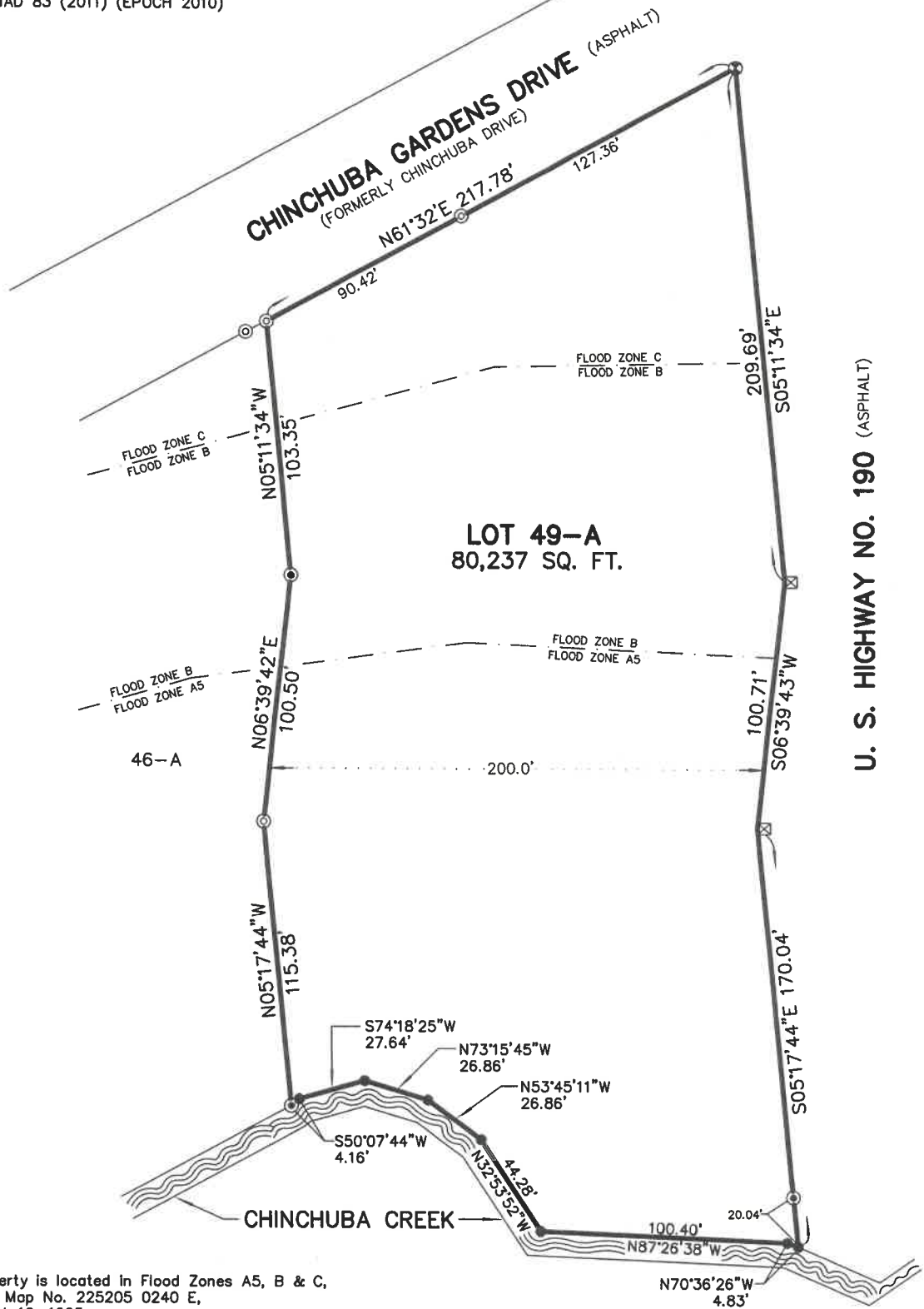




**REFERENCE BEARING:**  
Louisiana State Plane  
Coordinate System  
(South Zone)  
NAD 83 (2011) (EPOCH 2010)



FLOOD ZONE C  
FLOOD ZONE B

FLOOD ZONE C  
FLOOD ZONE B

FLOOD ZONE B  
FLOOD ZONE A5

FLOOD ZONE B  
FLOOD ZONE A5

46-A

**LOT 49-A**  
80,237 SQ. FT.

**U. S. HIGHWAY NO. 190** (ASPHALT)

**NOTES:**

1. This property is located in Flood Zones A5, B & C, per F.E.M.A. Map No. 225205 0240 E, dated August 16, 1995.
2. Building Setback Lines must be determined by the St. Tammany Parish Planning Department.
3. Flood Zone Transition Lines (Approximate Location)

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.

**LEGEND**

- ⊙ = 1/2" IRON PIPE FOUND
- ⊗ = 1/2" IRON ROD FOUND
- ⊠ = DOTD MARKER FOUND
- ⊙ = 1/2" IRON ROD SET

**REFERENCE SURVEYS:**

1. Plat of Chinchuba Gardens Subdivision, filed in the St. Tammany Parish Clerk of Court Office Map File No. 18A.
2. Survey for Mary Grace Crifasi by Thomas J. Fontcuberta, Surveyor, dated 06/02/2010, revised 05/18/2011.
3. Resubdivision for Karen Hosch by John G. Cummings, Surveyor, dated 01/29/2024, revised 02/21/2024, Job No. 24003, St. Tammany Parish Clerk of Court Map File No. 62900.

