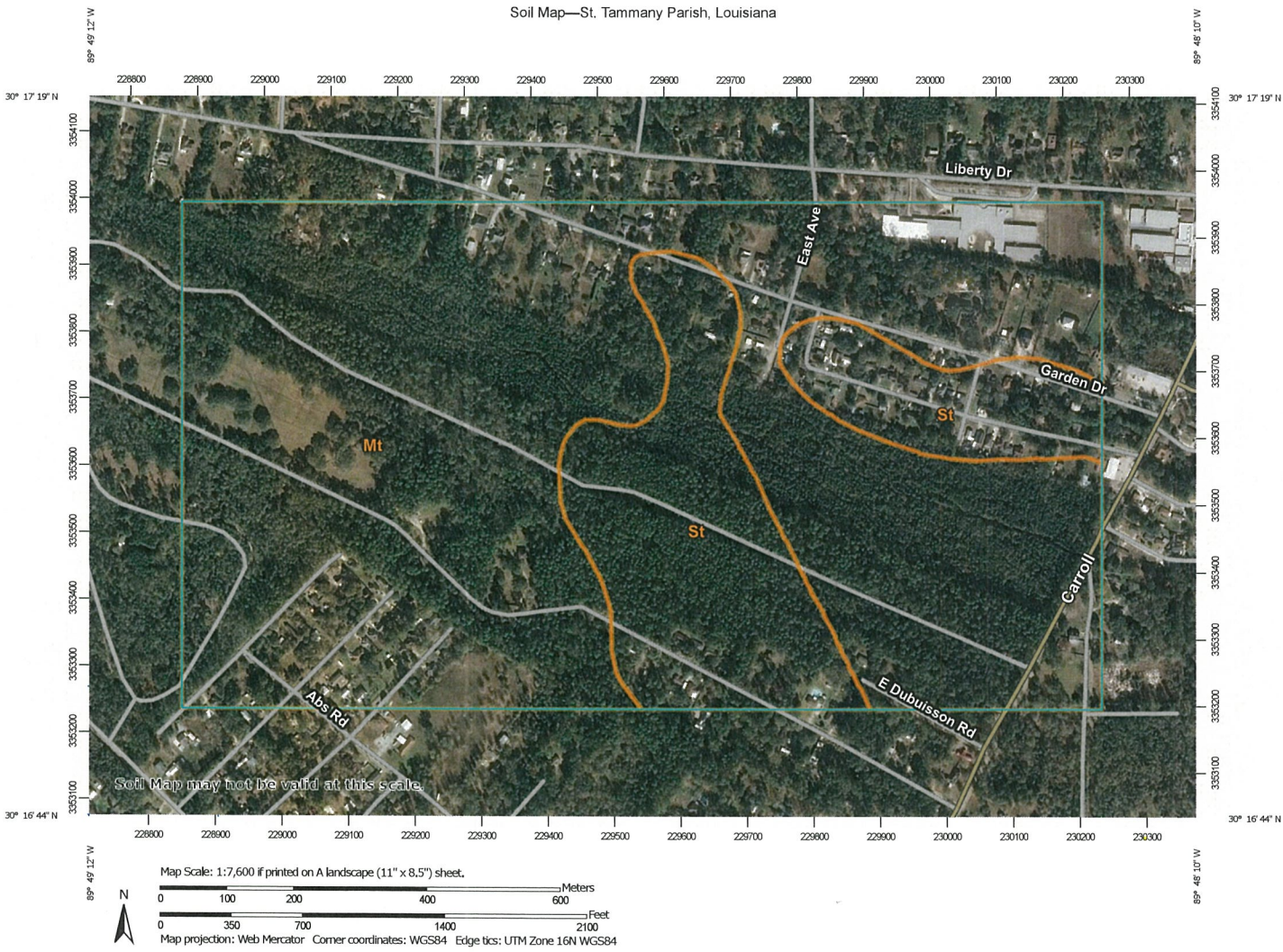
Disclaimer: This data is not to be used for legal purposes.

Date: 3/11/2020






Soil Map—St. Tammany Parish, Louisiana




Soil Map—St. Tammany Parish, Louisiana


MAP LEGEND


Area of Interest (AOI)

 Area of Interest (AOI)


Soils


 Soil Map Unit Polygons


 Soil Map Unit Lines


 Soil Map Unit Points


Special Point Features


 Blowout


 Borrow Pit


 Clay Spot


 Closed Depression


 Gravel Pit


 Gravelly Spot


 Landfill


 Lava Flow


 Marsh or swamp


 Mine or Quarry


 Miscellaneous Water


 Perennial Water


 Rock Outcrop


 Saline Spot

 Sandy Spot


 Severely Eroded Spot

 Sinkhole


 Slide or Slip

 Sodic Spot


Spoil Area

 Spoil Area


Stony Spot

 Stony Spot


Very Stony Spot

 Very Stony Spot


Wet Spot

 Wet Spot


Other

 Other


Special Line Features


 Special Line Features


Water Features


 Streams and Canals


Transportation

 Rails


 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Tammany Parish, Louisiana  
Survey Area Data: Version 13, Sep 11, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 22, 2018—Apr 1, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

USDA  
Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

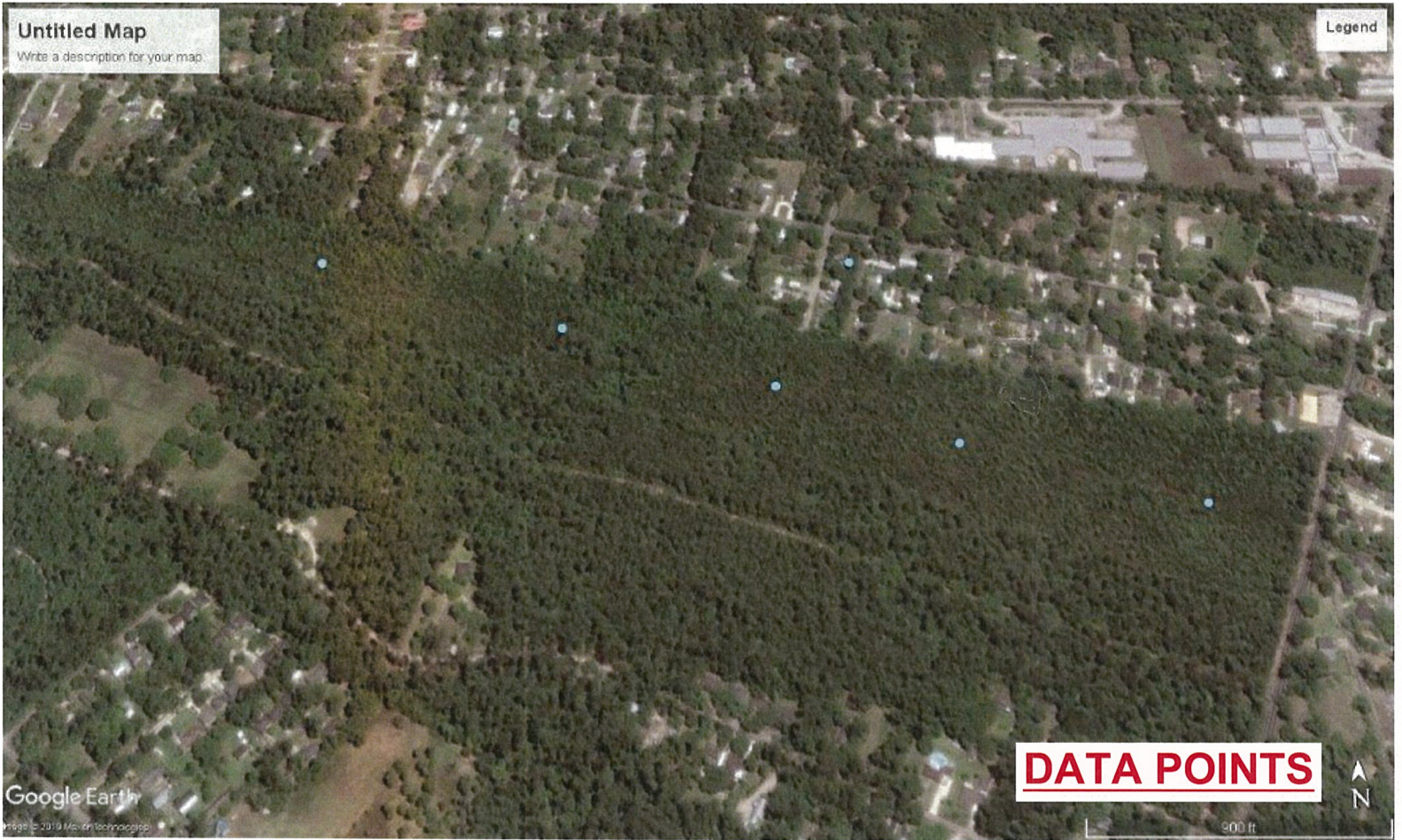
10/29/2019  
Page 2 of 3

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Mt	Myatt fine sandy loam, 0 to 1 percent slopes	203.0	78.1%
St	Stough fine sandy loam, 0 to 1 percent slopes	56.8	21.9%
Totals for Area of Interest		259.8	100.0%









**ZONING STAFF REPORT**

**Date:** November 23, 2020  
**Case No.:** 2020-2090-ZC  
**Posted:** 11/20/2020

**Meeting Date:** December 1, 2020  
**Determination:** Approved, Amended, Postponed, Denied

**GENERAL INFORMATION**

**PETITIONER:** Mary Robin  
**OWNER:** Mary Robin  
**REQUESTED CHANGE:** A-2 Suburban District to HC-3 Highway Commercial District  
**LOCATION:** Parcel located Lots 15 and 16 on the north side of Robinwood Lane and east of Chestnut Street; Covington  
**SIZE:** .89 acres

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Parish

**Road Surface:** 2 Lane Asphalt

**Condition:** Good

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	Covington City Limits – CO – Commercial Office and Professional PCD Overlay
South	Commercial and Residential	HC-3 Highway Commercial District
East	Commercial	HC-3 Highway Commercial District
West	Residential	A-2 Highway Commercial District

**EXISTING LAND USE:**

**Existing development:** Yes

**Multi occupancy development:** No

**COMPREHENSIVE PLAN:**

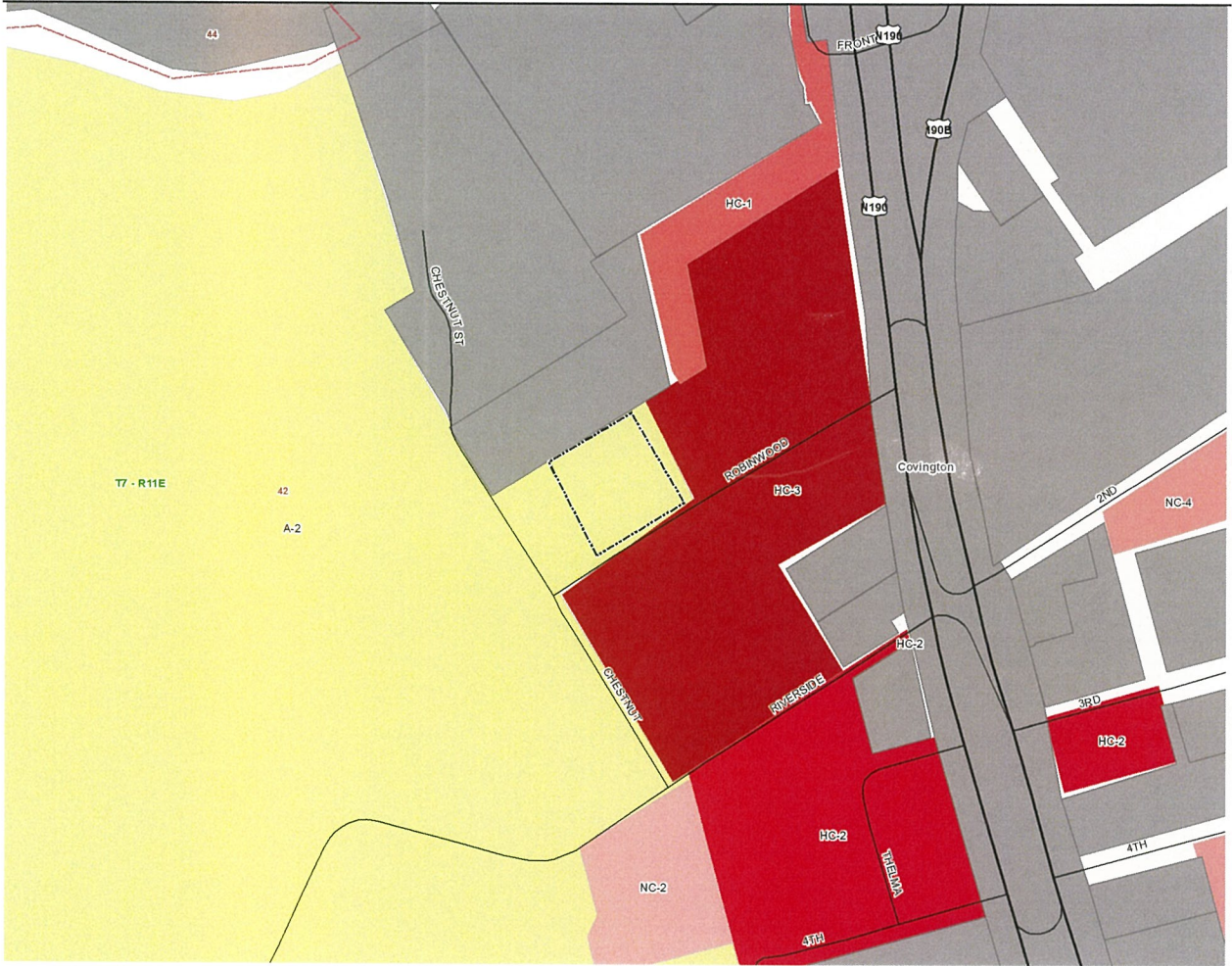
**Residential** - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as “village or town residential” may include mixed uses and would have the highest number of units per acre, while “Rural residential” would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning classification from A-2 Suburban District to HC-3 Highway Commercial District. The site is located on the north side of Robinwood Lane and east of Chestnut Street, being Lots 15 and 16 of the Robert Lobdell Subdivision. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings that vary in site design and density.

The subject site is currently developed with an existing single-family home. The property is flanked by uses that conform to the HC-3 Highway Commercial District designation to the east and the south, undeveloped property to the north, and an existing single-family home to the west. A change in zoning to HC-3 would allow for the location of large-scale, heavy commercial retail, office and service uses that are out of scale for the adjoining residential property to the west. As such, staff is not in favor of the request and recommends the applicant amend their requested change to a less intense commercial designation that is appropriately located adjoined to a residential zoning district.

**Case No.:** 2020-2090-ZC  
**PETITIONER:** Mary Robin  
**OWNER:** Mary Robin  
**REQUESTED CHANGE:** A-2 Suburban District to HC-3 Highway Commercial District  
**LOCATION:** Parcel located Lots 15 and 16 on the north side of Robinwood Lane and east of Chestnut Street, S42, T7, R11E, Ward 3, District 5  
**SIZE:** .89 acres









2020-2090-ZC

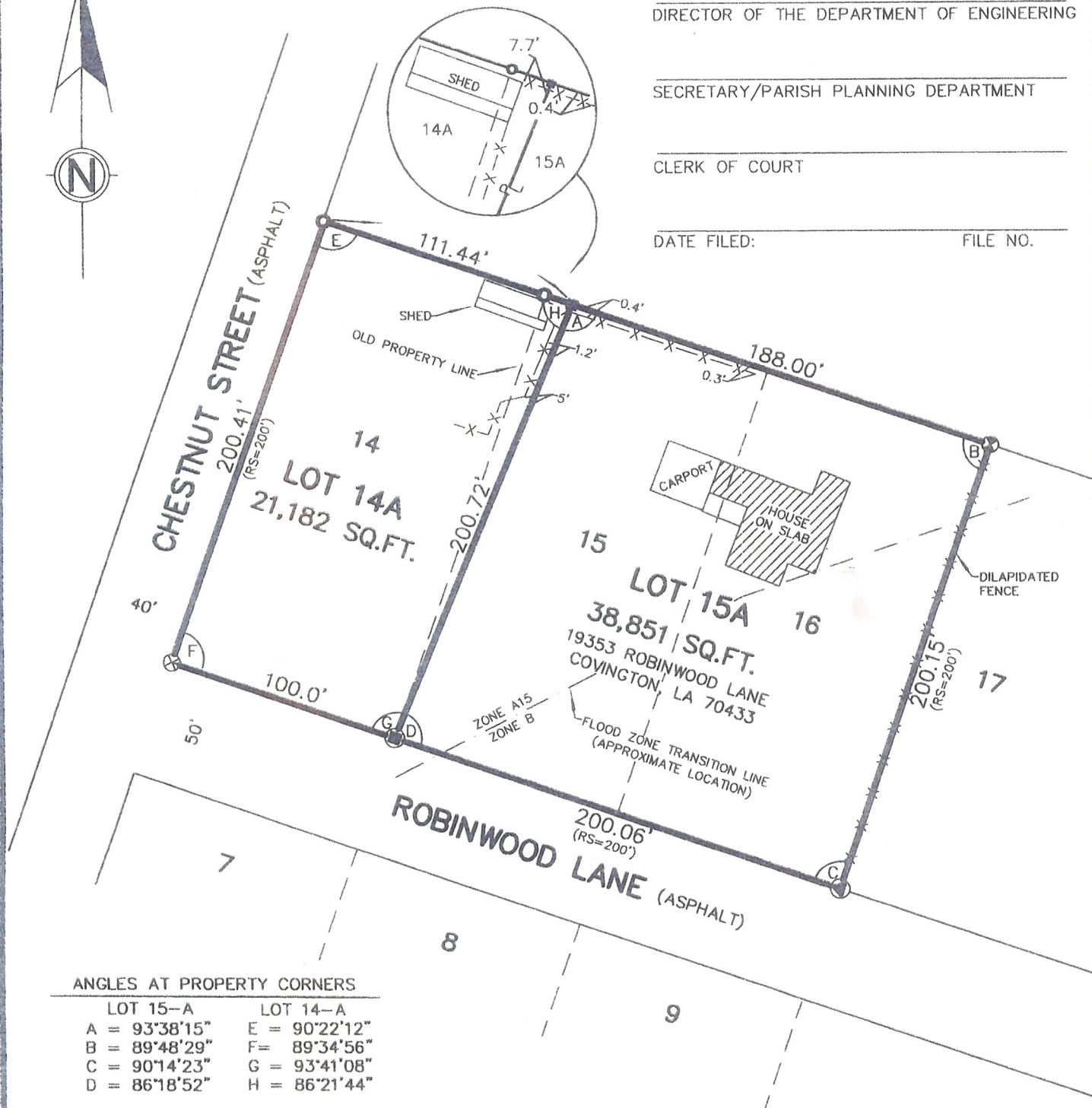
DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING DEPARTMENT

CLERK OF COURT

DATE FILED:

FILE NO.



ANGLES AT PROPERTY CORNERS

LOT 15-A	LOT 14-A
A = 93°38'15"	E = 90°22'12"
B = 89°48'29"	F = 89°34'56"
C = 90°14'23"	G = 93°41'08"
D = 86°18'52"	H = 86°21'44"

NOTES:

1. This property is located in Flood Zones A15 & B, per F.E.M.A. Map No. 225205 0230 C, October 17, 1989.

2. Improvements such as sheds, concrete, interior fences, ect. not located.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

LEGEND

- 1" IRON PIPE FOUND
- 3/4" IRON PIPE FOUND
- 1/2" IRON PIPE FOUND
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- FENCE POST
- FENCE
- REFERENCE SURVEY
- PROPERTY LINE

REFERENCE SURVEY:

Survey for Earl Joseph Pechon by E.J. Champagne, Surveyor, dated June 18, 1952.

(985) 892-1549

**John G. Cummings and Associates**  
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

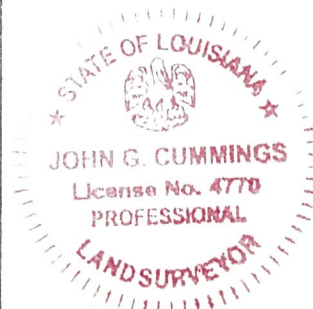
COVINGTON, LA 70433

PLAT PREPARED FOR: *Sylvia Pechon*

SHOWING A SURVEY OF: RESUBDIVISION OF LOTS 14 & 15 INTO LOTS 14A & 15A IN THE SUBDIVISION OF ROBERT LOBDELL, LOCATED IN SECTION 42, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

*John G. Cummings*  
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 60'

JOB NO. 20106-A

DATE: 08/11/2020

REVISED:

**ZONING STAFF REPORT**

**Date:** November 23, 2020  
**Case No.:** 2020-2093-ZC  
**Posted:** 11/20/2020

**Meeting Date:** December 1, 2020  
**Determination:** Approved, Amended, Postponed, Denied

**GENERAL INFORMATION**

**PETITIONER:** Kristina Speakman  
**OWNER:** Kristina Speakman  
**REQUESTED CHANGE:** From A-4 Single Family Residential District to A-4 Single Family Residential District and MHO Manufactured Housing Overlay  
**LOCATION:** Parcel located on the northeast corner of Lynn Drive and Tracy Street; being Lot 15, Square 8, Oaklawn East Subdivision; Lacombe  
**SIZE:** .48 acres

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Parish

**Road Surface:** 2 Lane Asphalt

**Condition:** Good

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-4 Single-Family Residential District
South	Residential	A-4 Single-Family Residential District
East	Residential	A-4 Single-Family Residential District
West	Residential	A-4 Single-Family Residential District

**EXISTING LAND USE:**

**Existing development:** No

**Multi occupancy development:** No

**COMPREHENSIVE PLAN:**

**Residential** - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as “village or town residential” may include mixed uses and would have the highest number of units per acre, while “Rural residential” would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning classification from A-4 Single-Family Residential District to A-4 Single-Family Residential District and MHO Manufactured Housing Overlay. The site is located on the northeast corner of Lynn Drive and Tracy Street; being Lot 15, Square 8, Oaklawn East Subdivision, Lacombe. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings that vary in site design and density.

The subject site is currently undeveloped and is flanked by single-family residences that adhere to the permitted uses within the A-4 Single-Family Residential District zoning designation. A change in zoning to allow mobile homes is consistent with the site’s comprehensive plan designation. Staff is not opposed to the request.

**Case No.:** 2020-2093-ZC

**PETITIONER:** Kristina Speakman

**OWNER:** Kristina Speakman

**REQUESTED CHANGE:** From A-4 Single Family Residential District to A-4 Single Family Residential District and MHO Manufactured Housing Overlay

**LOCATION:** Parcel located on the northeast corner of Lynn Drive and Tracy Street; being Lot 15, Square 8, Oaklawn East Subdivision; Lacombe

**SIZE:** .48 acres













**ZONING STAFF REPORT**

**Date:** November 23, 2020  
**Case No.:** 2020-2094-ZC  
**Posted:** 11/20/2020

**Meeting Date:** December 1, 2020  
**Determination:** Approved, Amended, Postponed, Denied

**GENERAL INFORMATION**

**PETITIONER:** Stephen Edwin Walder  
**OWNER:** Stephen Edwin Walder  
**REQUESTED CHANGE:** From A-1 Suburban District and RO Rural Overlay to A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay  
**LOCATION:** Parcel located on the southwest corner of Louisiana Highway 1078 and Robinson Road; Folsom  
**SIZE:** 10.5 acres

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:**                      **Road Surface:**                      **Condition:**

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-1 Suburban District and RO Rural Overlay
South	Undeveloped	A-1 Suburban District and RO Rural Overlay
East	Residential	A-1 Suburban District and RO Rural Overlay
West	Undeveloped	A-1 Suburban District and RO Rural Overlay

**EXISTING LAND USE:**

**Existing development:** No                      **Multi occupancy development:** No

**COMPREHENSIVE PLAN:**

**Conservation** - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of “conservation” includes a private landowner’s understanding of responsibility to wisely manage that resource so that it remains in good condition for future generations (often simple referred to as “good stewardship”); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes. Means to achieve conservation are myriad and include both private and public sector initiatives – such means will be considered in subsequent phases of the New Directions 2025 planning process.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning classification from A-1 Suburban District and RO Rural Overlay to A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay. The site is located on the southwest corner of Louisiana Highway 1078 and Robinson Road, Folsom. The 2025 Future Land Use Plan designates the site to be developed in a way that conserves the natural features of the property.

