

NOTICE OF PUBLIC MEETING
Posted June 30, 2021

A public meeting of the Denham Springs Planning and Zoning Commission will be held as follows:

DATE: July 12, 2021
TIME: 6:00 p.m.
PLACE: Council Chambers
 116 N. Range Ave
 Denham Springs, LA 70726

AGENDA:
****Pursuant to La. R.S. 42:14(D) public comment or input shall be allowed at any time prior to a vote on any agenda item**

PLANNING COMMISSION

#	TOPICS	NOTES
1.	Approve the minutes of the previous meeting of June 14, 2021 as sent to each member.	
2.	Hold a Public Hearing to consider the Resubdivision of a 23.66-acre Tract into Lots 1-93 and Tracts X & Y located in Sec 48, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-794). Requested by Highroad Development Group, LLC [Meadowbrook Subdivision off of Hatchell Ln]	
3.	Hold a Public Hearing to consider the Resubdivision of a 1.26 acre Tract into two Tracts located in Sec 37, T7S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-795). Requested by Labarre Family Holding Co, LLC [8385 Rushing Rd E]	
4.	Hold a Public Hearing to consider the Resubdivision of an Unnamed Lot into Lot JP-1 and Lot JP-2, Block 13 located in Sec 58, T6S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-796). Requested by JP Real Estate LA, LLC [105 Third St]	
5.	Hold a Public Hearing to consider the Resubdivision of Tract CM-1 into Tract CM-1-A and Tract CM-1-B located in Sec 67 & 68, T7S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-797). Requested by Chad Matrana [322 Rushing Rd W]	

ZONING COMMISSION

#	TOPICS	NOTES
1.	Approve the minutes of the previous meeting of June 14, 2021, as sent to each member.	
4.	Hold a Public Hearing on a Rezoning request from R-1 Residential to C-1 Commercial on Lots 1, 2, and 3 Square 21 located in Section 1, T7S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RZ-436). Requested by First Pentecostal Church. [128 Walnut St]	
5	Hold a Public Hearing on a variance request for Lot depth from 120 ft. to 98 ft.; Lot width from 70 ft. to 52 ft.; and Lot square footage from 8400 sq. ft. to 4800 sq. ft. for all Lots located in Sec 48, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (V-1012). Requested by Highroad Development Group, LLC [Meadowbrook Subdivision off of Hatchell Ln]	

6.	Hold a Public Hearing on a variance request for a building setback from 20 ft. to 3 ft. located in Sec 40, T7S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (V-1013). Requested by Orange Basswood, LLC [111 Bas Pro Blvd]	
7.	Hold a Public Hearing on an Annexation and Rezoning request for a certain 0.51-acre tract of land, and a certain 28.44-acre tract of land, located in Sections 45 & 48, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RZ-437 & ANX-004). Requested by the City of Denham Springs [LA Hwy 190 near Gray’s Creek Subdivision]	

City of Denham Springs
P.O. Box 1629
Denham Springs, LA 70727-1629

In accordance with the Americans with Disabilities Act, if you need special assistance, please contact the City of Denham Springs 665-8121 describing the assistance that is necessary.

SITE DATA:
TOTAL AREA BEING SUBDIVIDED -- 37,497.49 SQ. FT. (0.8631 ACRES)
TOTAL NUMBER OF LOTS ----- 2
STREET ---- 3RD STREET (APPARENT 50' RIGHT OF WAY)

ZONING AND SETBACK REQUIREMENTS:
ZONING: C-4 COMMERCIAL DISTRICT - HEAVY COMMERCIAL
FRONT YARD - 30 FEET
REAR YARD - 20 FEET
SIDE YARD - 4 FEET

UTILITY & CITY SERVICES
SEWAGE DISPOSAL: CITY OF DENHAM SPRINGS
WATER SUPPLY: CITY OF DENHAM SPRINGS
GAS SUPPLY: CITY OF DENHAM SPRINGS
SCHOOL DISTRICTS: DENHAM SPRINGS
ELECTRIC: ENTERGY
TELEPHONE: AT&T
DRAINAGE DISTRICT: 1
FIRE DISTRICT: 5
RECREATION DISTRICT: DENHAM SPRINGS

WETLANDS:
A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT PART OF THIS SURVEY

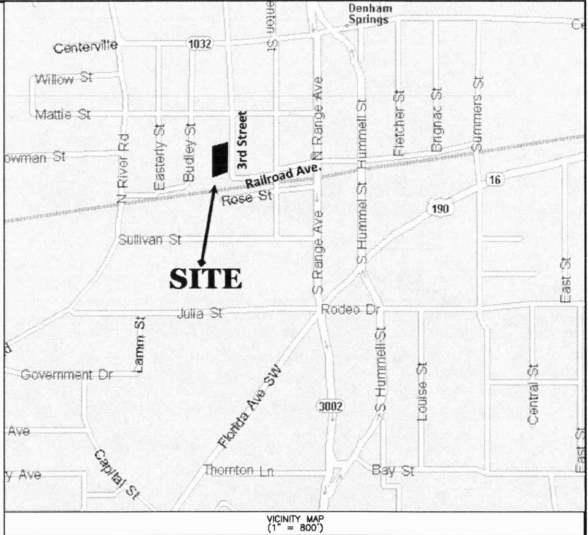
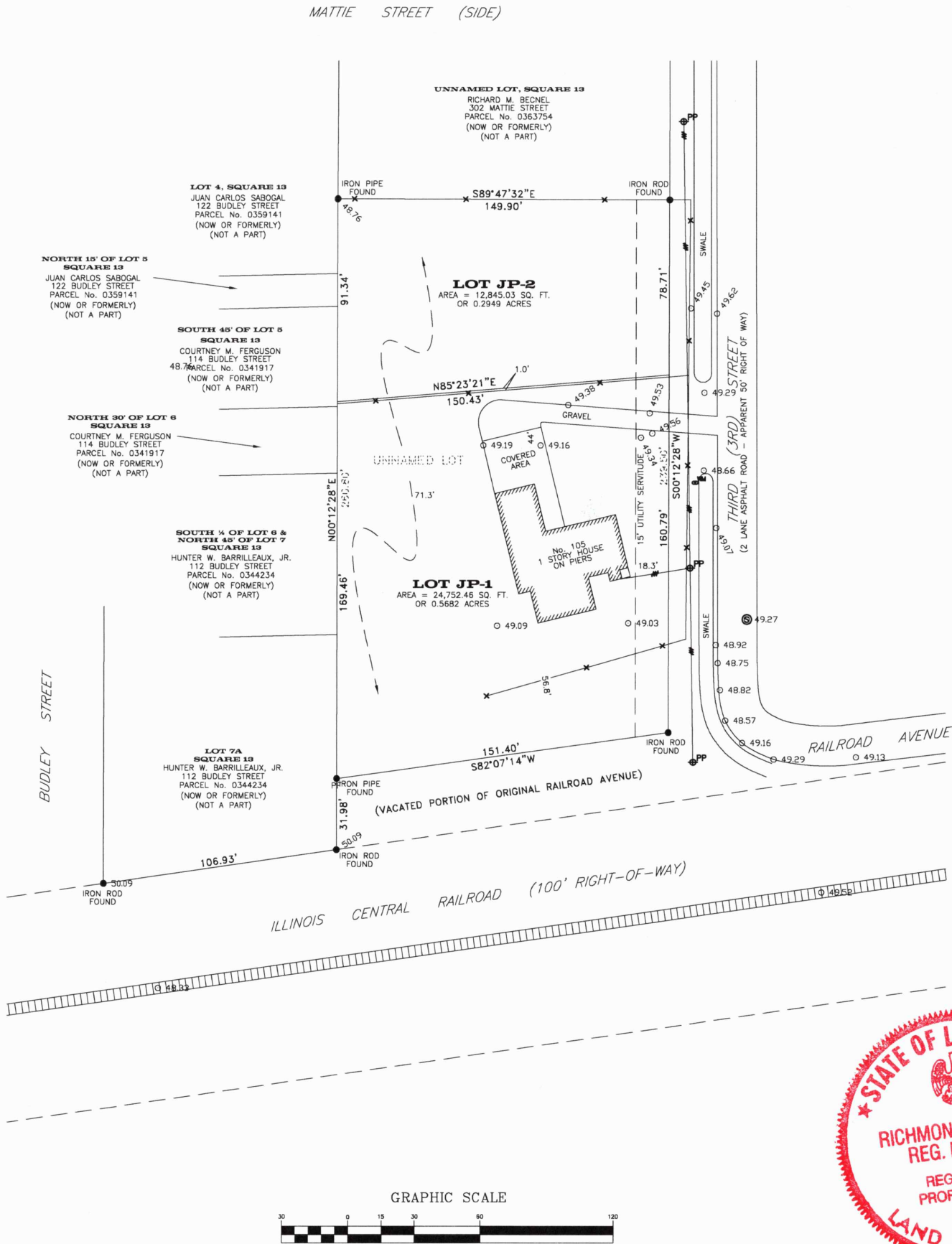
DEDICATION OF SERVITUDE:
THE SERVITUDES, EASEMENTS, AND/OR DRAINAGE RIGHTS-OF-WAYS SHOWN HEREON AND DEDICATED FOR THE USE BY ANY PUBLIC OR PRIVATE ENTITY RELATING TO HEALTH, UTILITY SERVICES, SAFETY AND THE LIKE. NO TREES, SHRUBS OR OTHER PLANTS SHALL BE PLANTED, NOR BUILDING STRUCTURE OR FENCE CONSTRUCTED WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH THE SERVITUDE IS GRANTED.