503 N. JEFFERSON AVENUE  
COVINGTON, LA 70433

**JOHN G. CUMMINGS AND ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
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PHONE (985) 892-1549  
FAX (985) 892-9250

PLAT PREPARED FOR: **KAREN HOSCH**

SHOWING A SURVEY OF: **LOT 49-A, CHINCHUBA GARDENS SUBDIVISION, LOCATED IN SECTION 41, TOWNSHIP 8 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.**



*John G. Cummings*  
PROFESSIONAL LAND SURVEYOR

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.

SCALE: 1" = 50'      JOB NO. 24003-49-A      DATE: 03/04/2024      REVISED: 03/11/2024

## DIVISION 16. - NC-1 PROFESSIONAL OFFICE DISTRICT

## Sec. 130-686. - Purpose.

The purpose of the NC-1 Professional Office District is to provide for the location of small professional office in close proximity to residential development in order to provide small scale services to the residents of the neighborhood with minimal impact.

(Code 1998, app. C, § 5.1401; Ord. No. 07-1548, § 5.1401, 5-3-2007)

## Sec. 130-687. - Permitted uses.

Use by right subject to any minimum standards as listed in section 130-2213:

(1) *Commercial uses.*

- a. Law offices.
- b. Architectural offices.
- c. Accountant offices.
- d. Real estate offices.
- e. Insurance offices.
- f. Business offices.
- g. Daytime doctor, dentist, and chiropractor offices.
- h. Veterinary clinics (no outdoor kennels), provided the use is within a detached, single-tenant building.
- i. Other professional offices.

(2) *Residential uses.*

- a. One single-family dwelling.

(3) *Accessory uses.*

- a. Private garages and accessory structures.
- b. Garage apartment or guest house under 1,000 square feet of habitable floor space when the subject lot or tract is no less than one acre in area.

(Code 1998, app. C, § 5.1402; Ord. No. 07-1548, § 5.1402, 5-3-2007; Ord. No. 14-3086, 2-6-2014; Ord. No. 14-3111, 3-6-2014)

## Sec. 130-688. - Administrative permits.

The purpose of an administrative permit is to provide for a staff review of certain uses. The following uses are prohibited unless application for the use has been processed by the department of planning and development and are in conformance with the minimum standards for that use as outlined in section 130-2213:

- (1) On-location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the chief building official, or assigns.
- (2) On-location television or film productions where any sets/structures requiring the issuance of a building permit as determined by the chief building official, or assigns are permitted when the set/structure meets all applicable codes of the relevant zoning district.
- (3) Mobile food trucks when meeting the minimum standards for specific uses outlined in section 130-2213.

(Code 1998, app. C, § 5.1403; Ord. No. 07-1548, § 5.1403, 5-3-2007; Ord. No. 15-3393, exh. A(5.1403), 9-3-2015; Ord. No. 17-3659, exh. A(5.1403), 1-5-2017)

Sec. 130-689. - Site and structure provisions.

- (a) *Maximum building size.* The maximum building size in the NC-1 district shall be 5,000 square feet.
- (b) *Minimum lot area.* No new lot shall be created that is less than 20,000 square feet in area.
- (c) *Minimum area regulations.*
  - (1) *Minimum lot width.* For each zoning lot provided with central water and sewerage facilities, the minimum lots width shall not be less than 60 feet. For each zoning lot without either central water or sewerage facilities, the minimum lot width shall be 80 feet.
  - (2) *Street planting areas.* All areas along the street or road which a property abuts shall comply with the standards of section 130-1976.
  - (3) *Side and rear planting areas.* All areas located along the side and rear interior property lines shall comply with section 130-1977.
  - (4) *Transitional yard.* Where an NC district adjoins a residential district, transitional yards shall be provided in accordance with subsections (c)(1) and (2) of this section or the following regulations whichever is more restrictive:
    - a. Where lots in an NC district front on a street and at least 80 percent of the frontage directly across the street between two consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the commercial district.

- b. In an NC district, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this chapter for a residential use on the adjacent property in the residential district.
  - c. In an NC district, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this chapter for a residential use on the adjacent property in the residential district.
  - d. In an NC district, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this chapter on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.
  - e. Where a building is taller than 25 feet in height, one additional foot of setback shall be required in each yard. Each façade is measured separately and the additional depth is required perpendicular to that façade.
- (d) *Maximum lot coverage.* The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 50 percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.
- (e) *Height regulations.* No building or dwelling for residential or business purposes shall exceed 35 feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in chapter 115, article II, whichever is higher.
- (f) *Design criteria.*
- (1) *Landscaping.* All landscaping shall be in compliance with the provisions of article VI, division 2, of this chapter.
  - (2) *Signage.* All signage shall be in compliance with article VI, division 3, of this chapter.
  - (3) *Lighting.* All site lighting shall be in compliance with article VI, division 4, of this chapter.
  - (4) *Parking/loading.* All parking and loading will be in compliance with article VI, division 8, of this chapter.

(Code 1998, app. C, § 5.1404; Ord. No. 07-1548, § 5.1404, 5-3-2007)

Secs. 130-690—130-706. - Reserved.