The 10.5-acre subject site is currently undeveloped and is adjacent to undeveloped property to the west and south, and single-family residences to the north and east. Staff is not opposed to the request for the Manufactured Housing Overlay.

**Case No.** 2020-2094-ZC

**PETITIONER:** Stephen Edwin Walder

**OWNER:** Stephen Edwin Walder

**REQUESTED CHANGE:** From A-1 Suburban District and RO Rural Overlay to A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay

**LOCATION:** Parcel located on the southwest corner of Louisiana Highway 1078 and Robinson Road; Folsom

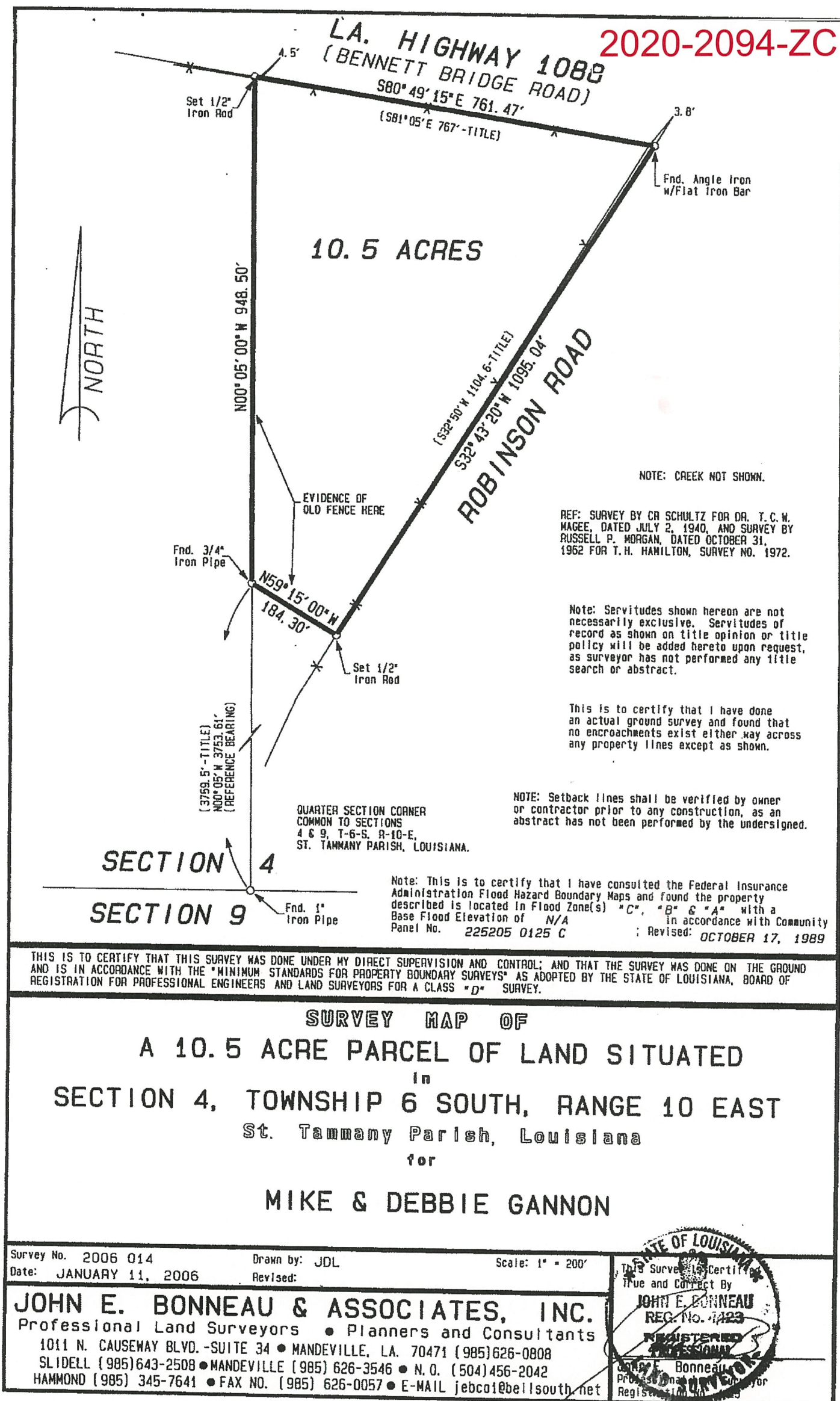
**SIZE:** 10.5 acres











ZONING STAFF REPORT

**Date:** November 23, 2020  
**Case No.:** 2020-2096-ZC  
**Posted:** 11/20/2020

**Meeting Date:** December 1, 2020  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Jeff Schoen  
**OWNER:** Weyerhaeuser NR Company - Tim Jackson  
**REQUESTED CHANGE:** From A-2 Suburban District to A-2 Suburban District and PUD Planned Unit Development Overlay  
**LOCATION:** Parcel located on the east of Louisiana Highway 434, and on the north side of Dixie Ranch Fire Tower Road; Lacombe  
**SIZE:** 125.65 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

**Type:** Parish

**Road Surface:** 2 Lane Asphalt

**Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-2 Suburban District
South	Residential	A-2 Suburban District and Tamanend PUD Planned Unit Development
East	Undeveloped	A-2 Suburban District
West	Undeveloped	A-2 Suburban District

EXISTING LAND USE:

**Existing development:** No

**Multi occupancy development:** No

COMPREHENSIVE PLAN:

**Agriculture (nursery, sod)** - Use of land for horticulture, floriculture, and the necessary or associated uses for packing, treating, storing the produce or using it for education.  
**Agriculture – extraction** - Use of land for the surface mining or digging out of soils, sand or (usually from streambeds) gravel for commercial sale.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-2 Suburban District to A-2 Suburban District and PUD Planned Unit Development Overlay. The site is located on the east of Louisiana Highway 434, and on the north side of Dixie Ranch Fire Tower Road, Lacombe. The 2025 Future Land Use Plan designates the site to be used and managed for the production of marketable wood products and recreational uses.

The applicant is proposing to rezone the 125.65-acre property from A-2 Suburban District to A-2 Suburban District and PUD Planned Unit Development Overlay. A concurrent application has been submitted (ZC07-07-041) for a Major Amendment to the Tamanend Planned Unit Development. The reason for the requested zoning change is to provide a source of fill for the existing 848-acre multi-use PUD south of Dixie Ranch Fire Tower Road. As the rezoning request will not result in the increase of density and the additional land will be utilized for excavation and greenspace for the existing PUD, staff is not opposed.

**Case:** 2020-2096-ZC

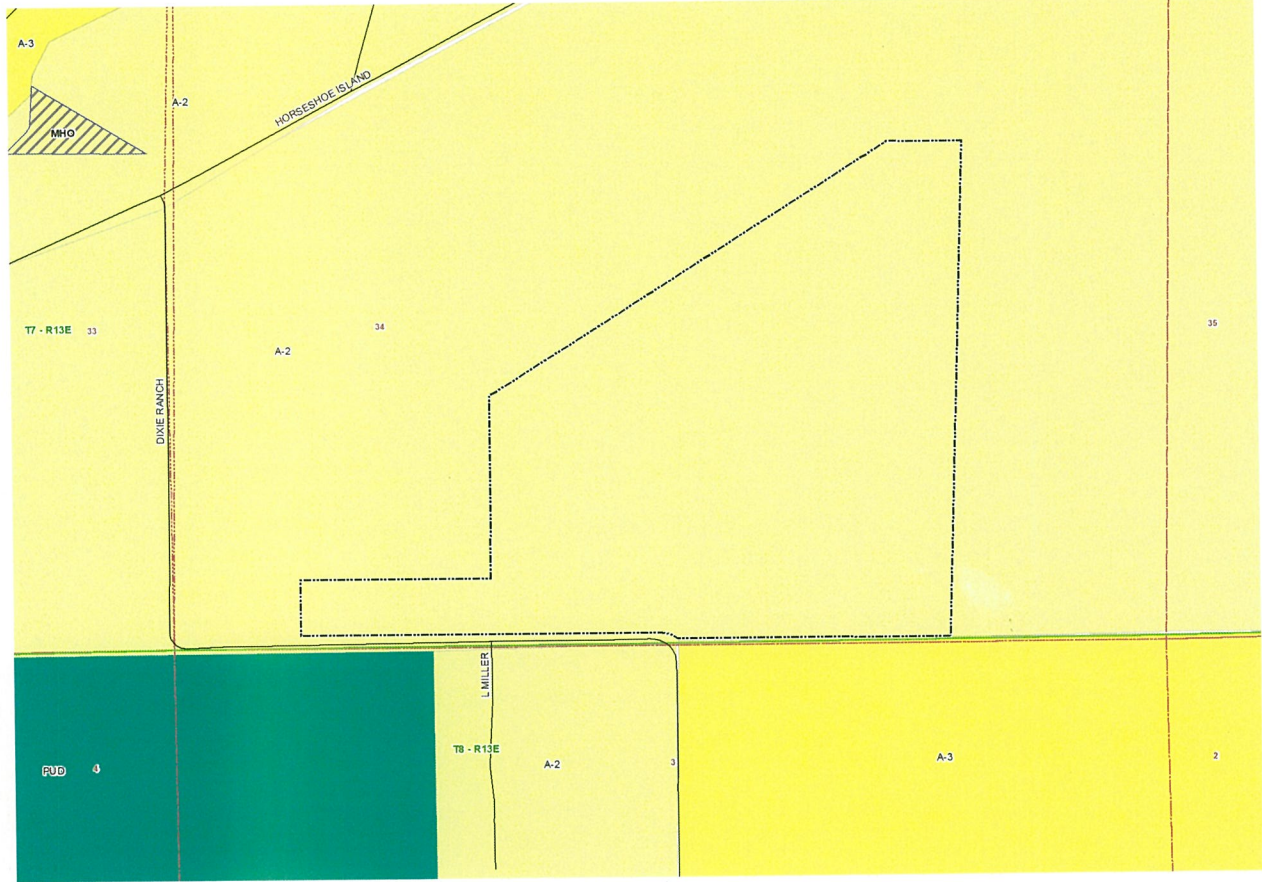
**PETITIONER:** Jeff Schoen

**OWNER:** Weyerhaeuser NR Company - Tim Jackson

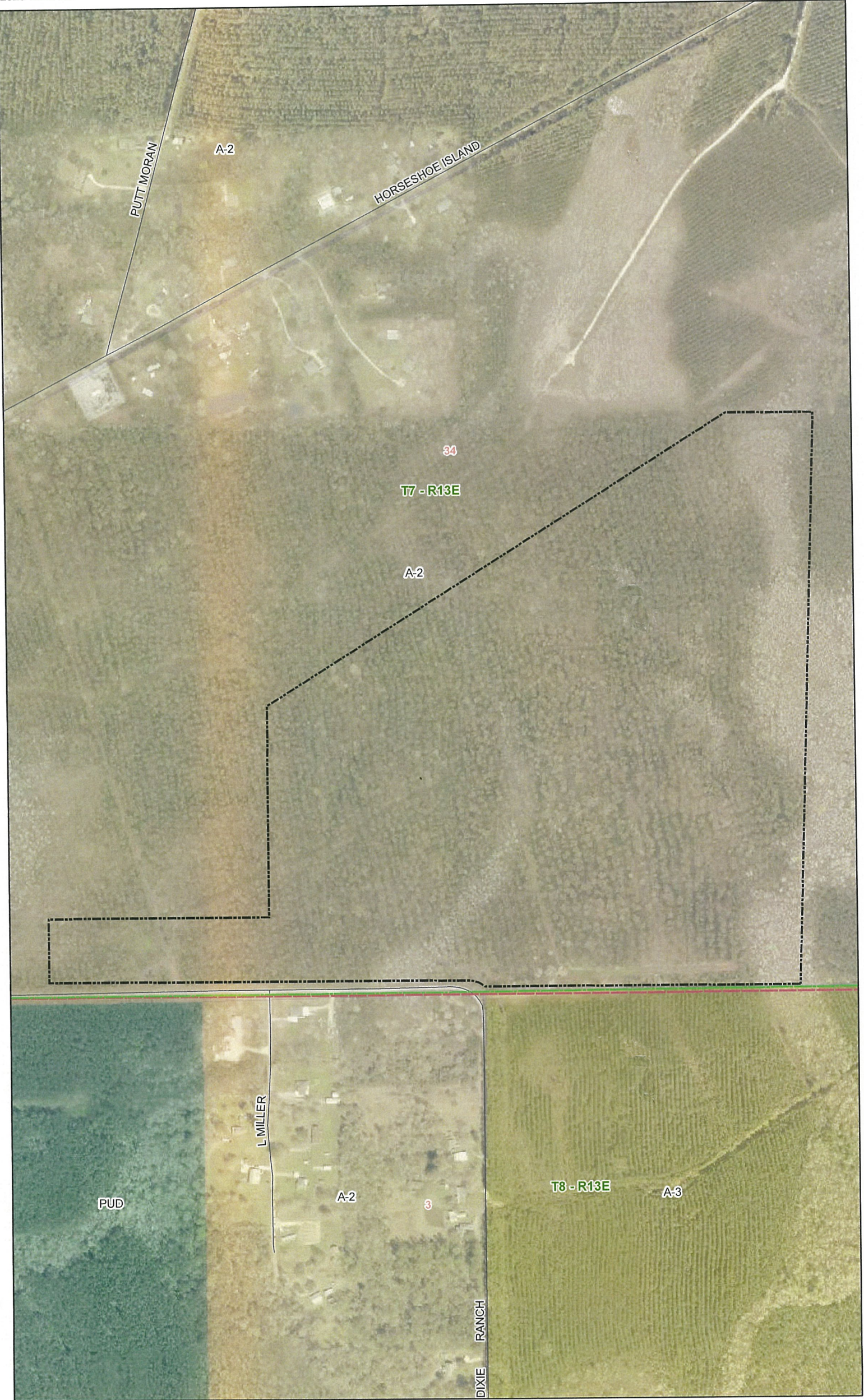
**REQUESTED CHANGE:** From A-2 Suburban District to A-2 Suburban District and PUD Planned Unit Development Overlay

**LOCATION:** Parcel located on the east of Louisiana Highway 434, and on the north side of Dixie Ranch Fire Tower Road; Lacombe

**SIZE:** 125.65 acres









ZONING STAFF REPORT

**Date:** November 23, 2020  
**Case No.:** ZC07-07-041  
**Posted:** 11/20/2020

**Meeting Date:** December 1, 2020  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Jeff Schoen  
**OWNER:** Weyerhaeuser NR Company - Tim Jackson  
**REQUESTED CHANGE:** Major Amendment to the PUD Planned Unit Development Overlay  
**LOCATION:** Parcel located on the east side of Louisiana Highway 434, and on the north and south sides of Dixie Ranch Fire Tower Road; Lacombe  
**SIZE:** 973.911 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

**Type:** Parish                      **Road Surface:** 2 Lane Asphalt                      **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-2 Suburban District
South	Residential	A-2 Suburban District and Tamanend PUD Planned Unit Development
East	Undeveloped	A-2 Suburban District
West	Undeveloped	A-2 Suburban District

EXISTING LAND USE:

**Existing development:** No                      **Multi occupancy development:** No

COMPREHENSIVE PLAN:

**Agriculture (nursery, sod)** - Use of land for horticulture, floriculture, and the necessary or associated uses for packing, treating, storing the produce or using it for education.  
**Agriculture – extraction** - Use of land for the surface mining or digging out of soils, sand or (usually from streambeds) gravel for commercial sale.

STAFF COMMENTS:

The petitioner is requesting a Major Amendment to the PUD Planned Unit Development Overlay. The site is located on the east side of Louisiana Highway 434, and on the north and south sides of Dixie Ranch Fire Tower Road, Lacombe. The applicant has submitted a concurrent request to rezone 125.65 acres north of Dixie Ranch Fire Tower Road from A-2 Suburban District to A-2 Suburban District and PUD Planned Unit Development Overlay (Case No. 2020-2096-ZC). The purpose of the requested addition to the Tamanend PUD is to provide a source of fill outside of the areas programmed for development within the existing PUD.

The applicant is proposing to excavate 53.27 acres of the 125.65-acre addition to provide fill for the Tamanend development directly south of Dixie Ranch Fire Tower Road. The remaining 73.78-acre portion of the addition has been determined to be wetlands. Permitted uses within the petitioned 125-acre property includes wetlands, wetland mitigation, parks, common open space, active and passive recreation, community recreation facilities, silviculture uses and working forest uses. The addition to the PUD and subsequent Major Amendment request will not increase the total amount of development previously authorized in the PUD. Additionally, the applicant will be required to adhere to all applicable Parish regulations concerning the use of fill as well as apply for all applicable site work, land clearing and pond permits. As such, staff is not opposed to the requested Major Amendment.



**Case:** ZC07-07-041

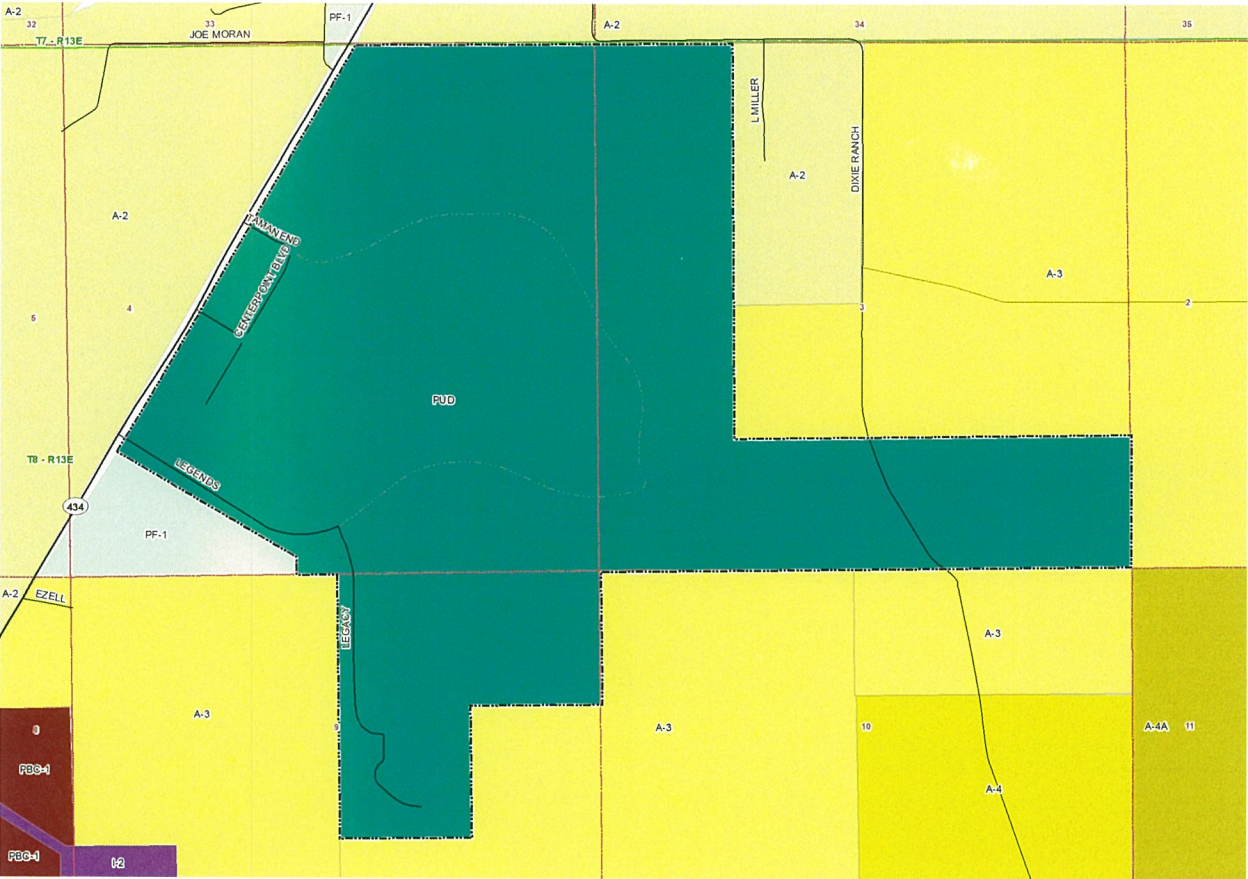
**PETITIONER:** Jeff Schoen

**OWNER:** Weyerhaeuser NR Company - Tim Jackson

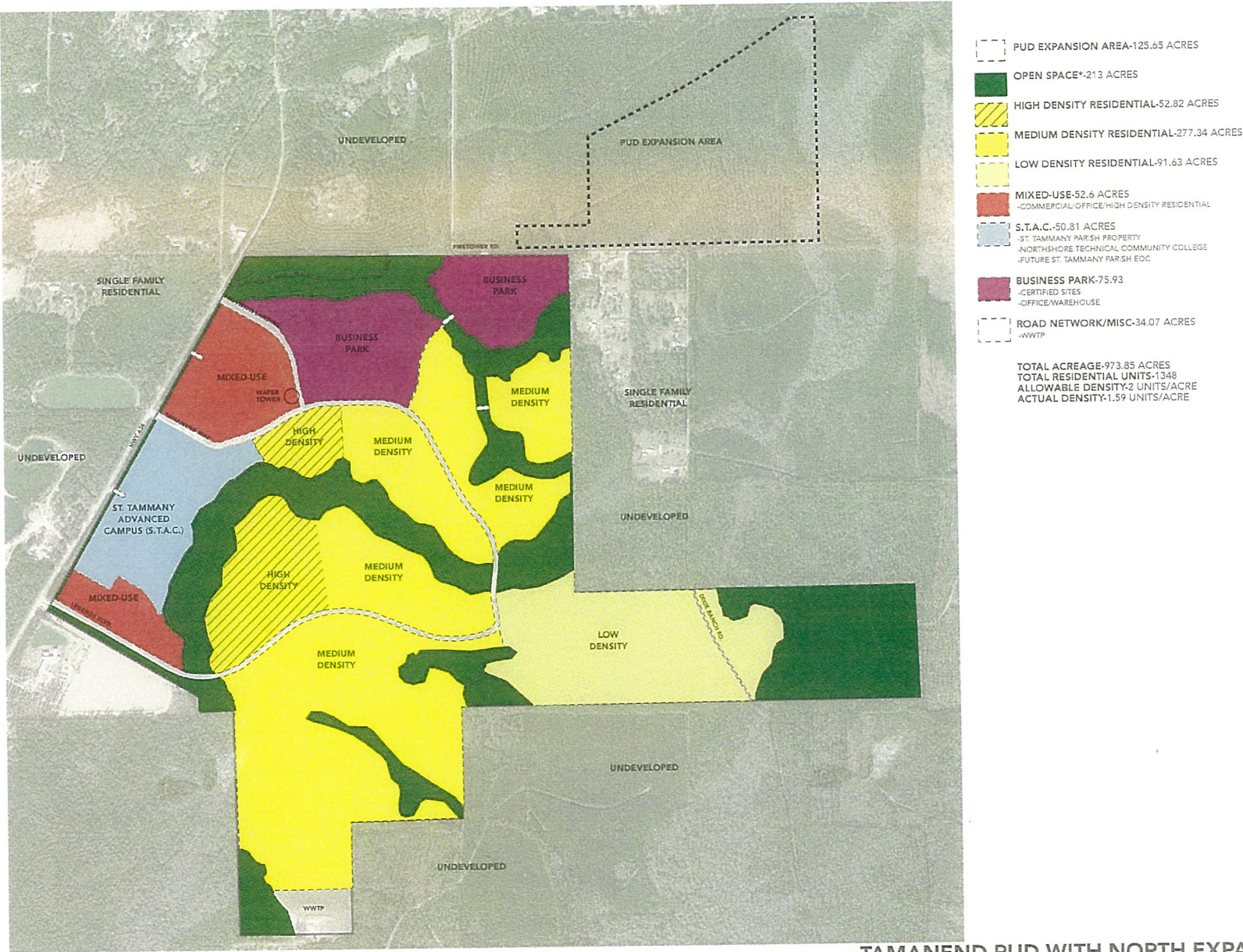
**REQUESTED CHANGE:** Major Amendment to the PUD Planned Unit Development Overlay