BUYER BEWARE:
"STREETS, SERVITUDES AND RIGHT-OF-WAYS IN THE SUBDIVISION WHICH DO NOT JOIN OR CONNECT WITH PUBLICLY MAINTAINED STREETS, ROADS, SERVITUDES OR RIGHTS-OF-WAY SHALL "NOT" BE MAINTAINED BY THE LIVINGSTON PARISH COUNCIL OR ANY OTHER PUBLIC BODY"

OWNER:
JP REAL ESTATE LA, LLC
6822 OAK CLUSTER DRIVE
GREENWELL SPRINGS, LA 70739

JAMES M. PURSIFULL, JR., MANAGING MEMBER

DATE



LEGEND	
	S SEWER MANHOLE, SEWER LINE
	PP POWER POLE / OVERHEAD LINES
	E T V ELECTRIC, TELEPHONE, CABLE TV
	D CULVERT, DRAIN LINE
	WM WATER METER
	WV WATER VALVE
	FH FIRE HYDRANT
	A ANCHOR
	F FENCE

RECOMMENDED FOR APPROVAL CITY OF DENHAM SPRINGS PLANNING COMMISSION	
FRED BANKS CHAIRMAN	DATE
ACTING CITY ENGINEER	DATE
APPROVED: CITY OF DENHAM SPRINGS	
GERALD LANDRY MAYOR	DATE

NOTE:
ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE. FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.

ELEVATION NOTES	GENERAL NOTES
THIS IS CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER FLOOD INSURANCE RATE MAP (FIRM) DATED: APRIL 3, 2012 FLOOD ZONE: X BASE FLOOD ELEVATION: N/A COMMUNITY PANEL #: 220116 0205 E	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. THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.

REFERENCE NOTES	
BEARINGS BASED ON GPS OBSERVATIONS USING TOPCON TOPNET LIVE NETWORK DISTANCES BASED ON SUBJECT LEGAL DESCRIPTION	
DATE: JUNE 2, 2021	DRAWN BY: RWK
SCALE: 1" = 30'	CHECKED BY:
JOB #: 210413	

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: 46:140, CHAPTER 20 FOR A CLASS "C" (SUBURBAN) SURVEY. FURTHER, THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

BY:

RICHMOND W. KREBS, SR., PLS. NO. 4836

RWK Richmond W. Krebs
& Associates, LLC
PROFESSIONAL LAND SURVEYING
1211 NORTH RANGE AVENUE | SUITE B
DENHAM SPRINGS, LA 70726
PH. (225) 435-7010 | FAX (225) 435-7011
www.rwkrebsurvey.com

**RESUBDIVISION OF
AN UNNAMED LOT
INTO
LOT JP-1 & LOT JP-2
BLOCK 13
EASTERLY ADDITION
SECTION 58, T6S - R2E, GLD
CITY OF DENHAM SPRINGS
LIVINGSTON PARISH, LA
FOR
JP REAL ESTATE LA, LLC.**

SITE DATA:
TOTAL AREA BEING SUBDIVIDED --- 50271.06 SQ. FT. (1.1541 ACRES)
TOTAL NUMBER OF LOTS ----- 2
RUSHING ROAD WEST & CAVALIER DRIVE

ZONING AND BUILDING SETBACK REQUIREMENTS:

ZONING R-1, RESIDENTIAL:
FRONT YARD --- 30 FEET
REAR YARD --- 25 FEET
SIDE YARD --- 5 FEET
MINIMUM LOT SIZE --- 8400 SQ. FT.
MAXIMUM BUILDING HEIGHT --- 35 FEET

UTILITY & CITY SERVICES:

SEWERAGE, WATER & GAS --- CITY OF DENHAM SPRINGS
ELECTRIC --- ENTERGY
TELEPHONE --- AT&T
DRAINAGE --- DISTRICT 1
FIRE DISTRICT No. 5
RECREATION DISTRICT --- DENHAM SPRINGS

WETLANDS:

A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT PART OF THIS SURVEY

DEDICATION OF SERVITUDE:

