

ELEVATION DATUM = NAVD 1988 GEOID 18

BASE FLOOD ELEVATION = 24.50'

CITY OF COVINGTON REQUIRES AN ADDITIONAL 1.0' FREEBOARD MAKING THE REQUIRED FINISHED FLOOR HEIGHT 25.50'.
BASE FLOOD ELEVATION AND FREEBOARD MUST BE VERIFIED BY THE CITY OF COVINGTON FLOODPLAIN ADMINISTRATOR.

BENCHMARK = 60-D NAIL SET 2.2' ABOVE GRADE IN THE NORTHEAST FACE OF A 20" Ø BASE TWIN WATER OAK TREE.

ELEVATION = 25.50'

CURRENT ZONING = CO COMMERCIAL OFFICE/PROFESSIONAL SETBACK LINES:

FRONT = 10'

SIDE STREET = 10'

SIDE = 7.5' FOR BUILDINGS AND STRUCTURES.

10' FOR OFF STREET PARKING AND LOADING AREAS.

REAR = 5'

REFERENCE BEARING:
Louisiana State Plane Coordinate System (South Zone) 1702.
Coordinates are based on Topcon Topnet Network.



W. 22nd AVENUE (SIDE)

N. BUCHANAN STREET (ASPHALT)
(50' R.O.W.)

BENCHMARK

LIMESTONE DRIVEWAY

20,162 SQ. FT.

SQUARE

211

N. PIERCE STREET (SIDE)
(NOT CONSTRUCTED)

- LEGEND**
- ⊕ = 1/2" IRON ROD FOUND
 - ⊙ = 1/2" IRON ROD SET
 - = POWERPOLE
 - X- = FENCE
 - CLRD = CENTERLINE OF AVENUE/STREET
 - EOA = EDGE OF ASPHALT AVENUE/STREET
 - EOA/TTD = EDGE OF ASPHALT/TOP BANK DITCH
 - TBD = TOP BANK OF DITCH
 - CLD = CENTERLINE OF DITCH
 - INV = INVERT
 - LSDR = LIMESTONE DRIVEWAY
 - EOAP = EDGE OF ASPHALT PARKING
 - NG = GROUND SHOT

NOTES:

1. This property is located in Flood Zone A1, per F.E.M.A. Map No. 220200 0005 B, dated November 19, 1980.
2. BUILDING SETBACK LINES MUST BE VERIFIED BY CITY OF COVINGTON PLANNING DEPARTMENT.

REFERENCE SURVEY:

Survey for JC4 Corporation by Thomas J. Fontcuberta, Surveyor, dated April 8, 1996, filed St. Tammany Parish Clerk of Court Map File No. 1434.



THIS 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 TO THE UNDERSIGNED. THE UNDERSIGNED HAS NO KNOWLEDGE OF ANY SERVITUDES AND/OR RESTRICTIONS NOT SHOWN ON THIS PLAT. THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

John G. Cummings, P.L.S.

John G. Cummings & Associates
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PLAT PREPARED FOR: **Devier Enterprises, LLC**
SHOWING A SURVEY OF: TOPOGRAPHIC SURVEY OF LOT 1A, SQUARE 2111, DIVISION OF NEW COVINGTON, CITY OF COVINGTON, ST. TAMMANY PARISH, LOUISIANA.

SCALE:	DATE:	JOB NO.	REVISED:
1" = 20'	12/4/2025	25248	