**LOCATION:** Parcel located on the east of Louisiana Highway 434, and on the north side of Dixie Ranch Fire Tower Road; Lacombe

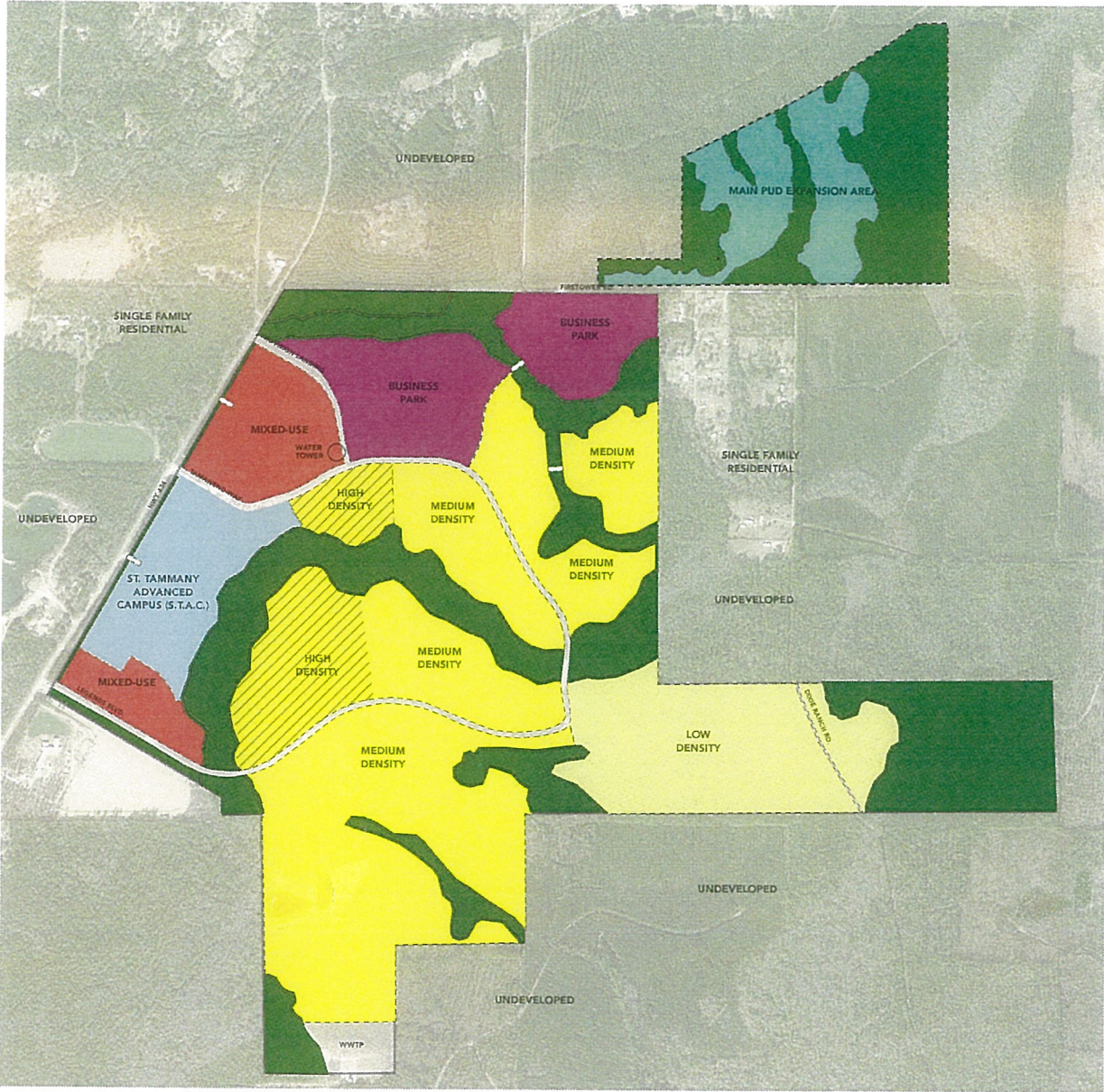
**SIZE:** 973.91 acres









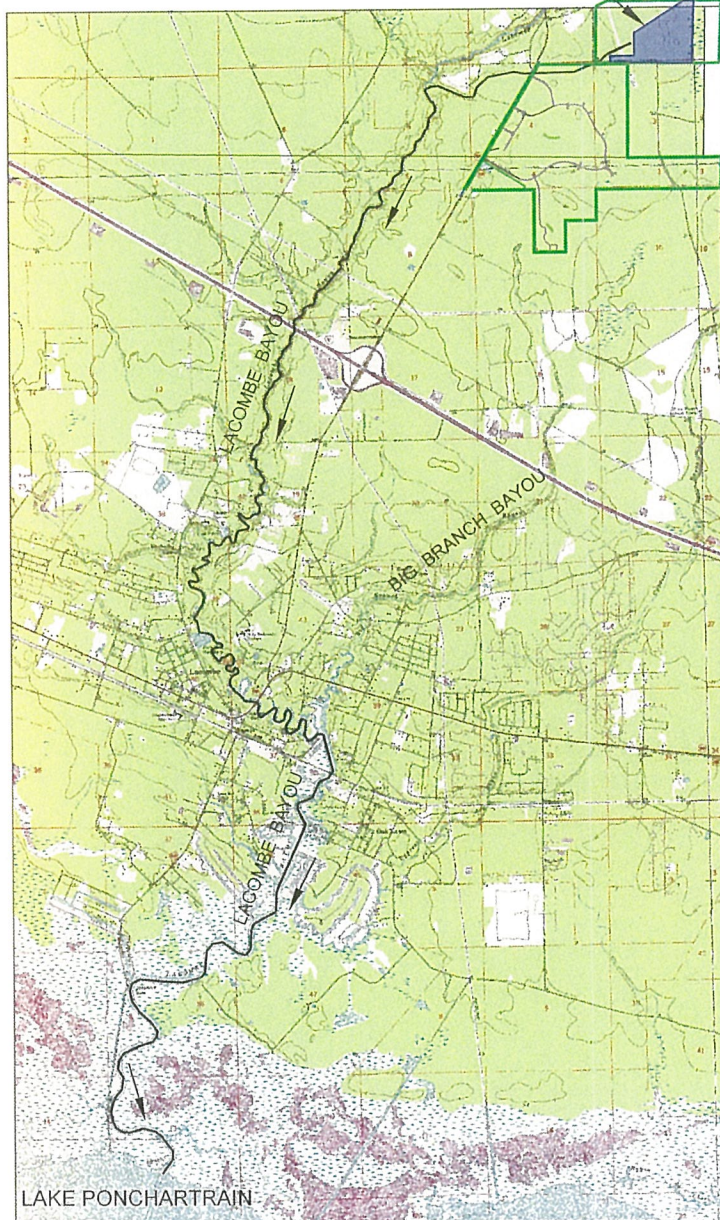


- PUD EXPANSION-OPEN SPACE-WETLAND 73.78 ACRES
- PUD EXPANSION-OPEN SPACE-UPLAND-51.87 ACRES
- PUD EXPANSION-TOTAL AREA-125.65 ACRES
- OPEN SPACE-213 ACRES
- HIGH DENSITY RESIDENTIAL-52.82 ACRES
- MEDIUM DENSITY RESIDENTIAL-277.34 ACRES
- LOW DENSITY RESIDENTIAL-91.63 ACRES
- MIXED-USE-52.6 ACRES
  - COMMERCIAL/OFFICE/HIGH DENSITY RESIDENTIAL
- S.T.A.C.-50.81 ACRES
  - ST. TAMMANY PARISH PROPERTY
  - NORTHSHORE TECHNICAL COMMUNITY COLLEGE
  - FUTURE ST. TAMMANY PARISH EDC
- BUSINESS PARK-75.93
  - CERTIFIED SITES
  - OFFICE/WAREHOUSE
- ROAD NETWORK/MISC-34.07 ACRES
  - WWTP
- TOTAL ACREAGE-973.85 ACRES
- TOTAL RESIDENTIAL UNITS-1348
- ALLOWABLE DENSITY-2 UNITS/ACRE
- ACTUAL DENSITY-1.59 UNITS/ACRE



125 ACRE SITE

ZC07-07-041



## ULTIMATE DISPOSAL OF SURFACE WATER TO LAKE PONCHARTRAIN

TAMANEND PUD AMENDMENT  
125 ACRES

PROJ. # 717-02

October 7, 2020

RICHARD C. LAMBERT  
CONSULTANTS, L.L.C.

900 W. CAUSEWAY APPROACH  
MANDEVILLE, LA. 70471

PHONE (985) 727-4440  
FAX (985) 727-4447



ZC07-07-041

**ENVIRONMENTAL ASSESSMENT DATA FORM**

Applicant's Name: Weyerhaeuser NR Company

Developer's Address: 13005 SW 1st Road, Suite 241 Newberry FL 32669

Street City State Zip Code

Developer's Phone No. 352-415-4521 407-808-5655

(Business) (Cell)

Subdivision Name: Tamanend

Number of Acres in Development: 125.65 Number of Lots/Parcels in Development: 0

Ultimate Disposal of Surface Drainage: Highway 434 Regional Detention and Big Branch

Water Surface Runoff Mitigation Proposed: On site stormwater and detention facilities

*(Please check the following boxes below, where applicable:)*

- Type of Sewerage System Proposed: ☒ Community ☐ Individual
- Type of Water System Proposed: ☒ Community ☐ Individual
- Type of Streets and/or Roads Proposed: ☒ Concrete ☒ Asphalt ☐ Aggregate ☐ Other
- Land Formation: ☒ Flat ☐ Rolling Hills ☐ Marsh ☐ Swamp ☐ Inundated ☐ Title Flow
- Existing Land Use: ☒ Undeveloped ☐ Residential ☐ Commercial ☐ Industrial ☐ Other
- Proposed Land Use: ☐ Undeveloped ☒ Residential ☒ Commercial ☒ Industrial ☐ Other
- Surrounding Land Use: ☒ Undeveloped ☐ Residential ☐ Commercial ☐ Industrial ☒ Other
- Does the subdivision conform to the major street plan? ☒ Yes ☐ No
- What will the noise level of the working development be? ☐ Very Noisy ☒ Average ☐ Very Little
- Will any hazardous materials have to be removed or brought on-site for the development? ☐ Yes ☒ No
- If yes, what are the hazardous materials? -----
- Does the subdivision front on any waterways? ☐ Yes ☒ No
- If yes, what major streams or waterways? -----



- Does the subdivision front on any major arterial streets? ☒ Yes ☐ No
- If yes, which major arterial streets? Highway 434
- Will any smoke, dust or fumes be emitted as a result of operational construction? ☐ Yes ☒ No
- If yes, please explain? \_\_\_\_\_
- Is the subdivision subject to inundation? ☐ Frequently ☐ Infrequently ☒ None at all
- Will canals or waterways be constructed in conjunction with this subdivision? ☐ Yes ☒ No

***(Does the proposed subdivision development...)***

- a.) have or had any landfill(s) located on the property? ☐ Yes ☒ No
- b.) disrupt, alter or destroy any historical or archeological sites or district? ☐ Yes ☒ No
- c.) have a substantial impact on natural, ecological recreation, or scenic resources? ☐ Yes ☒ No
- d.) displace a substantial number of people? ☐ Yes ☒ No
- e.) conform with the environmental plans and goals that have been adopted by the parish? ☒ Yes ☐ No
- f.) cause an unwarranted increase in traffic congestion within or near the subdivision? ☐ Yes ☒ No
- g.) have substantial esthetic or adverse visual impact within or near the subdivision? ☐ Yes ☒ No
- h.) breach any Federal, State or Local standards relative to:
- |   |   |
|---|---|
| • air Quality . . . . .   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • noise . . . . .   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • water Quality . . . . .   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • contamination of any public or private water supply . . . . .                       | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • ground water levels . . . . .   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • flooding/inundation . . . . .   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • erosion . . . . .   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • sedimentation . . . . .   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • rare and/or endangered species of animal or plant habitat . . . . .                 | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • interfering with any movement of resident or migratory fish or wildlife species . . | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • inducing substantial concentration of population . . . . .                          | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • dredging and spoil placement . . . . .  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

*I hereby certify to the best of knowledge and ability, that this subdivision development will not adversely impact the surrounding environment, inclusive of all the information contained herein; and further, said information provided and answered above is accurate, true and correct.*

<u>Timothy J. Adke</u>	<u>10/6/2020</u>
ENGINEER/SURVEYOR/OR DEVELOPER	DATE
(SIGNATURE)	



ZC07-07-041



DEPARTMENT OF THE ARMY  
U.S. ARMY CORPS OF ENGINEERS, NEW ORLEANS DISTRICT  
7400 LEAKE AVE  
NEW ORLEANS, LA 70118-3651

August 19, 2020

Operations Division  
Surveillance and Enforcement Section

Mr. Michael Henry  
HYDRIK  
2323 Hwy 190, E., Suite 2  
Hammond, LA 70401

Dear Mr. Henry:

Reference is made to your request, on behalf of Weyerhaeuser, for a U.S. Army Corps of Engineers' (Corps) jurisdictional determination on property located in Section 34, Township 7 South, Range 13 East, St. Tammany Parish, Louisiana (enclosed map). Specifically, this property is identified as a 255-acre tract southeast of the intersection of Horse Shoe Island Road and Dixie-Firetower Road.

Based on review of recent maps, aerial photography, soils data, the delineation report provided with your request, and site inspections conducted on June 6, 2020 and August 11, 2020, we have determined that part of the property contains wetlands that may be subject to Corps' jurisdiction. The approximate limits of the wetlands are designated in red on the map. A Department of the Army permit under Section 404 of the Clean Water Act will be required prior to the deposition or redistribution of dredged or fill material into waters of the U.S.

The delineation included herein has been conducted to identify the location and extent of the aquatic resource boundaries and/or the jurisdictional status of aquatic resources for purposes of the Clean Water Act for the particular site identified in this request. This delineation and/or jurisdictional determination may not be valid for the Wetland Conservation Provisions of the Food Security Act of 1985, as amended. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should discuss the applicability of a certified wetland determination with the local USDA service center, prior to starting work.

You and your client are advised that this preliminary jurisdictional determination is valid for a period of 5 years from the date of this letter unless new information warrants revision prior to the expiration date. Additionally, this determination is only valid for the identified project or individual(s) only and is not to be used for decision-making by any other individual or entity.

Should there be any questions concerning these matters, please contact Mr. Bill Nethery at (504) 862-1267 and reference our Account No. MVN-2018-00289-1-SQ. If you have specific questions regarding the permit process or permit applications, please contact our Eastern Evaluation Section at (504) 862-2292.

Sincerely,

GUARISCO.BRAD.AN  
THONY.1376421941

Digitally signed by  
GUARISCO.BRAD.ANTHONY.137642194  
1  
Date: 2020.08.19 22:55:49 -05'00'

for Martin S. Mayer  
Chief, Regulatory Branch

Enclosures



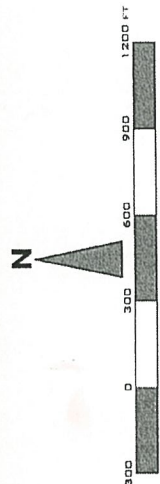
US Army Corps of Engineers  
Preliminary Jurisdictional  
Determination

USACE I.H.  
Date: August 12, 2020  
By: William Nethery  
For: Michael Henry obo Weyerhaeuser  
Acct#: MVN 2018-00289-1-SQ

Wetland

WETLAN  
WEYER  
FIGURE 5  
HF:2020B  
DATE:08/12/20

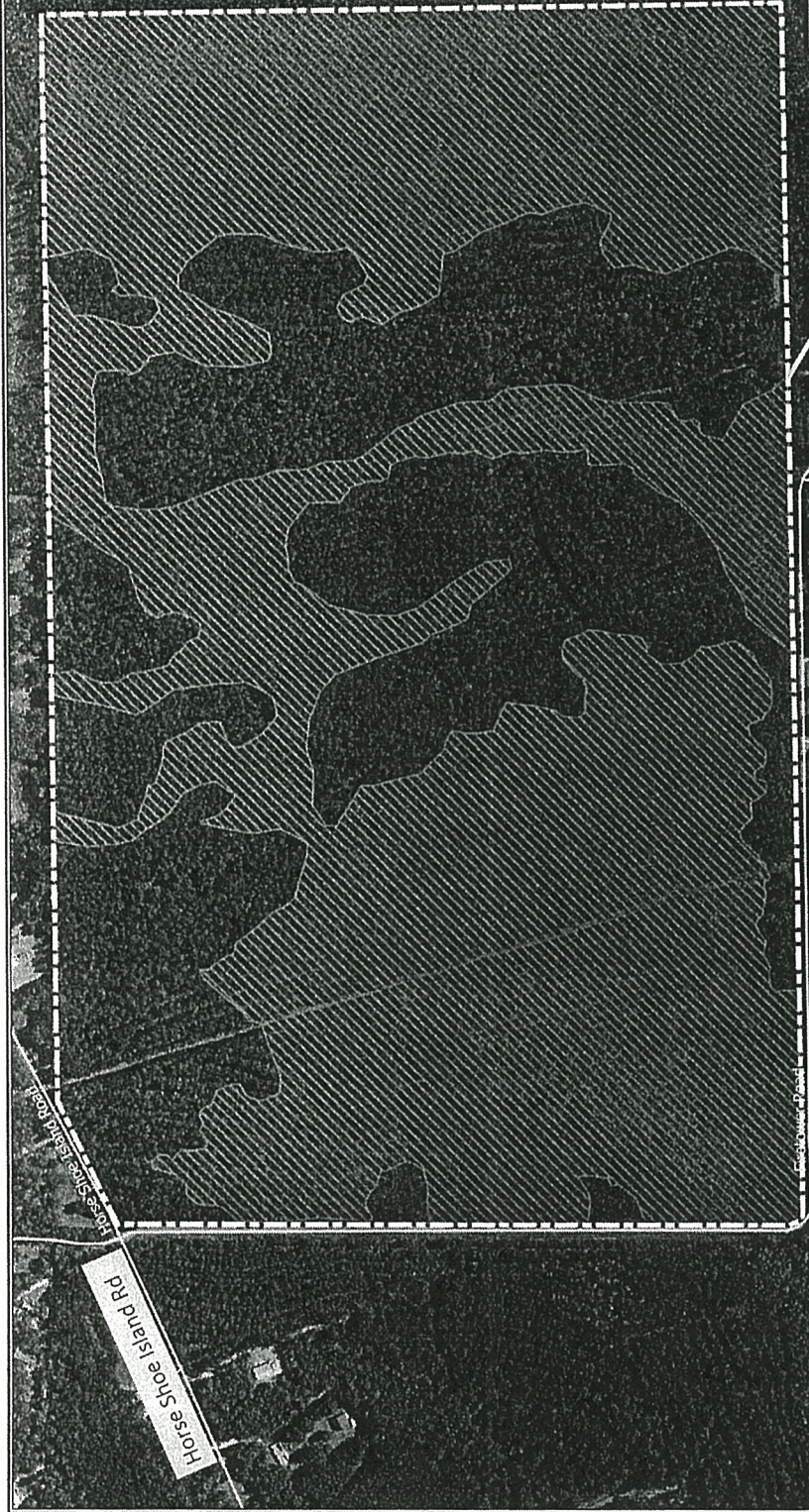
JD Review  
Area



~255 ACRES  
COVINGTON, LA  
ST.TAMMANY PARISH  
NAD 83, LA SOUTH (USFT) EPSG:3452  
SITE CENTER: 30.39112 , -89.88158

PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY. THIS IS NOT A LEGAL SURVEY AND SHOULD NOT BE USED AS SUCH

LEGEND  
REVIEW AREA APPROX 255 AC  
DELINEATED WETLANDS: 160.80 ACRES





PRELIMINARY JURISDICTIONAL DETERMINATION (PJD) FORM

BACKGROUND INFORMATION

- A. REPORT COMPLETION DATE FOR PJD: August 19, 2020
- B. NAME AND ADDRESS OF PERSON REQUESTING PJD:  
Mr. Michael Henry, HYDRIK,2323 Hwy 190 E.,  
Suite 2,Hammond, LA 70401 obo Weyerhaeuser
- C. DISTRICT OFFICE, FILE NAME, AND NUMBER: MVN 2018-00289-1-SQ

D. PROJECT LOCATION(S) AND BACKGROUND INFORMATION:  
(USE THE TABLE BELOW TO DOCUMENT MULTIPLE AQUATIC RESOURCES AND/OR  
AQUATIC RESOURCES AT DIFFERENT SITES)

State: Louisiana County/parish/borough: St. Tammany Par. City:

Center coordinates of site (lat/long in degree decimal format):  
Lat.: 30.39112 ° Long.: -89.88158 °

Universal Transverse Mercator:

Name of nearest waterbody: Bayou Lacombe

E. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):

- ☐ Office (Desk) Determination. Date:
- ☒ Field Determination. Date(s): June 16 & Aug 6, 2020

TABLE OF AQUATIC RESOURCES IN REVIEW AREA WHICH “MAY BE” SUBJECT TO REGULATORY  
JURISDICTION.

Site number	Latitude (decimal degrees)	Longitude (decimal degrees)	Estimated amount of aquatic resource in review area (acreage and linear feet, if applicable)	Type of aquatic resource (i.e., wetland vs. non-wetland waters)	Geographic authority to which the aquatic resource “may be” subject (i.e., Section 404 or Section 10/404)
1	30.391308	-89.875719	160.8 ac	Wetland	404

SUPPORTING DATA. Data reviewed for PJD (check all that apply)

Checked items should be included in subject file. Appropriately reference sources below where indicated for all checked items:

- ☒ Maps, plans, plots or plat submitted by or on behalf of the PJD requestor:  
Map: \_\_\_\_\_
- ☒ Data sheets prepared/submitted by or on behalf of the PJD requestor.