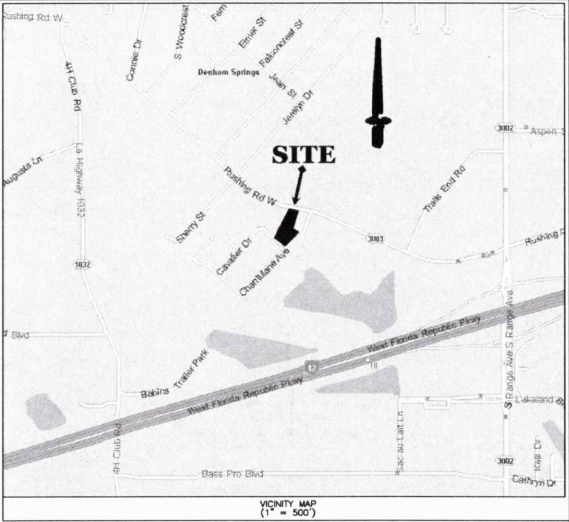
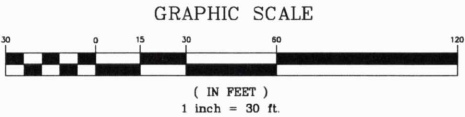
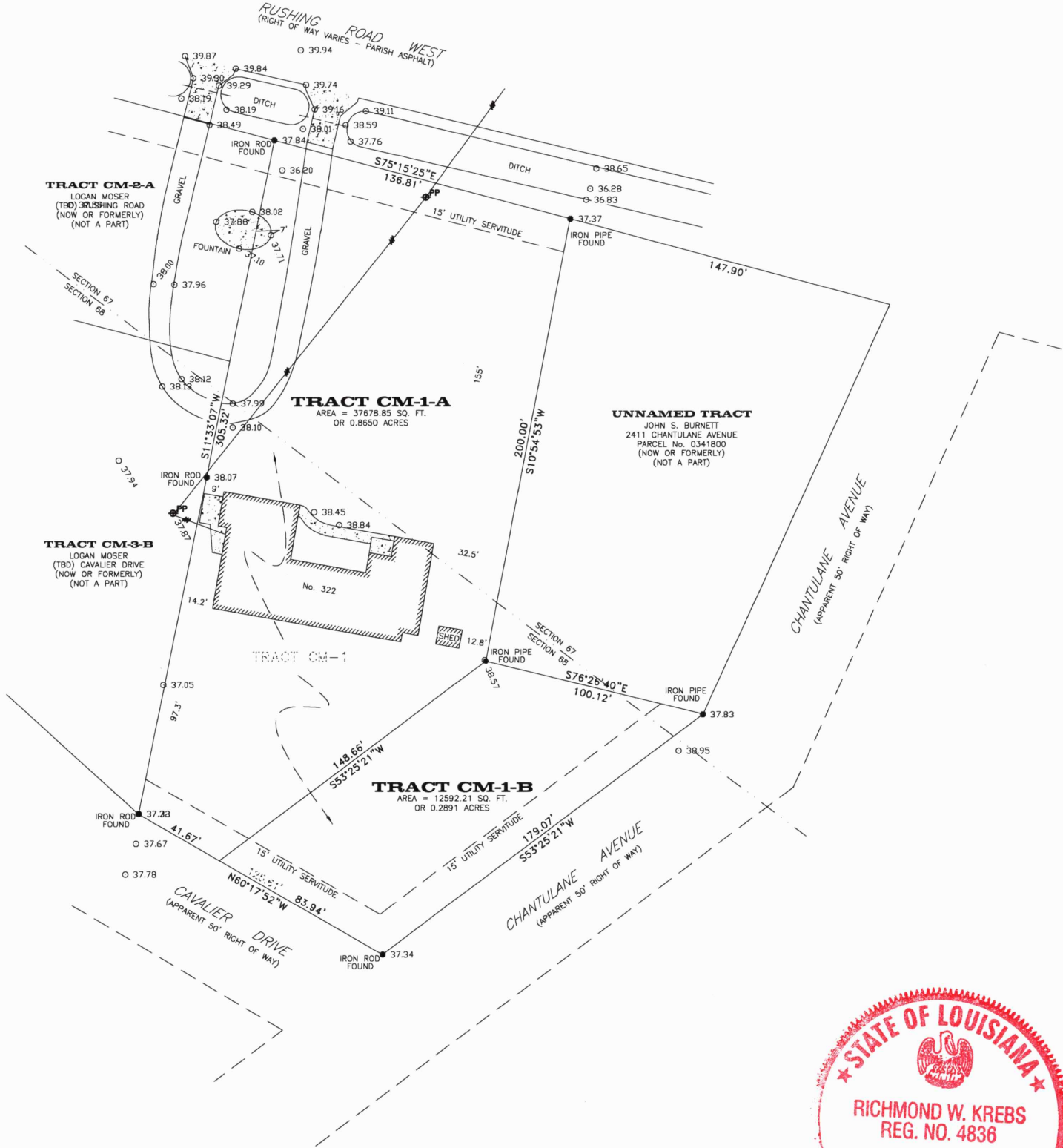
THE SERVITUDES, EASEMENTS, AND/OR DRAINAGE RIGHTS-OF-WAYS SHOWN HEREON AND DEDICATED FOR THE USE BY ANY PUBLIC OR PRIVATE ENTITY RELATING TO HEALTH, UTILITY SERVICES, SAFETY AND THE LIKE. NO TREES, SHRUBS OR OTHER PLANTS SHALL BE PLANTED, NOR BUILDING STRUCTURE OR FENCE CONSTRUCTED WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH THE SERVITUDE IS GRANTED.

OWNERS:

CHAD MATRANA
322 RUSHING ROAD WEST
DENHAM SPRINGS, LA 70726

Chad Matrana
CHAD MATRANA

6/30/21
DATE



- LEGEND**
- S — S — SEWER MANHOLE, SEWER LINE
 - W — W — WATER MANHOLE, WATER LINE
 - D — D — DRAIN MANHOLE, DRAIN LINE
 - DI — DI — DRAIN INLET, DRAIN LINE
 - G — G — GAS MANHOLE, GAS LINE
 - SCB — SCB — SCB MANHOLE, SCB LINE
 - E T TV — E T TV — POWER POLE / OVERHEAD LINES
 - E T TV — E T TV — ELECTRIC, TELEPHONE, CABLE TV
 - E T TV — E T TV — ELEC TOWER / OVERHEAD LINES
 - D — D — CULVERT, DRAIN LINE
 - CB — CB — CATCH BASIN
 - GM — GM — GAS METER
 - GV — GV — GAS VALVE
 - WM — WM — WATER METER
 - WV — WV — WATER VALVE
 - DC — DC — DRAIN CLEANOUT
 - SC — SC — SEWER CLEANOUT
 - FH — FH — FIRE HYDRANT
 - STLT — STLT — STREET LIGHT
 - TRLT — TRLT — TRAFFIC LIGHT
 - ANCH — ANCH — ANCHOR
 - SIGN — SIGN — SIGN
 - GUARD POST — GUARD POST — GUARD POST
 - TREE — TREE — TREE
 - BUSH — BUSH — BUSH
 - FENCE — FENCE — FENCE

RECOMMENDED FOR APPROVAL
CITY OF DENHAM SPRINGS
PLANNING COMMISSION

FRED BANKS
CHAIRMAN

DATE

ACTING CITY ENGINEER

DATE

APPROVED:
CITY OF DENHAM SPRINGS

GERALD LANDRY
MAYOR

DATE

NOTE:
ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE. FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.

ELEVATION NOTES

THIS IS CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER FLOOD INSURANCE RATE MAP (FIRM) DATED: APRIL 3, 2012 FLOOD ZONE: AE
BASE FLOOD ELEVATION: 42.0'
COMMUNITY PANEL #: 220116 0205 E

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 WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE ABSTRACT OF THIS SUBJECT PROPERTY.

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.

