

AGENDA
ST. TAMMANY PARISH PLANNING & ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, October 6th, 2026
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
21490 KOOP DRIVE MANDEVILLE, LOUISIANA

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. The livestream will begin at 6:00 PM on TUESDAY, OCTOBER 6, 2026. If you are unable to attend the meeting in person, the meeting will be aired live on our government access channel STPG-TV.

NOTICE TO APPLICANTS – NATIONWIDE FRAUDULENT PAYMENT REQUESTS: Applicants are advised that scammers have used information published on Planning & Zoning Commission and Board of Adjustment agendas to send fraudulent invoices and payment requests. Do not make payment, provide banking information, or respond to an unexpected payment request without first verifying it directly with the St. Tammany Parish Department of Planning & Development.

ROLL CALL

APPOINT ALTERNATES (IF APPLICABLE) .

CALL TO ORDER

ANNOUNCEMENTS

- **Please silence all phones and electronic devices**
- **Appeals – Fees apply**
- **Speaker Cards**
- **Public Speaking – Five (5) minutes each side and three (3) minutes for additional comments**
- **Please exit the building**

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE SEPTEMBER 1ST, 2026 MINUTES

POSTPONING OF CASES

ZONING CHANGE REQUEST CASES - APPLICATIONS FOR A PROPOSED CHANGE OF ZONING DISTRICT OR AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE REQUIRING REVIEW & RECOMMENDATION BY THE PLANNING & ZONING COMMISSION BEFORE ACTION BY THE PARISH COUNCIL ARE AS FOLLOWS:

1. 2026-4710-ZC

Existing Zoning: L-1 (Large Lot Residential District) and NC- 2 (Neighborhood Commercial District)
Proposed Zoning: GC-2 (General Commercial District)
Location: Parcel located on the east side of LA Highway 25, south of River Road, Covington; S17, T6S, R11E, Ward 3, District 2
Acres: 10.412 acres
Petitioner: Nick Guillot
Owner: JSB HWY 25, LLC

POSTPONED FROM THE SEPTEMBER 1, 2026 ZONING MEETING

2. 2026-4778-ZC

Existing Zoning: R-1 (Rural Residential District) & RO (Rural Overlay)
Proposed Zoning: L-1 (Large Lot Residential District) & RO (Rural Overlay)
Location: Parcel located on the south side of Stonehill Road, east of Deerfield Road, Folsom; S33, T4S, R10E; Ward 2, District 3
Acres: 2.58 acres
Petitioner: Kelly Dolese
Owner: Kelly Dolese & Angel Dolese

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3. **2026-4795-ZC**
 Existing Zoning: R-1 (Rural Residential District) & RO (Rural Overlay)
 Proposed Zoning: L-2 (Large Lot Residential District) & RO (Rural Overlay)
 Location: Parcel located on the east side of Walden Street and Linden Street, north of Tammany Avenue, Covington; S11, T6S, R11E; Ward 3, District 2

 Acres: 9.36 acres
 Petitioner: Clinton Stephens III
 Owner: Clinton Stephens III and Natasha Stephens
4. **2026-4798-ZC**
 Existing Zoning: R-1 (Rural Residential District)
 Proposed Zoning: HC-2 (Highway Commercial District)
 Location: Parcel located on the north side of US Highway 190, east of Madaleen Lane, west of Canal Road, Covington; S27, T6S, R10E; Ward 1, District 3

 Acres: 2.68 Acres
 Petitioner: Anthony Charles Lang
 Owner: Anthony Charles Lang
5. **2026-4800-ZC**
 Existing Zoning: L-2 (Large Lot Residential District)
 Proposed Zoning: HC-2 (Highway Commercial District)
 Location: Parcel located on the north side of Highway 22 W., east of Kathman Drive, Madisonville; S18, T7S, R10E; Ward 1, District 4

 Acres: 1.28 Acres
 Petitioner: Daniel & Sandra Murphy
 Owner: Daniel & Sandra Murphy
6. **2026-4801-ZC**
 Existing Zoning: PUD (Planned Unit Development) & L-1 (Large Lot Residential District)
 Proposed Zoning: HC-3 (Highway Commercial District)
 Location: Parcel located on the west sides of LA Highway 434 and LA Highway 3241, Lacombe; S33, T7S, R13E and S4, T8S, R13E; Ward 6, District 11

 Acres: 10.37 Acres
 Petitioner: Tim Jackson
 Owner: Weyerhaeuser NR Company
7. **2026-4803-ZC**
 Existing Zoning: R-1 (Rural Residential District) & RO (Rural Overlay)
 Proposed Zoning: L-1 (Large Lot Residential District) & RO (Rural Overlay)
 Location: Parcel located at the end of Joiner Road, east of Booth Road, being 13095 Joiner Road, Folsom; S34, T5S, R10E; Ward 2, District 3

 Acres: 11.22 Acres
 Petitioner: Deborah Breaux
 Owner: David and Deborah Breaux
8. **2026-4805-ZC**
 Existing Zoning: NC-1 (Neighborhood Commercial District)
 Proposed Zoning: HC-2 (Highway Commercial District)
 Location: Parcel located on the east side of Park Place and on the north side of Village Lane West, being 215 Park Place, Covington; S15, T7S, R11E; Ward 3, District 5

 Acres: 0.637 Acres
 Petitioner: Jeffrey D. Schoen
 Owner: CAP3, LLC

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9. 2026-4806-ZC

Existing Zoning: R-1 (Rural Residential District)
Proposed Zoning: L-1 (Large Lot Residential District)
Location: Parcel located on the west side of Wise Road, south of Baham Road, Covington; S33, T6S, R10E; Ward 1, District 3
Acres: 1.101 Acres
Petitioner: Ismael Vazquez
Owner: Ismael and Idania Vazquez

10. 2026-4807-ZC

Existing Zoning: L-2 (Large Lot Residential District)
Proposed Zoning: HC- 2 (Highway Commercial District)
Location: Parcels located on the north side of LA Highway 22 W., south of Mary Street, and west of Highway 1085, Madisonville; S18, T7S, R10E; Ward 1, District 4
Acres: 1.3 Acres
Petitioner: Jeffrey D. Schoen
Owner: Bedford & Thompson Holdings Co. LLC

11. 2026-4808-ZC

Existing Zoning: R-1 (Rural Residential District), MHO (Manufactured Home Overlay), & RO (Rural Overlay)
Proposed Zoning: R-2 (Rural Residential District), MHO (Manufactured Home Overlay), & RO (Rural Overlay)
Location: Parcel located on the north-east corner of LA Highway 1077 and P. Morgan Road; Folsom; S30, T5S, R10E; Ward 2, District 3
Acres: 15.54 Acres
Petitioner: Ross Kinchen
Owner: Security National Partners Limited Partnership - Robin Arkley, II

12. ZC07-07-041

Major Amendment to the Tamanend PUD Planned Unit Development Overlay
Location: Parcel located on the east side of LA Highway 434, south of Horseshoe Island, Lacombe; S3, S4, & S9, T8S, R13E
Acres: 973.85 acres
Petitioner: Jeffrey D. Schoen
Owner: Weyerhaeuser NR Company

CONDITIONAL USE PERMIT REQUEST CASES - APPLICATIONS REQUIRING REVIEW AND APPROVAL OF THE USE BY THE ZONING COMMISSION BEFORE ISSUANCE OF A PERMIT ARE AS FOLLOWS:

1. 2026-4799-CP:Conditional Use: Outdoor Storage

Existing Zoning: HC-2 (Highway Commercial District)
Location: Parcel located on the west side of US Highway 190, north of 11th Ave., and south of 10th Ave. being 1509 N. Highway 190, Covington; S10 & 48, T7S, R11E; Ward 3, District 5
Acres: 1.69 Acres
Petitioner: Jeffrey D. Schoen
Owner: James & Patricia Oliphant

2. 2026-4804-CP:Conditional Use: Outdoor Storage Yard

Existing Zoning: NC-1 (Neighborhood Commercial District) & HC-2 (Highway Commercial District)
Location: Parcel located on the east side of Park Place and the north side of Village Lane West, being 215 Park Place, Covington; S15, T7S, R11E; Ward 3, District 5
Acres: 3.012 Acres
Petitioner: Jeffrey D. Schoen
Owner: CAP3, LLC

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3. **2026-4809-CP-Conditional Use: Pole Permit**
Existing Zoning: HC-3 (Highway Commercial District)
Proposed Use: Pole Sign Permit
Location: Parcel located on the north side of Holiday Square Blvd., being
250 Holiday Square Blvd., Covington; S15, T7S, R11E; Ward 3,
District 5
Acres: 4.35 acres
Petitioner: Mike Saucier
Owner: T. J & C Real Estate Holdings, LLC – Eddie Tourelle

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

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ROLL CALL

Present: Seeger, Borrello, Truxillo, Gaines, Martino, Narcisse, Walker, Barrios, Blanchard, Crow
Absent: Robert, Milligan, Martino

APPOINT ALTERNATES (IF APPLICABLE). – Blanchard and Crow

CALL TO ORDER

ANNOUNCEMENTS

INVOCATION - Seeger

PLEDGE OF ALLEGIANCE - Narcisse

APPROVAL OF THE AUGUST 4TH, 2026 MINUTES

1. Waker made a motion to approve minutes as written; second by Truxillo.
YEA: Seeger, Borrello, Truxillo, Gaines, Narcisse, Walker, Barrios, Blanchard, Crow
NAY: N/A
ABSTAIN: N/A
Motion to approve minutes as written carries.

POSTPONING OF CASES

1. **2026-4710-ZC**
Existing Zoning: L-1 (Large Lot Residential District) and NC- 2 (Neighborhood Commercial District)
Proposed Zoning: GC-2 (General Commercial District)
Location: Parcel located on the east side of LA Highway 25, south of River Road, Covington; S17, T6S, R11E, Ward 3, District 2
Acres: 6.28 acres
Petitioner: Nick Guillot
Owner: JSB HWY 25, LLC

POSTPONED FROM THE AUGUST 4, 2026 ZONING MEETING

1. Seeger made a motion to postpone one month; second by Truxillo.
YEA: Seeger, Borrello, Truxillo, Gaines, Narcisse, Walker, Barrios, Blanchard, Crow
NAY: N/A
ABSTAIN: N/A
Motion to postpone one-month carries.

ZONING CHANGE REQUEST CASES - APPLICATIONS FOR A PROPOSED CHANGE OF ZONING DISTRICT OR AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE REQUIRING REVIEW & RECOMMENDATION BY THE PLANNING & ZONING COMMISSION BEFORE ACTION BY THE PARISH COUNCIL ARE AS FOLLOWS:

2. **2026-4740-ZC**
Existing Zoning: R-1 (Rural Residential District) & NC-2 (Neighborhood Commercial District)
Proposed Zoning: HC-3 (Highway Commercial District)
Location: Parcel located on the north side of US Highway 90, east of US Highway 190 E., Slidell; S26, T9S, R15E; Ward 8, District 13
Acres: 14.3 acres
Petitioner: Jeffery Rogers
Owner: Bernard Schneier and William Freeman
 1. Petitioner Jeffery Rogers came to the podium to represent the request.
 2. Walker made a motion to approve; second by Truxillo.

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YEA: Seeger, Borrello, Truxillo, Gaines, Narcisse, Walker, Barrios,
Blanchard, Crow

NAY: N/A

ABSTAIN: N/A

Motion to approve carries.

3. 2026-4761-ZC

Existing Zoning: GC-1 (General Commercial District)

Proposed Zoning: HC-2 (Highway Commercial District)

Location: Parcel located on the west side of McKinney Road, south of
Alice Avenue, Slidell; S11, T9S, R14E; Ward 8, District 12

Acres: 1.02 acres

Petitioner: Magnolia Realty Investments - Christie Trosclair

Owner: Magnolia Realty Investments - Christie Trosclair

1. Petitioner had no additional comments to add to request.

2. Truxillo made a motion to approve; second by Barrios.

YEA: Seeger, Borrello, Truxillo, Gaines, Narcisse, Walker, Barrios,
Blanchard, Crow

NAY: N/A

ABSTAIN: N/A

Motion to approve carries.

4. 2026-4768-ZC

Existing Zoning: R-1 (Rural Residential District) & RO (Rural Overlay)

Proposed Zoning: R-1 (Rural Residential District), RO (Rural Overlay), & MHO
(Manufactured Home Overlay)

Location: Parcel located on the east side of LA Highway 437, south of
Ethel Allison Road, Covington; S8 & S9, T5S, R11E Ward 2
District 6

Acres: 1.0 acre

Petitioner: Jayne Loyd

Owner: Jayne Loyd

1. Petitioner had no additional comments to add to request.

2. Seeger made a motion to approve; second by Truxillo.

YEA: Seeger, Borrello, Truxillo, Gaines, Narcisse, Walker, Barrios,
Blanchard, Crow

NAY: N/A

ABSTAIN: N/A

Motion to approve carries.

5. 2026-4766-ZC

Text Amendment: Amend UDC Chapter 400 – Zoning, Section 400-7(H) and 400-
8(I) to update standards for non-residential properties within the
RES-1 and RES-2 Resilience Overlay Districts.

1. Truxillo made a motion to approve; second by Walker.

YEA: Seeger, Borrello, Truxillo, Gaines, Narcisse, Walker, Barrios,
Blanchard, Crow

NAY: N/A

ABSTAIN: N/A

Motion to approve carries.

MINUTES

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CONDITIONAL USE PERMIT REQUEST CASES - APPLICATIONS REQUIRING REVIEW AND APPROVAL OF THE USE BY THE ZONING COMMISSION BEFORE ISSUANCE OF A PERMIT ARE AS FOLLOWS:

1. 2026-4652-CP-Conditional Use: Commercial Excavation

Existing Zoning: L-1 (Large Lot Residential District), RO (Rural Overlay) and MHO (Manufactured Housing Overlay)
Proposed Use: Commercial Excavation
Location: Parcel located on the west side of Ben Williams Road, north of LA Highway 21, and south of Hidden Valley Rd, Bush; S32, T5S, R12E; Ward 5, District 6
Acres: 53.0 acres
Petitioner: Glynn Huhn
Owner: Margaret Ann Burns Sacco

POSTPONED FROM THE AUGUST 4, 2026 ZONING MEETING

1. Jeff Schoen came to the podium to represent the request.
2. John Adams came to the podium in opposition to the request.
3. Blake Scott came to the podium in opposition to the request.
4. Erica Olmstead came to the podium in opposition to the request.
5. Brock Dumestre came to the podium in opposition to the request.
6. Kevin Greve came to the podium in opposition to the request.
7. Janet Burroff came to the podium in opposition to the request.
8. The Commission deliberated and discussed adding a condition to limit the use to 12 trucks per day, to which Mr. Schoen agreed.
9. Truxillo made a motion to approve with no condition mentioned; second by Seeger.
YEA: Seeger, Borrello, Truxillo, Gaines, Narcisse, Walker, Blanchard
NAY: Barrios, Crow
ABSTAIN: N/A
Motion to approve carries.

2. 2026-4777-CP-Conditional Use: Pole Permit

Existing Zoning: HC-2 (Highway Commercial District)
Proposed Use: Pole Sign Permit
Location: Parcel located on the east side of LA Highway 59, north of Little Creek Road and Interstate 12, Mandeville; S19&30, T7S, R12E; Ward 4, District 11
Acres: 0.836 acres
Petitioner: Prince Signs, LLC – Ashley White
Owner: Kent Store Development, LLC

1. Kendall Robinson came to the podium to represent the request.
2. Blanchard made a motion to approve; second by Walker.
YEA: Seeger, Borrello, Truxillo, Gaines, Narcisse, Walker, Barrios, Blanchard, Crow
NAY: N/A
ABSTAIN: N/A
Motion to approve carries.

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT



ZONING STAFF REPORT
2026-4710-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

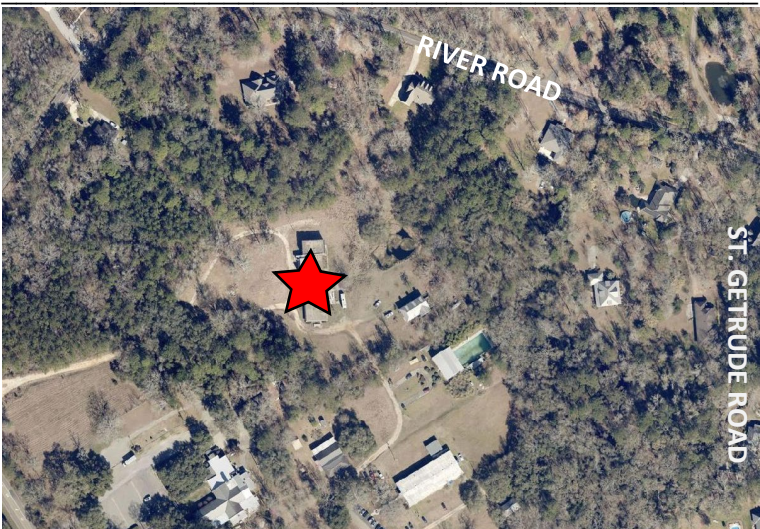
Location: Parcel located on the east side of LA Highway 25, south of River Road, Covington; S17, T6S, R11E, Ward 3, District 2

Petitioner: Nick Guillot **Posted:** September 14, 2026

Owner: JSB HWY 25, LLC **Commission Hearing:** October 6, 2026

Size: 10.412 acres **Prior Determination:** Postponed for one month – 09/01/26

Determination: Approved, Denied, Postponed



Current Zoning:

L-1 (Large Lot Residential District), NC-1 (Neighborhood Office District) and NC-2 (Neighborhood Commercial District)

Requested Zoning:

GC-2 (Neighborhood Commercial District)

Future Land Use: Mixed Use and Residential Medium Intensity

Flood Zone: Effective Flood Zone: C; Preliminary Flood Zone: X; Non-CDA

Elevation Requirements: FFE is 12" above the crown of street elevation

FINDINGS

- The request consists of a zoning change of 10.412-acres from L-1 Large Lot Residential District, NC-1 Neighborhood Office District and NC-2 Neighborhood Commercial District to GC-2 General Commercial District. The property is located on the east side of LA Highway 25, south of River Road, Covington.
- Zoning History*

Table 1: Zoning history of Subject Lot(s)		
Zoning Case	Prior Classification	Amended Classification
86-051A	Unknown	A-4
09-2117	A-4	S-1 (Suburban Residential District)

Site and Structure Provisions

- A portion of the property is developed with an 8,712 sq. ft. structure that was previously used as a nunnery.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning		
Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	L-1 (Large Lot Residential)
South	Commercial	NC-2 (Neighborhood Commercial District) and ED-2 (Educational District)
East	Commercial	HC-2 (Highway Commercial District) and L-1 (Large Lot Residential District)
West	Residential	L-1 (Large Lot Residential) and NC-2 (Neighborhood Commercial District)

- As shown in Table 2, the subject site abuts single-family residential development to the north which is zoned L-1 Large Lot Residential District, a commercial property zoned HC-2 Highway Commercial District to the east, a commercial development zoned NC-2 Neighborhood Commercial District and ED-2 Educational District to the south, and residential development zoned L-1 Large Lot Residential District to the west.



ZONING STAFF REPORT
2026-4710-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

5. The purpose of the existing L-1 Large Lot Residential District is to provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services. The L-1 Large Lot Residential District is located in areas appropriate for urbanized single-family development in areas convenient to commercial and employment centers.
 - a. The minimum lot size requirements within the L-1 Large Lot Residential District is 1-acre and 150' of width.
 - b. Permitted uses include: Agricultural and decorative ponds*, Agriculture, household stables and kennels, Community central water treatment facilities, Community home*, Dwelling, Single-family residential, Electrical energy substation*, Small wireless facility*, Stormwater retention or detention facility
6. The purpose of the existing NC-1 Neighborhood Office District is to provide for the location of some small professional offices near residential developments in order to provide neighborhood- scale services to residents with minimal impact on residential development in the area.
 - a. Permitted uses include Animal services, Community home*, Day care home, Dwelling, single-family, Dwelling, two-family, Medical facility, clinic, Office, Short term rental*, Stormwater retention or detention facility, Veterinary clinic, no outdoor kennels, Permitted temporary uses.
 - b. The maximum building size in the NC-1 District shall be 5,000 square feet.
7. The purpose of the existing NC-2 Neighborhood Commercial District is to provide for the location of small retail and service establishments near residential development in order to provide food and services to the residents of the neighborhood with minimal impact.
 - a. The max building size allowable within the NC-2 district is 10,000 sq. ft.
 - b. Permitted uses include: Animal services, Art studio, Bed and breakfast, Club or lodge, Community home*, Day care center, Adult Day Care Center, Child Day Care Home, Dwelling, Single-family, Dwelling, Two-Family, Educational Facility Adult Secondary, Educational Facility Learning Center, Educational Facility Elementary or Middle School, Educational facility High School, Garden Supply and Greenhouse, Medical Facility - Clinic, Office, Personal Service Establishment, Place of Worship, Restaurant, Delicatessen, Restaurant, Dine-in without Lounge, Retail Establishment, Short term rental, Stormwater Retention or Detention Facility, Townhouse* Veterinary Clinic, no outdoor kennels
 - c. Conditional uses include: Restaurant, dine in with lounge
 - d. Special use restrictions:
 - i. Personal service establishments and restaurants in the NC-2 District are limited to 5,000 sq. ft. in floor area.
 - ii. Bed and breakfasts in the NC-2 District shall be limited to 5 guest rooms.
8. The purpose of the requested GC-2 Public, Cultural, and Recreational District is to provide for the location of public, cultural, and recreational facilities in near proximity to residential areas while mitigating the impacts of these facilities, such as traffic and lighting.
 - a. The max building size allowable within the GC-2 district is 20,000 sq. ft.
 - b. Permitted uses include:¹ Animal services, Art studio, **Athletic field**, Bed and breakfast, Civic Club or lodge, **Community Center**, Community home*, **Convention center**, Day care Center, Adult Day Care Center, Child Day Care Home, Dwelling, Single-family, Dwelling, Two-Family, Educational Facility - Adult Secondary, Educational Facility-Learning Center, Educational Facility - Elementary or Middle School, Educational facility - High School, **Educational Facility - University and Associated Research Center**, **Educational Facility - Vocational School**, Garden Supply and Greenhouse, **Golf Course and Recreational Facility**, **Gymnasium**, **Laboratory**, **Marina**, Commercial Medical Facility - Clinic, Office, **Park**, Personal Service Establishment, Place of Worship, **Playground**, **Recreational Vehicle Park**, **Residential Care Facility**, Restaurant - Delicatessen, Restaurant, Dine-in without Lounge, Retail Establishment, Short term rental, Stormwater Retention or Detention Facility, **Tower**, **Radio**, **Telecommunications**, **Television or Microwave***, Townhouse* Veterinary Clinic, no outdoor kennels.

¹ Bolded uses not allowable in the property's existing NC-2 zoning classification.



ZONING STAFF REPORT
2026-4710-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

9. If approved the applicant can apply for a commercial building or site work permit to construct any of the above reference uses with a maximum building size of 20,000 sq. ft. Any commercial development is required to maintain compliance with all commercial building standards including parking, drainage, landscaping, etc.

Consistency with New Directions 2040

Mixed-Use: Areas are flexible and appropriate for higher concentration of residential and commercial uses, allowing shorter trips between destinations and opportunities for walkable, compact development patterns. Mixed Use areas are typically located at or near the Parish's existing hubs of activity and intersections of major roads, as well as along major traffic corridors. Mixed Use areas may also include higher density residential uses, such as garden apartments and condominiums.

Residential – Medium Intensity: Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Strategy 2:5:1 Locate high intensity land uses adjacent to high-capacity transportation corridors.
- ii. Goal 1:5 The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.
- iii. Goal 2:5 St. Tammany Parish will attract and grow businesses that expand the Parish's tax base and provide living wage jobs to residents of varying skill levels.

Standards for Review (Sec. 200-3.1.G) - *When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:*

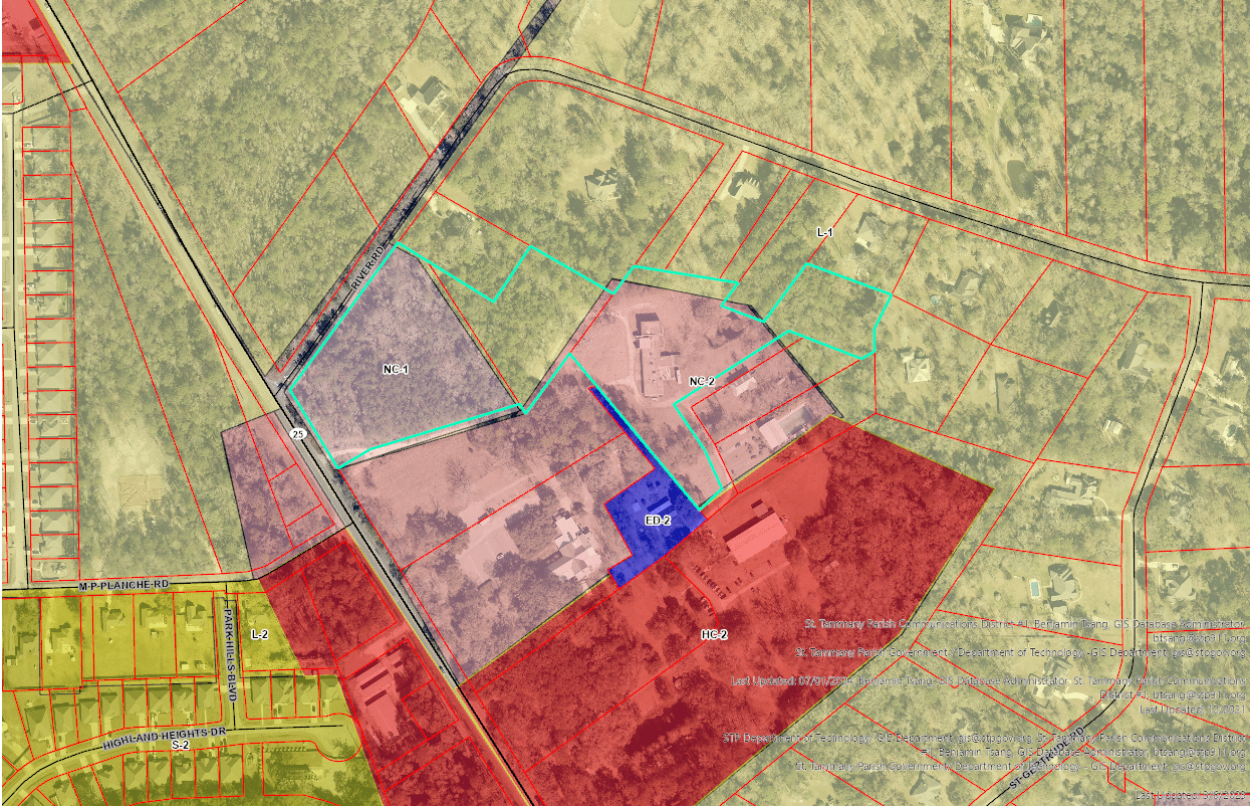
- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
- iii. The proposed amendment corrects an error or meets the challenge of some changing conditions, trend or fact.
- iv. The proposed amendment is compatible with existing use and zoning of nearby property.
- v. The proposed amendment is a more suitable zoning classification for the property than the current classification.
- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.



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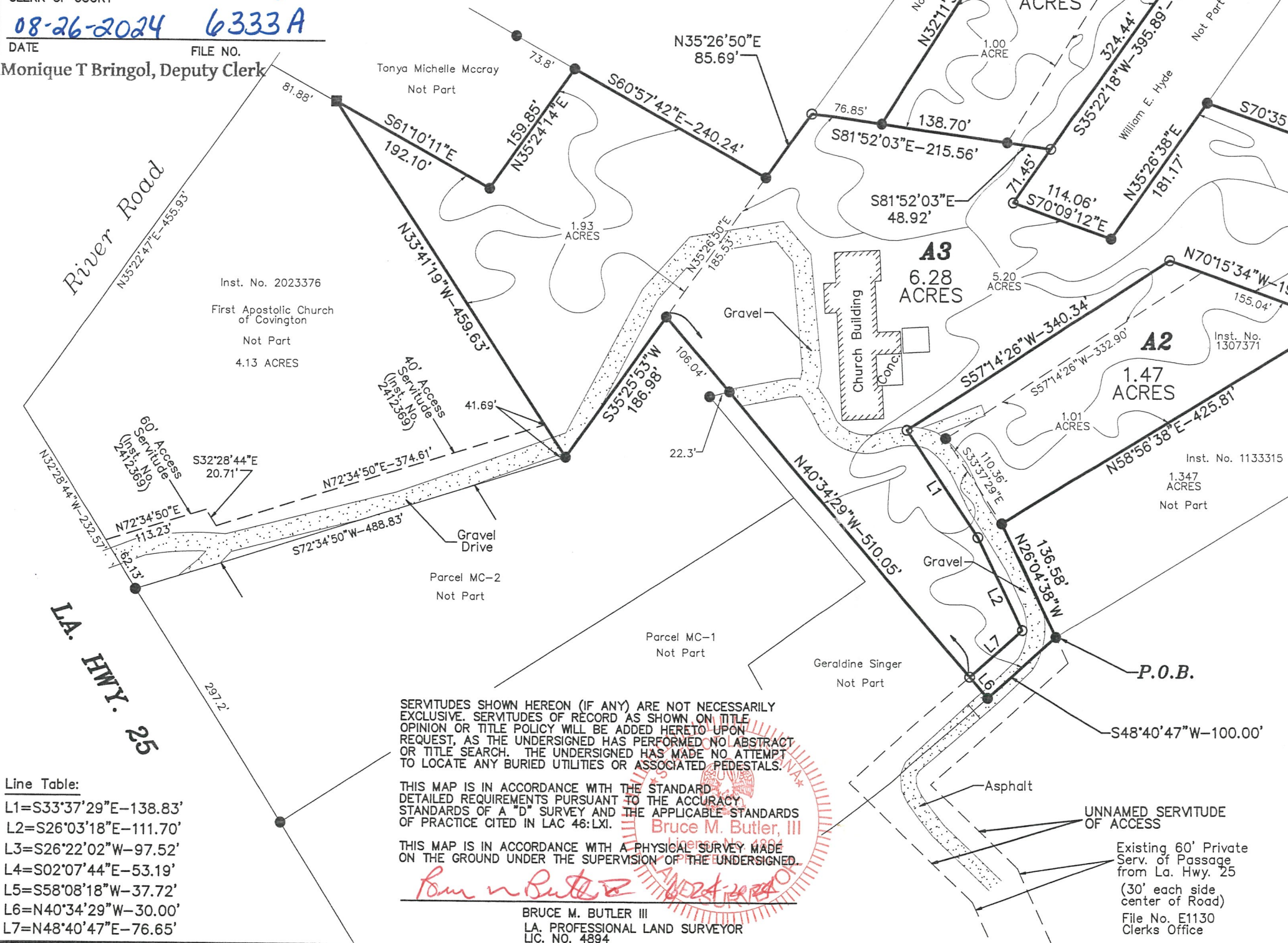


FINAL APPROVAL
[Signature]
CHAIRMAN OF PLANNING COMMISSION
[Signature]
DIR. DEPT. OF ENGINEERING
[Signature]
SECRETARY PLANNING COMM.
Monique T. Bringol
CLERK OF COURT
DATE 08-26-2024 FILE NO. 6333A
Monique T Bringol, Deputy Clerk

A MINOR SUBDIVISION OF AN 1.01, 1.00, 1.93 & 5.20 ACRE PARCEL OF LAND, INTO PARCELS A1, A2 & A3, LOCATED IN SECTION 17, T6S, R11E, ST. TAMMANY PARISH, LOUISIANA

Note: Improvements on Parcel A1 & A2 are not shown
Utilities & Fencing not shown

This property is located in Flood Zone B & C, per FEMA Map No. 225205 0150 C, Dated 10-17-1989



LEGEND:
● = Fnd. 1/2" Iron Rod
○ = Set 1/2" Iron Rod
■ = Fnd. 3/4" Iron Rod

- References:
1. A Resub Plat by Jeron Fitzmorris, Map File No. 4742B, Clerk of Courts Office
 2. A Survey Plat by Kelly McHugh attached to Instrument No. 805322, Clerk of Courts Office
 3. A Resub Plat by Kelly McHugh, Map File No. 6138D, Clerk of Courts Office
 4. A Survey Plat by Thomas Fontcuberta attached to Instrument No. 1625290, Clerk of Courts Office
 5. A Survey Plat by Kelly McHugh of 1.347 Acres, Dated 11-4-1997, Job No. 97-294, for Carl Freeman
 6. A Survey Plat by Jeron Fitzmorris attached to Instrument No. 1425874, Clerk of Courts Office
 7. A Resub Plat by Acadia Land Surveying, LLC Map File No. 4738C, Clerk of Courts Office
 8. A Cash Sale Deed attached to Instrument No. 1307371, Clerk of Courts Office
 9. A Survey Plat of 3.233 Acres & 60' Servitude of Passage, Map File No. E1130, Clerks Office
 10. A Deed of Servitudes of road, well, electric, gas & drains attached to Instrument No. 750985 Clerk of Courts Office
 11. A Survey Plat by Kelly McHugh, attached to Instrument No. 750985, Clerk of Courts Office
 12. A Act of Predial Servitude and Establishment of Maintenance Agreement attached to Instrument No. 2412369, Clerk of Courts Office

Reference calls are not shown
Bearings refer to the Louisiana State Plane Coordinate System (1702 La. South) and was observed by GPS

The P.O.B. is reported to be S89°59'43"W-1033.9'; N31°33'19"W-1250.27'; N54°03'25"E-583.47'; N49°38'30"E-241.23' from the 1/4 Corner common to Sections 17 & 20, T-6-S, R-11-E, St. Tammany Parish, Louisiana

LS Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax

MAP PREPARED FOR	
First Apostolic Church of Covington	
SCALE: 1"= 130'	DRAWN BY JWG
DATE: 6-19-2024	
LOCATED IN SECTION 17, T-6-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA	
SURVEY NUMBER	
21690	

Line Table:
L1=S33°37'29"E-138.83'
L2=S26°03'18"E-111.70'
L3=S26°22'02"W-97.52'
L4=S02°07'44"E-53.19'
L5=S58°08'18"W-37.72'
L6=N40°34'29"W-30.00'
L7=N48°40'47"E-76.65'

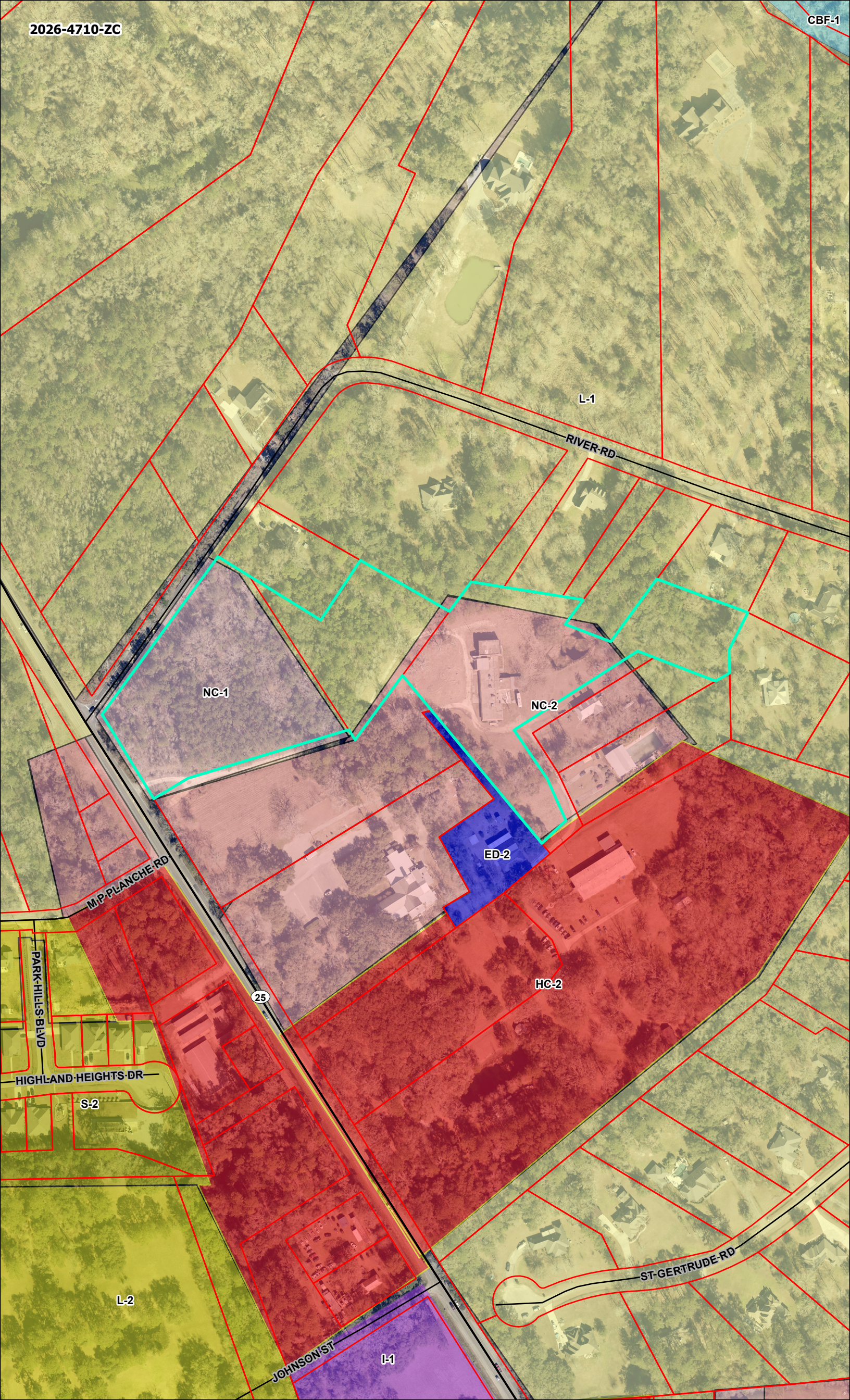
SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN, ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED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

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46: LXI.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

[Signature]
BRUCE M. BUTLER III
LA. PROFESSIONAL LAND SURVEYOR
LIC. NO. 4894

UNNAMED SERVITUDE OF ACCESS
Existing 60' Private Serv. of Passage from La. Hwy. 25 (30' each side center of Road)
File No. E1130 Clerks Office



PUBLIC NOTICE
An application has been made to the
Planning or Zoning Commission
CASE NUMBER
2026-4710-ZC
will be heard at the St. Tammany
Parish Council Chambers - 71446
Kops Drive Mandeville, LA at 6:00 PM on
October 6, 2026
For more information
call (504) 835-9700 or
email planning@laparc.org
www.laparc.org/development
Thank you *atlaparc.org*

SEP 14 2026



For more information visit
1-800-393-6343 or
800-393-6343 ext. 2222
www.sagepub.com/governmentaffairs



ZONING STAFF REPORT
2026-4778-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the south side of Stonehill Road, east of Deerfield Road, Folsom; S33, T4S, R10E; Ward 2, District 3

Petitioner: Kelly Dolese **Posted:** September 17, 2026

Owner: Kelly Dolese and Angel Dolese **Commission Hearing:** October 6, 2026

Size: 2.58 acres **Determination:** Approved, Denied, Postponed

Current Zoning:

R-1 Rural Residential District & RO Rural Overlay

Requested Zoning:

L-1 Large Lot Residential District & RO Rural Overlay

Future Land Use: Rural/Agricultural

Flood Zone:

Effective Flood Zone: C & Preliminary Flood Zone X; Non CDA

Elevation Requirements:

FFE is 12" above crown of street elevation

FINDINGS

1. The applicant is requesting to rezone two parcels which total 2.58 acres from R-1 Rural Residential District & RO Rural Overlay to L-1 Large Lot Residential District & RO Rural Overlay. The parcels are located on the south side of Stonehill Road, east of Deerfield Road, Folsom.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Ordinance	Prior Classification	Amended Classification
10-2234	Unknown	R-1 Rural Residential District & RO Rural Overlay

Site and Structure Provisions

2. The subject properties are currently developed with two single-family residences/one on each parcel.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning		
Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	R-1 Rural Residential District
South	Developed Residential	R-1 Rural Residential District and Rural Overlay
East	Developed Residential	R-1 Rural Residential District and RO Overlay
West	Undeveloped	R-1 Rural Residential District and RO Rural Overlay

3. As shown in Table 2, the subject property is abutting undeveloped property zoned R-1 Rural Residential to the north and the west, and developed property zoned R-1 Rural Residential District to the south and the east. There is also a R Rural Overlay on the property and on the south, east and west sides.
4. The purpose of the property's existing R-1 Rural Residential District is to provide a single-family residential environment at a low-density level. The R-1 District is located primarily in less populated areas where the character of the area should be preserved through low densities. To protect the intention of the district, permitted activities are limited to single-family dwellings, certain specified agricultural, and utility uses. All commercial uses are prohibited in the R-1 District.
 - a. The minimum lot area is 5 acres or greater with a minimum lot width of 300 feet.



ZONING STAFF REPORT
2026-4778-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

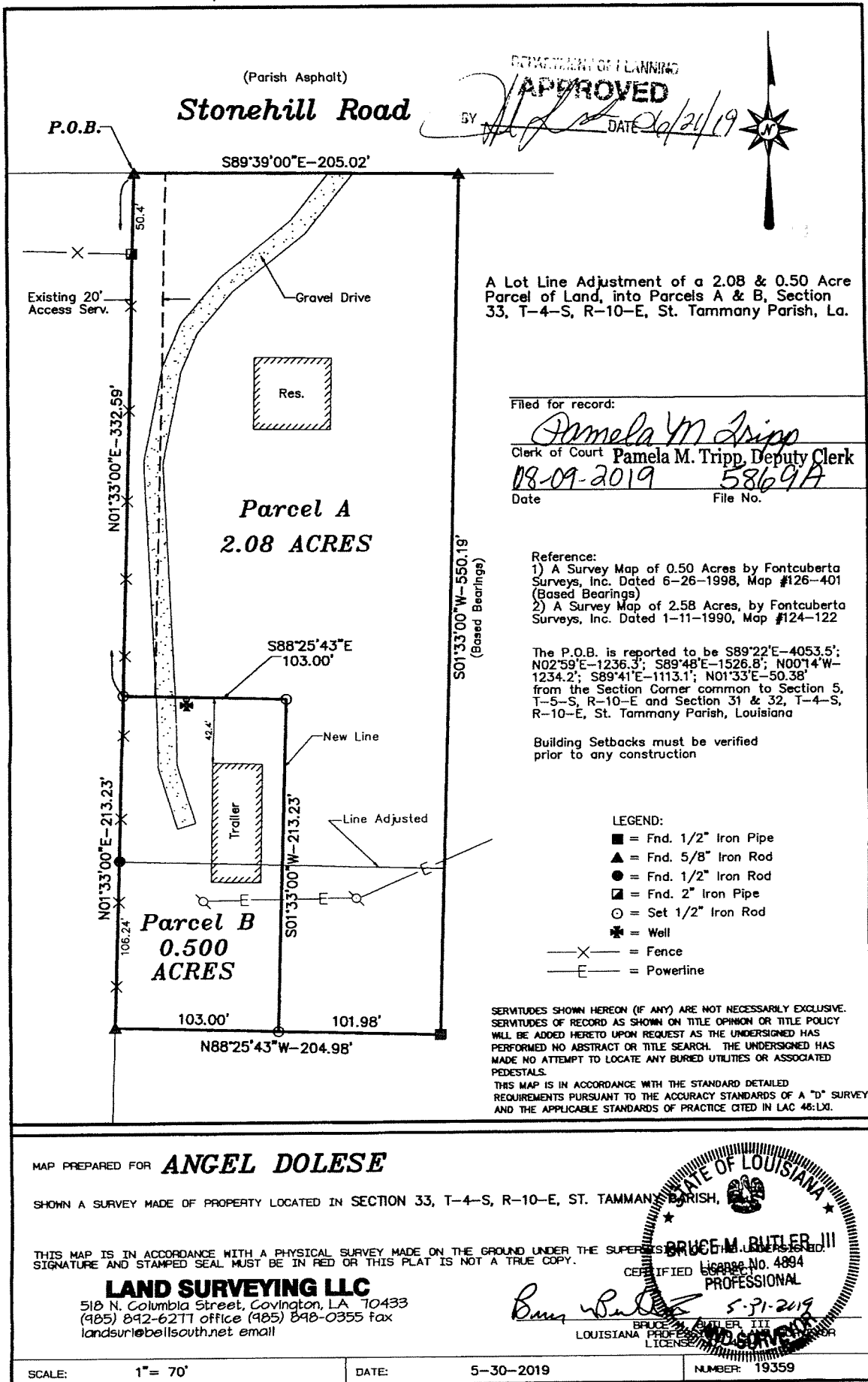
- b. Permitted uses: Agricultural and decorative ponds*, Agriculture, household stables and kennels, Community central water treatment facilities, Community home*, Day care home*, Dwelling, single-family, Electrical energy substation*, Farm Stand*, Farm*, Family-owned cemetery*, Greenhouse*, Nursery*, Small wireless facility*, Solar energy systems, Stormwater retention or detention facility*.
5. The purpose of the property's existing RO Rural Overlay is to permit agriculture uses, to encourage the maintenance of the rural countryside, to preserve forests and other undeveloped lands away from areas of population growth, and to allow residents to retain their traditional ways of life. The preferred land use in the district is agricultural, either active in the form of crops or passive in the form of forest management or pasture lands. Permitted uses include single-family residences and certain accessory structures and uses for the conduct of agriculture support and related business.
 - a. Permitted uses in the Rural Overlay: Agriculture uses, Farming and any other agricultural use, Agricultural buildings, Limited commercial and industrial uses supporting agricultural production limited to buildings no larger than 5,000 square feet.
 - b. Wholesale/retail greenhouses and nurseries, v. Roadside farm stands, Dirt hauling equipment storage, including operable, licensed bobtail dump trucks, tractor, trailers, and excavation equipment is permitted as an accessory to the above listed uses when stored on an operable, licensed transport vehicle, where the area utilized, for storage is not more than 10 percent of the property.
6. The purpose of the proposed L-1 Large Lot Residential District is to provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services. The L-1 Large Lot Residential District is located in areas appropriate for urbanized single-family development in areas convenient to commercial and employment centers. To protect the intention of the district, permitted activities are limited to single-family dwellings and utility uses.
 - a. The minimum lot area is 1 acre with a minimum lot width of 150'.
 - b. Permitted uses. Agriculture, household stables and kennels, Community central water treatment, facilities, Community home*, Day care home*, Dwelling, single-family, Electrical energy substation*, Farm Stand*, Farm*, Greenhouse, Nursery*, Small wireless facility*, Stormwater retention or detention facility*
7. If approved, the applicant could apply for a minor subdivision to separate the properties into equal acreage through the minor subdivision process.

Additional Information:

8. 35' no cut buffer from top of bank (each side) of the intermittent waterways per the USGS maps will have to be identified on the survey. If crossing the waterway, provide a hydrological study, stamped by a licensed professional engineer, showing a culvert sized to accommodate a 100-year storm event and indicate no change in the upstream and downstream drainage flow.

Consistency with New Directions 2040

Rural/Agricultural: areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single-family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads—typically two-lanes—serve these areas. Septic systems and wells are typical. The Parish's abundant rural areas provide ample space for low-intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural-serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany's countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and "u-pick" farms.





R-1

Old Stonehill Acres

25

PUD

R-2

PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2026-4778-ZC

will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM o

October 6, 2026

for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development

Posted on 9-17-26 by MP

SEP 17 2026 12:42

PUBLIC NOTICE
An application has been made to the
Planning or Zoning Commission
CASE NUMBER

2026-4778-ZC

will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM o

October 6, 2026

for more information
call (985) 838-2529 or
email: planning@stpgov.org
www.stpgov.org/development

Posted on 9-17-26 by MP

SEP 17 2026 12:42



ZONING STAFF REPORT
2026-4795-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the east side of Walden Street and Linden Street, north of Tammany Avenue, Covington; S11, T6S, R11E; Ward 3, District 2

Petitioner: Clinton Stephens III **Posted:** September 17, 2026

Owner: Clinton Stephens III and Natasha Stephens **Commission Hearing:** October 6 , 2026

Size: 9.36 acres **Determination:** Approved, Denied, Postponed



Current Zoning:

R-1 (Rural Residential District) & RO (Rural Overlay)

Requested Zoning:

L-2 (Large Lot Residential District) &
RO (Rural Overlay)

Future Land Use: Rural/Agriculture

Flood Zone:

Effective Flood Zone: C; Preliminary Flood Zone: X;
Non-CDA

Elevation Requirements:

FFE is 12" above crown of street elevation

FINDINGS

1. The applicant is requesting to rezone a 9.36-acre parcel from R-1 Rural Residential District and RO Rural Residential District to L-2 Large Lot Residential District and RO Rural Overlay. The parcel is located on the east side of Walden Street and Linden Street, North of Tammany Avenue, Covington.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Ordinance	Prior Classification	Amended Classification
88-015	Unknown	SA
10-2234	SA	R-1 Rural Residential & RO Rural Overlay District

Site and Structure Provisions

2. The subject property is currently developed with a single-family residence.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning		
Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	R-1 (Rural Residential District) & RO (Rural Residential District)
South	Residential	R-1 (Rural Residential District) & RO (Rural Residential District)
East	Residential	R-1 (Rural Residential District) & RO (Rural Residential District)
West	Tammany Terrace Subdivision	S-1 (Suburban Residential District) & RO (Rural Residential District)

3. As shown in Table 2, the subject site abuts undeveloped property zoned R-1 Rural Residential District and RO Rural Residential District to the north, developed residential property to south and east zoned R-1 Rural Residential District and RO Rural Overlay, and the Tammany Terrace Subdivision zoned S-1 Suburban Residential District and RO Rural Residential District to the west.
4. The existing R-1 Rural Residential District is intended to provide a single-family residential environment at a low-density level. The R-1 District is located primarily in less populated areas where the character of the area should be preserved through low densities. To protect the intention of the district, permitted activities are limited to single-family dwellings, certain specified agricultural, and utility uses.



ZONING STAFF REPORT
2026-4795-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

- a. The existing R-1 Rural Residential District requires parcel sizes of 5 acres or greater with a minimum lot width of 300'.
5. The RO Rural Overlay is established to permit agriculture uses, to encourage the maintenance of the rural countryside, to preserve forests and other undeveloped lands away from areas of population growth, and to allow residents to retain their traditional ways of life. The preferred land use in the district is agricultural, either active in the form of crops or passive in the form of forest management or pasture lands. Permitted uses include single-family residences and certain accessory structures and uses for the conduct of agriculture support and related business.
 - a. Agricultural and decorative ponds*, Agriculture, household stables and kennels, Community central water treatment facilities, Community home*, Day care home*, Dwelling, single-family, Electrical energy substation*, Farm-Stand*, Farm*, Family-owned cemetery*, Greenhouse*, Nursery*, Small wireless facility*, Solar energy systems, Stormwater retention or detention facility*
6. The requested L-2 Large Lot Residential District is located in areas appropriate for urbanized single-family development convenient to commercial and employment centers. To protect the intention of the district, permitted activities are limited to single-family dwellings and utility uses.
 - a. The L-2 District requires parcel sizes of ½ -acre or greater with a minimum parcel width of 100 feet.
7. If approved, the applicant could apply for a minor subdivision and create a maximum of 5 parcels of land or apply for a major subdivision to create parcel with a minimum of ½- acre in size.

Consistency with New Directions 2040

Rural/Agriculture: areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single-family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads—typically two-lanes—serve these areas. Septic systems and wells are typical. The Parish's abundant rural areas provide ample space for low-intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural-serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany's countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and "u-pick" farms.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.
- ii. Goal 1:3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.

Standards for Review (Sec. 200-3.1.G) - When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:

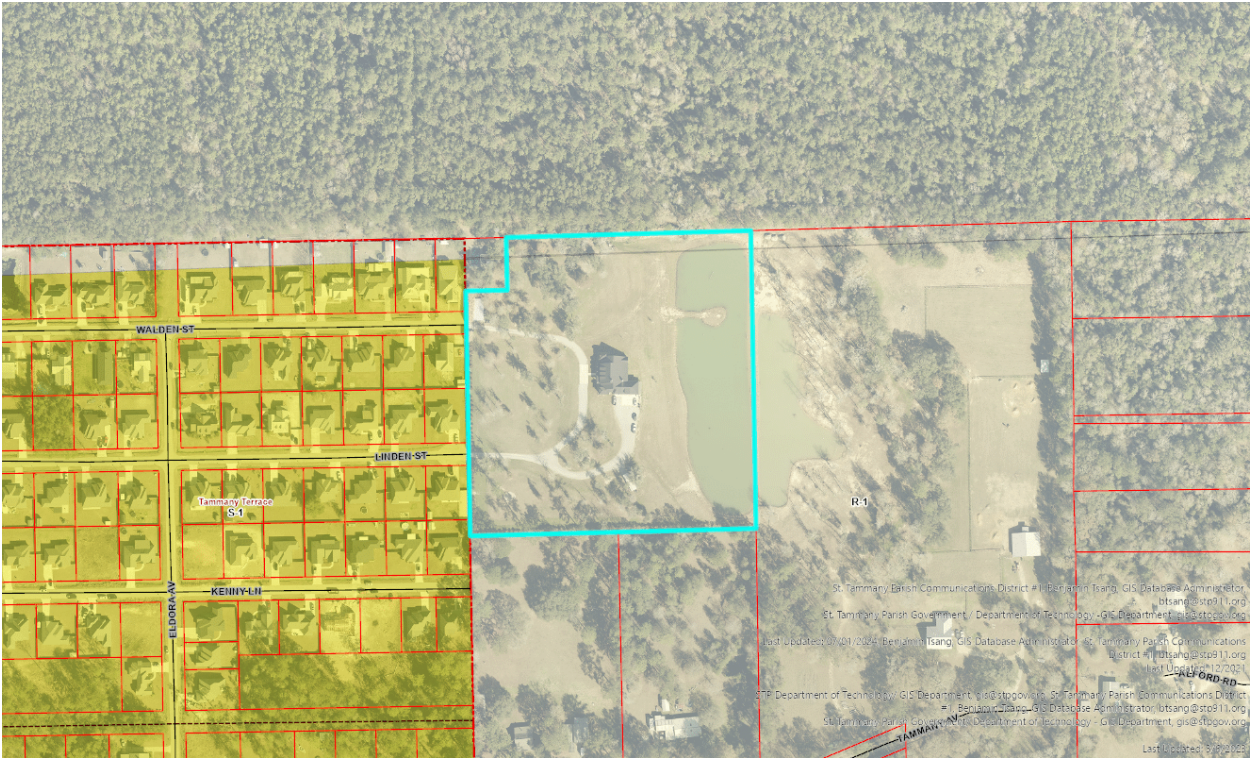
- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
- iii. The proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.
- iv. The proposed amendment is compatible with existing use and zoning of nearby property.
- v. The proposed amendment is a more suitable zoning classification for the property than the current classification.
- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.

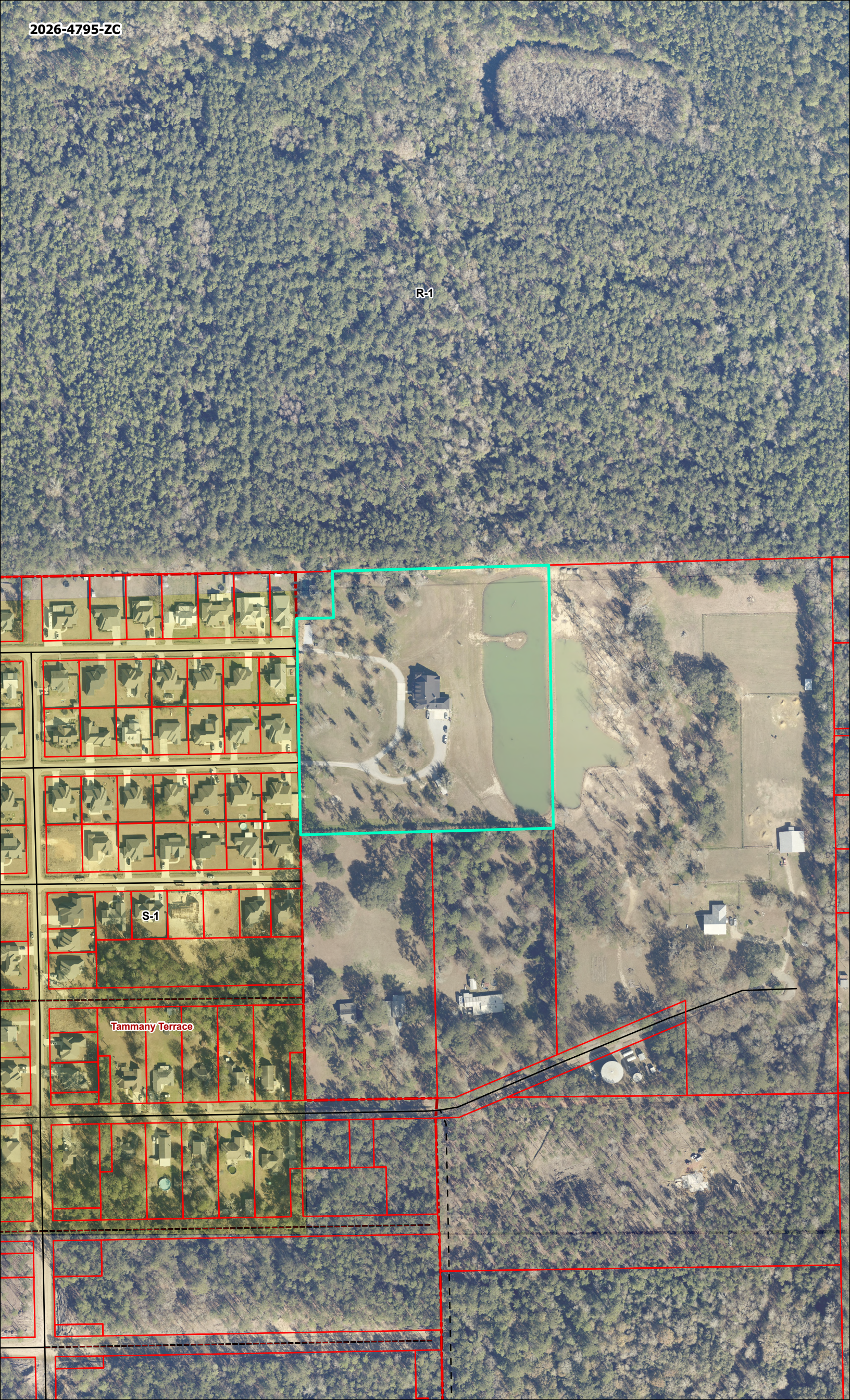


ZONING STAFF REPORT
2026-4795-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

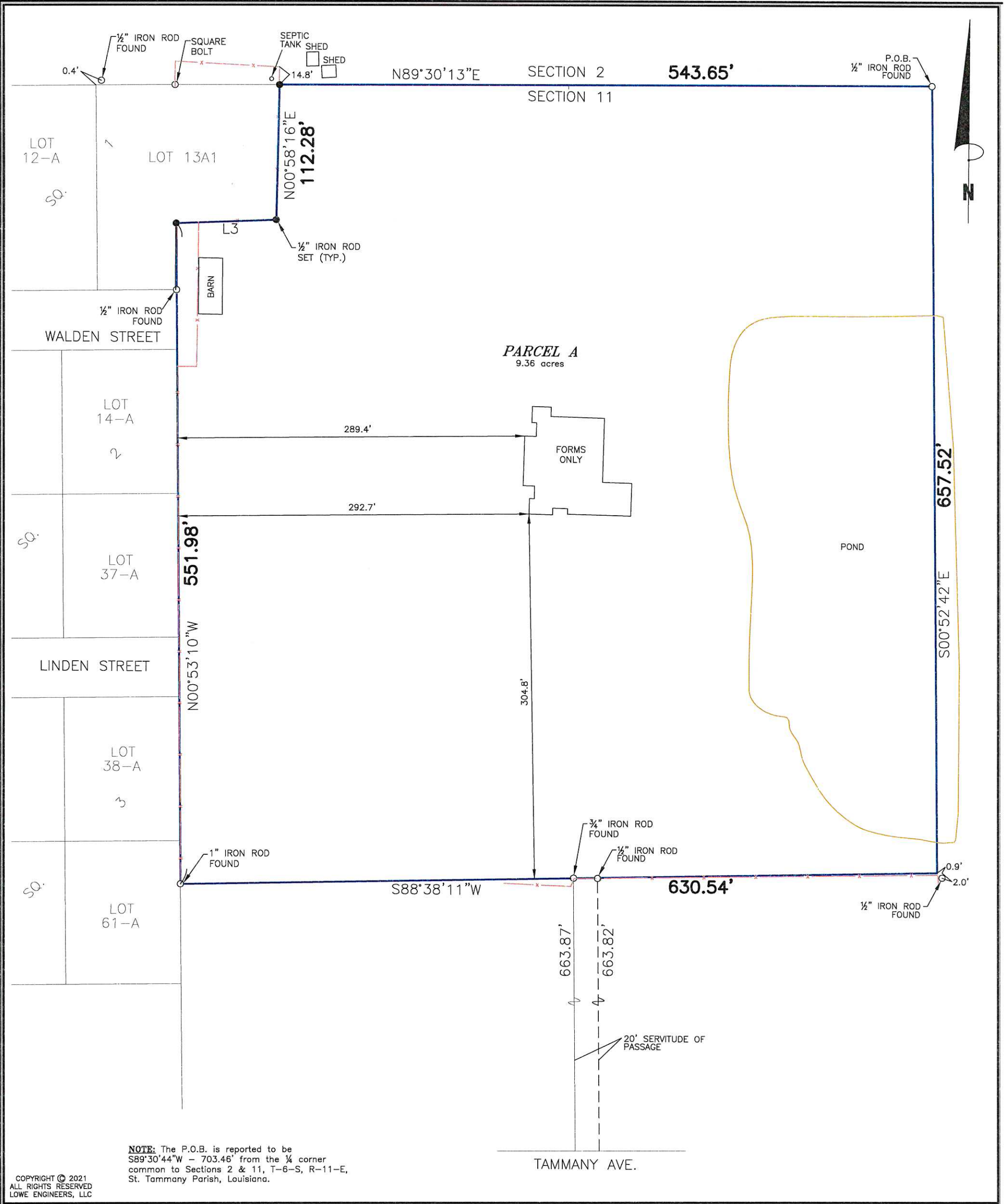




R-1

S-1

Tammany Terrace



NOTE: The P.O.B. is reported to be S89°30'44"W - 703.46' from the ¼ corner common to Sections 2 & 11, T-6-S, R-11-E, St. Tammany Parish, Louisiana.

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LOWE ENGINEERS, LLC

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "D" SURVEY.

LINE TABLE:		
L1	S89°11'37"W(S89°30'53"W-TITLE)	66.00'
L2	N89°11'37"E(N89°30'53"E-TITLE)	66.00'
L3	S87°33'16"W	83.37'
L4	S00°53'10"E	55.85'

REFERENCE SURVEY: A survey by Ronald Clement, P.L.S. dated July 23, 2013 proj no. 13-045.

BASIS FOR BEARINGS: The Reference Survey.

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0150 C; Revised: OCTOBER 17, 1989

A SURVEY MAP OF
PARCEL A
SITUATED IN SECTION 11, T-6-S, R-11-E
in
St. Tammany Parish, Louisiana
for
LARRY ALEMAN

Survey No. 21-140338 A Drawn by: SPH Scale: 1" = 80'
Date: JUNE 01, 2021 Revised: 08/25/21(FORMS)

LOWE
ENGINEERS

Professional Land Surveyors
Planners and Consultants
1011 NORTH CAUSEWAY BLVD., SUITE 34
MANDEVILLE, LA 70471
OFFICE NO. (985)845-1012
FAX NO. (985)845-1778
www.loweengineers.com
e-mail: MandevilleTeam@loweengineers.com

NOTE: This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

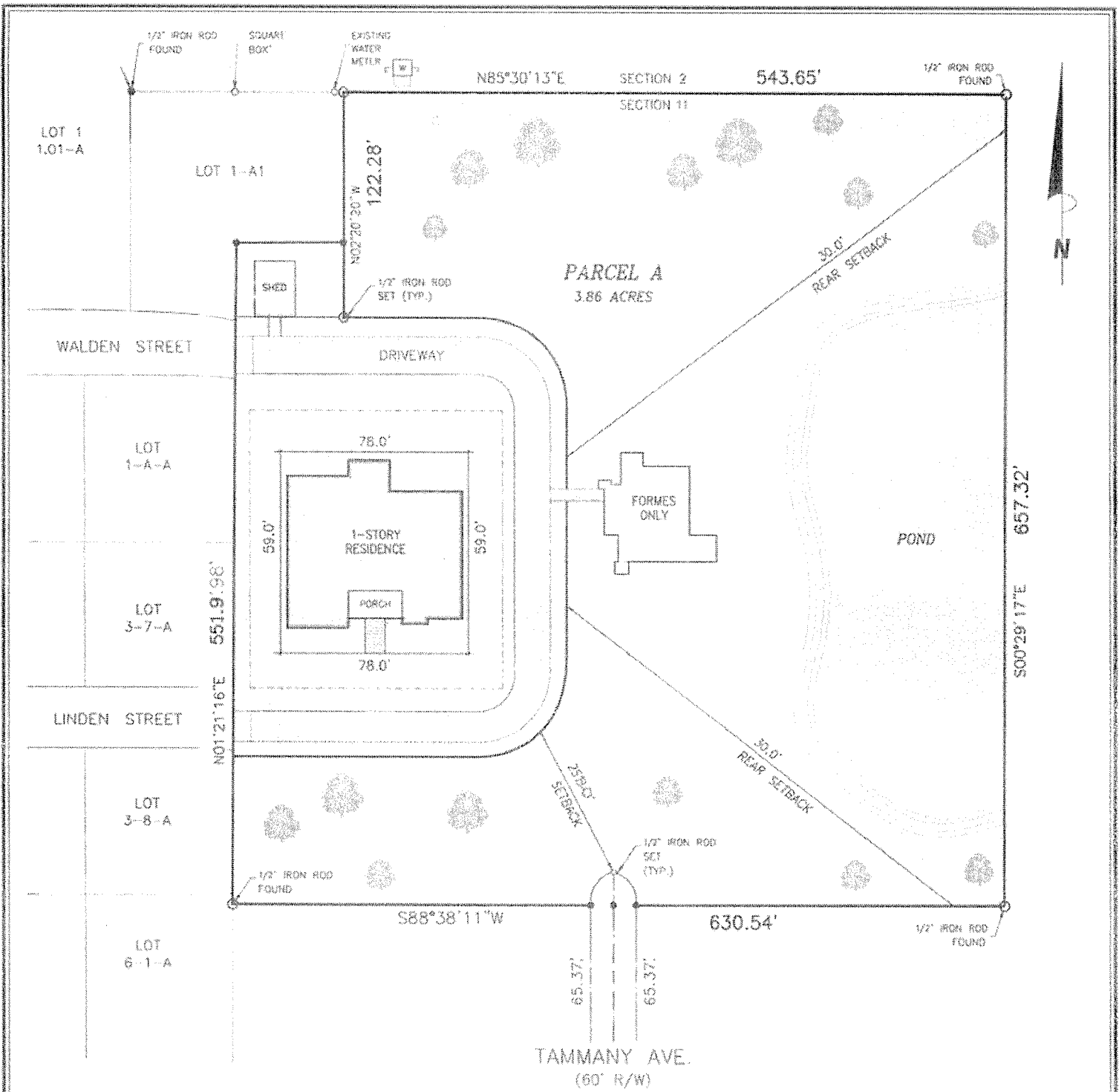
NOTE: Setback lines shall be verified by owner and/or contractor prior to any construction, as an abstract has not been performed by the undersigned.

Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

This Survey is Certified
True and Correct By

JOHN E. BONNEAU
LICENSE No. 4423
PROFESSIONAL

John E. Bonneau
Professional Land Surveyor
Registration No. 4423



SITE DATA

PARCEL:	PARCEL A
TOTAL AREA:	3.86 ACRES
ZONING:	NOT SHOWN
FRONT SETBACK:	25.0 FT
REAR SETBACK:	30.0 FT
SIDE SETBACK:	10.0 FT (TYP.)
MAX LOT COVERAGE:	NOT SHOWN

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- SETBACK LINE
- +-- PROPERTY LINE
- W WATER METER

NOTES

1. BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE (NAD 83).
2. ALL SETBACKS ARE PER LOCAL ZONING REQUIREMENTS.
3. THIS PLAN IS FOR PLOT PLAN PURPOSES ONLY AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.
4. SEE SURVEY MAP FOR ADDITIONAL INFORMATION.

LOWE

ENGINEERS

8678 LA Hwy, 25, Post Office Box 124
Folsom, Louisiana 70437
(985) 796-9711
www.lowe-engineers.com

PLOT PLAN
PARCEL A
SITUATED IN SECTION 11, T-6-S, R-11-E

St. Tammany Parish, Louisiana

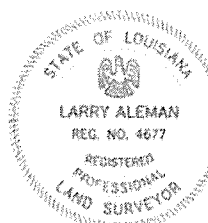
FOR
LARRY ALEMAN

I certify that this plot plan was prepared under my supervision and is in accordance with the information shown herein.