☐ Office concurs with data sheets/delineation report.☐ Office does not concur with data sheets/delineation report. Rationale: \_\_\_\_\_
- ☐ Data sheets prepared by the Corps: \_\_\_\_\_
- ☐ Corps navigable waters' study: \_\_\_\_\_
- ☒ U.S. Geological Survey Hydrologic Atlas: \_\_\_\_\_

☐ USGS NHD data.☒ USGS 8 and 12 digit HUC maps.
- ☒ U.S. Geological Survey map(s). Cite scale & quad name: 1:24000 St. Tammany, LA
- ☒ Natural Resources Conservation Service Soil Survey. Citation: NRCS Web Soil Survey
- ☐ National wetlands inventory map(s). Cite name: \_\_\_\_\_
- ☐ State/local wetland inventory map(s): \_\_\_\_\_
- ☐ FEMA/FIRM maps: \_\_\_\_\_
- ☐ 100-year Floodplain Elevation is: \_\_\_\_\_. (National Geodetic Vertical Datum of 1929)
- ☒ Photographs: ☒ Aerial (Name & Date): IR-1998, 2004, 2008, True color 2010, 2017, 2019  
or ☒ Other (Name & Date): LIDAR
- ☐ Previous determination(s). File no. and date of response letter: \_\_\_\_\_
- ☐ Other information (please specify): \_\_\_\_\_

**IMPORTANT NOTE: The information recorded on this form has not necessarily been verified by the Corps and should not be relied upon for later jurisdictional determinations.**

NETHERY.WILLIAM  
.RYAN.1247763410

Digitally signed by  
NETHERY.WILLIAM.RYAN.12477  
63410  
Date: 2020.06.13 08:17:15 -05'00'

Signature and date of  
Regulatory staff member  
completing PJD

via Request form April 7, 2020

Signature and date of  
person requesting PJD  
(REQUIRED, unless obtaining  
the signature is impracticable)<sup>1</sup>

<sup>1</sup> Districts may establish timeframes for requestor to return signed PJD forms. If the requestor does not respond within the established time frame, the district may presume concurrence and no additional follow up is necessary prior to finalizing an action.



- 1) The Corps of Engineers believes that there may be jurisdictional aquatic resources in the review area, and the requestor of this PJD is hereby advised of his or her option to request and obtain an approved JD (AJD) for that review area based on an informed decision after having discussed the various types of JDs and their characteristics and circumstances when they may be appropriate.
- 2) In any circumstance where a permit applicant obtains an individual permit, or a Nationwide General Permit (NWP) or other general permit verification requiring "pre-construction notification" (PCN), or requests verification for a non-reporting NWP or other general permit, and the permit applicant has not requested an AJD for the activity, the permit applicant is hereby made aware that: (1) the permit applicant has elected to seek a permit authorization based on a PJD, which does not make an official determination of jurisdictional aquatic resources; (2) the applicant has the option to request an AJD before accepting the terms and conditions of the permit authorization, and that basing a permit authorization on an AJD could possibly result in less compensatory mitigation being required or different special conditions; (3) the applicant has the right to request an individual permit rather than accepting the terms and conditions of the NWP or other general permit authorization; (4) the applicant can accept a permit authorization and thereby agree to comply with all the terms and conditions of that permit, including whatever mitigation requirements the Corps has determined to be necessary; (5) undertaking any activity in reliance upon the subject permit authorization without requesting an AJD constitutes the applicant's acceptance of the use of the PJD; (6) accepting a permit authorization (e.g., signing a proffered individual permit) or undertaking any activity in reliance on any form of Corps permit authorization based on a PJD constitutes agreement that all aquatic resources in the review area affected in any way by that activity will be treated as jurisdictional, and waives any challenge to such jurisdiction in any administrative or judicial compliance or enforcement action, or in any administrative appeal or in any Federal court; and (7) whether the applicant elects to use either an AJD or a PJD, the JD will be processed as soon as practicable. Further, an AJD, a proffered individual permit (and all terms and conditions contained therein), or individual permit denial can be administratively appealed pursuant to 33 C.F.R. Part 331. If, during an administrative appeal, it becomes appropriate to make an official determination whether geographic jurisdiction exists over aquatic resources in the review area, or to provide an official delineation of jurisdictional aquatic resources in the review area, the Corps will provide an AJD to accomplish that result, as soon as is practicable. This PJD finds that there *"may be"* waters of the U.S. and/or that there *"may be"* navigable waters of the U.S. on the subject review area, and identifies all aquatic features in the review area that could be affected by the proposed activity, based on the following information:



NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL		
Applicant: Mr. Michael Henry obo Weyerhaeuser		File Number: MVN 2018-00289-1-SQ
Date: 8/19/2020		
Attached is:		See Section below
<input type="checkbox"/>	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
<input type="checkbox"/>	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
<input type="checkbox"/>	PERMIT DENIAL	C
<input type="checkbox"/>	APPROVED JURISDICTIONAL DETERMINATION	D
<input checked="" type="checkbox"/>	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at <http://www.usace.army.mil/Missions/CivilWorks/RegulatoryProgramandPermits/appeals.aspx> or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.



ZC07-07-041

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT		
REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)		
ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.		
POINT OF CONTACT FOR QUESTIONS OR INFORMATION:		
If you have questions regarding this decision and/or the appeal process you may contact:  Brad Guarisco Chief, Surveillance & Enforcement Section U.S. Army Corps of Engineers 7400 Leake Avenue New Orleans, LA 70118 504-862-2274	If you only have questions regarding the appeal process you may also contact:  Administrative Appeals Review Officer Mississippi Valley Division P.O. Box 80 (1400 Walnut Street) Vicksburg, MS 39181-0080 601-634-5820 FAX: 601-634-5816	
RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.		
Signature of appellant or agent.	Date:	Telephone number:

**ZONING STAFF REPORT**

**Date:** November 23, 2020  
**Case No.:** 2020-2098-ZC  
**Posted:** 11/20/2020

**Meeting Date:** December 1, 2020  
**Determination:** Approved, Amended, Postponed, Denied

**GENERAL INFORMATION**

**PETITIONER:** Jeff Schoen  
**OWNER:** Wingfield Real Estate Company, LLC - Barbara Wingfield  
**REQUESTED CHANGE:** From A-1 Suburban District to NC-1 Professional Office District  
**LOCATION:** Parcel located on the west side of Louisiana Highway 1077, south of US Highway 190; Covington  
**SIZE:** 2 acres

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** State

**Road Surface:** 2 Lane Asphalt

**Condition:** Good

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-1 Suburban District
South	Residential	A-1 Suburban District
East	Undeveloped	A-2 Suburban District
West	Undeveloped	A-1 Suburban District

**EXISTING LAND USE:**

**Existing development:** No

**Multi occupancy development:** No

**COMPREHENSIVE PLAN:**

**Residential** - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as “village or town residential” may include mixed uses and would have the highest number of units per acre, while “Rural residential” would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning classification from A-1 Suburban District to NC-1 Professional Office District. The site is located on the west side of Louisiana Highway 1077, south of US Highway 190, Covington. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings that vary in site design and density.

The subject property is currently undeveloped and flanked on all sides by property zoned to accommodate single-family residential dwellings. The purpose of the NC-1 zoning classification is to provide for the location of small-scale services in close proximity to residential development with minimal impact. While there are a few existing neighborhood scale services to the north of the petitioned property along Louisiana Highway 1077, staff notes that rezoning residential property to accommodate commercial uses may be out of character for the immediate area.

Note the reason for the request is to accommodate the construction of a sports physical therapy clinic.



**Case:** 2020-2098-ZC

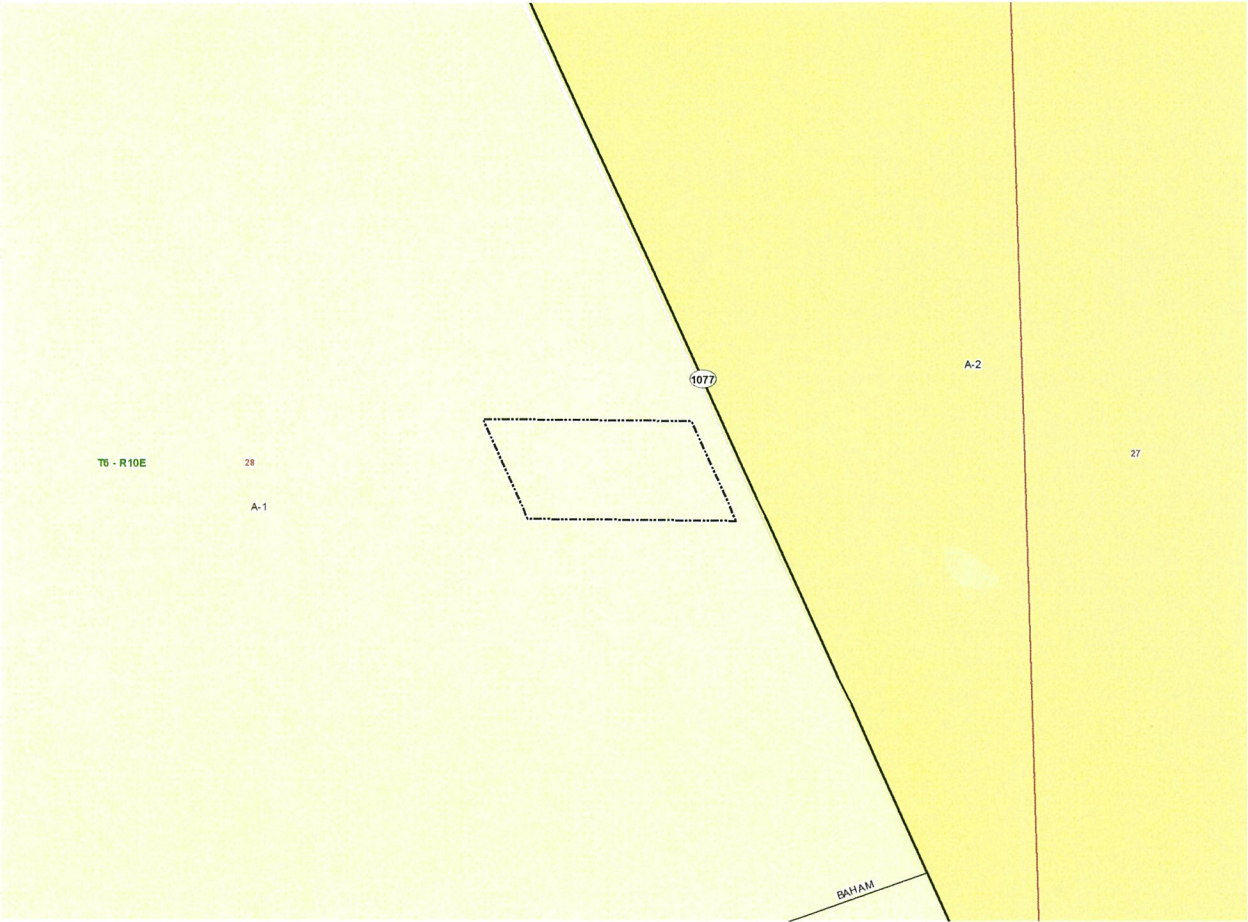
**PETITIONER:** Jeff Schoen

**OWNER:** Wingfield Real Estate Company, LLC - Barbara Wingfield

**REQUESTED CHANGE:** From A-1 Suburban District to NC-1 Professional Office District

**LOCATION:** Parcel located on the west side of Louisiana Highway 1077, south of US Highway 190; Covington

**SIZE:** 2 acres





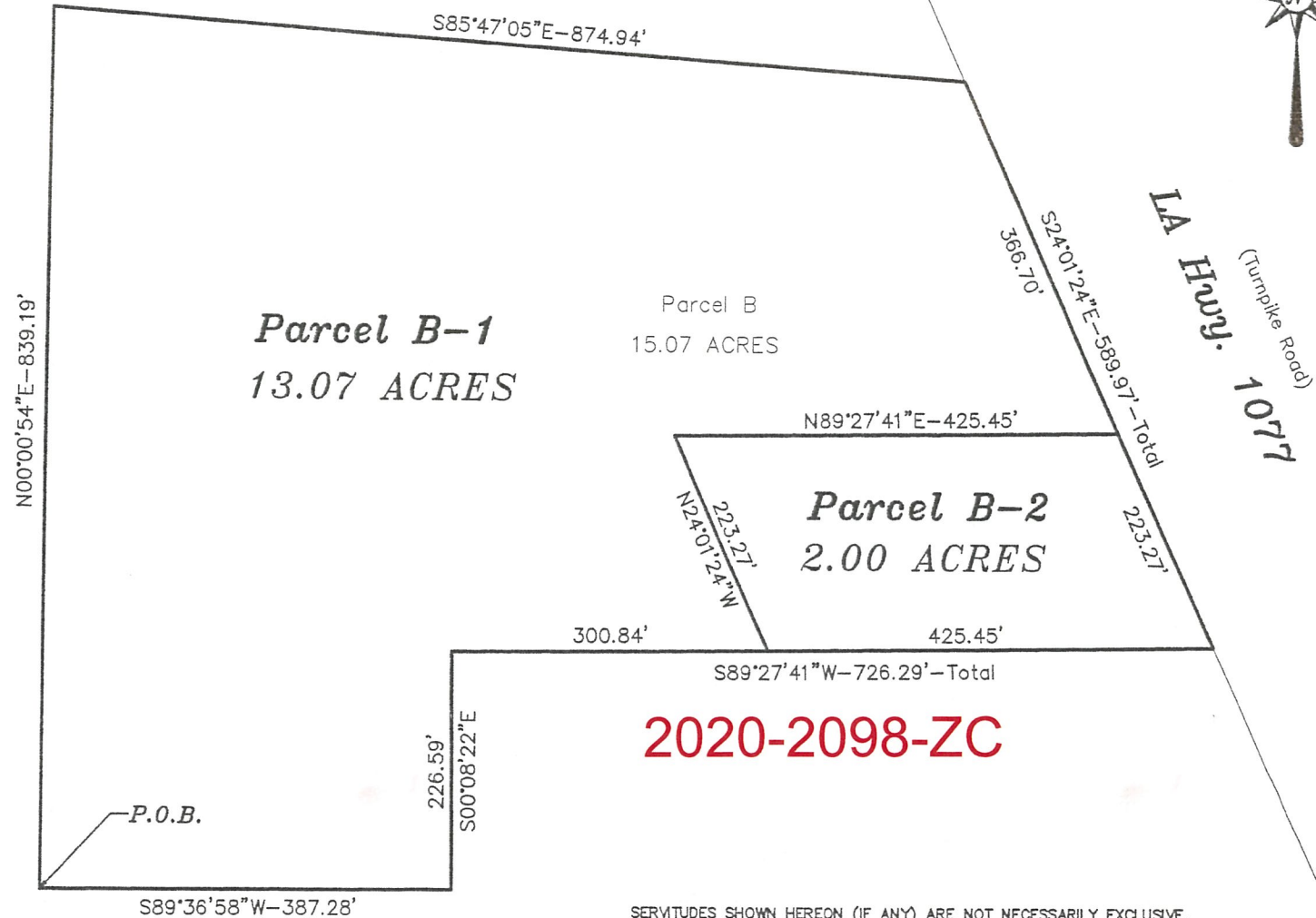




Reference: A Resub Map by this Firm, File  
Date 9-28-2017, File No. 5675A, Clerk of  
Courts Office

The P.O.B. is described being N89°34'33"E-2646.86';  
N00°01'16"W-1223.25'; S69°43'45"E-1006.77' from  
the Section Corner common to Sections 28, 29, 32  
& 33, T-6-S, R-10-E, St. Tammany Parish, La.

\*This Sketch Map is for Re Zoning only



(Must verify prior to Construction)  
Building Setbacks  
Front:  
Side:  
Rear:  
Side Street:

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE.  
SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY  
WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS  
PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS  
MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED  
PEDESTALS.

THIS MAP IS NOT IN ACCORDANCE WITH THE STANDARD DETAILED  
REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A BOUNDARY  
SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 48:1X1.

MAP PREPARED FOR **DUSTIN & AMY DIXON**

SHOWN A SKETCH MADE OF PROPERTY LOCATED IN SECTION 28, T-6-S, R-10-E, ST. TAMMANY PARISH, LA.

THIS MAP IS NOT IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.  
SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

**LAND SURVEYING LLC**  
518 N. Columbia Street, Covington, LA 70433  
(985) 892-6271 office (985) 898-0355 fax  
landsurveyingllc@gmail.com

CERTIFIED CORRECT  
LICENSE NO. 4884  
PROFESSIONAL LAND SURVEYOR

*Bruce M. Butler*  
BRUCE M. BUTLER, III  
LOUISIANA PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4884

SCALE:

1"= 160'

DATE:

10-07-2020

NUMBER:

20054

Terr3/DustinDixonParcelBSketch

PLAN REVIEW STAFF REPORT

Date: November 23, 2020

Case No.: PR15-04-003

Posted: 11/20/2020

Meeting Date: December 1, 2020

Prior Action: 11/4/2020 - Postponed

Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** John Pousson  
**OWNER:** Christ Episcopal Church  
**CURRENT USE:** Christ Episcopal School  
**ZONING CLASSIFICATION:** ED-1 Primary Education District and ED-2 Higher Education District  
**CORRIDOR:** Highway 21 Planned Corridor Overlay  
**LOCATION:** Parcel located at the southeast corner of LA Highway 21 and Christwood Boulevard, Covington  
**SIZE:** 366.07 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Louisiana Highway 21 -	Type: State	Road Surface: 3 Lane Asphalt	Condition: Good
Christwood Boulevard -	Type: Parish	Road Surface: 2 Lane Asphalt	Condition: Good

LAND USE CONSIDERATIONS  
SURROUNDING LAND USE AND ZONING:

Direction	Surrounding Use	Surrounding Zone
North	Commercial and Undeveloped	NC-1 Professional Office District and HC-3 Highway Commercial District
South	Residential	PUD - Natchez Trace
East	Retirement Community	MD-1 Medical Residential District
West	Undeveloped	NC-4 Neighborhood Institutional District

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

SITE INFORMATION:

The subject property is located at the southeast corner of LA Highway 21 and Christwood Boulevard, Covington. The site is developed with an existing school campus. Since 2012, the existing school has made numerous improvements including a new library, track, and field area, gym, and new classroom building. Christ Episcopal Boulevard has been revoked abutting the northern property line of the school. A portion of this road is to be renamed Wildcat Drive and will terminate into a cul-de-sac accessing the school. The purpose of the current Plan Review is to consider an overall masterplan for Christ Episcopal School and to address the required mitigation concerning the removal of trees within the Highway 21 buffer.

STAFF COMMENTS:

Over the course of numerous permitted projects, the school has provided plans that address requirements for landscaping and engineering within the perimeters of specific projects. However, an overall master plan meeting the full parking and landscape requirements was not previously achieved. The applicant has now supplied an updated tree survey, buffer replanting plan, tree mitigation plan and masterplan including parking calculations as requested.

The plans appear to meet code. There are 3 areas of replanting to be installed including: the Hwy 21 buffer, replanting of live oaks for mitigation on Wildcat Drive and screening of the parking lot along Wildcat Drive. Additionally, wheel stops will need to be installed in the gravel parking lots to meet code.

As ongoing drainage problems have caused issues with the required trees within the Highway 21 buffer in the past, staff recommends that the applicant delay the proposed replanting of the Highway 21 buffer until any grading and/or drainage concerns be addressed. Although the dead trees within the Highway 21 buffer should be removed to ensure safety, replanting the buffer without addressing drainage issues would not likely ensure a sustainable, successful planting.

Staff recommends approval subject to the applicant submitting a proposed deadline for the replanting of the Hwy 21 buffer, planting of mitigation live oaks, screening of the parking lot along Wildcat Drive and installation of wheel stops.



APPENDIX A  
CASE NO.: PR15-04-003  
LANDSCAPE CHART

Affected Area	Planned Corridor Regulations	Minimum Landscape Requirements	Petitioner Provided	Staff Recommends
Hwy 21 Street Planting  33,397 sf	50' planting area  Class A 1/300sf = 112 Class B 1/ 200 sf = 167	35' planting area  Class A 1/20ft.=34  Class B 1/20=34  Shrubs 1/10 =68	56 Class A  110 Class B  68 Shrubs  113 Tree Credits	Approve as shown
North Buffer Planting  1,688 lin. ft.	Refer to Minimum Landscape Regulations	10' planting area  Class A 1/30 lin. Ft = 57 Class B 1/30 lin. ft = 57  Shrubs to screen parking	123 Tree Credits  Shrubs to screen parking	Approve as shown
East Buffer Planting  1,242 lin.ft.	Refer to Minimum Landscape Regulations	10' planting area  Class A 1/30sf = 41 Class B 1/ 30 sf = 41	10' planting area  104 Tree Credits	Approve as shown
South Buffer Planting  2,634 lin.ft	Refer to Minimum Landscape Regulations	10' planting area + 25 ft. setback abutting residential zoning  Class A 1/30sf = 88 Class B 1/ 20 sf = 88  165 Trees Preserved  8' opaque fence	248 Tree Credits  8' opaque fence abutting residential zoning	Approve as shown
Parking Planting	Refer to Minimum Landscape Regulations	1 Class A in Island / 12 spaces & island at ends of row; 5th row divided by planting bed	1 Class A / 12 spaces & islands at ends of row; 5th row divided by planting bed	Approve as shown
Mitigation for Live Oaks Removed	Refer to Minimum Landscape Regulations	Provide 1" of mitigation per inch of live oak removed (subject to health of trees Grade A, B or C) 2.5" caliper for replanting  7 live oaks removed  54.5 inches to replace (after grading)	22 live oaks at 2.5" caliper each  Replanted along Wildcat Drive	Approve as shown