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

REFERENCE NOTES

BEARINGS BASED ON GPS OBSERVATIONS USING TOPCON TOPNET LIVE NETWORK

DISTANCES BASED ON PLAT OF RESUBDIVISION BY McJIN TAYLOR, INC. DATED: DECEMBER 15, 2020, ENTRY 994436; A PLAT OF RESUBDIVISION BY RICHMOND W. KREBS & ASSOCIATES, LLC, DATED MARCH 17, 2021

DATE: JUNE 17, 2021

DRAWN BY: RWK

SCALE: 1" = 30'

CHECKED BY:

JOB #: 210502

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:XX, CHAPTER 28 FOR A CLASS "C" (SUBURBAN) SURVEY. FURTHER, THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

BY:

RICHMOND W. KREBS, SR., PLS, No. 4836



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www.rwkrebssurvey.com

**RESUBDIVISION OF
TRACT CM-1
INTO
TRACT CM-1-A & TRACT CM-1-B
SECTIONS 67 & 68, T7S - R2E, GLD
CITY OF DENHAM SPRINGS
LIVINGSTON PARISH, LA
FOR
CHAD MATRANA**

GENERAL NOTES

1. The original drawing of this work is the property of Alvin Fairburn & Assoc., LLC. Reproduction of this print is prohibited except by permission of this firm. Additional information is often added in a continuous updating process. Check for latest revision data before acting on data shown. This firm is not responsible for actions or projects based upon obsolete drawings for which this firm was not specifically consulted.
2. This survey was based on information supplied by the client, no abstract was obtained to verify ownership of this property.
3. Property restrictions, improvements, servitudes, and/or rights-of-way other than those shown may exist on this property and owners or potential buyers should be aware that abstracting the title to this property to show all encumbrances was not within the scope of this survey.
4. Bearings shown are based on reference map No. 1.
5. * Indicates taken from reference and not surveyed.
6. Wetland determination was not requested, and was not included in this survey.
7. (REC) indicates taken from reference, not field verified this survey.
8. (SY) indicates information actually surveyed on the ground.

FLOOD CERTIFICATION:

According to F.I.R.M. Community Panel No. 220116 & Map No. 2206SC0205 E, effective date 4-3-12, this property falls in flood zone "AE".
100 Year Flood Elev. 43.7

REFERENCE:

1. "Resubdivision No. 1 of Shelly's Homesites..." dated 11-20-1956, by J.N. Garrett, P.E.

Recommended for Approval:

City of Denham Springs
Planning Commission

Fred Banks _____ Date _____
Chairman

Acting City Engineer _____ Date _____

Approved: _____
City of Denham Springs

Gerard Landry _____ Date _____
Mayor

NOTE:

This map is intended to show the proposed rezoning only. This map does not meet the minimum standards for boundary surveys and is not to be construed to be a boundary survey.

CERTIFICATION: This is to certify to client that in May 2021, this map was made under my direct supervision, and it was the intent to show the area to be rezoned. This certification is specifically restricted to the client for their individual use and does not extend to third parties unless the plot is properly revised by the certifier to reflect the same.

ALVIN FAIRBURN, JR. P.L.S.
DATE: MAY 11, 2021
FILE: "FIRST PENTECOSTAL CHURCH"

STARTING POINT & POINT OF BEGINNING:

The southern right of way of Juanita Avenue with the intersection of the western right of way of Walnut Street

JUANITA AVENUE

EAST 180.00'(SY)

120.00'

LOT 4
SQUARE 21

LOT 2
SQUARE 21

75.00'

75.00'

LOT 3
SQUARE 21

NORTH 150.00'(SY)

SOUTH 150.00'(SY)

WEST 120.00'(SY)

SOUTH 150.00'(SY)

LOT 5
SQUARE 21

LOT 1
SQUARE 21

75.00'

75.00'

60.00'

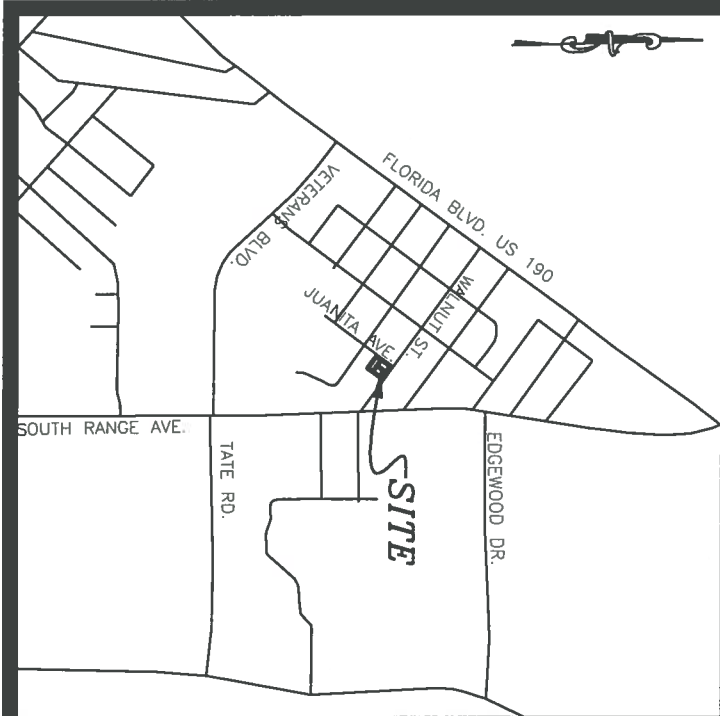
WEST 180.00'(SY)

120.00'

LOT 6
SQUARE 21

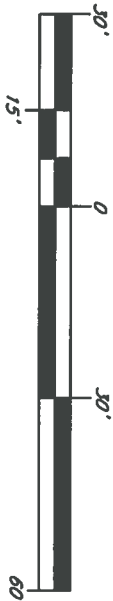
LOT 15
SQUARE 21

WALNUT STREET



VICINITY MAP

1" = 2000'



REZONING OF
LOTS 1, 2 & 3
SQUARE 21

SHELLY'S HOMESITES
FROM ZONE R-1 TO C-1
LOCATED IN SECTION 1, T7S-R2E, G.L.D.,
CITY OF DENHAM SPRINGS
LIVINGSTON PARISH, LOUISIANA

FOR

FIRST PENTECOSTAL CHURCH

ALVIN FAIRBURN & ASSOCIATES, LLC.

CONSULTING ENGINEERS ~ ARCHITECTS

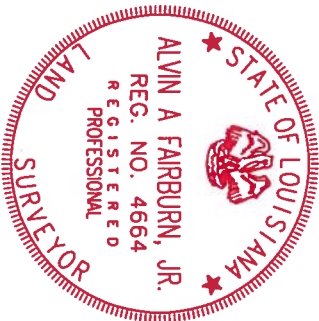
LAND SURVEYORS ~ DESIGNERS

LAND DEVELOPMENT CONSULTANTS

1289 DEL ESTE AVENUE

DENHAM SPRINGS, LOUISIANA 70727-1173

(225) 665-1515
JOB NO. S210174-4A



-	-	-	TJC	TJC	AFJR
FB	PGS	PC	CALC	DWG	CKD

GENERAL NOTES:

1. THE ORIGINAL DRAWING OF THIS WORK IS THE PROPERTY OF CIVIL DESIGN & CONSTRUCTION, INC., THE REPRODUCTION OF THIS PARTICULAR PLAT IS PROHIBITED, EXCEPT BY THE WRITTEN PERMISSION OF CIVIL DESIGN & CONSTRUCTION, INC., ADDITIONAL INFORMATION IS OFTEN ADDED IN A CONTINUOUS UPDATING PROCESS. BEFORE ACTING ON DATA SHOWN, CHECK FOR THE LATEST REVISION DATE. CIVIL DESIGN & CONSTRUCTION, INC., IS NOT RESPONSIBLE FOR ACTIONS OR PROJECTS UNDERTAKEN BASED UPON OBSOLETE DRAWINGS FOR WHICH THIS FIRM WAS NOT SPECIFICALLY CONSULTED AND WRITTEN PERMISSION RECEIVED.
2. PROPERTY RESTRICTIONS, SERVITUDE'S, RIGHT-OF-WAYS, EASEMENTS AND/OR OTHER BURDENS, OTHER THAN THOSE NOTED, MAY EXIST ON THIS PROPERTY AND OWNERS OR POTENTIAL BUYERS SHOULD ALSO BE AWARE ABSTRACTING FOR VERIFICATION OF TITLE AND/OR ACTUAL OWNERSHIP WAS NOT IN THE SCOPE OF THIS SURVEY MADE BY CIVIL DESIGN & CONSTRUCTION, INC.,
3. WETLAND DELINEATION OR DETERMINATION WAS NOT REQUESTED NOR INCLUDED IN THIS SURVEY.
4. BEARINGS AND DISTANCE SHOWN HEREON OF THE TOTAL BOUNDARY ARE PER REFERENCE MAP - THIS IS NOT A BOUNDARY AS DEFINED BY LAPELS AND IS INTENDED TO BE A CONCEPT/PRELIMINARY PLAT OF THE FUTURE DIVISION OF PROPERTY

