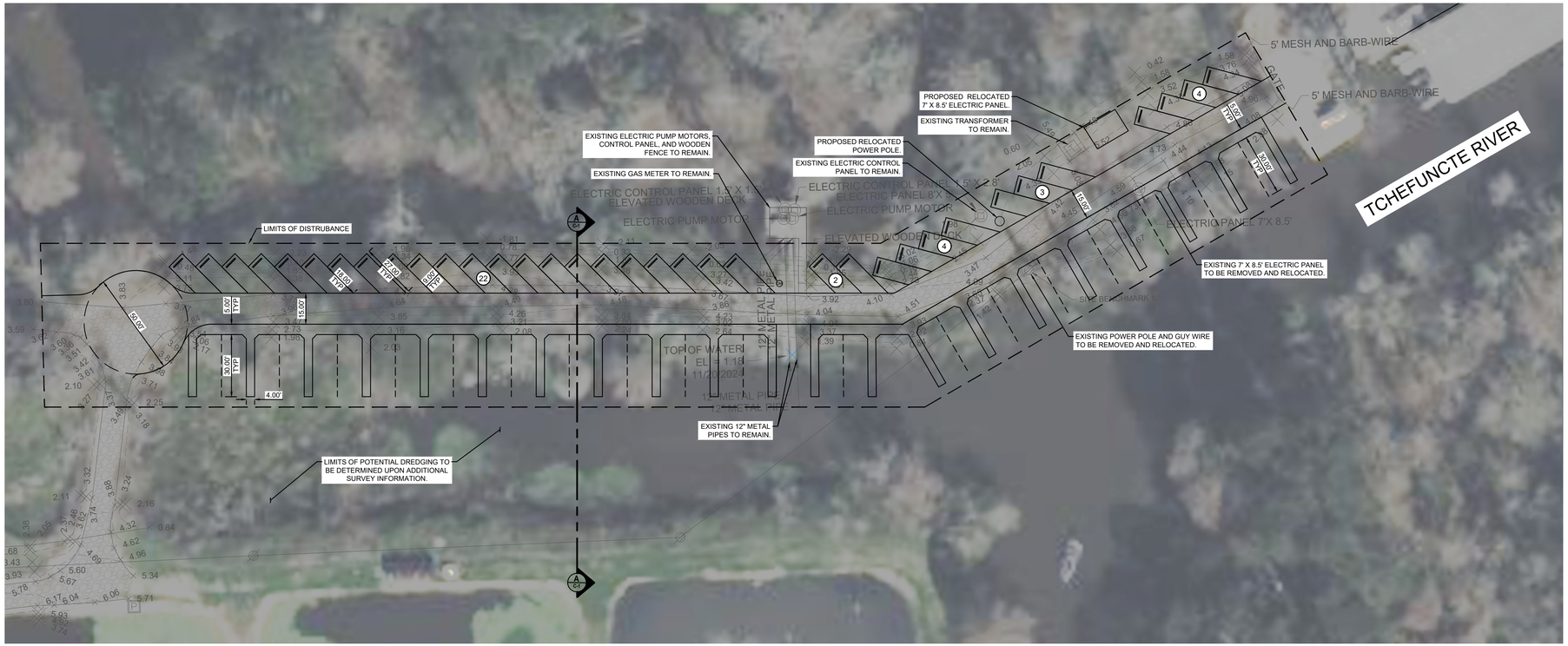


SITE ANALYSIS

PROPOSED MARINA EXPANSION	
SLIPS	37
PARKING SPACES	35

SITE LAYOUT NOTES

1. SITE AREA = +/- 1.14 ACRES.

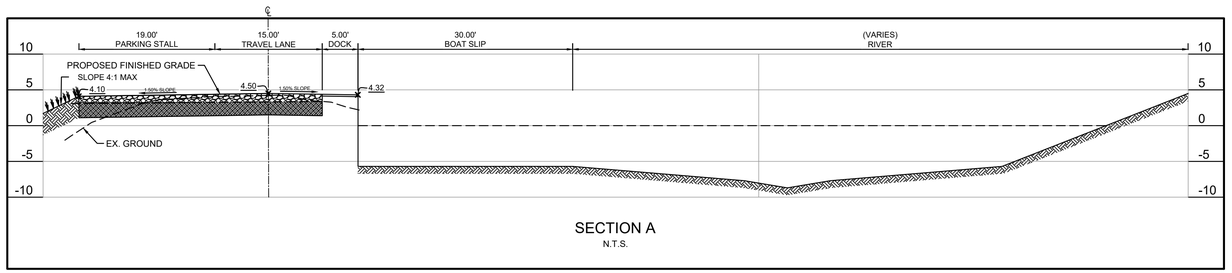
LEGEND - NEW IMPROVEMENTS

Symbol	Denotes
	ELEVATION POINT
	GAS METER
	MECHANICAL POINT
	MISCELLANEOUS POLE
	POWER DROP
	POWER POLE
	POWER POLE DEADMAN
T	POWER TRANSFORMER
P	POWER VAULT
	SEWER LIFT STATION
	SEWER PUMP
	SIGN POLE
U.S.	U.S. MAILBOX
	SEWER LIFT STATION
OE	OVERHEAD ELECTRIC
S S	SEWER LINE
	CONTOUR LINE
	TOP OF BANK
	EDGE OF PAVEMENT
	GRAVEL

VICINITY MAP

SCALE IN FEET

200' 100' 0 200' 400' 600'



SECTION A

N.T.S.

CONCEPTUAL SITE PLAN NOTES & ASSUMPTIONS:

1. THE ACCESS POINTS AND ROADS REFLECTED ON THIS PLAN HAVE NOT BEEN DISCUSSED WITH OR APPROVED BY ANY GOVERNMENT AGENCIES.
2. THIS PLAN IS A CONCEPTUAL LAYOUT ONLY & SHOULD NOT BE USED FOR CONSTRUCTION, PERMITTING, OR SPECIFIC REAL ESTATE NEGOTIATIONS.
3. THIS PROPERTY IS ZONED CBF-1 BASED ON (INFORMATION PROVIDED BY STP GIS MAP).
4. THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF: WETLANDS DELINEATION, GEOTECHNICAL INVESTIGATION, PHASE I ENVIRONMENTAL SITE ASSESSMENT, TRAFFIC IMPACT ANALYSIS, ETC.
5. THIS SITE PLAN ASSUMES ALL UTILITIES ARE AVAILABLE TO THE PROPERTY WITH ADEQUATE PRESSURES & CAPACITIES.
6. DETENTION WILL NOT BE REQUIRED.
7. PARKING REQUIREMENTS HAVE NOT BEEN VERIFIED WITH THE AHJ.
8. LANDSCAPING REQUIREMENTS HAVE NOT BEEN VERIFIED WITH AHJ.
9. THE PROPERTY IS LOCATED IN A FLOOD ZONE, ELEVATION = 9.
10. THIS SITE IS LOCATED WITHIN THE ST. TAMMANY PARISH JURISDICTION.
11. A SITE VISIT HAS BEEN PERFORMED.

CONCEPTUAL SITE PLAN

HORIZONTAL SCALE IN FEET

30' 15' 0 30' 60' 90'

N

TCE MARINA
TCHEFUNCTE CLUB ESTATES
COVINGTON, LA
ST. TAMMANY PARISH

DDG
16564 E. BREWSTER ROAD | SUITE 101
COVINGTON, LA
9 8 5 . 2 4 9 . 6 1 8 0

PROJECT NO. 22-1417

COORDINATION
09/11/2025

CHECKED CPS
DRAWN BY CPS

C-1

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Z:\2022\22-1417\CIVIL\CAD\TCE MARINA\22-1417 P-2 CONCEPTUAL SITE PLAN.DWG