

NOTICE OF PUBLIC MEETING
Posted December 5, 2019

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

DATE: December 9, 2019
TIME: 6:00 p.m.
PLACE: Denham Springs City Hall (old Capital One Bank bldg.)
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**

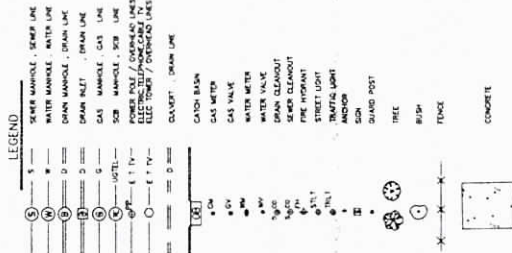
PLANNING COMMISSION

#	TOPICS	NOTES
1.	Approve the minutes of the previous meeting of November 12, 2019, as sent to each member.	
2.	Hold a Public Hearing to consider the Resubdivision of Lots 52 and 53 into Lot 52-A located in Section 30, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-777) [223 Pine St] Requested by Michael & Michelle Gonzalez	
3.	Hold a Public Hearing to consider the Resubdivision of various unnamed tracts into Tracts, A, B, and C located in Section 26, T7S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-778) [2246 Augusta Ln] Requested by Matthew & Lunden Sanchez.	

ZONING COMMISSION

#	TOPICS	NOTES
1.	Approve the minutes of the previous meeting of November 12, 2019, as sent to each member.	
2.	Hold a Public Hearing for a Special Use Permit request for the purpose of a Town Home Development located in Section 45, T6S-R3E, G.L.D, City of Denham Springs, Livingston Parish Louisiana (SUP-105-19). Requested by Ilgen Construction [440 Eugene St]	
3.	Hold a Public Hearing for a variance request for lot length on Tract 1-A from 120 ft. to 113.6 ft. and Tract 1-B from 120 ft. to 115 ft. [located @ Carroll St] Requested by Jordan Arroyo. V-JA-19	
4.	Authorize a Public Hearing on a Rezoning request from I-1 & I-2 Industrial to R-2 Residential of Parcel # 0344812 located in Section 31, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RZ-431). Requested by DCP LandDS, LLC [425 Florida Ave SE]	
5.	Authorize a Public Hearing on a variance request for a Rear yard setback from 25 ft. to 20 ft. [133 Summer St] Requested by Covar Construction, LLC. V-CC-19	

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



RESOLUTIONS FOR APPROVAL CITY OF INDIAN SPRINGS PLANNING COMMISSION	DATE
FRED BARKS CHAIRMAN	DATE
ALTON CITY ENGINEER	DATE
APPROVED: CITY OF INDIAN SPRINGS	DATE
RONALD LANDRY MAYOR	DATE

RESUBDIVISION OF
LOTS 52 & 53
INTO
LOT 52-A
COCKERHAM ACRES
SECTION 30, T09S - R12E
LIVINGSTON PARISH, LA
FOR
MICHAEL A. & MICHELLE L.

RWK Richmond W. Krebs
& Associates, LLC
PROFESSIONAL LAND SURVEYING
1211 NORTH RANGE AVENUE, SUITE B
DENTHAM SPRINGS, LA 70926
PH. (225) 436-7010 / FAX (888) 436-7011
www.rwkc.com



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 ESTABLISHED IN LOUISIANA ADMINISTRATIVE CODE TITLE 46:XXI, CHAPTER 29 FOR CLASS "C" (SUBURBAN) SURVEY FURTHER, THIS MAP IS MADE IN ACCORDANCE WITH THE LOUISIANA REVISÉD STATUTES 33:5051 AND CONFORMS TO ALL 1984

BY: Patricia M. Kelly

REFERENCE NOTES

DATE NOVEMBER 15, 2019	DRAWN BY RMB
SCALE 1" = 20'	CHECKED BY

GENERAL NOTES

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

THE INFORMATION SHOWN HEREON SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE USED AS SUCH.

AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS WHERE FOUND THE SURFACE FEATURES OF 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

SOURCE: ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY PREVIEW OVER THE TOP OF THE WALLS AND ROADS ARE APPROXIMATE. THIS IS A PHOTOGRAPHIC COPY OF AN ORIGINAL DRAWING. THEREFORE, IT CANNOT BE USED AS A CONSTRUCTION DOCUMENT.

ELEVATION NOTES

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

NOTE DATA
TOTAL AREA BEING SUBDIVIDED --- 18,600.00 SQ. FT. (0.4270 ACRES)
TOTAL NUMBER OF LOTS ----- 1
STREET --- PINE STREET (30' RIGHT OF WAY)

ILLUSTRATIONS BY JYLLIS AND DAVID

FRONT YARD - 30 FEET
REAR YARD - 25 FEET
SIDE YARD - 5 FEET
MINIMUM LOT SIZE - 6400.00 SQ. FT.
MAX BUILDING HEIGHT: 35 FEET

UTILITY ■ CITY LIGHTS
SEWAGE DISPOSAL: CITY OF DENHAM SPRINGS
WATER SUPPLY: CITY OF DENHAM SPRINGS
GAS SUPPLY: CITY OF DENHAM SPRINGS
SCHOOL DISTRICTS: LIVINGSTON PARISH SCHOOLS
ELECTRIC: ENTergy
TELEPHONE: AT&T
FIRE DISTRICT: 3
RECREATION DISTRICT: 3

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, OR RIGHTS-OF-WAY SHALL "NOT" BE MAINTAINED BY THE LIVINGSTON PARISH COUNCIL OR ANY OTHER PUBLIC BODY"

SEWERAGE: NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL OTHER THAN CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF LIVINGSTON PARISH.