FLOOD CERTIFICATION:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 22063C0225E, DATE APRIL 3, 2012, COMMUNITY NUMBER 220113 OF THE PARISH OF LIVINGSTON, LA. THIS PROPERTY LIES WITHIN FLOODS ZONE(S) "AE". BASE FLOOD ELEVATION: 43.1 TO 44.0' (FROM SE CORNER OF DEVELOPMENT TO NW CORNER PROJECTED FINISH FLOOR ELEVATIONS: 45.1' TO 45.0' FLOOD ZONES SHOWN HEREON ARE SCALED FROM ABOVE REFERENCED FIRM PANEL. BEFORE PROCEEDING WITH ANY BUILDING PLAN THE CITY OF DENHAM SPRINGS PERMIT OFFICE SHALL BE CONTACTED FOR THE LATEST FLOOD ELEVATIONS.

REFERENCED DOCUMENTS:

1. MAP SHOWING SURVEY OF A CERTAIN 23.66 ACRE TRACT OF LAND, BY ALVIN FAIRBURN, JR., P.L.S., DATED 4/15/2004
2. FINAL PLAT OF WILLOW POINTE, 2ND FILING, BY ALVIN FAIRBURN, JR., P.L.S., DATED 6/15/2007 AND LAST REVISED 8/28/2007
3. WILLOW POINTE, 1ST FILING, BY W.J. FONTENOT, PLS., DATED 4/17/2003
4. SURVEY MAP OF VULCAN FOUNDRY COORPORTATION, BY W.J. FONTENOT, PLS., DATED MAY 19, 1995, AND LAST REVISED 8/9/1995
5. FINAL PLAT OF RHETT PLACE, 1ST FILING, BY W.J. FONTENOT, PLS., DATED 6/6/1983
6. FINAL PLAT OF KEMBERLY HEIGHTS SUBDIVISION, 1ST FILING, BY JC KERSTENS, RLS., DATED 3/21/1978
7. MEADOWBROOK SUBDIVISION, 1ST FILING, BY CAREY HODGES, CE, DATED 2/23/1968

BENCHMARK:

NGS DEEP ROD MONUMENT.
DESIGNATION - LP 16
ELEVATION: 48.9' (GEOID '18)
LOCATED AT THE DENHAM SPRINGS MAINTENANCE BUILDING AT RAILROAD AVE. AND SUMMERS ST.

WATER SUPPLY:

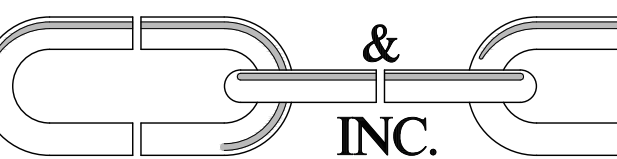
NO PERSON SHALL PROVIDE A METHOD OF WATER SUPPLY, EXCEPT CONNECTION TO AN APPROVED WATER SUPPLY SYSTEM, OR UNTIL THE METHOD OF WATER SUPPLY HAS BEEN APPROVED BY THE HEALTH DEPARTMENT OF LIVINGSTON PARISH, LOUISIANA

FILL NOTE:

IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER TO TEST COMPACTION RELATIVE TO FILL PRIOR TO BEGINNING CONSTRUCTION.

SITE DATUM:

1. TOTAL ACREAGE: 23.66 AC
2. STREETS: A) EXISTING ASPHALT CITY/PARISH ROAD
B) 20' WIDE, 3" THICK ASPHALT SURFACE ON 10" SOIL CEMENT BASE WITH SUBSURFACE DRAINAGE
3. SEWAGE DISPOSAL: CITY OF DENHAM SPRING
4. WATER SUPPLY: CITY OF DENHAM SPRINGS
5. GAS: CITY OF DENHAM SPRINGS
6. ELECTRIC: ENTERGY
7. TELEPHONE: AT&T
8. DRAINAGE DISTRICT: 1
9. COUNCIL DISTRICT: 1
10. RECREATION DISTRICT: 3
11. ZONING: R-1
BUILDING SETBACK: FRONT 30'
SIDES: MIN. 5' - AGGREGATE: 15'
REAR: 25'
HEIGHT: 35'
12. DEED RESTRICTIONS: ALL LOTS ARE SUBJECT TO THE DECLARATION OF COVENANT AND RESTRICTIONS FILED AS AN ADJUNCT HERETO. LIVINGSTON PARISH DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.



CIVIL DESIGN & CONSTRUCTION, INC.

3251 SOUTHERN PACIFIC ROAD
P.O. BOX 857
PORT ALLEN, LA. 70767
Ph. (225)765-1802 Fax (225)765-1803
Web www.cdcbcr.com

CERTIFICATION

THIS IS TO CERTIFY THAT THE PRELIMINARY PLAT IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTE 9:2801, ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND, AND THE STANDARDS OF PRACTICE FOR THE ISSUANCE OF A PERMIT. IT IS THE INTENT TO SUBDIVIDE THE TRACT HEREON FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED.

PRELIMINARY

THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

LOUISIANA PROFESSIONAL LAND SURVEYOR #5040

MAY 15, 2021
DATE

EAST JORDAN IRON WORKS, INC.
CITY OF DENHAM SPRING APPROVAL:

PRELIMINARY PLAT APPROVED:
CONSTRUCTION PLANS DRAINAGE IMPACT STUDY: N/A

FINAL PLAT APPROVAL: N/A

FOR REVIEW ONLY

FOR REVIEW ONLY

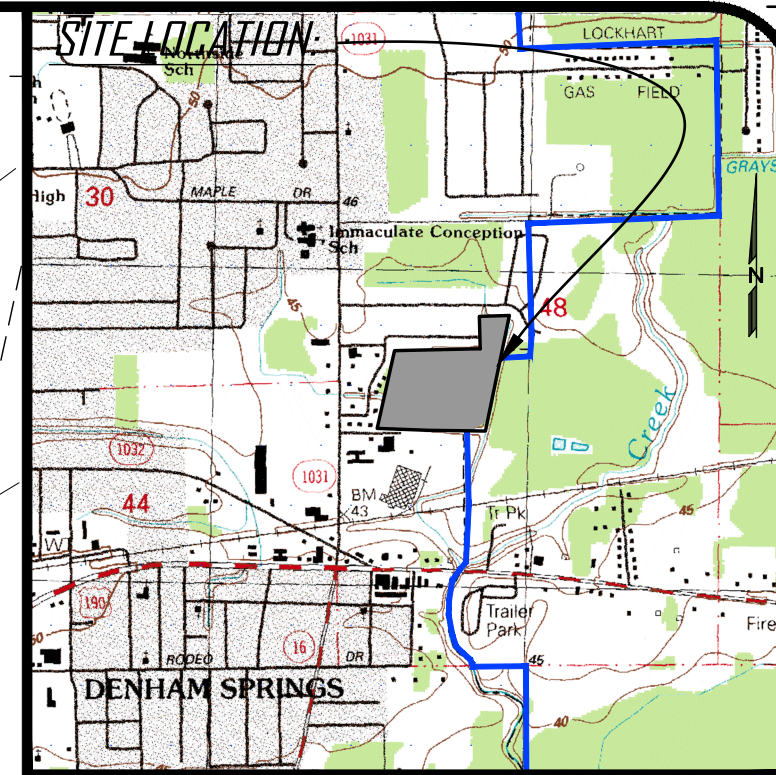
FOR REVIEW ONLY

FOR REVIEW ONLY

FOR REVIEW ONLY

REQUESTED VARIANCES:

1. LOT DEPTH: 120' REQUIRED TO 98' MIN.
2. LOT WIDTH: 70' REQUIRED TO 52' FRONT OR AT BUILDING LINE
3. LOT SQ. FT.: 8,400 TO 4,800 MIN



VICINITY MAP

SCALE: 1"=2000'

OWNER'S CERTIFICATION:

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER/AGENT OF THE LAND SHOWN HEREON AND TRACT B AS DESIGNATED BELOW.

COMMON AREAS/DETENTION POND

DEDICATION:

AREAS DESIGNATED AS "PRIVATE DETENTION BASIN SERVITUDE" SHALL BE COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS PER THE RECORDED DEED RESTRICTIONS. THE LIVINGSTON PARISH COUNCIL AND/OR ITS SUBSIDIARIES SHALL HAVE NO RESPONSIBILITY FOR MAINTENANCE THEREOF

PUBLIC DEDICATION:

THE STREETS, RIGHT OF WAYS & SERVITUDE'S SHOWN HEREON, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDE'S ARE GRANTED TO THE PUBLIC FOR THE USE OF UTILITIES, DRAINAGE, SEWER DISPOSAL & REMOVAL, OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS, OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE, OR IMPROVEMENTS SHALL BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT OF WAY IS GRANTED

SEWER DISPOSAL:

NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE HEALTH UNIT OF LIVINGSTON PARISH HAS APPROVED THE METHOD OF SEWAGE TREATMENT AND DISPOSAL

FOR REVIEW ONLY

JOHN DAWSON

DATE

PRELIMINARY PLAT OF

Frenchtowne
AT

MEADOBROOK
A RESIDENTIAL DEVELOPMENT
LOCATED IN SECTION(S) 48, T6S-R3E, G.L.D.,
CITY OF DENHAM SPRINGS
LIVINGSTON PARISH, LOUISIANA

FOR
HIGHROADS DEVELOPMENT
GROUP, LLC

9800 AIRLINE HWY, SUITE 229
BATON ROUGE, LA 70816



Frenchtowne AT MEADOWBROOK



CONCEPTUAL REPRESENTATION
OF

A 93 LOT RESIDENTIAL DEVELOPMENT

LOCATED IN
SECTION 47, T6S-R3E
IN

DENHAM SPRINGS, LA

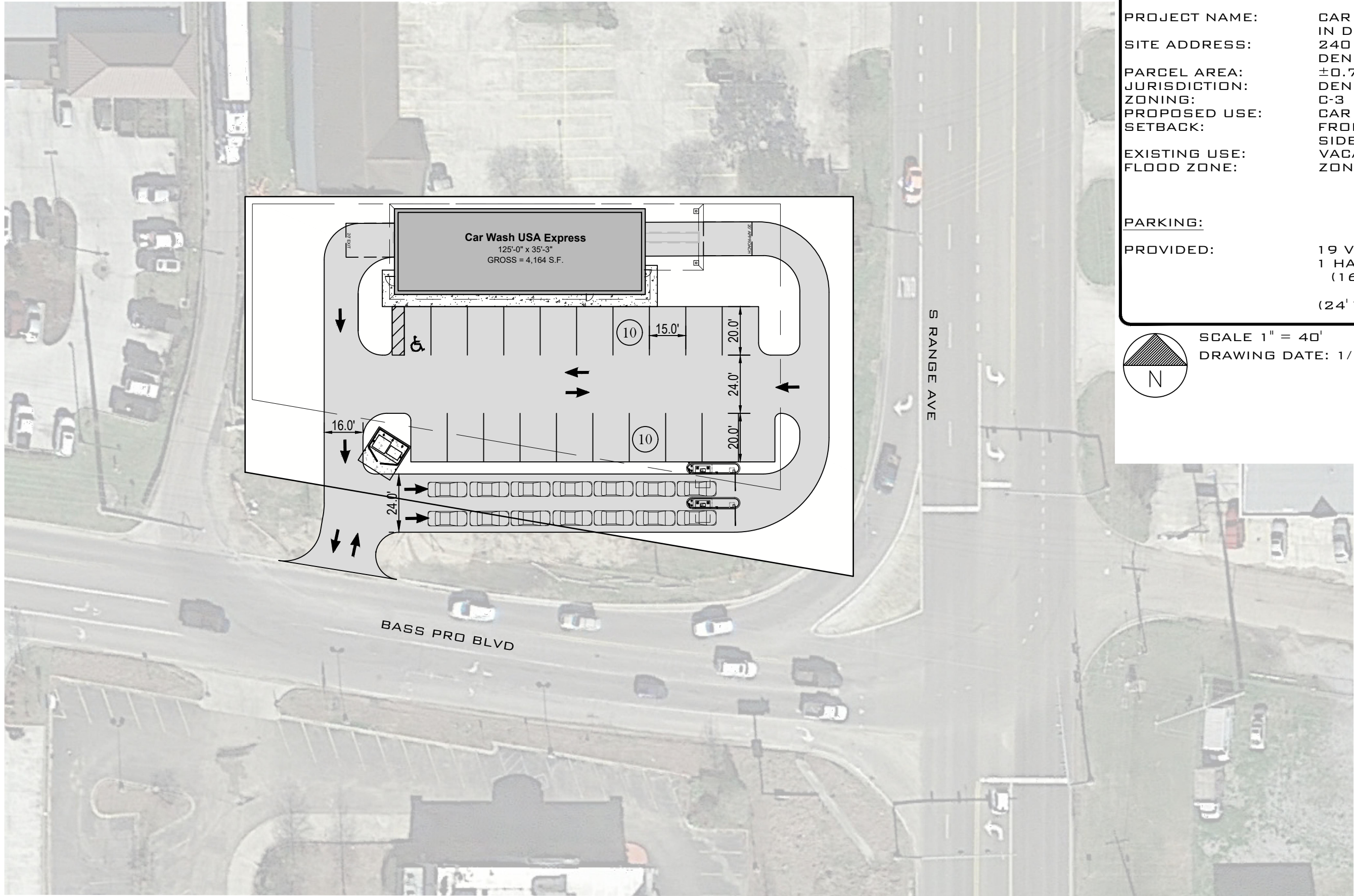
PRESENTED BY

HIGHROADS DEVELOPMENT
GROUP, LLC

CIVIL ENGINEERING BY

CIVIL DESIGN &
CONSTRUCTION





SITE DATA	
PROJECT NAME:	CAR WASH USA EXPRESS
SITE ADDRESS:	IN DENHAM SPRINGS, LA
	240 RANGE 12 BLVD
	DENHAM SPRINGS, LA 70726
PARCEL AREA:	±0.78 AC
JURISDICTION:	DENHAM SPRINGS
ZONING:	C-3
PROPOSED USE:	CAR WASH
SETBACK:	FRONT: 30'
	SIDE: 3' FROM ROOF EDGE
EXISTING USE:	VACANT
FLOOD ZONE:	ZONE AE: 40FT
	MAP 22063C0205E
	DATED 04/03/2012
PARKING:	
PROVIDED:	19 VAC SPACES (15'x20')
	1 HANDICAP VAC SPACE
	(16'x20')
	(24' TWO-WAY AISLES)