Larry Aleman

LARRY ALEMAN, PLS
LA. REG. NO. 4677

DATE: 06/01/2021





PUBLIC NOTICE
An application has been made to the
Planning or Zoning Commission
CASE NUMBER
2026-4795-ZC
will be heard at the St. Tammany
Parish Council Chambers - 21490
Loop Drive Mandeville, LA at 6:00 PM on
October 6, 2026
for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development
posted on 9-17-26 by 17119

SEP 17 2026 13:06

PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2026-4795-ZC

will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM o

October 6, 2026

for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development

Posted on 9-17-26

by M.F.P

SEP 17 2026 13:15



ZONING STAFF REPORT
2026-4798-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the north side of US Highway 190, east of Madaleen Lane, west of Canal Road, Covington; S27, T6S, R10E; Ward 1, District 3

Petitioner: Anthony Charles Lang **Posted:** September 17, 2026
Owner: Anthony Charles Lang **Commission Hearing:** October 6, 2026
Size: 2.68 acres **Determination:** Approved, Denied, Postponed



Current Zoning

R-1 (Rural Residential District)

Requested Zoning

HC-2 (Highway Commercial District)

Future Land Use

Residential: Low-Intensity

Flood Zone

Effective Flood Zone B & C; Preliminary Flood Zone X; Non-CDA

Elevation Requirements:

FFE is 12" above crown of street elevation

FINDINGS

1. The applicant is requesting to rezone the 2.68-acres from R-1 Rural Residential District to HC-2 Highway Commercial District. The property is located on the north side of the US Highway 190 (Ronald Regan Highway), east of Madaleen Lane, and west of Canal Road, Covington.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
88-015	Unknown	SA Suburban Agriculture
10-2234	SA Suburban Agriculture	R-1 Rural Residential District

Site and Structure Provisions

2. The property is currently developed with a manufactured home and accessory building.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	R-1 Rural Residential District
South (across US Highway 190)	Residential	L-1 Large Lot Residential District
East	Residential	R-1 Rural Residential District
West	Residential	R-1 Rural Residential District

3. The property borders residential property to the north, east and west zoned R-1 Rural Residential District, and residential property zoned L-1 Large Lot Residential District to the south.
4. The purpose of the existing R-1 Rural Residential Zoning District is to provide a single-family residential environment at a low-density level. The R-1 District is located primarily in less populated areas where the character of the area should be preserved through low densities.
- a. The minimum lot size within the R-1 Rural Residential District is 5 acres with a minimum lot width of 300'.



ZONING STAFF REPORT
2026-4798-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

- b. Permitted uses include: Agriculture and decorative ponds, Agriculture, household stables and kennels, Community central water treatment, facilities, Community home*, Day care home*, Dwelling, single-family, Electrical energy substation*, Farm Stand*, Farm*, Greenhouse*, Nursery*, Small wireless facility*, Solar energy systems*, Stormwater retention or detention facility*.
5. The purpose of the requested HC-2 Highway Commercial District is to provide for the location of moderately scaled, more intense retail, office and service uses, generally located along major collectors and arterials designed to provide services to a portion of the parish. Permitted uses include:

Animal services, Art studio, Athletic field, Auto repair and service*, Automobile sales, Bank or financial, institution, Bed and breakfast, Building supply showroom, Car wash, Catering facility, Civic, Club or lodge, Community center, Community home*, Convention center, Day care center, adult, Day care center, child, Day care home, Dwelling, single-family, Dwelling, two-family, Educational facility, adult secondary, Educational facility, business college or school, Educational facility, learning center, Educational facility, elementary or middle school, Educational facility, high school, Educational facility, university and associated research center, Educational facility, vocational school, Food processing, Garden supply and greenhouses, Gas station with convenience store, Golf course and recreational facility, Gymnasium, Hotel, Kennels, commercial, Laboratory, Liquor store, Marina, commercial, Manufacturing, artisan, Medical facility, clinic, Office, Office, Warehouse, Outdoor display of building, pool, and playground equipment, Outdoor retail sales, Park, Parking lot, Personal service establishment, Place of worship, Playground, Printing establishment, Recreational vehicle park, Residential care facility, Restaurant, delicatessen, Restaurant, dine-in with lounge, Restaurant, dine-in without lounge, Restaurant, drive-thru, Retail establishment, Sales center with assembly processes, Short term rental*, Stormwater retention or detention facility, Tower, radio, telecommunications, television or microwave*, Veterinary clinic, no outdoor kennels, Veterinary clinic, outdoor kennels, Warehouse, self-storage, Wholesale goods establishment.
6. If approved the applicant will be able to apply for a commercial building or site work permit to construct any of the above-mentioned uses.

Consistency with New Directions 2040

Residential: Low-Intensity: Predominantly single family, detached homes on very large lots. The lower residential density creates a more spacious character appropriate as a transition between the Parish's Rural or Conservation areas and more intense land uses. The dispersed development pattern makes public services and amenities less efficient and more expensive to provide, and so residents typically must travel farther to access them.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Strategy 1:5:2 – Locate high intensity land uses adjacent to high-capacity transportation corridors.

Standards for Review (Sec. 200-3.3.G) - When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:

- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
- iii. The proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.
- iv. The proposed amendment is compatible with existing use and zoning of nearby property.
- v. The proposed amendment is a more suitable zoning classification for the property than the current classification.
- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.



ZONING STAFF REPORT
2026-4798-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director



REFERENCE BEARING:
Iron Rod A to Iron Rod B
S01°30'W
(per Reference Survey)

PARCELS

PARCEL A 1.29 ACRES
PARCEL B 1.39 ACRES
PARCEL C 1.16 ACRES
PARCEL D 2.0 ACRES
PARCEL E 6.47 ACRES

LEGEND

⊗ = AXLE FOUND
⊗ = 1/2" IRON PIPE FOUND
⊗ = 1/2" IRON ROD FOUND
⊗ = 1/2" IRON ROD SET
RS = REFERENCE SURVEY

NOTES:

1. This property is located in Flood Zones B & C, per F.E.M.A. Map No. 225205 0210 C, dated October 17, 1989.
2. Improvements such as houses, sheds, ponds, ect. are not located hereon.
3. This plat shall suffice to amend & supercede the original Minor Resubdivision (MS07-01-004) by Thomas J. Fontcuberta, Surveyor, filed St. Tammany Parish Clerk of Court, 1-23-07, Map File No. 4389A.
4. Any portion of Lot E below the 100 year flood plain as determined by the St. Tammany Parish Department of Engineering shall be subject to no net fill unless elevations are provided and a plan to mitigate proposed fill is submitted and approved.

REFERENCE SURVEY:

Survey for Dominick Lamandre by Thomas J. Fontcuberta, Surveyor, dated October 5, 2006.

APPROVAL:

AN AMENDMENT TO THE MINOR SUBDIVISION (MS07-01-004) RESUBDIVIDING LOTS 1, 2, & 3, INTO PARCELS A, B, C, D, & E, LOCATED IN SECTION 27, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

[Signature]
DIRECTOR OF THE DEPARTMENT OF ENGINEERING

[Signature]
SECRETARY/PARISH PLANNING COMMISSION

[Signature]
CLERK OF COURT

DATE FILED

FILE NO.

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.

503 N. JEFFERSON AVENUE
COVINGTON, LA 70433

JOHN G. CUMMINGS & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

PHONE (985) 892-1549

FAX (985) 892-9250

PLAT PREPARED FOR: **Dominick Lamandre**

SHOWING A SURVEY OF: AN AMENDMENT TO THE MINOR SUBDIVISION (MS07-01-004) RESUBDIVIDING LOTS 1, 2, & 3, INTO PARCELS A, B, C, D, & E, LOCATED IN SECTION 27, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND CONFORMS TO THE MINIMUM STANDARD FOR PROPERTY BOUNDARY SURVEYS FOR THE STATE OF LOUISIANA, AND BEARS A CLASS C SURVEY.

[Signature]
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 200'

JOB NO. 09137

DATE: AUGUST 7, 2009

REVISED: AUGUST 18, 2009
SEPTEMBER 14, 2009



R-1

L-1

Tiffany Farms

Du Bois Plantation

190

PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2026-4798-ZC

will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM on

October 6, 2026

for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development

Posted on 9-17-26 by MP

SEP 17 2026 11:36

PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2026-4798-ZC

will be heard at the St. Tammany
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Posted on 9-17-26 by MP

SEP 17 2026 11:36



ZONING STAFF REPORT
2026-4800-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the north side of Highway 22 W., east of Kathman Drive, Madisonville; S18, T7S, R110E; Ward 1, District 4

Petitioner: Daniel & Sandra Murphy **Posted:** September 17, 2026

Owner: Daniel & Sandra Murphy **Commission Hearing:** October 6, 2026

Size: 1.28 acres **Determination:** Approved, Denied, Postponed



Current Zoning
L-2 (Large Lot Residential District)

Requested Zoning
HC-2 (Highway Commercial District)
Mixed-Use

Future Land Use

Flood Zone:
Effective Flood Zone C;
Preliminary Flood Zone X; Non CDA

Elevation Requirements:
FFE is 12" above crown of street elevation

FINDINGS

1. The applicant is requesting to rezone the 1.28 acres from L-2 Large Lot Residential District to HC-2 Highway Commercial District which is located on the north side Highway 22 W., east of Kathman Drive, Madisonville.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
09-2116	Unknown	L-2 Large Lot Residential District

Site and Structure Provisions

2. The property is currently developed with a residential structure.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	L-2 Large Lot Residential District
South	Residential	L-1 Large Lot Residential District
East	Undeveloped	NC-2 Neighborhood Commercial District
West	Residential	L-2 Large Lot Residential District

3. As shown in Table 2, the site abuts undeveloped residential property zoned L-2 Large Lot Residential to the north, residential development zoned L-1 Large Lot Residential District to the south, undeveloped property zoned NC-2 Neighborhood Commercial District to the east, and residential development zoned L-2 Large Lot Residential District to the west.
4. The L-2 Large Lot Residential Zoning District is intended to provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services. The L-2 Large Lot Residential District is located in areas appropriate for urbanized single-family development convenient to commercial and employment centers. To protect the intention of the district, permitted activities are limited to single-family dwellings and utility uses. All commercial use is prohibited in the L-2 District.
 - a. The existing L-2 Large Lot Residential District requires parcel sizes of ½ -acre or greater with a minimum parcel width of 100 feet.
 - b. Permitted uses include: Agriculture, household stables and kennels, Community central water treatment, facilities, Community home*, Day care home*, Dwelling, single-family, Electrical energy substation*, Farm Stand*, Farm*, Greenhouse, Nursery*, Small wireless facility*, Stormwater retention or detention facility*.



ZONING STAFF REPORT
2026-4800-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

5. The purpose of the HC-2 Highway Commercial District is to provide for the location of moderately scaled, more intense retail, office and service uses, generally located along major collectors and arterials designed to provide services to a portion of the parish. Permitted uses include:

Animal services, Art studio, Athletic field, Auto repair and service*, Automobile sales, Bank or financial, institution, Bed and breakfast, Building supply showroom, Car wash, Catering facility, Civic, Club or lodge, Community center, Community home*, Convention center, Day care center, adult, Day care center, child, Day care home, Dwelling, single-family, Dwelling, two-family, Educational facility, adult secondary, Educational facility, business college or school, Educational facility, learning center, Educational facility, elementary or middle school, Educational facility, high school, Educational facility, university and associated research center, Educational facility, vocational school, Food processing, Garden supply and greenhouses, Gas station with convenience store, Golf course and recreational facility, Gymnasium, Hotel, Kennels, commercial, Laboratory, Liquor store, Marina, commercial, Manufacturing, artisan, Medical facility, clinic, Office, Office, Warehouse, Outdoor display of building, pool, and playground equipment, Outdoor retail sales, Park, Parking lot, Personal service establishment, Place of worship, Playground, Printing establishment, Recreational vehicle park, Residential care facility, Restaurant, delicatessen, Restaurant, dine-in with lounge, Restaurant, dine-in without lounge, Restaurant, drive-thru, Retail establishment, Sales center with assembly processes, Short term rental*, Stormwater retention or detention facility, Tower, radio, telecommunications, television or microwave*, Veterinary clinic, no outdoor kennels, Veterinary clinic, outdoor kennels, Warehouse, self-storage, Wholesale goods establishment.

6. If approved the applicant can apply for a commercial building or site work permit to construct any of the above-mentioned uses.

Consistency with New Directions 2040

Mixed-Use: areas are flexible and appropriate for higher concentration of residential and commercial uses, allowing shorter trips between destinations and opportunities for walkable, compact development patterns. Mixed Use areas are typically located at or near the Parish's existing hubs of activity and intersections of major roads, as well as along major traffic corridors. Mixed Use areas may also include higher density residential uses, such as garden apartments and condominiums.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

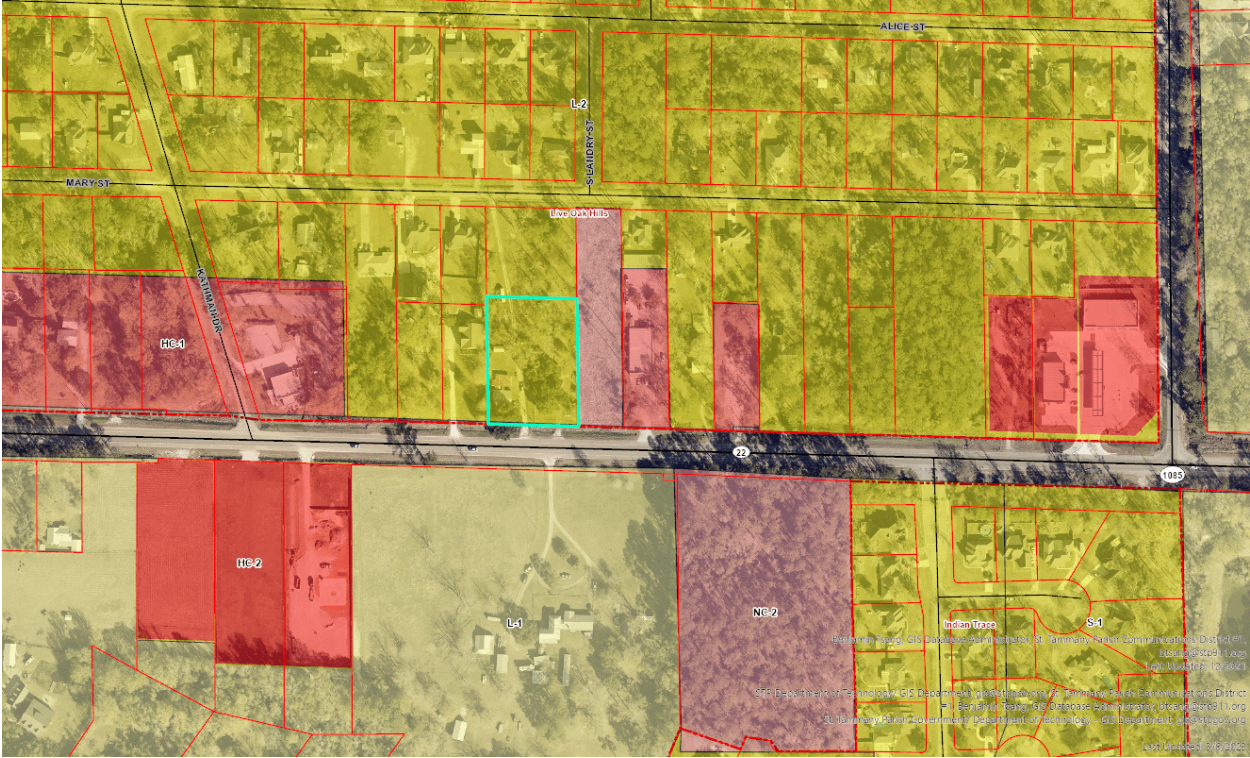
- i. Strategy 5:1: Reserve land fronting existing, undeveloped corridors for commercial uses.
- Standards for Review (Sec. 200-3.3.G) - When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:*
- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
- iii. The proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.
- iv. The proposed amendment is compatible with existing use and zoning of nearby property.
- v. The proposed amendment is a more suitable zoning classification for the property than the current classification.
- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.



ZONING STAFF REPORT
2026-4800-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director



2026-4800-ZC

Live Oak Hills

HC-1

HC-2

L-1

L-2

NC-2

Indian Trace

S-1

22

This is an aerial photograph of a residential area, overlaid with a red line grid representing property boundaries. The map is divided into several distinct zones, each labeled with a code: '2026-4800-ZC' in the top left, 'Live Oak Hills' in the upper middle, 'HC-1' (a pink-shaded area) on the left, 'HC-2' (a larger pink-shaded area) on the bottom left, 'L-1' in the bottom left, 'L-2' in the top middle, 'NC-2' (a large purple-shaded area) in the center, 'Indian Trace' in the bottom right, and 'S-1' in the bottom right. A specific parcel, located within the 'L-1' zone and adjacent to the 'NC-2' zone, is highlighted with a thick cyan border. A road, labeled '22' in a white circle, runs horizontally across the middle of the map. The terrain is mostly green with trees and some buildings, with the shaded areas indicating specific zoning or land use designations.

PUBLIC NOTICE
An application has been made to the
Planning or Zoning Commission
CASE NUMBER
2026-4800-ZC
will be heard at the St. Tammany
Parish Council Chambers - 21400
Boudry Avenue Metairie, LA at 4:00 PM on
October 6, 2026
For more information
call: (504) 885-2523 or
email: planning@sttammany.org
www.sttammany.org/planning
Posted on: 09/14/2026 by JMS

SEP 14 2026



ZONING STAFF REPORT
2026-4801-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the west sides of LA Highway 434 and future LA Highway 3241, Lacombe; S33, T7S, R13E and S4, T8S, R13E; Ward 6 and Ward 7, District 11

Petitioner: Tim Jackson **Posted:** September 14, 2026
Owner: Weyerhaeuser NR Company **Commission Hearing:** October 6 , 2026
Size: 10.37 acres **Determination:** Approved, Denied, Postponed



Current Zoning:
PUD (Planned Unit Development) &
L-1 (Large Lot Residential District)
Requested Zoning:
HC-3 (Highway commercial District)
Future Land Use: Mixed Use
Flood Zone: Effective Flood Zone: C;
Preliminary Flood Zone: X; Non-CDA
Elevation Requirements:
FFE is 12" above crown of street elevation

REQUEST

1. The applicant is requesting to rezone 10.37 acres from PUD Planned Unit Development and L-1 Large Lot Residential District to HC-3 Highway Commercial District. The property is located on the west sides of LA Highway 434 and the future LA Highway 3241, Lacombe.
2. The subject property is currently undeveloped and consists of approximately 10.37 acres. Approximately 5.33 acres are presently located within the Tamanend PUD and are the subject of a concurrent Major Amendment request (ZC07-07-041) to remove the property from the PUD boundary. The remaining 5.04 acres are located outside of the PUD and are presently zoned L-1 Large Lot Residential District.
3. The 5.33-acre and 5.04-acre properties are proposed to be consolidated through the minor subdivision process into a single 10.37-acre parcel (2026-4816-MSP).
4. The construction and realignment associated with Phase 3 of LA Highway 3241 and LA Highway 434, together with the associated right-of-way acquisition, altered the configuration of the Tamanend PUD and resulted in the approximately 5.33-acre portion of the subject property becoming separated from the primary PUD development area.
5. The subject property will now have frontage along the newly constructed 3241 Highway corridor, and as such, the applicant is requesting to rezone the property to HC-3 Highway Commercial District.
6. If the rezoning, concurrent PUD amendment, and minor subdivision are approved, the applicant can apply for the applicable permits for development of the property in accordance with the uses and development standards of the HC-3 Highway Commercial District.
 - a. All commercial uses require the site to comply with the commercial development standards found within the St. Tammany Parish Unified Development Code.
 - b. The 5.33-acre portion of the subject property is zoned with the Corridor Enhancement Subarea of the Central St. Tammany Overlay. This is a zoning overlay mapped along this section of Highway 434, which was adopted to elevate quality and character of non-residential development by emphasizing high-quality architecture and enhanced landscaping. The development of this property will require the site to be compliant with the regulations of the corridor.
 - c. Any proposed access to Highway 3241 and/or Highway 434 will be subject to review and approval by the Louisiana Department of Transportation and Development.



ZONING STAFF REPORT
2026-4801-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Zoning History

Table 1: Zoning history of Subject Lot(s)			
Property	Ordinance	Prior Classification	Amended Classification
5.33 acres	07-1652	SA Suburban Agricultural District	Tamanend PUD
5.04 acres	09-2020		L-1 Large Lot Residential District

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning		
Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	L-1 (Large Lot Residential District)
South	Undeveloped/Residential	Tamanend PUD Planned Unit Development
East	Undeveloped	Tamanend PUD Planned Unit Development and L-1 Large Lot Residential District
West	Church and Undeveloped	PF -1 Public Facilities District and L-1 Large Lot Residential District

7. As shown in Table 2, the subject site is flanked by residential and undeveloped property zoned L-1 Large Lot Residential District and the existing Tamanend PUD to the south and east, an existing church zoned PF-1 Public Facilities District and undeveloped land zoned L-1 Large Lot Residential District to the west, and residential development zoned L-1 Large Lot Residential District to the north.

Summary

8. The requested HC-3 Highway Commercial District represents a more intense zoning classification than the existing PUD and L-1 zoning. However, the subject property’s location along the newly constructed Highway 3241/Highway 434 corridor distinguishes it from the surrounding residential properties which are interior to the existing PUD.

Consistency with New Directions 2040

Mixed-Use: areas are flexible and appropriate for higher concentration of residential and commercial uses, allowing shorter trips between destinations and opportunities for walkable, compact development patterns. Mixed Use areas are typically located at or near the Parish’s existing hubs of activity and intersections of major roads, as well as along major traffic corridors. Mixed Use areas may also include higher density residential uses, such as garden apartments and condominiums.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Goal 5.1: The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.
- ii. Strategy 5.1.1: Reserve land fronting existing, undeveloped corridors for commercial uses.
- iii. Policy 1.2.1: The Future Land Use Map contained within the Comprehensive Plan shall predominantly guide the assignment of zoning districts throughout the Parish.

Standards for Review (Sec. 200-3.1.G) - When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:

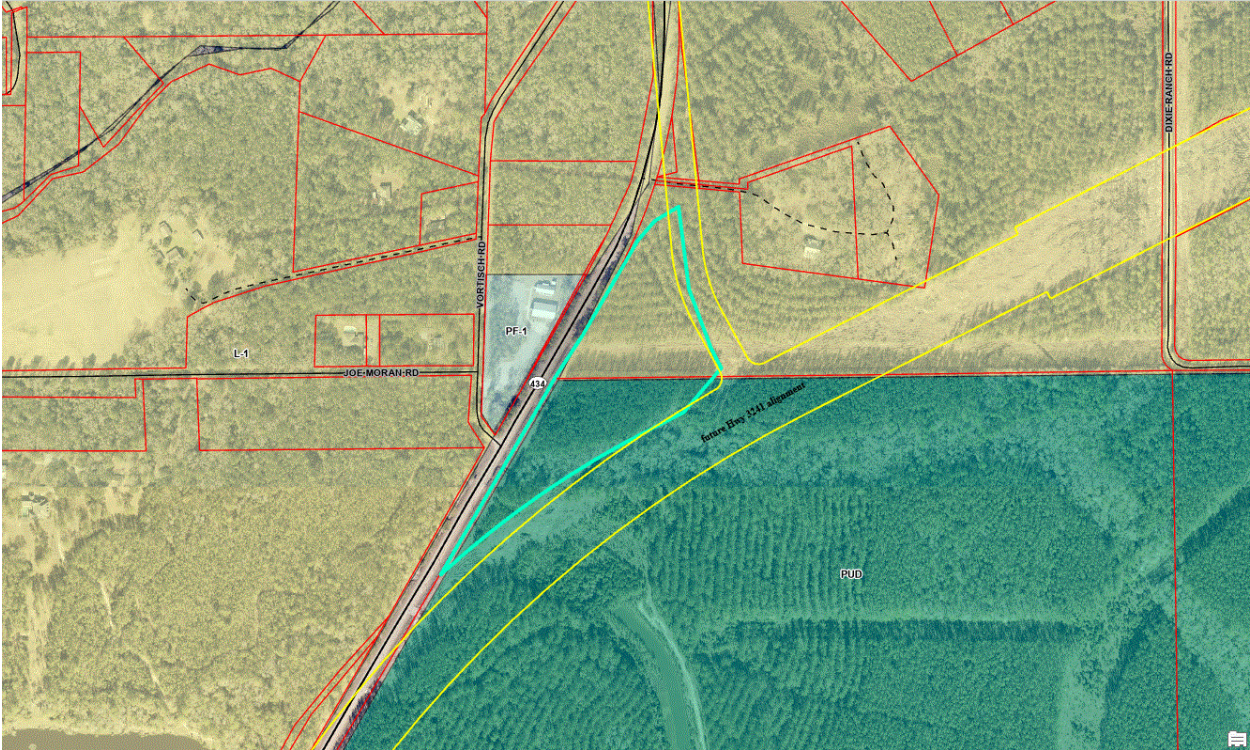
- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
- iii. The proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.
- iv. The proposed amendment is compatible with existing use and zoning of nearby property.
- v. The proposed amendment is a more suitable zoning classification for the property than the current classification.
- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.



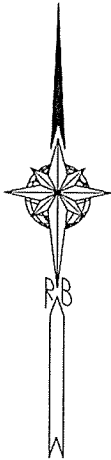
ZONING STAFF REPORT
2026-4801-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

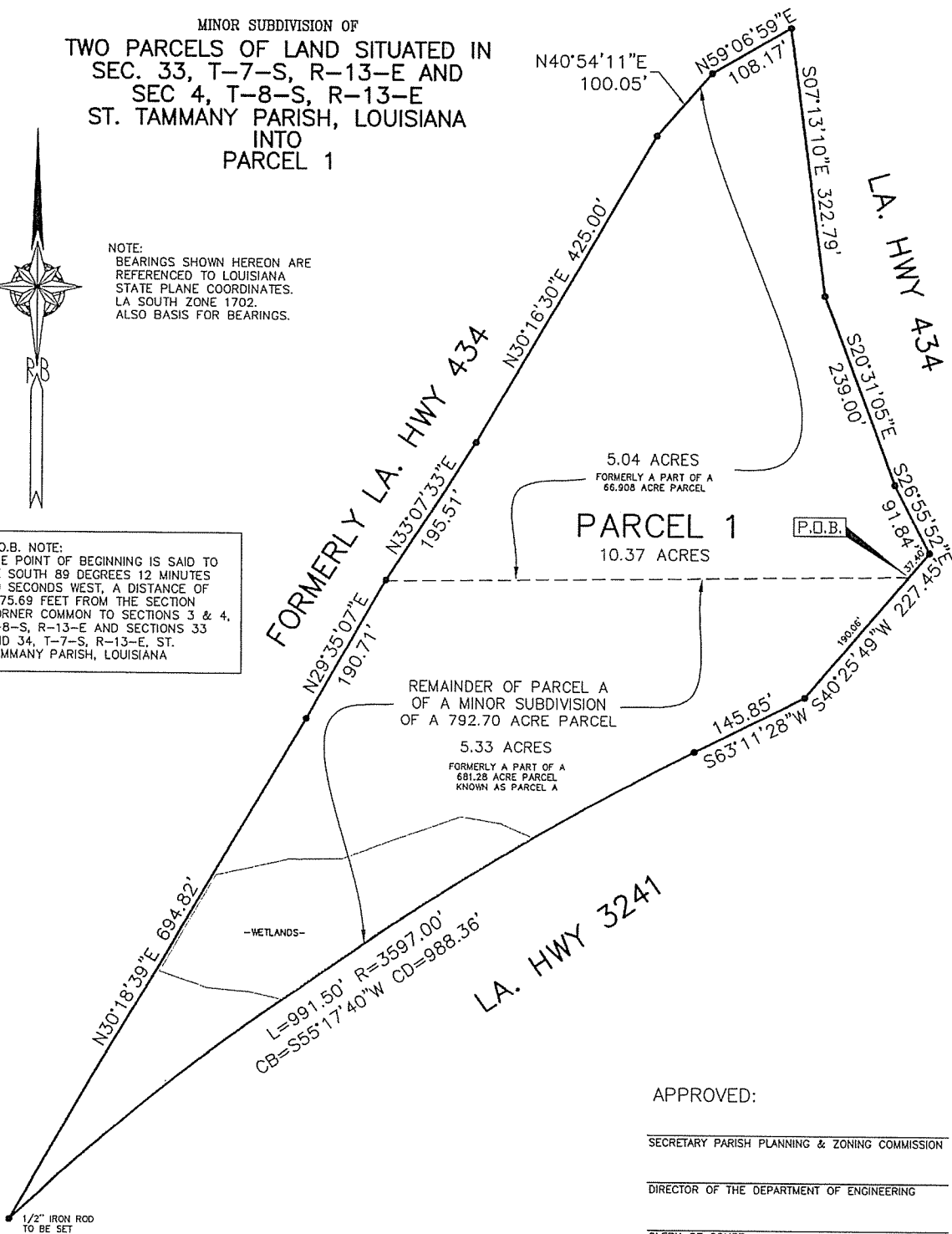


MINOR SUBDIVISION OF
TWO PARCELS OF LAND SITUATED IN
SEC. 33, T-7-S, R-13-E AND
SEC 4, T-8-S, R-13-E
ST. TAMMANY PARISH, LOUISIANA
INTO
PARCEL 1



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

P.O.B. NOTE:
THE POINT OF BEGINNING IS SAID TO
BE SOUTH 89 DEGREES 12 MINUTES
30 SECONDS WEST, A DISTANCE OF
1775.69 FEET FROM THE SECTION
CORNER COMMON TO SECTIONS 3 & 4,
T-8-S, R-13-E AND SECTIONS 33
AND 34, T-7-S, R-13-E, ST.
TAMMANY PARISH, LOUISIANA



APPROVED:

SECRETARY PARISH PLANNING & ZONING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED

FILE NO.

Note: This is to certify that I have consulted the Federal
Insurance Administration Flood Hazard Boundary Maps
and found the property described IS NOT located
in a special flood hazard area. It is located in Flood Zone C
FIRM Panel# 2252050275C Rev. 10-17-1989



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

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

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

DRAFT

**Randall W. Brown
& Associates, Inc.**
Professional Land Surveyors

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

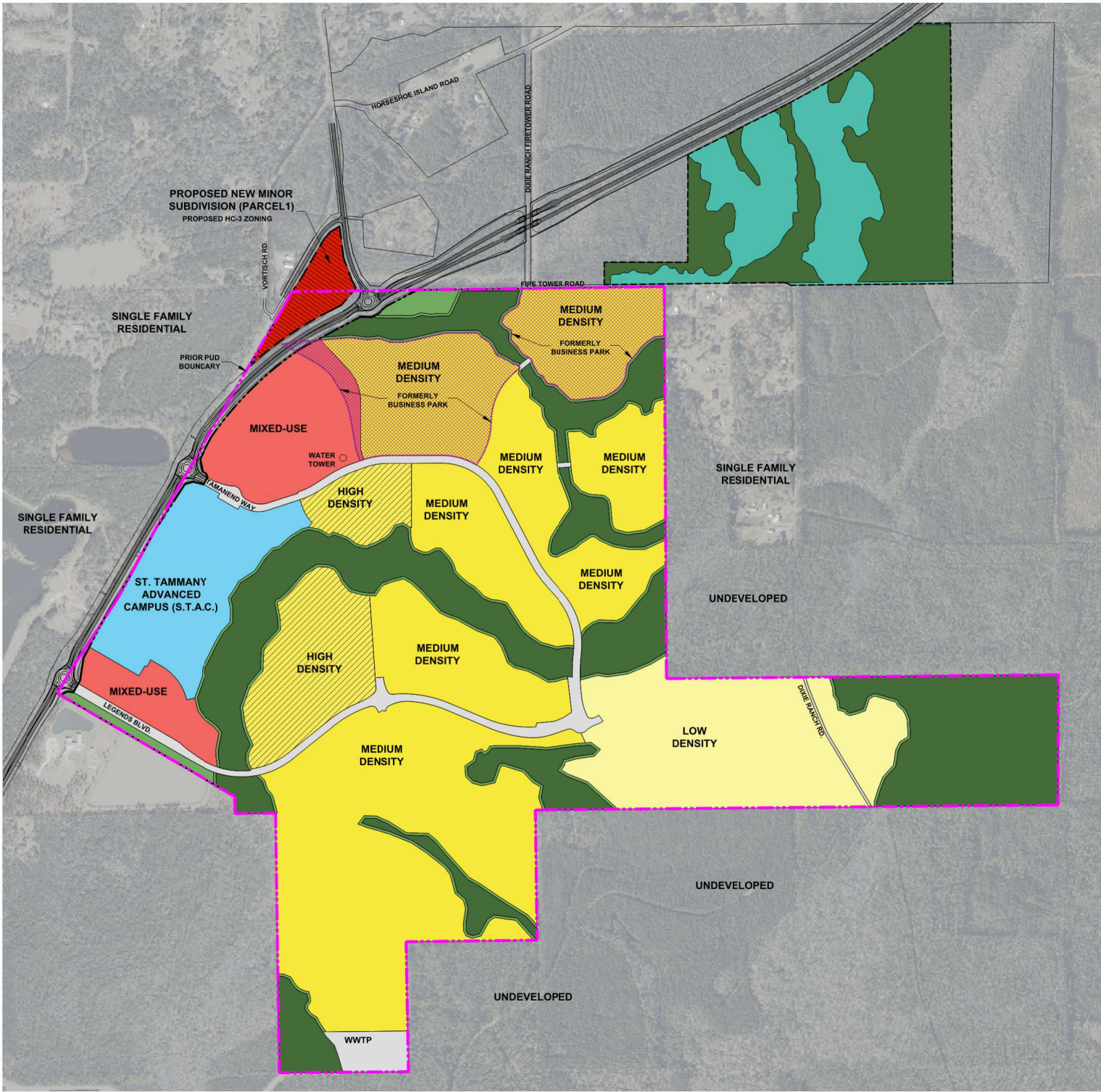
228 W. Causeway Approach, Mandeville, LA 70448
(985) 624-5368 FAX (985) 624-5309
info@brownsurveys.com

Date: JULY 2, 2026
Survey No. 26303

Scale: 1"=120'±
Drawn By: RJB
Revised:

A:\Survey\Shreve\Subdivisions\Projects\TAMMANY\TAMMANY\2026\26303.dwg

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01

PRIOR PUD KEY

SCALE: NTS

BOUNDARY (PRIOR PUD)

BUSINESS PARK (PRIOR PUD)

02

OUTPARCEL LAND USE CHART (NOT IN PUD)

SCALE: NTS

PROPOSED HC-3 ZONING

03

PUD LAND USE CHART

SCALE: NTS

PUD EXPANSION-OPEN SPACE-WETLAND

PUD EXPANSION-OPEN SPACE-UPLAND

PUD EXPANSION-TOTAL AREA

OPEN SPACE

HIGH DENSITY RESIDENTIAL

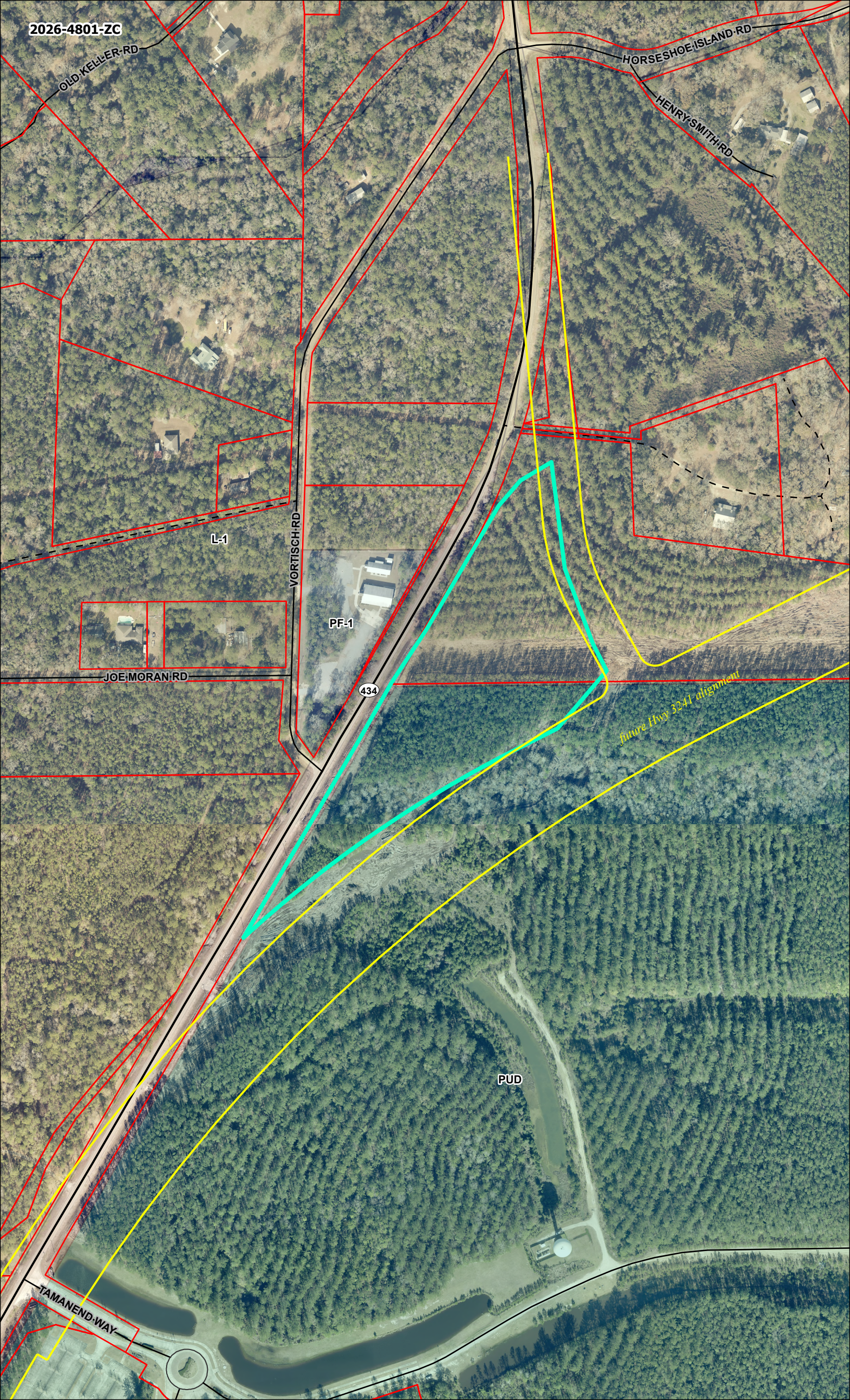
MEDIUM DENSITY RESIDENTIAL

LOW DENSITY RESIDENTIAL

MIXED-USE

S.T.A.C.

ROAD NETWORK/MISC.



OLD KELLER RD

HORSESHOE ISLAND RD

HENRY SMITH RD

L-1

VORTISCH RD

JOE MORAN RD

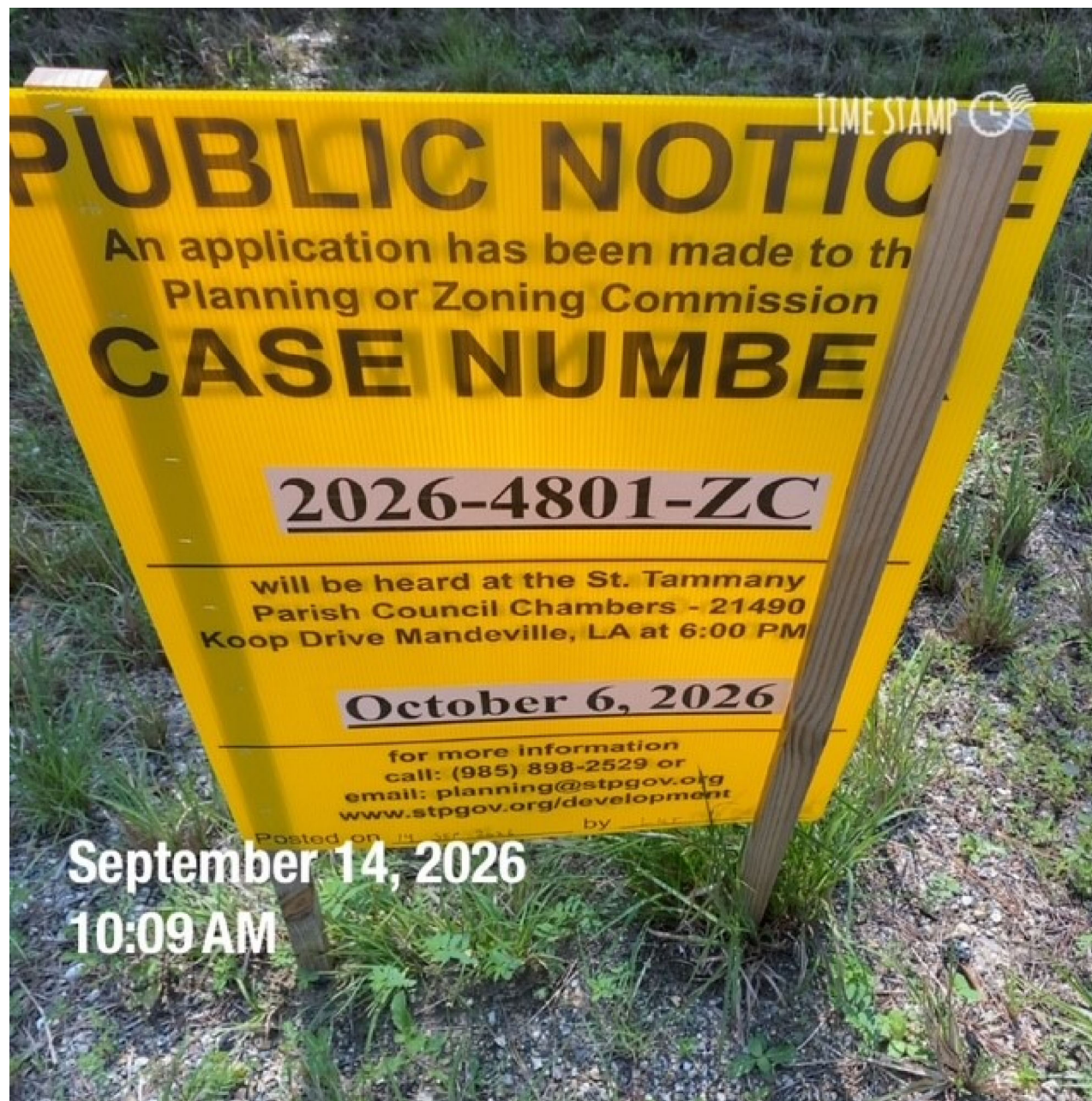
PF-1

434

future Hwy 3241 alignment

PUD

TAMANEND WAY



PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2026-4801-ZC

will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM

October 6, 2026

for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development

Posted on 14 SEP 2026 by J. L. L.

September 14, 2026
10:09 AM

TIME STAMP 

PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2026-4801-ZC

will be heard at the St. Tammany
Parish Council Chambers--21490
Koop Drive Mandeville, LA at 6:00 PM

October 6, 2026

for more information
call: (504) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development

Posted on 9/14/2026 by [illegible]

September 14, 2026
10:09 AM



ZONING STAFF REPORT
2026-4803-ZC

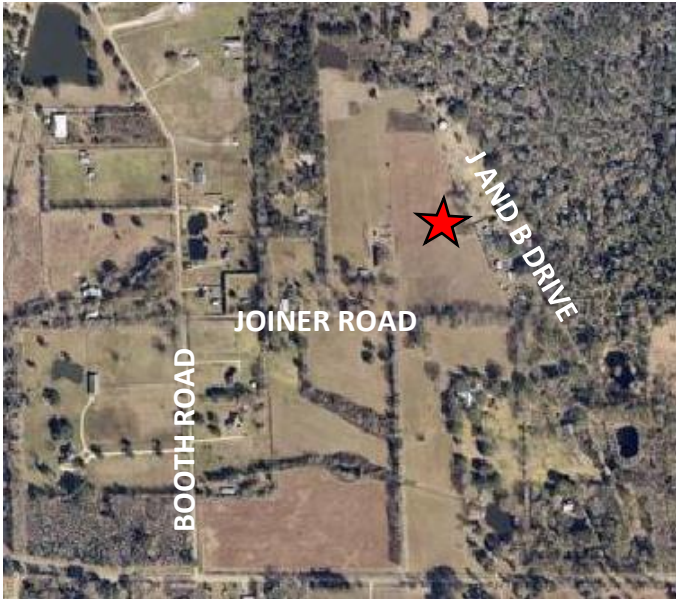
MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located at the end of Joiner Road, east of Booth Road, being 13095 Joiner Road, Folsom; S34, T5S, R10E; Ward 2, District 3

Petitioner: Deborah Breaux **Posted:** September 14, 2026
Owner: David & Deborah Breaux **Commission Hearing:** October 6, 2026
Size: 11.22 acres **Determination:** Approved, Denied, Postponed



Current Zoning

R-1 (Rural Residential District) & (RO Rural Overlay)

Requested Zoning

L-1 (Large Lot Residential) and RO (Rural Overlay)

Future Land Use

Rural and Agricultural

Flood Zone

Effective Flood Zone A & C; Preliminary Flood Zone X

Critical Drainage: Yes

Elevation Requirements:

BFE 66' + 1' Freeboard = 67' FFE

FINDINGS

1. The applicant is requesting to rezone the 11.22 acres from R-1 Rural Residential District and RO Rural Overlay to L-1 Large Lot Residential District at the end of Joiner Road, east of Booth Road, being 13095 Joiner Road, Folsom.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
10-2234	Unknown	R-1 (Rural Residential District) & RO (Rural Residential District)

Site and Structure Provisions

2. The property is currently undeveloped.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	R-1 (Rural Residential District) & RO (Rural Residential District)
South	Residential	R-1 (Rural Residential District) & RO (Rural Residential District)
East	Residential	R-1 (Rural Residential District) & RO (Rural Residential District)
West	Residential	R-1 (Rural Residential District) & RO (Rural Residential District)

3. The property abuts residential property to the north, south, east and west zone R-1 Rural Residential District and RO Rural Residual District.
4. The existing R-1 Rural Residential District is intended to provide a single-family residential environment at a low-density level. The R-1 District is located primarily in less populated areas where the character of the area should be preserved through low densities. To protect the intention of the district, permitted activities are limited to single-family dwellings, certain specified agricultural, and utility uses.



ZONING STAFF REPORT
2026-4803-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

- a. The existing R-1 Rural Residential District requires parcel sizes of 5 acres or greater with a minimum lot width of 300 feet.
5. The existing RO Rural Overlay is established to permit agriculture uses, to encourage the maintenance of the rural countryside, to preserve forests and other undeveloped lands away from areas of population growth, and to allow residents to retain their traditional ways of life. The preferred land use in the district is agricultural, either active in the form of crops or passive in the form of forest management or pasture lands. Permitted uses include single-family residences and certain accessory structures and uses for the conduct of agriculture support and related business. The following permitted uses shall be allowed in the RO Rural Overlay, in addition to those uses permitted in the base zoning district:
 - a. Agriculture uses, Farming and any other agricultural use, Agricultural buildings, Limited commercial and industrial uses supporting agricultural production limited to buildings no larger than 5,000 square feet. Wholesale/retail greenhouses and nurseries, Roadside farm stands, Dirt hauling equipment storage, including operable, licensed bobtail dump trucks, tractor, trailers, and excavation equipment is permitted as an accessory to the above listed uses when stored on an operable, licensed transport vehicle, where the area utilized, for storage is not more than 10 percent of the property. Residential uses. Single-family dwelling units, Private garages and accessory structures, One garage apartment or guest house, Accessory single- or multi-family farm tenant dwellings on unsubdivided farm land when residents are employed on the property and when gross density does not exceed one family per acre, Private landing strips or heliports.
6. The purpose of the proposed L-1 Large Lot Residential District is to provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services. The L-1 Large Lot Residential District is located in areas appropriate for urbanized single-family development which are convenient to commercial uses. To protect the intention of the district, permitted activities are limited to single-family dwellings and utility uses.
 - a. The minimum lot size within the L-1 Large Lot Residential District is 1 acre with a minimum lot width of 150'.
 - b. Permitted uses include: Agriculture, household stables and kennels, Community central water treatment, facilities, Community home*, Day care home*, Dwelling, single-family, Electrical energy substation*, Farm Stand*, Farm*, Greenhouse, Nursery*, Small wireless facility*, Stormwater retention or detention facility*.
7. If approved the applicant can apply for a minor subdivision and create a maximum of 5 parcels or apply for a major subdivision to create eleven one-acre parcels.

Additional Information:

8. 35' no cut buffer from top of bank (each side) of the intermittent waterways per the USGS maps. If they plan on crossing the waterway, provide a hydrological study, stamped by a licensed professional engineer, showing a culvert sized to accommodate a 100-year storm event and indicate no change in the upstream and downstream drainage flow.

Consistency with New Directions 2040

Rural/Agricultural: areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single-family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads—typically two-lanes—serve these areas. Septic systems and wells are



ZONING STAFF REPORT
2026-4803-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

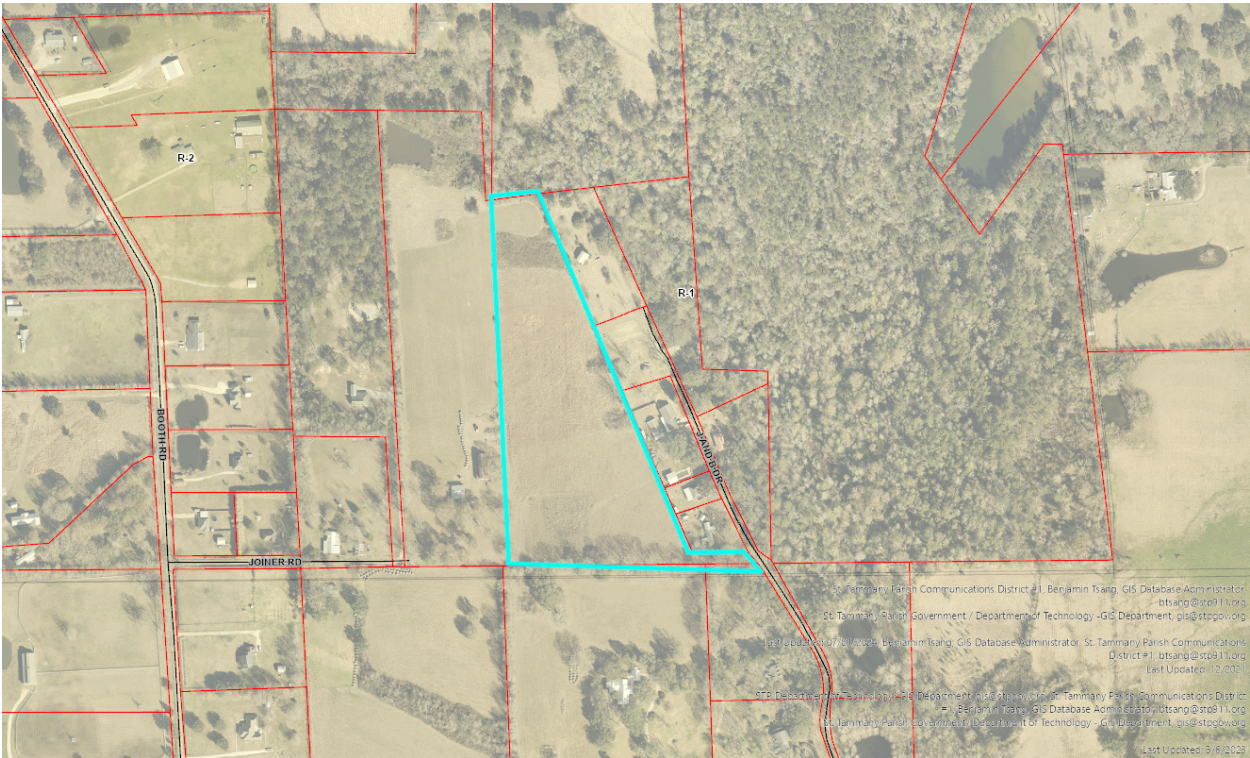
typical. The Parish’s abundant rural areas provide ample space for low-intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural-serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany’s countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and “u-pick” farms.

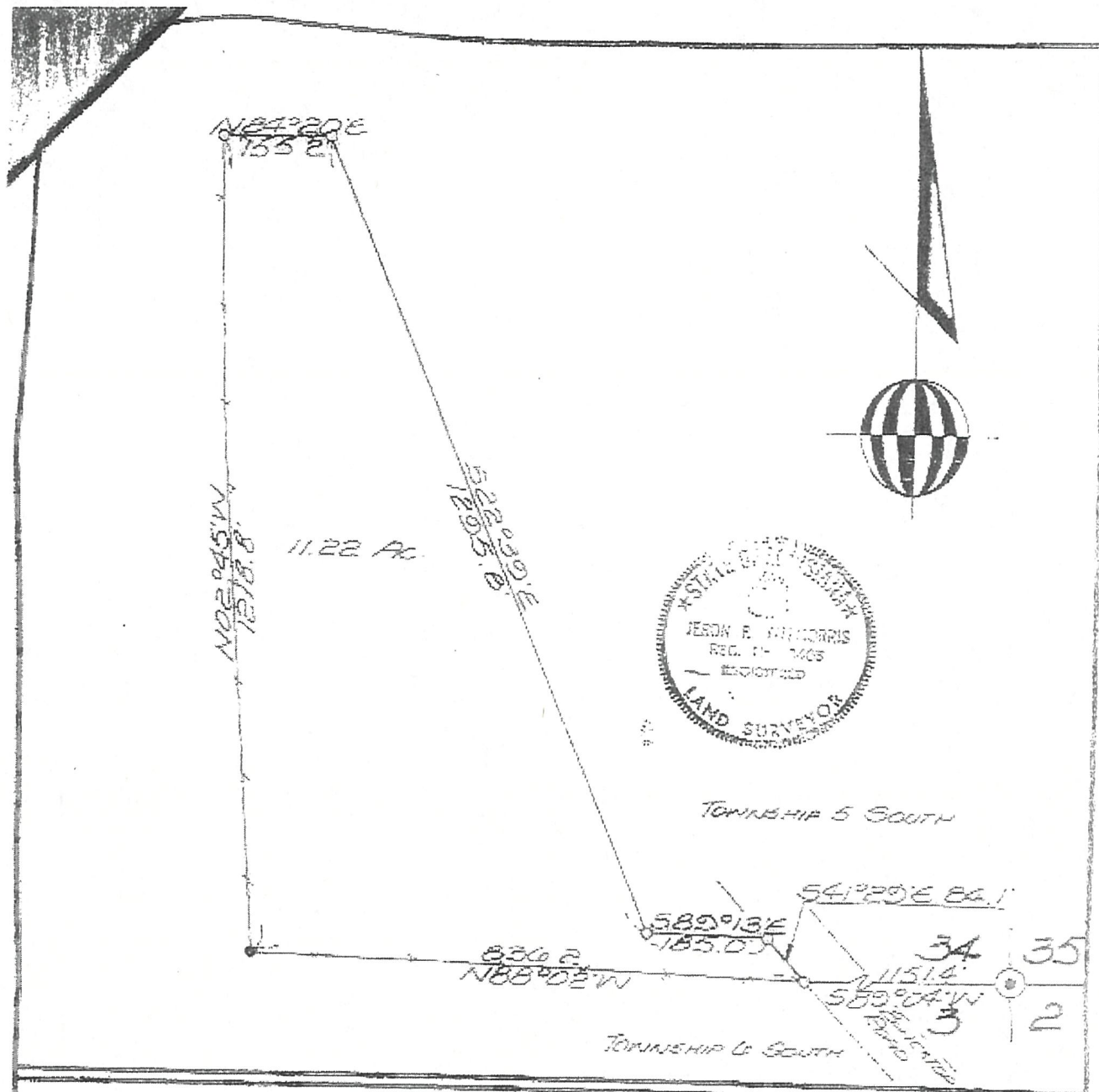
The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecologically areas will be preserved.

Standards for Review (Sec. 200-3.3.G) - When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:

- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
- iii. The proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.
- iv. The proposed amendment is compatible with existing use and zoning of nearby property.
- v. The proposed amendment is a more suitable zoning classification for the property than the current classification.
- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.





MAP PREPARED FOR

JOHN R. TARANTO

SHOWING A SURVEY MAP OF PROPERTY LOCATED IN **Section 34 Township 5 South,**

Range 10 East, St. Tammany Parish, Louisiana

THIS MAP IS IN ACCORDANCE WITH A SURVEY AS REQUIRED BY THE STATE OF LOUISIANA AND THE SUPERVISION OF THE LAND SURVEYOR.

LAND SURVEYING Inc.

2010 W. 10th St. Suite 100

CERTIFIED CORRECT

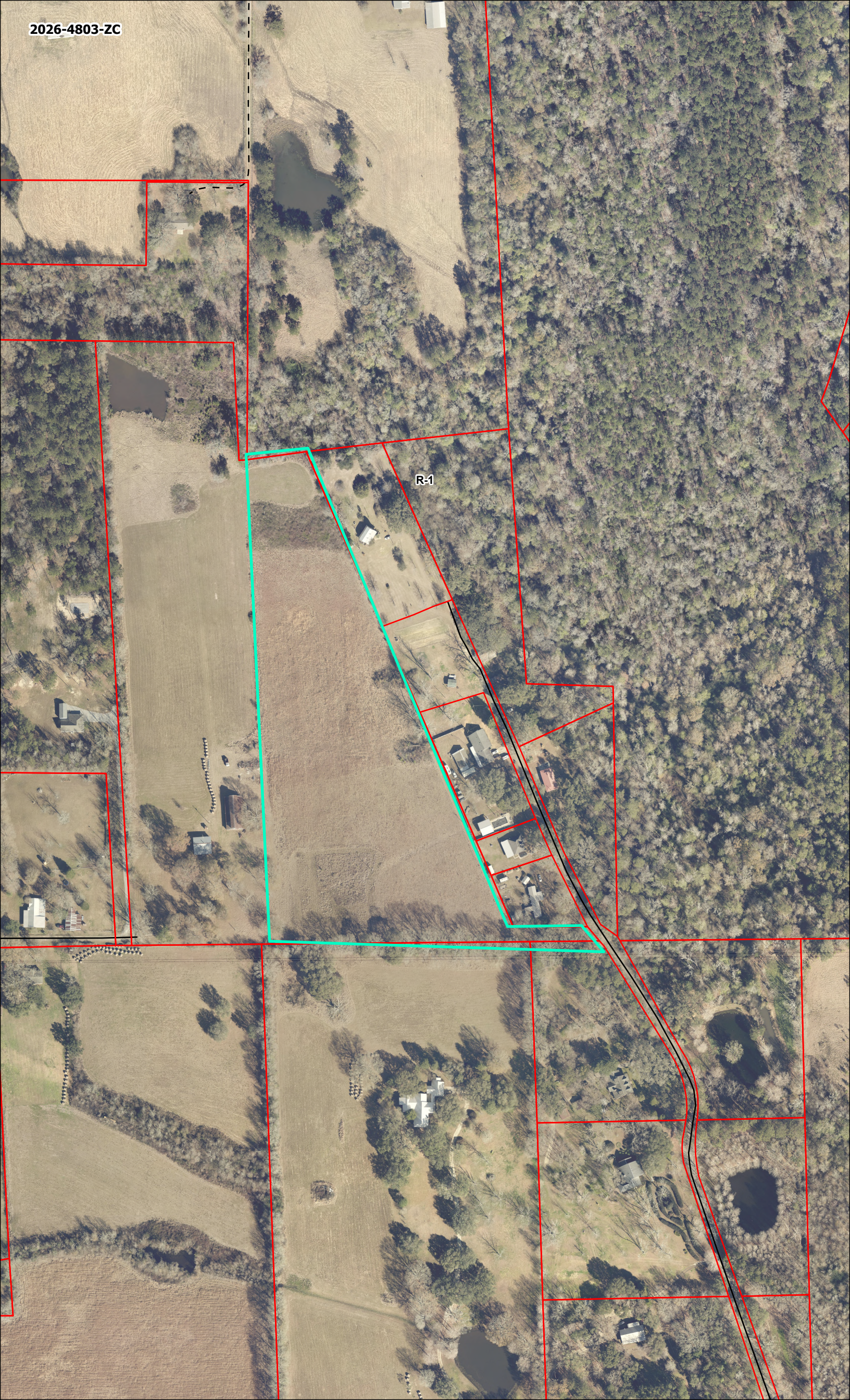
Jason R. Taranto
LOUISIANA REG. SURVEYOR NO. 11,111

SCALE: 1" = 200'

DATE: **August 6, 1988**

Sheet **2747**

MYATT CORP. 2-22



R-1

PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2026-4803-ZC

will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM

October 6, 2026

for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development

Posted on 9-17-26 by M.P

SEP 17 2026 12:12

PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2026-4803-ZC

will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM

October 6, 2026

for more information
call: (985) 891-2500 or
email: planning@tpa.gov
www.stpgov.org/development

Posted on 9-17-26

by MP



SEP 17 2026 12:12



ZONING STAFF REPORT
2026-4805-ZC

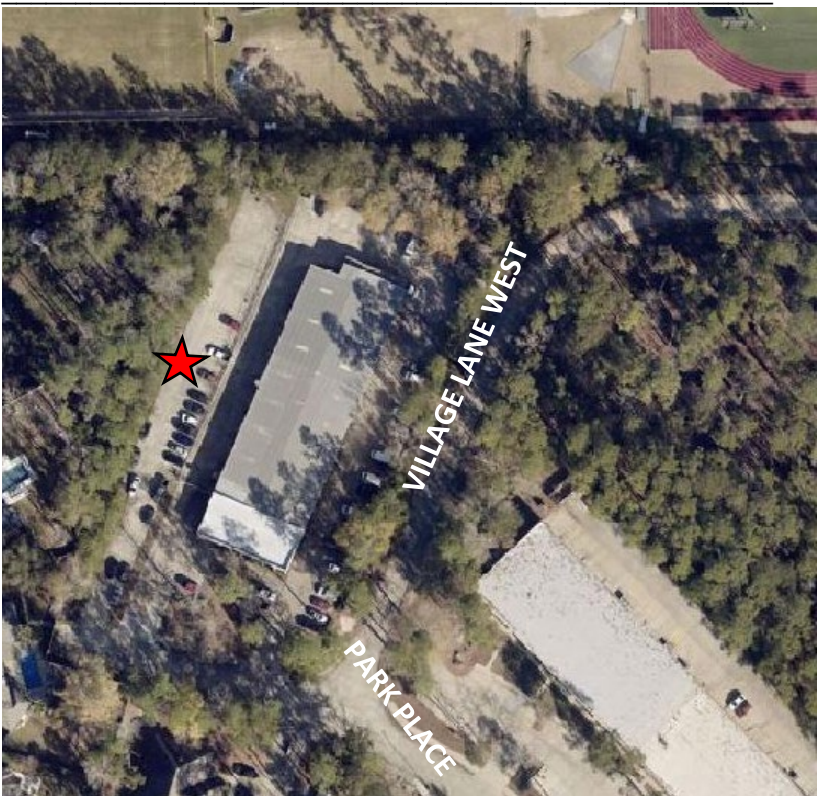
MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the west side of Park Place and on the east side of Village Lane West, being 215 Park Place, Covington: S15, T7S, R11E; Ward 3, District 5

Petitioner: Jeffrey D. Schoen **Posted:** September 14, 2026
Owner: CAPS3, LLC **Commission Hearing:** October 6, 2026
Size: 0.637 acres **Determination:** Approved, Denied, Postponed



Current Zoning
NC-1 Neighborhood Commercial District
Requested Zoning
HC-2 Highway Commercial District
Future Land Use
Rural and Agricultural
Flood Zone
Effective Flood Zone A & C;
Preliminary Flood Zone X
Critical Drainage:
No
Elevation Requirement
FFE is 12" above crown of street elevation

FINDINGS

1. The applicant is requesting to rezone the .0637-acres from NC-1 Neighborhood Commercial District to HC-2 Highway Commercial Parcel located on the north side of Park Place and on the west side of Village Lane West, being 215 Park Place, Covington.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
09-2116	Unknown	NC-1 Neighborhood Commercial District

Site and Structure Provisions

2. The property is currently developed with a commercial parking lot.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Educational	ED-1 Primary Education District
South	Residential	S-1 Suburban Residential District
East	Commercial	HC-2 High Commercial District
West	Residential	S-1 Suburban Residential District

3. The property borders property zoned ED-1 Primary Education District to the north, residential property zoned S-1 Suburban Residential District to the west and south, and Commercial property zoned HC-2 Highway Commercial District to the east.



ZONING STAFF REPORT
2026-4805-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

4. The purpose of the NC-1 Neighborhood Office District is to provide for the location of some small professional offices near residential developments in order to provide neighborhood- scale services to residents with minimal impact on residential development in the area.
 - a. Permitted uses include Animal services, Community home*, Day care home, Dwelling, single-family, Dwelling, two-family, Medical facility, clinic, Office, Short term rental*, Stormwater retention or detention facility, Veterinary clinic, no outdoor kennels, Permitted temporary uses.
 - b. The maximum building size in the NC-1 District shall be 5,000 square feet.
5. The purpose of the HC-2 Highway Commercial District is to provide for the location of moderately scaled, more intense retail, office and service use, generally located along major collectors and arterials designed to provide services to a portion of the parish.
 - a. Permitted uses include: Animal services, Art studio, Athletic field, Auto repair and service*, Automobile sales, Bank or financial institution, Bed and breakfast, Building supply showroom, Car wash, Catering facility, Civic, Club or lodge, Community center, Community home*, Convention center, Day care center, adult, Day care center, child, Day care home, Dwelling, single-family, Dwelling, two-family, Educational facility, adult secondary, Educational facility, business college or school, Educational facility, learning center, Educational facility, elementary or middle school, Educational facility, high school, Educational facility, university and associated research center, Educational facility, vocational school, Catering facility, Civic, Club or lodge, Community center, Community home*, Convention center, Day care center, adult, Day care center, child, Day care home, Dwelling, single-family, Dwelling, two-family, Educational facility, adult secondary, Educational facility, business college or school, Educational facility, learning center, Educational facility, elementary or middle school, Educational facility, high school, Educational facility, university and associated research center, Educational facility, vocational school, Food processing, Garden supply and greenhouses, Gas station with convenience store, Golf course and recreational facility, Gymnasium, Hotel, Kennels, commercial, Laboratory, Liquor store, Marina, commercial, Manufacturing, artisan, Medical facility, clinic, Office, Warehouse, Outdoor display of building, pool, and playground equipment, Outdoor retail sales, Park, Parking lot, Personal service establishment, Place of worship, Playground, Printing establishment, Recreational vehicle park, Residential care facility, Restaurant, delicatessen, Restaurant, dine-in with lounge, Restaurant, dine-in without lounge, Restaurant, drive-thru, Retail establishment, Sales center with assembly processes, Short term rental*, Stormwater retention or detention facility, Tower, radio, telecommunications, television or microwave*, Veterinary clinic, no outdoor kennels, Veterinary clinic, outdoor kennels, Warehouse, self-storage, Wholesale goods establishment.
6. If approved the applicant can apply for a commercial building or site work permit to construct any of the above reference uses. Any commercial development is required to maintain compliance with all commercial building standards including parking, drainage, landscaping, etc.

Consistency with New Directions 2040

Commercial: areas are concentrations offices, retailers, services, and other employers that generate varying levels of traffic. They range from small clusters of neighborhood-serving uses such as personal care and convenience goods, to large-scale retail centers that employ hundreds and attract thousands of shoppers, to office complexes that employ workers commuting from around Southeast Louisiana and Mississippi. Higher density housing, such as garden apartments and condominiums, may also be located amid Commercial Areas with appropriate buffering to protect resident safety and health. Commercial use intensities correspond to the capacity of infrastructure available to support it.³

Residential – Medium Intensity: Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.



ZONING STAFF REPORT
2026-4805-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Strategy 2:5:1 Locate high intensity land uses adjacent to high-capacity transportation corridors.
- ii. Goal 1:5 The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.
- iii. Goal 2:5 St. Tammany Parish will attract and grow businesses that expand the Parish's tax base and provide living wage jobs to residents of varying skill levels.

Standards for Review (Sec. 200-3.3.G) - When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:

- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
- iii. The proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.
- iv. The proposed amendment is compatible with existing use and zoning of nearby property.
- v. The proposed amendment is a more suitable zoning classification for the property than the current classification.
- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.





PUBLIC NOTICE PUBLIC NOTICE
An application has been made to the
Planning or Zoning Commission
CASE NUMBER CASE NUMBER

2026-4804-CP

will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM or

October 6, 2026

for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development

Posted on 4-16-26 by 110

2026-4805-ZC

will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM or

October 6, 2026

for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development

Posted on 4-16-26 by 110

SEP 17 2026 09:44



ZONING STAFF REPORT
2026-4806-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the west side of Wise Road, south of Baham Road, Covington; S33, T6S, R10E; Ward 1, District 3

Petitioner: Ismael Vazquez **Posted:** September 17, 2026

Owner: Ismael and Idania Vazquez **Commission Hearing:** October 6, 2026

Size: 1.101 acres **Determination:** Approved, Denied, Postponed



Current Zoning:

R-1 (Rural Residential District)

Requested Zoning:

L-1 (Large Lot Residential District)

Future Land Use:

Residential Low Intensity and Residential Medium Intensity

Flood Zone: Effective Flood Zone: A; Preliminary Flood Zone: X; CDA

Elevation Requirements:

BFE 27' + 1' Freeboard = 28' FFE

FINDINGS

- 1. The request consists of a zoning change of 1.101-acres from R-1 Rural Residential District to L-1 Large Lot Residential District. The property is located on the west side of Wise Road, south of Baham Road, Covington.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Zoning Case	Prior Classification	Amended Classification
87-001A	Unknown	SA
09-2020	SA	L-2

Site and Structure Provisions

- 2. The property is currently undeveloped.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning		
Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	R-1 (Rural Residential District)
South	Residential	R-1 (Rural Residential District)
East	Residential	R-1 (Rural Residential District)
West	Residential	R-1 (Rural Residential District)

- 3. As shown in Table 2, the subject site abuts residential development and undeveloped parcels to the north, south, east and west which are zoned R-1 Rural Residential District.
- 4. The existing R-1 Rural Residential District is intended to provide a single-family residential where the character of the area should be preserved through low densities. To protect the intention of the district, permitted activities are limited to single-family dwellings, certain specified agricultural, and utility uses.