**Case No.:** PR15-04-003

**PETITIONER:** John Pousson

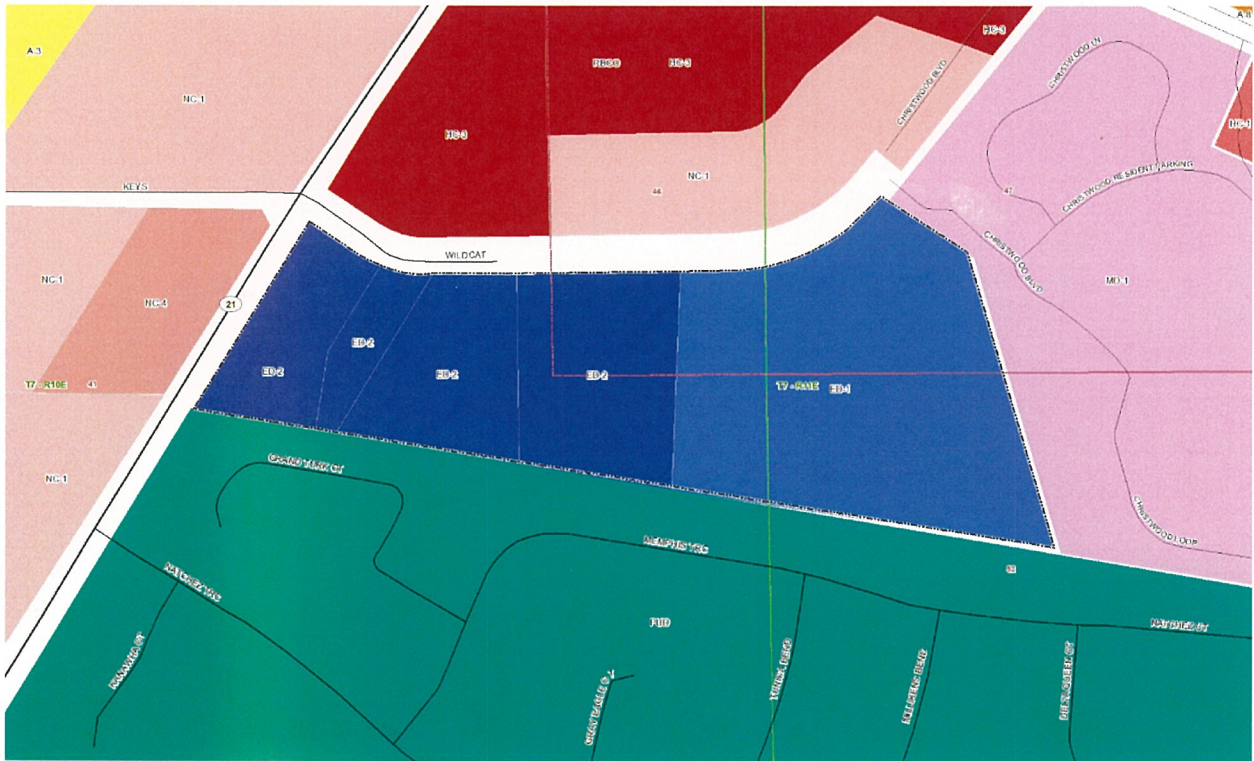
**OWNER:** Christ Episcopal Church

**ZONING CLASSIFICATION:** ED-1 Primary Education District and ED-2 Higher Education District

**CORRIDOR:** Highway 21 Planned Corridor Overlay

**LOCATION:** Parcel located at the southeast corner of LA Highway 21 and Christwood Boulevard, Covington

**SIZE:** 366.07 acres











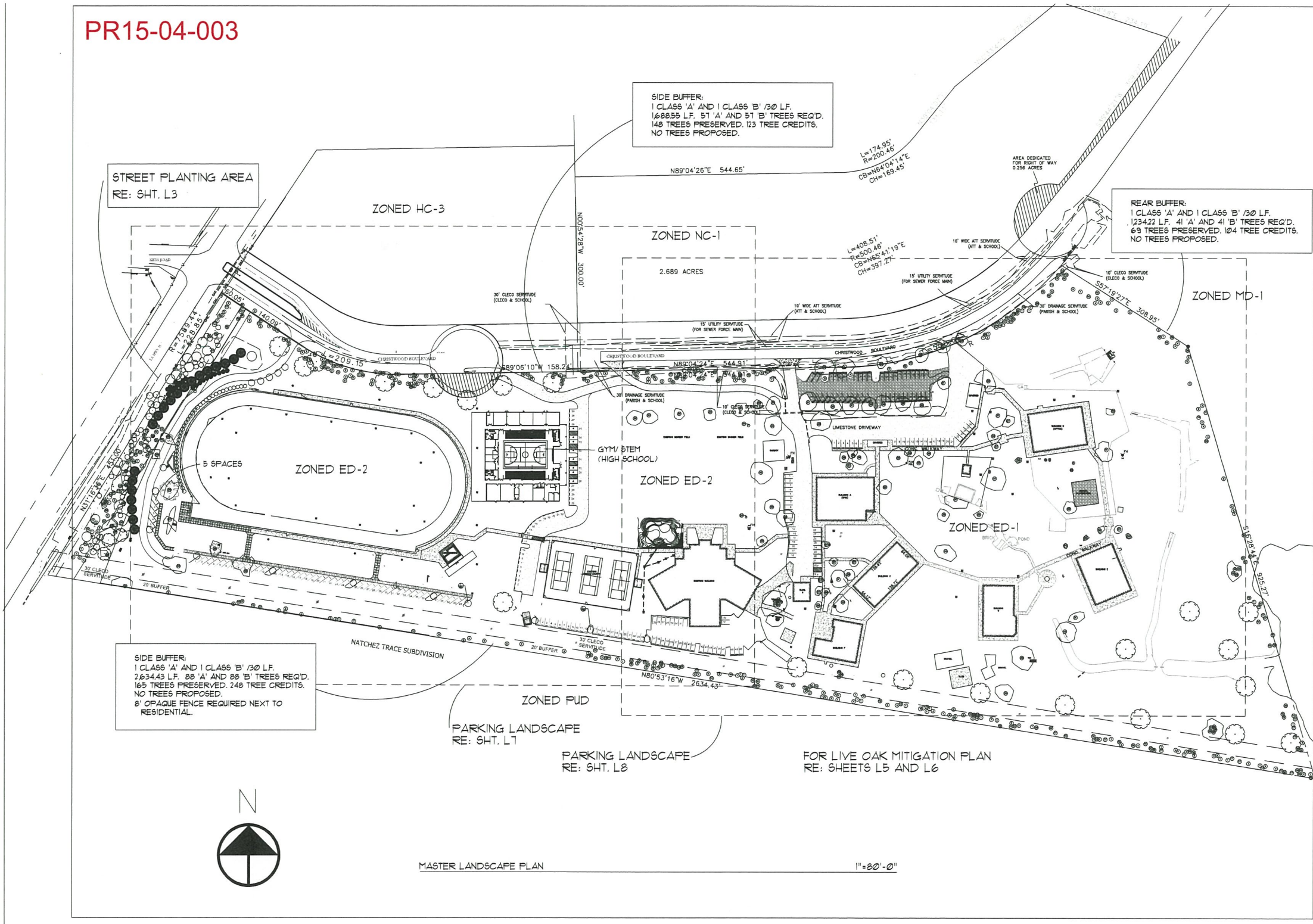
James R. Aultman, AIA  
AIA Registered Professional  
Landscape Architect  
223 West 19th Avenue  
Covington, Louisiana 70433



LA HWY 21 CORRIDOR  
**Christ Episcopal School**  
Covington, Louisiana

11/17/20

L1



STREET PLANTING AREA  
RE: SHT. L3

SIDE BUFFER:  
1 CLASS 'A' AND 1 CLASS 'B' /30 L.F.  
1,688.55 L.F. 51 'A' AND 51 'B' TREES REQ'D.  
148 TREES PRESERVED. 123 TREE CREDITS.  
NO TREES PROPOSED.

REAR BUFFER:  
1 CLASS 'A' AND 1 CLASS 'B' /30 L.F.  
1,234.22 L.F. 41 'A' AND 41 'B' TREES REQ'D.  
69 TREES PRESERVED. 104 TREE CREDITS.  
NO TREES PROPOSED.

SIDE BUFFER:  
1 CLASS 'A' AND 1 CLASS 'B' /30 L.F.  
2,634.43 L.F. 88 'A' AND 88 'B' TREES REQ'D.  
165 TREES PRESERVED. 248 TREE CREDITS.  
NO TREES PROPOSED.  
8' OPAQUE FENCE REQUIRED NEXT TO  
RESIDENTIAL.

PARKING LANDSCAPE  
RE: SHT. L7

PARKING LANDSCAPE  
RE: SHT. L8

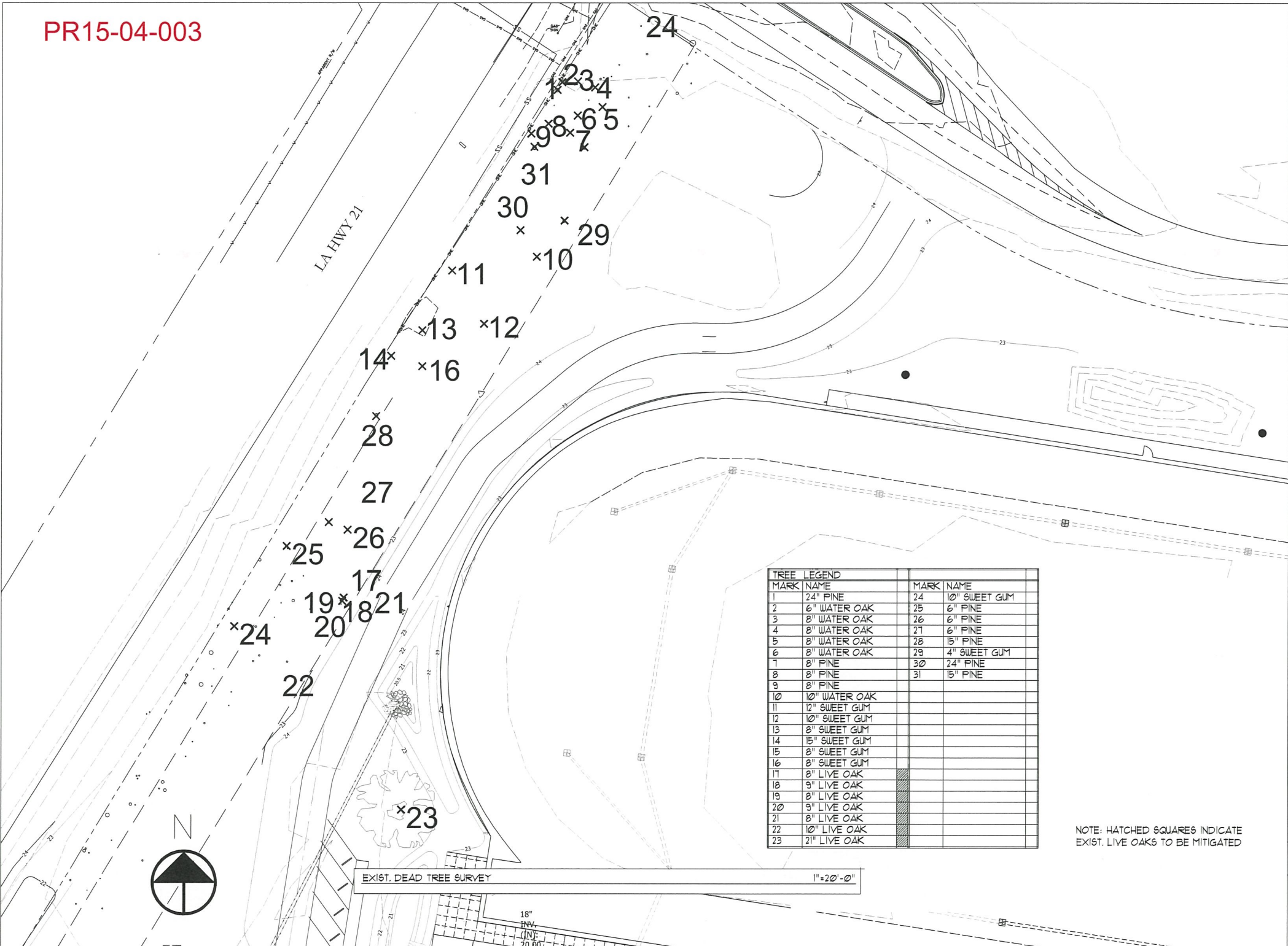
FOR LIVE OAK MITIGATION PLAN  
RE: SHEETS L5 AND L6



MASTER LANDSCAPE PLAN

1"=80'-0"





TREE LEGEND			
MARK	NAME	MARK	NAME
1	24" PINE	24	10" SWEET GUM
2	6" WATER OAK	25	6" PINE
3	8" WATER OAK	26	6" PINE
4	8" WATER OAK	27	6" PINE
5	8" WATER OAK	28	15" PINE
6	8" WATER OAK	29	4" SWEET GUM
7	8" PINE	30	24" PINE
8	8" PINE	31	15" PINE
9	8" PINE		
10	10" WATER OAK		
11	12" SWEET GUM		
12	10" SWEET GUM		
13	8" SWEET GUM		
14	15" SWEET GUM		
15	8" SWEET GUM		
16	8" SWEET GUM		
17	8" LIVE OAK		
18	9" LIVE OAK		
19	8" LIVE OAK		
20	9" LIVE OAK		
21	8" LIVE OAK		
22	10" LIVE OAK		
23	21" LIVE OAK		

NOTE: HATCHED SQUARES INDICATE  
EXIST. LIVE OAKS TO BE MITIGATED



PR15-04-003

PCO STREET PLANTING AREA REQUIREMENTS:  
ONE CLASS 'A' TREE/ 300 SF. OF STREET PLANTING AREA AND  
ONE CLASS 'B' TREE/ 200 SF. ONE SHRUB/ 10 LF.  
33,397 SF. 10 CLASS 'A' AND 161 CLASS 'B'  
TREES REQUIRED. 68 SHRUBS REQUIRED.  
49 TREES PRESERVED  
113 TREE CREDITS  
56 CLASS 'A' AND 110 CLASS 'B'  
TREES PROPOSED  
68 SHRUBS PROPOSED.

LANDSCAPE NOTES:  
1. PREPARE ALL BEDS AND TREE PLANTING PITS AS PER  
SPECIFICATIONS OF THE AMERICAN SOCIETY OF NURSERYMEN.  
2. LANDSCAPE CONTRACTOR AND ALL RELATED SUBCONTRACTORS  
SHALL FAMILIARIZE THEMSELVES WITH THE SITE AND DETERMINE  
LOCATIONS OF ALL UTILITIES AND BOUNDARIES PRIOR TO ANY  
EXCAVATION OR OTHER WORK.  
3. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND SIDEWALKS.  
4. AFTER INSTALLATION, ALL PLANTS SHALL BE HEALTHY, PERPENDICULAR  
TO THE GROUND PLANE AND AT LEAST TO THE SIZE SPECIFIED.  
5. DISCAVATED SOIL SHALL BE COMPOSED OF LEGALLY, COMPACT  
PLANTING SOIL AS IT IS BACKFILLED.  
6. INSTALL GRADE 'A' LOUISIANA-GROWN CENTIMETER SOO AT ALL  
AREAS SHOWN AS '000'.  
7. INSTALL 4" ORGANIC MULCH AT AREAS SHOWN AS 'MULCH'  
AND AT ALL PLANTING BEDS AND PITS.  
8. LEAVE SITE CLEAN.

MARK	NAME	QTY.	SIZE	CALIPER INCH	CLASS
EC	WILD CYPRESS	24	10'-12'	2 1/2" MIN.	A
CO	CHERRYBARK OAK	1	10'-12'	2 1/2" MIN.	A
DH	DAHOON HOLLY	31	8'-10'	1 1/2" MIN.	B
MG	MAHOGANY	6	8'-10'	2 1/2" MIN.	A
NO	NUTTALL OAK	13	8'-10'	2 1/2" MIN.	A
PH	PRINCE OF WALES PALM	3	8'-10'	1 1/2" MIN.	B
RB	RIVER BIRCH	15	8'-10'	1 1/2" MIN.	B
RM	RED MAPLE	12	10'-12'	2 1/2" MIN.	A
SB	SWEETBAY MAGNOLIA	11	10'-12'	2 1/2" MIN.	A
SP	SPRUCE PINE	5	8'-10'	1 1/2" MIN.	B
SY	SYCAMORE	7	10'-12'	2 1/2" MIN.	A
UM	WAX MYRTLE	30	8'-10'	1 1/2" MIN.	B
IB	INDBERRY	68	3 GAL.		

LANDSCAPE PLAN

NATCHEZ TRACE SUBDIVISION

1" = 40'-0"

LA HWY 21 CORRIDOR  
Christ Episcopal School  
Covington, Louisiana

11/17/20

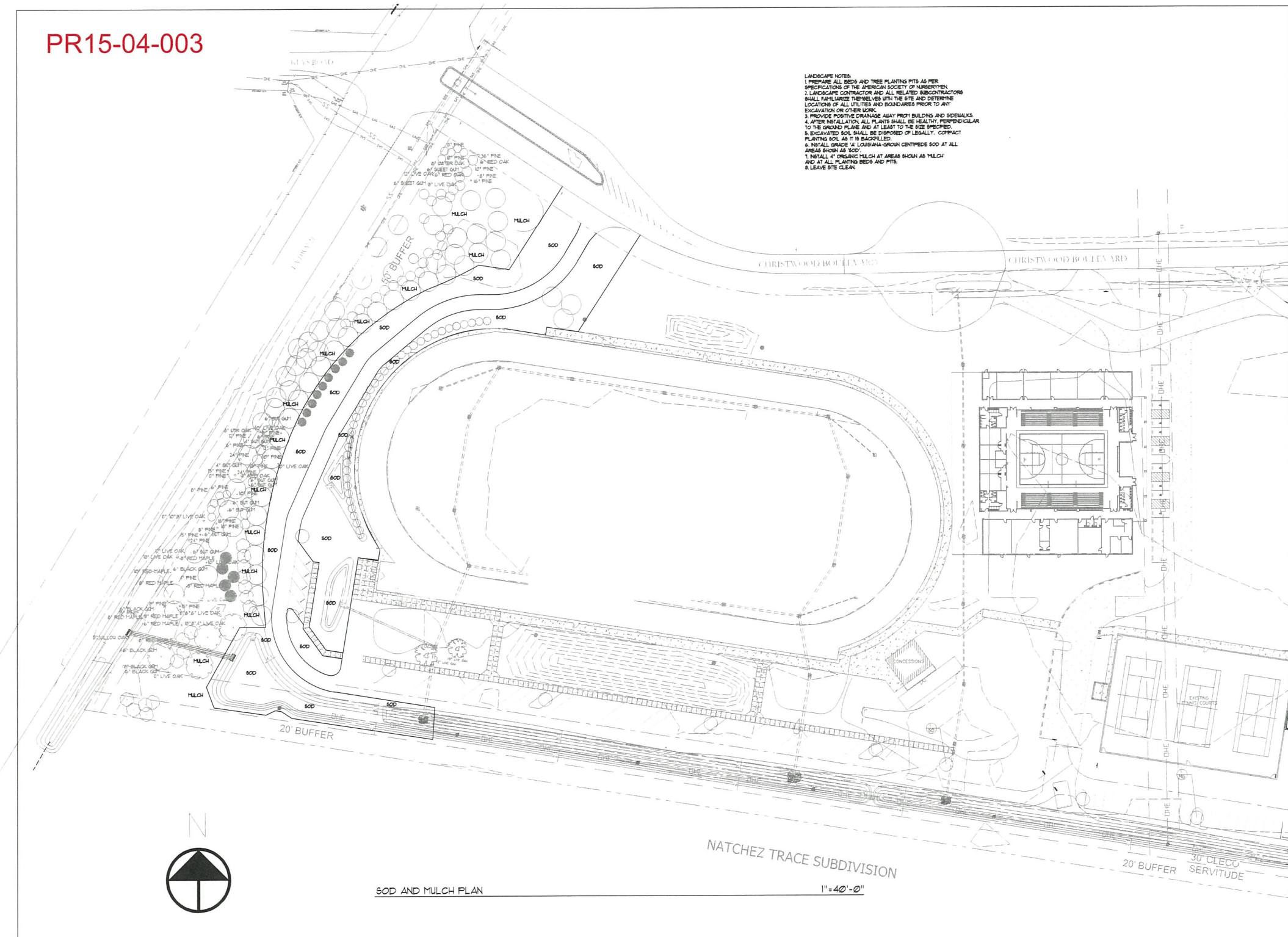
L3

James R. Aultman, AIA  
An Architectural Corporation  
Landscape Architecture  
223 West 19th Avenue  
Covington, Louisiana 70433





PR15-04-003



- LANDSCAPE NOTES:
- 1. PREPARE ALL BEDS AND TREE PLANTING PITS AS PER SPECIFICATIONS OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS.
  - 2. LANDSCAPE CONTRACTOR AND ALL RELATED SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE SITE AND DETERMINE LOCATIONS OF ALL UTILITIES AND BOUNDARIES PRIOR TO ANY EXCAVATION OR OTHER WORK.
  - 3. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND SIDEWALKS.
  - 4. AFTER INSTALLATION ALL PLANTS SHALL BE HEALTHY, PERPENDICULAR TO THE GROUND PLANE AND AT LEAST TO THE SIZE SPECIFIED.
  - 5. EXCAVATED SOIL SHALL BE DISPOSED OF LEGALLY. COMPACT PLANTING SOIL AS IT IS BACKFILLED.
  - 6. INSTALL GRASS/1\"/>
  - 7. INSTALL 4\"/>
  - 8. LEAVE SITE CLEAR.



James R. Aultman, AIA  
An Architectural Corporation  
Architecture  
Landscape Architecture  
223 West 19th Avenue  
Covington, Louisiana 70433