SCALE 1" = 40'
DRAWING DATE: 1/16/2020



Beacon
CIVIL ENGINEERING

8345 Gunn Hwy
Tampa, Florida 33626

Kresten T. Brown, P.E. | Review Engineer
Public Works – Development Engineering Services

City of Denham Springs

Development Services

1234 Del Este Avenue, Suite 601

Denham Springs, LA 70726

May 24, 2021

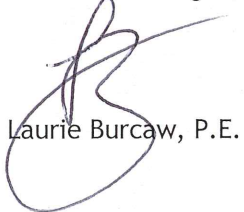
We, at Beacon Civil Engineering LLC, are in request of a City of Denham Springs zoning variance. During the review of our project, the site we are developing was reassigned a new address. Because of this, the setback interpretations were changed. The City had previously reviewed the concept in a pre-submittal meeting and was in full support of the layout.

The existing site is a vacant commercial lot. The current address at time of submittal was 240 S Range BLVD. The same address appears on the GIS website. Based on the current zoning code, the northern property line was viewed as the side setback with a minimum setback of 3'. The proposed layout conformed to this side setback.

The proposed development is a 4,146 SF Express Car Wash, with right-in, right-out access off Bass Pro BLVD. The driveway connection was determined by a traffic study and has been approved by LADOT. Because of the proposed driveway location, a new site address was assigned. The previously mentioned side setback would now be viewed as the rear setback due to the address change. We are requesting a reduction in the rear yard setback from 20' to 3' in accordance with the previously submitted layout and to maintain consistency with the traffic study as well as to promote efficient and safe internal traffic flow for our development.

Please contact Troy Carter at tcarter@beaconcivil.com or Dennis Pierce at dpierce@beaconcivil.com with any comments or concerns.

Sincerely,
Beacon Civil Engineering, LLC.

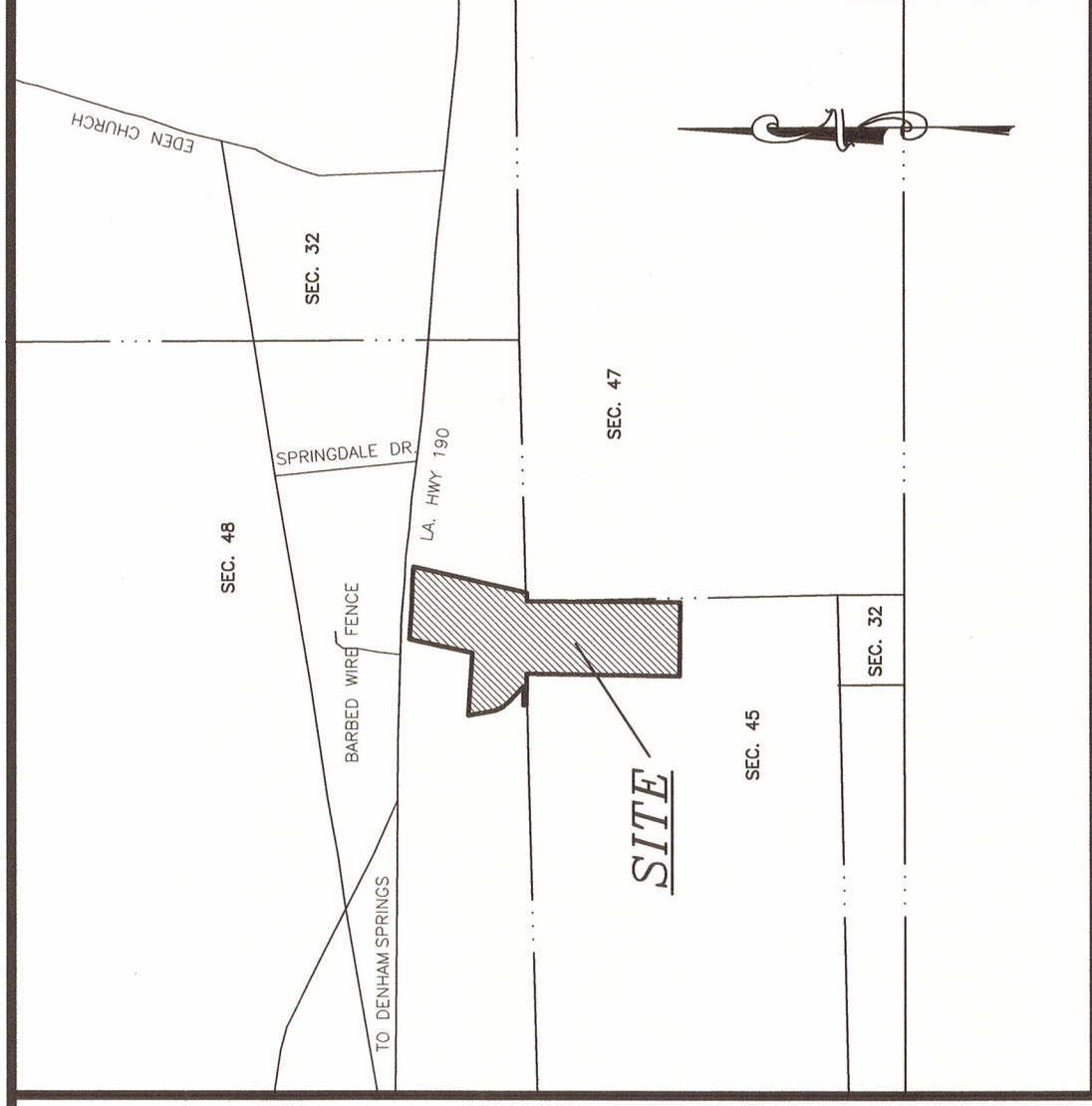


Laurie Burcaw, P.E.