ZONING STAFF REPORT
2026-4806-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

- a. The R-1 Rural Residential District calls for parcel sizes of 5 acres or greater with a minimum lot width of 300 feet.
 - b. Permitted uses include: Agricultural and decorative ponds*, Agriculture, household stables and kennels, Community central water treatment facilities, Community home*, Day care home*, Dwelling, single-family, Electrical energy substation*, Farm Stand*, Farm*, Family-owned cemetery*, Greenhouse*, Nursery*, Small wireless facility*, Solar energy systems, Stormwater retention or detention facility*.
5. The L-1 Large Lot Residential District is intended to provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services. The L-1 Large Lot Residential District is located in areas appropriate for urbanized single-family development in areas convenient to commercial and employment centers. To protect the intention of the district, permitted activities are limited to single-family dwellings and utility uses.
- a. The minimum lot size is 1 acre with a minimum lot width of 150'.
 - b. Permitted uses. Agriculture, household stables and kennels, Community central water treatment, facilities, Community home*, Day care home*, Dwelling, single-family, Electrical energy substation*, Farm Stand*, Farm*, Greenhouse, Nursery*, Small wireless facility*, Stormwater retention or detention facility*.
6. If approved, the applicant may apply for a minor subdivision to create one 1-acre parcel. Note that the objective of the request is to create a 1.101 acre parcel as shown on the attached survey.

Consistency with New Directions 2040

Residential – Low Intensity: Predominantly single family, detached homes on very large lots. The lower residential density creates a more spacious character appropriate as a transition between the Parish's Rural or Conservation areas and more intense land uses. The dispersed development pattern makes public services and amenities less efficient and more expensive to provide, and so residents typically must travel farther to access them.

Residential – Medium Intensity: Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

- i. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.

Standards for Review (Sec. 200-3.1.G) - When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:

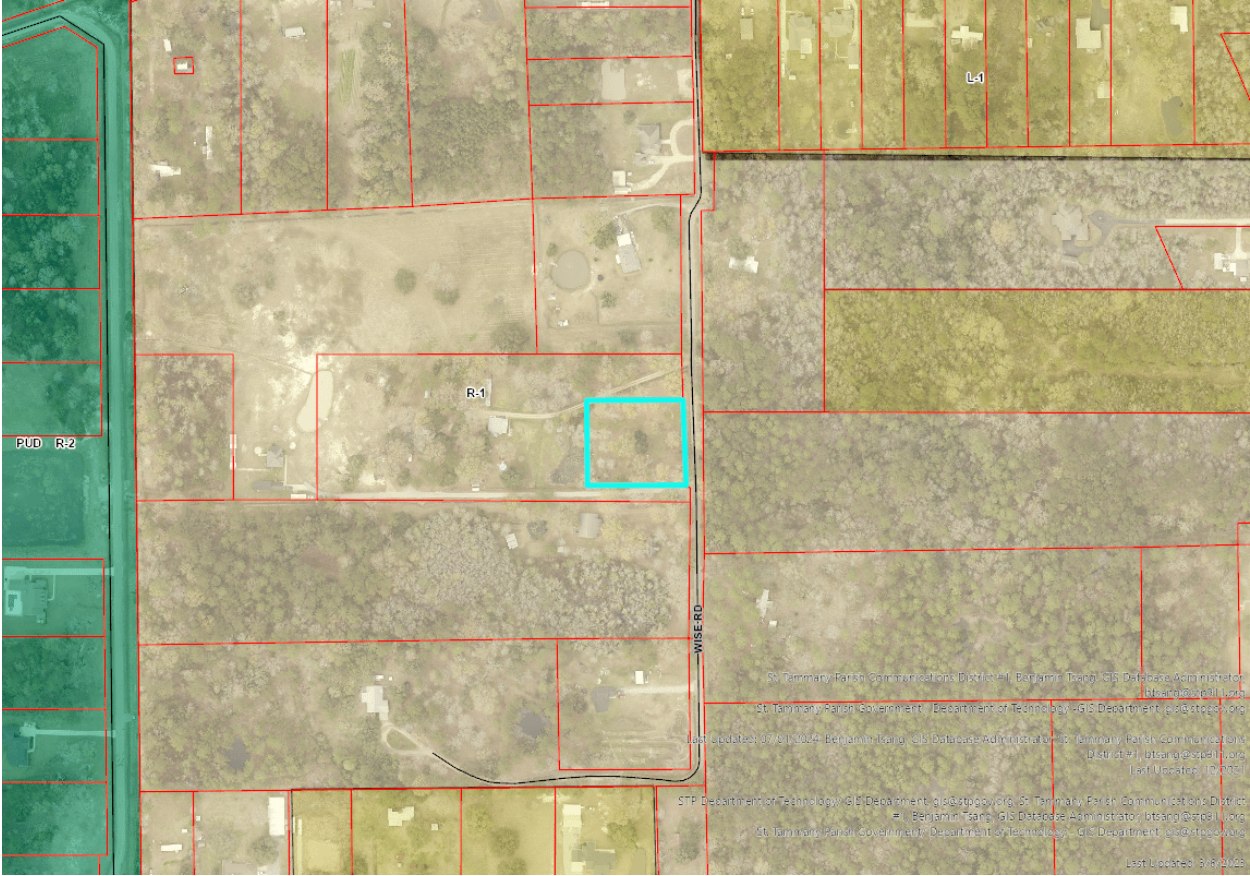
- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
- iii. The proposed amendment corrects an error or meets the challenge of some changing conditions, trend or fact.
- iv. The proposed amendment is compatible with existing use and zoning of nearby property.
- v. The proposed amendment is a more suitable zoning classification for the property than the current classification.
- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.



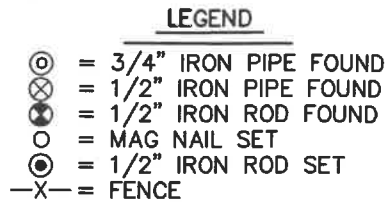
ZONING STAFF REPORT
2026-4806-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director



CALLS LINE	ALONG PROPERTY LINE BEARING	DISTANCE
L1	N00°34'01"W	32.58'
L2	N88°07'08"W	10.16'
L3	N00°31'02"W	2.06'



1. This property is located in Flood Zones A & C, per F.E.M.A. Map No. 225205 0205 C, dated October 17, 1989.

2. Building Setback Lines must be determined by St. Tammany Parish Planning Department.

1. Survey for Ismael & Idania Vazquez by John G. Cummings, Surveyor, dated March 6, 2001, Job No. 01030.
2. Survey for William Vaughn McDaniel and Maria V. McDaniel by Jeron R. Fitzmorris, Surveyor, dated June 10, 2005, latest revision August 23, 2005, No. 11,326.

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 RECORDS SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

CHAIRMAN/PARISH PLANNING & ZONING COMMISSION

DIRECTOR/DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING & ZONING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO.

PLAT PREPARED FOR:

Ismael Vazquez

SCALE:

$$1'' = 200'$$

DATE: _____

8/18/2026

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.

FOR REVIEW ONLY

PROFESSIONAL LAND SURVEYOR

A MINOR SUBDIVISION OF 9.075 ACRES INTO PARCELS A, B, & C, LOCATED IN SECTION 33, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

John G. Cummings & Associates

PROFESSIONAL LAND SURVEYORS

office@johnngcummings.com

503 N. JEFFERSON AVE.
COVINGTON, LA 70433

PHONE: (985) 892-1549
FAX: (985) 892-9250

JOB NO.

26146

2026-4806-ZC



R-1

L-1

R-2

L-2

PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2026-4806-ZC

will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM o

October 6, 2026

for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development

Posted on 9-17-26

by

M.P.

SEP 17 2026 11:26

PUBLIC NOTICE

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October 6, 2026

for more information
call: (985) 898-2529 or
email: planning@stpgov.com
www.stpgov.com/development

Posted by *MS*

SEP 17 2026 11:26



ZONING STAFF REPORT
2026-4807-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the north side of LA Highway 22 W., south of Mary Street, and west of Highway 1085, Madisonville; S18, T7S, R10E; Ward 1, District 4

Petitioner: Jeffrey D. Scheon **Posted:** September 14, 2026
Owner: Bedford & Thompson Holdings Co. LLC. **Commission Hearing:** October 6, 2026
Size: 1.3 acres **Determination:** Approved, Denied, Postponed



Current Zoning:
L-2 (Large Lot Residential District)
Requested Zoning:
HC-2 (Highway Commercial District)
Future Land Use:
Mixed Use and Residential – Medium Intensity
Flood Zone:
Effective Flood Zone: C; Preliminary Flood Zone: X; Non-CDA
Elevation Requirements:
FFE IS 12" above the crown of street

FINDINGS

- 1. The request consists of a zoning change of 1.3-acres from a L-2 Large Lot Residential District to HC-2 Highway Commercial District. The property is located on the north side of LA Highway 22 W., south of Mary Street, and west of Highway 1085, Madisonville

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Zoning Case	Prior Classification	Amended Classification
09-2116	Unknown	L-2 (Large Lot Residential District)

Site and Structure Provisions

- 2. The property is currently undeveloped.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning		
Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	L-2 (Large Lot Residential District)
South	Undeveloped/Developed	NC-2 (Neighborhood Commercial District) & S-1 (Suburban Residential District)
East	Undeveloped	L-2 (Large Lot Residential District)
West	Residential	L-2 (Large Lot Residential District)

- 3. As shown in Table 2, the subject site abuts developed and undeveloped properties to the north, east and the west which are zoned L-2 Large Lot Residential District and developed and undeveloped properties which are zoned NC-2 Neighborhood Commercial District and S-1 Suburban Residential District to the south.
- 4. The property's existing L-2 Large Lot Residential District is intended to provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services. The L-2 Large Lot Residential District is located in areas appropriate for urbanized single-family development convenient to commercial and employment centers. To protect the intention of the district, permitted activities are limited to single-family dwellings and utility uses.



ZONING STAFF REPORT
2026-4807-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

- a. The L-2 Large Lot Residential District requires parcel sizes of ½ -acre or greater with a minimum parcel width of 100 feet.
5. The purpose of the requested HC-2 Highway Commercial District is to provide for the location of moderately scaled, intense retail, office and service uses, generally located along major collectors and arterials designed to provide services to a portion of the parish. Permitted uses include:
 - a. Animal services, Art studio, Athletic field, Auto repair and service*, Automobile sales, Bank or financial, institution, Bed and breakfast, Building supply showroom, Car wash, Catering facility, Civic, Club or lodge, Community center, Community home*, Convention center, Day care center, adult, Day care center, child, Day care home, Dwelling, single-family, Dwelling, two-family, Educational facility, adult secondary, Educational facility, business college or school, Educational facility, learning center, Educational facility, elementary or middle school, Educational facility, high school, Educational facility, university and associated research center, Educational facility, vocational school, Food processing, Garden supply and greenhouses, Gas station with convenience store, Golf course and recreational facility, Gymnasium, Hotel, Kennels, commercial, Laboratory, Liquor store, Marina, commercial, Manufacturing, artisan, Medical facility, clinic, Office, Office, Warehouse, Outdoor display of building, pool, and playground equipment, Outdoor retail sales, Park, Parking lot, Personal service establishment, Place of worship, Playground, Printing establishment, Recreational vehicle park, Residential care facility, Restaurant, delicatessen, Restaurant, dine-in with lounge, Restaurant, dine-in without lounge, Restaurant, drive-thru, Retail establishment, Sales center with assembly processes, Short term rental*, Stormwater retention or detention facility, Tower, radio, telecommunications, television or microwave*, Veterinary clinic, no outdoor kennels, Veterinary clinic, outdoor kennels, Warehouse, self-storage, Wholesale goods establishment
6. If approved the applicant can apply for a commercial building or site work permit to construct any of the above reference uses. Any commercial development is required to maintain compliance with all commercial building standards including parking, drainage, landscaping, etc.

Consistency with New Directions 2040

Mixed-Use: areas are flexible and appropriate for higher concentration of residential and commercial uses, allowing shorter trips between destinations and opportunities for walkable, compact development patterns. Mixed Use areas are typically located at or near the Parish's existing hubs of activity and intersections of major roads, as well as along major traffic corridors. Mixed Use areas may also include higher density residential uses, such as garden apartments and condominiums.

Residential – Medium Intensity: Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Strategy 2:5:1 Locate high intensity land uses adjacent to high-capacity transportation corridors.
- ii. Goal 1:5 The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.
- iii. Goal 2:5 St. Tammany Parish will attract and grow businesses that expand the Parish's tax base and provide living wage jobs to residents of varying skill levels.

Standards for Review (Sec. 200-3.1.G) - When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:

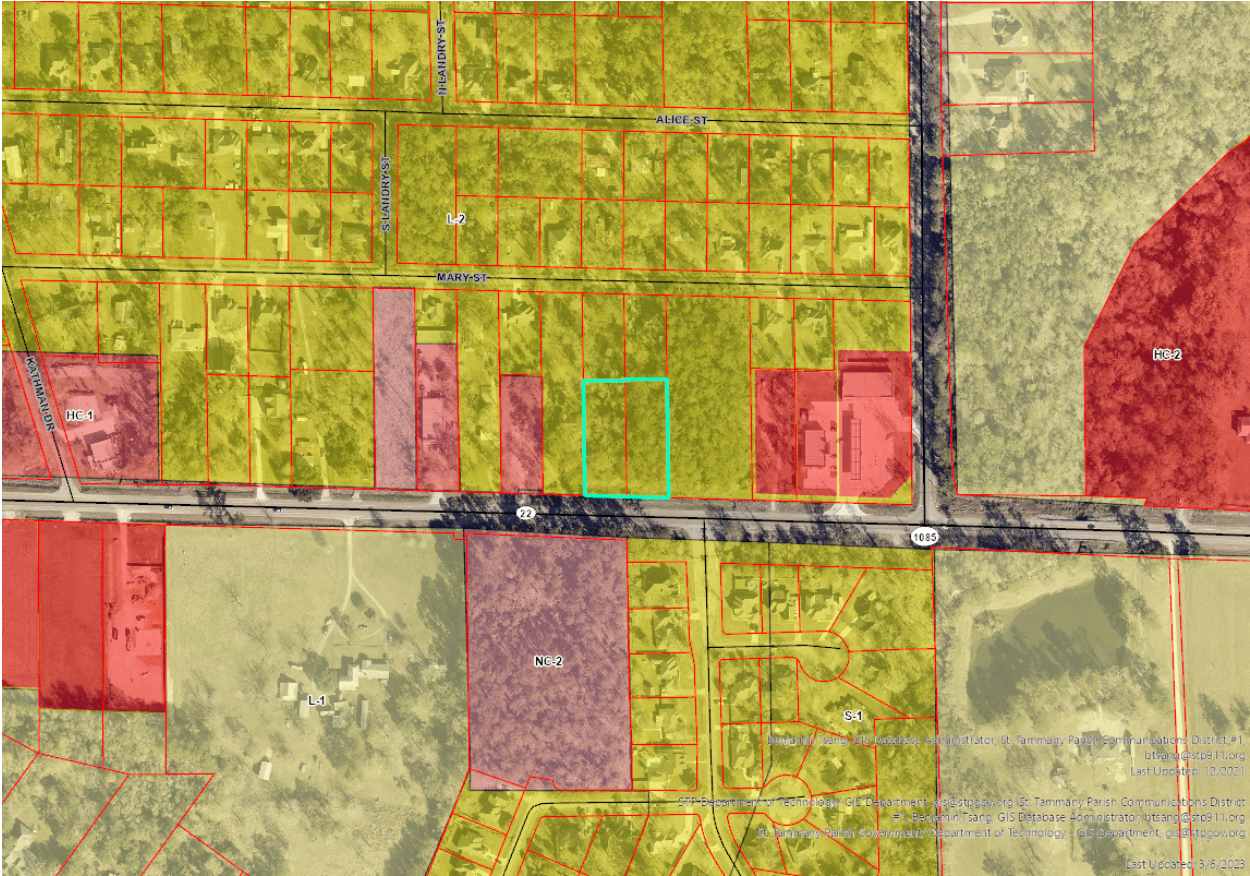
- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
- iii. The proposed amendment corrects an error or meets the challenge of some changing conditions, trend or fact.
- iv. The proposed amendment is compatible with existing use and zoning of nearby property.

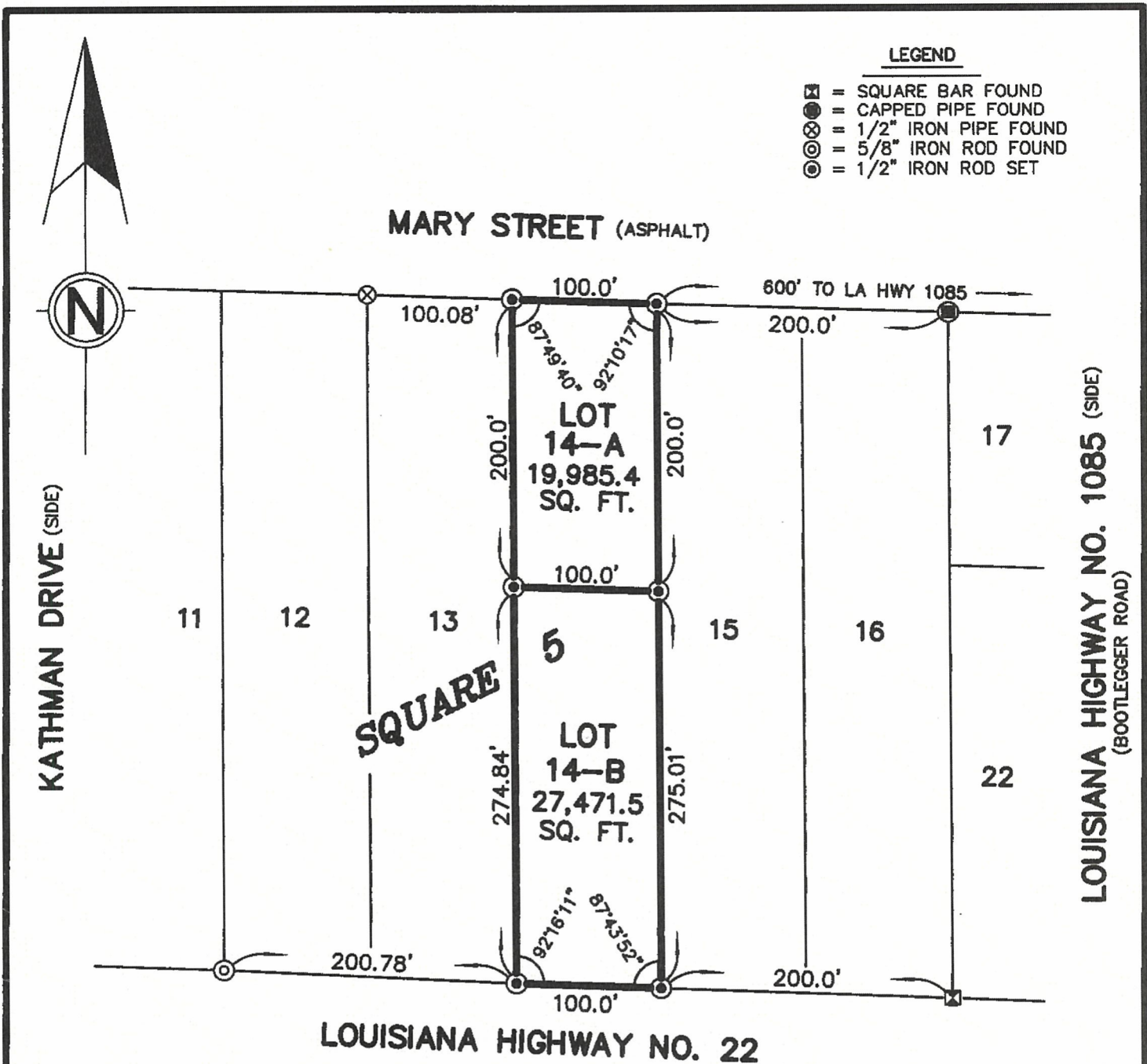


ZONING STAFF REPORT
2026-4807-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director





NOTES:

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0215 C, dated April 2, 1991.
2. Building Setback Lines must be verified by St. Tammany Parish Planning Department.

REFERENCE SURVEY:

Plat of Live Oak Hills Subdivision by Robert A. Berlin, Surveyor, dated July 2, 1962, revised October 5, 1962, filed St. Tammany Parish Clerk of Court Map File No. 109A.

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.

APPROVAL:

A RESUBDIVISION OF LOT 14, INTO LOTS 14-A & 14-B, SQUARE 5, LIVE OAK HILLS SUBDIVISION, LOCATED IN SECTION 18, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

[Signature]
DIRECTOR OF THE DEPARTMENT OF ENGINEERING

[Signature]
SECRETARY/PARISH PLANNING COMMISSION

[Signature]
CLERK OF COURT

9-15-2014 5297B
DATE FILED FILE NO.

(985) 892-1549 **John G. Cummings and Associates** FAX (985) 892-9250
503 N. JEFFERSON AVENUE PROFESSIONAL LAND SURVEYORS COVINGTON, LA 70433

PLAT PREPARED FOR: **Mike Cambre**

SHOWING A SURVEY OF: A RESUBDIVISION OF LOT 14, SQUARE 5, LIVE OAK HILLS SUBDIVISION, LOCATED IN SECTION 18, TOWNSHIP 7 SOUTH, RANGE 10 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.

[Signature]
PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 100' JOB NO. 14215 DATE: 8-11-2014 REVISED:

STATE OF LOUISIANA
JOHN G. CUMMINGS
License No. 4770
PROFESSIONAL
LAND SURVEYOR



L-2

HC-1

HC-2

22

1085

NC-2

L-1

S-1

PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2026-4807-ZC

will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM on

October 6, 2026

for more information
call: (855) 898-2526 or
email: planning@stpgov.org
www.stpgov.org/development

Printed on: 09/14/24 By: [illegible]

SEP 14 2026



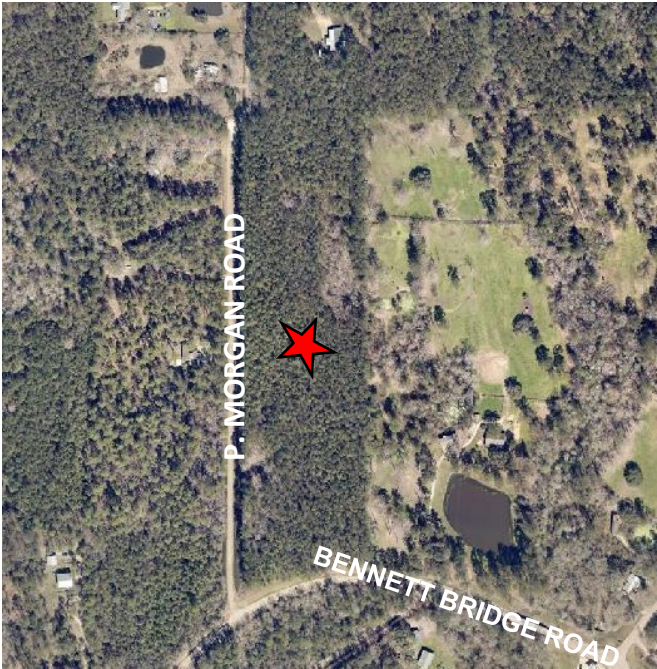
ZONING STAFF REPORT
2026-4808-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the north-east corner of LA Highway 1077 and P. Morgan Road; Folsom; S30, T5S, R10E; Ward 2, District 3
Posted: September 17, 2026
Petitioner: Ross Kinchen
Commission Hearing: October 6, 2026
Owner: Security National Partners Limited Partnership - Robin Arkley II
Size: 15.54 acres
Determination: Approved, Denied, Postponed



Current Zoning:
R-1 Rural Residential District, MHO Manufactured Home Overlay, & RO Rural Overlay
Requested Zoning:
R-2 Rural Residential District, MHO Manufactured Home Overlay, & RO Rural Overlay
Future Land Use: Rural and Agricultural
Flood Zone: Effective Flood Zone: A; Preliminary Flood Zone: A
Critical Drainage: Yes
Elevation Requirements:
BFE 66' + 1' Freeboard = 67' FFE

FINDINGS

1. The applicant is requesting to rezone 15.54 acres from R-1 (Rural Residential District), MHO (Manufactured Home overlay) & RO (Rural Overlay Residential) to R-2 (Rural Residential District), MHO (Manufactured Home overlay) & RO (Rural Overlay Residential). The parcel is located on the north-east corner of LA Highway 1077 and P. Morgan Road, Folsom.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Ordinance	Prior Classification	Amended Classification
10-2234	Unknown	R-1 (Rural Residential), RO (Rural Overlay), MHO (Manufactured Housing Overlay)

Site and Structure Provisions

2. The subject property is currently undeveloped.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning		
Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	R-1 (Rural Residential District), MHO (Manufactured Home overlay), & RO (Rural Overlay Residential)
South	Residential	R-1 (Rural Residential District) & RO (Rural Overlay Residential)
East	Residential	R-1 (Rural Residential District), MHO (Manufactured Home overlay), & RO (Rural Overlay Residential)
West	Residential	R-1 (Rural Residential District), MHO (Manufactured Home overlay), & RO (Rural Overlay Residential)



ZONING STAFF REPORT
2026-4808-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

3. As shown in Table 2, the subject site abuts residential properties R-1 zoned Rural Residential District, MHO Manufactured Home Overlay & RO Rural Overlay Residential to the north, east and west, and residential property to the south zoned R-1 Rural Residential District & RO Rural Overlay Residential.
4. The existing R-1 Rural Residential District is intended to provide a single-family residential environment at a low-density level. The R-1 Rural Residential District is located primarily in less populated areas where the character of the area should be preserved through low densities.
 - a. The R-1 Rural Residential District requires parcel sizes of 5 acres or greater with a minimum lot width of 300 feet.
5. The existing RO Rural Overlay is established to permit agriculture uses, to encourage the maintenance of the rural countryside, to preserve forests and other undeveloped lands away from areas of population growth, and to allow residents to retain their traditional ways of life. The preferred land use in the district is agricultural, either active in the form of crops or passive in the form of forest management or pasture lands. Permitted uses include single-family residences and certain accessory structures and uses for the conduct of agriculture support and related business.
6. The purpose of the existing MHO Manufactured Home Overlay is to provide for areas where manufactured homes may be placed on individual lots as permitted uses. It is intended to provide various areas and settings for a quality living environment for manufactured home residents.
7. The purpose of the proposed R-2 Rural Residential District is to provide a single-family residential environment at a low-density level. The R-2 District is located primarily in less populated areas where the character of the area should be preserved through low densities.
 - a. The proposed R-2 Rural Residential District requires parcel sizes of 3 acres or greater with a minimum lot width of 200 feet.
8. If approved, the applicant may apply for a major subdivision to create five 3-acre parcels.

Additional Requirements :

9. No structures within 20' from top of bank (each side) of the parish lateral. If they plan on crossing the parish lateral, provide a hydrological study, stamped by a licensed professional engineer, showing a culvert sized to accommodate a 100-year storm event and indicate no change in the upstream and downstream drainage flow.

Consistency with New Directions 2040

Rural/Agricultural: areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single-family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads—typically two-lanes—serve these areas. Septic systems and wells are typical. The Parish's abundant rural areas provide ample space for low intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural-serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany's countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and "u-pick" farms.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:



ZONING STAFF REPORT
2026-4808-ZC

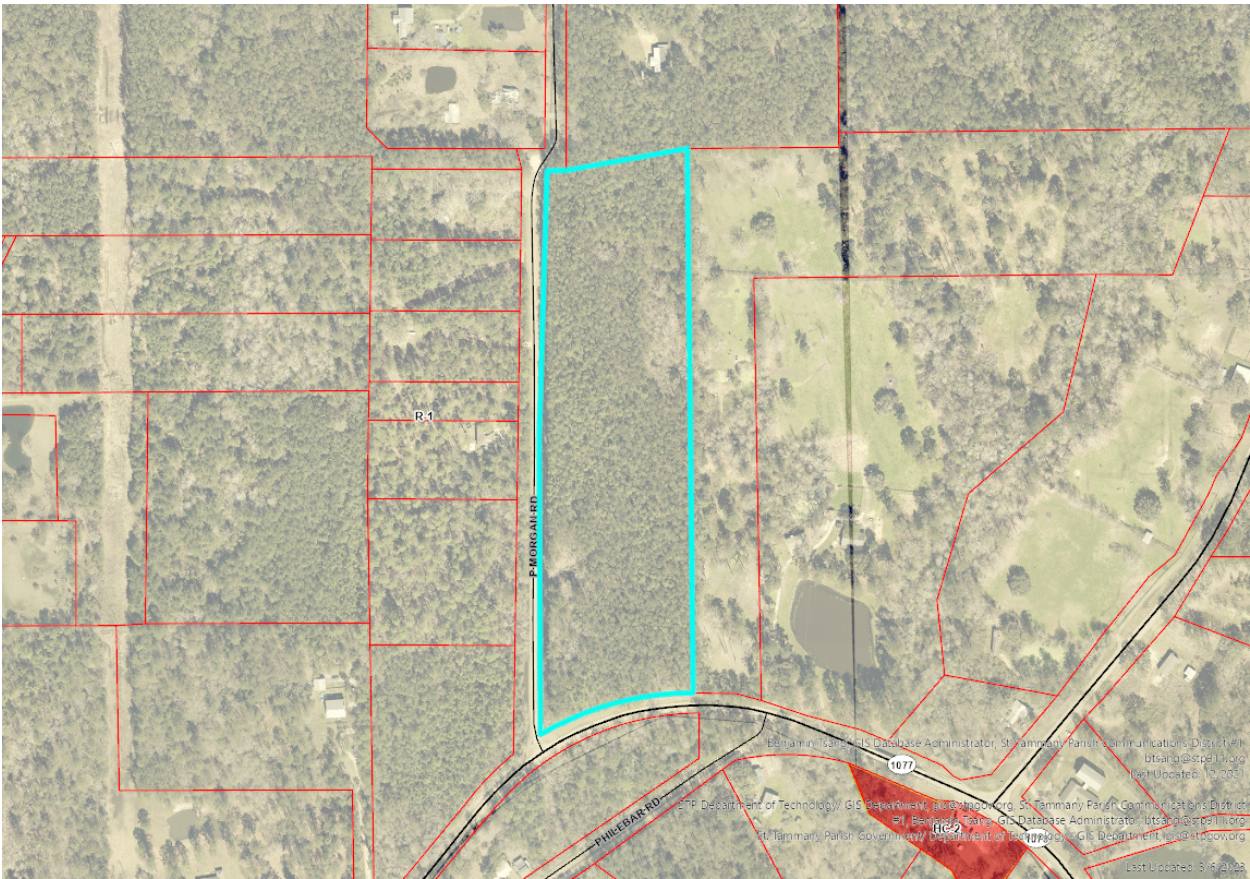
MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

- i. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.

Standards for Review (Sec. 200-3.1.G) - When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:

- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
- iii. The proposed amendment corrects an error or meets the challenge of some changing conditions, trend or fact.
- iv. The proposed amendment is compatible with existing use and zoning of nearby property.
- v. The proposed amendment is a more suitable zoning classification for the property than the current classification.
- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.





R-2

R-1

1077

HC-2

PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2026-4808-ZC

will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM

October 6, 2026

for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development

Posted on 9-17-26 by M.P.

SEP 17 2026 11:56

PUBLIC NOTICE

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Planning or Zoning Commission

CASE NUMBER

2026-4808-ZC

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www.stpgov.org/development

Posted on 9-17-26 by M.P.

SEP 17 2026 11:53



ZONING STAFF REPORT
ZC07-07-041

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the east side of LA Highway 434, south of Horseshoe Island, Lacombe; S3, S4, & S9, T8S, R13E

Size: 973.85 acres

Petitioner: Jeffrey Schoen

Posted: September 17, 2026

Owner: Weyerhaeuser NR Company

Determination: Approved, Denied, Postponed



Request:
Major Amendment to PUD Planned Unit Development Overlay

Future Land Use:
Mixed-Use

Flood Zone: Effective Flood Zone: C;
Preliminary Flood Zone: X

Critical Drainage: No

Elevation Requirements:
FFE is 12" above crown of street elevation

FINDINGS

1. The applicant is requesting a Major Amendment to the Tamanend Planned Unit Development (ZC07-07-041) to revise the approved PUD plan in response to the construction and realignment of the adjacent LA Highway 3241 and LA Highway 434 and associated right-of-way acquisition for the projects.

Zoning History

2. The Tamanend PUD was approved in 2007 with a total residential unit count of 1,348 units, including an allowable density of 2 units per acre, and an actual density of 1.59 units per acre.
3. The PUD was amended in 2020 to add 125.65 acres on the opposite site of Dixie Ranch Fire Tower Road to provide a source of fill outside of the areas programmed for development within the existing PUD.

Surrounding Land Use and Zoning

4. The Tamanend PUD is primarily flanked by undeveloped residential property, excepting the single street residential neighborhood to the east, which is zoned L-1 Large Lot Residential District, and the St. Tammany Parish Coroner's office, which is zoned PF-1 Public Facilities District.

Table 2: Surrounding Land Use and Zoning		
Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	L-1 Large Lot Residential District & LA Hwy 3241 Right of Way



ZONING STAFF REPORT
ZC07-07-041

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

South	Undeveloped & Public Facilities	L-2 Large Lot Residential District & PF-1 Public Facilities District
East	Residential & Undeveloped	L-1 Large Lot Residential District & L-2 Large Lot Residential District
West	Undeveloped	L-1 Large Lot Residential District

Major Amendment Request

5. There are four primary objectives associated with the request for Major Amendment to the Tamanend PUD, which are as follows:
- a. The applicant proposes to redesignate approximately 75.93 acres previously identified for Business Park uses to Medium Density Residential. According to the applicant, the highway realignment and associated right-of-way acquisition eliminated the previously approved access to the Business Park area, affecting the viability of the property for the previously approved Business Park use.
 - b. The proposed PUD plan shows an increase in density from 1.59 units per acre to 2.50 units per acre, increasing the total residential units by 1,049.
 - c. The applicant proposes to revise the internal roadway network of the PUD, including removal of the previously proposed Provision Landing roadway, to reflect the new alignment of LA Highway 3241 and LA Highway 434 and the proposed conversion of the Business Park area to residential use.
 - d. The applicant proposes to revise the PUD boundary to remove an approximately 5.33-acre tract that became separated as a result of the construction of LA Highway 3241 and the subsequent property acquisition by LADOTD for highway right-of-way.
 - i. The approximately 5.33-acre area proposed to be removed from the PUD is the subject of a concurrent rezoning request (2026-4801-ZC) and is proposed to be consolidated with an adjacent approximately 5.04-acre tract through the minor subdivision process to create a 10.37-acre parcel (2026-4816-MSP).

Table 3: 2020 PUD Plan vs. Proposed PUD Plan				
Development Type	Minimum Lot Requirements	2020 PUD Plan	Major Amendment Request	Change
Mixed Use - Commercial, Office, High Density Residential	N/A	52.6 acres	55.97 acres	+ 3.37 acres
Business Park - General and multi-use office buildings, office/warehouse, distribution center, product manufacturing, outdoor storage yard	N/A	75.93 acres	N/A	- 75.93 acres
Low Density Residential - One single-family dwelling, private garage, accessory structures, ADU's	Min. Lot Width – 70' Min. Lot Depth – 140' Min. Lot Area – 11,200 sq. ft.	91.63 acres	90.29 acres	- 1.34 acres
Medium Density Residential - One single-family dwelling, private garage, accessory structures, ADU's	Min. Lot Width – 35' Min. Lot Depth – 110' Min. Lot Area – 3,850 sq. ft.	277.34 acres	343.27 acres	+ 65.93 acres
High Density Residential - Multi-family dwellings, townhomes, condominiums	Min. Lot Width – 25' Min. Lot Depth – 90' Min. Lot Area – 2,250 sq. ft.	52.82 acres	54.48 acres	+ 1.66 acres
S.T.A.C. - St. Tammany Parish Property Northshore Technical Community College	N/A	50.81 acres	50.54 acres	- .27 acres



ZONING STAFF REPORT
ZC07-07-041

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Future St. Tammany EOC				
Open Space - Wetlands, parks, common open space, active and passive recreation	N/A	213 acres	201.96 acres	- 11.04 acres
Road Network/Misc.		34.07 acres	33.89 acres	- .18 acres
Total Acreage	N/A	973.85 acres	959.09 acres	- 14.76 acres
Total Residential Units		1,348 units	2,397 units	+ 1,049 units
Density		1.59 units per acre	2.50 units per acre	+ .91 units per acre

6. As can be seen in Table 3, the proposed amendment eliminates the 75.93-acre Business Park designation shown on the 2020 approved PUD plan and redesignates the area as Medium Density Residential. As a result of this change and other boundary adjustments, the total Medium Density Residential acreage increases from approximately 277.34 acres to 343.27 acres.
7. The 2020 approved PUD plan identifies a total of 1,348 residential units, with a density of 1.59 units per acre. The proposed amended PUD Plan identifies a total of 2,397 residential units, with a density of 2.50 units per acre. The proposed change represents an increase of 1,049 residential units and an overall density of .91 units per acre.
8. The proposed amendment represents a significant shift in the allowable development type of the PUD. The amendment eliminates the 75.93-acre Business Park designation, which currently permits office, warehouse, distribution, manufacturing, assembly, fabrication, and other related uses which are generally only permitted within intense Industrial zoning classifications, and redesignates the former Business Park areas for residential development.
9. The Medium Density Residential designation comprises 343.27 acres of the proposed PUD. The existing PUD dimensional standards, which are proposed to remain unchanged, allow Medium Density Residential lots with a minimum width of 35 feet, minimum depth of 110 feet, and minimum lot area of 3,850 square feet.
10. Given the substantial increase in acreage designated for Medium Density Residential development, the Planning and Zoning Commission should consider whether the existing 35-foot minimum lot width and 3,850 sq. ft. minimum area requirement remains appropriate for the expanded Medium Density area, or whether revised dimensional standards should be proposed as part of this Major Amendment request.

Consistency with New Directions 2040

Mixed-Use: areas are flexible and appropriate for higher concentration of residential and commercial uses, allowing shorter trips between destinations and opportunities for walkable, compact development patterns. Mixed Use areas are typically located at or near the Parish’s existing hubs of activity and intersections of major roads, as well as along major traffic corridors. Mixed Use areas may also include higher density residential uses, such as garden apartments and condominiums.



ZONING STAFF REPORT
ZC07-07-041

MICHAEL B. COOPER
PARISH PRESIDENT

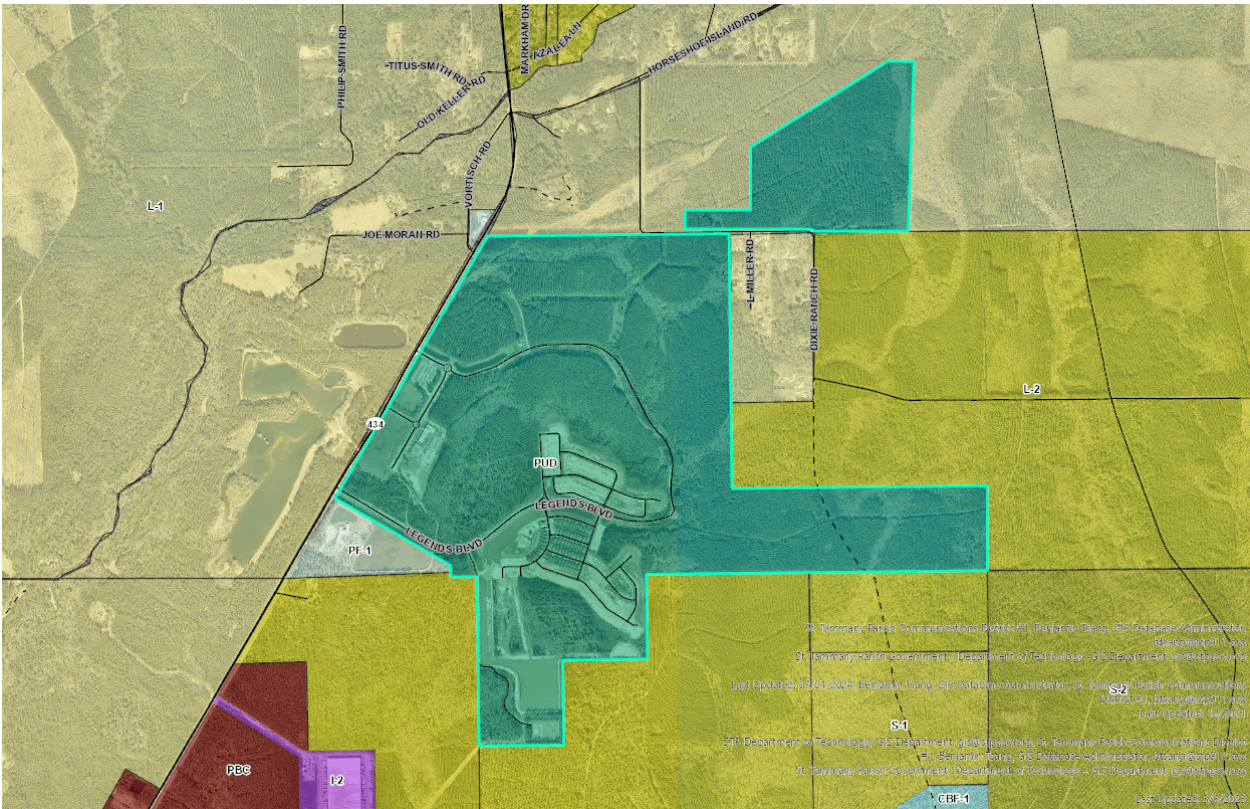
PLANNING & DEVELOPMENT
Ross Liner
Director

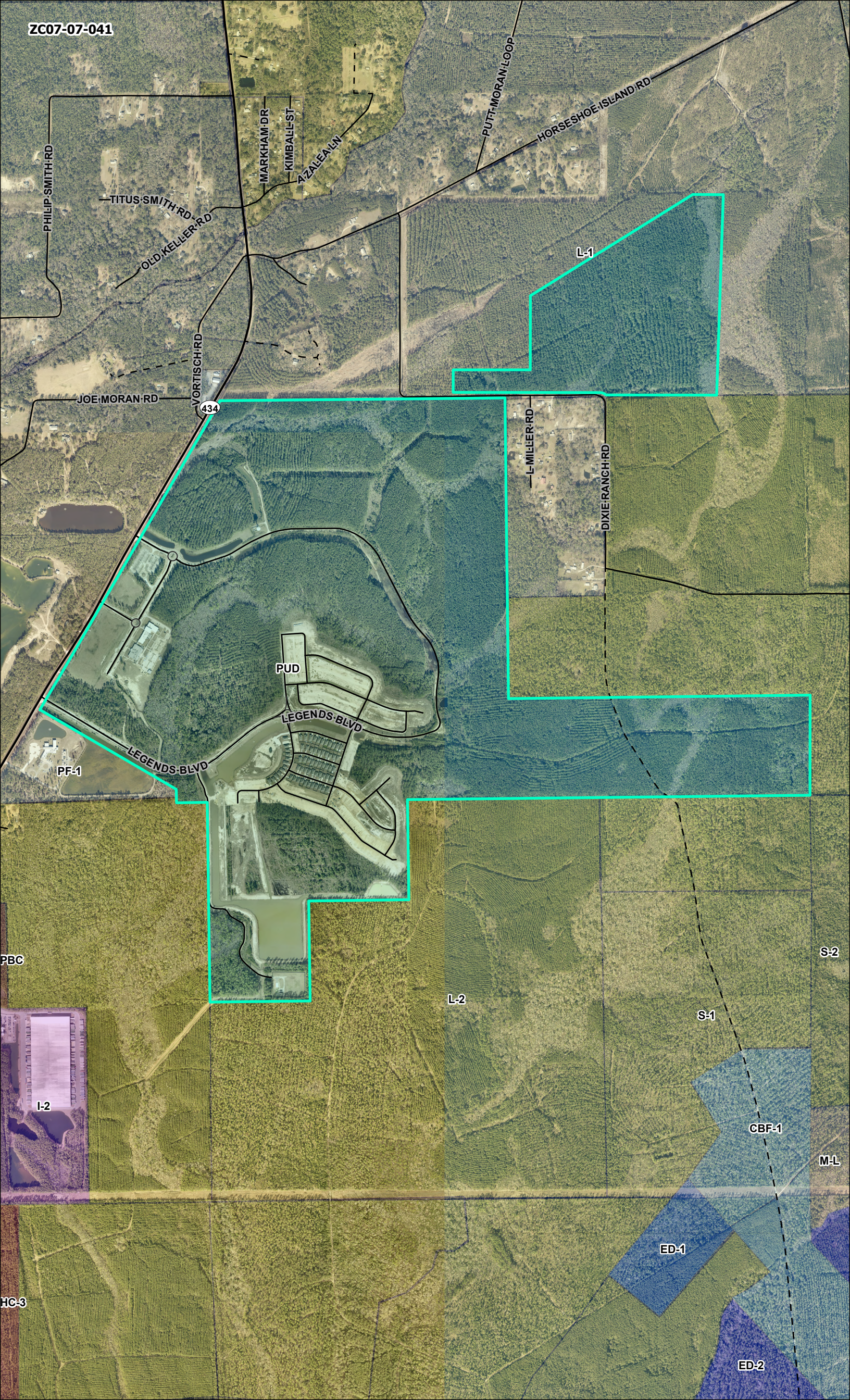
The proposed major amendment to the PUD is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- Strategy 1:5:1 – Locate new residential and commercial development within, adjacent to, or near existing towns and activity centers and associated infrastructure, services, and amenities.
- Goal 1:8 – A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.

Standards for Review (Sec. 200-3.3.G) - When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:

- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
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- iii. The proposed amendment corrects an error or meets the challenge of some changing conditions, trend or fact.
- iv. The proposed amendment is compatible with existing use and zoning of nearby property.
- v. The proposed amendment is a more suitable zoning classification for the property than the current classification.
- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.





L-1

PUD

LEGENDS BLVD

LEGENDS BLVD

PF-1

L-2

I-2

S-1

S-2

CBF-1

M-L

ED-1

ED-2

PBC

HC-3

13005 SW 1st Road, Ste.241 • Newberry, FL 32669

St Tammany Parish
Department of Development
P. O. Box 628
Covington, LA 70434-1810

August 20, 2026

Subject: Major Amendment to the PUD (zoning case number ZC07-07-041)

Dear Ms. Lambert:

Please accept this letter as the formal request of Weyerhaeuser NR Company that the above referenced and existing Tamanend PUD be amended pursuant to the document "*Tamanend PUD 2026: Amended and Re-stated PUD Conditions & Standards*" which is attached. The amendments are proposed in response to the redesign of LA 434/3241 and ROW acquisition that has substantively affected the use of portions of this PUD.

In that regard, please note that the primary objectives of the proposed amendment are summarized as follows:

- (1) Amend the land use for parcels currently planned as Business Park parcels (75.93 acres) from business park to medium density residential, and revise the land use program to reflect this change:
- (2) Revise the access to and road network within the PUD, removing Provision Landing roadway, based on the new alignment of LA434/3241 and the change of land use from business park to residential, and
- (3) Revise the legal description of the PUD to remove an approximately 5.3 acre out-parcel isolated from the PUD by the new alignment of LA434/3241, as well as remove that portion of the PUD expropriated by LADOTD for LA434/3241.

The change in proposed land use for the area currently planned as Business Park is necessary since the LADOTD ROW acquisition and new alignment associated with LA 434/3241 resulted in the loss of the previously approved access to the Business Park (through Provision Landing) thus rendering the parcels no longer viable as a business park use. Given the revised access to this portion of the property, residential is the only reasonable use for those parcels.

The amendment of business uses to residential would also serve to address the issues and concerns identified in the St. Tammany Parish Housing Needs Assessment, dated January 21, 2026, which concluded that there is the significant need for additional housing in the region/Parish and

recommended evidence-based strategies to directly address the identified gaps in affordability, supply, infrastructure, and regulatory barriers. These strategies included the identification of "Priority Housing Focus Areas" for the construction of new residential uses where the land is suitable and infrastructure is available which included the Tamanend PUD.

Furthermore, the areas along the Highway 434/3241 corridor from I-12 north to the St. Tammany Parish/Washington Parish line are often referred to as the new residential frontier.

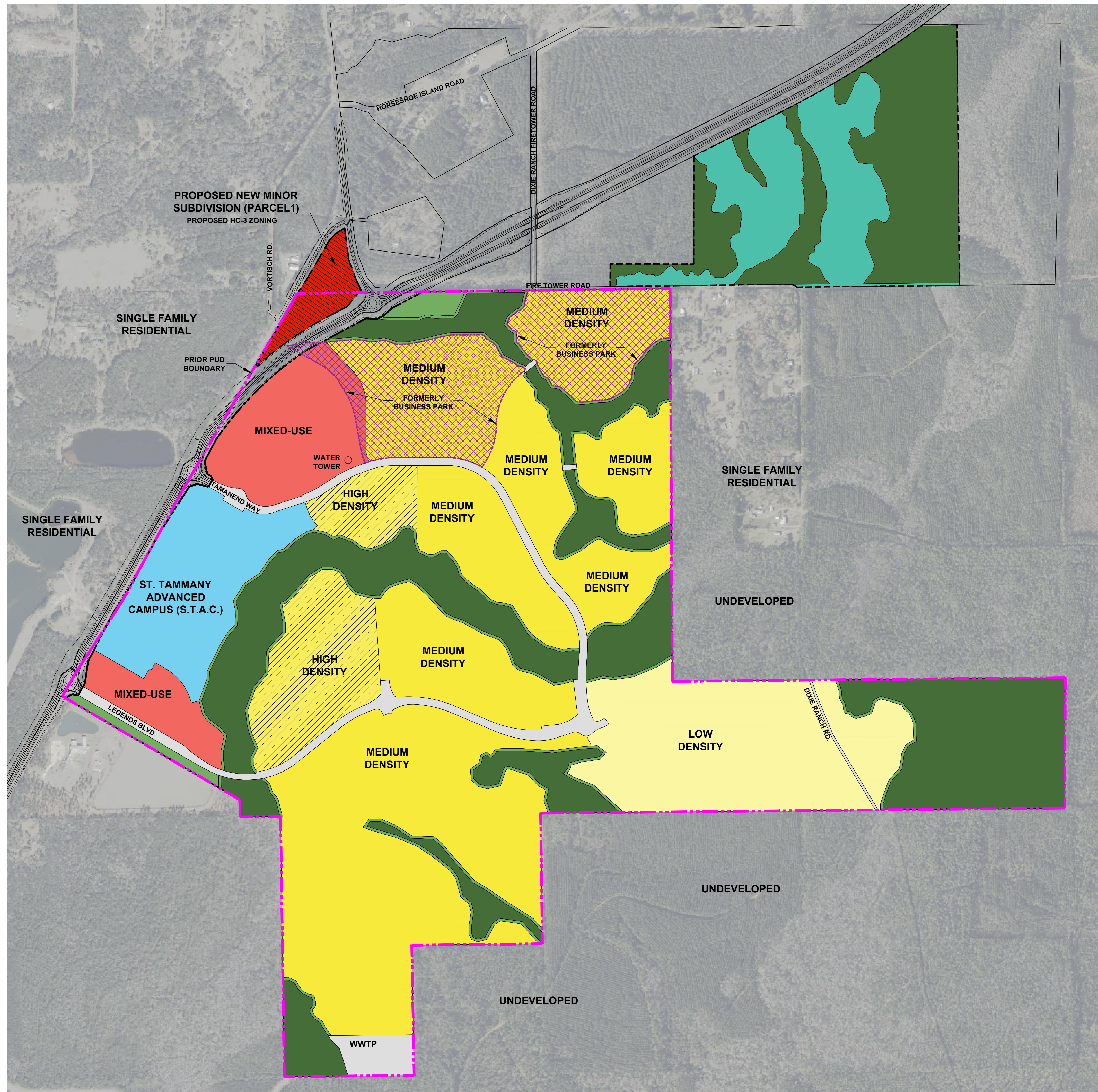
In addition to the roadway capacity being created in the area, parish utility staff have confirmed that the current wastewater treatment facility within Tamanend PUD was designed to allow additional increments of expansion to accommodate the proposed additional development and treat up to 1 million GPD.

I have enclosed our \$650.00 check for advertising and processing as required.

Thank you for your cooperation and courtesy in the handling of this matter.

Sincerely,


Tim Jackson, PE
Weyerhaeuser NR Company



01

PRIOR PUD KEY

SCALE: NTS

BOUNDARY (PRIOR PUD)

BUSINESS PARK (PRIOR PUD)

02

OUTPARCEL LAND USE CHART (NOT IN PUD)

SCALE: NTS

PROPOSED HC-3 ZONING

03

PUD LAND USE CHART

SCALE: NTS

PUD EXPANSION-OPEN SPACE-WETLAND

PUD EXPANSION-OPEN SPACE-UPLAND

PUD EXPANSION-TOTAL AREA

OPEN SPACE

HIGH DENSITY RESIDENTIAL

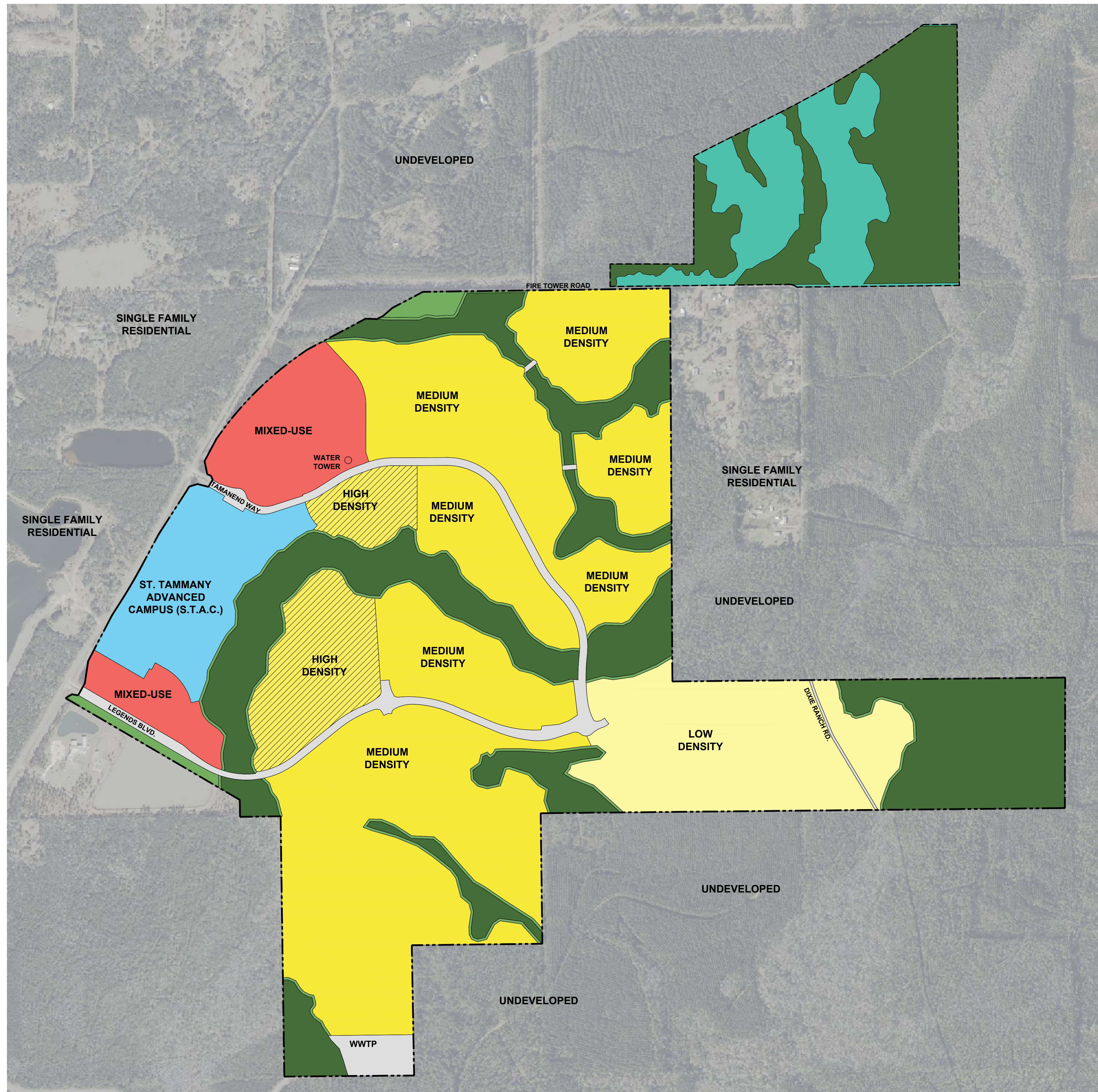
MEDIUM DENSITY RESIDENTIAL

LOW DENSITY RESIDENTIAL

MIXED-USE

S.T.A.C.

ROAD NETWORK/MISC.



- PUD EXPANSION-OPEN SPACE-WETLAND-74.74 ACRES**
- PUD EXPANSION-OPEN SPACE-UPLAND-53.95 ACRES**
- PUD EXPANSION-TOTAL AREA-128.69 ACRES**

- OPEN SPACE-201.96 ACRES**
- HIGH DENSITY RESIDENTIAL-54.48 ACRES**
- MEDIUM DENSITY RESIDENTIAL-343.27 ACRES**
- LOW DENSITY RESIDENTIAL-90.29 ACRES**
- MIXED-USE-55.97 ACRES**
-COMMERCIAL/OFFICE/HIGH DENSITY RESIDENTIAL
- S.T.A.C.-50.54 ACRES**
-ST. TAMMANY PARISH PROPERTY
-NORTHSHORE TECHNICAL COMMUNITY COLLEGE
-FUTURE ST. TAMMANY PARISH EOC
- ROAD NETWORK/MISC.-33.89 ACRES**
-WWTP

TOTAL ACREAGE-959.09
TOTAL RESIDENTIAL UNITS- 2,397 UNITS
DENSITY- 2.50 UNITS/ACRE

Tamanend PUD 2026

Amended and Re-stated PUD Conditions &

Applicant: Weyerhaeuser NR Company

February 19, 2021 (Effective Date)
Revised September 24, 2026 (revisions shown in ~~strikethrough-underline~~)

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Tamanend PUD

List of Attachments

Attachment 1 Corporate Authorization

Background 1.0

1.0

1.1 Project Introduction

This application is a proposed amendment to the Tamanend PUD originally approved on August 2, 2007, amended on November 13, 2013, August 1, 2017 and February 4, 2021 (effective February 19, 2021). The objective of this proposed amendment is to revise the acreage of the PUD, the roadway access, the land uses associated with the area designated as business park and the internal road network to reflect and respond to the new alignment of LA3241. Specifically, the revisions include:

1. Amend the land use for parcels currently planned as business park parcels (75.93 acres) from business park to medium density and revise the land use program to reflect this change:
2. Revise the access to and road network within the PUD based on the new alignment of LA434/3241 and the change of land use from business park to residential, and
3. Revise the legal description of the PUD to remove an approximately 5.3 acre out-parcel isolated from the PUD by the new alignment of LA434/3241 as well as remove that portion of the PUD expropriated by LADOTD for LA 434/3241.

RE: NORTH FLORIDA DAIRY SUP - FINAL CONFIRMATION OF PARCELS

1.2 Background/Project History

On August 2, 2007, an 848 acre parcel located on the east side of SR434 north of Interstate 12, owned by Weyerhaeuser, was zoned the Tamanend PUD by Ordinance 07-1652. The PUD was amended on November 13, 2013 to add a business park use in the northern portion of the site, on August 1, 2017 to change the use of the 16.9 acre parcel at the south entrance from Multi-Family Apartments to Mixed Use to provide flexibility in lot layouts within development parcels; and to provide flexibility in designing drainage solutions as development proceeds and again on February 2, 2021 to add 125.65 acres of Open Space north of Firetower Rd to the PUD for the purpose of providing a source of fill outside of the areas programmed for development which will enable the built portions of Tamanend to be developed in a more connected, walkable pattern .

Concurrent with the 2013 approval of the PUD a 53 acre parcel, now known as the St. Tammany Advanced Campus (S.T.A.C.) was donated to St. Tammany Parish. This parcel is now home to the first phase of the Northshore Technical Community College, which was completed in January 2017, and will soon house the St Tammany Parish Emergency Operations Center.

Background 1.0

1.3 Existing Conditions

At this time, the initial segment of Tamanend Way from LA434 to Center Pointe Drive has been constructed and dedicated to St. Tammany Parish. The initial segment of Legends Boulevard from LA434 to the future Rouquette Drive has been constructed by Weyerhaeuser but not yet dedicated to the Parish. The initial water utility system consisting of a well, water tower and distribution lines has been completed, and the initial wastewater treatment plant has also been completed.

St. Tammany Parish has completed Lanape Boulevard and Center Pointe Drive within the S.T.A.C. site which now includes a park-n-ride lot, the first two phases of NTCC, and a development pad for the future Emergency Operations Center.

2.0

Legend:

- PUD EXPANSION-OPEN SPACE-WETLAND-74.74 ACRES
- PUD EXPANSION-OPEN SPACE-UPLAND-53.95 ACRES
- PUD EXPANSION-TOTAL AREA-128.69 ACRES
- OPEN SPACE-201.96 ACRES
- HIGH DENSITY RESIDENTIAL-54.48 ACRES
- MEDIUM DENSITY RESIDENTIAL-343.27 ACRES
- LOW DENSITY RESIDENTIAL-90.29 ACRES
- MIXED-USE-55.97 ACRES
 - COMMERCIAL/OFFICE/HIGH DENSITY RESIDENTIAL
- S.T.A.C.-50.54 ACRES
 - ST. TAMMANY PARISH PROPERTY
 - NORTHSORE TECHNICAL COMMUNITY COLLEGE
 - FUTURE ST. TAMMANY PARISH EOC
- ROAD NETWORK/MISC.-33.89 ACRES
 - HWYP

TOTALS:
 TOTAL ACREAGE-659.09
 TOTAL RESIDENTIAL UNITS-2,397 UNITS
 DENSITY- 2.50 UNITS/ACRE

Map Labels:
 UNDEVELOPED
 SINGLE FAMILY RESIDENTIAL
 MIXED-USE
 WATER TOWER
 ST. TAMMANY ADVANCED CAMPUS (S.T.A.C.)
 HIGH DENSITY
 MEDIUM DENSITY
 LOW DENSITY
 WWTP
 LEONARD BLVD
 PULPIT BLVD
 NEW ORLEANS BLVD

Map Title: PUD CONCEPTUAL PLAN
 SCALE: 1"=500'-0"
 JULY 29, 2026

Page Footer: DRAFT

Conceptual Plan 2.0

2.2 Summary Data Table

Tamanend PUD Uses	Total Land Area (Acres)	% Total
Campus	50.54	5.27
Mixed Use	55.97	5.84
High Density Residential	54.48	5.68
Medium Density Residential	343.27	35.79
Low Density Residential	90.29	9.41
Open Space ²	201.96	21.06 ¹
<i>Common Open Space</i>	26.24	
<i>Wetlands</i>	173.91	
<i>Lakes³</i>	1.8	
Open Space Expansion Area	128.69	13.42 ¹
<i>Uplands</i>	53.95	
<i>Wetlands</i>	74.74	
Circulation/Misc (streets, off-street parking, loading area, WWTP)	33.89	3.53
Total	959.09	100

¹ 25% open space is required.

² The total common open space includes 173.91 acres of wetlands and 32.2 acres of passive and active recreation

³ Only 50% of lake acreage (1.8 acres of total 3.6 acres) counts toward total greenspace requirements.

2.3 Development Program & Residential Net Density

Development Program Summary Table

Development Program	Maximum Program	
Total Residential Uses (Low, Medium and High Density Residential Areas and Mixed Use Area)		
Total	2,397	
Total Non Residential Uses		
Campus	n/a	
Mixed Use – com/off/res	468,000	

Note: Accessory dwelling units authorized in Sections 2.5.4 and 2.5.5 are allowed in addition to the total maximum residential program of 2,397 dwelling units. For each affordable housing unit provided, one additional residential unit shall be permitted up to a maximum fifteen percent increase of the total.

2.4 Dimensional Standards

	Mixed Use District	High Density Residential District		Medium Density Residential District	Low Density Residential District
		Multi-Family Dwellings ¹	Townhomes		

Conceptual Plan 2.0

MINIMUM LOT REQUIREMENTS					
Lot Width (ft)	0	0	25	35	70
Lot Depth (ft)	0	0	90	110	140
Lot Area (sf)	0	0	2,250	3,850	11,200
BUILDING ENVELOPE – Minimum Setback Requirements ³					
Front Setback (ft)	0	25 ¹	5	5	20
Side Setback (ft)	0	25 ¹	0 ⁴	5	8
Rear Setback (ft)	25	10	10	15	20
Rear Garage(ft)	0	0	10	15	15
Accessory Structure	0	0	N/A	5	5
Max Height ²	60	60	35	35	35

¹ Includes apartment buildings and condominiums.

² Above finished floor elevation or base flood elevation

³ Required buffer planting standards within the setback is provided in Sec. 3.3.3 and Sec. 3.3.4.

⁴ 10' side setback required between townhome building modules.

2.5 Permitted Uses & Structures

2.5.1 St Tammany Advanced Campus District (S.T.A.C)

College and School, Government Office, and Park & Ride.

2.5.2 Mixed Use District

Retail and Service: Business college or school operated as a business enterprise, catering establishments; Department stores, Drug stores, food stores, liquor stores, retail stores., drive-in bank, funeral homes and mausoleums, instruction of the fine arts, physical culture and health establishments, printing, lithography and publishing establishments, public and private auditoriums, Drive-in restaurants, drive thru restaurants and restaurants with lounges. Office and Institutional: Private office use, public offices, medical office and clinics, veterinary clinics without outdoor kennels, general and multi-use office buildings,-religious institutions or places of worship, Post Office, radio and TV studios and stations, public service facilities, hotel, telecommunications cabinets. Residential: Apartments, townhomes, condominium, multiple family dwellings, multiple unit/attached dwellings, for rent or for sale, and residential loft/live/work units.

2.5.3 High Density Residential District

Apartments, townhomes, condominium, multiple family dwellings, multiple unit/attached dwellings, for rent or for sale residential units, parks, religious institutions or places of worship and all uses permitted in the Medium Density Residential District.

Conceptual Plan 2.0

2.5.4 Medium Density Residential District

One single-family dwelling, private garage, accessory structures, one accessory dwelling unit $\leq 1,000$ square feet per lot, parks, religious institutions or places of worship and all uses permitted in the Low Density Residential District.

2.5.5 Low Density Residential District

One single-family dwelling, private garage attached or detached, accessory structure, one accessory dwelling unit $\leq 1,00$ square feet per lot, parks, religious institutions or places of worship, telecommunication cabinets.

2.5.6 Open Space

Wetlands, wetland mitigation, parks, common open space, active recreation (including playground equipment, tennis courts, pool, club house, soccer/football field), passive recreation (including walking paths and greenspace areas), community recreation facilities. Telecommunication cabinets are permitted to be located within the Open Space.

2.5.7 Open Space (Expansion Area)

All uses allowed in Section 2.5.6. above as well as continued silviculture uses and working forest uses.

Conceptual Plan 2.0

2.6 Open Space Expansion Area

The Open Space Expansion Area as depicted on the PUD Concept Plan in Section 2.1 will provide a source of fill outside of the areas programmed for development within the Tamanend PUD which will enable the built portions of to be developed in a more connected, walkable pattern. The excavation within the Open Space Expansion Area will occur within the 53.27 upland acres as depicted on the Concept Plan and will:

1. Provide fill for the Tamanend development;
2. Be conducted in accordance with any permit as required by St. Tammany Parish;
3. Receive a small amount of stormwater runoff from the northern developed areas of Tamanend;
4. Allow the property to be considered for the following Parish programs if and when it meets the appropriate criteria for participation: provide fill mitigation credits; provide drainage impact fee credits; and provide regional detention credits (flood management).

To ensure that Firetower Rd continues to operate in an acceptable and safe manner to meet the needs of existing homeowners and property owners that utilize this roadway for access, Tamanend shall address safety and maintenance concerns through specific conditions and procedures that are determined and enforced through the development permitting process.

Restrictive Covenants & Conditions 3.0

3.0

3.1 Restrictive Covenants

3.1.1 Maintenance of Common Open Space

The developer and/or association of property owners shall be responsible for the maintenance of all green space and detention ponds not dedicated to St. Tammany parish.

3.1.2 Utility Services

Water and sewer will be served by on-site utilities through Tammany Utilities. Each residence and establishment within the PUD shall subscribe and be subject to the water, sewerage, and sanitation services provided.

3.2 PUD Signage

The purpose of this section is to facilitate the location and choice of signs to ensure better communication between people and their environment and to avoid visual clutter that is potentially harmful to traffic and pedestrian safety, property values, business opportunities, and community appearance. With these purposes in mind, it is the intent of this section to authorize the use of signs within the Tamanend PUD which are compatible to the unique environment of St. Tammany Parish, appropriate to the activity that displays them, creative and expressive of the identity of both individual activities and the community as a whole, and legible in the environment in which they are seen.