LA HWY 21 CORRIDOR

# Christ Episcopal School

Covington, Louisiana

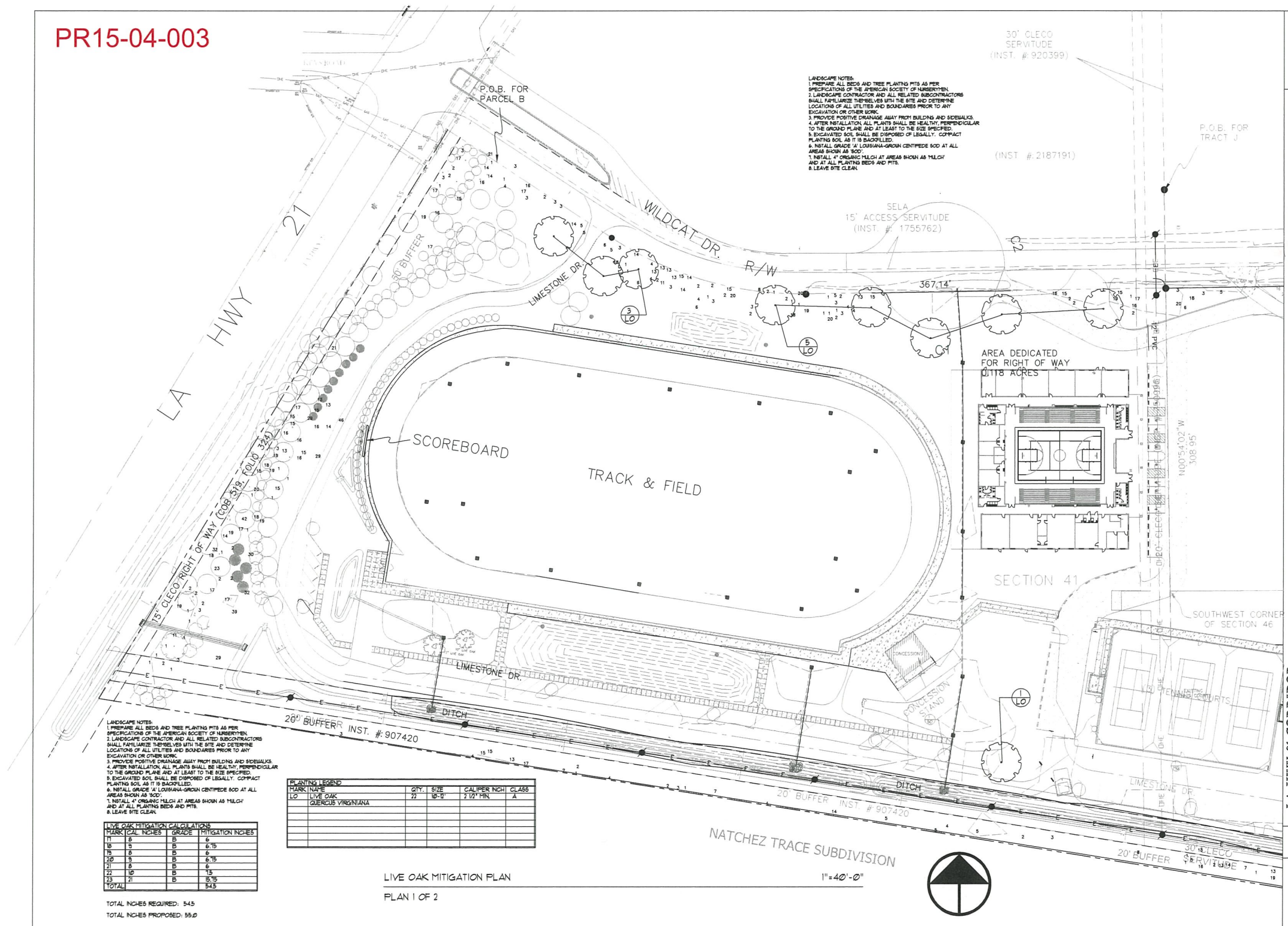
PR15-04-003



LA HWY 24 CORRIDOR  
Christ Episcopal School  
Covington, Louisiana

11/17/20

L5





PR15-04-003



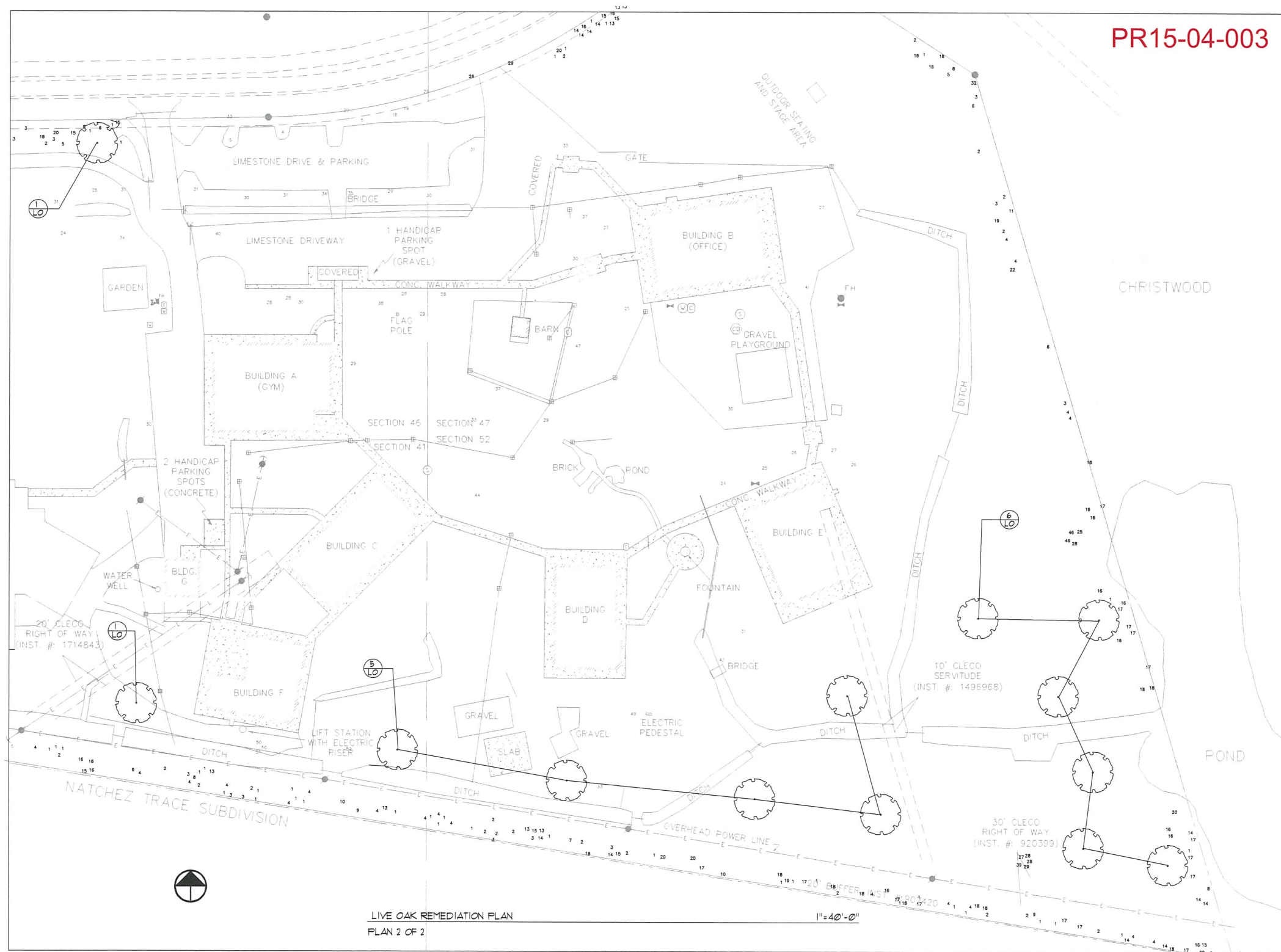
James R. Aultman, AIA  
An Architectural Corporation  
Architecture  
Landscape Architecture  
223 West 19th Avenue  
Covington, Louisiana 70433



LA HWY 21 CORRIDOR  
**Christ Episcopal School**  
Covington, Louisiana

11/17/20

L6



LIVE OAK REMEDIATION PLAN  
PLAN 2 OF 2

1"=40'-0"

PR15-04-003

2.689 ACRES



James R. Aultman, AIA  
An Architectural Corporation  
Architecture  
Landscape Architecture  
223 West 19th Avenue  
Covington, Louisiana 70433



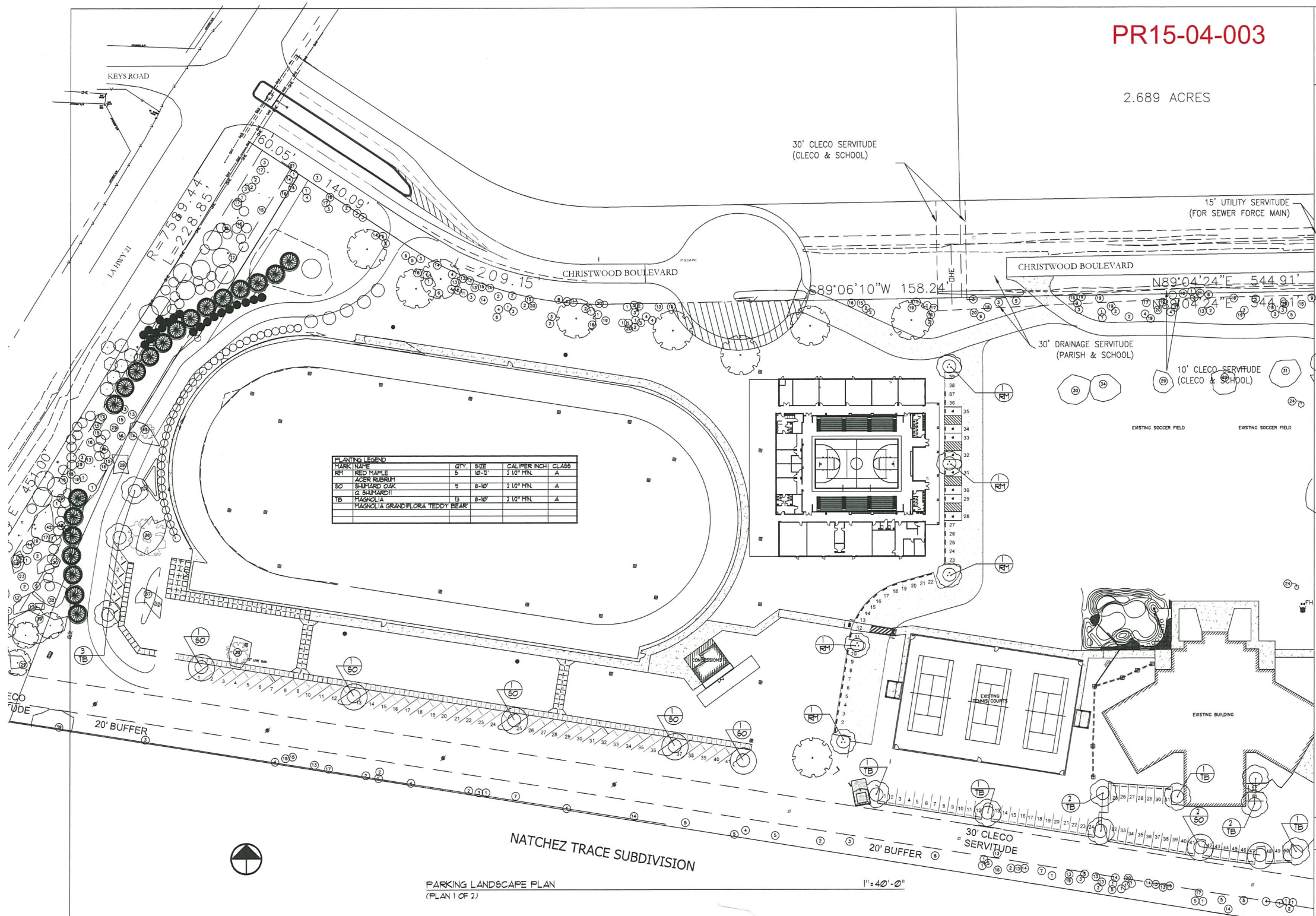
# Christ Episcopal School

Covington, Louisiana

LA HWY 21 CORRIDOR

11/17/20

L7



PLANTING LEGEND				
MARK	NAME	QTY.	SIZE	CALIPER INCH CLASS
1R	RED MAPLE	5	10'-11'	2 1/2" MIN. A
2SO	ACER RUBRUM	5	8'-10'	2 1/2" MIN. A
3TB	SHADY OAK	15	8'-10'	2 1/2" MIN. A
4TB	MAGNOLIA	15	8'-10'	2 1/2" MIN. A
5TB	MAGNOLIA GRANDIFLORA 'TEDDY BEAR'			

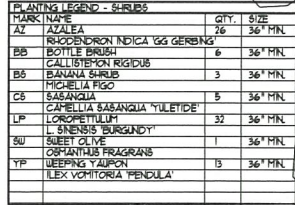
PARKING LANDSCAPE PLAN  
(PLAN 1 OF 2)

1" = 40'-0"



LA HWY 21 CORRIDOR  
Christ Episcopal School

LA HWY 21 CORRIDOR







James R. Aultman, AIA  
An Architectural Corporation  
Landscape Architecture  
223 West 19th Avenue  
Covington, Louisiana 70433



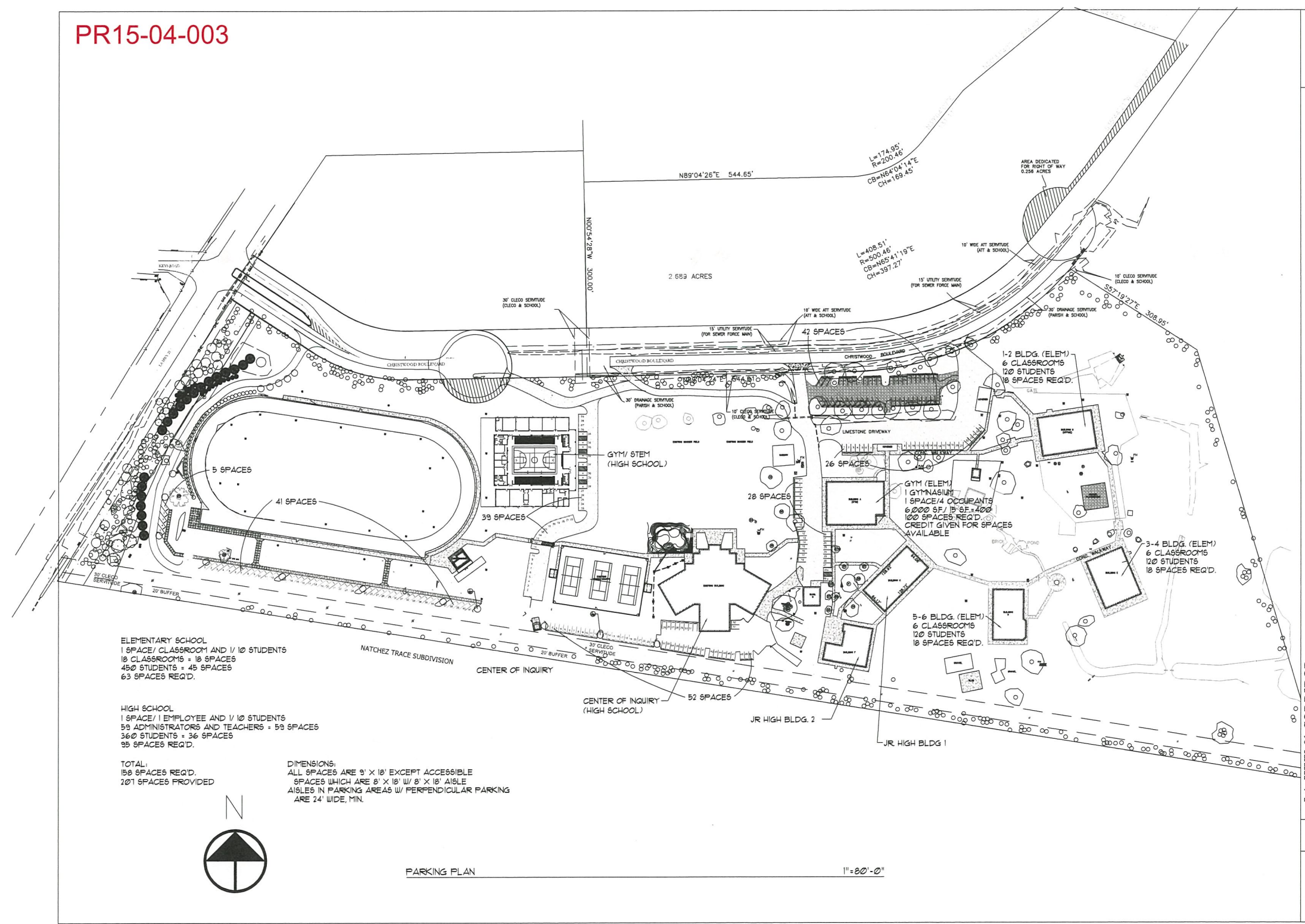
# Christ Episcopal School

LA HWY 21 CORRIDOR

Covington, Louisiana

11/17/20

L9



ELEMENTARY SCHOOL  
1 SPACE/ CLASSROOM AND 1/10 STUDENTS  
10 CLASSROOMS = 10 SPACES  
450 STUDENTS = 45 SPACES  
63 SPACES REQ'D.

HIGH SCHOOL  
1 SPACE/ 1 EMPLOYEE AND 1/10 STUDENTS  
50 ADMINISTRATORS AND TEACHERS = 50 SPACES  
360 STUDENTS = 36 SPACES  
86 SPACES REQ'D.

TOTAL:  
150 SPACES REQ'D.  
201 SPACES PROVIDED

DIMENSIONS:  
ALL SPACES ARE 9' X 10' EXCEPT ACCESSIBLE  
SPACES WHICH ARE 8' X 10' W/ 8' X 10' AISLE  
AISLES IN PARKING AREAS W/ PERPENDICULAR PARKING  
ARE 24' WIDE, MIN.

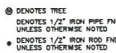
PARKING PLAN

1" = 80' - 0"



11/16/20

L10



PLAN REVIEW STAFF REPORT

**Date:** November 23, 2020  
**Case No.:** 2020-2130-PR  
**Posted:** November 20, 2020

**Meeting Date:** December 1, 2020  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Thomas Dugan – LeCraw Engineering, Inc.  
**OWNER:** Ron Alyeshmerni  
**Proposed Use:** Christian Brothers Automotive  
**Previous/Current Use:** Undeveloped  
**ZONING CLASSIFICATION:** HC-2 Highway Commercial District  
**CORRIDOR:** Hwy 21Planned Corridor Overlay  
**LOCATION:** Parcel located on the north side of Louisiana Highway 21, west of Cherokee Rose Lane; Covington, S46-T7S-R11E; Ward 1, District 1  
**GROSS AREA LOT SIZE:** 5,560 sq. ft.

GENERAL INFORMATION

ACCESS ROAD INFORMATION

**Type:** State

**Road Surface:** 5 Lane Asphalt

**Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-4 Single-Family Residential District
South	Offices	HC-2 Highway Commercial District
East	Commercial	HC-2 Highway Commercial District
West	Commercial	HC-2 Highway Commercial District

EXISTING LAND USE:

**Existing development:** No

**Multi occupancy development:** No

SITE INFORMATION:

The subject property is located on the north side of Louisiana Highway 21, west of Cherokee Rose Lane, Covington. The site is zoned HC-2 Highway Commercial District and is within the Highway 21 Planned Corridor District. The petitioner is requesting to develop the property with a 5,560 sq., ft. auto repair shop, which is a permitted use under the HC-2 Highway Commercial designation. Per Sec. 130-1814(1)(i), lots with frontage along Highway 21 must maintain a 100 ft. building setback along the property line. The applicant is requesting to locate the building 75.2 feet from the property line and is requesting a front yard variance of 24 feet, 10 inches. The reason for the request is to allow for the proposed building to be constructed in line with the existing building to the west.

STAFF RECOMMENDATIONS:

The staff recommends approval of this proposal, subject to all applicable regulations and the following conditions:

- Increase the building setback to a minimum of 100 feet as required under Hwy 21 PCO Planned Corridor Overlay.
- Provide stub out along the adjacent property to the west in order to provide greater connectivity along Highway 21.
- The property owner shall be responsible for the maintenance and the replacement of the required plant materials. A separate permit application will have to submitted for fascia & monument signs.
- A land clearing permit must be obtained before the applicant applies for a building permit.
- During construction, planting or open ground areas surrounding preserved trees shall be wired off with a properly flagged, reinforced & rolled wire mesh.
- Outdoor lighting shall meet the Unified Development Code, Division 4 Lighting Regulations

Informational Items:

1. The applicant must provide a LADOTD driveway permit or written verification that a driveway permit is not required at the permitting phase.
2. Community sewer is not available in this area. The applicant must install an individual treatment plant. The applicant should contact LDH to obtain a temporary sewer permit and if the applicant intends to discharge to the ditch, contact LDEQ to obtain a discharge permit.
3. The applicant will need approval from LADOTD before removing any existing trees within the State right of way.

NOTE TO PETITIONER

There is a 10-day appeals period following the Zoning Commission decision. If the request is approved, permits will not be issued until this 10-day period has elapsed. The petitioner shall have one year to obtain the appropriate building permits or occupy the site from the date of approval of the St. Tammany Parish Zoning Commission, unless otherwise stipulated by the St. Tammany Parish Zoning Commission.



**APPENDIX A**  
**CASE NO.: 2020-2130-PR**  
**LANDSCAPE CHART**

Affected Area	Planned Corridor Regulations	Minimum Landscaping Requirement	Petitioner Provided	Staff Recommends
Highway 21 Street Planting  6,064 sq. ft.	100-foot building setback 50 ft. planting area and parking setback  Class A 1/300 sq. ft. = 20 Class B 1/200 sq. ft. = 30	30 ft. planting area  Class A 1/25. Linear Ft. = 4 Class B 1/25 Linear Ft. = 4 Shrubs 1/10 Linear Ft. = 9	50 ft. planting area  14 Class A 21 Class B + 52 Tree Credits	Provide required 100-foot building setback  Planting Approved as shown
Eastern Perimeter Side Buffer  392.30 ft.	Refer to Minimum Landscape Regulations	10 ft. planting area  Class A 1/30 ft. = 13 Class B 1/30 ft. = 13	10 ft. planting area  11 Class B + 54 Tree Credits	Approve as shown
Northern Perimeter Rear Buffer  91.22 ft.	30 ft. planting area	10 ft. planting area  Class A 1/30 ft. = 3 Class B 1/30 ft. = 3	30 ft. planting area  1 Class A + 43 Tree Credits	Approve as shown
Western Perimeter Side Buffer  396.25 ft.	Refer to Minimum Landscape Regulations	10 ft. planting area  Class A 1/30 ft. = 13 Class B 1/30 ft. = 13	10 ft. buffer  3 Class A 11 Class B + 24 Tree Credits	Approved as shown
Parking Area Requirements	The parking area shall be screened from view when the parking area is oriented to the side and/or the front of the structure to reduce visibility of the parking area from the highway	Whenever parking or vehicular use areas are located adjacent to a street planting area, shrubs shall be planted in the street planting area to screen the parking area from view from the street or road.	6 shrubs	Approve as shown
Parking Planting Area Requirements  14,230 sq. ft.	Planting areas shall be a minimum of ten percent of the paved parking area. 1,423 sq. ft.	N/A	1, 480 sq. ft.	Approve as shown
Fences in Buffer Planting Areas Northern Buffer Area	Refer to Minimum Landscape Regulations	100% opaque wood or masonry fences, a minimum of seven feet high required where a commercial use abuts a residential zoning designation	7 ft. opaque wooden fence	Approve as shown

**Case No.:** 2020-2130-PR

**PETITIONER:** Thomas Dugan – LeCraw Engineering, Inc.

**OWNER:** Ron Alyeshmerni

**Proposed Use:** Christian Brothers Automotive

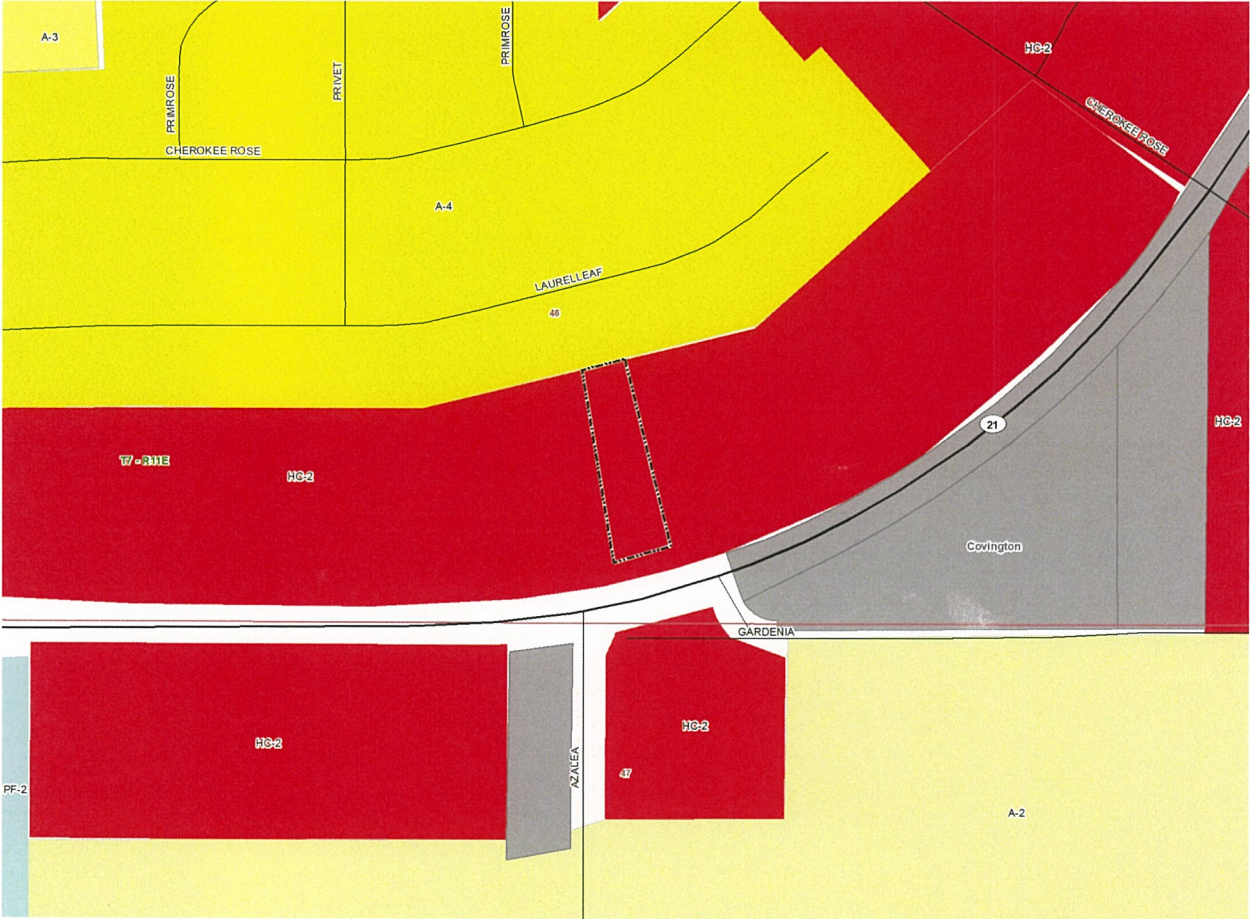
**Previous/Current Use:** Undeveloped

**ZONING CLASSIFICATION:** HC-2 Highway Commercial and Entertainment Overlay

**CORRIDOR:** Highway 21

**LOCATION:** Parcel located on the north side of Louisiana Highway 21, west of Cherokee Rose Lane; Covington, S46-T7S-R11E; Ward 1, District 1

**GROSS AREA LOT SIZE:** 5,560 sq. ft.









SECTION 46  
TOWNSHIP 7 SOUTH, RANGE 11 EAST  
GREENSBURG LAND DISTRICT  
ST. TAMMANY PARISH, LOUISIANA

LEGEND

①	SEWER MANHOLE, SEWER LINE
②	WATER MANHOLE, WATER LINE
③	DRAIN MANHOLE, DRAIN LINE
④	DRAIN INLET, DRAIN LINE
⑤	GAS MANHOLE, GAS LINE
⑥	SCB MANHOLE, SCB LINE
⑦	POWER POLE / OVERHEAD LINES
⑧	ELECTRIC, TELEPHONE, CABLE TV
⑨	ELEC TOWER / OVERHEAD LINES
⑩	CATCH BASIN
⑪	GAS METER
⑫	GAS VALVE
⑬	WATER METER
⑭	SEWER CLEANOUT
⑮	DRAIN CLEANOUT
⑯	FIRE HYDRANT
⑰	WATER VALVE
⑱	ANCHOR
⑲	SIGN
⑳	GUARD POST
㉑	STREET LIGHT
㉒	TRAFFIC LIGHT
㉓	TEL. PEDESTAL
㉔	IRRIGATION CONTROL VALVE - ROUND
㉕	IRRIGATION CONTROL VALVE - RECTANGULAR
㉖	IRRIGATION SPRINKLER
㉗	WATER FAUCET
㉘	TREE
㉙	APPROXIMATE DRIP LINE
㉚	BUSH
㉛	FENCE
㉜	1/2" IRON ROD SET UNLESS OTHERWISE STATED
㉝	60d OR MAG NAIL SET UNLESS OTHERWISE STATED
(REF)	FROM REFERENCE SURVEY
(M)	MEASURED
CPP	CORRUGATED PLASTIC PIPE
RCPA	REINFORCED CONCRETE PIPE ARCH
⊕	GROSS CUT IN CONCRETE
⊕	RAILROAD SPIKE
⊕	CONCRETE RIGHT OF WAY MARKER FOUND
○	IRON PIPE FOUND

GENERAL NOTES

THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.