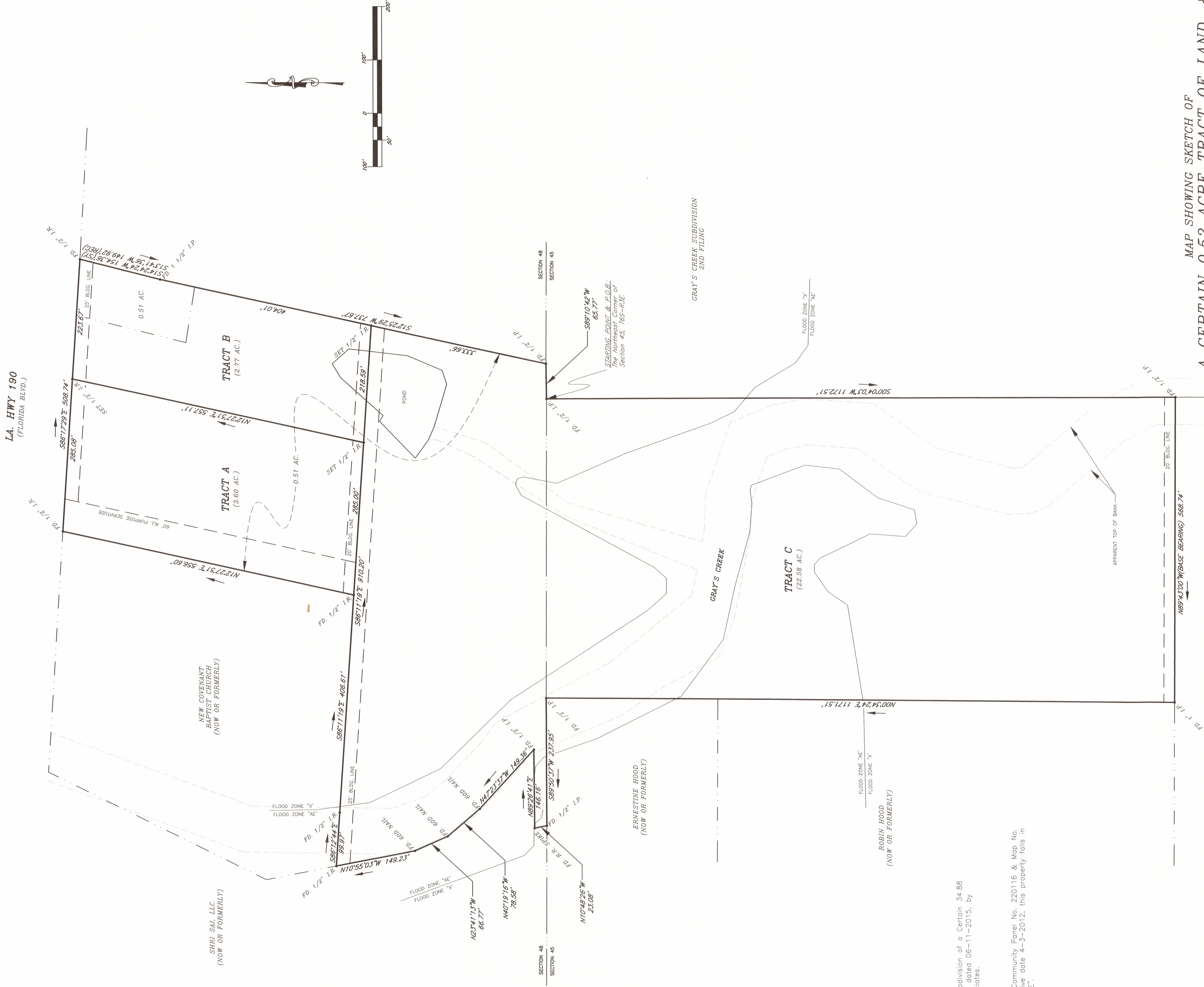
SITE DATA:
TOTAL AREA BEING RESUBDIVIDED 28.95 AC.
TOTAL NO. LOTS 3
STREETS PARISH RD.
SEWER XXX

GENERAL NOTES:

1. The original drawing of this work is the property of Alvin Fairburn & Assoc., and is not to be reproduced without the written consent of the firm.
2. Additional information is often added in a continuous updating process. Check for latest revision data before acting on data shown. This firm is not responsible for actions or projects based upon obsolete drawings for which this firm was not specifically consulted.
3. Property restrictions, servitudes, improvements, and/or rights- of-way other than those shown may exist on this property and owners or potential buyers should be aware that abstracting the title to this property to show all encumbrances is beyond the scope of this survey.
4. Bearings shown are based on reference No. 1.
5. * Indicates taken from reference and not surveyed.
6. Wetland determination was not requested, and was not included in this survey.
7. (RCC) indicates information taken from reference, not field verified this survey.
8. (SY) indicates information actually surveyed on the ground.
9. Setbacks: 25' Front, 7' Side, 20' Rear.



VICINITY MAP
1" = 2000'



REFERENCE:
1. "Map Showing Resubdivision of a Certain 34.88 Acre Tract of Land...", dated 06-11-2015, by Alvin Fairburn & Associates.

FLOOD CERTIFICATION:
Community Parcel No. 220116, & Map No. 2206300005 E, effective date 4-3-2012, this property falls in flood zones "X" & "AE".

MAP SHOWING SKETCH OF
A CERTAIN 0.52 ACRE TRACT OF LAND, & A
CERTAIN 28.44 ACRE TRACT OF LAND, BEING THE
NEW COVENANT BAPTIST CHURCH PROPERTY
INTO

TRACTS A THRU C
LOCATED IN SECTIONS 45 & 48, T6S-R3E, G.L.D.,
LIVINGSTON PARISH, LOUISIANA
FOR
NEW COVENANT BAPTIST CHURCH

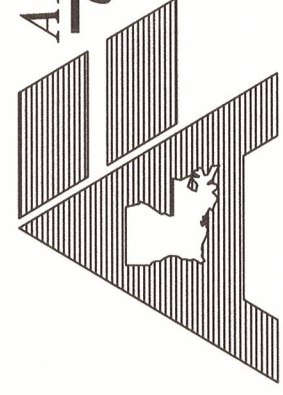
This is a sketch map. It does not represent a legal boundary survey, and should not be used as such.

Alvin Fairburn, Jr.
ALVIN FAIRBURN, JR., P.L.S.
DATE: MAY 31, 2018
FILE: "COOLSBY, AARON..."



FB	POS	PC	CALC	DWC	DC	DC	ACR
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ALVIN FAIRBURN & ASSOCIATES, LLC.
CONSULTING ENGINEERS ~ ARCHITECTS
LAND SURVEYORS ~ DESIGNERS
LAND DEVELOPMENT CONSULTANTS



1289 DEL ESTE AVENUE
DENHAM SPRINGS, LOUISIANA 70727-1173
(225) 665-1515
JOB NO. A180263-3A



ALVIN FAIRBURN & ASSOCIATES, LLC

CONSULTING ENGINEERS
LAND SURVEYORS

ARCHITECTS

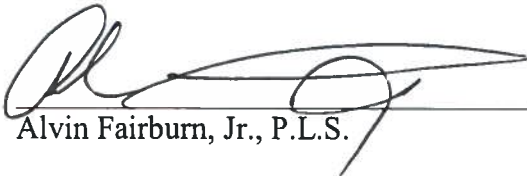
LAND DEVELOPMENT CONSULTANTS
PROJECT DESIGNERS

8-1-18

LEGAL DESCRIPTION OF TRACT A, BEING A CERTAIN 6.37 ACRE TRACT OF LAND

A Certain Parcel of ground, designated as Tract A, containing 6.37 Acres, located in Section 48, T6S-R3E, G.L.D., Livingston Parish, Louisiana, and being more particularly described as follows: Starting at the Northeast Corner of Section 45, T6S-R3E, proceed North 89 degrees 10 minutes 42 seconds East, a distance of 65.77 feet; thence North 12 degrees 25 minutes 29 seconds East, a distance of 333.66 feet to the POINT OF BEGINNING; thence North 86 degrees 11 minutes 19 seconds West, a distance of 503.59 feet; thence North 12 degrees 27 minutes 51 seconds East, a distance of 556.60 feet; thence South 86 degrees 17 minutes 29 seconds East, a distance of 508.74 feet; thence South 13 degrees 41 minutes 36 seconds West, a distance of 149.92 feet; thence South 12 degrees 25 minutes 29 seconds West, a distance of 404.01 to the POINT OF BEGINNING.

All according to map entitled, "Map Showing Resubdivision of a Certain Acre Tract of Land...", dated 07-10-2018, by Alvin Fairburn & Assoc., LLC.


Alvin Fairburn, Jr., P.L.S.



8-1-18
Date