Section 3.2 is applicable to all signs except billboards and off-premise outdoor advertising signs. The Sign Standards in this Section 3.2 are categorized so that certain of these standards are applicable to certain land uses and other of these standards are made applicable to other land uses.

Prohibited signs as set forth in Section 3.2.12 are applicable to all uses.

3.2.1 Standards Applicable to Non-Residential Uses.

The following standards are applicable to all signs erected or displayed for commercial, industrial and institutional uses and for all other uses except residential uses.

- a. Internal Illumination - Internal illumination is allowed creating a negative contrast, i.e. light lettering against a dark, opaque background.
- b. External Illumination - Externally illuminated signs may be illuminated in white light only, not to exceed 3,000 lumens per side per sign or otherwise

Restrictive Covenants & Conditions 3.0

unreasonably intrude on a residence and such illumination shall not constitute a traffic hazard.

- c. Colors - Only spectrum colors are allowed. No iridescent colors or reflective lettering are allowed.
- d. Plywood and Particle Board - Signs (other than temporary signs) may not be constructed of rough or unfinished plywood or particle board.
- e. Neon - Neon will only be allowed if it is considered as an integral part of the sign being regulated. Anything within the boundary of the outline of the neon will be considered a part of the sign face.

3.2.2 Ground Signs

- a. Definition of Ground Signs. Ground signs are specifically defined in Section 3.2.13 below, and consist of monument signs and pole signs. Ground signs are allowed as provided herein.
- b. Number & Location of Monument Signs.
 - i. Mixed Use District
 - (a) There may be two primary signs for the entire site along Hwy 434, allowed only at the 2 main boulevard driveways to site, maximum of 480 sq.ft. of sign structure area, maximum of 12 feet high, with a 2.5 ft. maximum base height
 - (b) The Mixed Use District is restricted to one secondary entry sign per building. Signs shall not exceed 120 square feet of sign structure area and shall be no more than 10 feet in overall height with a 2.5 ft. maximum base height.
 - ii. All Residential Districts

Each residential neighborhood (apartment, townhome, condominium, single family) may have identity/secondary signage monumentation located at its entrance. Residential signs shall not exceed 120 square feet of sign structure area and shall be no more than 10 feet in overall height with a 2.5 ft. maximum base height.
 - iii. St Tammany Advanced Campus (S.T.A.C.) District
 - (a) There may be one entrance sign to the college campus as permitted by St. Tammany Parish.
 - (b) S.T.A.C restricted to one monument (secondary) sign per building. Monument signs shall not exceed 120 square feet of sign structure area and shall be no more than 10 feet in overall height with a 2.5 ft. maximum base height.
 - iv. Monument signs shall not be located within a sight clearance triangle as defined below:
 - (a) A sight clearance triangle shall be the triangle at the corner of two intersecting street rights of way, two sides of which shall be located along the street lines and shall run a distance of 15 feet from the intersecting corner of the street rights of way, and the third side of the triangle shall be a straight line linking the ends of the street lines of the triangle.
 - (b) A sight clearance triangle, as described immediately above, between the street rights of way and a railroad right of way, a street right of way and a pedestrian or bicycle right of way, and a driveway and a street right of way.

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3.2.3 Wall Signs for Non-Residential Uses.

In addition to the monument signs allowed under Section 3.2.2 above, the following wall signs shall be allowed for each occupant of a single or multi-occupancy premises, for commercial, industrial and institutional uses and all other uses except residential, as follows:

- a. Signs, Location - Wall sign(s) per occupant to be sized at a ratio of one square foot of sign area per linear foot of the facade of the store front. For store fronts of less than thirty-two (32) linear feet the allowable size sign shall be thirty-two (32) square feet. Each store may have multiple fronts.
- b. Corner Buildings - On store frontages located at the corner of a building, which face two different street frontages, or if a business occupies an entire separate structure within a center, additional wall signs, the area of which shall be calculated as per Section 3.2.3 above.

3.2.4 Awning, Marquee or Canopy Signs Applicable to Non-Residential Uses.

In lieu of a wall sign as provided for in Section 3.2.3, an occupant, for a commercial, industrial and institutional use and for any other use other than residential, is allowed either an awning, marquee or canopy sign.,

3.2.5 Other Occupant Signs for Non-Residential Uses.

In addition to the monument signs and wall signs and awning, marquee or canopy signs allowed in Sections 3.2.2, 3.2.3 and 3.2.4, the following signs are allowed to occupants with commercial, industrial or institutional uses or any other use other than residential:

- a. Rear Doors - One rear identification wall sign must be displayed on or at a rear door of each separate business entity for purposes of emergency access and deliveries only. Such sign shall be limited in size to the minimum size required by the state fire marshal. Any door not utilized as a primary entrance-way for patrons during normal business hours or not opening directly onto the patron area of any premise shall be considered a rear door. No door located on any store frontage on which there exists a door utilized as a primary entrance-way for patrons during normal business hours or which opens directly onto the patron area of any premise shall be considered a rear door.
- b. Identification and Address Signs - An occupant shall be allowed one non-illuminated identification and address sign.

3.2.6 Directional Signs and Menu Boards.

Subject to all provisions and requirements of this Section, the following signs may be erected and displayed, for commercial, industrial and institutional uses and any other use other than residential, without the necessity of a sign permit:

- a. Private Directional Signs - Private directional signs.

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- b. Menu Boards - Menu boards for drive-thru [drive-through] facilities providing food for off-premise consumption, which do not exceed forty-eight (48) square feet in sign area and which are located so as not to be visible from the street right-of-way from which primary access to the premise is obtained, are allowed. Menu boards and similar data for drive-in parking spaces for drive-in restaurants shall not exceed nine (9) square feet.

3.2.7 Temporary Signs

The following temporary signs are allowed, without the necessity of a permit:

- a. Temporary Real Estate Signs - Temporary real estate signs are allowed pursuant to the following:
 - i. Signs shall be limited to the owner of or to one real estate sign per listing broker on any premises offered for sale, rent or lease. Such sign shall be non-illuminated. A double-faced real estate sign is allowed.
 - ii. Condominiums - For purposes of the standards under this Section for real estate signs only, each separately designated unit of a condominium development created by virtue of written instruments duly recorded in the office of the St. Tammany Parish Clerk of Court shall be considered a separate premise and real estate signs relating to any such unit shall be regulated depending upon the use of the unit in question, in accordance with the applicable provisions of this Section.
 - iii. Construction, Placement - Temporary real estate signs may be attached to stakes or rods which are placed in the ground, they may be constructed of plywood or they may be constructed and placed in any other way that meets the requirements of this Section.
- b. Flags, streamers, banners, pinwheels, spinners or pennants may be displayed in connection with grand openings or special events no more than twice a year for any one business entity or applicant.
- c. Construction Signs. Non-illuminated construction signs may be allowed on the premises being developed or improved subject to the following conditions and requirements:
 - i. Building Permit Required - A building permit for the project must have been obtained prior to the issuance of the sign permit.
 - ii. Residential Districts - In all Residential Districts such signs shall not exceed four (4) square feet in area and shall be limited to the denoting of the architect, engineer, contractor, subcontractor, owner and/or financing agency providing labor, materials, services or financial capital for the proposed construction. Such sign may be displayed only during construction and for a period of not more than ten (10) days after completion of actual construction identified by the first issuance of a certificate.
 - iii. Mixed Use District - In the Mixed Use District, one such sign shall be allowed not to exceed thirty-two (32) square feet in area and all other signs shall not exceed four (4) square feet in area. All such signs shall be limited to the name of the project and the denoting of the architect, engineer, contractor, subcontractor, owner and/or financing agency providing labor, materials, services or financial capital for the proposed construction. Such signs may be displayed only during actual construction and for a period of not more than

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- ten (10) days after completion of the construction as identified by the first issuance of a certificate of occupancy for the project or development in question or upon expiration of the building permit for the project or development, whichever is first to occur.
- iv. Set Back Requirements - The location of such signs shall be on the property to which the sign is applicable. Without limiting the other provisions of this Section, such signs shall not be placed on trees or in street rights of way.
 - d. Proposed Project Signs. One non-illuminated temporary sign announcing a proposed land development may be erected on the premise proposed for the project provided that such sign does not exceed fifty (50) square feet in area, is set back at least ten (10) feet from any property line, and is removed within one year from the date the sign permit for its erection was issued or upon the issuance of the sign permit for a construction sign or the lapse of sixty (60) days from the issuance of a building permit for the project whichever is first to occur.
 - e. Temporary yard, real estate directional, open house or garage sale signs shall be limited to one non-illuminated sign displayed on the residential premises at which the sale is conducted; provided that, such erection and display shall be limited to three (3) days in any sixty-day period. Such sign shall not exceed six (6) square feet in sign area. Two (2) additional garage sale signs, a maximum of six (6) square feet may be placed off-premise on private property with permission of the property owner.

3.2.8 Community Bulletin Board Signs.

Community Bulletin Board Signs shall not be greater than forty (40) square feet in sign area, limited to one side dedicated for display; limited in height to eight (8) feet above the grade level of the nearest road; limited to one (1) per entrance to said approved subdivision; may contain optional external illumination; shall not contain commercial advertising; cannot be located within one hundred (100) feet of a subdivision monument sign; and must be located in the interior of the subdivision in an area not to create a traffic obstruction as determined by the St. Tammany Parish Engineering Department.

3.2.9 Prohibited Signs Applicable to All Uses.

The following types of signs are prohibited:

- (1) Abandoned signs
- (2) Audible signs
- (3) Beacons
- (4) Bench signs
- (5) Billboards and off premises outdoor advertising signs, except that off-site / off-premise signs that are associated with a use located within the PUD shall be permitted.
- (6) Changeable Message Signs
- (7) Flashing signs
- (8) Inflatable signs except for use in conjunction with grand openings and special events limited to two (2) times per year for a maximum of two days each time.
- (9) Lasers

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- (10) Moving Message or Changing Image sign except public service signs or as permitted in Section 3.2.
- (11) Parapet signs
- (12) Portable signs
- (13) Projected signs
- (14) Revolving or rotating signs
- (15) Roof signs
- (16) Search lights except as allowed in Section 3.2.
- (17) Signs attached to trees, shrubs or any living vegetative matter
- (18) Signs, other than public directional signs, public service signs, public information signs, subdivision signs or official notices which encroach into a public right-of-way
- (19) Signs resembling traffic control devices or emergency devices
- (20) Signs which restrict or impair visibility at the intersection of the right-of-way lines of two streets, or of a Street and a railroad right-of-way, or of a Street and a pedestrian or bicycle right-of-way, or of a driveway and street right of way.
- (21) Snipe signs other than those permitted herein.
- (22) Murals that serve to advertise or promote a business, service, product, activity, cause or event.
- (23) String of lights except to the extent allowed in Section 3.2.7
- (24) Pole signs.
- (25) Signs attached to or made part of a fence.
- (26) Any sign not specifically defined and allowed by the provisions of this Section 3.2.

3.2.10 Definitions

Abandoned On-Premise Sign: An abandoned on-premise sign is an on-premise sign which no longer correctly directs or exhorts any person, advertises a bona fide business, lessor, owner, entity, product, or actively conducted, or product available on the premises where such sign is displayed.

Abandoned Off-Premise Sign: An abandoned off-premise sign is an off-premise sign which:

1. No longer correctly directs or exhorts any person;
2. Has fallen into disrepair or otherwise deteriorated as a result of a lack of maintenance, repair or upkeep; or
3. With regard to billboards, which carries no advertising message other than a message concerning its availability for lease or hire on its structure for any period of one hundred eighty (180) consecutive days.

Address Sign: A sign which only conveys the numeric address of the premises on which it is located.

Awning: A cloth, plastic, or nonstructural covering that either is permanently attached to a building or can be raised or retracted to a position against the building when not in use.

Banner: A sign composed of a logo or design on a lightweight material either enclosed or not enclosed in a rigid frame and secured or mounted to allow movement caused by the atmosphere.

Beacon: A strong or bright light focused or directed in one or more directions.

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Bench Sign: A bench sign is an advertising message on any portion of a bench or other non-mobile structure or device intended for public seating or convenience.

Changeable Message Sign: A changeable message sign is a sign on which the copy, message or sign panels may be, when specifically issued a permit as a changeable message sign, changed either electronically or manually in the field through the removal, replacement, or rearrangement of letters, symbols, blocks or panels designed for attachment to said sign.

Construction Sign: A construction sign is a temporary sign erected and maintained by an architect, contractor, developer, financial institution, subcontractor or materials supplier upon premises for which said person or persons is presently furnishing labor, materials, services or capital financing.

Directory Sign: A directory sign is an outdoor sign listing and identifying the occupants within shopping centers, industrial centers, retail centers, office centers, and other multi-use commercial or industrial sites.

Flags, Banners, Seals: Flags, banners and seals are mottos, emblems, designs, shapes or symbols on cloth, plastic, canvas or devices of similar type and materials intended to convey any message or to identify any person, place, idea or thing other than duly adopted flags or seals of nations, states, parishes or municipalities.

Flashing Sign: A light source which, in whole or in part, physically changes in light intensity or gives the appearance of such change at intervals of less than six seconds.

Freestanding Sign: A freestanding sign is a sign supported by a sign structure secured in the ground and which is wholly independent of any guy wire, support wire, building, fence, vehicle or object other than the sign structure, for support

Ground Sign: A ground sign is a monument sign or a pole sign supported by a sign structure secured in the ground and which is wholly independent of any guy wire, support wire, building, fence, vehicle or object other than the sign structure, for support.

Identification Sign: An identification sign is a sign which is limited to the name, address, and/or number of a building or institution, person, or entity which is primary to the identification of the premise and to a general statement of the activity carried on in the building or institution.

Illuminated Sign: An illuminated sign is any sign which has characters, letters, figures, designs or outlines illuminated by an interior or exterior light source which is primarily designed to illuminate such sign.

Inflatable Sign: An inflatable sign is any sign dependent in whole or in part for its structural integrity on the infusion into said sign of compressed air or other fluids, and specifically including balloons larger than two (2) feet in diameter or two (2) foot square in area or other gas or liquid filled figures.

Laser: A device emitting a narrow, very intense beam of light waves that have been amplified and concentrated by stimulated atoms, or the light produced by such device.

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Marquee Sign: A marquee sign is any sign attached to and made part of a marquee. A marquee is defined as a permanent roof-like structure projecting beyond a building wall at an entrance to a building or extending along and projecting beyond the building's wall and generally designed and constructed to provide protection against the weather. Signs painted or sewn onto awnings or canopies shall be considered marquee signs.

Monument Sign: A monument sign is a freestanding ground sign (a) which is of monolithic construction in which the sign's base or support is of uniform composition with the material comprising the sign area of said sign and the base or support of said sign is directly affixed in or to the ground, (b) the sign face of which is encompassed on the top, sides and bottom by a border or column of the same or compatible material which border or column is not less than 12 inches wide and not more than 24 inches wide, and which border or column compliments and enhances the aesthetic effect of the sign, and (c) a double-faced monument sign shall be made of back-to-back sides unless visibility of such sign is impeded in which case the two sides may form a "V" shape in which the interior angle does not exceed 45 degrees.

Moving Message or Changing Image Sign: A moving message or changing image sign is any sign including public service signs designed to convey sign copy which changes in form or content with greater frequency than once an hour or which otherwise includes action or motion or the illusion of action or motion within its message or sign copy.

Off-Premise Sign: An off-premise sign is a sign that directs a person to a different premise or location than that on which the sign is located; which identifies advertised goods, products, or services not available on the premises on which the sign is located; or which conveys a non-advertising idea or message; or identifies or advertises a business, person, firm or corporation not located on or occupying the premises where the sign is located; or which is not otherwise defined as an on-premise sign.

On-Premise Sign: An on-premise sign is a sign identifying or advertising a business, person, firm, corporation, activity, goal, product or service located or available on the premises where the sign is installed and maintained or which is displayed and maintained by the owner or occupant of the premises on which it is located.

Parapet Sign: A parapet sign is a sign extending above a roof line or which serves as a parapet.

Pole Sign: A pole sign is a ground sign (i) the structure of which consists of one or more vertical poles which are partially placed in the ground for stability, and which may have a horizontal pole at or near the top of a single vertical pole and which may be joined together by a horizontal pole, (ii) the sign face or faces of which are attached to the vertical pole(s) and/or horizontal pole and may be chained, cabled or attached to the vertical pole(s) and (iii) the sign face(s) of which do not touch the ground and, therefore, leave an open space between the bottom of the sign face and the ground. A pole sign cannot be connected to or affixed to a building.

Portable Sign: A portable sign is any sign other than a trailer or vehicle sign that is not permanently affixed to a building, structure or the ground or a sign designed to be moved from place to place. These signs primarily include, but

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are not limited to: A frame or sandwich board signs, signs attached to wood or metal frames, and signs designed to be self-supporting and moveable.

Private Directional Signs: Private directional signs are on-premise signs directing vehicular or pedestrian traffic movement into a premise or within premises.

Project Sign: A project sign is a temporary sign announcing a proposed land development or construction project.

Projected Sign: A projected sign is a sign or visual image created by the projection of light onto a surface.

Projecting Sign: A projecting sign is any sign other than a wall sign affixed to any building or wall which sign has a leading edge extending twelve (12) inches or more beyond such building or wall. Projecting signs are of two (2) types:

1. Fixed - A sign, other than a wall sign, which extends outward twelve (12) inches or more from the facade of any building and is rigidly affixed thereto.
2. Swinging - A sign projecting twelve (12) inches or more from the outside wall or walls of any building which is supported by only one rigid support affixed thereto.

Real Estate Sign: A real estate sign is any temporary sign pertaining to the sale, lease or rental of land or buildings, which is erected or displayed on the lot or parcel to which it applies.

Revolving or Rotating Sign: A revolving or rotating sign is any sign whose sign face is designed to move or turn on any axis.

Roof Sign: A roof sign is any sign erected or painted upon, against or directly above a roof or on top of or above the parapet of a building.

Searchlight: A strong or bright light with a reflector in a swivel so that its beam may be sent or directed in various directions.

Sign: "Sign" is defined as a medium of communication, including its structure and component parts, which is used or intended to be used to attract attention to its subject matter or location usually for advertising purposes, including paint on the surface of a building. Each distinctive message painted or placed on a building or other structure shall be considered an individual sign.

Sign Area: The area of a sign shall be defined as the square foot area enclosed within the perimeter of the sign face with each face contributing to the aggregate area of any sign. With respect to signs which are composed of individual symbols, letters, figures, illustrations, messages, forms, or panels, the sign area shall be defined as that area enclosed by one continuous line connecting the extreme points or edges of the advertising message. In cases where there is no definable simple geometric shape, the simplest geometric shape or rectangle enclosing the outer edges of the advertising message shall determine the sign area. In cases of back- lighted awnings with advertising messages, the entire area of the awning shall be considered as the sign area.

Sign Face: Sign face is the part of the sign that is or can be used to identify, advertise, communicate, inform or convey a visual representation which

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attracts the attention of the public for any purpose. "Sign face" includes any background material, panel, trim, frame, color and direct or self-illumination that differentiates the sign from the building, structure, backdrop surface or object upon which or against which it is placed. The sign structure shall not be included as a portion of the sign face provided that no message, symbol or any of the aforementioned sign face criteria are displayed on or designed as part of the sign structure, unless it is outlined in neon.

Sign Height: Sign height of a sign shall be defined as the vertical distance from the finished grade to the highest point of either the sign or sign structure.

Sign Structure: A sign structure is the supporting structure upon which a sign or sign face is fastened, attached or displayed or is intended to be fastened, attached or displayed; provided however, this definition shall not include building or fence.

Snipe Sign: A snipe sign is a sign which is tacked, nailed, posted, pasted, glued or otherwise attached to poles, stakes, fences, or to other like objects.

Street Banner Sign: A street banner sign is any banner sign which is stretched across and hung over a public right-of-way.

String of Lights: A string of electrical conductors containing two (2) or more lights or light sockets.

Subdivision Sign: A subdivision sign is a sign identifying the subdivision and denoting the entrance or exit to the subdivision.

Temporary Sign: A temporary sign is any sign, the display of which is limited by law, ordinance, or regulation and which advertises a situation or event that is designed, intended, or expected to occur and be completed within a reasonably short or definite period after the erection of such sign.

Wall Sign: A wall sign is a sign other than a parapet sign which is painted on or which projects less than twelve (12) inches from the wall of a building, and is painted on, attached to or erected against any exterior wall or window of a building or structure with the exposed face of the sign being in a plane parallel to the plane of said wall or window and not extending above the building.

Window Sign: A window sign is any sign which is painted on, applied to, attached to or projected upon the exterior or interior of a building glass area, including doors, or located within one foot of the interior of a building glass area, including doors, whose identification, message, symbol, insignia, visual representation, logo type or any other form which communicates information, can be perceived from any off-premises contiguous property or public right of way.

3.3 PUD Landscape & Tree Preservation

The purpose of these landscape and tree preservation requirements is to promote the health, safety, and general welfare of the public; to facilitate the creation of a convenient, attractive and harmonious community; to conserve natural resources including adequate air and water; to conserve properties and their values; to preserve the character of an area by preserving and enhancing the scenic quality of the area; and to encourage the appropriate use of the land.

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More specifically these landscape requirements are intended to minimize the harmful impact of noise, dust and other debris, motor vehicle headlight glare or other artificial light intrusion, and other objectionable activities or impacts conducted on or created by an adjoining or nearby use or street. Additionally, these landscape requirements are intended to require the landscaping of certain parking lots in order to reduce the harmful effects of wind and air turbulence, heat and noise; to preserve underground water reservoirs and to permit the return of precipitation to the ground water strata; to act as a natural drainage system and ameliorate storm water drainage problems; to reduce the level of carbon dioxide and return pure oxygen to the atmosphere; to prevent storm erosion; to provide shade; and to enhance the blighted appearance of parking lots.

3.3.1 General Standards for Required Landscaping.

- a. Plant Condition and Installation
 - i. Condition of Plants. All plant materials shall be alive and in a healthy condition when planted.
 - ii. Installation of Plants. All plant material shall be installed in a fashion that ensures the availability of sufficient soil and water to sustain healthy growth.
- b. Definition of Trees and Shrubs, Native Species
 - i. Class A and B Trees and Shrubs. The definitions of Class A and Class B trees and shrubs are contained in Section 3.3.11.
 - ii. Native Species. Species of trees and shrubs referred to as native species are set forth in Section 3.3.10. Native species is a defined term as used in this Section, and only those species listed in Section 3.3.10 shall be deemed to be native species for purposes of the landscape and tree preservation standards of this Section.
- c. Minimum Caliper and Height of Trees and Shrubs
 - i. Class A Trees. All class "A" trees, at the time of planting, shall have a minimum caliper of at least two and one-half (2½) inches, measured six (6") inches above the root ball, and a minimum height of 10-12 feet, as per the National Nursery Association Standards.
 - ii. Class B Trees. All class "B" trees and all trees, other than class "A" trees, at the time of planting, shall have a minimum caliper of at least one and one-half (1½) inches, measured (6") six inches above the root ball and a minimum height of 8-10 feet as per the National Nursery Association Standards.
 - iii. Shrubs. All shrubs, at the time of planting, shall have a minimum height of two (2) feet.
- d. Landscaping Design
 - i. Professional Design. A professionally acceptable composition, spacing and mix of vegetation is required.
 - ii. Native Species. At least 60%, of the aggregate in number, of all required trees and shrubs (the sum of all trees and shrubs required in street planting areas, buffer planting areas, parking areas, building facade planting areas and any other areas where trees and shrubs are required in this Section 7.01) shall be a native species of trees and shrubs as identified in Section 7.0113. None of the required ground cover need be a native species.
 - iii. Substitution of Class A Trees for Required Class B Trees. With the approval of the Department of Planning, the applicant may

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substitute a Class A tree for a required Class B tree, except that Class A trees shall not be permitted within servitudes with overhead power lines as referred to in Section 7.0106 F 2. Among the considerations to be made by the Department of Planning in granting such approval is the size of the planting area.

- iv. Substitution of Class A and Class B Trees for Shrubs. With the approval of the Department of Planning, the applicant may substitute Class A or Class B trees for shrubs in the building facade planting area; provided that (i) the trees are sufficiently distant from a building or structure, and (ii) there is a sufficient planting area for a tree.

3.3.2 Tree Preservation

- a. Identifying and Locating Existing Trees, Proposed Driveways
 - i. Staking of Street Planting Areas and Buffers. On or before the time the Landscape and Tree Preservation Plan is submitted to the Department of Planning, the applicant shall monument, by stakes placed in the ground, the street planting area and any required buffer planting area so that immediately after the application is submitted and before any work is done, the Department of Planning can inspect the areas that will become the street planting areas and buffers. The following shall be complied with respect to such monuments or stakes:
 - (a) Type of Stakes. The stakes used shall be wood or metal placed in the ground, and such stakes shall be of sufficient strength and durability and placed deeply enough in the ground to remain until the completion of construction. Any removed, broken, substantially bent or damaged stakes shall be replaced so that all stakes shall remain in place during construction.
 - (b) Location of Stakes. Such stakes shall be located at least every fifty (50) feet:
 - (1) along the street frontage of the street planting area and along the rear line of the street planting area, and
 - (2) along the side and rear property line where side or rear buffers are required and along the interior lines of such buffers.
 - (c) Height and Flagging of Stakes. Such stakes shall extend upward from the ground at least three (3) feet and shall be flagged yellow in color or some other flagging approved in advance by the Department of Planning.
 - (d) Clearing Lines. If the lines of the street planting areas and buffers are too thick to walk or sight down, they shall be cleared sufficient for walking and sighting.
 - ii. Flagging of Existing Trees.
 - (a) Live Oaks. All live oaks, wherever they may be situated on the property or the adjacent street right of way, which are over six (6) inches d.b.h. shall be flagged with blue colored flagging or some other flagging approved in advance by the Department of Planning.

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- (b) Trees Over Six Inches D.B.H. All trees over six (6) inches d.b.h. located within the street planting area or within any required buffers shall be flagged with green colored flagging or some other flagging approved in advance by the Department of Planning.
 - (c) Trees Applicant Proposes to Remove. All trees set forth in (a) and (b) immediately above, which applicant seeks to remove, shall be flagged with orange colored flagging or some other flagging approved in advance by the Department of Planning.
 - iii. Driveway Cuts. All areas of ingress or egress, through street planting areas and buffers, shall be clearly defined with stakes marked "driveway."
 - iv. Retention/Detention Ponds. All areas to be included within a retention/detention pond shall be clearly defined with stakes marked "R/D Pond".
- b. Preservation of Trees, Inspections.
 - i. Preservation of Live Oak Trees. All live oak trees over six (6) inches d.b.h. shall be preserved wherever they may be located on the property and even if they are located between the property line and the roadway surface.
 - ii. Trees to be Preserved in the Street Planting Area and Required Buffers. In the street planting areas and required buffer planting areas, all trees over six (6) inches d.b.h. shall be preserved except (none of these exceptions apply to live oaks):
 - (a) Trees within any permitted driveway within a street planting area or buffer planting area.
 - (b) Trees that must be removed for utilities or drainage within a street planting area or buffer planting area.
 - (c) Trees that are unsound, hazardous, diseased or infested with insects as determined by a licensed arborist within a street planting area or buffer planting area.
 - (d) Trees that will be too close to a paved area or areas to have a reasonable probability of surviving, as determined by the Department of Planning within a street planting area or buffer planting area.
 - (e) Trees, within a buffer planting area, required to be removed for a retention/detention pond as provided for in Section 3.3.4 and Section 3.3.8.
 - (f) Trees, within a street planting area, required to be removed for a retention/detention pond as provided for in Section 3.3.3 and Section 3.3.8; provided that, the aggregate of the trees removed for driveways and retention/detention ponds shall not exceed 50% of the trees in excess of six (6) inches d.b.h.
 - iii. Initial Inspection. After the application for the landscape permit is made and before the issuance of a landscape permit, the Department of Planning shall make its initial physical inspection of the street planting areas and buffers to determine whether they are properly monumented, staked and flagged and to reach a determination as to whether the applicant is preserving the trees that are required to be preserved under this Section.

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- iv. Subsequent Inspections. The Department of Planning shall make such subsequent inspections as may be necessary, but not less frequently than monthly, to insure that the trees are preserved which are required to be preserved and to determine whether the landscape plan is being complied with.
 - v. Reports on Inspections. Upon each inspection, the Department of Planning shall file a report in the case file as to what was observed during the inspection and whether this Section 3.3 is being complied with, and, to the extent feasible, the Department of Planning shall document its inspections with photographs which shall show the date the photograph is taken and the name of the person taking the photograph.
- c. Removal of Live Oak Trees
- i. A live oak tree shall be permitted to be removed if the live oak tree denies or precludes reasonable use of a parcel of property. In order to determine if a live oak tree shall be removed from a parcel of property the following documents shall be provided to the Planning Director or his subordinate:
 - (a) Submit a complete land clearing permit application form
 - (b) A survey or scale drawing of the parcel of the property accurately depicting the location of the live oak tree(s) including the minimum protective radius required by this ordinance around the tree(s) and its impact on the buildable area of that parcel of property.
 - (c) A letter describing any special circumstances affecting the development of that parcel of property, including without limitation, any unusual topography and fill requirements.
 - ii. An application for tree removal and replacement shall be granted by the Planning Director when he determines that one of the following conditions exist:
 - (a) The live oak tree is determined to be "hazardous" by the Parish Landscaping Inspector or by an International Society of Arboriculture certified arborist.
 - (b) The live oak tree is located in an area where a structure or improvement will be placed, or where a structure or improvement currently exists, and, if not removed, will deny reasonable use of the property or cause serious damage to an existing building. For new construction if the development can be reasonably reconfigured to provide reasonable use, then such reconfiguration shall be made.
 - (c) The live oak tree creates unsafe vision on a public street or right-of-way and cannot be trimmed to correct the unsafe vision.
 - (d) The protected tree is required to be removed for an approved infrastructure improvement or structure.
 - (e) The live oak tree prevents access to a proposed structure or access to a necessary part of a building site, and a redesign of the development plan is not feasible.
 - (f) The live oak tree is located in an area where fill will be placed on a parcel pursuant to a development order and/or a grade-fill excavation permit has been issued and the applicant has

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- demonstrated it is not reasonably practicable to utilize arboricultural techniques to preserve a protected tree.
- iii. Conditions shall be imposed upon any approved application to remove a live oak tree 6" in caliper or greater, such as requiring the planting of additional live oak trees on the site or payment to the Tree Bank Program.
 - iv. Removal of any 6" in caliper or greater, live oak tree shall be replaced with an equal number of inches of live oaks at a minimum of 2.5" live oaks.
 - v. Grade of Trees. The Planning Department shall inspect any protected tree requested for removal and grade it based on its existing condition. The grade will determine the number of mitigation inches required. The mitigation will be based on the average quality of the tree, as described below:
 - (a) Grade A- Healthy requires 100% replacement
 - (b) Grade B - Poor form requires 75% replacement
 - (c) Grade C - Ailing/Diseased requires 50% replacement
 - (d) Grade D - Topped/Dead requires 0 replacement
 - vi. Appeal: The property owner or owner's authorized representative may appeal the denial of the land clearing application to remove an oak tree to the Board of Adjustment. The board may grant a variance to remove live oak trees. The board may also require the applicant to provide compensation for the removal of said live oak trees, which may include:
 - (a) replacing the removed trees with either the same number, or more
 - (b) establishing the caliper of trees to be replanted
 - (c) planting a divergence of Class A trees, including live oaks, to replace the trees removed; and as an alternative to replacing trees on-site
 - (d) payment to the tree bank
- d. Tree and Root Protection Standards
- i. Protective Barriers, Type Required. Prior to grading, construction or other land disturbing activity, protective barriers shall be installed in accordance with the provisions of this Section. Barriers shall include, but not be limited to, temporary fencing. This fencing shall be constructed from any highly visible material substantial enough to protect the roots, trunk and crown of the trees, such as silt fencing, orange safety fencing and wire fencing.
 - ii. Location of Barriers. For all trees, except live oaks (which are provided for in Section 3.3.2.d.iv. below), barriers shall be installed, prior to commencement of clearing and dirt work, at least one (1) foot outward, from trees to be preserved within a street planting area or buffer, for each inch of trunk diameter with a minimum distance of two (2) feet required from the edge of the trunk; provided that, the barriers shall be limited to the perimeter of the street planting area or required buffer and the perimeter of the permitted driveways through the street planting area and permitted driveways through required buffers.
 - iii. Activity Within Barriers.

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- (a) No significant soil disturbance or compaction, stock piling of soil or other construction materials, vehicular traffic, storage of heavy equipment are allowed within the area for which a barrier is required.
 - (b) The tracks, of any tracked equipment used within the area for which a barrier is required, shall be constructed or buffered by rubber or similar material to minimize root disturbance, and any other tracks are prohibited to be used within such areas.
 - (c) No more than one inch (1") of fill shall be allowed around the tree root zone of a tree that is to be preserved.
 - (d) No ropes, signs, wires, unprotected electrical installation or other device or material, shall be secured or fastened around or through a tree or shrub.
 - (e) Barriers shall not be removed until landscaping operations are undertaken within the area required to be protected by a barrier or until utility or drainage installation is required within the area required to be protected by a barrier. Barriers that have been removed shall be reinstalled unless the project is so advanced that there is no risk to the roots, trunk and crown of the tree.
- iv. Live Oak Protection. For live oaks required to be protected by this Section:
- (a) A barrier shall be constructed along the drip line of the tree.
 - (b) No activity of any kind is permitted within such barrier except as may be approved by the Department of Planning.
- e. Credit for Existing Trees.
- i. Exchange Rate. All trees greater than two and one-half (2.5) inches in diameter d.b.h. that are located in the street planting and buffer areas and preserved as required in this Section, or any trees preserved in the parking area, shall be credited towards the satisfaction of the minimum landscape planting requirements at the following exchange rate:

DBH Caliper of Preserved Tree	Credits Toward Required Trees
2.5" - 4"	1 tree
5" - 8"	2 trees
9" - 14"	3 trees

1 credit for each 6" caliper of preserved trees
 Example: 6-12" = 2 credits 13-18" = 3 credits 60" = 10 credits

- ii. Location of Trees to Obtain Credit. These credits shall only be given if the trees preserved or its canopy are located within fifteen feet of the specific area (street/buffer planting areas and parking area). For

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example: The trees preserved in the street planting area shall be given credit for the street planting requirements only. Credit for trees preserved in the parking area shall apply only to the parking requirements, etc.

- f. Replacement of Preserved Trees That Die: If any preserved tree, that has been credited, dies and at the time of such death, there are not then a sufficient number of trees of the required caliper (2.5 in.) and height (10-12 ft. for Class A trees and 8-10 ft. for Class B trees) in the street planting area, buffer areas or other required landscaped areas (the requirements of each such area to be computed separately) to meet the requirements of this Section, the dead tree shall be removed and replaced by the owner with a tree or trees of the same class equal to the number of trees for which a credit was originally given, but not to exceed the number of trees required in the street planting area, buffer areas or other required landscaped areas (the requirement of each such area to be computed separately). It shall be the responsibility of the owner to replace said tree(s) within six (6) months of the death of the preserved tree.
- g. Tree Bank Program
 - i. Purpose. The purpose of the Tree Bank Program is to maintain the overall canopy balance within St. Tammany Parish by assessing fees for affected canopy in order to fund mitigation projects within the Parish.
 - ii. Mitigation. Mitigation is not permitted outright, but shall be used as a last resort. If on-site mitigation is not feasible, where site conditions preclude compliance with the landscape ordinance, the property owner or owner's authorized representative shall pay into the parish's Tree Bank Program as determined by the Department of Development or the Board of Adjustment, whichever is applicable.
 - iii. Site Assessment and Fee. The Department of Development shall conduct an assessment of the affected trees and calculate fees due according to a formula that will be based on industry standards. The formula is provided in Section 2-009.00 Parish Fees and Service Charges of the Parish Code of Ordinances.
 - iv. Fee Collection. St. Tammany Parish shall establish an escrow account, as deemed necessary by the Director of Finance. All fees collected under the Tree Bank Program are to be immediately deposited into the escrow account.
 - v. Fee Expenditure. The funds collected under the Tree Bank Program are to be utilized for the purpose of landscaping green spaces on public land such as public rights-of-way, boulevards, parks, etc. Tree bank projects that provide additional benefits such as water quality, storm water runoff and erosion control will get preference. The Director of Development or an authorized designee must review and approve project scopes for eligibility in accordance with the standards of this section before Tree Bank Program funds can be utilized.

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3.3.3 Street Planting Areas.

Within areas designated Mixed Use District, Section 3.3.3 shall apply only to properties abutting Hwy 434, Legends Blvd. and Tamanend Way and shall not apply to the internal urban street (Main Street).

- a. **Definition, Width.** A street planting area is the area along the street (or streets) or road (or roads) along which a property abuts which is designated for the preservation of trees and for landscaping. The street planting area shall be 20 feet.
- b. **Flexibility of Depth of Street Planting Areas.** The required depth of the street planting area may be adjusted so the depth of the street planting area may be reduced to a minimum of ten (10) feet, up to a maximum of twenty percent (20%) of the length of the street planting area, provided that a depth greater than the required depth is added to other areas of the street planting area to maintain the overall required street planting area.
- c. **Driveways Through Street Planting Areas.** For street frontage of less than two hundred (200) linear feet, no more than two (2) one-way driveways, a minimum of 10 feet in width and a maximum of 12 feet in width, or one (1) two-way driveway, a minimum of 18 feet in width and a maximum of 24 feet in width, shall be permitted through the street planting area. For street frontage of two hundred (200) linear feet but less than six hundred (600) linear feet, one (1) additional two-way driveway or two (2) additional one-way driveways, of the minimum and maximum width specified, are permitted. Similarly, one (1) additional two-way driveway or two (2) additional one-way driveways, of the minimum and maximum width specified, are permitted for each additional four hundred (400) linear feet of frontage beginning with and in excess of six hundred (600) linear feet.
- d. **Utilities In Street Planting Areas.**
 - i. **Utilities Along Streets.** If a utility easement or servitude is located within the street planting area and is adjacent to and runs along a street or road, the width of the street planting area shall not be increased beyond the width required in Section 3.3.3.a., except that the width of the street planting area shall be increased as necessary so that ten (10) feet of the street planting area shall be unencumbered by a utility easement or servitude, which shall be accomplished as follows:

Street Planting Area Width	Servitude Width	Increase in Street Planting Area Width
20 feet	Greater than 15 feet	One (1) foot for each foot of servitude width in excess of 15 feet.
20 feet	Greater than 10 feet	One (1) foot for each foot of servitude width in excess of 10 feet.

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- ii. Utilities Crossing Street Planting Areas. Utility easements or servitudes crossing street planting areas are permitted and do not require that the width of street planting areas be increased.
- e. Allowed and Prohibited Things in Street Planting Area
 - i. Allowed in Street Planting Area. Trees, shrubs, landscaping, fountains and any other landscape architectural feature, specifically approved by the Department of Planning, are allowed. Subject to the other rules and limitations provided for in this Section and other provisions of the St. Tammany Parish Zoning Ordinance, sidewalks, driveways, signs, utility easements and servitudes, retention/detention ponds, drainage ways and facilities, and decorative fences are allowed in street planting areas. Decorative fences are wrought iron, picket and any other similar fence approved by the Department of Planning; provided that (i) such fences must be able to be seen through (not more than 1/3rd opaque), and (ii) picket fences cannot be greater than 36 inches high and posts for picket fences cannot be more than 44 inches in height.
 - ii. Prohibited in Street Planting Area. Everything, not specifically allowed in Section 3.3.3.e.i., is prohibited in street planting areas.
- f. Planting Requirements in Street Planting Area.
 - i. Plants Required in Street Planting Area.
 - (a) Trees and Shrubs Required. Subject to the reduction and credit for existing trees as set forth in Section 3.3.2, the following minimum number of trees and shrubs shall be planted in the street planting area or areas (if the property abuts more than one street) each street planting area to be computed separately if there is more than one street planting area:

WIDTH OF STREET PLANTING	CLASS A TREES REQUIRED	CLASS B TREES REQUIRED	SHRUBS REQUIRED
20 feet	1 per 30 linear feet (or fraction thereof) of street or road frontage	1 per 30 linear feet (or fraction thereof) of street or road frontage	1 per 10 linear feet (or fraction thereof) of street or road frontage

- (b) Ground Cover Required. Living vegetative ground cover material covering the entire surface of the street planting area other than driveways, sidewalks, retention/detention ponds, drainage ways and facilities, fountains, signs and other areas which are not plantable due to landscape architectural features approved by the Department of Planning.

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- ii. Location of Required Trees and Shrubs Within Street Planting Area. All required trees and shrubs shall be located within the street planting area as follows:

Category	Placement/Location
No servitude or easement within street planting area	Locate Class A and B trees and shrubs anywhere within street planting area
Overhead line servitude or easement, along street or road, within street planting area	Locate Class A trees outside of servitude or easement; locate Class B trees within servitude or easement; locate shrubs anywhere within street planting area
Underground line servitude or easement, along street or road, within street planting area	Locate Class A and B trees outside servitude or easement; locate shrubs within servitude or easement
Crossing servitude or easement, overhead or underground, within street planting area	Locate all Class A trees outside servitude or easement; if overhead, locate some Class B trees within servitude or easement; if underground, locate some shrubs within servitude or easement

3.3.4 Side and Rear Buffer Planting Area Requirements.

Within areas designated Mixed Use, Section 3.3.4 shall not apply adjacent to the internal urban street (Main Street).

- Definition.** A buffer planting area is defined as an area of land located along the side and rear property lines, common to adjacent properties, designated for the preservation of trees and landscaping. Buffer planting areas terminate at, and do not include any area within, street planting areas. Buffer planting areas shall be designed to provide a horizontal distance and landscaped open space between properties.
- Buffer Planting Area Width.** Where a side or rear setback is required, the buffer planting area width shall be a minimum width equal to $\frac{1}{2}$ of the required setback.
- Driveways Through Side Buffer Planting Areas.** In order to provide off-street ingress and egress among adjacent properties, no more than two (2) one-way driveways, a minimum of ten (10) feet in width and a maximum of twelve (12) feet in width, or one (1) two-way driveway, a minimum of

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twenty (20) feet in width and a maximum of twenty-four (24) feet in width, shall be permitted through the side buffer planting area.

- d. Allowed and Prohibited Things in Buffer Planting Areas
 - i. Allowed in Buffer Planting Areas. Trees, shrubs, landscaping, fountains and any other landscape architectural feature, specifically approved by the Department of Planning, are allowed in buffer planting areas. Eaves and other building overhangs, not in excess of two and one-half (2.5) feet, are also allowed. Subject to the other rules provided for in this Section and other provisions of the St. Tammany Parish Zoning Ordinance, sidewalks, driveways, utility and drainage easements and servitudes, retention/detention ponds, drainage ways or facilities, and fences as provided for in Section 3.3.4.f. are allowed in buffer planting areas.
 - ii. Prohibited in Buffer Planting Areas. Everything not specifically allowed in Section 3.3.4.d.i. is prohibited in buffer planting areas.
- e. Planting Requirements in Buffer Planting Areas.
 - i. Planting Required in Buffer Planting Areas.
 - (a) Trees Required if Unencumbered by Utility Servitude. Subject to the reduction and credit for existing trees as set forth in Section 3.3.2., the following minimum number of trees shall be planted in the buffer planting areas which are not encumbered by a servitude or easement:

Category	Number
Class A Trees	One (1) for each 30 linear feet of the buffer planting
Class B Trees	One (1) for each 30 linear feet of the buffer planting

- (b) Trees Required if Encumbered by Overhead Utility Servitude. Subject to the reduction and credit for existing trees as set forth in Section 3.3.2, the following minimum number of trees shall be planted in the buffer planting areas which are encumbered by overhead utility servitude or easement:

Category	Number
Class B Trees	Two (2) for each 30 linear feet of the buffer planting area

- (c) Shrubs Required if Encumbered by an Underground Utility Servitude. If the buffer planting area is encumbered by an underground utility servitude or easement, the shrubs are required as follows:

Category	Number
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Shrubs	One (1) for each 10 linear feet of the buffer planting area
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- (d) Ground Cover Required. Living vegetative ground cover material covering the entire surface of the buffer planting area other than driveways, sidewalks, retention/detention ponds, drainage ways and facilities, fountains, signs and other areas which are not plantable due to landscape architectural features approved by the Department of Planning.

f. Fences in Buffer Planting Areas.

- i. Fences Required. One hundred percent (100%) opaque wood or masonry fences, a minimum of eight (8) feet high, shall be required, along the side and rear property lines at the perimeter of the buffer planting areas, as follows:

Use of Property	Zoning of Adjacent Property
Commercial, industrial, or institutional uses	Any residential zoning including Zoning Districts A-1 through A-8 and any residential within a Planned Unit Development or Traditional Neighborhood Development
All multi-family uses except duplexes	Single-family residential zoning, being Zoning Districts A-1 through A-4 and any single family within a Planned Unit Development or Traditional Neighborhood Development

- ii. Fences Allowed. In addition to the fences required in Section 3.3.4.f.i, fences are allowed along the side and rear property lines at the perimeter of the buffer planting areas. Such allowed fences shall be not greater than eight (8) feet in height, and they may be constructed of wood, masonry, wrought iron, wire link, or such other material as may be approved by the Department of Planning.

3.3.5 Building Facade Planting Area

Within areas designated Mixed Use, Section 3.3.5 shall apply only to properties abutting Hwy 434, Legends Blvd. and Tamanend Way and shall not apply to the internal urban street (Main Street).

- a. Definition. The building facade planting area occurs when the exterior wall(s) of the building, which contain the primary entrance(s) to the building, faces vehicular access area(s), and the building facade planting

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area is the area between such exterior wall(s) and such vehicular access area(s).

- b. Area, Location, Width, Length. The building facade area shall be the full length of the building exterior wall(s) facing the vehicular access area(s). This area shall be no less than four (4) feet in width.

3.3.6 Parking Landscaping Requirements

- a. General Interior Parking Landscape Requirements
 - i. Curbing. The interior parking landscaped areas shall be curbed with permanently anchored material at least six (6) inches in height. Curb material may be concrete, natural stone, railroad ties or landscape timbers.
 - ii. Connection with Street or Buffer Planting Areas. A required interior parking landscaped area may be connected with a required street or buffer planting area so long as the interior parking landscaped area is in addition to the area of the required street planting or buffer areas.
- b. Specific Interior Parking Landscape Requirements.
 - i. Landscape Islands Within Rows. No more than twelve (12) parking spaces shall be permitted in a continuous row without being interrupted or terminated by a landscaped island or median of not less than six (6) feet in width (exclusive of curbs) and not less than the length of the parking space. Flexibility of this requirement is allowed for preservation of significant existing tree(s).
 - ii. Landscape Islands at End of Rows. Every parking row shall terminate in a landscaped island of not less than nine (9) feet in width (including the curbs) and not less than the length of the parking space; provided that, a landscape island shall not be required at the end of a parking row where the end of the parking row abuts a street planting area or buffer planting area.
 - iii. Medians Between Rows. Every fourth row of parking shall be separated by a median strip for landscaping of not less than nine (9) feet in width (inclusive of curbs).
 - iv. Required Plants. The landscaped islands shall contain a minimum of one (1) Class A tree. One (1) Class A tree for every 30 linear feet shall be planted in the required median between rows. The surface of the landscaped islands and medians shall be planted in a living vegetative ground cover. Within the Mixed Use District One Class A tree is proposed to be included in each parking island at the end of each parking right of way and every 12 parking spaces. Also, every fourth right of way of parking spaces will be separated with a landscape median and the required number of trees. The required medians and islands within the parking area may be relocated to preserve existing trees on site.
 - v. Additional Planting Where No Landscape Islands or Medians Are Required. If no landscape islands or medians are required in this Section 3.3.6.c., one (1) Class B tree is required for every four (4) parking spaces. These Class B trees may be planted in any landscaped area.

3.3.7 Trash and Garbage Screening Requirements

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All storage areas containing three (3) or more refuse, garbage, or rubbish containers or one (1) or more dumpsters, shall be screened on all sides with a minimum seven (7) foot high opaque fence of wood or masonry.

3.3.8 Retention/Detention Planting Area Requirements

- a. Definition. The term retention/detention pond as used in Section shall mean any retention or detention pond or basin for water retention, detention, storage or for runoff control.
- b. Landscape Design Requirements. The retention/detention pond shall be designed as a visual amenity to the area in which it is situated, and the design shall meet the following requirements:
 - i. Strip Around Retention/Detention Pond. A strip of land, a minimum of five (5) feet in width, shall surround the retention/detention pond on the front, rear and all sides, which strip shall be at grade level and shall not be excavated or made a part of the slope of the retention/detention pond. This strip of land shall contain the required landscaping for the area in which the retention/detention pond is located. For instance, if the retention/detention pond is located in a street planting area, the trees and shrubs required in such area shall be planted on such strip.
 - ii. Preserved Trees In Street Planting Area. Within a street planting area, trees over six (6) inches d.b.h. can only be removed for a retention/detention pond as provided for in Section 3.3.2.b.ii.
 - iii. Slopes. If the banks of the retention/detention pond are sloped, the slope shall be at such a ratio so that vegetation will grow thereon so that it can be maintained. Vegetation is required on such slopes.
 - iv. Fences. Any fences around the retention/detention pond shall be an ornamental fence as defined in Section 3.3.3.e.i.; except the fences required along the side and rear property lines at the perimeter of the buffer planting areas shall meet the requirements of Section 3.3.4.f.i..
- c. Plan Requirements. The plan for the retention/detention pond shall be shown on the landscape and tree preservation plan or on a separate plan. This plan shall be submitted to the Department of Planning for its review and approval in connection with the issuance of the landscape permit.

3.3.9 Maintenance and Replacement

- a. Maintenance. The owner or his agent shall be responsible for the maintenance and repair of all landscaping materials and barriers as may be required by the provisions of this section.
 - i. Planting beds shall be mulched to prevent weed growth and maintain soil moisture.
 - ii. Plant materials shall be pruned as required to maintain good health and character
 - iii. Turf areas shall be mowed periodically
 - iv. All roadways, curbs and sidewalks shall be edged when necessary in order to prevent encroachment from the adjacent grassed areas.

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- v. The owner of the property shall be responsible for the provision of adequate water, fertilizer and nutrients to the required plant materials.
- b. Replacement. Subject to the provisions of Section 3.3.2.f. entitled, "Replacement of Preserved Trees That Die", trees and plants that die must be replaced within six (6) months of the death of the tree or plant with trees or plants that meet the requirements of this Section 3.3. Barriers and curbs that are damaged or destroyed beyond repair shall be replaced within six (6) months after the damage or destruction.

3.3.10 Native Trees and Shrubs

- a. Required Native Trees and Shrubs.
At least 60%, of the aggregate in number, of all required trees and shrubs (the sum of all trees and shrubs required in street planting areas, buffer planting areas, parking areas, building facade planting areas and any other areas where trees and shrubs are required in this Section 3.3) shall be a native species of trees and shrubs as identified below. None of the required ground cover need be a native species.
- b. The following are Class "A" native tree species:

Common Name	Scientific Name
AMERICAN BEECH	Fagus Grandifolia
AMERICAN ELM	Ulmus americana
AMERICAN SYCAMORE	Platanus Occidentalis
ASH SPECIES	Fraxinus Spp.
BLACK CHERRY	Prunus serotina
BLACKJACK OAK	Quercus Marilandica
BALD CYPRESS	Taxodium Distichum
BLACKGUM	Nyssa Sylvatica
CHERRYBARK OAK	Quercus Falcata (var.) Pagodaefolia
HACKBERRY	Celtis Laevigata
LAUREL OAK	Quercus Laurifolia
LOBLOLLY PINE	Pinus Taeda
LONGLEAF PINE	Pinus Palustris
NUTALL OAK	Quercus nuttallii
OVERCUP OAK	Quercus lyrata
PECAN	Carya Illinoensis
POND CYPRESS	Taxodium Ascendens
RED MAPLE	Acer rubum L. Var.rubum
RED OAK	Quercus falcata
SLASH PINE	Pinus Elliottii
SHUMMARD OAK	Quercus shumardii
SOUTHERN MAGNOLIA	Magnolia Grandiflora
SOUTHERN LIVE OAK	Quercus Virginiana

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SOUTHERN SUGAR MAPLE	<i>Acer barbatum</i>
SPRUCE PINE	<i>Pinus Glabra</i>
SWAMP RED MAPLE	<i>Acer Rubrum Drummond II</i>
SWAMP CHESTNUT OAK	<i>Quercus Michauxii</i>
SWEETBAY MAGNOLIA	<i>Magnolia Virginiana</i>
SWEETGUM	<i>Liquidambar Styraciflua</i>
TULIP POPLAR	<i>Liriodendron Tulipifera</i>
WHITE OAK	<i>Quercus Alba</i>
WILLOW OAK	<i>Quercus phellos</i>
WINGED ELM	<i>Ulmus Alata</i>

- c. The following are Class "B" native tree species:

Common Name	Scientific Name
AMERICAN PLUM	<i>Prunus americana</i>
AMERICAN SNOWBELL	<i>Styrax americana</i>
BIG LEAF SNOWBELL	<i>Styrax grandifolius</i>
BIG LEAF WAX MYRTLE	<i>Myrica heterophylla</i>
BLACK WILLOW	<i>Salix nigra</i>
BOTTLEBRUSH BUCKEYE	<i>Aesculus parviflorum</i>
CASSINE or DAHOON HOLLY	<i>Ilex cassine</i>
CHERRY LAUREL	<i>Prunus caroliniana</i>
DECIDUOUS HOLLY	<i>Ilex decidua</i>
DOGWOOD	<i>Cornus florida</i>
FOSTERS HOLLY, GREENLEAF HOLLY, SAVANNAH HOLLY, ETC.	<i>Ilex "attenuate" cultivars</i>
GREENHAW	<i>Crataegus viridis</i>
GREYBEARD	<i>Chionanthus virginicus</i>
GROUNDSEL BUSH	<i>Baccharis halimifolia</i>
HOP HORNBEAM	<i>Ostrya virginiana</i>
IRONWOOD or BLUE BEECH	<i>Carpinus caroliniana</i>
MAYHAW	<i>Crataegus opaca</i>
MEXICAN PLUM	<i>Prunus mexicana</i>
PARSLEY HAWTHORN	<i>Crataegus marshallii</i>
PERSIMMON	<i>Diospyros virginiana</i>
POSSUMHAW VIBURNUM	<i>Viburnum nudum</i>
RED BAY	<i>Persea borbonia</i>
RED BUCKEYE	<i>Aesculus pavia</i>
REDBUD	<i>Cercis canadensis</i>
RED MULBERRY	<i>Morus rubra</i>
RIVER BIRCH	<i>Betula nigra</i>

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SILVER BELL	Halesia diptera
SOUTHERN CATALPA	Catalpa bignonioides
SOUTHERN CRABAPPLE	Malus angustifolia
SHINING SUMAC	Rhus glabra
SMOOTH SUMAC	Rhus copallina
TITI	Cyrilla racemiflora
TREE HUCKLEBERRY	Vaccinium arboreum
WALTER'S VIBURNUM	Viburnum oboratum
WAX MYRTLE	Myrica cerifera
WEeping YAUPON	Ilex vomitoria "pendula"
YAUPON	Ilex vomitoria

d. Native Shrubs

ARROWWOOD	Viburnum dentatum
AZALEA	Azalea indica
BLUEBERRY/HUCKLEBERRY	Vaccinium species
CAMELLIA	Camellia susanqua
CLETHRA	Clethra alnifolia
DAHOON HOLLY	Ilex myrtifolia
FETTERBUSH	Lyonia spp.
FRENCH MULBERRY	Callicarpa americana
GALLBERRY	Ilex glabra
HONEYBELLS	Agarista populifolia (dwarf available)
OAKLEAF HYDRANGEA	Hydrangea quercifolia
PALMETTO	Sabal minor
SOUTHERN CANE	Arundinaria gigantea
STARBUSH	Illicium floridanum
SWEET SHRUB	Calycanthus floridus
VIRGINIA WILLOW	Itea virginica
WILD AZALEA	Rhododendron serrulatum
WILD AZALEA	Rhododendron canescens
WILD AZALEA	Rhododendron austrinum
WINTERBERRY	Ilex verticillata
YELLOW ANISE	Illicium parviflorum
DWARF YAUPON	Ilex vomitoria nona

3.3.11 Definitions

Buffer Planting Area: A buffer planting area is defined as an area of land located along the side and rear property lines, common to adjacent properties, designated for the preservation of trees and landscaping. Buffer planting areas terminate at, and do not include any area within, street planting areas. Buffer

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planting areas shall be designed to provide a horizontal distance and landscaped open space between properties.

Building Facade Planting Area: The building facade planting area occurs when the exterior wall(s) of the building, which contain the primary entrance(s) to the building, faces vehicular access area(s), and the building facade planting area is the area between such exterior wall(s) and such vehicular access area(s).

Calculation of the Average Depth of the property: The depth of the property is calculated from the primary frontage of the property.

D.B.H: Diameter breast high.

Decorative Fences: Decorative fences are wrought iron, picket and any other similar fence approved by the Department of Planning.

Drip Line: The outer edge of the foliage of a tree extending in all directions parallel to the ground.

Ground Cover, Decorative: Any mulch material (vegetative or mineral) that is used to cover the surface of the ground to prevent erosion or retain moisture.

Ground Cover, Vegetative: Plant material which reaches a maximum height of not more than twelve (12) inches at maturity, including turf.

Interior Landscape Area: Any landscaped area within the interior of a development site and beyond the required periphery landscape area that is planted with trees, shrubs and ground covering material to provide for infiltration of runoff, shade of parking areas or aesthetic enhancement of the site.

Landscaping Material: Material such as, but not limited to, living trees, shrubs, vines, turf, ground cover, landscape water features, and non-living, durable materials commonly used in landscaping including, but not limited to, rocks, pebbles, sands, decorative walls, brick pavers, and earthen mounds, but excluding paving for vehicular use.

Mulch: Any material that is used to cover the ground surface to prevent erosion, retain moisture and protect plant material.

Plant Material: Any plant including trees, vines, shrubs, ground covers and annuals or vegetation of any size, species or description.

Retention/Detention Pond: The term retention/detention pond as used herein shall mean any retention or detention pond or basin for water retention, detention, storage or for runoff control.

Shrub: A relatively low-growing bushy plant, usually with woody stems. For the purposes of this definition, ground cover, trees and annuals are not considered shrubs.

Street Planting Area: A street planting area is the area along the street (or streets) or road (or roads) along which a property abuts which is designated for the preservation of trees and for landscaping.

Tree - Class A: Any self-supporting woody plant of a species which normally grows to an overall height of a minimum of fifty (50) feet, usually with one main

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stem or trunk although some species may have multiple trunks, and with many branches. A list of Class A native trees can be found in Section 3.3.10.

Tree - Class B: Any self-supporting woody plant of a species which normally grows to an overall height of a minimum of twenty-five (25) feet, with one or more main stem(s) or trunk(s) and many branches. A list of species considered to be Class B native trees can be found in Section 3.3.10.

Tree Root Zone: That area that extends outward from the trunk to the drip line of the tree.

Vehicular Access Area: Driveways, access ways, parking areas and other areas which vehicles use.

3.4 PUD Outdoor Lighting

Good outdoor lighting at night benefits everyone. It increases safety, enhances the Parish’s night time character, and helps provide security. New lighting technologies have produced lights that are extremely powerful, and these types of lights may be improperly installed so that they create problems of excessive glare, light trespass, and higher energy use. Excessive glare can be annoying and may cause safety problems. Light trespass reduces everyone’s privacy, and higher energy use results in increased costs for everyone. Appropriately regulated, and properly installed, outdoor lighting will contribute to the safety and welfare of the residents of the Parish. This Section is intended to eliminate problems of glare, minimize light trespass, and help reduce the energy and financial costs of outdoor lighting. Luminaires on all properties shall be installed to keep unnecessary direct light from shining onto abutting properties or streets.

3.4.1 Luminaire Design Requirements.

Applicability to Uses Other Than Single Family Residential. The provisions of this Section shall apply to all uses except single family residential. Single family residential shall be governed by the provisions of Section 3.4.3.

- a. Luminaire Design. Any luminaire with a lamp or lamps rated at an average of more than 3000 lumens shall be either:
 - i. Full Cutoff Type Fixture with a single plane lens, or
 - ii. Fully-Shielded Fixture
- b. Luminaire Height.
 - i. Any luminaire with a lamp or lamps rated at an average of less than 3000 lumens may be mounted at any height.
 - ii. Any luminaire with a lamp or lamps rated an average of more than 3000 lumens may be mounted up to a height of 35 feet in accordance with the following:

FULL WITH FIXTURE	CUTOFFS HEIGHT	SINGLE-PLANE LENS	FULLY SHIELD
0-25 feet		Acceptable	Shield EVEN with
>25-30 feet		Acceptable	Shield 1 INCH below
>30-35 feet		Acceptable	Shield 2 INCHES below

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- c. Luminaire Footcandles. Total foot-candles measured from three feet above ground level with the measuring instrument held in the horizontal plane shall be in accordance with the following standards:

Entrances Foot-candle	Maximum
Active (pedestrian and/or conveyance)	5
Inactive (normally locked, infrequently used)	1
Building Exteriors Vital locations or structures	5
Building surrounds	1
Floodlit Buildings and Monuments	10
Loading and Unloading Platforms	20
Automated Teller Machines	20
Service Stations Approach	1.5
Driveway	1.5
Pump Island	20
Service Areas	3
Storage Yards	
Active	20
Inactive	1
Retail Outdoor Lighting	10

3.4.2 Lamps That Emit 3000 Lumens.

The following rated lamp wattages shall be deemed to emit 3000 lumens unless the Planning Department determines, based upon information provided by a lamp manufacturer, that the rated wattage of a lamp emits either more or less than 3000 lumens:

- Incandescent lamp: one hundred sixty (160) or more watts.
- Quartz halogen lamp: one hundred sixty (160) or more watts.
- Florescent lamp: thirty-five (35) or more watts.
- Mercury vapor lamp: seventy-five (75) or more watts.
- Metal halide lamp: forty (40) or more watts.
- High pressure sodium lamp: forty-five (45) or more watts.
- Low pressure sodium lamp: twenty-five (25) or more watts.
- LED lamp: thirty (30) or more watts.

3.4.3 Single Family Residential Applications

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- a. Less Than 3000 Lumens. Exterior lighting less than 3000 lumens including spotlights and floodlights shall be set such that the centerline of the beam (or lamp) does not exceed 35 degrees from vertical.
- b. Greater Than 3000 Lumens. All luminaires greater than 3000 lumens shall conform to the provisions of this Section 3.4.2.

3.4.4 Exceptions to Luminaire Design Requirements.

- a. Luminaire Redirection. Any luminaire with a lamp or lamps rated at 3000 lumens or less may be used without restriction to light distribution or mounting height, except that no spot or flood luminaire rated 3000 lumens or less may be aimed, directed, or focused such as to cause direct light from the luminaire to be directed toward residential buildings on adjacent or nearby land, or to create glare perceptible to persons operating motor vehicles on public ways.
- b. Police or Fire Departments or other Emergency Services. All temporary emergency lighting need by the Police or Fire Departments or other emergency services, as well as all vehicular luminaires, shall be exempt from the requirements of this Section.
- c. Federal Regulatory Agencies. All hazard warning luminaires required by Federal regulatory agencies are exempt from the requirements of this Section, except that all luminaires used must be red and must be shown to be as close as possible to the Federally required minimum lumen output requirement for the specific task.
- d. Flags. Up-Lighting for national, state or foreign nation flags located on poles independent of other structures are exempt from the requirements of this Section.
- e. Trees. Up-Lighting or down-lighting of trees is exempt from the requirements of this Section except that the maximum amount of lumens for such lighting shall be 3000 lumens per fixture.
- f. Sensor Security Lighting. Security lighting controlled by sensors which provides illumination for five (5) minutes or less is exempt from the requirements of this Section.
- g. Street Lighting. Both public and private street lights are exempt from the requirements of this Section if they were in existence at the time this Section becomes effective or if a permit or other approval has been granted for these lights at the time this Section becomes effective.
- h. Church Steeples. Up-lighting of church steeples is permitted as long as said lighting is fully shielded.

3.4.5 Outdoor Advertising Signs.

- a. Top Mounted Fixtures. Top Mounted Fixtures Required. Lighting fixtures used to illuminate an outdoor advertising sign shall be mounted on the top of the sign structure. All such fixtures shall comply with the shielding requirements of this Section with the exception of the portion of the luminaire parallel with the sign, provided this portion does not allow any light dispersion or direct glare to shine above a 90 degree horizontal plane.

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- b. Translucent Outdoor Advertising Signs. Outdoor advertising signs of the type constructed of translucent materials and wholly illuminated from within do not require shielding. Dark backgrounds with light lettering or symbols are required.
- c. Prohibitions. Electrical illumination of outdoor advertising off-site signs, other than those located adjacent to Interstate Highways, between the hours of 11:00 p.m. and sunrise is prohibited.

3.4.6 Recreational Facilities (Public and Private).

Recreational field lighting, public or private, such as, football fields, soccer fields, baseball fields, and softball fields, shall be exempt from the height requirement of 35' and total lumen output provided all of the following conditions are met:

- a. Parking Lots and Areas Surrounding Facility. Lighting for parking lots and other areas surrounding the playing field, court, or track shall comply with the lighting requirements as defined in this Section.
- b. Shielding. All fixtures used for event lighting shall be fully shielded or be designed or provided with sharp cut-off capability, so as to minimize up-light, spill-light, and glare.
- c. Time of Holding Events. All events shall be scheduled so as to commence before 9:00 p.m., but under no circumstances shall any illumination of the playing field, court, or track be permitted after 11:00 p.m.

3.4.7 Prohibitions.

- a. Laser Source Light. The use of laser source light or any similar high intensity light for outdoor advertising or entertainment is prohibited.
- b. Searchlights. The operation of searchlights is prohibited except for grand openings and special events for a period not to exceed 2 (two) days and no more than twice per calendar year. Such use shall not be located within 500 (five hundred) feet of a residential area and shall not be allowed between the hours of 11:00 p.m. and sunrise.
- c. Outdoor Advertising Off-Site Signs. Electrical illumination of outdoor advertising off-site signs, other than those located adjacent to Interstate Highways, is prohibited between the hours of 11:00 p.m. and sunrise.
- d. Commercial Landscape Lighting. Commercial landscape lighting may not be directed above the horizontal plane.
- e. Neon Lighting. Neon lighting is prohibited except as provided for regarding signs in Section 3.2.
- f. Strings of Lights (Non-Residential Uses). Strings of lights are allowed during observed holidays and in commercial outdoor activity areas. Strings of lights shall include, but not be limited to, lights strung around trees and overhead for dining, seating and event areas.

3.4.8 Temporary Outdoor Lighting.

Any temporary outdoor lighting that conforms to the requirements of this Section shall be allowed. Nonconforming temporary outdoor lighting may be permitted by an Administrative Permit granted by the Planning Department after considering: (1) the public and/or private benefits that will result from

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the temporary lighting; (2) any annoyance or safety problems that may result from the use of the temporary lighting; and (3) the duration of the temporary nonconforming lighting. The applicant shall submit a detailed description of the proposed temporary nonconforming lighting to the Planning Department.

3.4.9 Definitions for Outdoor Lighting.

Direct Light: Light emitted directly from the lamp, off of the reflector or reflector diffuser, or through the refractor or diffuser lens, of a luminaire.

Disability Glare: Glare resulting in reduced visual performance and visibility. It is often accompanied by discomfort.

Fixture: The assembly that houses the lamp or lamps and can include all or some of the following parts: a housing, a mounting bracket or pole socket, a lamp holder, a ballast, a reflector or mirror, and/or a refractor or lens.

Flood or Spot light: Any light fixture or lamp that incorporates a reflector or a refractor to concentrate the light output into a directed beam in a particular direction.

Foot-candle: A unit of measure for illuminance. A unit of illuminance on a surface that is everywhere one foot from a uniform point source of light of one candle and equal to one lumen per square foot.

Full Cut-Off Type Fixture: A luminaire or light fixture that, by design of the housing, does not allow any light dispersion or direct glare to shine above a 90 degree, horizontal plane from the base of the fixture and that is installed in a vertical position to prevent disability glare.

Fully Shielded Fixture: A luminaire or fixture constructed in such a manner that an opaque shield extends, on the top and all sides, below the lowest direct-light-emitting part (LDLEP) of the luminaire. The lowest edge of such a shield shall surround the LDLEP and be level with the horizontal plane, regardless of the orientation of the luminaire or fixture.

Glare: Light emitting from a luminaire with an intensity great enough to reduce a viewer's ability to see, and in extreme cases causing momentary blindness.

Height of Luminaire: The height of a luminaire shall be the vertical distance from the normal finished grade directly below the centerline of the luminaire to the lowest direct-light-emitting part of the luminaire.

Horizontal Illuminance: The measurement of brightness from a light source, usually measured in foot-candle or lumens, which is taken through a light meter=s sensor at a horizontal position.

Indirect Light: Direct light that has been reflected or has scattered off of other surfaces. Lamp: The component of a luminaire that produces the actual light.

Lowest Direct-Light Emitting Part (LDLEP): The lowest part of either the lamp or lamps, the reflector or mirror, and/or refractor or lens.

Light Trespass: The shining of light produced by a luminaire beyond the boundaries of the property on which it is located.

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Lumen: A unit of luminous flux. One foot-candle is one lumen per square foot. For the purposes of this Section, the lumen-output values shall be the initial lumen output ratings of a lamp.

Luminaire: This is a complete lighting system, and includes a lamp or lamps and a fixture.