ALL ELEVATIONS SHOWN REFER TO NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 88). B.M. = BENCH MARK; EL. = ELEVATION

REFERENCE BENCH MARK = TOPCON TOPNET REALTIME GPS NETWORK, CONTINUOUS OPERATING REFERENCE STATIONS (CONS). SITE BENCH MARK ELEVATION DETERMINED BY GPS OBSERVATION, USING GEOID 12S.

SITE BENCH MARK = 60d NAIL IS THE SOUTH FACE OF A POWER POLE. POLE IS LOCATED 40'± NORTH OF LA 21, 20'± SOUTH OF THE EASTERNMOST BACK OF CURB OF THE BONE & JOINT CLINIC, AND 133'± WEST OF THE SOUTHEAST CORNER OF THE SUBJECT TRACT. EL. = 26.60' N.A.V.D.

- REFERENCES:
- 1) SURVEY OF SUBJECT TRACT, BY EDGE J. CHAMPAGNE, SURVEYOR, D.W.G. No. 4388, DATED AUGUST 15, 1978.
  - 2) L.D.O.T.D. RIGHT OF WAY MAP, SHEET No. 6, STATE PROJECT No. H.001340, DATED JULY 25, 2012, REV. MARCH 11, 2013.
  - 3) SURVEY OF EAST ADJOINING PROPERTY, BY RANDALL W. BROWN & ASSOCIATES, INC., SURVEY No. 06278, DATED MARCH 9, 2006.
  - 4) SURVEY OF WEST ADJOINING PROPERTY, BY KELLY MAHUGH & ASSOCIATES, INC., SURVEY No. and DATE OBTAINED.

NOTE: SPOT ELEVATIONS SHOWN WERE TAKEN 09/23/2020 AND 9/25/2020.

SURVEY MADE AT THE REQUEST OF:

LEGRAW ENGINEERS

DATE	DESCRIPTION	REVISIONS
10-13-20	REVISED FOR TITLE COMMITMENT	SMT
10-06-20	ADDED INVERTS AND ADDITIONAL DRAIN INLET	SMT
09-23-20	PRELIMINARY ISSUE	SMT
DATE	DESCRIPTION	REVISIONS



P.O.B.

NORTHWEST CORNER OF SUBJECT TRACT IS REPORTED TO BE:  
S89°22'E 6021.46',  
N00°55'E 42.00',  
N00°55'E 400.00',  
S89°10'E 100.00',  
N76°24'E 334.79' FROM THE NORTHWEST CORNER OF SECTION 46, T7S-R11E, ST. TAMMANY PARISH, LA. (REF)

LEGAL DESCRIPTION OF SUBJECT PARCEL:  
A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL THE BUILDINGS AND IMPROVEMENTS THEREON, AND ALL THE RIGHTS, WAYS, MEANS, PRIVILEGES, SERVITUDES, PRESCRIPTIONS, ADVANTAGES AND APPURTENANCES, SITUATED IN SECTION 46, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA, AND MORE PARTICULARLY DESCRIBED ACCORDING TO MAP AND PLAT OF SURVEY OF EDGE J. CHAMPAGNE, SURVEYOR, DATED AUGUST 16, 1978, AS FOLLOWS:  
TO-WIT:  
BEGIN AT THE NORTHWEST CORNER OF SECTION 46 TOWNSHIP 7 SOUTH RANGE 10 EAST, GREENSBURG DISTRICT, ST. TAMMANY PARISH, LOUISIANA, AND RUN SOUTH 89 DEGREES 22 MINUTES EAST 6021.46 FEET, THENCE NORTH 0 DEGREES 55 MINUTES EAST 42.0 FEET TO THE NORTH RIGHT-OF-WAY OF HIGHWAY 21; THENCE CONTINUING NORTH 0 DEGREES 55 MINUTES EAST 400.0 FEET, THENCE SOUTH 89 DEGREES 10 MINUTES EAST 100.00 FEET, THENCE NORTH 76 DEGREES 24 MINUTES EAST 334.79 FEET TO THE POINT OF BEGINNING.  
THENCE CONTINUE NORTH 76 DEGREES 24 MINUTES EAST 91.25 FEET, THENCE SOUTH 13 DEGREES 0 MINUTES EAST 440.9 FEET TO THE NORTH LINE OF HIGHWAY 21; THENCE ALONG THE CURVATURE OF NORTH LINE OF SAID HIGHWAY IN A WESTERLY DIRECTION 125.0 FEET, THENCE NORTH 0 DEGREES 37 MINUTES WEST 440.8 FEET TO THE POINT OF BEGINNING. ALL WITHIN SECTION 46 TOWNSHIP 7 SOUTH RANGE 11 EAST, GREENSBURG DISTRICT, ST. TAMMANY PARISH, LOUISIANA, LESS AND EXCEPT:  
PROPERTY IDENTIFIED IN A SALE BETWEEN RON MEHRAN ALYESHMERNI A/K/A RON M. ALYESH AND THE DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT OF THE STATE OF LOUISIANA DATED MAY 15, 2013 AND RECORDED AT INSTRUMENT # 1905757 OF THE RECORDS OF ST. TAMMANY PARISH, LOUISIANA, IDENTIFYING PARCEL NO. 6-3 AS SHOWN ON SHEET NO. 6 OF THE PROPERTY MAP FOR STATE PROJECT NO. H.001340, LA 21 WIDENING (BOOTLEGGED - 11TH), ROUTE LA 21, ST. TAMMANY PARISH, LOUISIANA, WHICH IS ATTACHED TO SAID ACT.  
PROPERTY IDENTIFIED IN THAT SALE BETWEEN RAHMAT RAY ALYESHMERNI AND SHOSHANA GOEL ALYESHMERNI AND THE DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT OF THE STATE OF LOUISIANA DATED JUNE 11, 2013 AND RECORDED AS INSTRUMENT # 1907740 OF THE RECORDS OF ST. TAMMANY PARISH, LOUISIANA, IDENTIFYING PARCEL NO. 6-3 AS SHOWN ON SHEET NO. 6 OF THE PROPERTY MAP FOR STATE PROJECT NO. H.001340, LA 21 WIDENING (BOOTLEGGED - 11TH), ROUTE LA 21, ST. TAMMANY PARISH, LOUISIANA, WHICH IS ATTACHED TO SAID ACT.

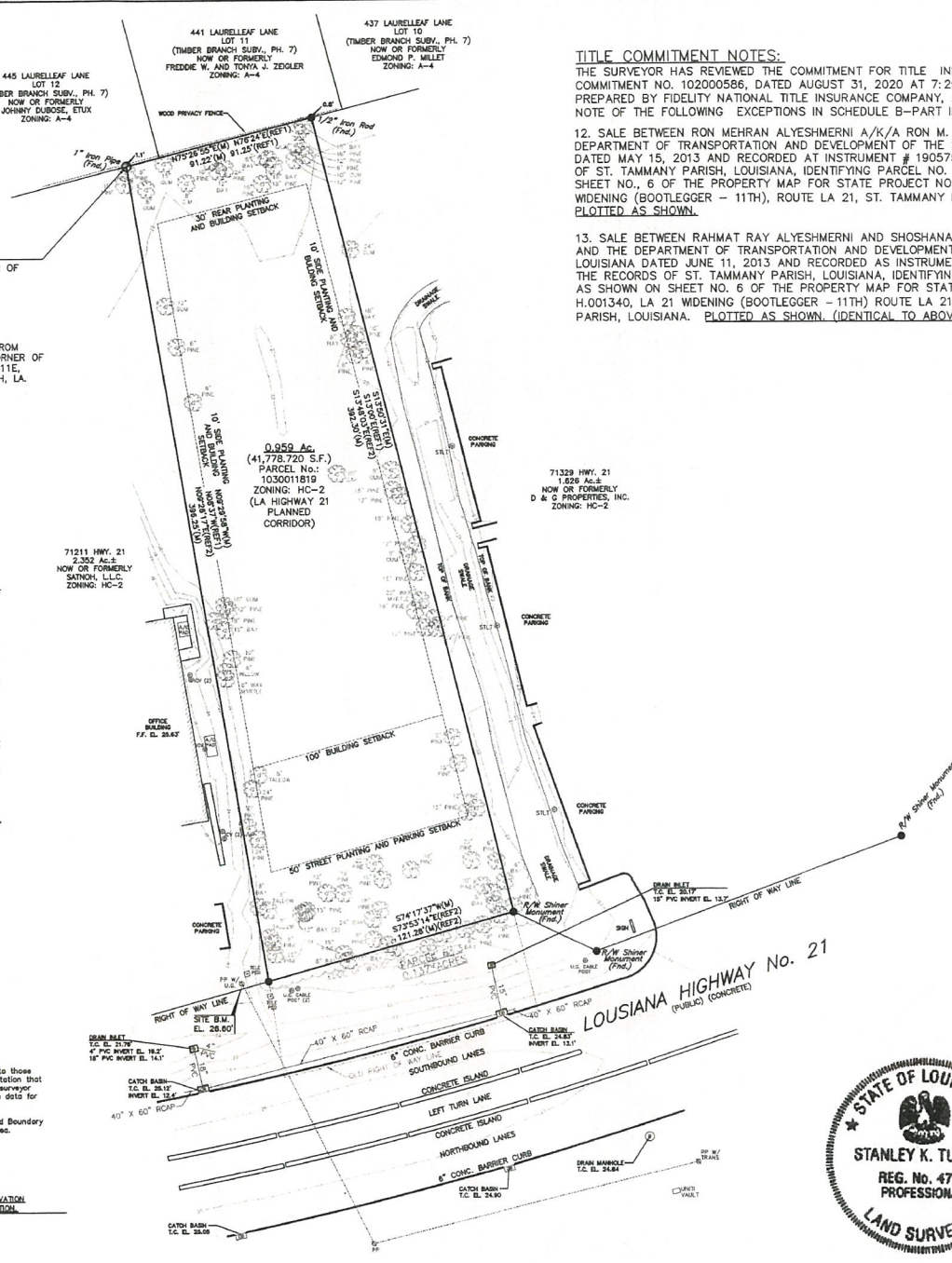
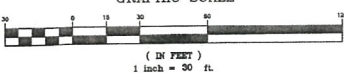
The Servitudes and Restrictions shown on this survey are limited to those set forth in the description furnished us and there is no representation that all applicable Servitudes and Restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.

I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found this property is not in a Special Flood Hazard Area.

F. L. A. ZONE:  
BASE FLOOD ELEVATION: NOT INDICATED  
COMMUNITY PANEL NO.: 220205 0230 C  
EFFECTIVE DATE: 10/17/1989

NOTE: PLEASE CONTACT LOCAL OFFICIALS FOR POSSIBLE ADDITIONAL ELEVATION AND/OR SETBACK REQUIREMENTS PRIOR TO DESIGN OR CONSTRUCTION.

GRAPHIC SCALE

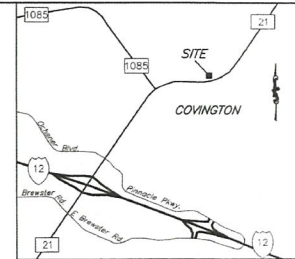


TITLE COMMITMENT NOTES:

THE SURVEYOR HAS REVIEWED THE COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 10200586, DATED AUGUST 31, 2020 AT 7:29 A.M. PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, AND MAKES NOTE OF THE FOLLOWING EXCEPTIONS IN SCHEDULE B-PART II:

12. SALE BETWEEN RON MEHRAN ALYESHMERNI A/K/A RON M. ALYESH AND THE DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT OF THE STATE OF LOUISIANA DATED MAY 15, 2013 AND RECORDED AT INSTRUMENT # 1905757 OF THE RECORDS OF ST. TAMMANY PARISH, LOUISIANA, IDENTIFYING PARCEL NO. 6-3 AS SHOWN ON SHEET NO. 6 OF THE PROPERTY MAP FOR STATE PROJECT NO. H.001340, LA 21 WIDENING (BOOTLEGGED - 11TH), ROUTE LA 21, ST. TAMMANY PARISH, LOUISIANA, PLOTTED AS SHOWN.

13. SALE BETWEEN RAHMAT RAY ALYESHMERNI AND SHOSHANA GOEL ALYESHMERNI AND THE DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT OF THE STATE OF LOUISIANA DATED JUNE 11, 2013 AND RECORDED AS INSTRUMENT # 1907740 OF THE RECORDS OF ST. TAMMANY PARISH, LOUISIANA, IDENTIFYING PARCEL NO. 6-3 AS SHOWN ON SHEET NO. 6 OF THE PROPERTY MAP FOR STATE PROJECT NO. H.001340, LA 21 WIDENING (BOOTLEGGED - 11TH) ROUTE LA 21, ST. TAMMANY PARISH, LOUISIANA. PLOTTED AS SHOWN. (IDENTICAL TO ABOVE)



VICINITY MAP  
NOT TO SCALE

2020-2130-PR

CERTIFICATION:

TO: CHRISTIAN BROTHERS AUTOMOTIVE CORPORATION, A TEXAS CORPORATION AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES IDEAS 1, 2, 3, 4, 5, 6(a)(i), 8 AND 13 OF TABLE A THEREOF. THE INITIAL FIELD WORK WAS COMPLETED ON SEPTEMBER 25, 2020.

DATE OF PLAT OR MAP: SEPTEMBER 23, 2020

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IT DOES CONFORM TO THE REQUIREMENTS FOR THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS FOUND IN LOUISIANA ADMINISTRATIVE CODE TITLE 46:LSI, CHAPTER 25 FOR A CLASS "B" SURVEY.

DATE OF PLAT OR MAP: SEPTEMBER 23, 2020

STANLEY K. TURNER, P.L.S.; LA. REG. NO. 4753  
REGISTERED PROFESSIONAL LAND SURVEYOR

Stanley K. Turner



TURNER SURVEYS, LLC

1128 AVENUE SAINT GERMAIN  
COVINGTON, LA 70433  
Phone: (985)386-2358  
Fax: (985)386-2359  
sturner@turnersurveys.net

ALTA/NSPS LAND TITLE SURVEY  
OF A 0.959 AC. PARCEL  
COVINGTON, LOUISIANA  
SECTION 46, TOWNSHIP 7 SOUTH, RANGE 11 EAST  
ST. TAMMANY PARISH, LOUISIANA

DATE: 09/23/20 DRAWN BY: DAS JOB NO. 20-0082 DRAWING NO. 1  
SCALE: 1" = 30' CHECKED BY: SKT



<b>SITE AREA</b>	
SITE AREA	0.96 ACRES (41,779 S.F.)
IMPERVIOUS AREA	21,298 S.F. (51.7%)
PERVIOUS AREA	20,181 S.F. (48.3%)
<b>ZONING CLASSIFICATION</b>	
JURISDICTION	ST TAMMANY PARISH
ZONING	HC-2 HWY 21 PLANNED CORRIDOR DISTRICT
ADJACENT ZONING	HC-2, A-1
<b>BUILDING SETBACKS</b>	
FRONT	10'
SIDE	10'
REAR	25' PLUS 1 ADD. FOOT FOR BLDGS TALLER THAN 25'
<b>BUILDING SUMMARY</b>	
BUILDING AREA	5,560 S.F.
BUILDING COVERAGE	13.5%
<b>PARKING SUMMARY</b>	
PARKING REQ.	1 SP/350 S.F. + 2 SP/3 EMPLOYEES
	22 SPACES
PARKING PROV.	34 SPACES
STANDARD STALL DIMENSIONS	9' x 18'
MIN. DRIVE WIDTH	20'
<b>PARKING LANDSCAPE CALCS</b>	
PARKING AREA	14,230 S.F.
REQUIRED LANDSCAPE AREA	1,430 S.F.
PROVIDED LANDSCAPE AREA	1,480 S.F.

⑦	24" CURB & GUTTER. SEE SHEET C-7.9 FOR DETAIL.
⑧	HEAVY DUTY PAVEMENT. SEE SHEET C-7.9 FOR PAVEMENT SPECIFICATIONS.
⑨	HEAVY DUTY CONCRETE PAVEMENT FOR DUMPSIDE PAD. SEE SHEET C-7.9 FOR PAVEMENT SPECIFICATIONS.
⑩	STANDARD DUTY PAVEMENT. SEE SHEET C-7.9 FOR PAVEMENT SPECIFICATION.
⑪	5' WIDE CONCRETE SIDEWALK. SEE SHEET C-7.9 FOR DETAIL.
⑫	HEAVY DUTY CONCRETE PAVEMENT. SEE SHEET C-7.9 FOR PAVEMENT SPECIFICATIONS. # REBAR @ 24" O.C. PER CBA STANDARD.
⑬	CONTRACTOR TO THE INFO AND MATCH EXISTING PAVEMENT.
⑭	LANDSCAPE AREA. SEE LANDSCAPE PLAN FOR PLANTING DESIGN.
⑮	ADA PARKING AREA. SEE SHEET C-7.9 FOR DETAIL.
⑯	ADA PARKING SIGN. SEE SHEET C-7.9 FOR DETAIL.
⑰	PARKING ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
⑱	9' WIDE PEDESTRIAN CROSSING.
⑲	VAN ACCESSIBLE ADA PARKING SIGN.
⑳	TAPER CURB FROM 6" TO 0" PER GRADING PLAN. SHEET C-4.0.
㉑	4" WIDE SINGLE SOLID WHITE LINE (ESWL). CONTRACTOR TO MATCH EXISTING EDGELINE OF ROAD.
㉒	DRIVEWAY PER DOTD STANDARDS. SEE SHEET C-7.4.
㉓	8' TALL OPAQUE FENCE.
㉔	PROPOSED RETAINING WALL, INTEGRATED WITH CURB & GUTTER, DESIGN BY OTHERS.

- 1) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE STATED.
- 2) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
- 3) BOUNDARY A TOPOGRAPHIC SURVEY BY TURNER SURVEYS, LLC, DATED SEPTEMBER 22, 2020, IS BEING REFERENCED ON THIS PROJECT.
- 4) FLOOD PLAINS ARE NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 22502005003C DATED OCTOBER 7, 1986.
- 5) 1 HANDICAPPED ACCESS IS REQUIRED TO BE VAN ACCESSIBLE WITH A MINIMUM 9' WIDE ACCESS AREA.
- 6) ACCESSIBLE PARKING AREAS, INCLUDING ASHLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.
- 7) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING EROSION CONTROL, CURB AND GUTTER AND PAVEMENT TIES AND GRADING.
- 8) REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, SITE SIGNAGE, BARRIERS, DIMENSIONS ETC.
- 9) ALL NEW PAVEMENT SHALL MEET OR EXCEED GEOTECHNICAL SPECIFICATION. SEE REPORT BY [ ]

PREPARED IN THE OFFICE OF

**LECRAW**  
ENGINEERING

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4095590JBF

CHRISTIAN BROTHERS AUTOMOTIVE  
17725 KATY FREEWAY, SUITE 200 - HOUSTON TX 77094

CLIENT

PROJECT

CHRISTIAN BROTHERS AUTOMOTIVE -  
COVINGTON, LA

S. TYLER STREET - ST. TAMMANY PARISH, LA 70433

DRAWN BY:	TDD
DESIGNED BY:	TDD
REVIEWED BY:	MSL

**811**  
Know what's below.  
Call before you dig.  
**SCALE & NORTH ARROW:**

NORTH ARROW

0' 10' 20' 40'

SCALE 1"=20'

SITE PLAN

**C-3.0**

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Drawing name: C:\Users\thomas.dugan\LeCraw Engineering Dropbox\Shared Folders\LeCraw Engineering\186024 - Christin Brothers Automotive - Covington\_LACADDICONSTR186024 - 06 - SITE\_2.dwg SITE PLAN Nov 19 2020 4:05pm by Thomas.dugan

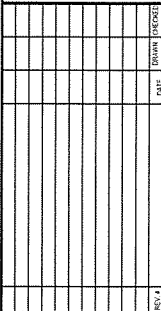
[illegible]

71329 HWY. 21  
1.626 AC.±  
NOW OR FORMERLY  
B & G PROPERTIES, INC.  
ZONING: HC-2

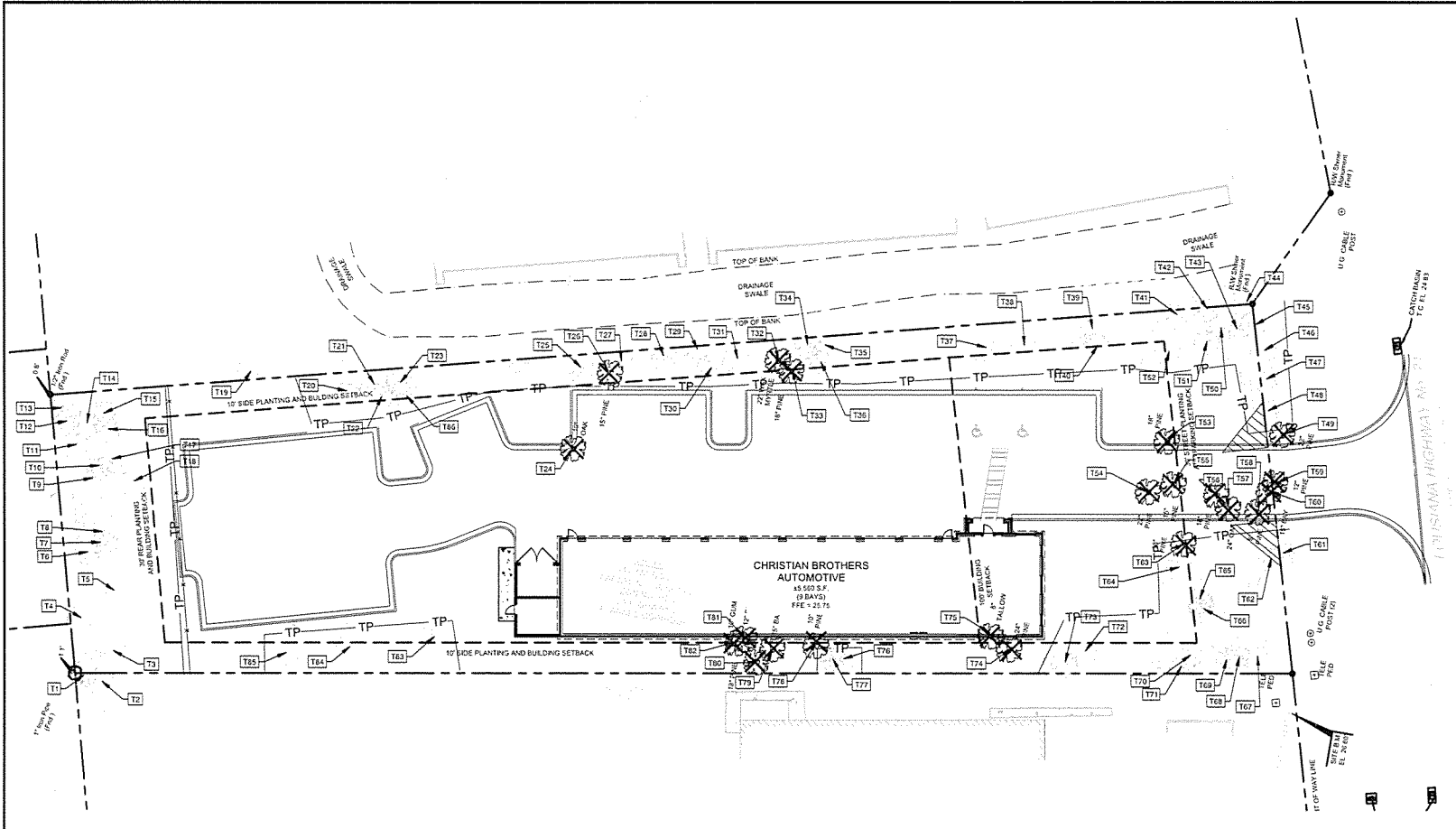
71211 HWY. 21  
2.352 AC.±  
SATHOH, L.L.C.,  
ZONING HC-2

D.B.  
NORTHWEST CORNER OF  
TRACT IS  
ORTED TO BE:  
22°E. 8021.48',  
55°E 42.00',  
55°E 400.00',  
10°E 100.00',  
24°E 334.75' FROM  
NORTHWEST CORNER  
TION 48, T7S-R11E,  
TAMMANY PARISH, LA.

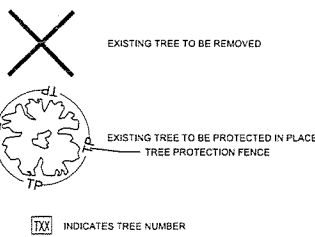
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LEGEND



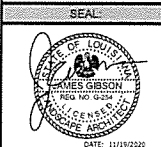
NOTE: THERE ARE NO LIVE OAK TREES ON THE PROPERTY

EXISTING TREE LIST

Tree #	Type	DBH	Status
1	Pine	8"	Save
2	Pine	15"	Save
3	Gum	8"	Save
4	Gum	15"	Save
5	Crape Myrtle	8"	Save
6	Pine	10"	Save
7	Bay Magnolia	12"	Save
8	Pine	24"	Save
9	Bay Magnolia	8"	Save
10	Bay Magnolia	18"	Save
11	Pine	12"	Save
12	Pine	12"	Save
13	Bay Magnolia	15"	Save
14	Pine	12"	Save
15	Pine	6"	Save
16	Pine	12"	Save
17	Pine	18"	Save
18	Pine	18"	Save
19	Gum	24"	Save
20	Bay Magnolia	18"	Save
21	Pine	10"	Save
22	Bay Magnolia	6"	Save
23	Pine	6"	Save
24	Oak	10"	Remove
25	Gum	8"	Save
26	Pine	15"	Remove
27	Pine	12"	Save
28	Pine	18"	Save
29	Pine	12"	Save
30	Gum	8"	Save
31	Pine	15"	Save
32	Wax Myrtle	22"	Remove
33	Pine	18"	Remove
34	Pine	12"	Save
35	Pine	22"	Save
36	Pine	12"	Save
37	Pine	10"	Save
38	Pine	15"	Save
39	Pine	21"	Save
40	Pine	15"	Save
41	Pine	6"	Save
42	Bay Magnolia	6"	Save
43	Bay Magnolia	8"	Save
44	Pine	18"	Save
45	Pine	8"	Save
46	Pine	18"	Save
47	Bay Magnolia	6"	Save
48	Pine	12"	Save
49	Pine	22"	Remove
50	Bay Magnolia	8"	Save
51	Pine	10"	Save
52	Pine	22"	Save
53	Pine	18"	Remove
54	Pine	22"	Remove
55	Pine	15"	Remove
56	Pine	18"	Remove
57	Oak	24"	Remove
58	Pine	8"	Remove
59	Pine	12"	Remove
60	Bay Magnolia	15"	Remove
61	Bay Magnolia	8"	Save
62	Pine	18"	Save
63	Pine	18"	Save
64	Pine	12"	Save
65	Pine	15"	Save
66	Bay Magnolia	12"	Save
67	Pine	15"	Save
68	Pine	8"	Save
69	Tallow	8"	Save
70	Tallow	6"	Save
71	Bay Magnolia	8"	Save
72	Pine	24"	Save
73	Bay Magnolia	6"	Save
74	Pine	24"	Remove
75	Tallow	8"	Remove
76	Wax Myrtle	8"	Save
77	Willow	8"	Save
78	Pine	10"	Remove
79	Bay Magnolia	15"	Remove
80	Pine	18"	Remove
81	Pine	12"	Remove
82	Gum	10"	Remove
83	Pine	8"	Save
84	Pine	6"	Save
85	Gum	12"	Save
86	Pine	8"	Save

CLIENT  
CHRISTIAN BROTHERS AUTOMOTIVE  
17725 KATY FREEWAY, SUITE 200 - HOUSTON TX 77064

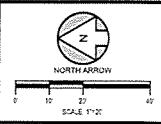
PROJECT  
CHRISTIAN BROTHERS AUTOMOTIVE - COVINGTON, LA  
S. TYLER STREET - ST. TAMMANY PARISH, LA 70433



DESIGN TEAM:  
DRAWN BY: JWG  
DESIGNED BY: JWG  
REVIEWED BY: RM



SCALE & NORTH ARROW



JOB # 166024  
DATE OCTOBER 14, 2020

TD-1



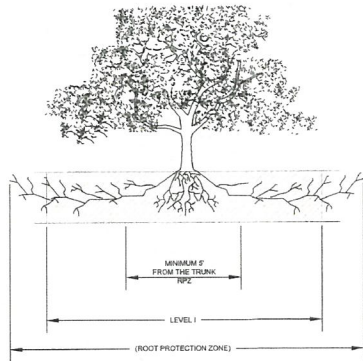
TREE DISPOSITION

TREE PROTECTION SPECIFICATIONS

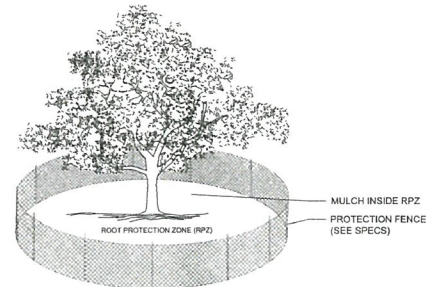
- MATERIALS  
 1. FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.  
 2. POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL "1" SHAPED WITH A MINIMUM WEIGHT OF 13 POUNDS PER LINEAR FOOT.  
 3. TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.  
 4. USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

CONSTRUCTION METHODS

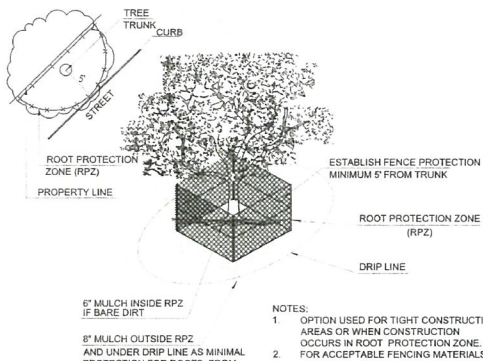
1. ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.  
 2. EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, PRUNING AND THINNING, AS MAY BE REQUIRED.  
 3. PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT ZONE (CRZ), EQUAL TO 1' FROM THE TRUNK FOR EVERY 7' OF DBH AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST, AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.  
 4. PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SHORT DISTANCE CRITERIA.  
 5. THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.  
 6. THE INSTALLATION POSTS SHALL BE PLACED EVERY 6 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. MESH FABRIC SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.  
 7. WITHIN THE CRZ:  
 a. DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.  
 b. DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.  
 c. DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY.  
 d. DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE CANOPY (SUCH AS PIPE CUTTING AND THREADED, MORTAR MORTAR, PAINTING OR LUMBER CUTTING).  
 e. DO NOT NAIL OR ATTACH TEMPORARY SIGN METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.  
 f. DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.  
 8. ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.  
 9. WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.  
 10. THE CONTRACTOR SHALL NOT CUT ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES.  
 11. REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.  
 12. TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S AND LOCAL JURISDICTION'S SATISFACTION.  
 13. ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.  
 14. COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.  
 15. IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.  
 16. WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.  
 17. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF SALT INTO THE SOIL.  
 18. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.



A TREE PROTECTION FENCE - ELEVATION  
 SCALE: NOT TO SCALE



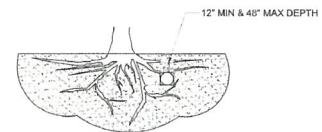
B TREE PROTECTION FENCE  
 SCALE: NOT TO SCALE



C TREE PROTECTION FENCE - LEVEL 2  
 SCALE: NOT TO SCALE

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED

OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK

D BORING THROUGH ROOT PROTECTION ZONE  
 SCALE: NOT TO SCALE

CLIENT  
 CHRISTIAN BROTHERS AUTOMOTIVE  
 17725 KATY FREEWAY - SUITE 200 - HOUSTON TX 77054  
 PROJECT  
 CHRISTIAN BROTHERS AUTOMOTIVE - COVINGTON, LA  
 S. TYLER STREET - ST. TAMMANY PARISH, LA 70433

SEAL:  
 JAMES GIBSON  
 REG. NO. G-254  
 ARCHITECT  
 DATE: 10/26/2020

DESIGN TEAM:  
 DRAWN BY: JWG  
 DESIGNED BY: JWG  
 REVIEWED BY: RM

811  
 Know what's below.  
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SCALE & NORTH ARROW:

NORTH ARROW  
 SCALE: 1"=20'  
 0 10 20 40

JOB #: 180224  
 DATE: OCTOBER 14, 2020  
 TD-2

EVERGREEN  
 DESIGN GROUP  
 (800) 480-4430  
 10777 Westheimer Rd., Ste 1100  
 Houston, TX 77042  
 www.EvergreenDesignGroup.com

2020-2130-PR



PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE DESIGN AND CONSTRUCTION.
  2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER OR OTHER AGENCIES.
  3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.
- B. SCOPE OF WORK
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER FEES THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREIN AND/OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
  2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
  3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINER AND BALLED-AND-BURLAPED PLANTS
1. FURNISH MATURE SHOWN PLANTS 20-24" WIDE WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGG, LARVAE, AND DESTRUCTIVE SUCH AS KNOTS, SINK SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
  2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-TOP-BOUNDED, FREE FROM ENCODING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
  3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPED (BAB), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
  4. ANY PLANT DEMONSTRATED AT THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S DISCRETION. ANY PLANTING OF UNACCEPTABLE PLANTS, UNHEALTHY, EVEN IF DETERMINED TO BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE CONTRACTOR AND OWNER SHALL BE RESPONSIBLE FOR THE ACCEPTABILITY OF THE PLANTS. ANY PLANTS THAT ARE NOT ACCEPTED SHALL BE REPLACED WITHIN 10 DAYS OF THE PROJECT START DATE.
  5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
  6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT PLANE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT PLANE FOR TREES EXCEEDING FOUR INCHES IN CALIPER. MULTITRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL, WHERE CALIPER MEASUREMENTS ARE USED. THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE THREE LARGEST OF THE THREE LARGEST MEASUREMENTS.
  7. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT PLANE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
  8. SOIL: PROVIDE WELL-ROOTED SOIL OF THE VARIETY NOTED ON THE PLANS. SOIL SHALL BE CUT FROM HEALTHY MATURE TURF WITHIN 50' OF EACH PLANTING LOCATION. SOIL SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOIL.
  9. SEED: PROVIDE BLEND OF SEEDS AND VARIETIES AS SPECIFIED. SEED SHALL BE ACCOMPANIED BY PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
  10. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/4" INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
  11. COMPOST: WELL-COMPOSTED, STABLE AND WEED-FREE ORGANIC MATTER, IN RANGE OF 3 TO 8% MOISTURE CONTENT IS TO 10% PERCENT BY WEIGHT, 100 PERCENT PASSING THROUGH 20-MESH SIEVE, SOURCE MATERIAL CONTENT OF 5 TO 10% DECIDUOUS, NOT EXCEEDING 5% PERCENT HEAVY CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
  12. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL TESTING AGENCY (SEE BELOW).
  13. MULCH: SIZE AND TYPE AS INDICATED ON PLANS. FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
  14. TREE STAKING AND CULM: STAKES: 2" LONG GREEN METAL T-POSTS. 2" X 4" X 10' W/ 1/2" DIA. GALV. STEEL W/ 1/2" DIA. TWISTED, 2" LONG INCH DIAMETER.
  15. TRUNK-GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2" INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
  16. STEEL EDGING: PROFESSIONAL STEEL EDGING 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUIV.
  17. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-CARNICANT HERBICIDES SHALL BE APPLIED FOR THE MANUFACTURER'S LABELED RATES.

METHODS

- A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
  2. SOIL TESTING:
    - a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM MAJOR REPRESENTATIVE LOCATIONS FOR TESTING.
    - b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURE CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC, LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
    - c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLAN LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
    - d. THE SOIL REPORT PROVIDED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERO PLANTS, TURF AND NATIVE SEEDS AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
  3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOIL REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
  4. FILLING/GRADING: ONLY THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
    - a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-BRIDGING:
      - i. NITROGEN STABILIZED ORGANIC AMENDMENT: 4 CU. YDS. PER 1,000 S.F.
      - ii. PREPLANT TURF FERTILIZER 10-10-10 OR SIMILAR, SLOW RELEASE, ORGANIC: 15 LBS. PER 1,000 S.F.
      - iii. "CLAY-BLASTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE.
      - iv. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-BRIDGING:
        - i. NITROGEN STABILIZED ORGANIC AMENDMENT: 4 CU. YDS. PER 1,000 S.F.
        - ii. "CLAY-BLASTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE.
        - iii. NON-SOLUBLE FERTILIZER 10-10-10 OR SIMILAR, SLOW RELEASE, ORGANIC: 15 LBS. PER 1,000 S.F.
        - iv. "CLAY-BLASTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE.
    - b. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
    - c. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF, PREP AND PLANTING BED PREPARATION.
    - d. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS AND CONSTRUCT AND MAINTAIN SOIL PREPARATION BEDS AS SPECIFIED ON GRADING PLANS. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS. AREAS OF POTENTIAL PONDING SHALL BE DEGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
    - e. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADES PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON SOIL TEST, pH, SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
    - f. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES AFTER INSTALLING SOIL AMENDMENTS IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
    - g. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES AFTER INSTALLING SOIL AMENDMENTS IS 1/2" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
    - h. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
    - i. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

SUBMITTALS

1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR EACH SUBMITTAL BEFORE WORK COMMENCES.
2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, SPECIFICATIONS OF ANY REQUIRED MULCHES AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB INCLUDING COMPOST AND FERTILIZER TYPES AND AMOUNTS. APPROVED AMENDMENTS FOR TREE SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE.
3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER OUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.

CONSTRUCTION

1. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
2. THEN CHIRN NEAR EXISTING TREES:
  - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID HARM TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1 FOOT EVERY 1" OF TRUNK DIAMETER AT GROUND HEIGHT, 1/4" ABOVE THE AVERAGE GRADE AT THE TRUNK.
  - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
  - c. ALL TIE ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER, WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
  - d. ALL EXPOSED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PLANTS.
3. TREE PLANTING:
  - a. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL, LESS TWO TO FOUR INCHES. CURVE THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
  - b. FOR CONTAINER AND BAB TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
  - c. INSTALL THE TREE UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
  - d. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON SITE. ROOTBALL LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT AN ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
  - e. IF THE TREE IS NOT STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRES IT STAKES TO KEEP TREES UPRIGHT, SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREES PER BOX OF 25 TREES SHALL BE LIMITED TO THE MAXIMUM LISTED BELOW. THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL UNLOAD THE TREE, REPAIR THE DAMAGE, AND RE-PLANT IT. SHOULD THE TREE BECOME DAMAGED, TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
    - i. 1-1/2" TO 2" TREES: TWO STAKES PER TREE.
    - ii. 2" TO 4" TREES: THREE STAKES PER TREE.
    - iii. 4" TO 6" TREES: FOUR STAKES PER TREE.
    - iv. 6" TO 12" TREES: FIVE STAKES PER TREE.
    - v. 12" TO 18" TREES: SIX STAKES PER TREE.
    - vi. 18" TO 24" TREES: SEVEN STAKES PER TREE.
    - vii. 24" TO 36" TREES: EIGHT STAKES PER TREE.
    - viii. 36" TO 48" TREES: NINE STAKES PER TREE.
    - ix. 48" TO 60" TREES: TEN STAKES PER TREE.
    - x. 60" TO 72" TREES: ELEVEN STAKES PER TREE.
    - xi. 72" TO 84" TREES: TWELVE STAKES PER TREE.
    - xii. 84" TO 96" TREES: THIRTEEN STAKES PER TREE.
    - xiii. 96" TO 108" TREES: FOURTEEN STAKES PER TREE.
    - xiv. 108" TO 120" TREES: FIFTEEN STAKES PER TREE.
    - xv. 120" TO 132" TREES: SIXTEEN STAKES PER TREE.
    - xvi. 132" TO 144" TREES: SEVENTEEN STAKES PER TREE.
    - xvii. 144" TO 156" TREES: EIGHTEEN STAKES PER TREE.
    - xviii. 156" TO 168" TREES: NINETEEN STAKES PER TREE.
    - xix. 168" TO 180" TREES: TWENTY STAKES PER TREE.
    - xx. 180" TO 192" TREES: TWENTY-ONE STAKES PER TREE.
    - xxi. 192" TO 204" TREES: TWENTY-TWO STAKES PER TREE.
    - xxii. 204" TO 216" TREES: TWENTY-THREE STAKES PER TREE.
    - xxiii. 216" TO 228" TREES: TWENTY-FOUR STAKES PER TREE.
    - xxiv. 228" TO 240" TREES: TWENTY-FIVE STAKES PER TREE.
    - xxv. 240" TO 252" TREES: TWENTY-SIX STAKES PER TREE.
    - xxvi. 252" TO 264" TREES: TWENTY-SEVEN STAKES PER TREE.
    - xxvii. 264" TO 276" TREES: TWENTY-EIGHT STAKES PER TREE.
    - xxviii. 276" TO 288" TREES: TWENTY-NINE STAKES PER TREE.
    - xxix. 288" TO 300" TREES: THIRTY STAKES PER TREE.

FINISH

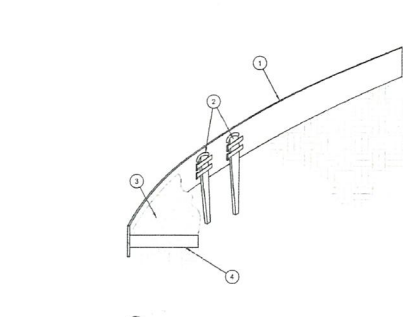
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2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

NOTES

1. INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
2. BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
3. TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

STEEL EDGING

SCALE: NOT TO SCALE



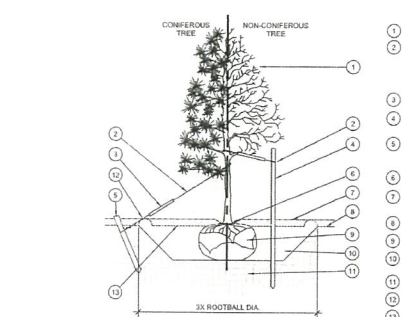
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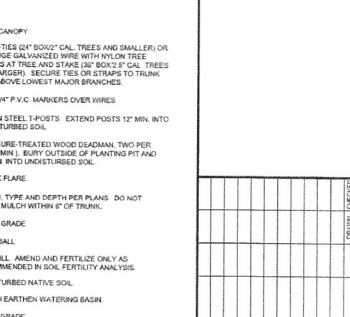
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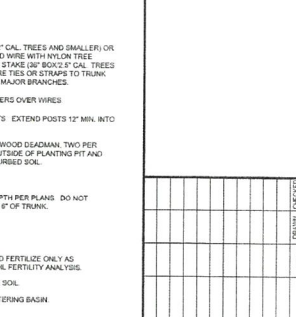
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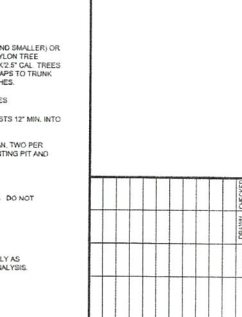
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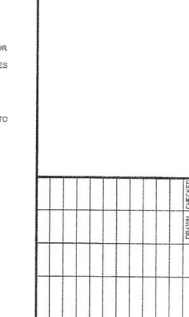
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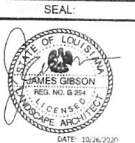
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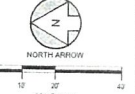
CLIENT  
**CHRISTIAN BROTHERS AUTOMOTIVE**  
17725 KATY FREEWAY, SUITE 200 • HOUSTON, TX 77064  
PROJECT  
**CHRISTIAN BROTHERS AUTOMOTIVE - COVINGTON, LA**  
S. TYLER STREET - ST. TAMMANY PARISH, LA 70433



DESIGN TEAM:  
DRAWN BY: JWG  
DESIGNED BY: JWG  
REVIEWED BY: RM



SCALE & NORTH ARROW:



JOB # 180624  
DATE OCTOBER 14, 2020

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