Neon Lighting: Any tubular lighting of which the primary source of light is gaseous.

Outdoor Lighting: The night-time illumination of an outside area or object by any man-made device located outdoors that produces light by any means.

Single-Plane Lens: A refractor of lens, mounted in the horizontal plane, which by design, allows direct light to be emitted only through the horizontal plane.

Temporary Outdoor Lighting: The specific illumination of an outside area or object by any man-made device located outdoors that produces light by any means for a period of less than 45 days, with at least 180 days passing before being used again.

Uplighting: Any light source that distributes illumination above a 90 degree horizontal plane.

3.5 Parking

The purpose of this section is to properly regulate the number of required off-street parking spaces to provide for the needs of occupants, customers, visitors or others involved in use or occupancy of any building, structural improvement or place of assembly; to promote and protect the public health, safety, comfort, convenience and general welfare of the people.

3.5.1 General Requirements

- a. Off-street parking and loading facilities required by Section 3.5 for residential uses shall be provided on the same lot premises with such structure or land use. Off-street parking and loading spaces required for structures or land uses on two or more adjoining lots may be provided in a single common facility on one or more of said lots; if said lots are owned in common, or are subject to recorded covenants or easement agreements for parking.
- b. For non-residential uses, all parking spaces required in this ordinance may be located on the same lot with the building or use served or within 100 feet of the main building. Where the required parking is not located on the same lot with the building or use served, or where such spaces are collectively or jointly provided and used, such parking space shall be established by a recorded covenant or agreement as parking space to be used in conjunction with the principal use. Parking shall be reserved as such through an encumbrance on the title of the property to be designated as required parking space. This encumbrance is to be valid for the total period the use or uses for which the parking is needed exists. Such agreement or covenant shall be duly recorded in the office of the Clerk of Court and certificate furnished to the Director of Planning.

Restrictive Covenants & Conditions 3.0

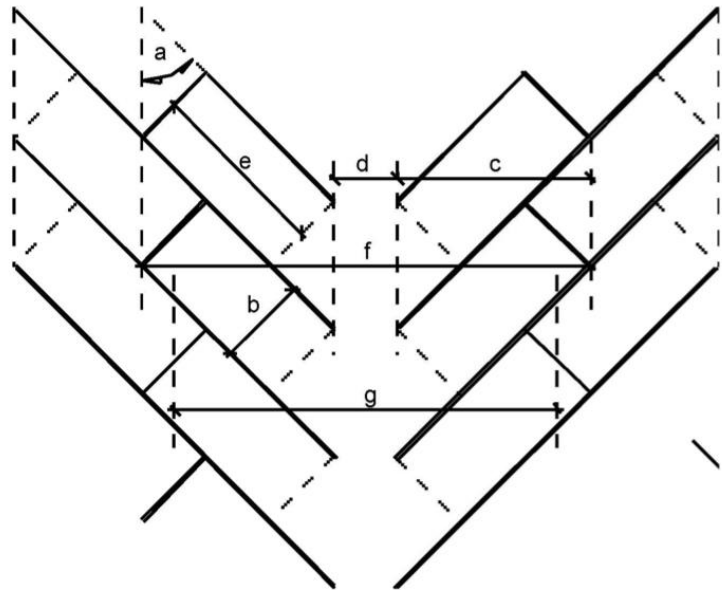
- c. Parking and loading facilities as required herein shall be provided for any increase in intensity of use when the intensity or use of any building, structure or premises is increased through an increase in any of the following measures:
 - i. Additional dwelling units,
 - ii. Gross floor area,
 - iii. Seating capacity or
 - iv. Other common units of measurements.
- d. Whenever the existing use of a building or structure is changed to a new use, parking or loading facilities shall be required as provided for such use.
- e. The approval of the Department of Planning is required for all parking lots over ten spaces to ensure compliance with the parking section of this ordinance. The arrangement, character, extent, width, grade and location of all parking areas shall be considered in relation to the following:
 - i. Existing and planned streets
 - ii. Reasonable circulation for traffic within and adjacent to parking areas
 - iii. Topographical conditions
 - iv. Runoff of storm water
 - v. Public convenience and safety in relations to the proposed uses to be served
 - vi. Any structures, uses or premises changed, converted or partially altered or enlarged shall conform to all current parking regulations.
 - vii. Quantity of on-street parking spaces.
- f. At least one handicapped parking stall shall be provided in all off-street parking areas larger than 15 spaces. Additional handicapped parking shall be provided as required by the State of Louisiana Fire Marshal's Office. If the State Fire Marshal does not require said handicapped stalls, the Parish will require such stalls as follows. One handicapped stall per 100 standard stalls. Handicapped parking stalls shall be at least twelve (12) by twenty (20) feet for ninety (90) degree parking and shall be proportionally larger at other angles. All stalls shall be appropriately marked and signed, be located in close proximity to the principal building and shall offer barrier free access to the principal building. The designation of handicapped parking stalls shall constitute consent by the property owner to the enforcement of the restriction of such spaces to handicapped motorists by the Parish.
- g. When determination of the number of off-street parking spaces required by this ordinance results in a requirement of a fractional space, any fraction of one-half or less may be disregarded, while a fraction in excess of one-half shall be counted as one parking space.
- h. Off-street parking facilities for separate uses may be provided collectively. However, total number of spaces must not be less than the sum of the separate requirements for each such use and provided that all requirements governing location of accessory parking spaces in relation to the use served are adhered to.
- i. The use of any required parking space for storage of any motor vehicle for sale, or for any other purpose other than the parking of motor vehicles, is prohibited.
- j. Within residential high-density, medium density, and low-density areas, designated on-street parking spaces may be considered in meeting the required number of parking spaces for dwelling units and for amenity areas and park areas.

Restrictive Covenants & Conditions 3.0

- k. Within the Mixed-use District, adjacent designated on-street parking spaces may be considered in meeting the required number of parking spaces for individual uses.
- l. Within the Mixed-use District, shared parking spaces may be provided to meet the needs of more than one use if provide in accordance with accepted standards (such as Shared Parking, 2005 published by the Urban Land Institute, and authorized by the Director of Planning.

3.5.2 Design Standards

- a. The following minimum design standards shall be observed in laying out off-street parking facilities:



a PARKING ANGLE	b STALL WIDTH	c AISLE TO CURB	d AISLE WIDTH	e STALL LENGTH	f CURB TO CURB	g OVERLAP TO CURB
0°-15°	9 feet	9 ft.	12 ft	23 ft	30'/38'6"	0'/30'0"
16°-37°	9 feet	16'9"	11 ft	18 ft	44'6"	36'8"
38°-57°	9 feet	19'7"	13 ft	18 ft	52'2"	46'4"
58°-74°	9 feet	20'0"	18 ft	18 ft	58'	55'0"
75°-90°	9 feet	18'0"	22 ft	18 ft	58'	58'0"

- b. Off-street parking facilities shall be drained to eliminate standing water and prevent damage to abutting property and/or public streets and alleys. Off-street parking areas shall be maintained in a clean, orderly and dust-free condition at the expense of the owner or lessee and not used for the sale, repair, or dismantling or servicing of any vehicles, equipment, materials or supplies.

Restrictive Covenants & Conditions 3.0

- c. Off-street parking spaces shall be separated from walkways, sidewalks, streets, or alleys by a wall, fence or curbing or other approved protective device, or by distance so that vehicles cannot protrude over publicly owned areas.
- d. Location and design of entrances and exits shall be in accord with the requirements of applicable Parish traffic regulations and standards. Landscaping, curbing or approved barriers shall be provided along lot boundaries to control entrance and exit of vehicles or pedestrians.
- e. Interior drives shall be of adequate width to serve a particular design arrangement of parking spaces.
- f. Parking spaces in lots of more than 10 spaces shall be marked by painted lines or curbs or other means to indicate individual spaces. Signs or markers shall be used as necessary to insure efficient traffic operation of the lot.
- g. Adequate lighting shall be provided if off-street parking spaces are to be used at night. The lighting shall be arranged to eliminate glare on residential property by location of light fixtures or use of fixtures designed to eliminate direct view of luminaries in fixtures from residential property in accordance with Section 3.4.1 of these restrictive covenants & conditions.
- h. When surface off-street parking areas for ten (10) or more automobiles are located closer than fifty (50) feet to a lot in a residential district, or to any lot upon which there is a dwelling as a permitted use under this PUD, and where such parking areas are not entirely screened visually from such lot by an intervening building or structure, there shall be provided along the lot line a continuous visual screen with a minimum height of six (6) feet. Such screen may consist of a compact evergreen hedge or foliage screening or a louvered wall or fence.

3.5.3 Minimum Parking Requirements

Use	Minimum Off-Street Parking Space Requirement
Residential	
Single and Two Family Residential	2.0per dwelling unit
Single Family Attached	2.0per dwelling unit
MultiFamily-1Bd.Rm	1.5 per dwelling unit
Multi Family 2 Bd.Rm	1.75 per dwelling unit
Multi Family 3 (+) Bd.Rm	2.0per dwelling unit
Apartment Complexes	2.0per dwelling unit
Apartment Hotel	1 Space per permanent dwelling unit and/ or 1 space per each 2 non-transient sleeping rooms
Tourist Homes	Space per each unit or room plus 1 for the owner or manager
Office/Professional Uses	
Office/Professional Office and/ or groups of buildings of similar nature	1 space per each 350 s.f. of gross floor area excluding storage areas which shall not exceed 15% of the gross square footage

Restrictive Covenants & Conditions 3.0

Use	Minimum Off-Street Parking Space Requirement
Use involving public assembly of groups of people for whatever reason	1 space per each 4 occupants at maximum occupancy as established by the State Fire Marshall
Use involving institutional functions	1 space per 4 occupants at maximum
Health and Medical Uses	
Institutional and Commercial Medical Uses, Clinics, Medical Office Buildings	1 space per each 175 sq. ft. of gross floor area plus 1 space per doctor on duty and 2 for every 3 employees on duty
Out patients, clinics, out patient facilities a part of hospitals, medical centers, etc.	1 space per each 175 sq. ft. of gross floor area plus 1 space per doctor on duty and 2 for 3 employees on duty
Nursing homes, sanitariums, convalescent homes, institutions for care of aged, children, etc	0.5 per bed plus 1 space per doctor on duty and 2 for every 3 employees on duty
Hospital, medical center, other treatment facility	1.75 per bed, plus the number required based on sq.ft. measurements for office, clinic, testing, research, administrative, teaching and similar activities associated with the principal use, at 1 space per each 175 sq. ft. of gross floor area except for teaching facilities which shall be 1 space per each 4 seats
Veterinary Clinics and Hospitals	1 space per 175 square feet of office area excluding area for boarding. A minimum of six (6) spaces shall be provided.
Commercial Uses	
Specialty retail shops for the sale of books, educational and/ or arts and craft supplies, floral items, gifts, antiques, and clothing and photographic studios	1 space per each 350 sq.ft. of gross floor area excluding storage areas which shall not exceed 15% of the gross square footage
Dance and Music Studios	1 space for every 4 students based upon the maximum occupancy, plus 2 for every 3 employees at maximum shift
Retail uses such as barber shops, beauty shops, bakeries, drug stores, hobby shops, dry cleaning and/or laundries, food stores, garden supply stores, hardware stores, stationary stores, jewelers, shoe stores, sporting good stores, toy stores and accessory uses incidental to such typical uses listed above	1 space per each 350 sq.ft. of gross floor area excluding storage areas which shall not exceed 15% of the gross square footage

Restrictive Covenants & Conditions 3.0

Use	Minimum Off-Street Parking Space Requirement
Convenience Stores	1 space per 350 sq. ft. of gross floor area excluding storage areas which shall not exceed 15% of the gross square footage with a minimum of 6 customer spaces
Drive in Banks, and similar uses	1 space per each 350 sq. ft. of gross floor area excluding storage areas which shall not exceed 15% of the gross square footage plus reservoir space as determined by Department of Planning
Automobile service stations and garages for minor repair (excluding body shop, engine repair, painting)	1 space per each 250 sq. ft. of area plus 2 spaces for every 3 employees with a minim of 6 spaces for customer vehicles
Restaurants and restaurants with lounges	1 space per each 3 occupants at maximum occupancy based on maximum occupant load plus one space for each employee at maximum shift
Retail and service uses such as banks, financial institutions, bicycle sales and repair, blueprinting and photocopy establishments, business machine sales and service, carpet stores, interior decorating shops, building supply, paint and wallpaper stores, post offices, TV and radio repair shops and accessory uses incidental to such typical uses listed above	1 space per each 400 sq. ft. of gross floor area excluding storage areas which shall not exceed 15% of the gross square footage
Amusement establishments	1 space per each 4 occupants at maximum occupancy based on maximum occupant load plus 2 for each 3 employees at maximum shift
Auto body Repair	6 spaces for customer vehicles
Automotive and mobile home sales	1 space per each 400 sq. ft. of gross floor area plus 1 space per each 700 sq.ft. of total outdoor sales area with a minim of 6 spaces for customers
Car washes	1 space per each employee plus reservoir space for at least 6 times the bay capacity of the facility, with a minimum of 10
Bars and Lounges	1 space per each 3 occupants at maximum occupancy based on maximum occupant load plus one spaces for each employee at maximum shift

Restrictive Covenants & Conditions 3.0

Use	Minimum Off-Street Parking Space Requirement
Catering Establishments	1 space per each 4 occupants at maximum occupancy bases on maximum occupant loads plus one space for each employee at maximum shift
Hotels and Motels	1 space per each 350 sq. ft. of gross floor area excluding storage areas which shall not exceed 15% of the gross square footage with a minim of 6 spaces for customer vehicles
Liquor Stores	1 space per each 350 sq. ft. of gross floor area excluding storage areas which shall not exceed 15% of the gross square footage with a minim of 6 spaces for customer vehicles
Department stores	1 space per each 350 sq. ft. of gross floor area
Motion picture theaters	1 space per each 4 occupants at maximum occupancy based on maximum occupant load
Funeral Parlors	1 space per 4 chapel seats
Mini Warehouses	A minimum of 6 spaces for customer parking. No parking shall block storage bays
Storage, testing, repairing or similar services uses	1 space per each 700 sq. ft. of storage area plus 1 space per each 400 sq.ft. of office, sales or other space to be used by visitors, customers or salesman
Industrial Uses	
Battery and tire stations, building materials sales, bus terminals, machinery sales, printing establishments, service establishments, trailer sales and rental and special uses as permitted	1 space per each 400 sq. ft. of gross floor area excluding storage areas which shall not exceed 15% of the gross square footage
Storage, testing, repairing, warehousing, or similar establishments	1 space per each 1,000 sq. ft. of storage
Other Light industrial uses	1 space per 1,000 sq. ft. plus 1 space per each 350 sq. ft. of office, sales, or similar space
Assembly, manufacturing, processing, packaging and treatment plants	1 space per 1,250 sq.ft. plus 1 space per each 350 sq. ft. of office, sales or similar space

Restrictive Covenants & Conditions 3.0

Use	Minimum Off-Street Parking Space Requirement
Canneries, paper, petroleum, rubber or wood product manufacturing; steel mills	1 space per 1,500 sq. ft. plus 1 space per each 350 sq. ft. of office sales or similar space
Asphalt or concrete batching plants, bulk petroleum product storage uses and landfills	2 spaces for each 3 employees plus 1 space per each 350 sq.ft. of office, sales or similar space
Educational & Related Uses	
Day Care Centers	Minimum of 5 spaces plus 2 for every 3 employees, or as determined by Department of Planning
High Schools	1 space per each employee plus 1 space for every 10 students
Elementary Schools	1 space per each classroom and each other room used by students plus 1 for each 10 fulltime students
Colleges, Junior Colleges, Technical schools, Universities, etc.	Require Parking Study ¹
Fraternities, Sororities, Dormitories and related buildings	0.5 per bed
School Auditoriums*	1 space per each 4 occupants at maximum occupancy based on maximum occupant load
Schools gymnasiums, stadiums, field houses, grandstands and related structures or facilities*	1 space per each 4 occupants at maximum occupancy based on maximum occupant load
*Credit for spaces available on the campus may be granted for up to 100% of the space requirement for these uses	
Recreational Uses	
Parks, Athletic Fields, Tennis and Pool Facilities, golf courses, etc.	Require Parking Study ¹
Recreational and community Center buildings, recreation clubs, related uses	Require Parking Study ¹
Enclosed recreational buildings, specialized facilities and related uses	Require Parking Study ¹
Open recreational facilities including campus, youth facilities, training facilities, etc	Require Parking Study ¹
Commercial recreation	Require Parking Study ¹
Miscellaneous Uses	
Public Utility or Public Service Uses	Require Parking Study ¹
Religious Institutions, Churches, Temples, Chapels, etc.	1 space per each 4 occupants at maximum occupancy based on maximum occupant load
Convents, seminaries, rectories, parish houses, other religious uses	Require Parking Study ¹

Restrictive Covenants & Conditions 3.0

Use	Minimum Off-Street Parking Space Requirement
Public libraries, museums, and other non recreational public facilities	1 space per each 600 sq. ft. of floor area open to the public
Convention centers	1 space per each 4 occupants at maximum occupancy based on maximum occupant load plus 2 spaces for every 3 employees at maximum shift
Farmer's markets and vegetable stands	1 space per each 350 sq.ft. of area with a minimum of 6 spaces for customer vehicles

¹Parking Study. The applicant shall prepare a Parking Study for submittal as a part of Final Development Plan Review for these uses to determine the appropriate ratio for the specific proposed use. Data may include site studies from similar uses, generally accepted engineering standards (for example, ITE trip rates), or independent engineering calculations based on the nature of the proposed use.

3.5.4 Minimum Off-Street Loading Requirements

- a. Every hospital, institution, hotel, commercial or industrial building or use having a gross floor area in excess of seventy-five hundred (7,500) square feet of space and requiring delivery trucks shall have at least one permanently maintained off-street loading space for each seventy-five (7,500) square feet of gross floor area or fraction thereof and so located as not to hinder the free movement of pedestrians and vehicles over sidewalks, streets, and alleys.
- b. Retail operations, wholesale operations and industrial operations with a gross floor area of less than seventy-five hundred (7,500) square feet shall provide sufficient off-street loading space (not necessarily full berth if shared by an adjacent establishment) so as not to hinder the free movement of pedestrians and vehicles over a sidewalk, street, or alley.
- c. Each required off-street loading and/or unloading space shall be designed with direct access via an approved access drive, to a deeded right-of-way which offers satisfactory ingress and egress for trucks. Access drives or aisles shall be laid out with a width of at least twelve (12) feet for one-way circulation and at least twenty four (24) feet for
- d. two-way circulation.
- e. Off-street loading and/or unloading space shall be so designed and constructed so that all maneuvering for loading and/or unloading can take place entirely within the property lines of the premises. Such off-street loading and/or unloading space shall be so located as not to hinder the free movement of pedestrians and vehicles over sidewalk, street, road, highway or deeded rights-of-way.

Restrictive Covenants & Conditions 3.0

- f. The off-street loading and/or unloading requirements, as listed in this ordinance, shall apply at any time any building is enlarged or increased in capacity by adding floor area.
- g. Design and Maintenance
 - i. Lighting - Any lighting used to illuminate off-street loading and/or unloading areas shall be directed away from property in any residential district as well as public roads in such a way as not to create a nuisance.
 - ii. Spaces Allocated to Any Off-Street Loading and/or Unloading Spaces - These spaces shall not be used to satisfy the space requirements for any off-street parking facilities or portion thereof.

3.5.5 Reduction of Required Spaces (Shared Parking Requirements)

- a. Joint use up to fifty (50) percent of required parking spaces may be permitted for two or more uses provided that:
 - i. The applicant for development approval can demonstrate that the uses will not substantially overlap in hours of operation; or;
 - ii. The proposed development is a bank, office, retail sales establishment, or manufacturing company and the applicant intends to share parking facilities with a church, theater or restaurant.
- b. Joint use of up to one hundred (100) percent of the required parking spaces may be permitted for churches or schools if the parking will be provided off-site, the total amount of required parking, provided in conjunction with a bank, office, retail sales establishment or manufacturing company.
- c. If an applicant for development approval can demonstrate that employee parking facilities will be provided off-site, the total amount of required parking, provided on site or within five hundred (500) feet of the site, may be reduced up to fifteen (15) percent.
- d. Compact car stalls will be allowed only for hotels and office parking. The maximum number of compact car stalls allowed is as follows:

Number of Parking Spaces_Provided for the Use	Percentage Compact Spaces Allowed
0-99	0%
100-199	10%
200-299	15%
300-399	20%
400-499	25%

Circulation Element

4.0

The principal movement of vehicles will be provided by the network of two collector roadways shown in the Conceptual Plan in Section 2.1 (Legend Boulevard and Tamanend Way). Each of these roadways intersects with LA3241 (formerly SR 434) and these intersections will be full-access roundabouts. Additional circulation within the Tamanend PUD will be provided by a network of local streets within each development area. One existing local street, Lanape Drive which provides direct access to the STAC Campus, will intersect with LA3241 as a right-in right-out intersection, and we anticipate an additional access will be provided from the mixed-use town center north of Tamanend Way to LA3241 as a right-in right-out intersection. Alleys may also provide access to some uses within the development areas. Pedestrian circulation will be provided by sidewalks along each collector and local street. The sidewalk on one side of Legend Boulevard and Tamanend Way may be replaced with a paved multi-use trail at least 8' wide. Additional paths, paved or unpaved, may be developed to provide pedestrian connections throughout the Tamanend PUD.

4.1 Street Standards

	Collector	Local Street	Alley
Right-of-Way (minimum)	70 feet	50 feet	15 feet
Auto travel lanes (minimum lane widths)	12 foot lanes	10 foot lanes	Two 8 foot lanes for two-way traffic, or one 12 foot lane for yield traffic
Parking	None or one or both sides, 7 feet	None or one or both side, 7 feet	None
Curb and Gutter	Allowed	Allowed	None
Planting Strips	Minimum 5 feet	Minimum 3 feet	None
Sidewalks	Both sides, 5 feet minimum	Both sides, 4 feet minimum	None

Summary & Conclusion

5.0

This proposed amendment to the Tamanend PUD provides specific adjustments to reflect and respond to the new alignment of LA3241 and to remove lands expropriated lands by LADOTD for the roadway and includes revision to the total acreage of the PUD, the roadway access, the land uses associated with the area designated as business park and the internal road network. Specifically, the revisions include:

1. Amend the land use for parcels currently planned as business park parcels (75.93 acres) from business park to medium density and revise the land use program to reflect this change:
2. Revise the access to and road network within the PUD based on the new alignment of LA434/3241 and the change of land use from business park to residential, and
3. Revise the legal description of the PUD to remove an approximately 5.3 acre out-parcel isolated from the PUD by the new alignment of LA434/3241 as well as remove that portion of the PUD expropriated by LADOTD for LA 434/3241.

Attachment 1

Corporate Authorization

WEYERHAEUSER NR COMPANY

CERTIFICATE OF AUTHORITY AND INCUMBENCY

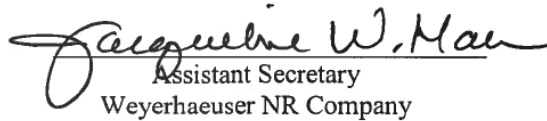
I, Jacqueline W. Hawn, Assistant Secretary of Weyerhaeuser NR Company (the "Company"), a corporation organized under the laws of the State of Washington, do hereby certify that:

(1) I am the duly appointed and qualified Assistant Secretary of the Company and as such Assistant Secretary I have access to the corporate and stock books and the corporate seal of the Company and its subsidiaries; and

(2) I have reviewed the Bylaws and Delegations of Authority Policy of Weyerhaeuser Company and its subsidiaries and confirm that Tim Jackson, Director of Real Estate Development has been duly delegated the authority on behalf of the Company to execute and deliver the agreements, amendments, certificates, instruments, documents, notices, consents, approvals, zoning applications, rezoning applications, permits and other documents in connection with the development of certain property located in St. Tammany Parish, Louisiana.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Company this 8th day of May, 20 17.




Assistant Secretary
Weyerhaeuser NR Company

PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

ZC07-07-041

October 6, 2026

will be heard at the St. Tammany Parish Council Chambers
21490 Koop Drive Mandeville, LA at 6:00 PM on

for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development

Posted on 9/14/2026 by 







CONDITIONAL USE

STAFF REPORT
2026-4799-CP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT

Ross Liner
Director

985-898-2529

21454 Koop Drive, Suite 1B, Mandeville, LA 70471

stpgov.org/planning

Location: Parcel located on the west side of US Highway 190, north of 11th Ave., and south of 10th Ave., being 1509 N. Highway 190, Covington; S10 & S48, T7S, R11E; Ward 3, District 5

Petitioner: Jeffrey D. Schoen

Posted: September 17, 2026

Owner: James and Patrica Oliphant

Commission Hearing: October 6, 2026

Size: 1.69 acres

Determination: Approved, Denied, Postponed



Current Zoning:

HC-2 (Highway Commercial District)

Requested Use: Outdoor Storage Yard

Future Land Use: Commercial

Flood Zone: Effective Flood Zone: C, Preliminary
Flood Zone: X; CDA: No

Elevation Requirements:

Flood Zone C – FFE is 12" above crown of street elevation

Conditional Uses:

1. Conditional use permits authorize land uses that may fit within a zoning district but require additional review to ensure they are compatible with nearby development. These permits introduce flexibility into the Unified Development Code by allowing uses that meet community needs while safeguarding public health, safety, and neighborhood character. Each request is reviewed individually to evaluate potential impacts and ensure the proposed use is integrated thoughtfully into its surrounding area.
2. The Planning and Zoning Commission may grant waivers to the minimum standards of the proposed use and/or impose conditions and restrictions upon the establishment, location, design, construction, maintenance, and operation of a conditional use as deemed necessary for the protection of the public health, safety, and welfare and to minimize adverse effects upon other property in the neighborhood.

Site Information:

1. The petitioned property consists of approximately 1.69 acres identified as Square 110, Parcel J. The site is located on the west side of N. Highway 190 between 10th Avenue and 11th Avenue, with Bravo Street along the west side.
2. The site is developed with an existing self-storage warehouse and undeveloped property which has traditionally been used as a non-conforming outdoor storage yard.
3. The applicant is requesting conditional use approval for an outdoor storage yard associated with a masonry supply store and proposes to bring the site into compliance with the current development standards as found within the Parish's Unified Development Code.
4. The proposed site plan shows a works of limit line which excludes the existing structure and provides multiple storage areas surfaced with stone and concrete with two access points along both Bravo Street and 11th Avenue.

Findings:

Zoning Meeting
October 6, 2026

Department of Planning and Development
St Tammany Parish, Louisiana

2026-4799-CP



CONDITIONAL USE

STAFF REPORT
2026-4799-CP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT

Ross Liner
Director

1. As shown, the landscape plan appears to adhere to all requirements for an outdoor storage yard as provided for within Sec. 400-8 – Minimum Standards, including the 8’ opaque privacy fence to screen the outdoor storage use as well as all requirements found within Chapter 600 – General Development Standards of the Unified Development Code.
2. The site has three existing live oaks on the property and the remainder of the development area is cleared. As such, no land clearing permit will be required. The applicant will be required to fence all live oaks on the property with 3’ high fencing located 2’ from the dripline of each tree to protect the root zone in accordance with the Unified Development Code. This fencing is required to be inspected prior to the issuance of any site work permit.
3. The site is comprised of multiple parcels which will be required to be subdivided into a single lot through the minor subdivision process prior to the issuance of a site work permit.
4. Engineering's prior review requested separate certified drainage and paving plans, detention-system construction details, and clarification of the post-development drainage analysis. The amended civil package includes revised site, grading, drainage-related details, and an infiltration/storage trench plan. The Department of Engineering has reviewed the revised documents and there are no substantial comments. Should the Planning and Zoning Commission choose to approve the request for a conditional use permit for an outdoor storage yard at this location, it should be subject to addressing all comments provided in the latest markup summary sent to the developer/applicant.

Summary: The applicant submitted revised plans and supporting documentation on September 24, 2026 in response to comments provided by the Departments of Planning and Engineering. The revised submittal provides additional information regarding the proposed outdoor storage layout, access, landscaping and tree preservation, grading, erosion control, and drainage. While a markup summary was sent on September 24, 2026 requesting revisions to these plans, there were not any significant comments issued that would preclude the review of a request for a conditional use permit for an outdoor storage yard at this location.

Standards for Review (Sec. 200-3.4.G) - The Planning and Zoning Commission shall not grant approval of any conditional use permit unless it makes findings based upon the evidence presented to it that the following standards have been met:

1. The proposed conditional use meets all applicable use standards as outlined in Chapter 400 of the UDC.
2. The conditional use, if granted, will tend to preserve and advance the integrity and general welfare of the neighborhood and adjacent development.
3. The granting of the conditional use permit will not be detrimental to the public safety or welfare or seriously affect or be injurious to other property or improvements in the neighborhood in which the property is located, in that it will not impair an adequate supply of light and air, or increase substantially the congestion in the public streets, create a traffic hazard, or permit inadequate parking, or increase the danger of fire, or substantially affect or overburden existing drainage or sewerage systems, or endanger the public safety, nor cause serious annoyance or injury to occupants of adjoining premises by reason of emissions of odors, fumes, gases, dust, smoke, noise or vibration, light or glare or other nuisances.
4. The proposed conditional use includes improvements or modifications either on-site or within the right-of-way to mitigate any potential development-related adverse impacts, including but not limited to:



CONDITIONAL USE

STAFF REPORT
2026-4799-CP

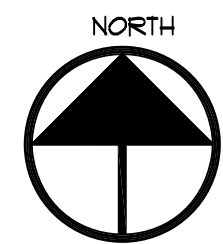
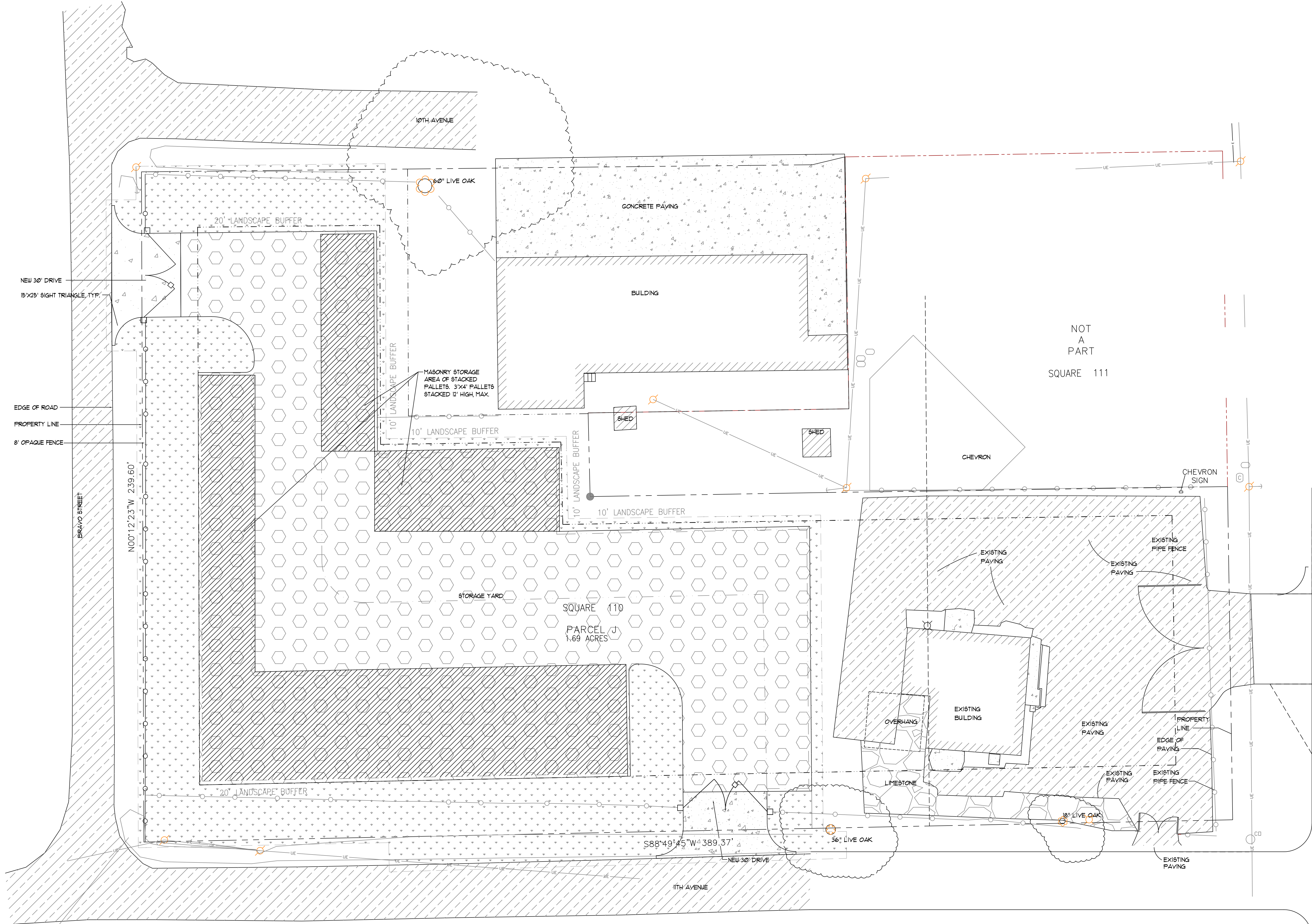
MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT

Ross Liner
Director

- a. Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicle and pedestrian safety and convenience, and access in case of fire.
- b. Off-street parking and loading areas.
- c. Refuse and service areas.
- d. Utilities with reference to location, availability, and compatibility.
- e. Screening and buffering features to minimize visual impacts and/or setbacks from adjacent uses.
- f. Control of proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.
- g. Required yards and open space.
- h. Height and bulk of structures.
- i. Hours of operation.
- j. Roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic may be needed to reduce or eliminate development generated traffic.
- k. The amount and location of existing impervious surface.

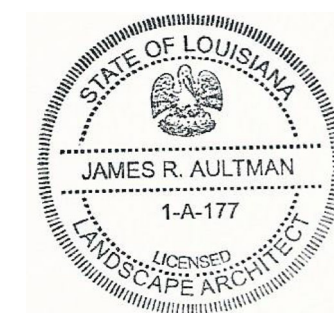




SITE PLAN
BASED ON A SITE PLAN BY DDG, DATED 01/10/2026

ZONED HC-2

1/16"=1'-0"



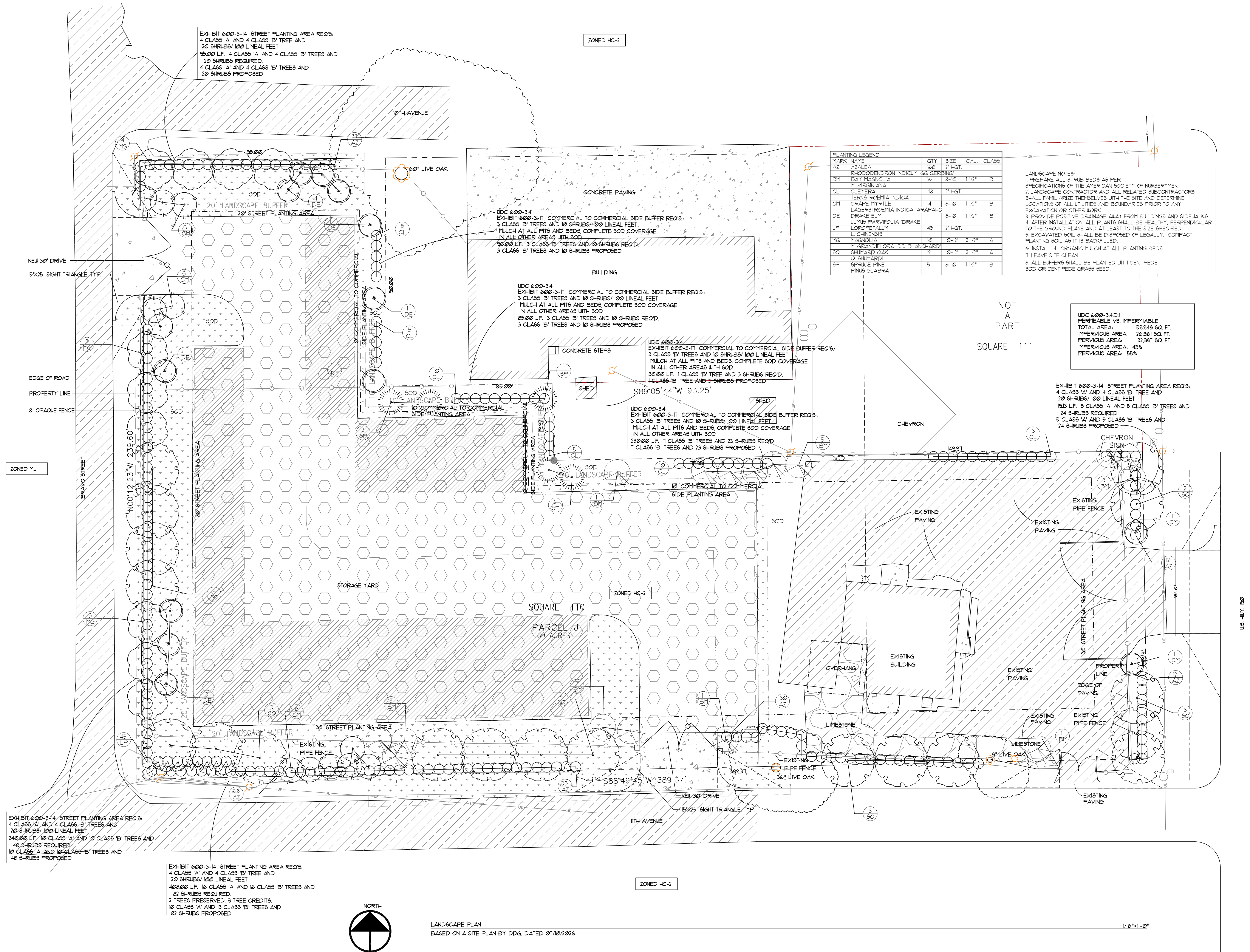
James R. Aultman, AIA
Architecture
Landscape Architecture
223 West 19th Avenue
Covington, Louisiana 70433



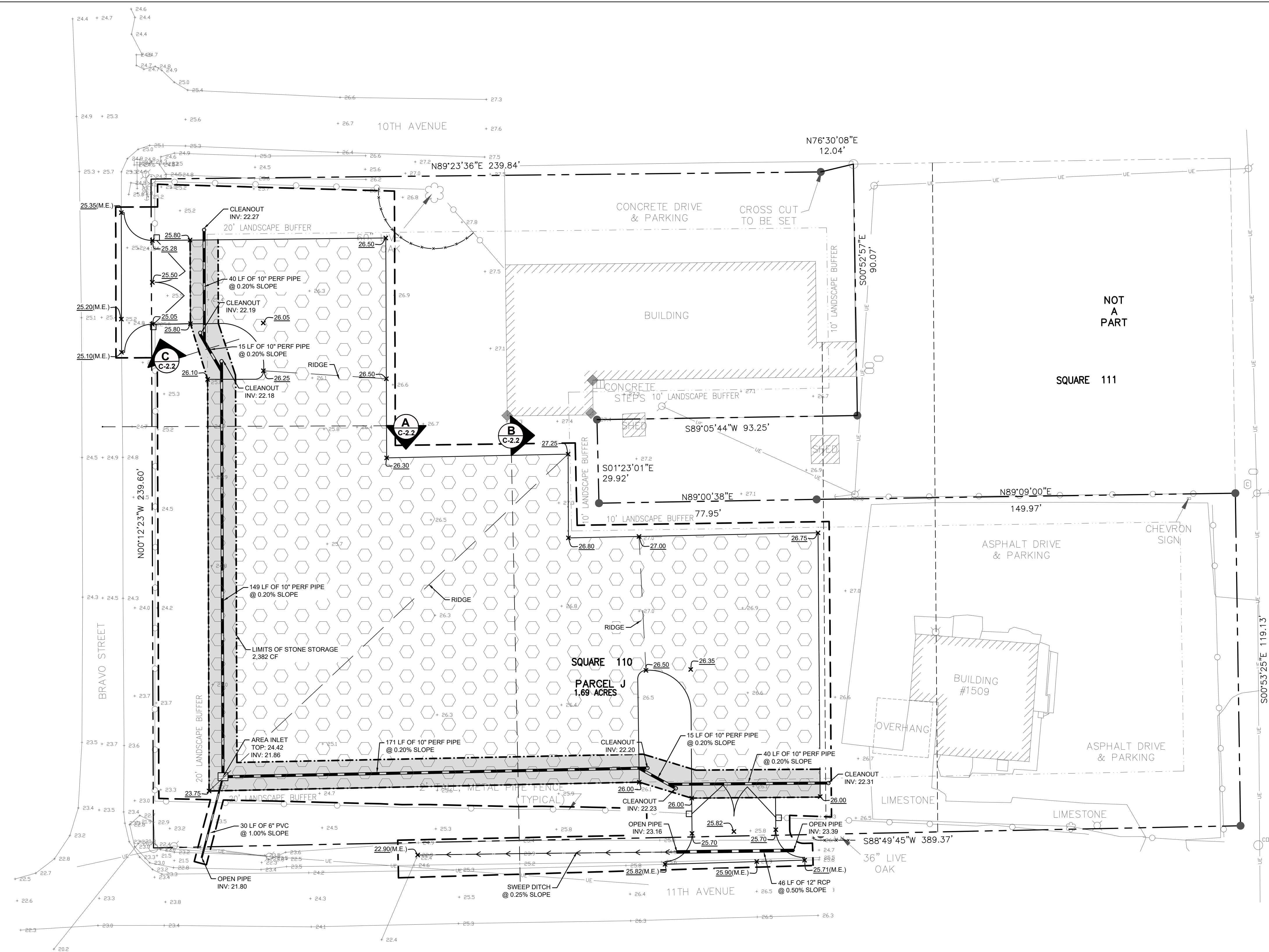
A Planting Plan for
Cocreham Brick and Stone
Covington, Louisiana

08/10/26

L1.1



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LEGEND - EXISTING

FOUND PROPERTY CORNER (AS NOTED)	○	ELEVATION OF TOP OF STRUCTURE	TOP = 18.00
SET 3/4" IRON ROD (AS NOTED)	●	ELEVATION OF BOTTOM OF STRUCTURE	INV. = 15.00
FOUND/SET PK NAIL (AS NOTED)	▲	EXISTING SPOT ELEVATION	X 10.63
FOUND RIGHT OF WAY MARKER (AS NOTED)	■	ELEVATION OF TOP OF CURB	18.50 TC
EXISTING POWER POLE	⊗	ELEVATION OF FACE OF CURB	18.00 FC
EXISTING POWER POLE WITH LIGHT	⊗*	EXISTING GROUND CONTOUR LINE	---S---
EXISTING PARKING LOT LIGHT	⊗*	EXISTING SEWER MANHOLE	⊗
EXISTING GUY ANCHOR	→	EXISTING SEWER CLEANOUT	⊗
EXISTING ELECTRIC PEDESTAL	⊞	EXISTING GRAVITY SEWER LINE	—S—
EXISTING OVERHEAD POWER LINE	—OE—	EXISTING SEWER FORCE MAIN	—SFM—
EXISTING UNDERGROUND POWER LINE	—UE—	EXISTING DRAINAGE MANHOLE	⊗
EXISTING TELEPHONE PEDESTAL	⊞	EXISTING SUBSURFACE DRAINAGE	=====
EXISTING TELEPHONE MANHOLE	⊞	EXISTING DRAINAGE DROP INLET	⊞
EXISTING TELEPHONE LINE	—T—	EXISTING DRAINAGE CATCH BASIN	⊞
EXISTING CABLE TV PEDESTAL	⊞	EXISTING FIRE HYDRANT	⊞
EXISTING CABLE TV LINE	—	EXISTING WATER METER	WM ○
EXISTING GAS METER	GM □	EXISTING WATER VALVE	⊞
EXISTING GAS VALVE	⊞	EXISTING WATER LINE	—W—
EXISTING GAS LINE	—G—	EXISTING TERRA-COTTA PIPE	8" TC
EXISTING PIPELINE	—//—	EXISTING REINFORCED CONCRETE PIPE	18" RCP
EXISTING BARR WIRE FENCE LINE	—X—	EXISTING CORRUGATED METAL PIPE	24" CMP
EXISTING CHAIN LINK LINE	—○—	EXISTING POLYVINYL CHLORIDE PIPE	12" PVC
EXISTING WOOD FENCE LINE	—□—	EXISTING HIGH DENSITY POLYETHYLENE PIPE	12" HDPE
EXISTING BARRIER POST	●	EXISTING MAILBOX	⊞

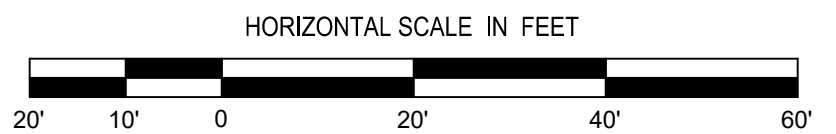
LEGEND - NEW IMPROVEMENTS

SUBSURFACE DRAINAGE	—
DOWNSPOUT COLLECTOR DRAINAGE	—
MANHOLE	●
AREA INLET	■
CURB INLET	■
OUTLET CONTROL STRUCTURE	⊞
CLEANOUT	⊞
CONTOUR	—12—
SWALE	—>—
SPOT ELEVATION	X 12.00
SPOT ELEVATION (TOP OF PAVEMENT)	X 12.00 T.P.
SPOT ELEVATION (TOP OF CURB)	X 12.00 T.C.
SPOT ELEVATION (MATCH EXISTING)	X 12.00 M.E.
SLOPE	—S—
STRUCTURE NUMBER	1
PERMANENT RIP RAP	▨

NOTE:
THE PRESENCE OF
GROUNDWATER SHOULD BE
ANTICIPATED ON THIS PROJECT.
CONTRACTOR'S BID SHALL
INCLUDE CONSIDERATION FOR
ADDRESSING THIS ISSUE.



GRADING PLAN



GRADING NOTES:

- TOPOGRAPHIC INFORMATION WAS TAKEN FROM THE TOPOGRAPHIC SURVEY INCLUDED AS PART OF THESE CONSTRUCTION DOCUMENTS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THE CONTRACTOR SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR & SUBMIT IT TO THE OWNER FOR REVIEW AND APPROVAL.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION &/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES & WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE REQUIRED IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES & NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, & ALL UTILITIES PRIOR TO CONSTRUCTION. PRIOR TO ORDERING STORM DRAIN STRUCTURES, THE CONTRACTOR SHALL VERIFY THE INVERT OF THE EXISTING STORM DRAIN SYSTEM AT THE TIE IN POINT(S) AND NOTIFY THE CIVIL ENGINEER OF ANY DEVIATION TO WHAT IS SHOWN ON THE PLANS.
- CLEARING & GRUBBING LIMITS SHALL INCLUDE ALL AREAS DISTURBED BY GRADING OPERATIONS. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UNDISTURBED AREAS, ALL PROPERTY CORNERS & REPLACING ALL PROPERTY CORNER MARKERS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
- THE EARTHWORK FOR ALL PAVEMENT AREAS SHALL BE IN ACCORDANCE WITH THE SITE PREPARATION NOTES.
- CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARD OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION & TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, & OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT LIMITED TO, ACCESS & EGRESS FROM ALL EXCAVATION & TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
- THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING VERTICAL CONTROL INCLUDING THE SETTING OF CONSTRUCTION BENCHMARKS.
- ADEQUATE DRAINAGE MEASURES MUST BE ESTABLISHED, MAINTAINED, AND TEMPORARILY ADJUSTED AS NEEDED THROUGHOUT CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE AT ALL TIMES AND PREVENT ACCUMULATION OF SURFACE WATER. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SUBGRADE CONDITIONS AND PROTECTING THE CONDITION OF PREVIOUSLY FORMED EARTHWORK.
- DEWATERING: GROUNDWATER LEVELS CAN FLUCTUATE DEPENDING ON TIME OF YEAR. THE CONTRACTOR SHALL INCLUDE PROVISIONS IN THEIR BASE BID FOR WATER CONTROL DURING CONSTRUCTION INCLUDING (BUT NOT LIMITED TO) DEEP EXCAVATIONS, DEMOLITION, PROOF ROLLING ACTIVITIES, FOUNDATION FOOTING WORK, PLACEMENT OF FILL, AND INSTALLATION OF SUB-SURFACE IMPROVEMENTS.

STORM DRAINAGE NOTES:

- ALL PIPES ENTERING STORM SEWER STRUCTURES SHALL BE SEALED TO ASSURE CONNECTION AT SUCH STRUCTURE IS WATER TIGHT.
- ALL PIPES & STRUCTURES ON STREET RIGHT-OF-WAY SHALL BE PER LOUISIANA DEPARTMENT OF TRANSPORTATION STANDARDS & SPECIFICATIONS.
- REFERENCE DETAIL SHEETS FOR CONSTRUCTION DETAILS.

STRUCTURE TYPES:

DRAINAGE STRUCTURES SHALL BE PRECAST OR CAST-IN-PLACE CONCRETE IN ACCORDANCE WITH DOTD REQUIREMENTS AS FOLLOWS:
AREA INLETS CB-01

SITE PREPARATION NOTES:

- SITE PREPARATION IS EXPECTED TO INCLUDE, BUT NOT BE LIMITED TO, REMOVING THE EXISTING DEBRIS PILES WITHIN THE PROJECT LIMITS ALONG WITH THE ASSOCIATED PAVEMENT. EXISTING UTILITIES SHALL BE LOCATED AND RE-ROUTED AS NECESSARY.
- ALL TOPSOIL WITH ORGANICS AND OTHER DELETERIOUS MATERIAL SHALL BE STRIPPED FROM THE DEVELOPMENT AREA AND THE SURFICIAL SILTY SOIL SHALL BE UNDERCUT AS NECESSARY TO PROVIDE A STABLE SUBGRADE. BASED ON THE BORINGS, ABOUT 12 INCHES OF SANDY TOPSOIL WAS ENCOUNTERED IN THE UNDEVELOPED AREAS. HOWEVER, THE ACTUAL STRIPPING AND UNDERCUTTING DEPTHS SHALL BE DETERMINED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER AT THE TIME OF CONSTRUCTION.
- DEPENDING ON THE SITE CONDITION AT THE TIME OF CONSTRUCTION, THE MOISTURE SENSITIVE SILTY SOILS COULD LOSE THEIR SUPPORT CAPABILITIES IF SUBJECTED TO HIGH MOISTURE AND MAY NEED TO BE REMOVED AND REPLACED WITH COMPACTED STRUCTURAL FILL. THEREFORE, IT WILL BE PRUDENT THAT ADEQUATE DRAINAGE BE PROVIDED ACROSS THE SITE TO KEEP THE NEAR SURFACE SILTY MATERIAL DRAINED AND MINIMIZE THE AMOUNT OF UNDERCUT DURING CONSTRUCTION.
- THE SUBGRADE SHALL BE PROOFROLLED USING A SINGLE AXLE RUBBER TIERED VEHICLE WEIGHING ABOUT 20 TONS. SOILS, WHICH ARE OBSERVED TO RUT OR DEFLECT EXCESSIVELY UNDER THE MOVING LOAD, SHALL BE UNDERCUT AND REPLACED WITH PROPERLY COMPACTED STRUCTURAL FILL. THE PROOFROLLING AND UNDERCUTTING ACTIVITIES SHALL BE WITNESSED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER AND SHALL BE PERFORMED DURING A PERIOD OF DRY WEATHER.
- AFTER SUBGRADE PREPARATION AND OBSERVATION HAVE BEEN COMPLETED, THE INITIAL LAYER OF FILL SHALL BE PLACED IN A RELATIVELY UNIFORM HORIZONTAL LIFT AND BE ADEQUATELY KEVED INTO THE STRIPPED AND SCARIFIED SUBGRADE SOILS. THE STRUCTURAL FILL MAY CONSIST OF SANDY CLAYS OR CLAYEY SANDS AND SHALL HAVE A MAXIMUM LIQUID LIMIT OF 40 AND A MAXIMUM PLASTICITY INDEX OF 20 PERCENT.
- THE FILL SHALL BE PLACED IN MAXIMUM LIFTS OF EIGHT (8) INCHES OF LOOSE MATERIALS AND SHALL BE COMPACTED WITHIN ONE (1) PERCENTAGE POINT BELOW AND THREE (3) PERCENTAGE POINTS ABOVE THE OPTIMUM MOISTURE CONTENT. IF WATER MUST BE ADDED, IT SHALL BE UNIFORMLY APPLIED AND THOROUGHLY MIXED INTO THE SOIL BY DISKING OR SCARIFYING. THE FILL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 STANDARD PROCEDURES. ADEQUATE DRAINAGE SHALL BE PROVIDED PRIOR TO AND DURING SITE WORK. THE SITE SHALL BE GRADED TO PROMOTE RAPID RUNOFF.
- GROUNDWATER WAS INITIALLY ENCOUNTERED IN MOST OF THE BORINGS AT DEPTHS OF 4 TO 12 FEET AND WAS LATER MEASURED AT DEPTHS OF 2 TO 11 FEET BELOW THE EXISTING GROUND SURFACE UPON COMPLETION OF DRILLING. HOWEVER, IT SHALL BE NOTED THAT GROUNDWATER LEVELS WILL FLUCTUATE WITH SEASONAL VARIATIONS IN RAINFALL. EXTENDED PERIODS OF DROUGHT AND SURFACE RUNOFF. PERCHED WATER CONDITIONS MAY BE ENCOUNTERED IN THE UPPER SOILS IF EARTHWORK CONSTRUCTION TAKES PLACE AFTER EXTENDED PERIODS OF RAIN. THEREFORE, IT IS RECOMMENDED THAT THE ACTUAL GROUNDWATER LEVEL AT THE SITE BE DETERMINED BY THE CONTRACTOR AT THE TIME OF THE CONSTRUCTION ACTIVITIES.
- THE UPPER SOILS ENCOUNTERED AT THIS SITE ARE EXTREMELY SENSITIVE TO DISTURBANCES CAUSED BY CONSTRUCTION TRAFFIC AND CHANGES IN MOISTURE CONTENT. DURING WET WEATHER PERIODS, AN INCREASE IN THE MOISTURE CONTENT OF THE SOIL CAN CAUSE SIGNIFICANT REDUCTION IN THE SOIL STRENGTH AND SUPPORT CAPABILITIES. SOILS THAT BECOME WET MAY BE SLOW TO DRY AND THIS SIGNIFICANTLY RETARD THE PROGRESS OF GRADING AND COMPACTION ACTIVITIES. IT WILL BE ADVANTAGEOUS TO PERFORM EARTHWORK AND FOUNDATION CONSTRUCTION ACTIVITIES DURING DRY WEATHER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A FIRM AND STABLE SUBGRADE CONDITION. SHOULD THE NEAR SURFACE SOILS BECOME WET, THE CONTRACTOR SHALL BE PREPARED TO MITIGATE THESE CONDITIONS BY REPEATED AERATION AND EXPOSURE TO SUNLIGHT OR BY ADMIXTURE TREATMENT. A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER SHALL BE PRESENT DURING THE SITE WORK ACTIVITIES TO EVALUATE THE CONDITION OF THE IMPROVED SOIL AND VERIFY THE MATERIAL IS ADEQUATE PRIOR TO PLACEMENT OF ADDITIONAL FILL.
- WATER SHALL NOT BE ALLOWED TO COLLECT IN THE FOUNDATION EXCAVATIONS, OR ON THE PREPARED SUBGRADE IN THE CONSTRUCTION AREA EITHER DURING OR AFTER CONSTRUCTION. UNDERCUT OR EXCAVATED AREAS SHALL BE SLOPED TOWARD ONE CORNER TO FACILITATE REMOVAL OF ANY COLLECTED RAINWATER, GROUNDWATER, OR SURFACE RUNOFF. POSITIVE SITE SURFACE DRAINAGE SHALL BE PROVIDED TO REDUCE INFILTRATION OF SURFACE WATER AROUND THE BUILDINGS.

COCREHAM BRICK
COVINGTON, LA
ST. TAMMANY PARISH
STEVEN CHEATHAM

DDG
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PROJECT NO. 26-1273

ISSUE FOR PERMIT
08/06/2026

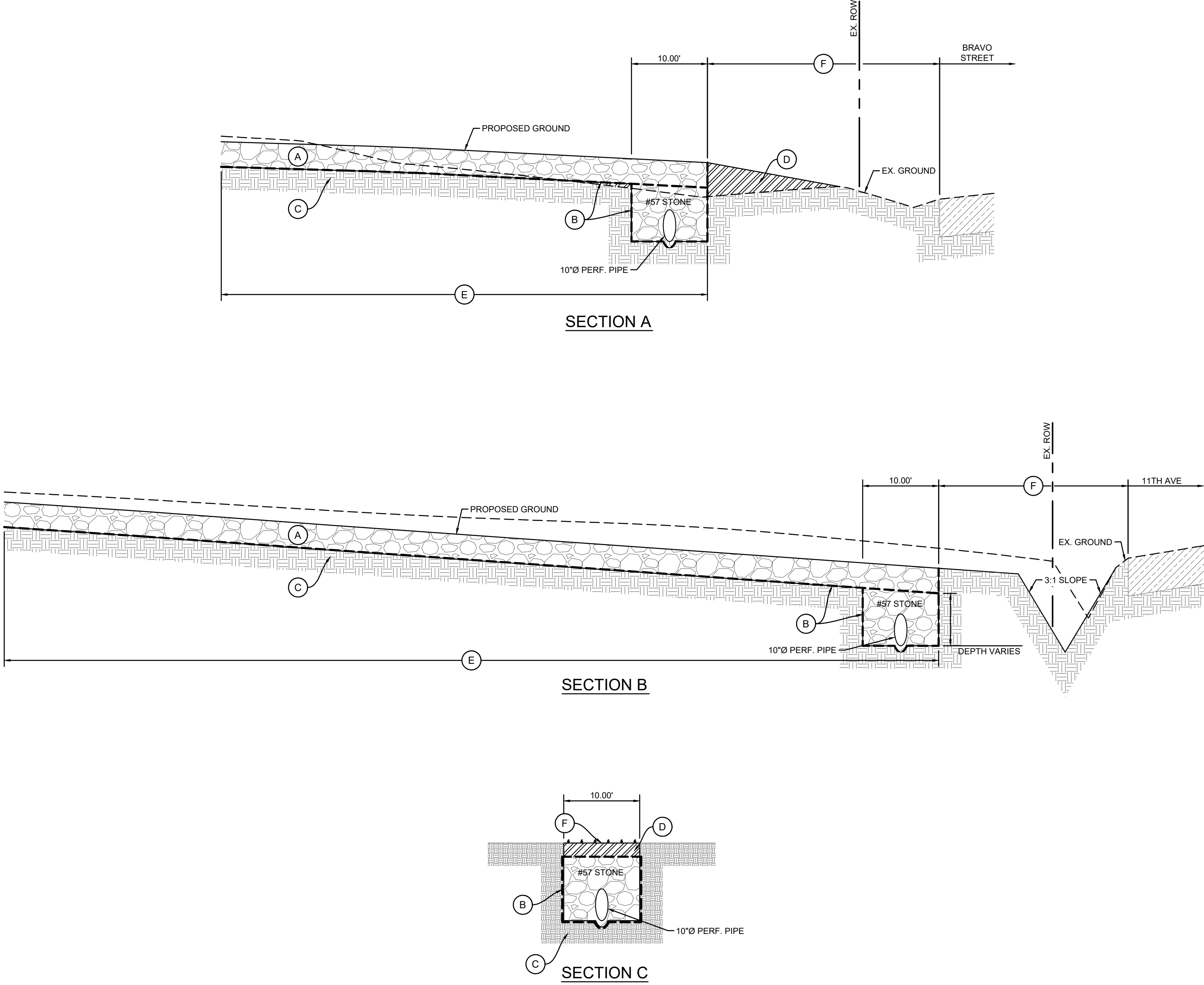
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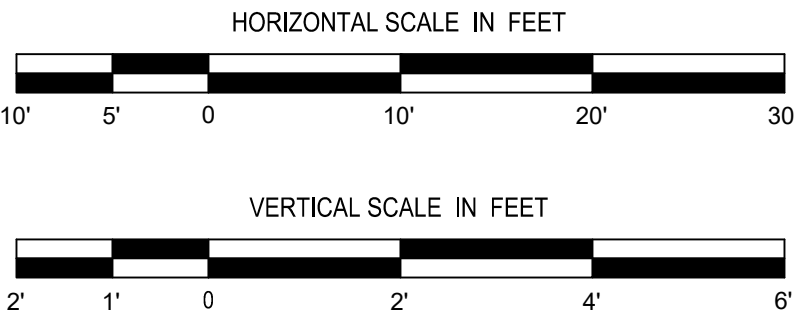
SHEET

C-2

Z:\2026\26-1273\CIVIL\CAD\26-1273 C-2 GRADING PLAN.DWG



GRADING PLAN CROSS SECTIONS



NOTE:
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GROUNDWATER SHOULD BE
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- LEGEND:**
- (A) 8" #610 STONE
 - (B) NON-WOVEN GEOTEXTILE FABRIC (MIRAFI 160N OR APPROVED EQUAL)
 - (C) PROOF ROLLED SUBGRADE
 - (D) REQUIRED EMBANKMENT MATERIAL
 - (E) GENERAL EXCAVATION (IF REQUIRED)
 - (F) HYDROSEED WITH STRAW OR SOD IN DISTURBED AREAS

NOTE:

1. EMBANKMENT MATERIAL SHALL CONFORM TO SECTION 230 OF LSSRB, LATEST EDITION.
2. CRUSHED 610 LIMESTONE SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY DETERMINED BY ASTM D698 AND CONFORM TO SECTION 1003.03 OF LSSRB, LATEST EDITION.

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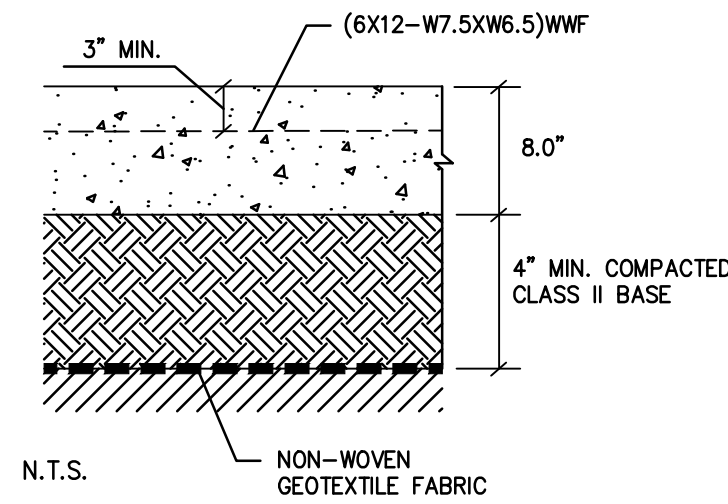
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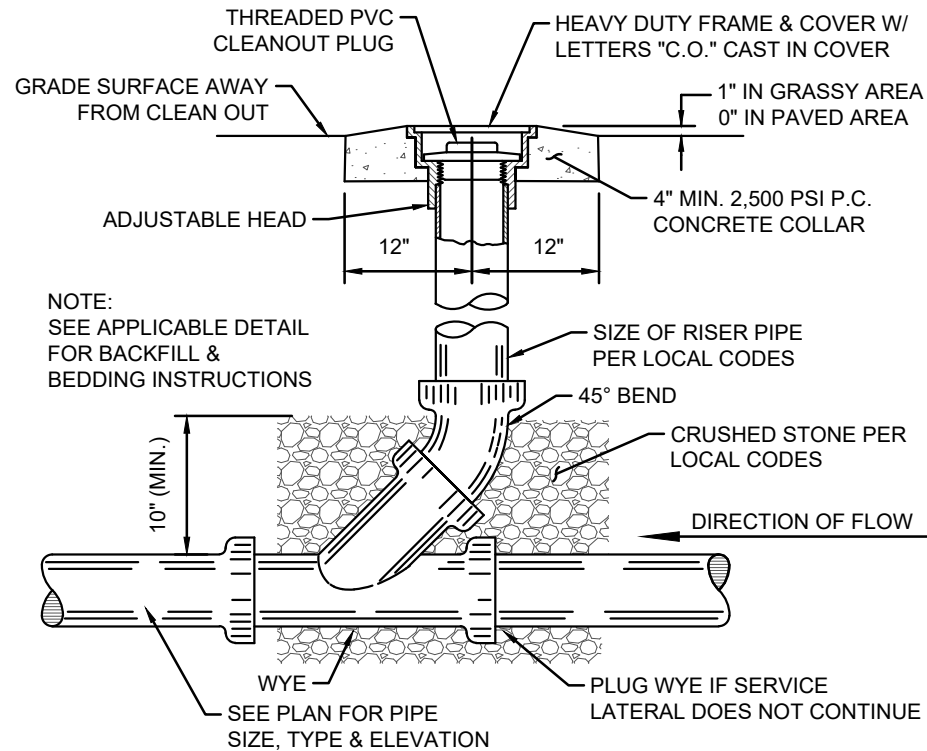
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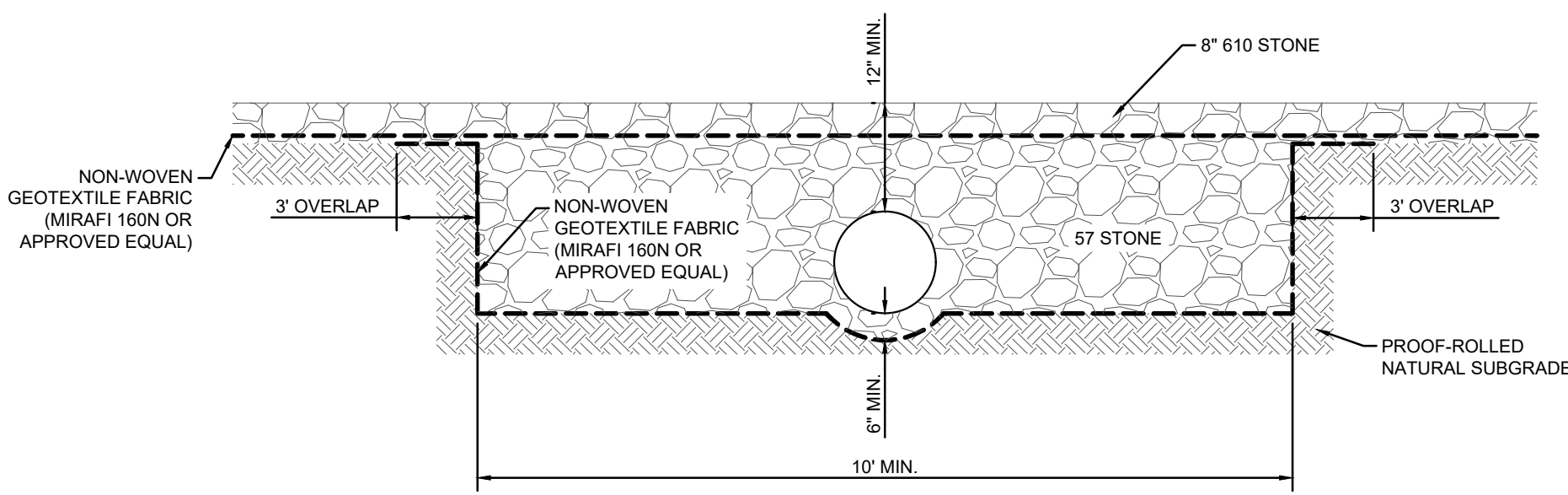


HEAVY DUTY
CONCRETE PAVEMENT

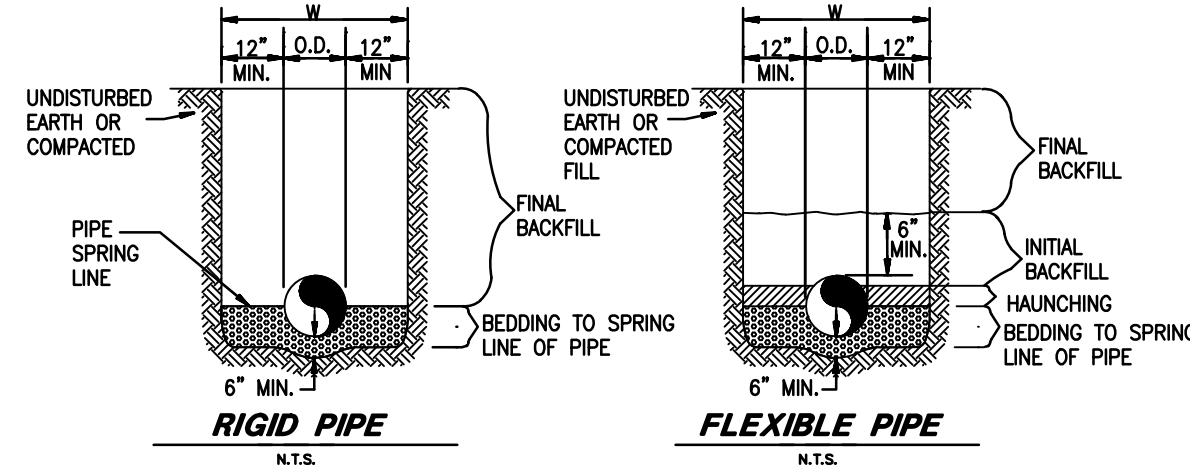
- A.** 8.0" PORTLAND CEMENT CONCRETE (4000 PSI COMPRESSIVE STRENGTH AT 28 DAYS) COMPLYING WITH THE LOUISIANA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR ROADS & BRIDGES. THE PORTLAND CEMENT SHALL ALSO CONFORM TO THE REQUIREMENTS FOR PORTLAND CEMENT CONCRETE PAVEMENT SECTION 601 & 901 OF THE LADOT STANDARD SPECIFICATIONS FOR ROADS & BRIDGES.
- B.** 4" MIN. COMPACTED CLASS II BASE
- NOTES:**
- 1) THE GRANULAR FILL SHALL BE COMPACTED TO AT LEAST 95% PERCENT OF THE MAXIMUM DRY DENSITY PER ASTM D698. STANDARD PROCTOR AND WITHIN 3% OF THE OPTIMUM MOISTURE CONTENT.
 - 2) IF NECESSARY, ALL STRUCTURAL FILL SHALL BE FREE OF ROOTS, CLAY LUMPS, AND OTHER DELETERIOUS MATERIALS CONSISTING OF SANDY CLAYS HAVING A MAXIMUM LIQUID LIMIT OF 40 AND A PLASTICITY INDEX BETWEEN 10 TO 20 PERCENT.
 - 3) THE INITIAL LAYER OF FILL SHALL BE PLACED IN A RELATIVELY UNIFORM LOOSE LIFTS AND SHALL BE ADEQUATELY KEY INTO STRIPPED AND SCARIFIED SUBGRADE SOILS. THE FILL SHALL BE PLACED IN 8 INCH LOOSE LIFTS AND COMPACTED TO 95% MAXIMUM DRY DENSITY DETERMINED BY ASTM D698 STANDARD PROCTOR AND WITHIN 1% POINT BELOW AND 3% POINT ABOVE OPTIMUM MOISTURE CONTENT PER ASTM D698.
 - 4) EXISTING SUBGRADE SHALL BE PROOF-ROLLED USING A SINGLE AXLE RUBBER Tired VEHICLE WEIGHING ABOUT 20 TONS. SOILS THAT ARE OBSERVED TO RUT OR DEFLECT EXCESSIVELY UNDER THE MOVING LOAD SHALL BE UNDERCUT AND REPLACED WITH PROPERLY COMPACTED STRUCTURAL FILL. THE PROOF-ROLLING AND UNDERCUTTING SHALL BE WITNESSED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER AND PERFORMED DURING PERIODS OF DRY WEATHER.
 - 5) ALL SUBGRADE, BASE & PAVEMENT CONSTRUCTION OPERATIONS SHOULD MEET MINIMUM REQUIREMENTS OF THE LOUISIANA DEPARTMENT OF TRANSPORTATION.
 - 6) CONTROL JOINT SPACING SHALL BE A MAXIMUM OF 15 FEET. IF SAWCUT, CONTROL JOINTS SHALL BE CUT WITHIN 6 TO 12 HOURS OF CONCRETE PLACEMENT.
 - 7) EXPANSION JOINT SPACING SHALL BE A MAXIMUM OF 75 FT.
 - 8) DOWELS AT EXPANSION JOINTS SHALL BE 1 INCH BARS, 18 INCHES IN LENGTH, WITH ONE END TREATED TO SLIP, SPACED AT 12 INCHES ON CENTERS AT EACH JOINT.
 - 9) CONSTRUCTION JOINTS SHALL BE DESIGNED IN ACCORDANCE WITH CURRENT PORTLAND CEMENT ASSOCIATION & THE AMERICAN CONCRETE INSTITUTE GUIDELINES. JOINTS SHALL BE SEALED TO REDUCE THE POTENTIAL FOR WATER INFILTRATION INTO PAVEMENT JOINTS & SUBSEQUENT INFILTRATION INTO THE SUPPORTING SOILS. LOAD TRANSFER DEVICES AT THE PAVEMENT JOINTS SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED CODES.



SANITARY/STORM
SEWER CLEANOUT
N.T.S.



INFILTRATION TRENCH
N.T.S.

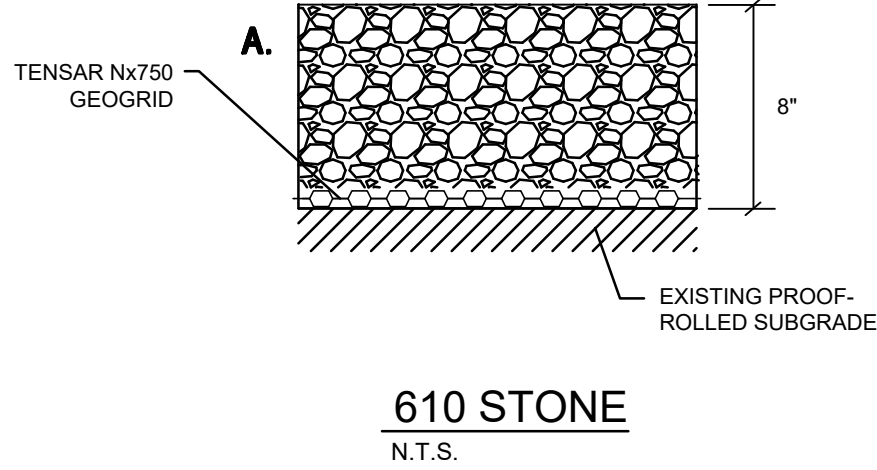


- GENERAL NOTES**
1. BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B OR CLASS II COMPACTED TO 95% STANDARD PROCTOR.
 2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 95% STANDARD PROCTOR.
 3. INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 95% STANDARD PROCTOR.
 4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 90% STANDARD PROCTOR.
 5. FINAL BACKFILL SHALL BE CLASS I, II, OR III COMPACTED AS NOTED IN NOTES 3. AND 4.
 6. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV-A COMPACTED TO 95% STANDARD PROCTOR.
 7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-LATEST EDITION.
 8. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS III AND IV-A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
 9. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
 10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES.

STORM SEWER TRENCH AND BEDDING
N.T.S.

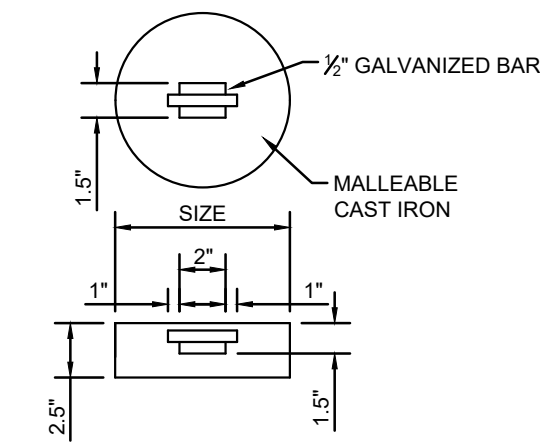
CLASS	TYPE	SOIL GROUP SYMBOL (2487)	DESCRIPTION
1A	MANUFACTURED AGGREGATES; OPEN-GRADED, CLEAN	NONE	ANGULAR, CRUSHED STONE OR ROCK, CRUSHED GRAVEL, BROKEN CORAL, CRUSHED SLAG, CHIPPERS OR SHELLS, LARGE VOID CONTENT, CONTAIN LITTLE OR NO FINES
1B	MANUFACTURED, PROCESSED AGGREGATES; DENSE-GRADED, CLEAN	NONE	ANGULAR, CRUSHED STONE (OR OTHER CLASS 1A MATERIALS) AND STONE/SAND MIXTURES WITH GRADATIONS SELECTED TO MINIMIZE MIGRATION OF ADJACENT SOILS; CONTAIN LITTLE OR NO FINES (SEEK 8)
II	COARSE-GRAINED SOILS CLEAN	GW	WELL-GRADED GRAVELS AND GRAVEL-SAND MIXTURES; LITTLE OR NO FINES
		GP	POORLY-GRADED GRAVELS AND GRAVEL-SAND MIXTURES; LITTLE OR NO FINES
		SW	WELL-GRADED SANDS AND GRAVELY SANDS; LITTLE OR NO FINES
		SP	POORLY-GRADED SANDS AND GRAVELY SANDS; LITTLE OR NO FINES
III	COARSE-GRAINED SOILS WITH FINES	e.g. GW-GC, SP-SM	SANDS AND GRAVELS WHICH ARE BORDERLINE BETWEEN CLEAN AND WITH FINES
		GM	SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES
		GC	CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES
		SM	SILTY SANDS, SAND-SILT MIXTURES
		SC	CLAYEY SANDS, SAND-CLAY MIXTURES
IV-A	FINE-GRAINED SOILS (INORGANIC)	ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS, SILTS WITH SLIGHT PLASTICITY
		CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
IV-B	FINE-GRAINED SOILS (INORGANIC)	MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOILS, ELASTIC SILTS
		CH	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS
V	ORGANIC SOILS	OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
		OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS
		PT	PEAT AND OTHER HIGH ORGANIC SOILS

GENERAL SOIL
CLASSIFICATION CHART

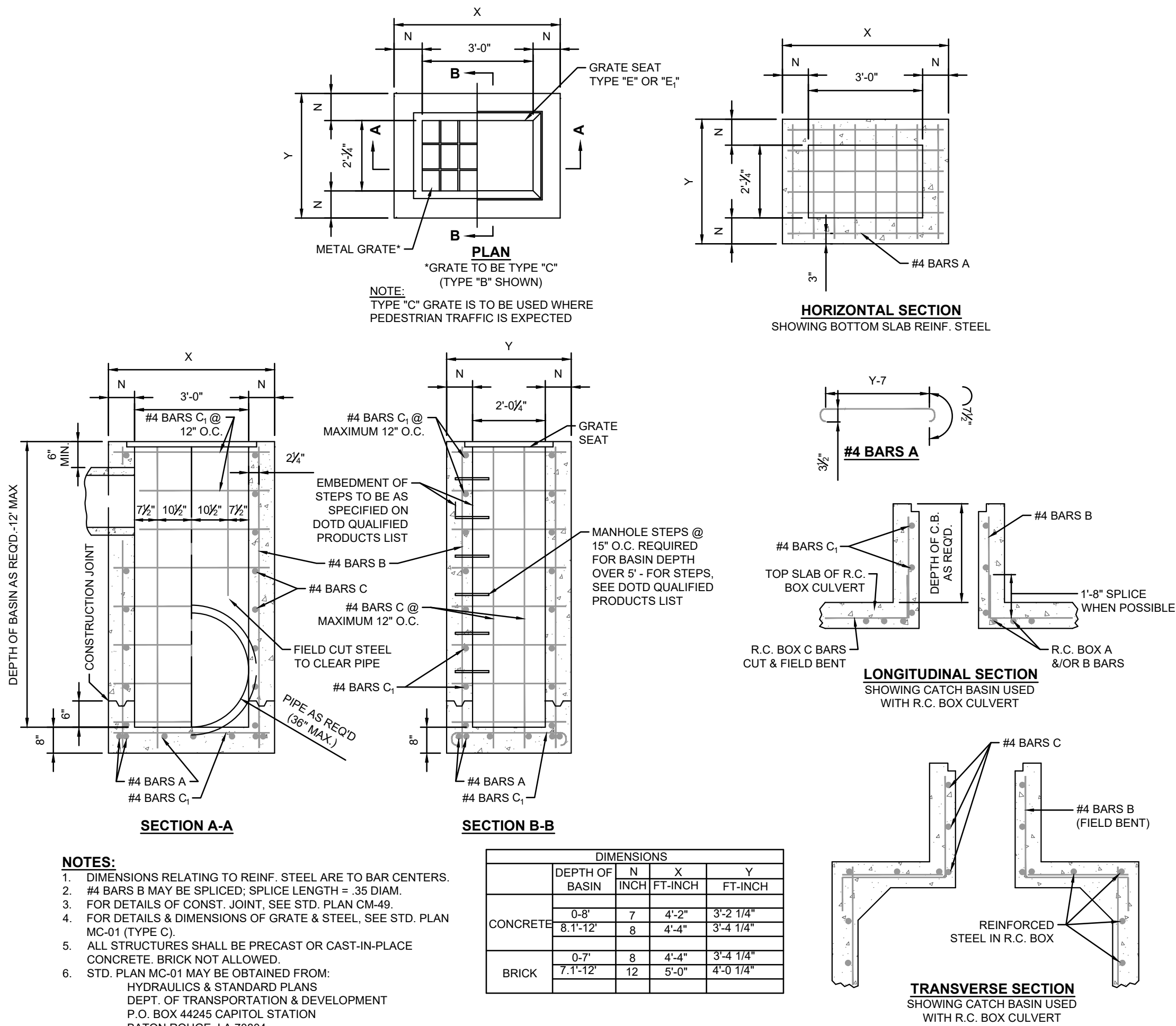


610 STONE
N.T.S.

- A.** 8" COMPACTED 610 LIMESTONE. THE CRUSHED LIMESTONE SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF LOUISIANA STANDARD SPECIFICATIONS FOR ROADS & BRIDGES (LSSRB) SECTION 1003.03, & BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY DETERMINED BY ASTM D698.
- NOTES:**
- 1) ALL GRANULAR (SAND) FILL SHALL BE FREE OF ORGANIC AND OTHER DELETERIOUS MATERIALS AND HAVE LESS THAN TEN (10) PERCENT PASSING THE #200 SIEVE.
 - 2) THE INITIAL LAYER OF FILL SHALL BE PLACED IN A RELATIVELY UNIFORM HORIZONTAL LIFTS AND SHALL BE ADEQUATELY KEYED INTO STRIPPED AND SCARIFIED SUBGRADE SOILS. THE FILL SHALL BE PLACED IN MINIMUM 8" LOOSE LIFTS AND COMPACTED WITH IN ONE (1) PERCENTAGE POINT BELOW AND THREE (3) PERCENTAGE POINTS ABOVE OPTIMUM MOISTURE CONTENT. IF WATER MUST BE ADDED, IT SHALL BE UNIFORMLY APPLIED AND THOROUGHLY MIXED INTO THE SOILS BY DISKING OR SCARIFY, AND COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698.
 - 3) EXISTING SUBGRADE IN PARKING AREAS SHALL BE PROOF-ROLLED WITH A LOADED TANDEM AXLE DUMP TRUCK OR SIMILAR HEAVILY LOADED RUBBER Tired VEHICLE WEIGHING ABOUT 20 TONS. SOILS THAT RUT OR DEFLECT EXCESSIVELY UNDER THE MOVING LOAD SHALL BE UNDERCUT AND REPLACED WITH PROPERLY COMPACTED STRUCTURAL FILL. THE PROOF-ROLLING AND UNDERCUTTING SHALL BE WITNESSED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER AND SHALL BE PERFORMED DURING PERIODS OF DRY WEATHER.
 - 4) ALL SUBGRADE, BASE & PAVEMENT CONSTRUCTION OPERATIONS SHOULD MEET MINIMUM REQUIREMENTS OF THE LOUISIANA DEPARTMENT OF TRANSPORTATION.



CLEANOUT PLUG DETAIL
N.T.S.



- NOTES:**
1. DIMENSIONS RELATING TO REINF. STEEL ARE TO BAR CENTERS.
 2. #4 BARS B MAY BE SPICED; SPICE LENGTH = .35 DIAM.
 3. FOR DETAILS OF CONST. JOINT, SEE STD. PLAN CM-49.
 4. FOR DETAILS & DIMENSIONS OF GRATE & STEEL, SEE STD. PLAN MC-01 (TYPE C).
 5. ALL STRUCTURES SHALL BE PRECAST OR CAST-IN-PLACE CONCRETE, BRICK NOT ALLOWED.
 6. STD. PLAN MC-01 MAY BE OBTAINED FROM:
HYDRAULICS & STANDARD PLANS
DEPT. OF TRANSPORTATION & DEVELOPMENT
P.O. BOX 44245 CAPITOL STATION
BATON ROUGE, LA 70804

CONCRETE OPEN TOP CATCH BASIN L.D.O.T.D. CB-01 (36" MAX.)
N.T.S.

COCREHAM BRICK
COVINGTON, LA
ST. TAMMANY PARISH
STEVEN CHEATHAM

DDG
16675 E. BREWSTER ROAD | SUITE 150
COVINGTON, LA 70433
985.249.6180



PROJECT NO. 26-1273
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08/06/2026

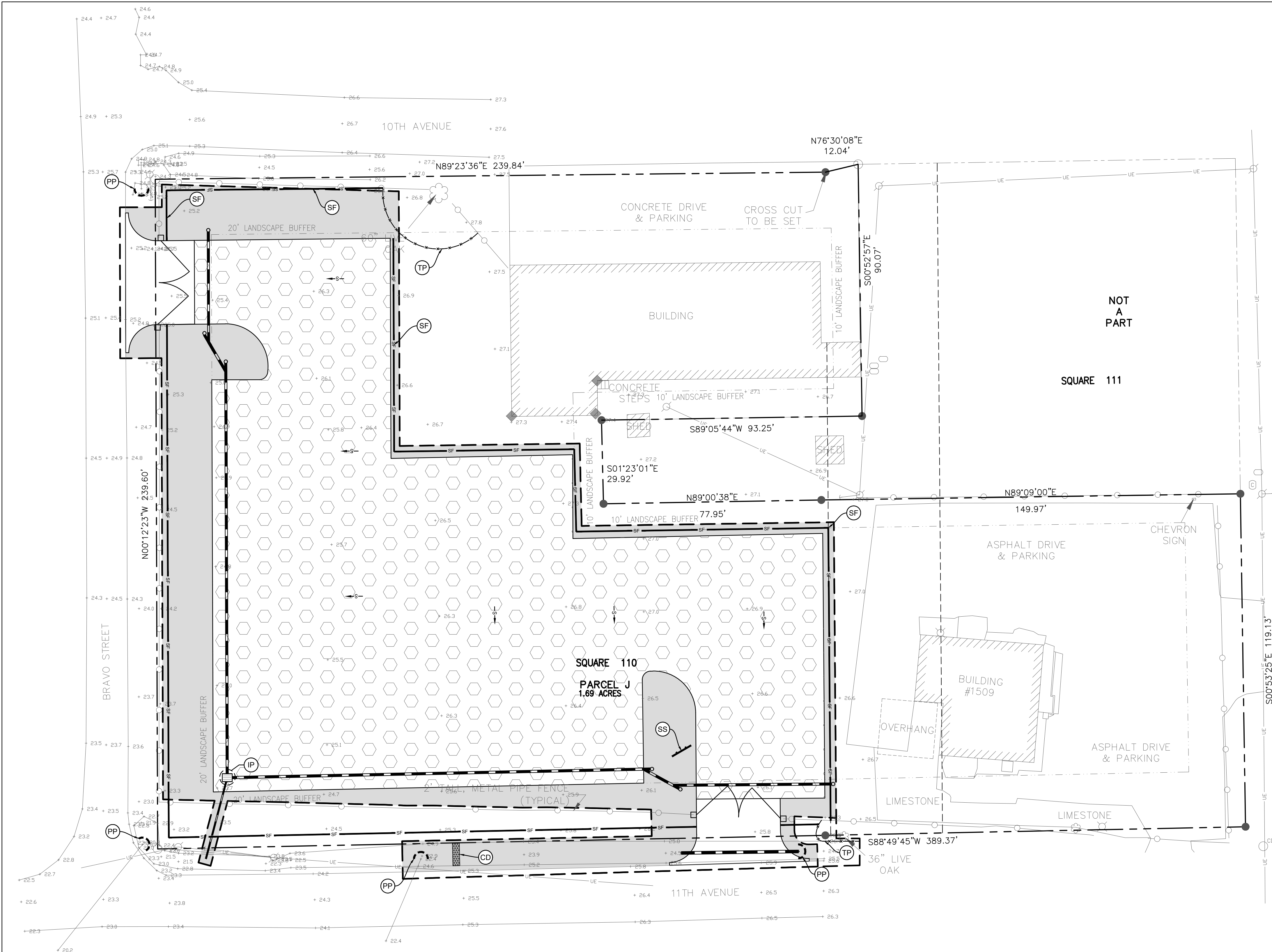
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DETAILS

C-3

Z:\2026\26-1273\GVL\26-1273 ES-1 EROSION CONTROL PLAN.DWG



LEGEND - EXISTING

FOUND PROPERTY CORNER (AS NOTED)	○	ELEVATION OF TOP OF STRUCTURE	TOP = 18.00
SET 3/4" IRON ROD (AS NOTED)	●	ELEVATION OF BOTTOM OF STRUCTURE	INV. = 15.00
FOUND/SET PK NAIL (AS NOTED)	△	EXISTING SPOT ELEVATION	X 10.63
FOUND RIGHT OF WAY MARKER (AS NOTED)	▲	ELEVATION OF TOP OF CURB	18.50 TC
EXISTING POWER POLE	⊗	ELEVATION OF FACE OF CURB	18.00 FC
EXISTING POWER POLE WITH LIGHT	⊗*	EXISTING GROUND CONTOUR LINE	---S---
EXISTING PARKING LOT LIGHT	⊗*	EXISTING SEWER MANHOLE	⊗
EXISTING GUY ANCHOR	→	EXISTING SEWER CLEANOUT	⊗
EXISTING ELECTRIC PEDESTAL	⊗	EXISTING GRAVITY SEWER LINE	—S—
EXISTING OVERHEAD POWER LINE	—OE—	EXISTING SEWER FORCE MAIN	—SFM—
EXISTING UNDERGROUND POWER LINE	—UE—	EXISTING DRAINAGE MANHOLE	⊗
EXISTING TELEPHONE PEDESTAL	⊗	EXISTING SUBSURFACE DRAINAGE	=====
EXISTING TELEPHONE MANHOLE	⊗	EXISTING DRAINAGE DROP INLET	⊗
EXISTING TELEPHONE LINE	—T—	EXISTING DRAINAGE CATCH BASIN	⊗
EXISTING CABLE TV PEDESTAL	⊗	EXISTING FIRE HYDRANT	⊗
EXISTING CABLE TV LINE	—CT—	EXISTING WATER METER	WM O
EXISTING GAS METER	GM O	EXISTING WATER VALVE	⊗
EXISTING GAS VALVE	⊗	EXISTING WATER LINE	—W—
EXISTING GAS LINE	—G—	EXISTING TERRA-COTTA PIPE	8" TC
EXISTING PIPELINE	—P—	EXISTING REINFORCED CONCRETE PIPE	18" RCP
EXISTING BARB WIRE FENCE LINE	—X—	EXISTING CORRUGATED METAL PIPE	24" CMP
EXISTING CHAIN LINK LINE	—CL—	EXISTING POLYVINYL CHLORIDE PIPE	12" PVC
EXISTING WOOD FENCE LINE	—WF—	EXISTING HIGH DENSITY POLYETHYLENE PIPE	12" HDPE
EXISTING BARRIER POST	●	EXISTING MAILBOX	⊗

LEGEND - NEW IMPROVEMENTS

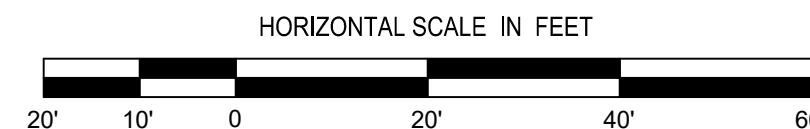
—SF—	(SF)	SILT FENCE	---	LIMITS OF DISTURBANCE
—SS—	(SS)	SWPPP INFORMATION SIGN	■	HYDROMULCH (SLOPES 3:1 OR GREATER SHALL BE SODDED)
—CD—	(CD)	ROCK CHECK DAM	—S—	DIRECTION OF OVERLAND FLOW
—PP—	(PP)	OPEN PIPE PROTECTION	---	PROPERTY LINE
—IP—	(IP)	INLET PROTECTION	---	PROPOSED STORM DRAINAGE
—TP—	(TP)	TEMPORARY TREE PROTECTION FENCE		

REFERENCE SHEET ES-2 FOR DETAILS ON EROSION CONTROL MEASURES.

NOTE:
THE PRESENCE OF
GROUNDWATER SHOULD BE
ANTICIPATED ON THIS PROJECT.
CONTRACTOR'S BID SHALL
INCLUDE CONSIDERATION FOR
ADDRESSING THIS ISSUE.



EROSION CONTROL PLAN



ACREAGE SUMMARY	
SITE PROPERTY AREA	+/- 1.69 ACRES
DISTURBED ON-SITE AREA	+/- 0.91 ACRES
DISTURBED OFF-SITE AREA	+/- 0.06 ACRES
TOTAL DISTURBED AREA	+/- 0.97 ACRES

EROSION CONTROL NOTES:

- SEDIMENT & EROSION CONTROL FACILITIES & STORM DRAINAGE FACILITIES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN EROSION CONTROL FACILITIES DURING THE ENTIRE CONSTRUCTION PERIOD. FACILITIES ARE NOT TO BE REMOVED UNTIL COMPLETION OF THE PROJECT.
- ADDITIONAL DEVICES MAY BE REQUIRED AS DEEMED NECESSARY BY GOVERNING AUTHORITIES.
- SILT FENCES SHALL BE CLEANED OR REPLACED WHEN SILT BUILDS UP TO 1" FROM THE BOTTOM OF THE FENCE.
- EROSION CONTROL MEASURES ARE TO BE INSPECTED WEEKLY & AFTER EACH RAINFALL & REPAIRED AS NECESSARY.
- ALL GRADED AREAS SHALL BE STABILIZED WITH A PERMANENT FAST GROWING COVER & OR MULCH UPON COMPLETION OF GRADING OPERATIONS. COMPLETION OF GRADING OPERATIONS DOES NOT MEAN AT THE END OF THE PROJECT. AS SOON AS FINAL GRADES ARE ESTABLISHED IN AN UNPAVED AREA, THE CONTRACTOR SHALL STABILIZE WITH A TEMPORARY GRASS OR PERMANENT SOD. IF A TEMPORARY GRASS IS APPLIED, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO APPLY A PERMANENT SEED OR SOD AT THE PROPER TIME OF YEAR.
- FILL SLOPES SHOULD BE PLANTED AS SOON AS AN AREA OF THE SITE IS BROUGHT TO FINAL GRADE. SURFACE RUNOFF SHALL BE INTERCEPTED AT THE TOP OF TEMPORARY & PERMANENT SLOPES DURING CONSTRUCTION SO THAT WATER IS NOT ALLOWED TO FLOW OVER THE SLOPE FACE.
- THE GENERAL CONTRACTOR & THE GRADING CONTRACTOR SHALL REVIEW THEIR GRADING SEQUENCE TO ENSURE THAT THE LEAST AMOUNT OF LAND POSSIBLE AT ANY ONE TIME IS DISTURBED WITHOUT PERMANENT STABILIZATION.
- CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION ENTRANCES PRIOR TO ANY EARTHWORK OPERATIONS.
- CONTRACTOR SHALL MAINTAIN SILT FENCES FOR THE DURATION OF THE PROJECT UNTIL ACCEPTED BY THE OWNER AT NO EXPENSE TO OWNER.
- CONTRACTOR SHALL INSPECT ON A DAILY BASIS FOR NEEDED REMOVAL OF ANY ACCUMULATED SILTS, DEBRIS, OR REPAIR OF DAMAGED SILT FENCE AT NO ADDITIONAL EXPENSE TO OWNER.
- PRIOR TO CONSTRUCTION, THE EROSION & SEDIMENT CONTROL MEASURES SHOWN HEREON SHALL BE IN PLACE. CLEARING & GRUBBING OPERATIONS WILL BE ENGAGED IN ONLY AS NECESSARY TO ALLOW THE PLACEMENT OF EROSION & SEDIMENT CONTROL MEASURES AS SHOWN HEREON UNTIL ALL SUCH MEASURES ARE IN PLACE.
- LAND DISTURBING ACTIVITIES WILL BE KEPT TO A MINIMUM & WILL NOT EXTEND BEYOND THE LIMITS SHOWN.
- SEDIMENT & EROSION CONTROL MEASURES WILL BE INSPECTED ON A DAILY BASIS & WILL BE REPAIRED, ADJUSTED & MAINTAINED AS NEEDED OR REQUIRED BY GOVERNING AGENCIES AT NO ADDITIONAL EXPENSE TO THE OWNER TO PROVIDE EROSION & SEDIMENT CONTROL FOR THE DURATION OF CONSTRUCTION & UNTIL ALL DISTURBED AREAS ARE STABILIZED.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLETING THE "PRIME CONTRACTOR CERTIFICATION" & "THE MONTHLY INSPECTION REPORT & CERTIFICATION FORM FOR EROSION & SEDIMENT CONTROLS" LOCATED IN THE SITEWORK SPECIFICATIONS & SUBMITTING THE FORMS TO THE OFFICE OF POLLUTION CONTROL.
- THE CONTRACTOR SHALL ALSO CONSTRUCT THE SILT FENCING AS SHOWN AT THE PERIMETER OF THE SITE PLAN PRIOR TO LAND CLEARING ACTIVITIES.
- ALL EROSION CONTROL MEASURES EXCEPT THE REQUIRED RIP RAP ARE TEMPORARY DEVICES. THESE TEMPORARY DEVICES SHALL BE REMOVED PRIOR TO COMPLETION OF CONSTRUCTION ONCE STABILIZATION OF ALL GRADED AREAS ARE COMPLETE.

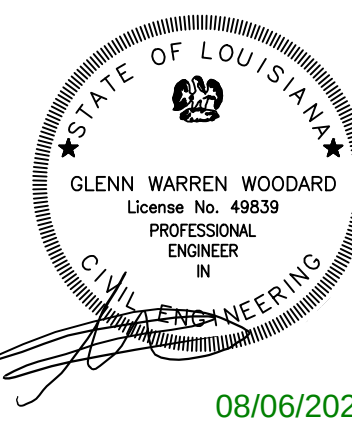
BMP MAINTENANCE EROSION NOTES:

ALL MEASURES STATED ON THIS SITE MAP, & IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION & SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, & REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

- INLET PROTECTION DEVICES & BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETEIORATION.
- ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, & RESEED AS NEEDED.
- SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
- THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
- THE TEMPORARY PARKING & STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING & STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
- OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITION AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
- PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. ANY DEBRIS & OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

COCREHAM BRICK
COVINGTON, LA
ST. TAMMANY PARISH
STEVEN CHEATHAM

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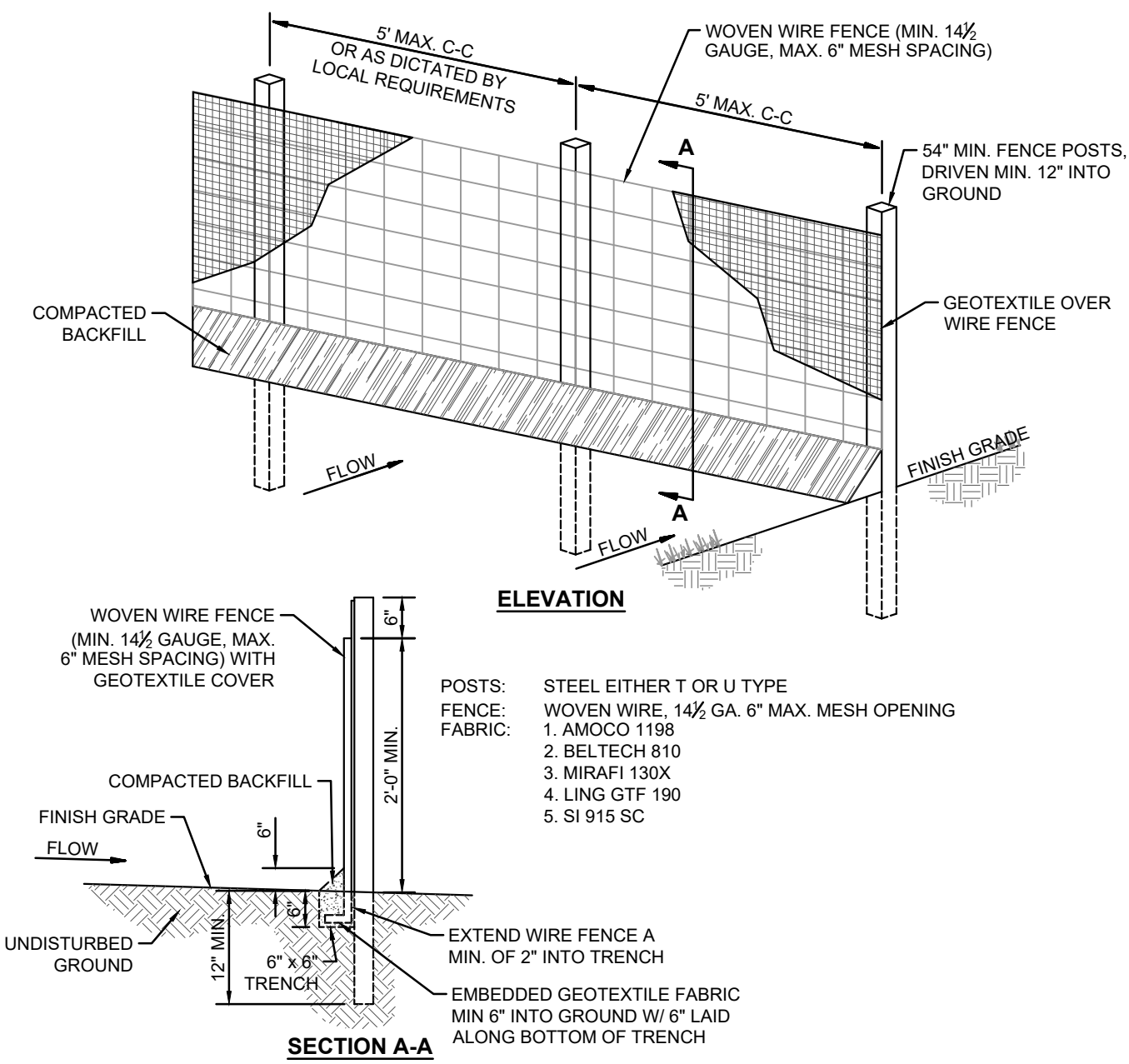
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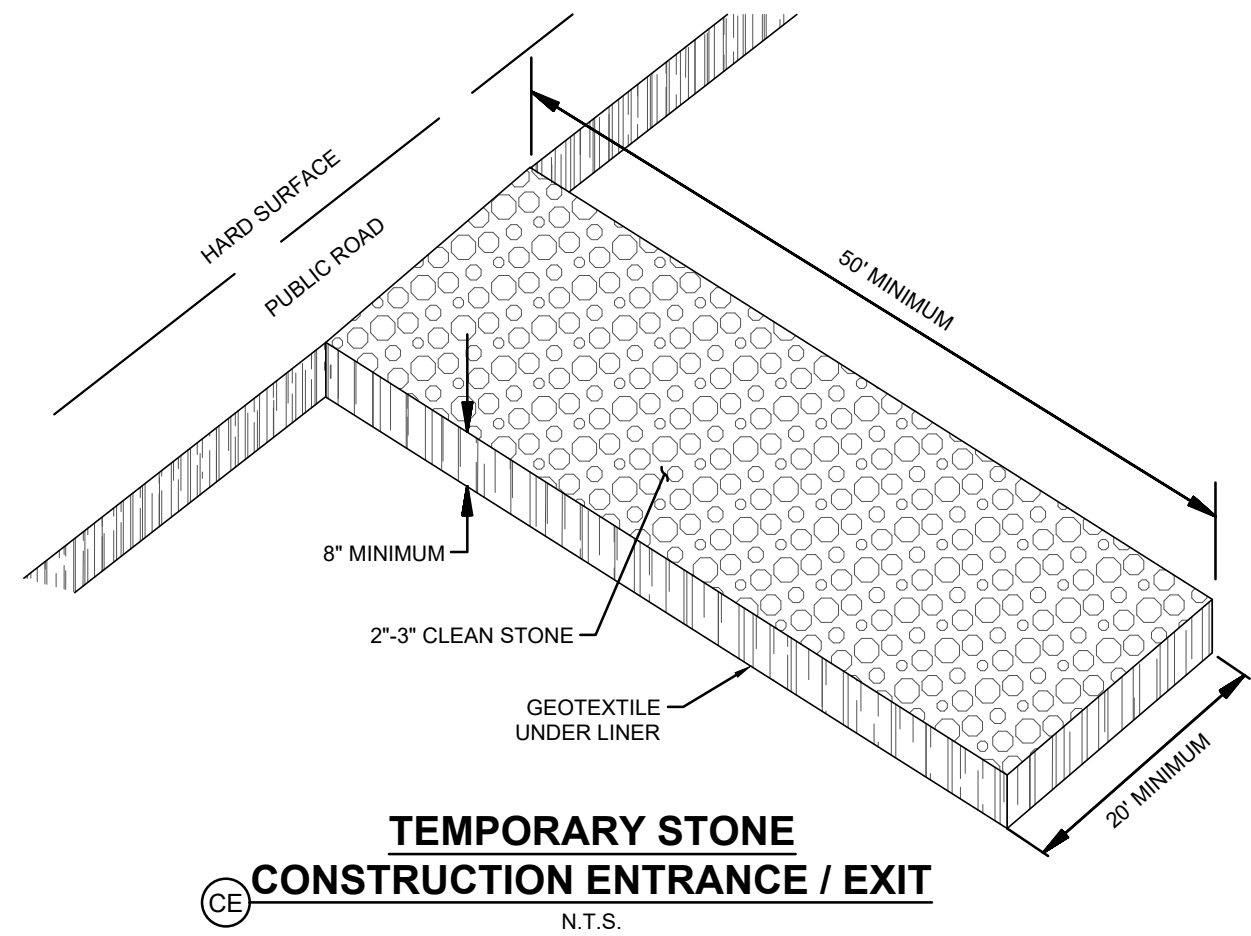
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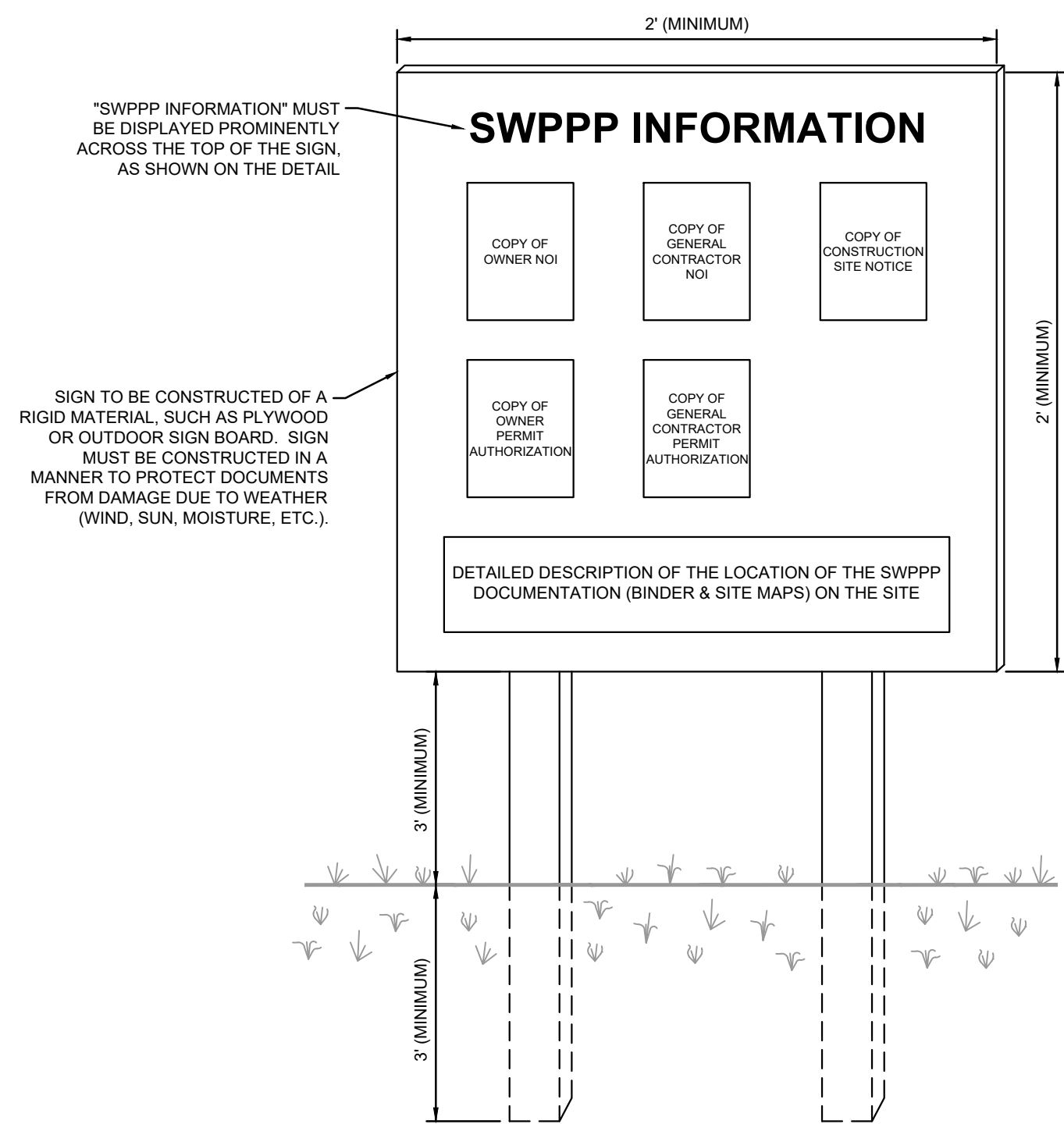
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SEDIMENTATION SILT FENCE WITH WIRE SUPPORT
N.T.S.

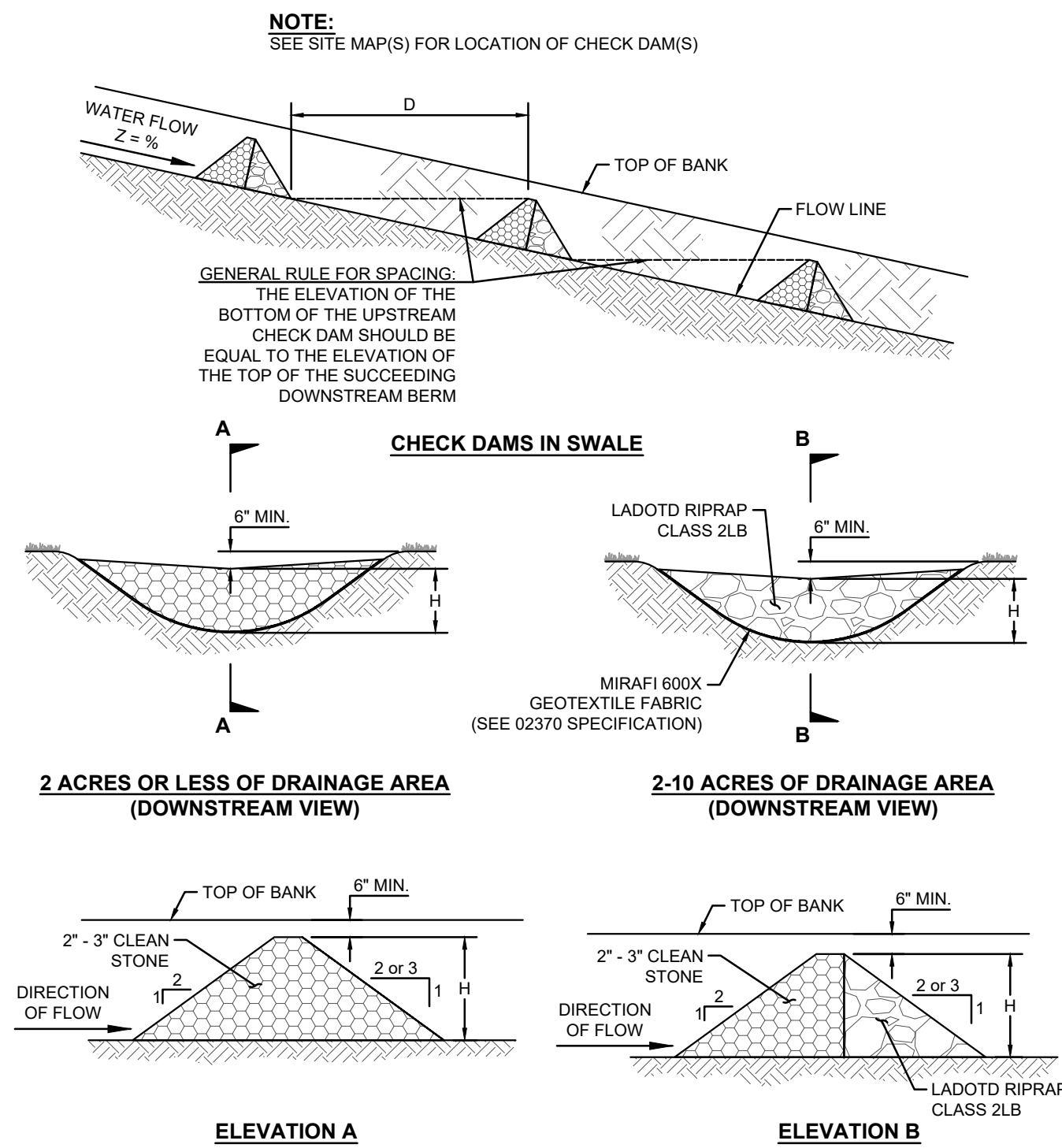


TEMPORARY STONE CONSTRUCTION ENTRANCE / EXIT
N.T.S.



- NOTES:**
1. THE SWPPP INFORMATION SIGN MUST BE LOCATED IN A PROMINENT, PUBLICLY ACCESSIBLE LOCATION NEAR THE MAIN ENTRANCE OF THE SITE, SUCH THAT THE DOCUMENTATION CAN BE READ WITHOUT ACCESSING THE JOBSITE, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A TRAFFIC SAFETY HAZARD.
 2. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES.
 3. ALL PAGES OF NOTICES OF INTENT & PERMIT AUTHORIZATIONS MUST BE POSTED. THE CONTRACTOR MAY UTILIZE ACCESSIBLE WATERPROOF FOLDERS TO STORE THESE DOCUMENTS IF IT WILL BE DIFFICULT TO POST ALL PAGES INDIVIDUALLY.
 4. CONTRACTOR SHALL POST OTHER STORMWATER & / OR EROSION & SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCIES.
 5. SUBSEQUENT PERMIT MODIFICATION REQUESTS OR RENEWAL APPLICATIONS & THEIR ASSOCIATED AUTHORIZATIONS OR RESPONSES SHALL BE POSTED ON THE SWPPP SIGN.
 6. SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY & EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
 7. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THE SWPPP INFORMATION SIGN.

SWPPP INFORMATION SIGN
N.T.S.



2 ACRES OR LESS OF DRAINAGE AREA (DOWNSTREAM VIEW)

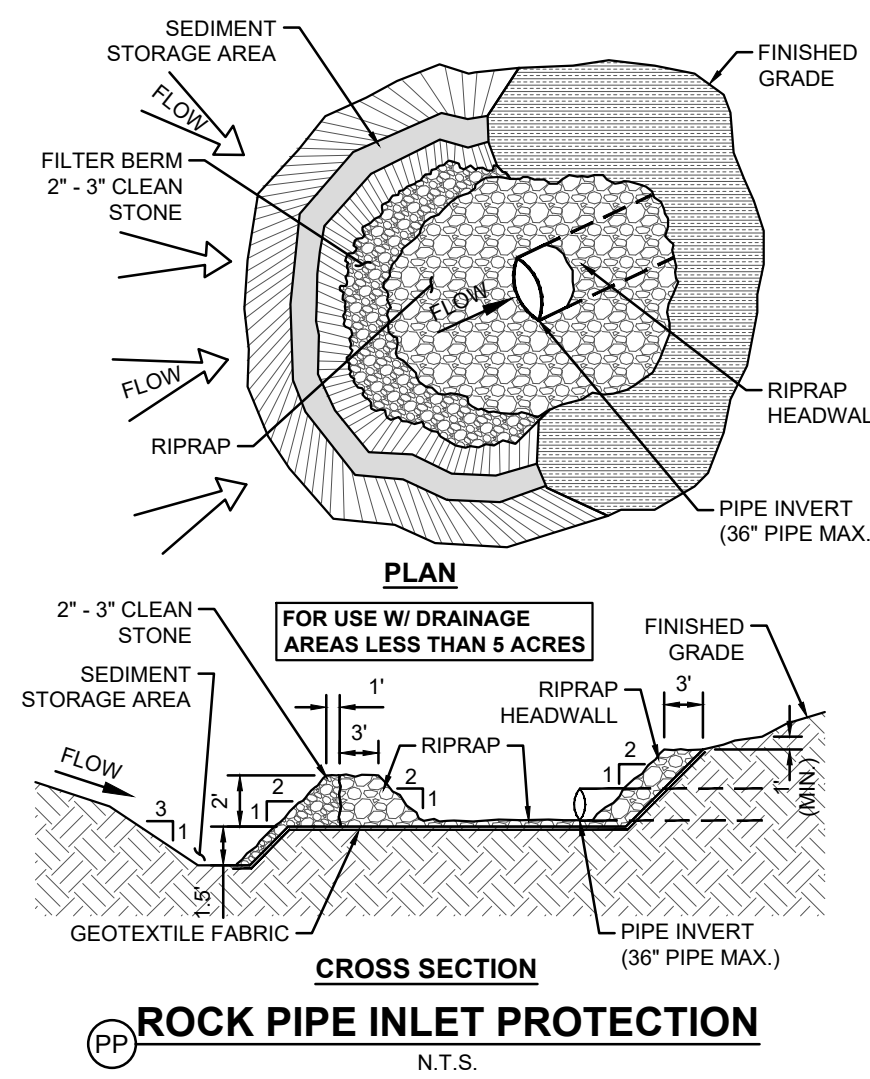
2-10 ACRES OF DRAINAGE AREA (DOWNSTREAM VIEW)

ELEVATION A

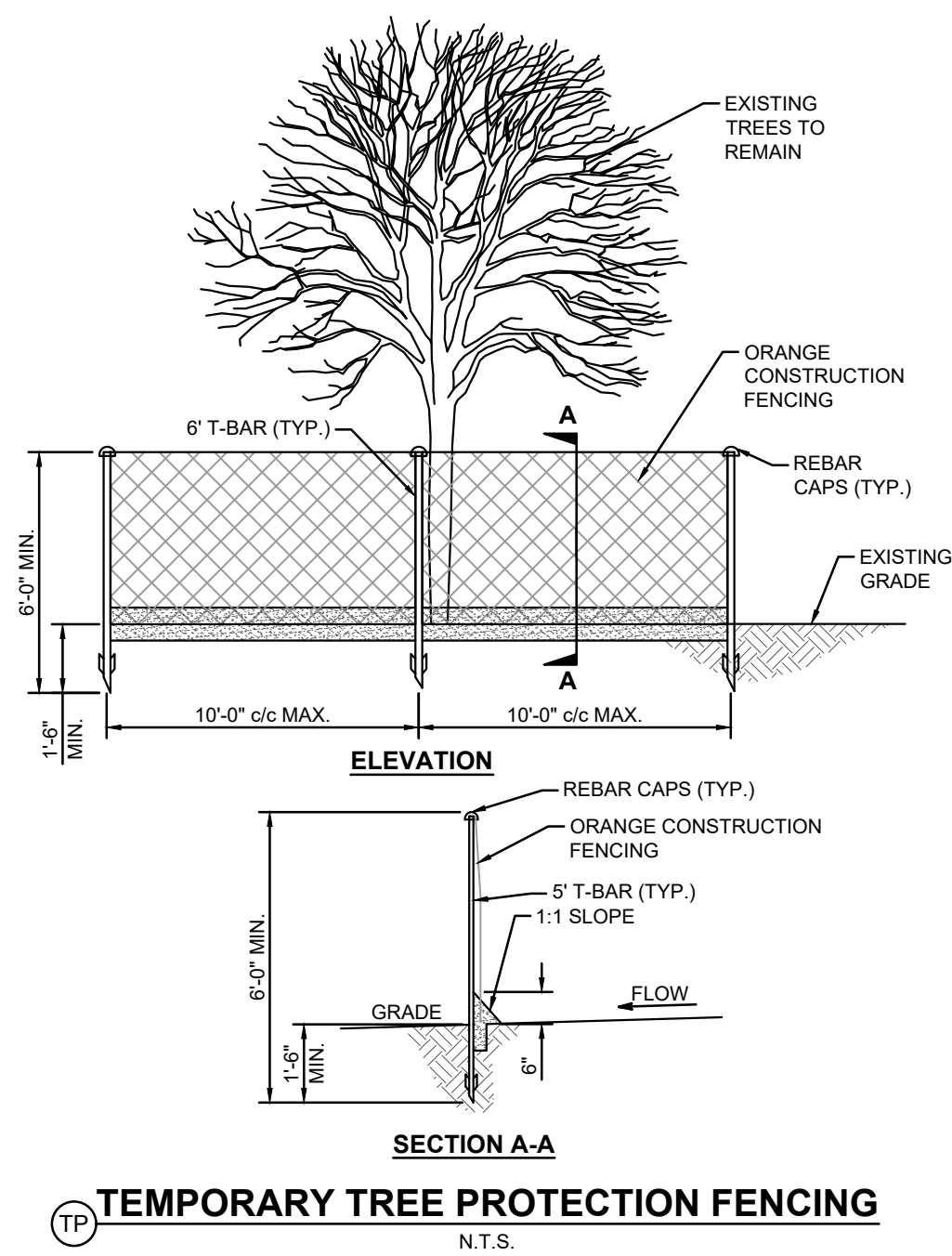
ELEVATION B

CHECK DAMS					
CHECK DAM NAME (REFERENCE DIVERSION NAME)	CHECK DAM HEIGHT (IN.)	CHECK DAM SPACING (FT.)	AVERAGE CHANNEL SLOPE	MAXIMUM CHANNEL SLOPE	
1	X.XX	XXX	0.25% - 0.50%	0.60%	
2	X.XX	XXX	0.25% - 0.50%	0.60%	
...	X.XX	XXX	0.25% - 0.50%	0.60%	
...	X.XX	XXX	0.25% - 0.50%	0.60%	

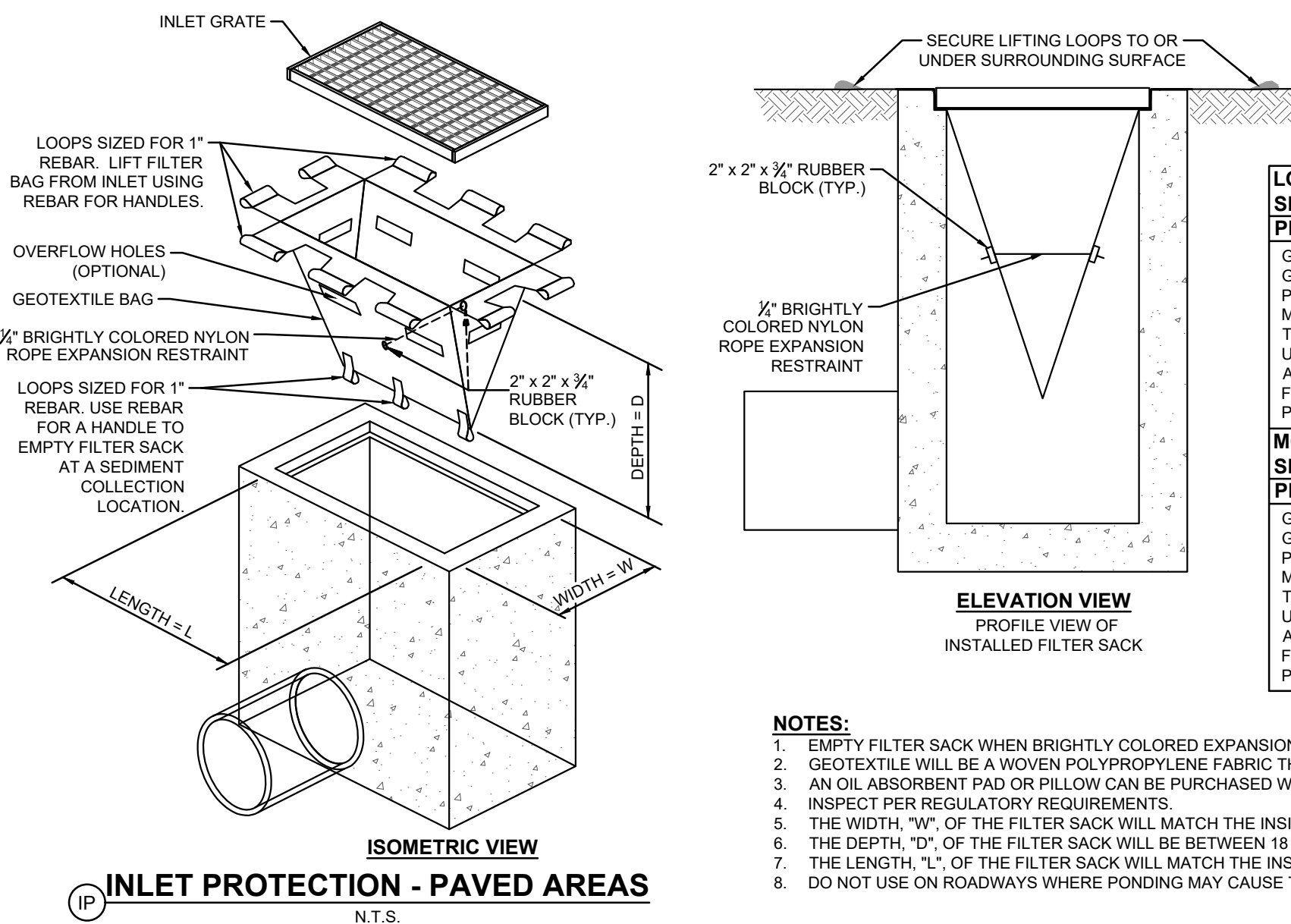
ROCK CHECK DAM
N.T.S.



ROCK PIPE INLET PROTECTION
N.T.S.



TEMPORARY TREE PROTECTION FENCING
N.T.S.



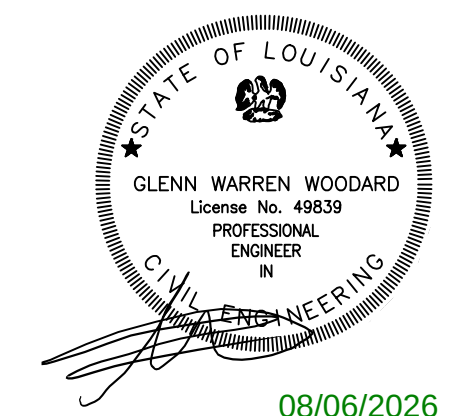
INLET PROTECTION - PAVED AREAS
N.T.S.

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80%
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL. / MIN. / SQ. FT.
PERMITTIVITY	ASTM D-4491	0.55 SEC.-1
MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90%
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL. / MIN. / SQ. FT.
PERMITTIVITY	ASTM D-4491	1.5 SEC.-1

- NOTES:**
1. EMPTY FILTER SACK WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
 2. GEOTEXTILE WILL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
 3. AN OIL ABSORBENT PAD OR PILLOW CAN BE PURCHASED WHEN OIL SPILLS ARE A CONCERN.
 4. INSPECT PER REGULATORY REQUIREMENTS.
 5. THE WIDTH, "W", OF THE FILTER SACK WILL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
 6. THE DEPTH, "D", OF THE FILTER SACK WILL BE BETWEEN 18 INCHES & 36 INCHES.
 7. THE LENGTH, "L", OF THE FILTER SACK WILL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.
 8. DO NOT USE ON ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

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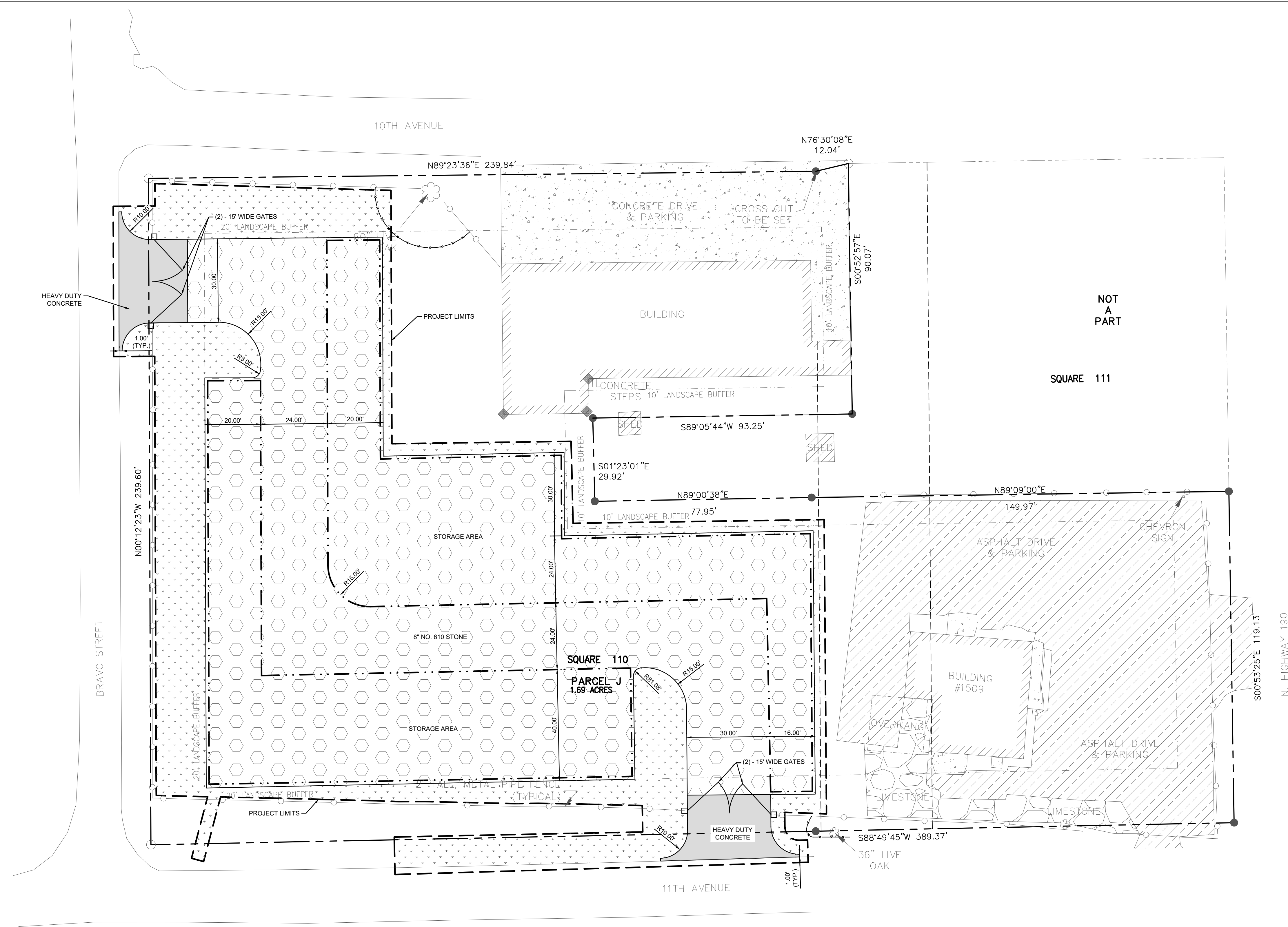
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EROSION CONTROL DETAILS

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LEGEND - EXISTING

FOUND PROPERTY CORNER (AS NOTED)	○	ELEVATION OF TOP OF STRUCTURE	TOP = 18.00
SET 3/4" IRON ROD (AS NOTED)	●	ELEVATION OF BOTTOM OF STRUCTURE	INV. = 15.00
FOUND/SET PK NAIL (AS NOTED)	△	EXISTING SPOT ELEVATION	X 10.63
FOUND RIGHT OF WAY MARKER (AS NOTED)	▣	ELEVATION OF TOP OF CURB	18.50 TC
EXISTING POWER POLE	⊗	ELEVATION OF FACE OF CURB	18.00 FC
EXISTING POWER POLE WITH LIGHT	⊗*	EXISTING GROUND CONTOUR LINE	---S---
EXISTING PARKING LOT LIGHT	⊗*	EXISTING SEWER MANHOLE	⊗
EXISTING GUY ANCHOR	→	EXISTING SEWER CLEANOUT	⊗
EXISTING ELECTRIC PEDESTAL	⊞	EXISTING GRAVITY SEWER LINE	—S—
EXISTING OVERHEAD POWER LINE	—OE—	EXISTING SEWER FORCE MAIN	—SFM—
EXISTING UNDERGROUND POWER LINE	—UE—	EXISTING DRAINAGE MANHOLE	⊗
EXISTING TELEPHONE PEDESTAL	⊞	EXISTING SUBSURFACE DRAINAGE	=====
EXISTING TELEPHONE MANHOLE	⊞	EXISTING DRAINAGE DROP INLET	⊞
EXISTING TELEPHONE LINE	—T—	EXISTING DRAINAGE CATCH BASIN	⊞
EXISTING CABLE TV PEDESTAL	⊞	EXISTING FIRE HYDRANT	⊞
EXISTING CABLE TV LINE	—C—	EXISTING WATER METER	WM O
EXISTING GAS METER	GM □	EXISTING WATER VALVE	⊗WV
EXISTING GAS VALVE	⊗GV	EXISTING WATER LINE	—W—
EXISTING GAS LINE	—G—	EXISTING TERRA-COTTA PIPE	8" TC
EXISTING PIPELINE	—//—	EXISTING REINFORCED CONCRETE PIPE	18" RCP
EXISTING BARB WIRE FENCE LINE	—X—	EXISTING CORRUGATED METAL PIPE	24" CMP
EXISTING CHAIN LINK LINE	—O—	EXISTING POLYVINYL CHLORIDE PIPE	12" PVC
EXISTING WOOD FENCE LINE	—□—	EXISTING HIGH DENSITY POLYETHYLENE PIPE	12" HDPE
EXISTING BARRIER POST	●	EXISTING MAILBOX	⊞

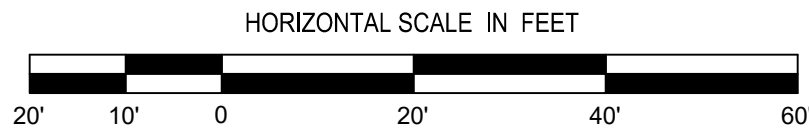
LEGEND - NEW IMPROVEMENTS

8" NO. 610 STONE	
HEAVY DUTY CONCRETE PAVEMENT	
GRASS/LANDSCAPE AREA	
LIMITS OF STORAGE AREA	
TEMPORARY TREE PROTECTION FENCE	
PROJECT LIMITS	

NOTE:
THE PRESENCE OF
GROUNDWATER SHOULD BE
ANTICIPATED ON THIS PROJECT.
CONTRACTOR'S BID SHALL
INCLUDE CONSIDERATION FOR
ADDRESSING THIS ISSUE.



SITE PLAN



AREA ANALYSIS

SQ. 110, PARCEL J

1.69 ACRES

SITE PLAN NOTES:

- ALL UNSURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH, OR SOD, & WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED AS INDICATED ON THE LANDSCAPING PLAN.
- PROPERTY & TOPOGRAPHIC SURVEY WAS PREPARED ON JULY 6, 2026 BY RANDALL W. BROWN & ASSOCIATES, INC.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING BENCHMARK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO ALL EXISTING UTILITIES, STORM DRAINAGE, SIGNS, ETC. AS REQUIRED FOR WIDENING OF ALL ROADWAYS. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS & SHALL BE APPROVED BY SUCH.
- PRIOR TO THE START OF CONSTRUCTION ACTIVITIES THE CONTRACTOR MUST CALL 811 AND THE LOCAL UTILITY PROVIDERS TO HAVE ALL UTILITIES MARKED WITHIN THE PROJECT AREA. AFTER UTILITIES ARE MARKED, THE CONTRACTOR SHALL PERFORM A PLAN IN HAND WALK THRU OF THE ENTIRE PROJECT AREA AND SHALL CONTACT THE CIVIL ENGINEER IMMEDIATELY IF THERE ARE ANY DEVIATIONS IN THE LOCATIONS OF EXISTING UTILITIES SHOWN IN THE PLANS AND/OR THE PRESENCE OF UTILITIES THAT ARE NOT SHOWN IN THE PLANS.
- ALL NECESSARY PERMITS & APPROVALS FROM AGENCIES GOVERNING THE CONSTRUCTION OF THIS WORK SHALL BE SECURED PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS AND ALL PROPERTY MARKERS. CONTRACTOR SHALL REPLACE ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
- THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, IRRIGATION SYSTEMS, & ANY OTHER MISC. UTILITIES) SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL, & THE PLACEMENT OF ANY APPROPRIATE SOIL STABILIZATION TECHNIQUE.
- CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE & ALIGNMENT.
- ALL WORK SHOWN SHALL BE DONE IN ACCORDANCE WITH CONSTRUCTION DOCUMENTS.
- THE PROPERTIES SHOWN HEREIN LIE WITHIN ZONE C, ACCORDING TO FLOOD AREAS OF INSURANCE RATE MAPS PUBLISHED BY F.E.M.A. COMMUNITY PANEL NO. 2252050230C DATED OCTOBER 17, 1989.

SITE LAYOUT NOTES:

- PROJECT LIMITS = +/- 0.91 ACRES.
- DIMENSIONS ARE TO FACE OF CURB/CENTER OF STRIPING UNLESS OTHERWISE NOTED.
- ALL RADII ARE 5 FEET UNLESS NOTED OTHERWISE.
- SEE SHEET C-4 FOR DETAILS.

COCREHAM BRICK

COVINGTON, LA
ST. TAMMANY PARISH
STEVEN CHEATHAM



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PROJECT NO. 26-1273

ISSUE FOR PERMIT

08/06/2026

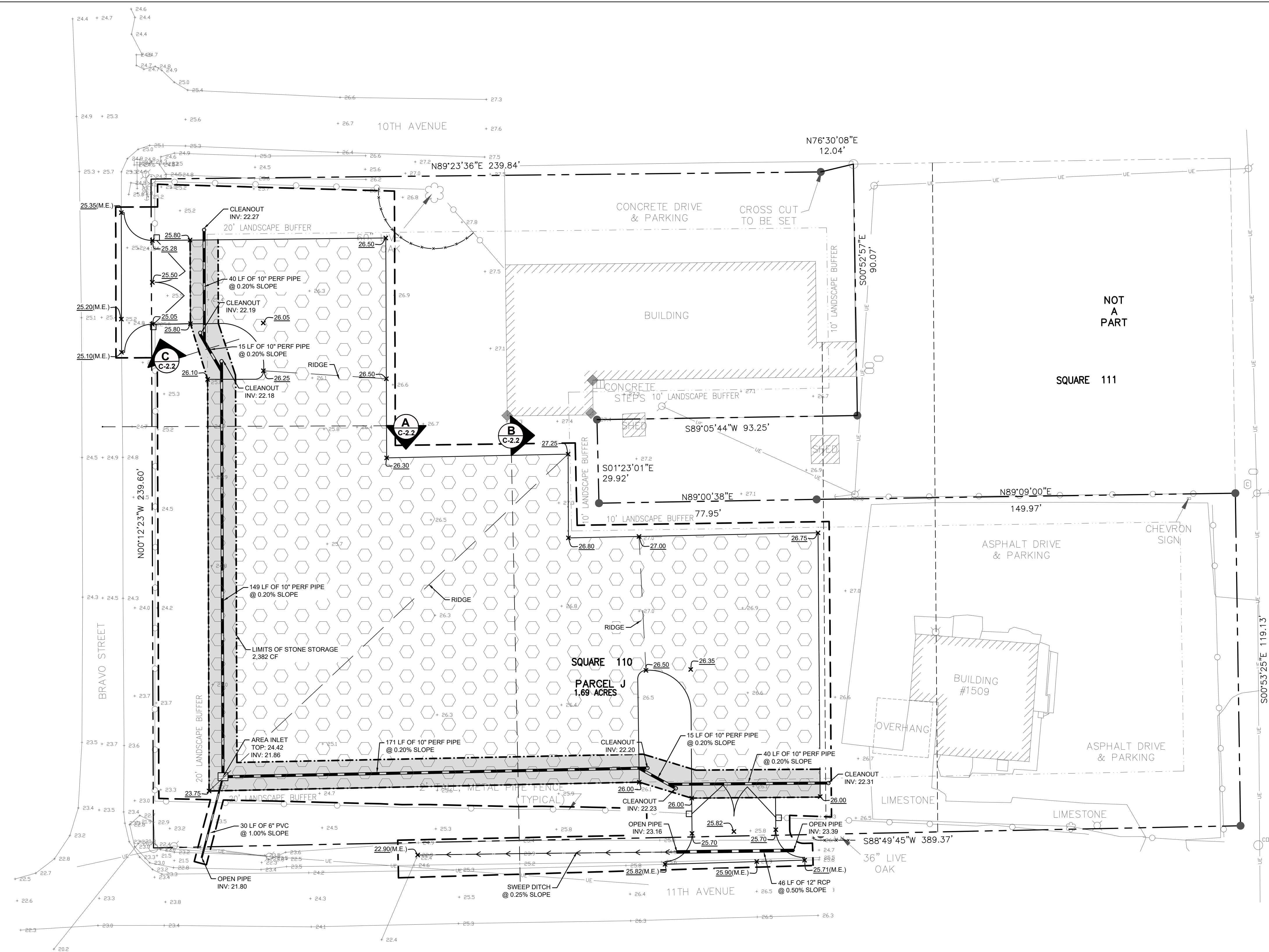
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C-1

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LEGEND - EXISTING

FOUND PROPERTY CORNER (AS NOTED)	○	ELEVATION OF TOP OF STRUCTURE	TOP = 18.00
SET 3/4" IRON ROD (AS NOTED)	●	ELEVATION OF BOTTOM OF STRUCTURE	INV. = 15.00
FOUND/SET PK NAIL (AS NOTED)	▲	EXISTING SPOT ELEVATION	X 10.63
FOUND RIGHT OF WAY MARKER (AS NOTED)	■	ELEVATION OF TOP OF CURB	18.50 TC
EXISTING POWER POLE	⊗	ELEVATION OF FACE OF CURB	18.00 FC
EXISTING POWER POLE WITH LIGHT	⊗*	EXISTING GROUND CONTOUR LINE	---S---
EXISTING PARKING LOT LIGHT	⊗*	EXISTING SEWER MANHOLE	⊗
EXISTING GUY ANCHOR	→	EXISTING SEWER CLEANOUT	⊗
EXISTING ELECTRIC PEDESTAL	⊡	EXISTING GRAVITY SEWER LINE	—S—
EXISTING OVERHEAD POWER LINE	—OE—	EXISTING SEWER FORCE MAIN	—SFM—
EXISTING UNDERGROUND POWER LINE	—UE—	EXISTING DRAINAGE MANHOLE	⊗
EXISTING TELEPHONE PEDESTAL	⊡	EXISTING SUBSURFACE DRAINAGE	=====
EXISTING TELEPHONE MANHOLE	⊡	EXISTING DRAINAGE DROP INLET	⊡
EXISTING TELEPHONE LINE	—T—	EXISTING DRAINAGE CATCH BASIN	⊡
EXISTING CABLE TV PEDESTAL	⊡	EXISTING FIRE HYDRANT	⊡
EXISTING CABLE TV LINE	—	EXISTING WATER METER	WM ○
EXISTING GAS METER	GM □	EXISTING WATER VALVE	⊗
EXISTING GAS VALVE	⊗	EXISTING WATER LINE	—W—
EXISTING GAS LINE	—G—	EXISTING TERRA-COTTA PIPE	8" TC
EXISTING PIPELINE	—//—	EXISTING REINFORCED CONCRETE PIPE	18" RCP
EXISTING BARR WIRE FENCE LINE	—X—	EXISTING CORRUGATED METAL PIPE	24" CMP
EXISTING CHAIN LINK LINE	—○—	EXISTING POLYVINYL CHLORIDE PIPE	12" PVC
EXISTING WOOD FENCE LINE	—□—	EXISTING HIGH DENSITY POLYETHYLENE PIPE	12" HDPE
EXISTING BARRIER POST	●	EXISTING MAILBOX	⊡

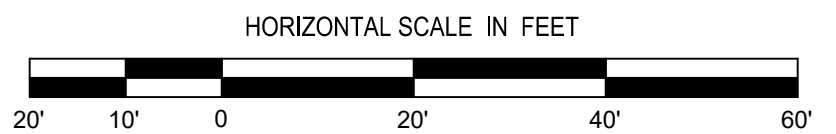
LEGEND - NEW IMPROVEMENTS

SUBSURFACE DRAINAGE	—
DOWNSPOUT COLLECTOR DRAINAGE	—
MANHOLE	●
AREA INLET	■
CURB INLET	■
OUTLET CONTROL STRUCTURE	⊡
CLEANOUT	⊗
CONTOUR	—12—
SWALE	—>—
SPOT ELEVATION	X 12.00
SPOT ELEVATION (TOP OF PAVEMENT)	X 12.00 T.P.
SPOT ELEVATION (TOP OF CURB)	X 12.00 T.C.
SPOT ELEVATION (MATCH EXISTING)	X 12.00 M.E.
SLOPE	—S—
STRUCTURE NUMBER	1
PERMANENT RIP RAP	▨

NOTE:
THE PRESENCE OF
GROUNDWATER SHOULD BE
ANTICIPATED ON THIS PROJECT.
CONTRACTOR'S BID SHALL
INCLUDE CONSIDERATION FOR
ADDRESSING THIS ISSUE.



GRADING PLAN



GRADING NOTES:

- TOPOGRAPHIC INFORMATION WAS TAKEN FROM THE TOPOGRAPHIC SURVEY INCLUDED AS PART OF THESE CONSTRUCTION DOCUMENTS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THE CONTRACTOR SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR & SUBMIT IT TO THE OWNER FOR REVIEW AND APPROVAL.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION &/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES & WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE REQUIRED IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES & NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, & ALL UTILITIES PRIOR TO CONSTRUCTION. PRIOR TO ORDERING STORM DRAIN STRUCTURES, THE CONTRACTOR SHALL VERIFY THE INVERT OF THE EXISTING STORM DRAIN SYSTEM AT THE TIE IN POINT(S) AND NOTIFY THE CIVIL ENGINEER OF ANY DEVIATION TO WHAT IS SHOWN ON THE PLANS.
- CLEARING & GRUBBING LIMITS SHALL INCLUDE ALL AREAS DISTURBED BY GRADING OPERATIONS. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UNDISTURBED AREAS, ALL PROPERTY CORNERS & REPLACING ALL PROPERTY CORNER MARKERS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
- THE EARTHWORK FOR ALL PAVEMENT AREAS SHALL BE IN ACCORDANCE WITH THE SITE PREPARATION NOTES.
- CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARD OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION & TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, & OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT LIMITED TO, ACCESS & EGRESS FROM ALL EXCAVATION & TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
- THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING VERTICAL CONTROL INCLUDING THE SETTING OF CONSTRUCTION BENCHMARKS.
- ADEQUATE DRAINAGE MEASURES MUST BE ESTABLISHED, MAINTAINED, AND TEMPORARILY ADJUSTED AS NEEDED THROUGHOUT CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE AT ALL TIMES AND PREVENT ACCUMULATION OF SURFACE WATER. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SUBGRADE CONDITIONS AND PROTECTING THE CONDITION OF PREVIOUSLY FORMED EARTHWORK.
- DEWATERING: GROUNDWATER LEVELS CAN FLUCTUATE DEPENDING ON TIME OF YEAR. THE CONTRACTOR SHALL INCLUDE PROVISIONS IN THEIR BASE BID FOR WATER CONTROL DURING CONSTRUCTION INCLUDING (BUT NOT LIMITED TO) DEEP EXCAVATIONS, DEMOLITION, PROOF ROLLING ACTIVITIES, FOUNDATION FOOTING WORK, PLACEMENT OF FILL, AND INSTALLATION OF SUB-SURFACE IMPROVEMENTS.

STORM DRAINAGE NOTES:

- ALL PIPES ENTERING STORM SEWER STRUCTURES SHALL BE SEALED TO ASSURE CONNECTION AT SIGHT. ALL WATER TIGHT.
- ALL PIPES & STRUCTURES ON STREET RIGHT-OF-WAY SHALL BE PER LOUISIANA DEPARTMENT OF TRANSPORTATION STANDARDS & SPECIFICATIONS.
- REFERENCE DETAIL SHEETS FOR CONSTRUCTION DETAILS.

STRUCTURE TYPES:

DRAINAGE STRUCTURES SHALL BE PRECAST OR CAST-IN-PLACE CONCRETE IN ACCORDANCE WITH DOTD REQUIREMENTS AS FOLLOWS:
AREA INLETS CB-01

SITE PREPARATION NOTES:

- SITE PREPARATION IS EXPECTED TO INCLUDE, BUT NOT BE LIMITED TO, REMOVING THE EXISTING DEBRIS PILES WITHIN THE PROJECT LIMITS ALONG WITH THE ASSOCIATED PAVEMENT. EXISTING UTILITIES SHALL BE LOCATED AND RE-ROUTED AS NECESSARY.
- ALL TOPSOIL WITH ORGANICS AND OTHER DELETERIOUS MATERIAL SHALL BE STRIPPED FROM THE DEVELOPMENT AREA AND THE SURFICIAL SILTY SOIL SHALL BE UNDERCUT AS NECESSARY TO PROVIDE A STABLE SUBGRADE. BASED ON THE BORINGS, ABOUT 12 INCHES OF SANDY TOPSOIL WAS ENCOUNTERED IN THE UNDEVELOPED AREAS. HOWEVER, THE ACTUAL STRIPPING AND UNDERCUTTING DEPTHS SHALL BE DETERMINED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER AT THE TIME OF CONSTRUCTION.
- DEPENDING ON THE SITE CONDITION AT THE TIME OF CONSTRUCTION, THE MOISTURE SENSITIVE SILTY SOILS COULD LOSE THEIR SUPPORT CAPABILITIES IF SUBJECTED TO HIGH MOISTURE AND MAY NEED TO BE REMOVED AND REPLACED WITH COMPACTED STRUCTURAL FILL. THEREFORE, IT WILL BE PRUDENT THAT ADEQUATE DRAINAGE BE PROVIDED ACROSS THE SITE TO KEEP THE NEAR SURFACE SILTY MATERIAL DRAINED AND MINIMIZE THE AMOUNT OF UNDERCUT DURING CONSTRUCTION.
- THE SUBGRADE SHALL BE PROOFROLLED USING A SINGLE AXLE RUBBER TIERED VEHICLE WEIGHING ABOUT 20 TONS. SOILS, WHICH ARE OBSERVED TO RUT OR DEFLECT EXCESSIVELY UNDER THE MOVING LOAD, SHALL BE UNDERCUT AND REPLACED WITH PROPERLY COMPACTED STRUCTURAL FILL. THE PROOFROLLING AND UNDERCUTTING ACTIVITIES SHALL BE WITNESSED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER AND SHALL BE PERFORMED DURING A PERIOD OF DRY WEATHER.
- AFTER SUBGRADE PREPARATION AND OBSERVATION HAVE BEEN COMPLETED, THE INITIAL LAYER OF FILL SHALL BE PLACED IN A RELATIVELY UNIFORM HORIZONTAL LIFT AND BE ADEQUATELY KEVED INTO THE STRIPPED AND SCARIFIED SUBGRADE SOILS. THE STRUCTURAL FILL MAY CONSIST OF SANDY CLAYS OR CLAYEY SANDS AND SHALL HAVE A MAXIMUM LIQUID LIMIT OF 40 AND A MAXIMUM PLASTICITY INDEX OF 20 PERCENT.
- THE FILL SHALL BE PLACED IN MAXIMUM LIFTS OF EIGHT (8) INCHES OF LOOSE MATERIALS AND SHALL BE COMPACTED WITHIN ONE (1) PERCENTAGE POINT BELOW AND THREE (3) PERCENTAGE POINTS ABOVE THE OPTIMUM MOISTURE CONTENT. IF WATER MUST BE ADDED, IT SHALL BE UNIFORMLY APPLIED AND THOROUGHLY MIXED INTO THE SOIL BY DISKING OR SCARIFYING. THE FILL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 STANDARD PROCEDURES. ADEQUATE DRAINAGE SHALL BE PROVIDED PRIOR TO AND DURING SITE WORK. THE SITE SHALL BE GRADED TO PROMOTE RAPID RUNOFF.
- GROUNDWATER WAS INITIALLY ENCOUNTERED IN MOST OF THE BORINGS AT DEPTHS OF 4 TO 12 FEET AND WAS LATER MEASURED AT DEPTHS OF 2 TO 11 FEET BELOW THE EXISTING GROUND SURFACE UPON COMPLETION OF DRILLING. HOWEVER, IT SHALL BE NOTED THAT GROUNDWATER LEVELS WILL FLUCTUATE WITH SEASONAL VARIATIONS IN RAINFALL. EXTENDED PERIODS OF DROUGHT AND SURFACE RUNOFF. PERCHED WATER CONDITIONS MAY BE ENCOUNTERED IN THE UPPER SOILS IF EARTHWORK CONSTRUCTION TAKES PLACE AFTER EXTENDED PERIODS OF RAIN. THEREFORE, IT IS RECOMMENDED THAT THE ACTUAL GROUNDWATER LEVEL AT THE SITE BE DETERMINED BY THE CONTRACTOR AT THE TIME OF THE CONSTRUCTION ACTIVITIES.
- THE UPPER SOILS ENCOUNTERED AT THIS SITE ARE EXTREMELY SENSITIVE TO DISTURBANCES CAUSED BY CONSTRUCTION TRAFFIC AND CHANGES IN MOISTURE CONTENT. DURING WET WEATHER PERIODS, AN INCREASE IN THE MOISTURE CONTENT OF THE SOIL CAN CAUSE SIGNIFICANT REDUCTION IN THE SOIL STRENGTH AND SUPPORT CAPABILITIES. SOILS THAT BECOME WET MAY BE SLOW TO DRY AND THIS SIGNIFICANTLY RETARD THE PROGRESS OF GRADING AND COMPACTION ACTIVITIES. IT WILL BE ADVANTAGEOUS TO PERFORM EARTHWORK AND FOUNDATION CONSTRUCTION ACTIVITIES DURING DRY WEATHER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A FIRM AND STABLE SUBGRADE CONDITION. SHOULD THE NEAR SURFACE SOILS BECOME WET, THE CONTRACTOR SHALL BE PREPARED TO MITIGATE THESE CONDITIONS BY REPEATED AERATION AND EXPOSURE TO SUNLIGHT OR BY ADMIXTURE TREATMENT. A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER SHALL BE PRESENT DURING THE SITE WORK ACTIVITIES TO EVALUATE THE CONDITION OF THE IMPROVED SOIL AND VERIFY THE MATERIAL IS ADEQUATE PRIOR TO PLACEMENT OF ADDITIONAL FILL.
- WATER SHALL NOT BE ALLOWED TO COLLECT IN THE FOUNDATION EXCAVATIONS, OR ON THE PREPARED SUBGRADE IN THE CONSTRUCTION AREA EITHER DURING OR AFTER CONSTRUCTION. UNDERCUT OR EXCAVATED AREAS SHALL BE SLOPED TOWARD ONE CORNER TO FACILITATE REMOVAL OF ANY COLLECTED RAINWATER, GROUNDWATER, OR SURFACE RUNOFF. POSITIVE SITE SURFACE DRAINAGE SHALL BE PROVIDED TO REDUCE INFILTRATION OF SURFACE WATER AROUND THE BUILDINGS.

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08/06/2026

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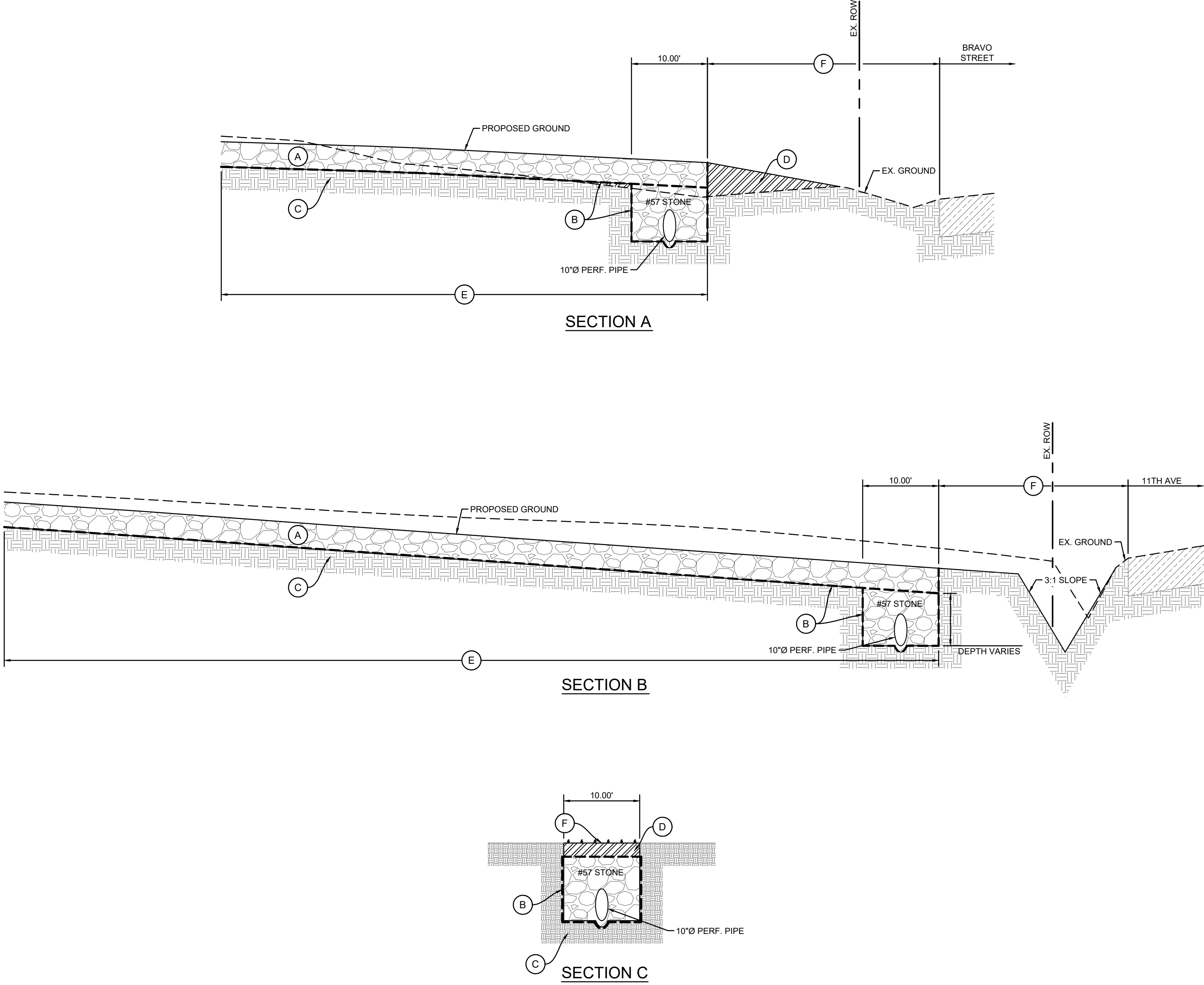
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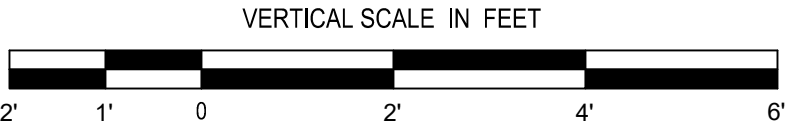
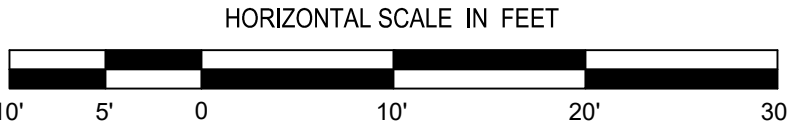
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Z:\2026\26-1273\CIVIL\CAD\26-1273 C-2 GRADING PLAN.DWG



GRADING PLAN CROSS SECTIONS



NOTE:
THE PRESENCE OF
GROUNDWATER SHOULD BE
ANTICIPATED ON THIS PROJECT.
CONTRACTOR'S BID SHALL
INCLUDE CONSIDERATION FOR
ADDRESSING THIS ISSUE.



- LEGEND:**
- (A) 8" #610 STONE
 - (B) NON-WOVEN GEOTEXTILE FABRIC (MIRAFI 160N OR APPROVED EQUAL)
 - (C) PROOF ROLLED SUBGRADE
 - (D) REQUIRED EMBANKMENT MATERIAL
 - (E) GENERAL EXCAVATION (IF REQUIRED)
 - (F) HYDROSEED WITH STRAW OR SOD IN DISTURBED AREAS

NOTE:

1. EMBANKMENT MATERIAL SHALL CONFORM TO SECTION 230 OF LSSRB, LATEST EDITION.
2. CRUSHED 610 LIMESTONE SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY DETERMINED BY ASTM D698 AND CONFORM TO SECTION 1003.03 OF LSSRB, LATEST EDITION.

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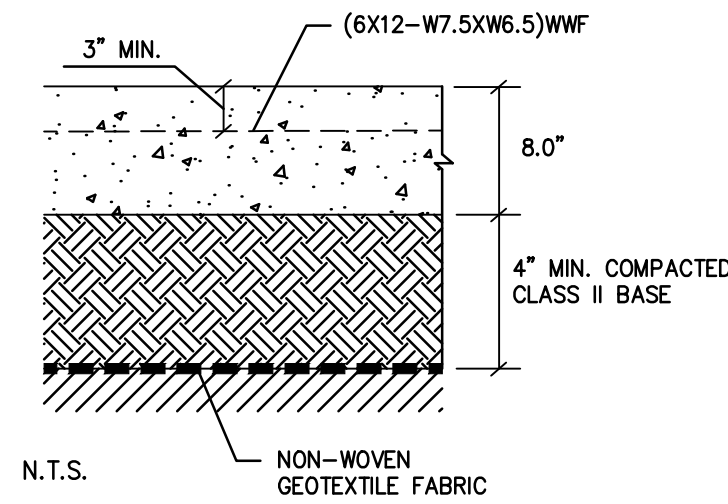


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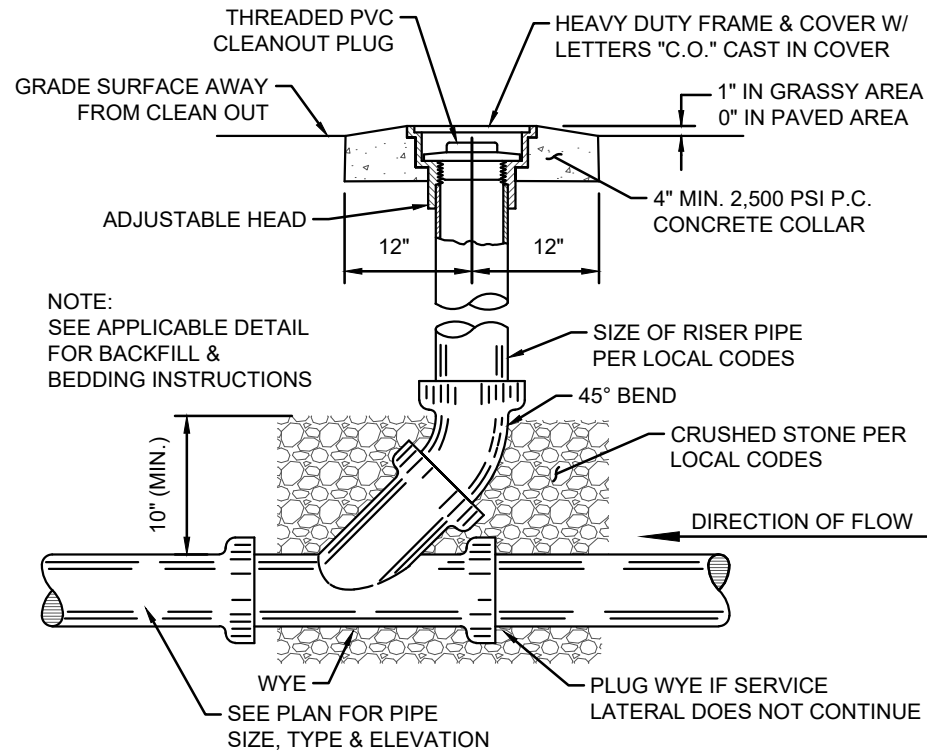
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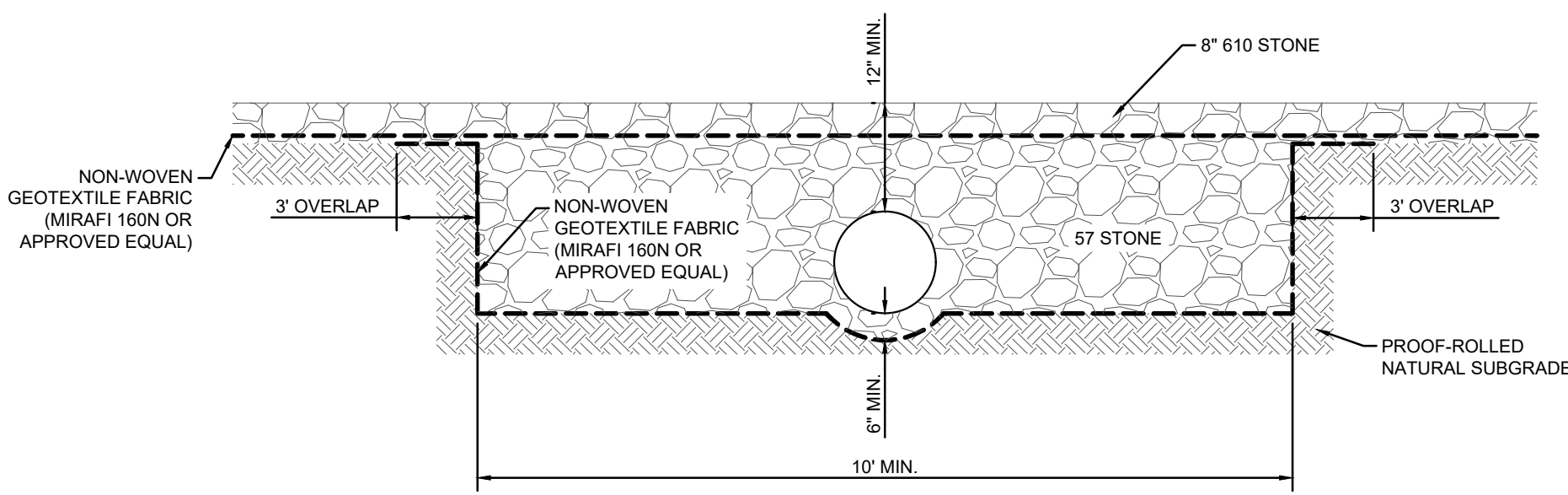
HEAVY DUTY CONCRETE PAVEMENT

- A. 8.0" PORTLAND CEMENT CONCRETE (4000 PSI COMPRESSIVE STRENGTH AT 28 DAYS) COMPLYING WITH THE LOUISIANA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR ROADS & BRIDGES. THE PORTLAND CEMENT SHALL ALSO CONFORM TO THE REQUIREMENTS FOR PORTLAND CEMENT CONCRETE PAVEMENT SECTION 601 & 901 OF THE LADOT STANDARD SPECIFICATIONS FOR ROADS & BRIDGES.**
- B. 4" MIN. COMPACTED CLASS II BASE**
- NOTES:**
- 1) THE GRANULAR FILL SHALL BE COMPACTED TO AT LEAST 95% PERCENT OF THE MAXIMUM DRY DENSITY PER ASTM D698. STANDARD PROCTOR AND WITHIN 3% OF THE OPTIMUM MOISTURE CONTENT.
 - 2) IF NECESSARY, ALL STRUCTURAL FILL SHALL BE FREE OF ROOTS, CLAY LUMPS, AND OTHER DELETERIOUS MATERIALS CONSISTING OF SANDY CLAYS HAVING A MAXIMUM LIQUID LIMIT OF 40 AND A PLASTICITY INDEX BETWEEN 10 TO 20 PERCENT.
 - 3) THE INITIAL LAYER OF FILL SHALL BE PLACED IN A RELATIVELY UNIFORM LOOSE LIFTS AND SHALL BE ADEQUATELY KEY INTO STRIPPED AND SCARIFIED SUBGRADE SOILS. THE FILL SHALL BE PLACED IN 8 INCH LOOSE LIFTS AND COMPACTED TO 95% MAXIMUM DRY DENSITY DETERMINED BY ASTM D698 STANDARD PROCTOR AND WITHIN 1% POINT BELOW AND 3% POINT ABOVE OPTIMUM MOISTURE CONTENT PER ASTM D698.
 - 4) EXISTING SUBGRADE SHALL BE PROOF-ROLLED USING A SINGLE AXLE RUBBER Tired VEHICLE WEIGHING ABOUT 20 TONS. SOILS THAT ARE OBSERVED TO RUT OR DEFLECT EXCESSIVELY UNDER THE MOVING LOAD SHALL BE UNDERCUT AND REPLACED WITH PROPERLY COMPACTED STRUCTURAL FILL. THE PROOF-ROLLING AND UNDERCUTTING SHALL BE WITNESSED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER AND PERFORMED DURING PERIODS OF DRY WEATHER.
 - 5) ALL SUBGRADE, BASE & PAVEMENT CONSTRUCTION OPERATIONS SHOULD MEET MINIMUM REQUIREMENTS OF THE LOUISIANA DEPARTMENT OF TRANSPORTATION.
 - 6) CONTROL JOINT SPACING SHALL BE A MAXIMUM OF 15 FEET. IF SAWCUT, CONTROL JOINTS SHALL BE CUT WITHIN 6 TO 12 HOURS OF CONCRETE PLACEMENT.
 - 7) EXPANSION JOINT SPACING SHALL BE A MAXIMUM OF 75 FT.
 - 8) DOWELS AT EXPANSION JOINTS SHALL BE 1 INCH BARS, 18 INCHES IN LENGTH, WITH ONE END TREATED TO SLIP, SPACED AT 12 INCHES ON CENTERS AT EACH JOINT.
 - 9) CONSTRUCTION JOINTS SHALL BE DESIGNED IN ACCORDANCE WITH CURRENT PORTLAND CEMENT ASSOCIATION & THE AMERICAN CONCRETE INSTITUTE GUIDELINES. JOINTS SHALL BE SEALED TO REDUCE THE POTENTIAL FOR WATER INFILTRATION INTO PAVEMENT JOINTS & SUBSEQUENT INFILTRATION INTO THE SUPPORTING SOILS. LOAD TRANSFER DEVICES AT THE PAVEMENT JOINTS SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED CODES.



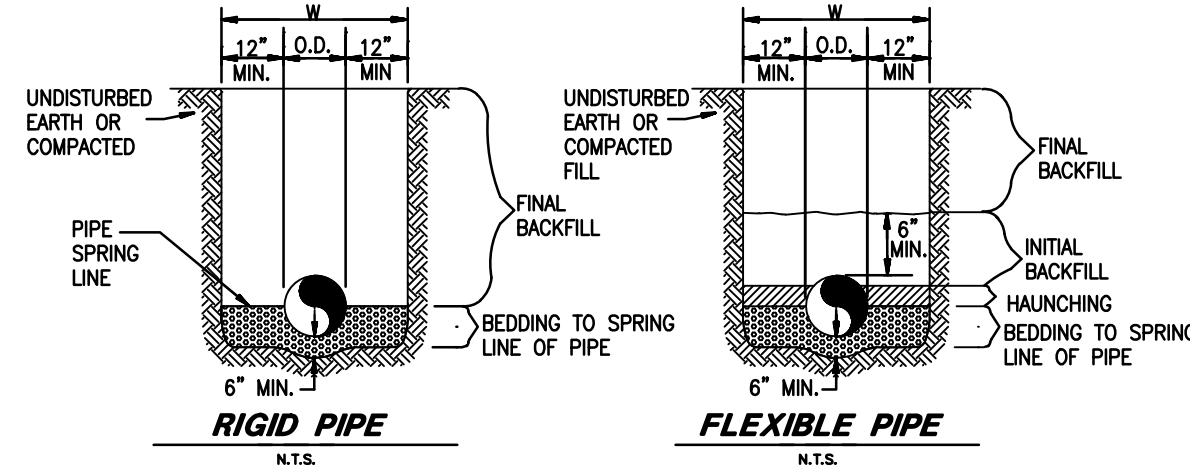
SANITARY/STORM SEWER CLEANOUT

N.T.S.



INFILTRATION TRENCH

N.T.S.



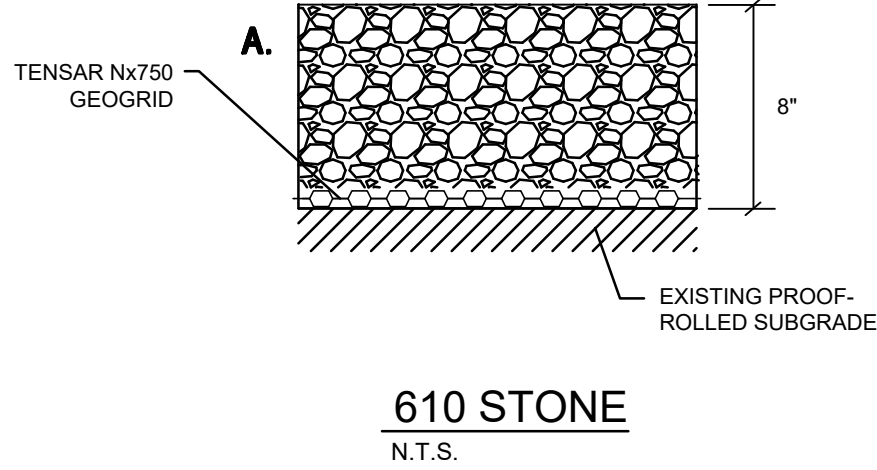
- GENERAL NOTES**
1. BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B OR CLASS II COMPACTED TO 95% STANDARD PROCTOR.
 2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 95% STANDARD PROCTOR.
 3. INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 95% STANDARD PROCTOR.
 4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 90% STANDARD PROCTOR.
 5. FINAL BACKFILL SHALL BE CLASS I, II, OR III COMPACTED AS NOTED IN NOTES 3. AND 4.
 6. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV-A COMPACTED TO 95% STANDARD PROCTOR.
 7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-LATEST EDITION.
 8. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS III AND IV-A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
 9. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
 10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES.

STORM SEWER TRENCH AND BEDDING

N.T.S.

CLASS	TYPE	SOIL GROUP SYMBOL	DESCRIPTION
1A	MANUFACTURED AGGREGATES; OPEN-GRADED, CLEAN	NONE	ANGULAR, CRUSHED STONE OR ROCK, CRUSHED GRAVEL, BROKEN CORAL, CRUSHED SLAG, CHIPPERS OR SHELLS, LARGE VOID CONTENT, CONTAIN LITTLE OR NO FINES
1B	MANUFACTURED, PROCESSED AGGREGATES; DENSE-GRADED, CLEAN	NONE	ANGULAR, CRUSHED STONE (OR OTHER CLASS 1A MATERIALS) AND STONE/SAND MIXTURES WITH GRADATIONS SELECTED TO MINIMIZE MIGRATION OF ADJACENT SOILS; CONTAIN LITTLE OR NO FINES (SEEK B)
II	COARSE-GRAINED SOILS CLEAN	GW	WELL-GRADED GRAVELS AND GRAVEL-SAND MIXTURES; LITTLE OR NO FINES
		GP	POORLY-GRADED GRAVELS AND GRAVEL-SAND MIXTURES; LITTLE OR NO FINES
		SW	WELL-GRADED SANDS AND GRAVELY SANDS; LITTLE OR NO FINES
		SP	POORLY-GRADED SANDS AND GRAVELY SANDS; LITTLE OR NO FINES
III	COARSE-GRAINED SOILS WITH FINES	e.g. GW-GC, SP-SM	SANDS AND GRAVELS WHICH ARE BORDERLINE BETWEEN CLEAN AND WITH FINES
		GM	SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES
		GC	CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES
		SM	SILTY SANDS, SAND-SILT MIXTURES
		SC	CLAYEY SANDS, SAND-CLAY MIXTURES
IV-A	FINE-GRAINED SOILS (INORGANIC)	ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS, SILTS WITH SLIGHT PLASTICITY
		CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
IV-B	FINE-GRAINED SOILS (INORGANIC)	MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOILS, ELASTIC SILTS
		CH	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS
V	ORGANIC SOILS	OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
		OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS
		PT	PEAT AND OTHER HIGH ORGANIC SOILS

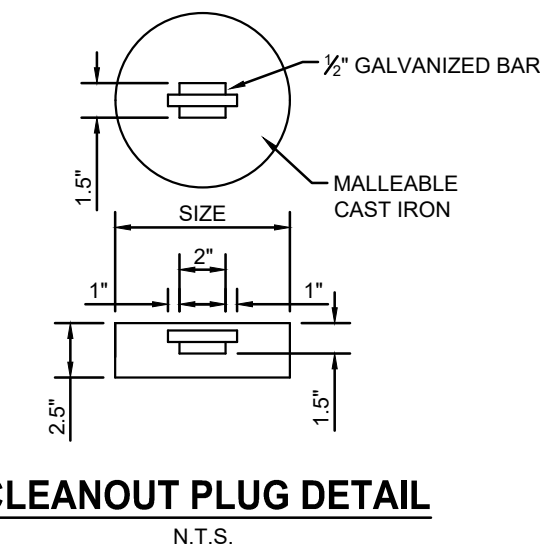
GENERAL SOIL CLASSIFICATION CHART



610 STONE

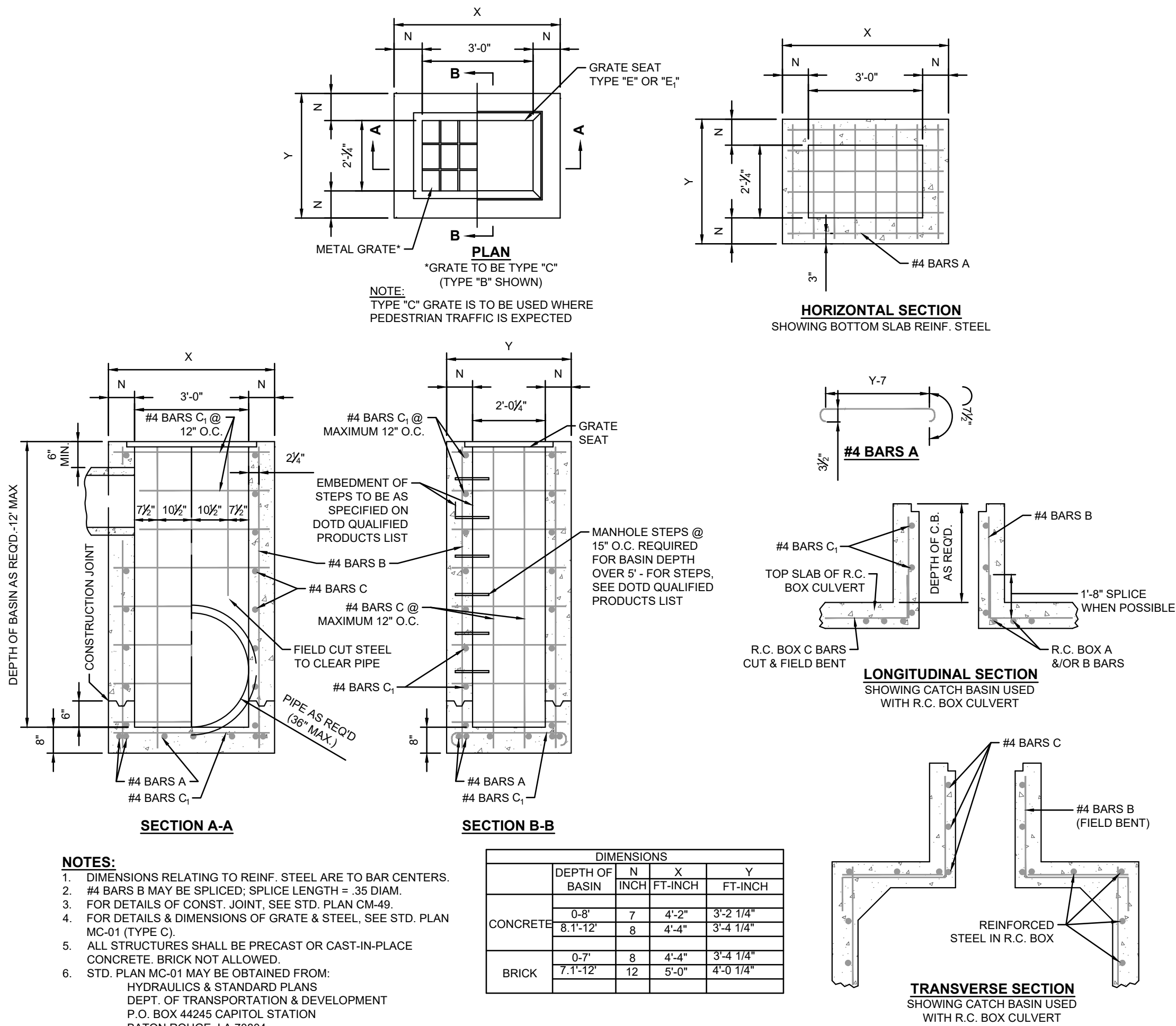
N.T.S.

- A. 8" COMPACTED 610 LIMESTONE. THE CRUSHED LIMESTONE SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF LOUISIANA STANDARD SPECIFICATIONS FOR ROADS & BRIDGES (LSSRB) SECTION 1003.03, & BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY DETERMINED BY ASTM D698.**
- NOTES:**
- 1) ALL GRANULAR (SAND) FILL SHALL BE FREE OF ORGANIC AND OTHER DELETERIOUS MATERIALS AND HAVE LESS THAN TEN (10) PERCENT PASSING THE #200 SIEVE.
 - 2) THE INITIAL LAYER OF FILL SHALL BE PLACED IN A RELATIVELY UNIFORM HORIZONTAL LIFTS AND SHALL BE ADEQUATELY KEYED INTO STRIPPED AND SCARIFIED SUBGRADE SOILS. THE FILL SHALL BE PLACED IN MINIMUM 8" LOOSE LIFTS AND COMPACTED WITH IN ONE (1) PERCENTAGE POINT BELOW AND THREE (3) PERCENTAGE POINTS ABOVE OPTIMUM MOISTURE CONTENT. IF WATER MUST BE ADDED, IT SHALL BE UNIFORMLY APPLIED AND THOROUGHLY MIXED INTO THE SOILS BY DISKING OR SCARIFY, AND COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698.
 - 3) EXISTING SUBGRADE IN PARKING AREAS SHALL BE PROOF-ROLLED WITH A LOADED TANDEM AXLE DUMP TRUCK OR SIMILAR HEAVILY LOADED RUBBER Tired VEHICLE WEIGHING ABOUT 20 TONS. SOILS THAT RUT OR DEFLECT EXCESSIVELY UNDER THE MOVING LOAD SHALL BE UNDERCUT AND REPLACED WITH PROPERLY COMPACTED STRUCTURAL FILL. THE PROOF-ROLLING AND UNDERCUTTING SHALL BE WITNESSED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER AND SHALL BE PERFORMED DURING PERIODS OF DRY WEATHER.
 - 4) ALL SUBGRADE, BASE & PAVEMENT CONSTRUCTION OPERATIONS SHOULD MEET MINIMUM REQUIREMENTS OF THE LOUISIANA DEPARTMENT OF TRANSPORTATION.



CLEANOUT PLUG DETAIL

N.T.S.



CONCRETE OPEN TOP CATCH BASIN L.D.O.T.D. CB-01 (36" MAX.)

N.T.S.



CONDITIONAL USE
STAFF REPORT
2026-4804-CP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529

21454 Koop Drive, Suite 1B, Mandeville, LA 70471

stp.gov/planning

Location: Parcel located on the east side of Park Place and the north side of Village Lane West, being 215 Park Place, Covington; S15, T7S, R11E; Ward 3, District 5

Petitioner: Jeffrey D. Schoen

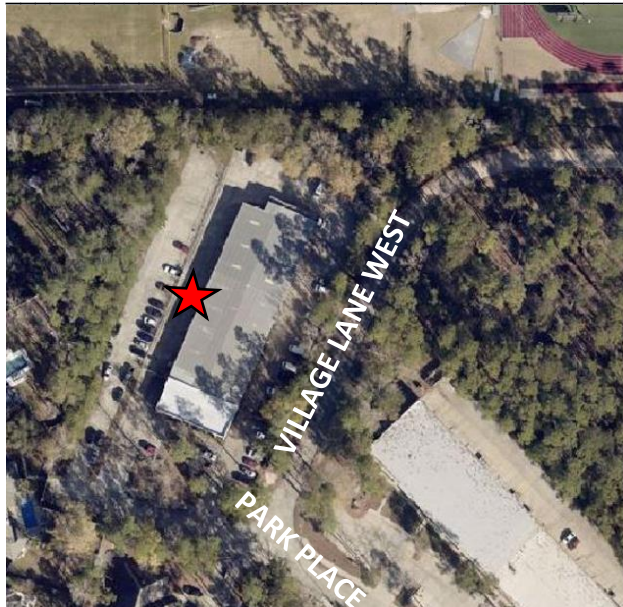
Posted: September 17, 2026

Owner: CAP3, LLC

Commission Hearing: October 6, 2026

Size: 3.012 acres

Determination: Approved, Denied, Postponed



Current Zoning:

NC-1 (Neighborhood Commercial District) and HC-2 (Highway Commercial District)

Requested Use: Outdoor Storage Yard

Future Land Use: Commercial and Residential Medium Intensity

Flood Zone: Effective Flood Zone: C, Preliminary Flood Zone: X; CDA: No

Elevation Requirements:

Flood Zone C – FFE is 12" above crown of street elevation

Conditional Uses:

1. Conditional use permits authorize land uses that may fit within a zoning district but require additional review to ensure they are compatible with nearby development. These permits introduce flexibility into the Unified Development Code by allowing uses that meet community needs while safeguarding public health, safety, and neighborhood character. Each request is reviewed individually to evaluate potential impacts and ensure the proposed use is integrated thoughtfully into its surrounding area.
2. The Planning and Zoning Commission may grant waivers to the minimum standards of the proposed use and/or impose conditions and restrictions upon the establishment, location, design, construction, maintenance, and operation of a conditional use as deemed necessary for the protection of the public health, safety, and welfare and to minimize adverse effects upon other property in the neighborhood.

Site Information:

1. The petitioned property consists of approximately 3.012 acres, being a 1.737-acre parcel which is developed with an existing 19,200 sq. ft office-warehouse building and a .637-acre parcel, which is currently used as a parking lot for the developed parcel.
2. The applicant is requesting conditional use approval for the outdoor storage of roofing supplies. The proposed plan identifies two outdoor storage areas, one of which is on the existing parking lot parcel and the other of which is on the office-warehouse parcel.
3. A portion of the proposed outdoor storage area is located on the .637-acre parcel which is currently zoned NC-1 Neighborhood Commercial District. Outdoor storage is not permitted as a conditional use within the NC-1 District and as such, the applicant has submitted a concurrent request to rezone the property to HC-2 Highway Commercial District (2026-4805-ZC). Therefore, the



CONDITIONAL USE
STAFF REPORT
2026-4804-CP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

proposed outdoor storage on this portion of the site is contingent upon approval of the concurrent rezoning request.

Findings:

1. Section 400-8(FF) provides the minimum standards required for outdoor and contractor's storage yards, including:
 - a. This use shall be screened from public view along the front, sides, and rear by a 100% opaque 8' tall screen consisting of wood, solid masonry, concrete, or other materials as approved by the Department of Planning and Development.
 - i. A portion of the site has existing 6' access gates and 7' perimeter fencing. The applicant is proposing to screen the existing fencing with privacy slates where it exists on site and provide an 8' chain link fence with privacy slates to screen the remainder of the outdoor storage yard. **This request will require a waiver from the Planning and Zoning Commission.**
2. The Planning Department requested identification of trees to be removed for the new driveway and documentation of existing buffer conditions. The revised landscape sheets include a tree removal/protection plan and existing-condition photographs. The plan identifies four 6" pine trees for removal in the driveway area, while the remaining trees and wooded buffers are shown to remain.
3. Both Lots 41-A-1 and 41-B-1 must be combined to create a single development site.
 - a. A minor subdivision combining the two existing lots is currently in progress (2026-4802-MRP).
4. The applicant has provided an auto-turn exhibit and notes that truck traffic will follow the two illustrated routes attached hereto. Parking spaces within the truck circulation area are shown for removal/clarification, and the applicant states that no concrete will need to be repaved.
5. The applicant has submitted a traffic memorandum which evaluates the number of peak hour trips the existing 16,000 sq. ft. warehouse and 3,200 sq. ft. office use will generate, providing a total of 11 PM peak hour trips. Per STP Ordinance Sec. 900-3.1, a traffic impact analysis is not required since the trip generation is less than 100 peak hour trips during peak hour.
6. The applicant has submitted a drainage memorandum which states that the principal site change is an approximately 1,100 sq. ft. concrete driveway connection to Village Lane West and that existing paved areas, parking, building, landscaping, and drainage patterns will otherwise remain. The exhibits show impervious area increasing from 65.4% to 66.2%, pervious area decreasing from 34.6% to 33.8%, and the weighted runoff coefficient remaining 0.73. Since the weighted runoff coefficient is remaining the same and no increase in existing rate of runoff, this improvement will have a negligible impact.

Summary: The applicant submitted revised plans and supporting documentation on September 24, 2026 in response to comments provided by the Departments of Planning and Engineering. The revised submittal addresses site circulation, parking, landscaping and tree preservation, screening of the outdoor storage areas, drainage, and traffic. The applicant is also in the process of completing a minor subdivision (2026-4802-MRP) to combine the two lots comprising the site.

A portion of the proposed outdoor storage area is located on the .637-acre parcel currently zoned NC-1 Neighborhood Commercial District, which does not allow outdoor storage as a conditional use. The



CONDITIONAL USE
STAFF REPORT
2026-4804-CP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

applicant has submitted a concurrent request to rezone the property to HC-2 (2026-4805-ZC) and use of this portion of the property for outdoor storage is contingent upon approval of the concurrent rezoning request.

The proposed development requires a waiver from the Planning and Zoning Commission to allow the existing 6' access gates and 7' perimeter fencing and buffer to remain in lieu of a portion of the required 8' opaque screening.

Standards for Review (Sec. 200-3.4.G) - The Planning and Zoning Commission shall not grant approval of any conditional use permit unless it makes findings based upon the evidence presented to it that the following standards have been met:

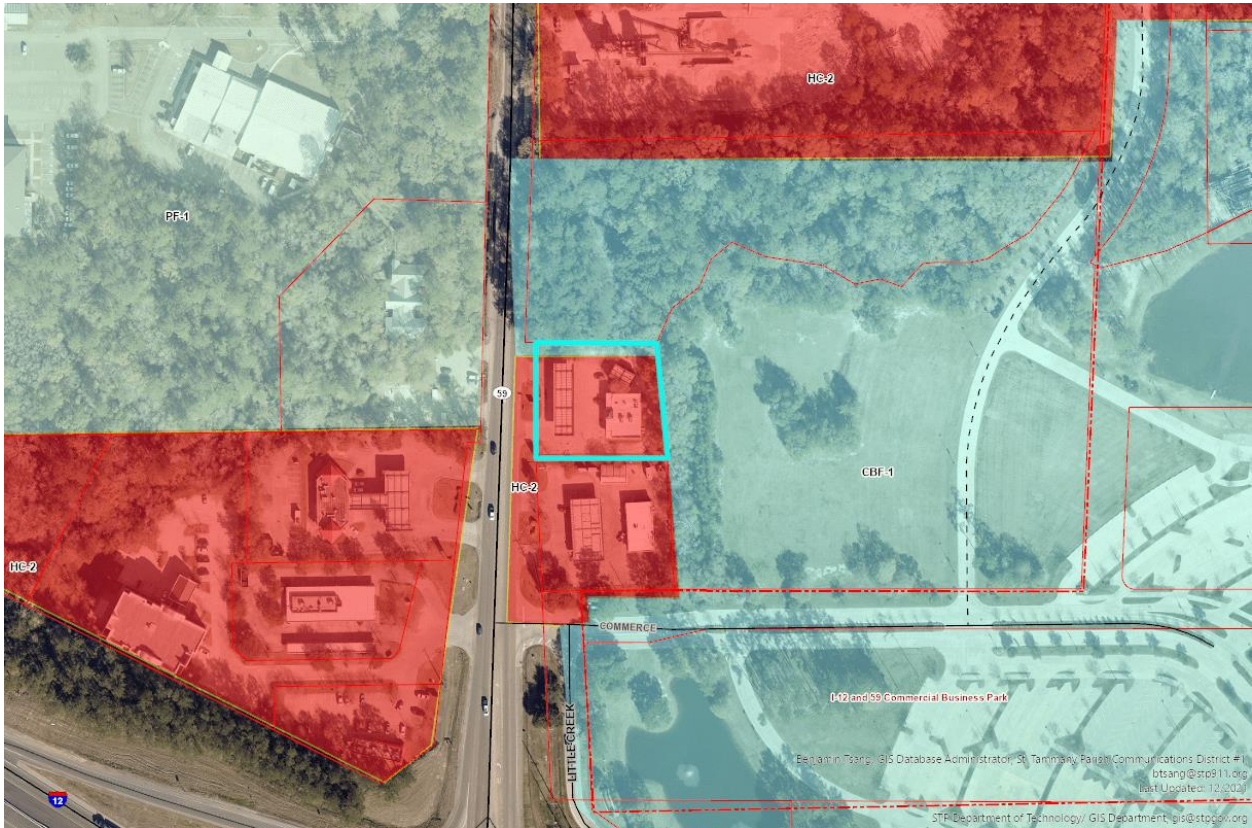
1. The proposed conditional use meets all applicable use standards as outlined in Chapter 400 of the UDC.
2. The conditional use, if granted, will tend to preserve and advance the integrity and general welfare of the neighborhood and adjacent development.
3. The granting of the conditional use permit will not be detrimental to the public safety or welfare or seriously affect or be injurious to other property or improvements in the neighborhood in which the property is located, in that it will not impair an adequate supply of light and air, or increase substantially the congestion in the public streets, create a traffic hazard, or permit inadequate parking, or increase the danger of fire, or substantially affect or overburden existing drainage or sewerage systems, or endanger the public safety, nor cause serious annoyance or injury to occupants of adjoining premises by reason of emissions of odors, fumes, gases, dust, smoke, noise or vibration, light or glare or other nuisances.
4. The proposed conditional use includes improvements or modifications either on-site or within the right-of-way to mitigate any potential development-related adverse impacts, including but not limited to:
 - a. Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicle and pedestrian safety and convenience, and access in case of fire.
 - b. Off-street parking and loading areas.
 - c. Refuse and service areas.
 - d. Utilities with reference to location, availability, and compatibility.
 - e. Screening and buffering features to minimize visual impacts and/or setbacks from adjacent uses.
 - f. Control of proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.
 - g. Required yards and open space.
 - h. Height and bulk of structures.
 - i. Hours of operation.
 - j. Roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic may be needed to reduce or eliminate development generated traffic.
 - k. The amount and location of existing impervious surface.

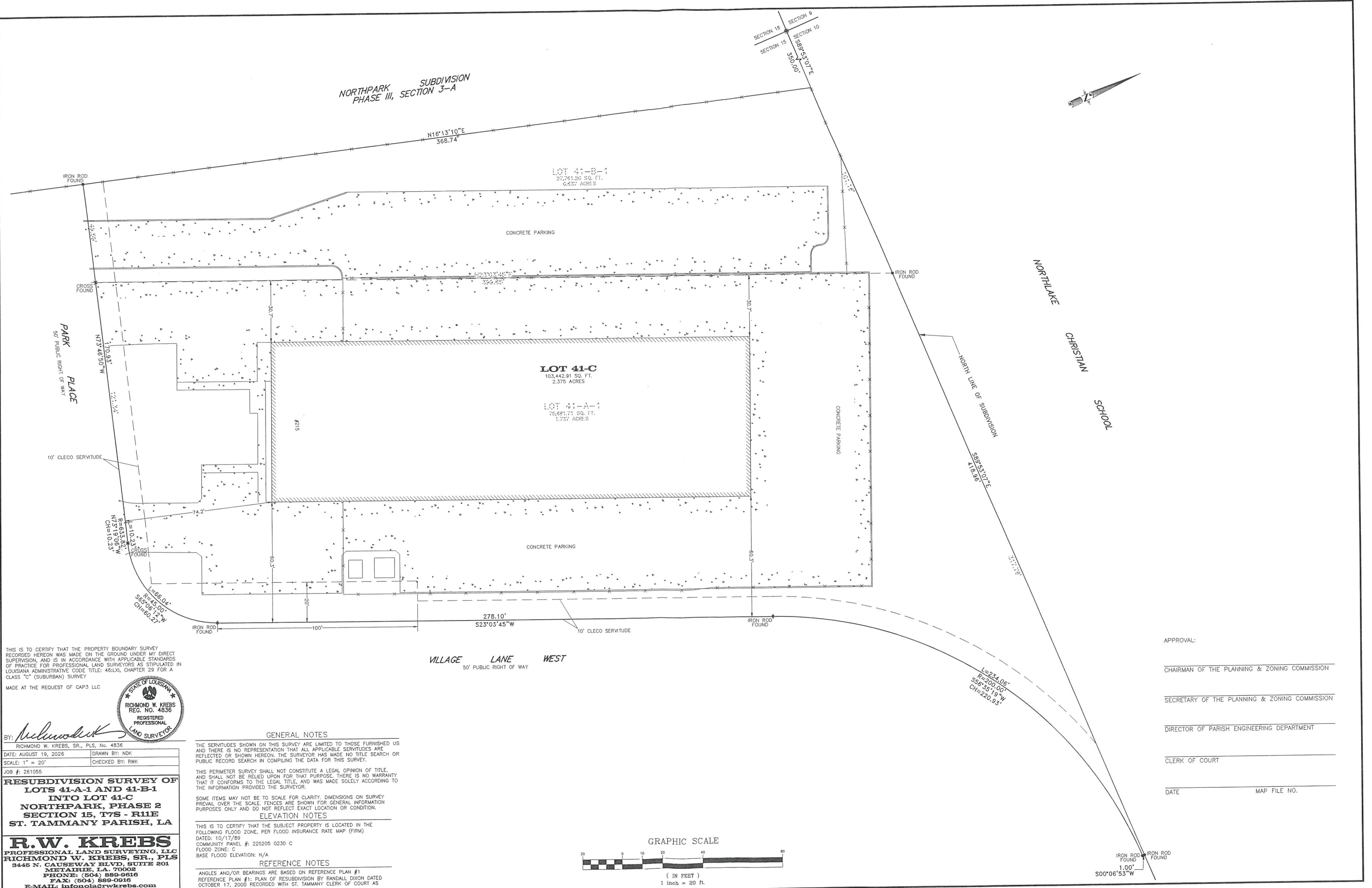


CONDITIONAL USE
STAFF REPORT
2026-4804-CP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director





THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE: 46:02, CHAPTER 29 FOR A CLASS "C" (SUBURBAN) SURVEY.

MADE AT THE REQUEST OF CAP3 LLC



BY: *Richmond W. Krebs*
RICHMOND W. KREBS, SR., PLS., No. 4836
DATE: AUGUST 19, 2026 DRAWN BY: NDK
SCALE: 1" = 20' CHECKED BY: RWK
JOB #: 261055

**RESUBDIVISION SURVEY OF
LOTS 41-A-1 AND 41-B-1
INTO LOT 41-C
NORTH PARK, PHASE 2
SECTION 15, T7S - R11E
ST. TAMMANY PARISH, LA**

R.W. KREBS
PROFESSIONAL LAND SURVEYING, LLC
RICHMOND W. KREBS, SR., PLS.
3445 N. CAUSEWAY BLVD, SUITE 201
METAIRIE, LA 70002
PHONE: (504) 899-9616
FAX: (504) 899-0916
E-MAIL: info@rskrebs.com
WEB: www.rskrebs.com

GENERAL NOTES

THE SERVITUDES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.

SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY PREVAL OVER THE SCALE. FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.

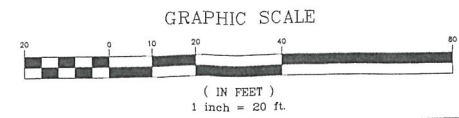
ELEVATION NOTES

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER FLOOD INSURANCE RATE MAP (FIRM):

DATED: 10/17/89
COMMUNITY PANEL #: 225205 0230 C
FLOOD ZONE: C
BASE FLOOD ELEVATION: N/A

REFERENCE NOTES

ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1
REFERENCE PLAN #1: PLAN OF RESUBDIVISION BY RANDALL DIXON DATED OCTOBER 17, 2000 RECORDED WITH ST. TAMMANY CLERK OF COURT AS MAP FILE NO. 5182A



APPROVAL:

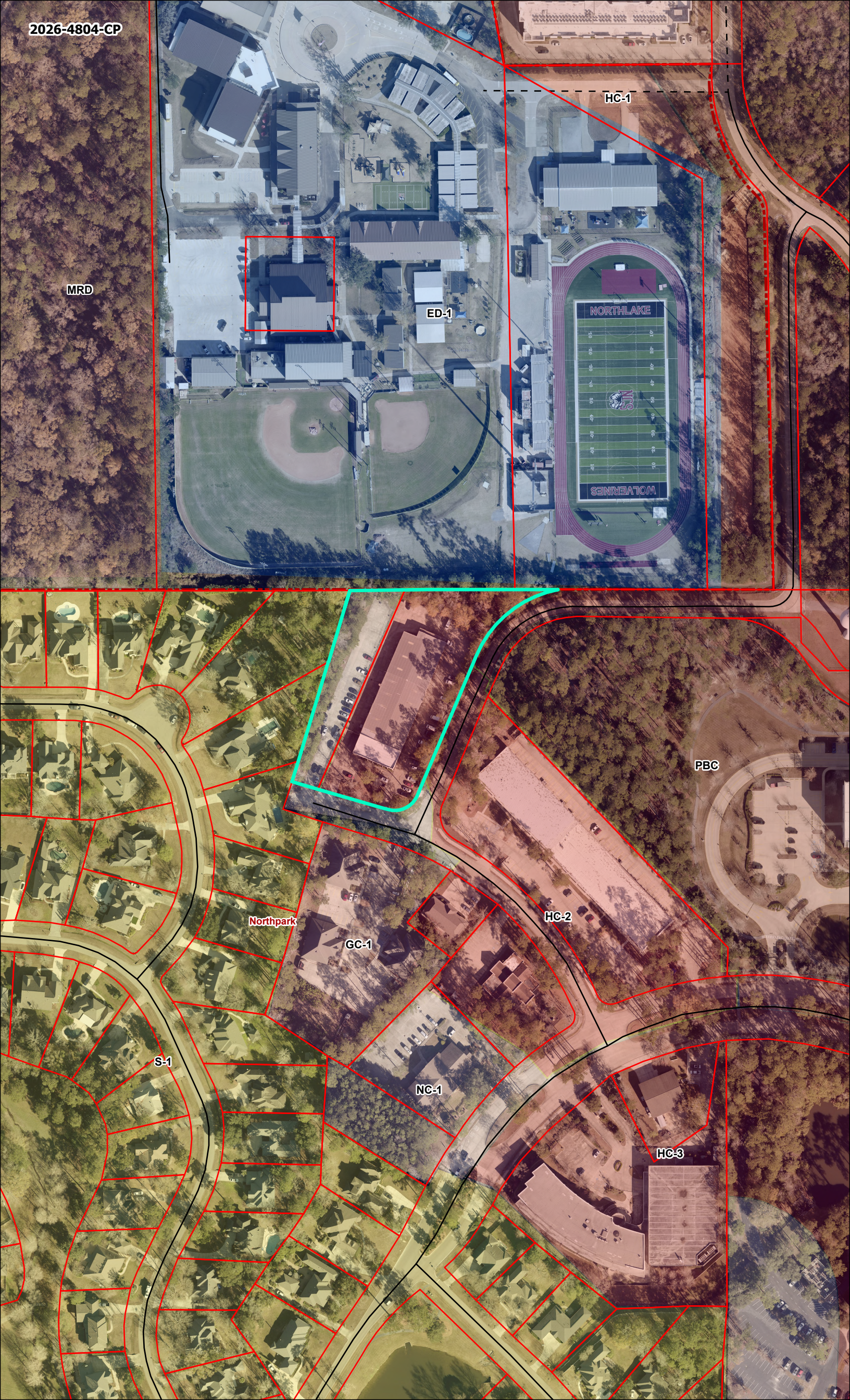
CHAIRMAN OF THE PLANNING & ZONING COMMISSION

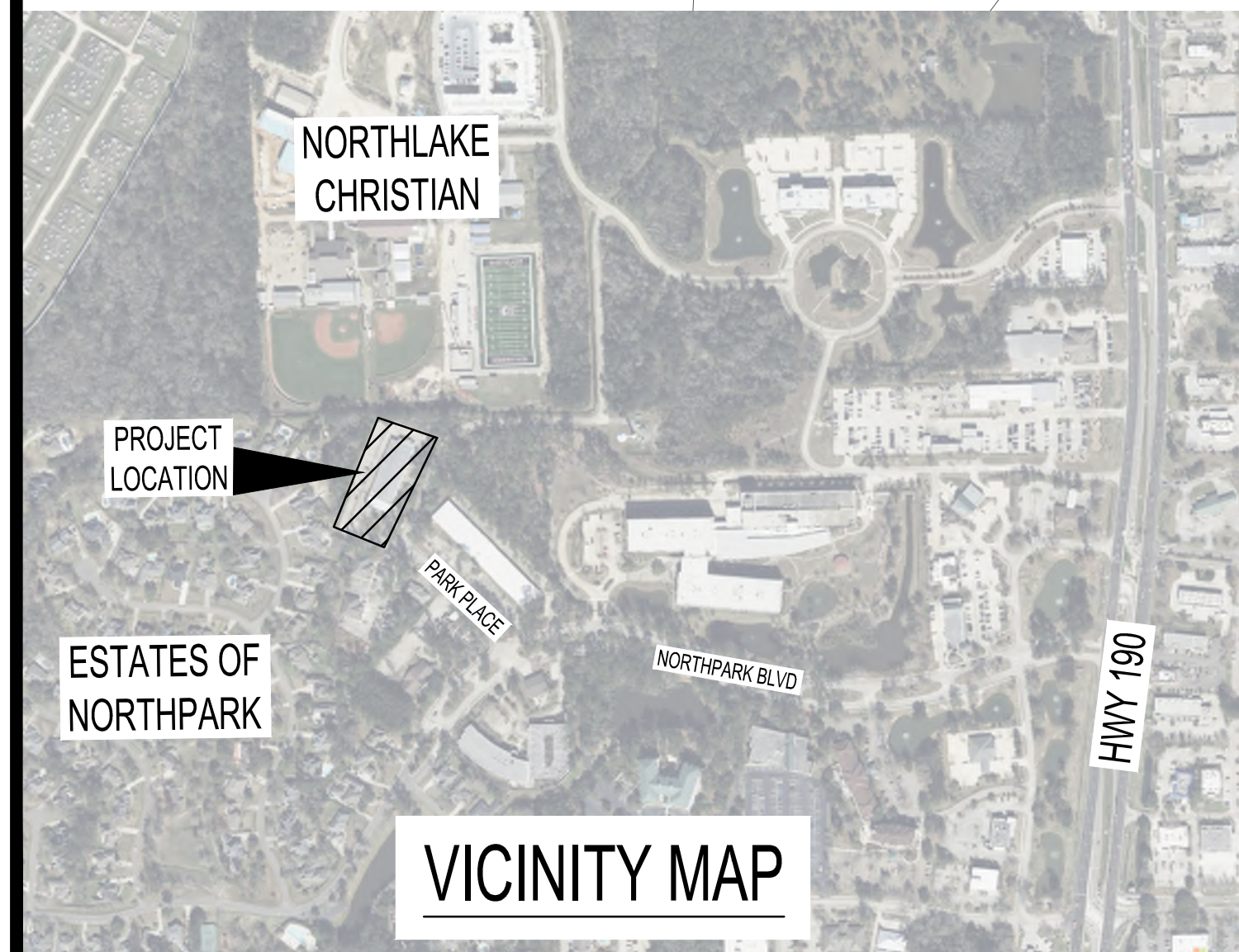
SECRETARY OF THE PLANNING & ZONING COMMISSION

DIRECTOR OF PARISH ENGINEERING DEPARTMENT

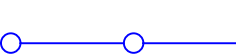
CLERK OF COURT

DATE MAP FILE NO.

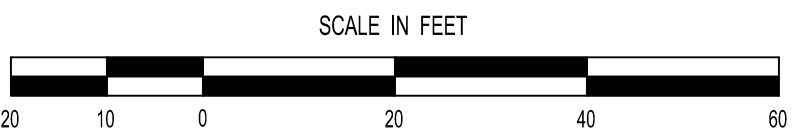


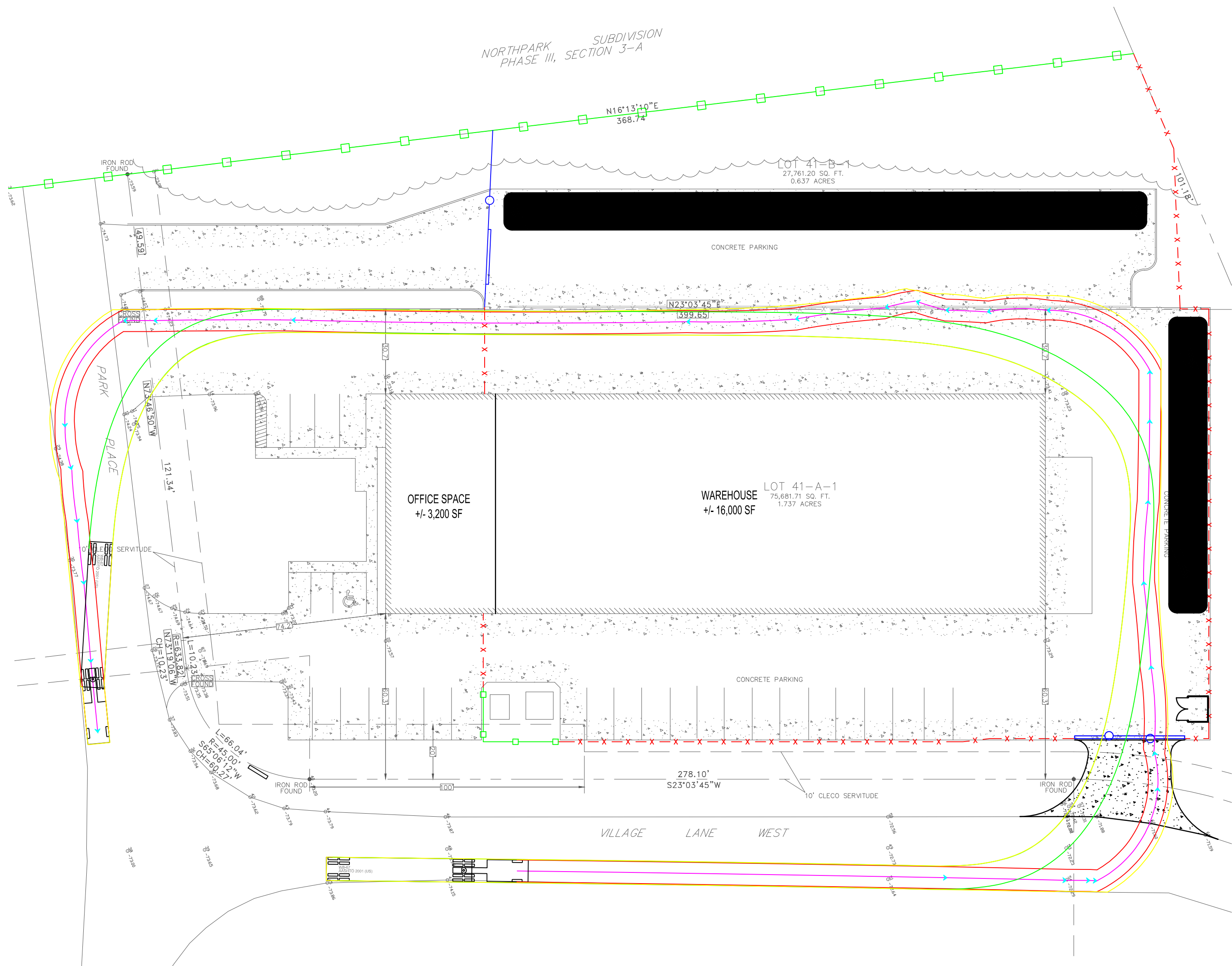


PARKING CALCULATIONS	
REQUIRED PARKING	23 SPACES
OFFICE SPACE	$3,200/350 = 10$ SPACES (1 SPACE PER 350 SF OF OFFICE SPACE)
WAREHOUSE SPACE	$16,000/1,250 = 13$ SPACES (1 SPACE PER 1,250 SF OF WAREHOUSE AREA)
EXISTING PARKING	28 EXISTING SPACES TO BE REUSED

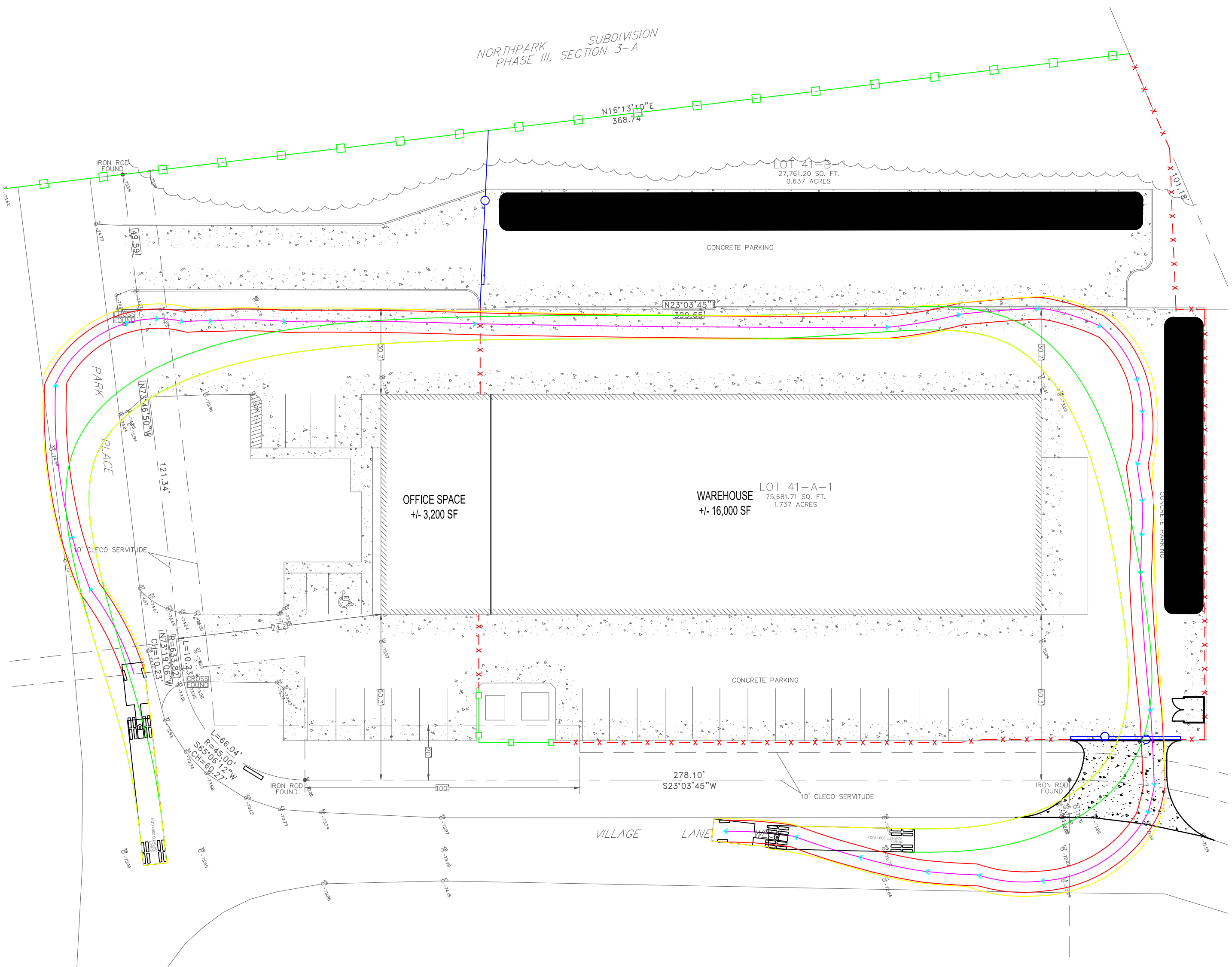
- ## LEGEND
- | | |
|---|--|
|  | PROPERTY LINE |
|  | EXISTING 6' CHAIN LINK FENCE,
ADD PRIVACY SLATS |
|  | EXISTING 7' WOOD
FENCE TO REMAIN |
|  | PROPOSED 8' CHAIN LINK FENCE
ADD PRIVACY SLATS |
|  | HEAVY DUTY
CONCRETE PAVEMENT |

CONDITIONAL USE PLAN



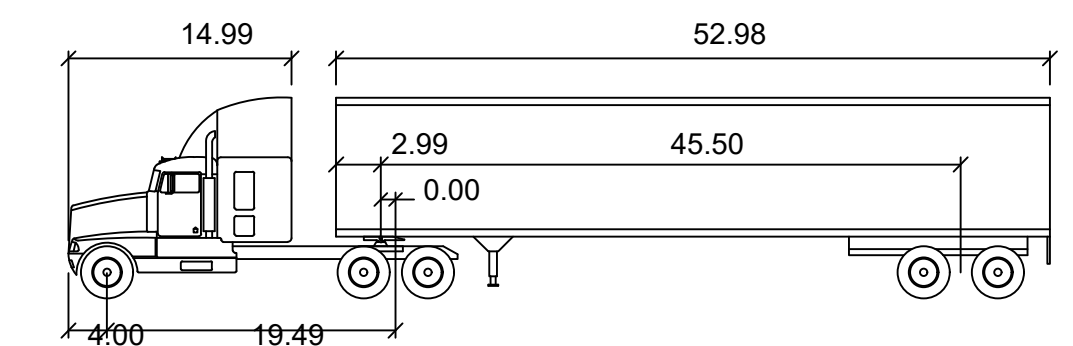


TRUCK EXHIBIT '1'



TRUCK EXHIBIT '2'

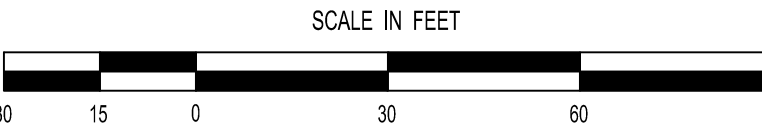
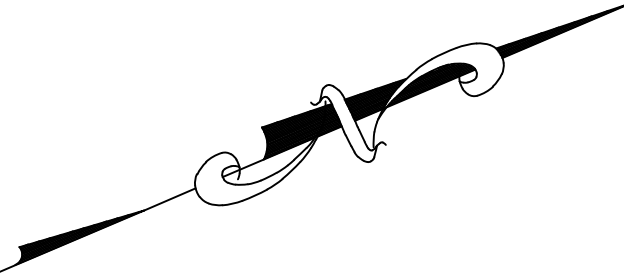
NOTE:
ALL TRUCK TRAFFIC SHALL FOLLOW THESE TWO ROUTES.



WB-67

	Feet		
Tractor Width	: 8.01	Lock to Lock Time	: 6.00 s
Trailer Width	: 8.50	Steering Angle	: 28.40 deg
Tractor Track	: 8.01	Articulating Angle	: 75.00 deg
Trailer Track	: 8.50		

AUTOTURN
EXHIBIT



REVISION	BY

High Tide Consultants LLC

170 NEW CAMELLIA BLVD, SUITE 102
COVINGTON, LA 70433
www.hightidela.com

SIGNATURE

September 23, 2026

DATE

STATE OF LOUISIANA
REGISTERED PROFESSIONAL ENGINEER
REG. NO. 28243
SEAL

STAMP

CONDITIONAL USE PERMIT
215 PARK PLACE
COVINGTON, LA 70433

COVINGTON, LA

DRAWN
TAH

CHECKED
RCG

ISSUED DATE
9/23/2026

ISSUED FOR
CONDITIONAL USE PERMITTING

PROJECT NO.
26-288

FILE
C-1.0 Site Plan.dwg

SHEET
C-1.1



EXISTING WOODS
TO REMAIN
(WEST BUFFER)

LOOKING NORTH EXISTING WOODS TO
REMAIN ALONG NORTHPARK SUBDIVISION



EXISTING WOODS
TO REMAIN
(WEST BUFFER)

EXISTING WOOD LINE LOOKING WEST
ALONG NORTHPARK SUBDIVISION



FRONT OF BUILDING
ALL TREES TO REMAIN
(SOUTH BUFFER)



EXISTING WOODS
TO REMAIN
(EAST BUFFER)

LOOKING SOUTH EXISTING WOODS TO
REMAIN ALONG VILLAGE LANE WEST



EXISTING WOODS
TO REMAIN
(EAST BUFFER)

LOOKING NORTH EXISTING WOODS TO
REMAIN ALONG VILLAGE LANE WEST

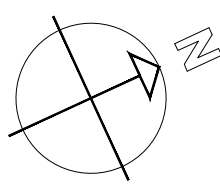


EXISTING WOOD WHERE THE NEW
DRIVEWAY IS PROPOSED SEE LS-1
FOR TREES TO BE REMOVED



EXISTING WOODS
NORTH BUFFER

LOOKING WEST EXISTING WOODS TO
REMAIN ALONG ALONG NORTHLAKE
CHRISTIAN SCHOOL



EXISTING CONDITION PHOTOS



ALPHONSE BARCIA III
LANDSCAPE ARCHITECT LLC.

562 CLAYTON COURT
SLIDELL, LOUISIANA 70461
BARCIADESIGNS@GMAIL.COM
(985) 960-0429

REVISION	BY

HIGH TIDE
CONSULTANTS LLC

170 NEW CAMELLIA BLVD, SUITE 102
COVINGTON, LA 70433
www.hightidelc.com

SIGNATURE
DATE

9/23/2026

CONDITIONAL USE PERMIT
215 PARK PLACE
COVINGTON, LA 70433

COVINGTON, LA

DRAWN
TAH

CHECKED
RCG

ISSUED DATE
9/23/26

ISSUED FOR
CONDITIONAL USE PERMITTING

PROJECT NO.
26-288

FILE
C-1.0 Site Plan

SHEET
LS-2



Commercial Plans
RECEIVED
9/24/2026
DEPARTMENT OF
ENGINEERING

**ENGINEERING
REVIEW COPY**

MEMORANDUM

TO: Theodore Reynolds, P.E.
St. Tammany Parish Development Engineering Department

FROM: Richard "Ricky" Galloway, P.E.
High Tide Consultants, LLC

DATE: September 23, 2026

RE: Trip Generation Analysis and Request for Traffic Impact Analysis Waiver
Proposed Warehouse/Office Development

1. PURPOSE

High Tide Consultants, LLC (HTC) has prepared this memorandum to document the anticipated PM peak-hour trip generation associated with the proposed warehouse/office development and to request a waiver from the requirement to prepare a Traffic Impact Analysis (TIA).

The proposed development consists of approximately 19,200 square feet of total building area, including 16,000 square feet of warehouse space and 3,200 square feet of office space.

Trip generation was evaluated using the applicable land-use categories and average vehicle trip-generation rates from the Institute of Transportation Engineers (ITE), Trip Generation Manual, 10th Edition. A copy of the applicable ITE Common Trip Generation Rates (PM Peak Hour) reference sheet is included as Attachment A.

2. ST. TAMMANY PARISH TIA REQUIREMENT

Section 900-3.1 of the St. Tammany Parish Unified Development Code establishes the Parish requirements for Traffic Impact Analyses. Section 900-3.1.B.1.c provides that the Department of Engineering may exempt a development from the required TIA where the use of the property generates less than 50 peak-hour trips. The applicant is responsible for requesting the waiver in writing and providing documentation of the anticipated trip generation.

This memorandum provides the trip-generation documentation supporting the Applicant's request for a TIA waiver.

3. PM PEAK-HOUR TRIP GENERATION

For purposes of this analysis, the warehouse and office portions of the proposed building were evaluated separately. This provides a conservative evaluation of the office component rather than considering the office area as accessory space within the overall warehouse use.

Proposed Use	ITE Land Use	ITE Code	Area (SF)	PM Rate (trips/1,000 SF)	PM Peak-Hour Trips
Warehouse	Warehouse	150	16,000	0.19	3.04
Office	Small Office Building	712	3,200	2.45	7.84
TOTAL			19,200		10.88



Warehouse: $16.0 \times 0.19 = 3.04$ PM peak-hour trips

Office: $3.2 \times 2.45 = 7.84$ PM peak-hour trips

Total: $3.04 + 7.84 = 10.88$ PM peak-hour trips

For comparison with the Parish threshold, the calculated total is conservatively rounded upward to 11 PM peak-hour trips.

4. REQUEST FOR TIA WAIVER

Based on the ITE trip-generation analysis presented above, the proposed development is anticipated to generate approximately 11 trips during the PM peak hour. This projected traffic volume is substantially below the 50 peak-hour trip threshold identified in Section 900-3.1.B.1.c of the St. Tammany Parish Unified Development Code for consideration of an administrative exemption from the TIA requirement.

Accordingly, High Tide Consultants, LLC respectfully requests that St. Tammany Parish Development Engineering grant a waiver from the requirement to prepare a Traffic Impact Analysis for the proposed development.

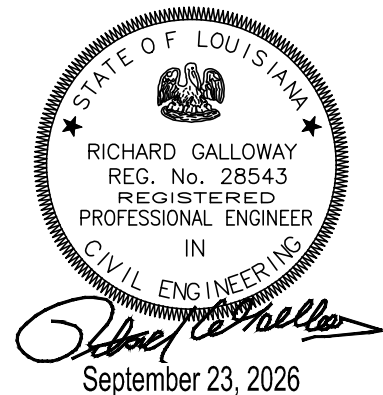
Attachment A - ITE Common Trip Generation Rates (PM Peak Hour), Trip Generation Manual, 10th Edition (applicable Land Use Codes 150 and 712).

Please contact our office should additional information or clarification be required in support of this request.

Respectfully submitted,

HIGH TIDE CONSULTANTS, LLC

Richard "Ricky" Galloway, P.E.
Principal



INSTITUTE OF TRANSPORTATION ENGINEERS

COMMON TRIP GENERATION RATES (PM Peak Hour)

(Trip Generation Manual, 10th Edition)

				Setting/Location	
Code	Description	Unit of Measure	Trips Per Unit	General Urban/ Suburban	Dense Multi- Use Urban
PORT AND TERMINAL					
30	Intermodal Truck Terminal	1,000 SF GFA	1.72		
90	Park-and-Ride Lot with Bus Service	Parking Spaces	0.43		
INDUSTRIAL					
110	General Light Industrial	1,000 SF GFA	0.63		
130	Industrial Park	1,000 SF GFA	0.40		
140	Manufacturing	1,000 SF GFA	0.67		
150	Warehousing	1,000 SF GFA	0.19		
151	Mini-Warehouse	1,000 SF GFA	0.17		
154	High-Cube Transload & Short-Term Storage Warehouse	1,000 SF GFA	0.10		
155	High-Cube Fulfillment Center Warehouse	1,000 SF GFA	1.37		
156	High-Cube Parcel Hub Warehouse	1,000 SF GFA	0.64		
157	High-Cube Cold Storage Warehouse	1,000 SF GFA	0.12		
160	Data Center	1,000 SF GFA	0.09		
170	Utilities	1,000 SF GFA	2.27		
180	Specialty Trade Contractor	1,000 SF GFA	1.97		
RESIDENTIAL					
210	Single-Family Detached Housing	Dwelling Units	0.99		
220	Multifamily Housing (Low-Rise)	Dwelling Units	0.56		
221	Multifamily Housing (Mid-Rise)	Dwelling Units	→	0.44	0.18
222	Multifamily Housing (High-Rise)	Dwelling Units	→	0.36	0.19
231	Mid-Rise Residential with 1st-Floor Commercial	Dwelling Units	0.36		
232	High-Rise Residential with 1st-Floor Commercial	Dwelling Units	0.21		
240	Mobile Home Park	Dwelling Units	0.46		
251	Senior Adult Housing - Detached	Dwelling Units	0.30		
252	Senior Adult Housing - Attached	Dwelling Units	0.26		
253	Congregate Care Facility	Dwelling Units	0.18		
254	Assisted Living	1,000 SF GFA	0.48		
255	Continuing Care Retirement Community	Units	0.16		
260	Recreation Homes	Dwelling Units	0.28		
265	Timeshare	Dwelling Units	0.63		
270	Residential Planned Unit Development	Dwelling Units	0.69		
LODGING					
310	Hotel	Rooms	0.60		
311	All Suites Hotel	Rooms	→	0.36	0.17
312	Business Hotel	Rooms	0.32		
320	Motel	Rooms	0.38		
330	Resort Hotel	Rooms	0.41		
RECREATIONAL					
411	Public Park	Acres	0.11		
416	Campground / Recreation Vehicle Park	Acres	0.98		
420	Marina	Berths	0.21		
430	Golf Course	Acres	0.28		
431	Miniature Golf Course	Holes	0.33		

Code	Description	Unit of Measure	Trips Per Unit	Setting/Location	
				General Urban/ Suburban	Dense Multi- Use Urban
432	Golf Driving Range	Tees/Driving Positions	1.25		
433	Batting Cages	Cages	2.22		
434	Rock Climbing Gym	1,000 SF GFA	1.64		
435	Multi-Purpose Recreational Facility	1,000 SF GFA	3.58		
436	Trampoline Park	1,000 SF GFA	1.50		
437	Bowling Alley	1,000 SF GFA	1.16		
440	Adult Cabaret	1,000 SF GFA	2.93		
444	Movie Theater	1,000 SF GFA	6.17		
445	Multiplex Movie Theater	1,000 SF GFA	4.91		
452	Horse Racetrack	Seats	0.06		
454	Dog Racetrack	Attendees	0.15		
460	Arena	1,000 SF GFA	0.47		
462	Professional Baseball Stadium	Attendees	0.15		
465	Ice Skating Rink	1,000 SF GFA	1.33		
466	Snow Ski Area	Slopes	26.00		
473	Casino/Video Lottery Establishment	1,000 SF GFA	13.49		
480	Amusement Park	Acres	3.95		
482	Water Slide Park	Parking Spaces	0.28		
488	Soccer Complex	Fields	16.43		
490	Tennis Courts	Courts	4.21		
491	Racquet/Tennis Club	Courts	3.82		
492	Health/Fitness Club	1,000 SF GFA	3.45		
493	Athletic Club	1,000 SF GFA	6.29		
495	Recreational Community Center	1,000 SF GFA	2.31		
INSTITUTIONAL					
520	Elementary School	1,000 SF GFA	1.37		
522	Middle School / Junior High School	1,000 SF GFA	1.19		
530	High School	1,000 SF GFA	0.97		
534	Private School (K-8)	Students	0.26		
536	Private School (K-12)	Students	0.17		
537	Charter Elementary School	Students	0.14		
538	School District Office	1,000 SF GFA	2.04		
540	Junior / Community College	1,000 SF GFA	1.86		
550	University/College	1,000 SF GFA	1.17		
560	Church	1,000 SF GFA	0.49		
561	Synagogue	1,000 SF GFA	2.92		
562	Mosque	1,000 SF GFA	4.22		
565	Daycare Center	1,000 SF GFA	11.12		
566	Cemetery	Acres	0.46		
571	Prison	1,000 SF GFA	2.91		
575	Fire and Rescue Station	1,000 SF GFA	0.48		
580	Museum	1,000 SF GFA	0.18		
590	Library	1,000 SF GFA	8.16		

INSTITUTE OF TRANSPORTATION ENGINEERS

COMMON TRIP GENERATION RATES (PM Peak Hour)

(Trip Generation Manual, 10th Edition)

				Setting/Location	
Code	Description	Unit of Measure	Trips Per Unit	General Urban/ Suburban	Dense Multi- Use Urban
MEDICAL					
610	Hospital	1,000 SF GFA	0.97		
620	Nursing Home	1,000 SF GFA	0.59		
630	Clinic	1,000 SF GFA	➔	3.28	5.18
640	Animal Hospital / Veterinary Clinic	1,000 SF GFA	3.53		
650	Free-Standing Emergency Room	1,000 SF GFA	1.52		
OFFICE					
710	General Office Building	1,000 SF GFA	➔	1.15	0.87
712	Small Office Building	1,000 SF GFA	2.45		
714	Corporate Headquarters Building	1,000 SF GFA	0.60		
715	Single Tenant Office Building	1,000 SF GFA	1.74*		
720	Medical-Dental Office Building	1,000 SF GFA	3.46		
730	Government Office Building	1,000 SF GFA	1.71		
731	State Motor Vehicles Department	1,000 SF GFA	5.20		
732	United States Post Office	1,000 SF GFA	11.21		
733	Government Office Complex	1,000 SF GFA	2.82		
750	Office Park	1,000 SF GFA	1.07		
760	Research and Development Center	1,000 SF GFA	0.49		
770	Business Park	1,000 SF GFA	0.42		
RETAIL					
810	Tractor Supply Store	1,000 SF GFA	1.40		
811	Construction Equipment Rental Store	1,000 SF GFA	0.99		
812	Building Materials and Lumber Store	1,000 SF GFA	2.06		
813	Free-Standing Discount Superstore	1,000 SF GFA	4.33		
814	Variety Store	1,000 SF GFA	6.84		
815	Free Standing Discount Store	1,000 SF GFA	4.83		
816	Hardware / Paint Store	1,000 SF GFA	2.68		
817	Nursery (Garden Center)	1,000 SF GFA	6.94		
818	Nursery (Wholesale)	1,000 SF GFA	5.18		
820	Shopping Center	1,000 SF GFA	3.81	3.81	4.92
823	Factory Outlet Center	1,000 SF GFA	2.29		
840	Automobile Sales (New)	1,000 SF GFA	2.43		
841	Automobile Sales (Used)	1,000 SF GFA	3.75		
842	Recreational Vehicle Sales	1,000 SF GFA	0.77		
843	Automobile Parts Sales	1,000 SF GFA	4.91		
848	Tire Store	1,000 SF GFA	3.98		
849	Tire Superstore	1,000 SF GFA	2.11		
850	Supermarket	1,000 SF GFA	9.24		
851	Convenience Market (Open 24 Hours)	1,000 SF GFA	49.11		
853	Convenience Market with Gasoline Pumps	1,000 SF GFA	49.29		
854	Discount Supermarket	1,000 SF GFA	8.38		
857	Discount Club	1,000 SF GFA	4.18		
860	Wholesale Market	1,000 SF GFA	1.76		
861	Sporting Goods Superstore	1,000 SF GFA	➔	2.02	1.65
862	Home Improvement Superstore	1,000 SF GFA	➔	2.33	3.35
863	Electronics Superstore	1,000 SF GFA	4.26		

Note: All land uses in the 800 and 900 series are entitled to a "pass-by" trip reduction of 60% if less than 50,000 ft² or a reduction of 40% if equal to or greater than 50,000ft².

*From 9th edition, no PM peak hour in 10th

Code	Description	Unit of Measure	Trips Per Unit	Setting/Location	
				General Urban/ Suburban	Dense Multi- Use Urban
864	Toy/Children's Superstore	1,000 SF GFA	5.00		
865	Baby Superstore	1,000 SF GFA	1.82		
866	Pet Supply Superstore	1,000 SF GFA	3.55		
867	Office Supply Superstore	1,000 SF GFA	2.77		
868	Book Superstore	1,000 SF GFA	15.83		
869	Discount Home Furnishing Superstore	1,000 SF GFA	1.57		
872	Bed and Linen Superstore	1,000 SF GFA	2.22		
875	Department Store	1,000 SF GFA	1.95		
876	Apparel Store	1,000 SF GFA	→	4.12	1.12
879	Arts and Craft Store	1,000 SF GFA	6.21		
880	Pharmacy / Drugstore without Drive-Through Window	1,000 SF GFA	8.51		
881	Pharmacy / Drugstore with Drive-Through Window	1,000 SF GFA	10.29		
882	Marijuana Dispensary	1,000 SF GFA	21.83		
890	Furniture Store	1,000 SF GFA	0.52		
897	Medical Equipment Store	1,000 SF GFA	1.24		
899	Liquor Store	1,000 SF GFA	16.37		
SERVICES					
911	Walk-In Bank	1,000 SF GFA	12.13		
912	Drive-In Bank	1,000 SF GFA	20.45		
918	Hair Salon	1,000 SF GFA	1.45		
920	Copy, Print, and Express Ship Store	1,000 SF GFA	7.42		
925	Drinking Place	1,000 SF GFA	11.36		
926	Food Cart Pod	Food Carts	3.08		
930	Fast Casual Restaurant	1,000 SF GFA	14.13		
931	Quality Restaurant	1,000 SF GFA	7.80		
932	High-Turnover (Sit-Down) Restaurant	1,000 SF GFA	→	9.77	9.80
933	Fast Food Restaurant without Drive-Through Window	1,000 SF GFA	28.34		
934	Fast Food Restaurant with Drive-Through Window	1,000 SF GFA	→	32.67	78.74
935	Fast Food Restaurant with Drive-Through Window and No Indoor Seating	1,000 SF GFA	42.65		
936	Coffee/Donut Shop without Drive-Through Window	1,000 SF GFA	36.31		
937	Coffee/Donut Shop with Drive-Through Window	1,000 SF GFA	→	43.38	83.19
938	Coffee/Donut Shop with Drive-Through Window and No Indoor Seating	1,000 SF GFA	83.33		
939	Bread / Donut / Bagel Shop without Drive-Through Window	1,000 SF GFA	28.00		
940	Bread / Donut / Bagel Shop with Drive-Through Window	1,000 SF GFA	19.02		
941	Quick Lubrication Vehicle Shop	1,000 SF GFA	8.70		
942	Automobile Care Center	1,000 SF GFA	3.11		
943	Automobile Parts and Service Center	1,000 SF GFA	2.26		
944	Gasoline / Service Station	1,000 SF GFA	109.27		
945	Gasoline / Service Station with Convenience Market	1,000 SF GFA	88.35		
947	Self Service Car Wash	Wash Stalls	5.54		
948	Automated Car Wash	1,000 SF GFA	14.20		
949	Car Wash and Detail Center	Wash Stalls	13.60		
950	Truck Stop	1,000 SF GFA	22.73		
960	Super Convenience Market/Gas Station	1,000 SF GFA	69.28		
970	Winery	1,000 SF GFA	7.31		

An area designated as **General Urban/Suburban** in the *Trip Generation Manual* is an area associated with almost homogeneous vehicle-centered access. Nearly all person trips that enter or exit a development site are by personal passenger or commercial vehicle.

The area can be fully developed (or nearly so) at low-medium density with a mix of residential and commercial uses. The commercial land uses are typically concentrated at intersections or spread along commercial corridors, often surrounded by low-density, almost entirely residential development. Most commercial buildings are located behind or surrounded by parking.

The mixing of land uses is only in terms of their proximity, not in terms of function. A retail land use may focus on serving a regional clientele or a services land use may target motorists or pass-by vehicle trips for its customers. Even if the land uses are complementary, a lack of pedestrian, bicycling, and transit facilities or services limit non-vehicle travel.

An area designated as **Dense Multi-Use Urban** in the *Trip Generation Manual* is a fully developed area (or nearly so), with diverse and complementary land uses, good pedestrian connectivity, and convenient and frequent transit. This area type can be a well-developed urban area outside a major metropolitan downtown or a moderate size urban area downtown.

The land use mix typically includes office, retail, residential, and often entertainment, hotel, and other commercial uses. The residential uses are typically multifamily or single-family on lots no larger than one-fourth acre. The commercial uses often have little or no setback from the sidewalk. Because the motor vehicle still represents the primary mode of travel to and from the area, there typically is on-street parking and often public off-street parking.

The complementary land uses provide the opportunity for short trips within the Dense Multi-Use Urban area, made conveniently by walking, biking, or transit. The area is served by significant transit (either rail or bus) that enables a high level of transit usage to and from area development.



Commercial Plans
RECEIVED
9/24/2026
DEPARTMENT OF
ENGINEERING

**ENGINEERING
REVIEW COPY**

September 23, 2026

Mr. Ted Reynolds, P.E.
St. Tammany Parish
21454 Koop Drive, Bldg. B, Suite 1B
Mandeville, LA 70471

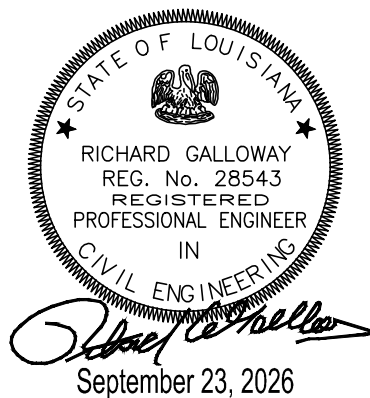
RE: 215 Park Place
Covington, LA 70433
HTC Project # 26-288

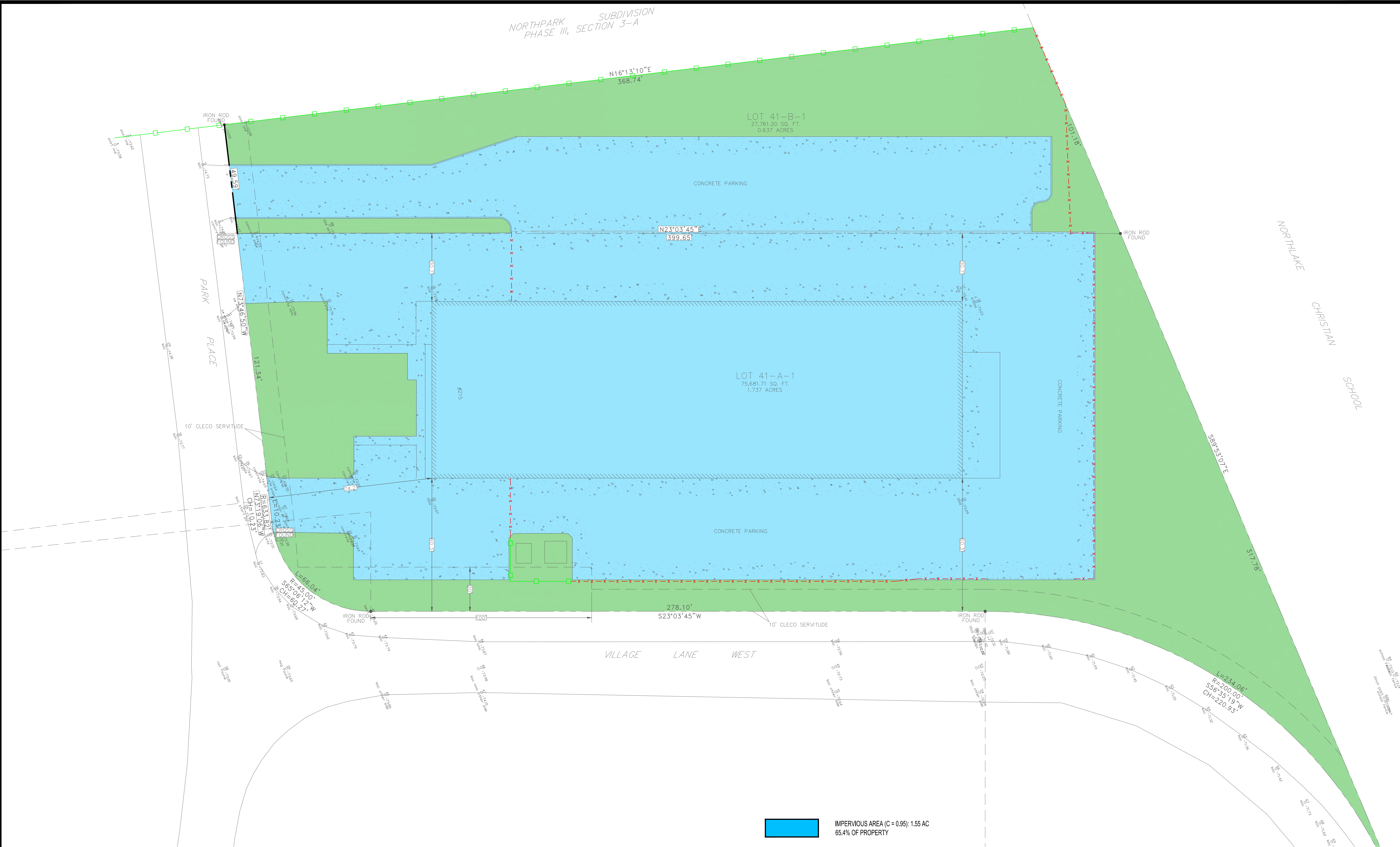
Mr. Reynolds,

This letter is to serve as a drainage memo for the existing office and warehouse located at 215 Park Place which a new tenant will be acquiring. The only improvements to the +/-2.37 acre site will be to add a concrete driveway (+/-1,100 sf) on the northeast corner of the site to connect to Village Lane West. This minor improvement will have a negligible impact on the stormwater discharge for this location. The weighted runoff coefficient in both pre-and post-development conditions is 0.73 within the property boundary. The total impervious area within the property will remain below 70% and the total pervious area will remain above 30%. Please see attached Exhibits EX-1.0 and Ex-2.0 for reference. All existing paved drives, parking, and the building will remain undisturbed and continue to drain as in their current conditions. The only trees to be removed will be those necessary to construct this additional driveway. All other landscaping, existing trees, and open green area on site will remain undisturbed. Part of the existing paved area on the north and west sides of the site will be used as outdoor storage, which will be allowed by conditional use permitting.

Sincerely,
High Tide Consultants, LLC

Richard C. Galloway, PE





IMPERVIOUS AREA (C = 0.95): 1.55 AC
65.4% OF PROPERTY

PERVIOUS AREA (C = 0.30): 0.82 AC
34.6% OF PROPERTY

WEIGHTED RUNOFF COEFFICIENT (C) = 0.95X1.55 + 0.30X0.82 = 0.73

PRE-DEVELOPMENT
RUNOFF COEFFICIENT
EXHIBIT



REVISION	BY

HIGH TIDE
CONSULTANTS LLC

170 NEW CAMELLIA BLVD, SUITE 102
COVINGTON, LA 70433
www.hightidela.com

SIGNATURE

September 23, 2026
DATE

CONDITIONAL USE PERMIT
215 PARK PLACE
COVINGTON, LA 70433

COVINGTON, LA

DRAWN
TAH

CHECKED
RCG

ISSUED DATE
9/23/2026

ISSUED FOR
CONDITIONAL USE PERMITTING

PROJECT NO.
26-288

FILE
Pre-Dev Drainage Coefficient Exhibit.dwg

SHEET
EX-1.0



REVISION	BY

High Tide Consultants LLC

170 New Camellia Blvd, Suite 102

Covington, LA 70433

www.hightidela.com

Signature

September 23, 2026

DATE

Stamp

Professional Engineer

Richard A. Camellia

REG. NO. 28243

PROFESSIONAL ENGINEER

CIVIL ENGINEERING

CONDITIONAL USE PERMIT

215 Park Place

Covington, LA 70433

Covington, LA

Drawn: TAH

Checked: RCG

Issued Date: 9/23/2026

Issued For: CONDITIONAL USE PERMITTING

Project No: 26-288

File: Post-Dev Drainage Coefficient Exhibit.dwg

Sheet: EX-2.0



ZONING STAFF REPORT
2026-4809-CP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the north side of Holiday Square Blvd., being 200 Holiday Square Blvd., Covington; S15, T7S, R11E; Ward 3, District 5

Petitioner: Mike Saucier **Posted:** September 17, 2026

Owner: T. J & C Real Estate Holdings, LLC – Eddie Tourelle **Commission Hearing:** October 6, 2026

Size: 4.35 acres **Determination:** Approved, Denied, Postponed



Current Zoning:

HC-3 (Highway Commercial District)

Requested Use: Pole Sign

Future Land Use: Commercial

Flood Zone: Effective Flood Zone: C, Preliminary
Flood Zone: X; CDA: No

Elevation Requirements:

FFE is 12" above crown of street elevation

Conditional Uses:

1. Conditional use permits authorize land uses that may fit within a zoning district but require additional review to ensure they are compatible with nearby development. These permits introduce flexibility into the Unified Development Code by allowing uses that meet community needs while safeguarding public health, safety, and neighborhood character. Each request is reviewed individually to evaluate potential impacts and ensure the proposed use is integrated thoughtfully into its surrounding area.
2. The Planning and Zoning Commission may grant waivers to the minimum standards of the proposed use and/or impose conditions and restrictions upon the establishment, location, design, construction, maintenance, and operation of a conditional use as deemed necessary for the protection of the public health, safety, and welfare and to minimize adverse effects upon other property in the neighborhood.

Request:

3. The applicant is requesting to place a new pole sign on a parcel zoned HC-3 Highway Commercial District and proposed to be developed with an automotive sales business. The property is located on the north side of Holiday Square Blvd., being 200 Holiday Square Blvd, Covington.
4. Pole signs are permitted within certain commercial, specialized, and industrial zoning districts subject to the approval of a Conditional Use Permit granted by the Planning and Zoning Commission.

Staff Analysis:

1. Section 600-4.3 - *Sign Standards* provides minimum requirements for pole sign uses including location restrictions, max height and size requirements, pole design and materials, illumination standards and message and copy standards, landscape requirements, and construction standards.



ZONING STAFF REPORT
2026-4809-CP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Upon review of the Conditional Use permit application, staff has determined that the proposed pole sign meets the requirements listed in Section 600-4.3.

The following factors should be considered in evaluating the request for a conditional use permit for a pole sign:

- While the commercial sites located along Holiday Square Blvd are identified with low profile monument signs, the commercial corridor is directly abutting Interstate 12 to the south and developed with intense retail businesses such as automotive sales businesses and hotels. Considering the intensity of the uses and the location of the site, the proposed pole sign fits the character of the area.

Standards for Review (Sec. 200-3.4.G) - The Planning and Zoning Commission shall not grant approval of any conditional use permit unless it makes findings based upon the evidence presented to it that the following standards have been met:

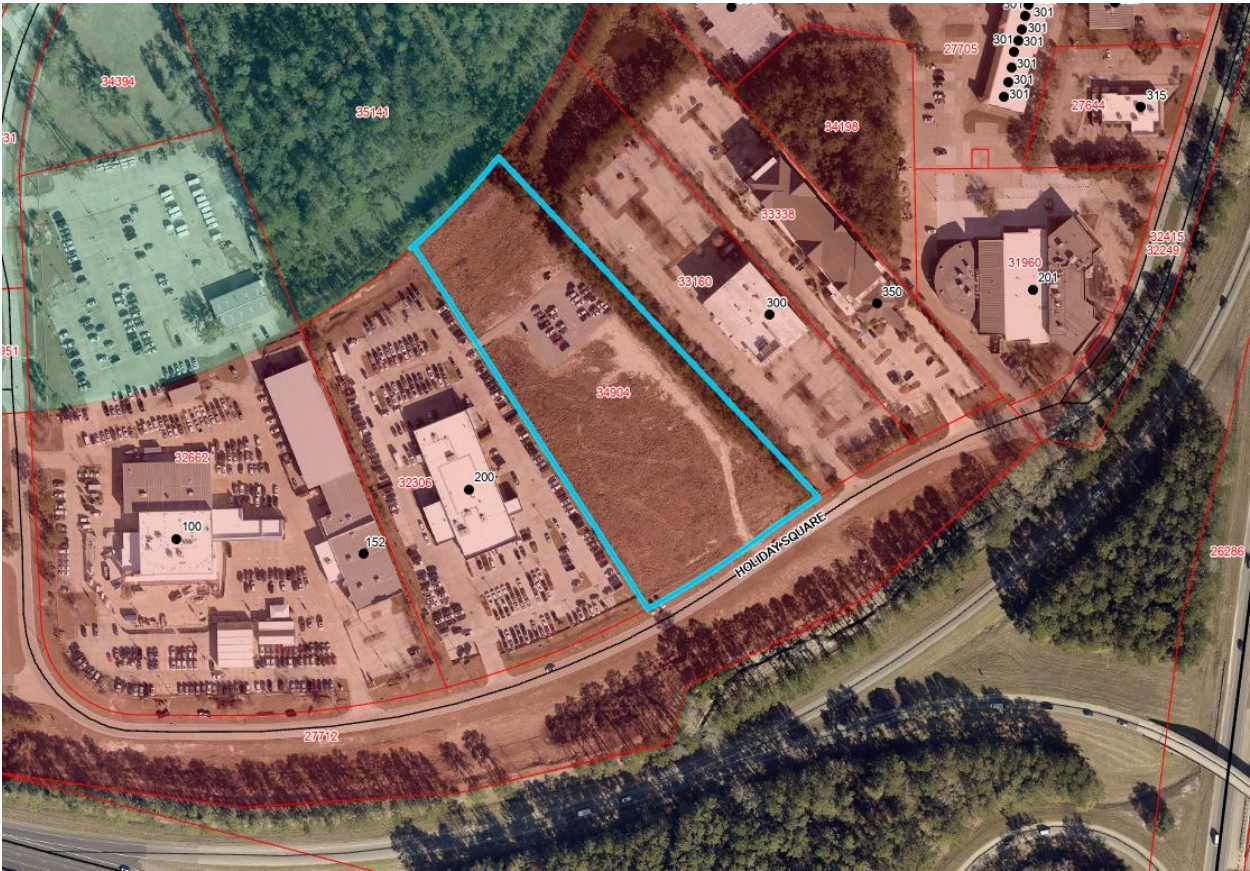
1. The proposed conditional use meets all applicable use standards as outlined in Chapter 400 of the UDC.
2. The conditional use, if granted, will tend to preserve and advance the integrity and general welfare of the neighborhood and adjacent development.
3. The granting of the conditional use permit will not be detrimental to the public safety or welfare or seriously affect or be injurious to other property or improvements in the neighborhood in which the property is located, in that it will not impair an adequate supply of light and air, or increase substantially the congestion in the public streets, create a traffic hazard, or permit inadequate parking, or increase the danger of fire, or substantially affect or overburden existing drainage or sewerage systems, or endanger the public safety, nor cause serious annoyance or injury to occupants of adjoining premises by reason of emissions of odors, fumes, gases, dust, smoke, noise or vibration, light or glare or other nuisances.
4. The proposed conditional use includes improvements or modifications either on-site or within the right-of-way to mitigate any potential development-related adverse impacts, including but not limited to:
 - a. Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicle and pedestrian safety and convenience, and access in case of fire.
 - b. Off-street parking and loading areas.
 - c. Refuse and service areas.
 - d. Utilities with reference to location, availability, and compatibility.
 - e. Screening and buffering features to minimize visual impacts and/or setbacks from adjacent uses.
 - f. Control of proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.
 - g. Required yards and open space.
 - h. Height and bulk of structures.
 - i. Hours of operation.
 - j. Roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic may be needed to reduce or eliminate development generated traffic.
 - k. The amount and location of existing impervious surface.



ZONING STAFF REPORT
2026-4809-CP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director



2026-4809-CP

HOLIDAY SQUARE

PUD

HC-3

200

152

HOLIDAY SQUARE

300

350

301

301

301

301

301

301

301

301

301

301

301

12

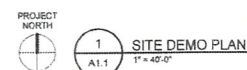
SIGNAGE AT EXTERIOR
GENESIS PYLON SIGN

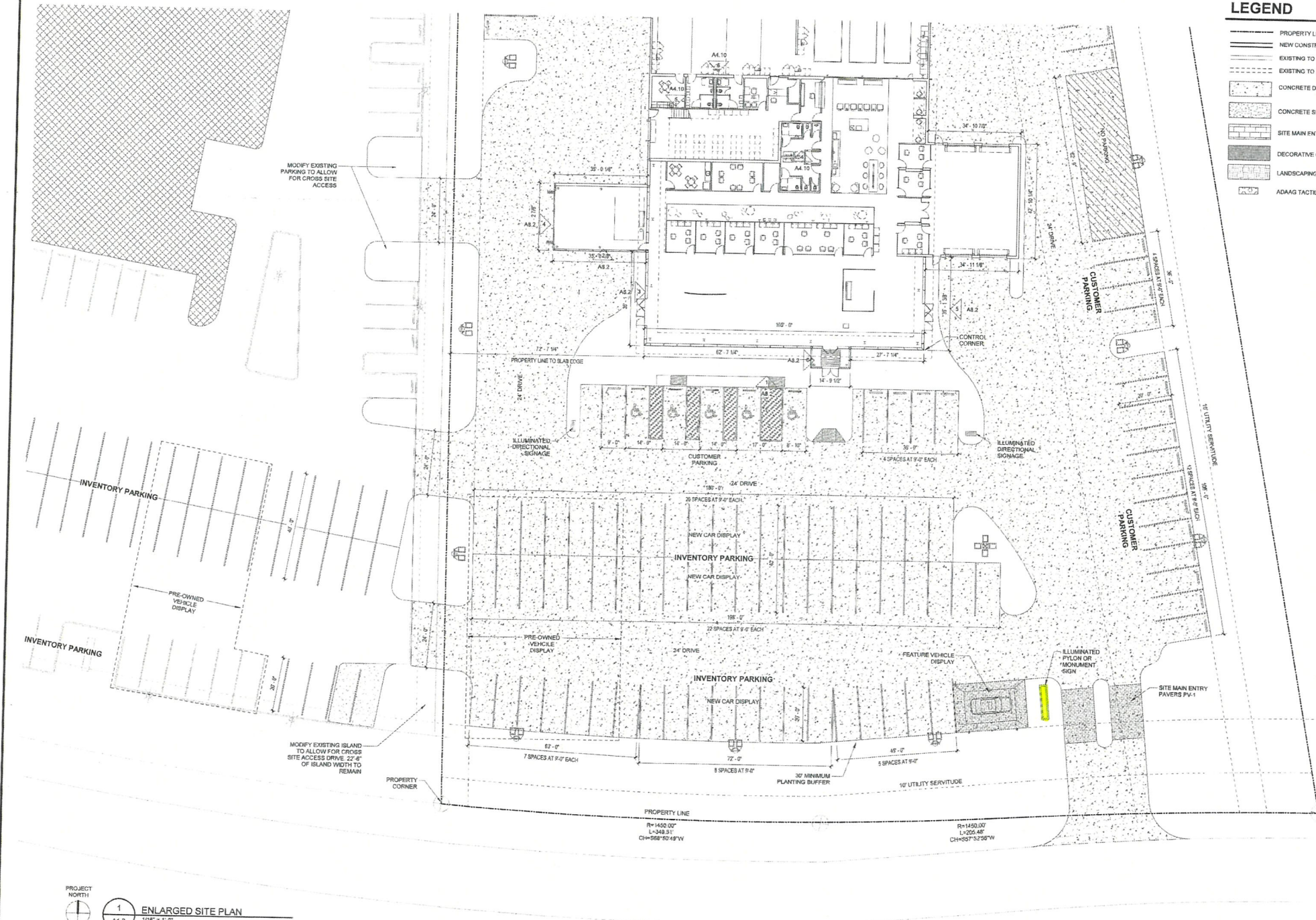


PYLON SIGN

A	B	C	D	E	F	G	H	I
OVERALL WIDTH	OVERALL HEIGHT	UPPER SECTION HEIGHT	LOWER SECTION HEIGHT	LOGO WIDTH	LOGO HEIGHT	SPACE	LETTER HEIGHT	SPACE BETWEEN LETTERS
11'-1.2"	40'	7'	32'	8'-4.1"	1'-8.5"	2'-9"	8.5"	5"
11'-1.2"	35'	7'	27'	8'-4.1"	1'-8.5"	2'-9"	8.5"	5"
11'-1.2"	30'	7'	22'	8'-4.1"	1'-8.5"	2'-9"	8.5"	5"
11'-1.2"	25'	7'	17'	8'-4.1"	1'-8.5"	2'-9"	8.5"	5"
11'-1.2"	20'	7'	12'	8'-4.1"	1'-8.5"	2'-9"	8.5"	5"
8'-3.8"	30'	5'-3"	23'-11"	6'-3"	1'-3.5"	2'-1"	6.5"	3.75"
8'-3.8"	25'	5'-3"	23'-11"	6'-3"	1'-3.5"	2'-1"	6.5"	3.75"
8'-3.8"	20'	5'-3"	23'-11"	6'-3"	1'-3.5"	2'-1"	6.5"	3.75"
8'-3.8"	15'	5'-3"	23'-11"	6'-3"	1'-3.5"	2'-1"	6.5"	3.75"
5'-6.4"	20'	3'-4"	15'-10'	4'-2"	10.25"	1'-4"	4"	2.5"
5'-6.4"	15'	3'-4"	10'-10'	4'-2"	10.25"	1'-4"	4"	2.5"
5'-6.4"	10'	3'-4"	5'-10'	4'-2"	10.25"	1'-4"	4"	2.5"
2'-2.5"	8'	1'-4"	6'-4"	1'-9.75"	4.5"	6.5"	1.75"	1"

ALL EXTERIOR SIGNAGE WILL BE ILLUMINATED. PROVIDE ELECTRICAL POWER

[illegible]



architectural
planning
interior design
landscape design
sustainable design
consulting

fl+WB
architects

1401 GREENGATE DRIVE, SUITE 301
COVINGTON, LA 70433
504-893-2100
a professional corporation incorporated in the state of louisiana

GENESIS OF COVINGTON

NEW BUILD

HOLIDAY SQUARE BOULEVARD
COVINGTON, LA 70433

DESIGN DEVELOPMENT

Date: 1 APRIL 2025

PROJECT ADDRESS:

ENLARGED SITE PLAN

Job No. 222026.01

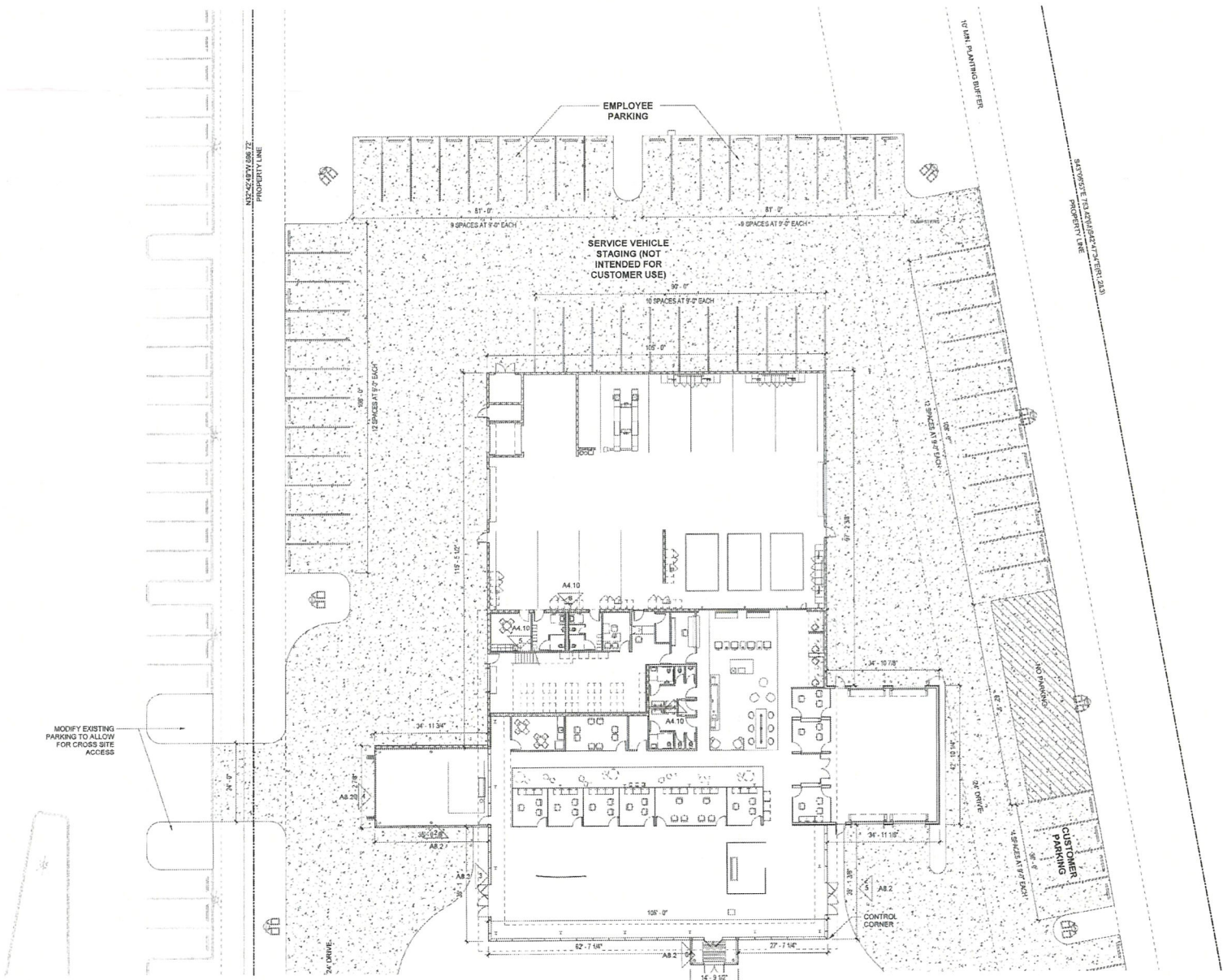
Drawn by: Author Checked by: Checker

Sheet No. **A1.3**

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2026-4809-CP
LEGEND

- PROPERTY LINE
- NEW CONSTRUCTION
- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- CONCRETE DRIVE, RE: CIVIL
- CONCRETE SIDEWALK, RE: CIVIL
- SITE MAIN ENTRY PAVERS PV-1
- DECORATIVE GRAVEL PAVERS PV-2
- LANDSCAPING AREA
- ADAAG TACTILE WARNING STRIPS



PROJECT NORTH
1
A1.4
ENLARGED SITE PLAN
1/18" = 1'-0"

architectural
planning
interior design
landscape design
civil engineering
1444 CRENSHAW DRIVE, SUITE 100
LOS ANGELES, CA 90008
310.433.1100

fl + WB
architects
a professional corporation licensed since 1981

ISSUE	DATE

GENESIS OF COVINGTON

NEW BUILD
HOLIDAY SQUARE BOULEVARD
COVINGTON, LA 70430

DESIGN DEVELOPMENT

Date: 1 APRIL 2028

PROJECT ADDRESS:

ENLARGED SITE PLAN

Job No: 222026.01

Drawn by:

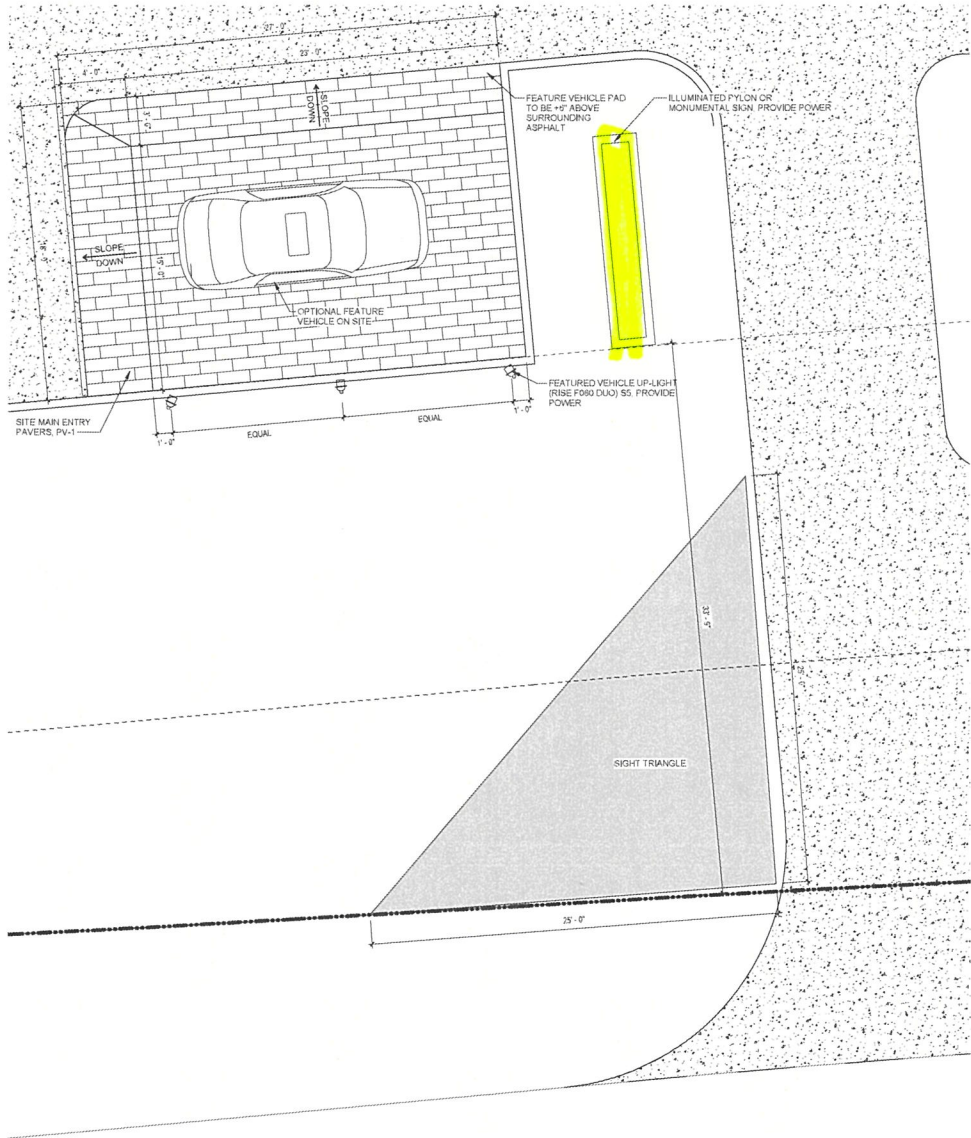
Checked by:

Author:

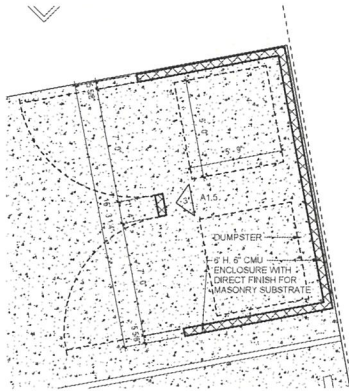
Checker:

A1.4
Sheet No:

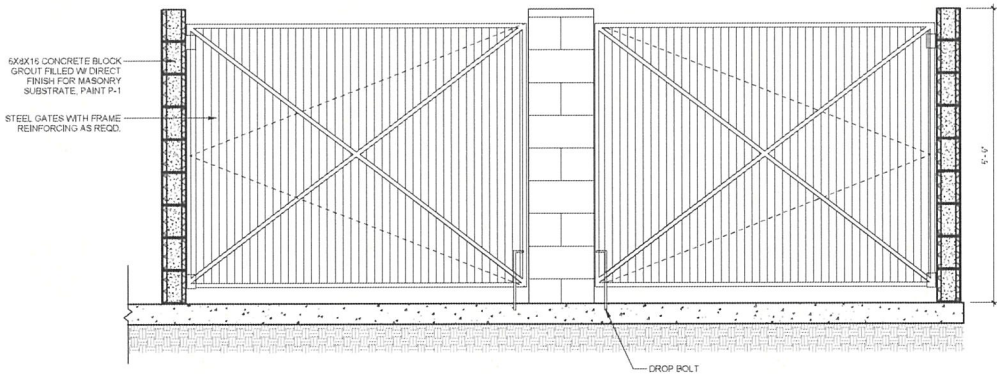
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1 ENLARGED SITE PLAN
A1.5 1/4" = 1'-0"



2 ENLARGED DUMPSTER PLAN
A1.5 1/4" = 1'-0"



3 DUMPSTER FENCE ELEVATION
A1.5 3/4" = 1'-0"

LEGEND

- PROPERTY LINE
- NEW CONSTRUCTION
- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- CONCRETE DRIVE RE. CIVIL
- CONCRETE SIDEWALK RE. CIVIL
- SITE MAIN ENTRY PAVERS PV-1
- DECORATIVE GRAVEL PAVERS PV-2
- ADIRAG TACTILE WARNING STRIPS

architecture
interior
landscape
sustainable design
planning
engineering
140 GREENWICH STREET
COVINGTON, LA 70433
504.882.4100
a professional corporation
incorporated since 1981

fl + WB
architects

GENESIS OF COVINGTON
NEW BUILD
HOLIDAY SQUARE BOULEVARD
COVINGTON, LA 70433

100% GENESIS SET
Date: 4 AUGUST 2026
HOLIDAY SQUARE BOULEVARD COVINGTON, LA 70433

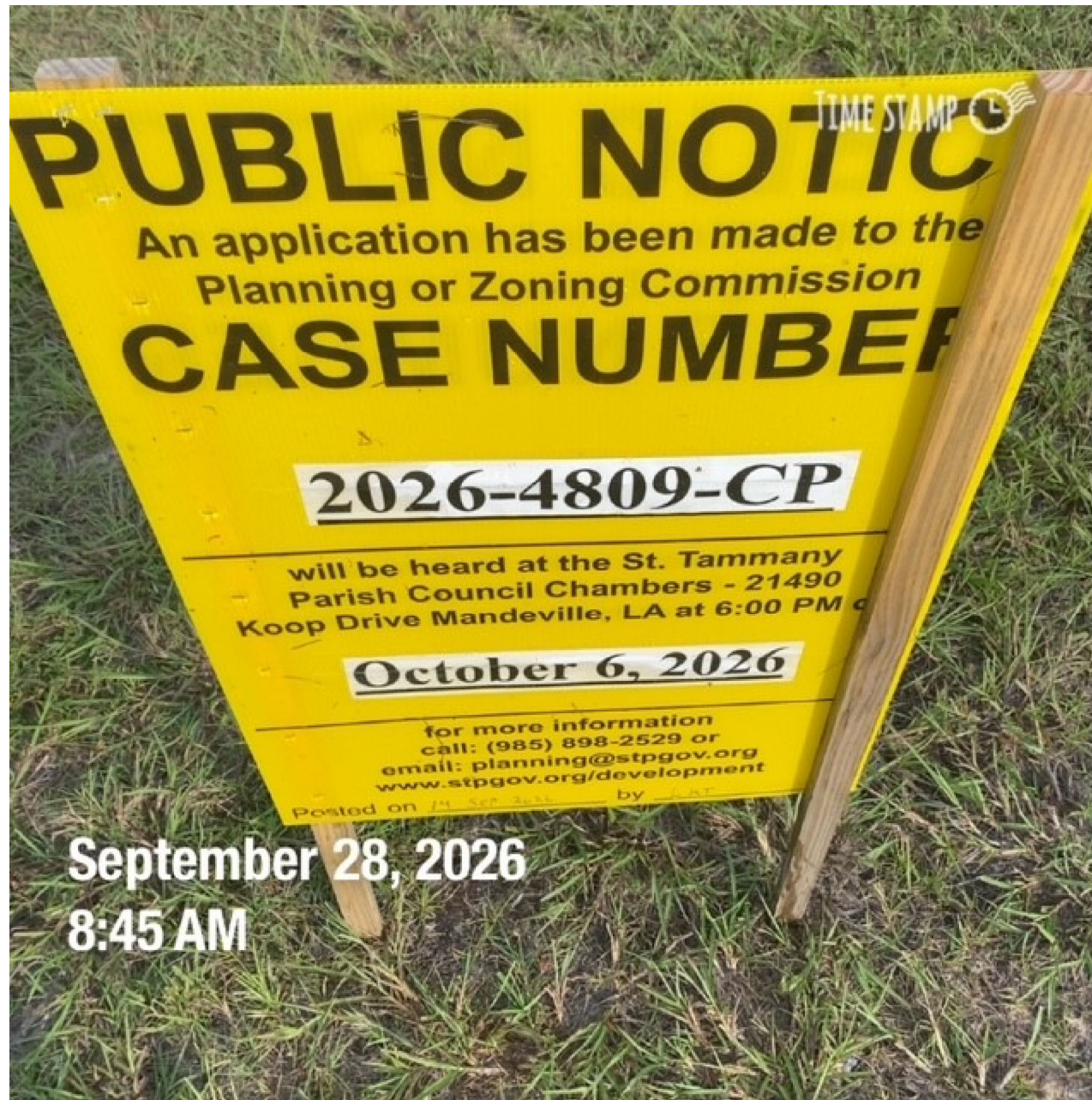
ENLARGED SITE PLAN
Job No. 222026.01
Drawn by: BDB Checked by: VJC

A1.5
Sheet No.

DATE

ISSUE

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September 28, 2026
8:45 AM