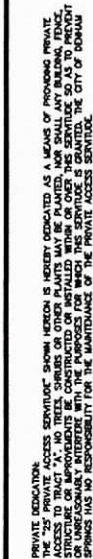
OWNERS:
MICHAEL A. & MICHELLE L. GONZALEZ
8817 MEADOW LANE
DENHAM SPRINGS, LA 70706

MICHAEL A. CONTALDO

DATE

DATE _____

F:\060011110102018002019\191111-SanchezRosa.dwg [Layout1] Dec 03, 2019 - 6:13am



NO ATTEMPT HAS BEEN MADE BY SIGMA CONSULTING GROUP, INC. TO VERIFY THE ACTUAL, LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY; OTHER THAN THAT SHOWN ON REFERENCE MAP(S) OR FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

UTILITIES SHOWN HEREON WERE LOCATED BY VISIBLE EVIDENCE ONLY. SUBSURFACE UTILITIES WERE NOT REQUESTED AND ARE NOT SHOWN ON THIS SURVEY. CONTACT LA ONE CALL BEFORE DIGGING.

DATE	NAME	ADDRESS	CITY	STATE	ZIP	TELEPHONE
	MATTHEW SANCHEZ					
	OWNER					

VICINITY MAP
1" = 2000'

GRAPHIC SCALE

 (IN FEET)
 1 inch = 60 ft

LEGEND	
●	SEWER CLEAN OUT
○	SANITARY SEWER MANHOLE
□	CABLE TV BOX
□	TELEPHONE PEDestal
⊙	POWER POLE
⊙	FIRE HYDRANT
⊙	FLAG POLE
⊙	GRATE INLET
⊙	GAS METER
—	OVERHEAD UTILITIES
—	SANITARY SEWER LINE
—	BARRIED WIRE FENCE
—	BOARDS FENCE

GENERAL NOTES:

ZONING: R-1 (AS REQUIRED)
TOTAL TRACTS: 3
SEAGE DISTRICT: CITY OF DONAHU SPRINGS
COUNTY: DONAHU SPRINGS
DAS: CITY OF DONAHU SPRINGS
COUNTY: DONAHU SPRINGS
TELEPHONE: (505) 325-1111
REGISTRATION EXTENTS: DONAHU SPRINGS
SCHOOL EXTENTS: DONAHU SPRINGS

ACCORDING TO FILE 220452020050 DATED 4-13-12, THIS PROPERTY LIES IN ZONE "A"
BASE FLOOD ELEVATION: 45' (NEAREST CONTIGUOUS) CHANCE AND THE
CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED PRIOR TO
INSTALLATION OF IMPROVEMENTS.

A METELOGS DETERMINATION WAS NOT REQUESTED AND IS NOT PART OF THIS SAMPLE.

THE APPROVAL OF THIS PLAN OR MAP DOES NOT RELIEVE THE APPLICANT OF THE OBLIGATION TO OBTAIN NECESSARY PERMITS FROM COMPETING WITH ALL APPLICABLE FEDERAL, STATE, AND FEDERAL LAWS AND REGULATIONS GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY.

REFERENCE MAPS:

1. "PLAT SHOWING SURVEY OF 6.82 ACRES BY J.C. KORTSTENS DATED 8/14/73.
2. "PLAT OF SURVEY OF LOT 10, BY J.C. KORTSTENS C.E. DATED 8/14/73.
3. "PLAT OF SURVEY OF LOT 1, BY J.C. KORTSTENS C.E. DATED 8/14/73.

NOTE:

ALL BEARINGS SHOWN HEREON, WITH THE EXCEPTION OF THE REFERENCE BEARING, SHOULD BE CONSIDERED "MEASURED". DISCREPANCIES BETWEEN THE MEASURED BEARINGS SHOWN, AND THE BEARINGS SHOWN ON THE REFERENCE MAPS LISTED ABOVE DO EXIST.

* REFERENCE BEARING: BEING THE EASTERLY LINE OF AN E.D.S.T. UNNAMED 1.04 AC. TR.
AS SHOWN ON ABOVE REFERENCE MAP NO.1.
a DENOTES FOUND 1/2" IRON PIPE UNLESS OTHERWISE NOTED

MAP SHOWING SURVEY AND DIVISION OF
AN UNNAMED 2.09 AC. TRACT, & AN
UNNAMED 1.03 AC. TRACT,
INTO TRACT "A" & TRACT "B",
AND SURVEY AND REDESIGNATION OF
AN UNNAMED 1.11 AC. TRACT
INTO TRACT "C"
LOCATED IN SECTION 68, T-7-S, R-2-E,
ST. HELENA MERIDIAN, G.L.D.
PARISH OF LIVINGSTON, LOUISIANA
FOR
MATTHEW AND LUNDEN SANCHEZ

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE, AND THE SEAL OF THE COUNTY OF LOS ANGELES, CALIFORNIA, ON THE 11TH DAY OF JANUARY, 1998.

BRADLEY J. ROBERTS, P.L.S.
REC. NO. 5101

DATE _____



SIGMA
CONSULTING
GROUP, INC.

ENGINEERING CONSULTANTS
10305 Airline Highway
Baton Rouge, Louisiana 70816
(225) 238-0600



SIGMA
CONSULTING
GROUP, INC.

ZONING ITEM #2



FLOOD CERTIFICATION:
ALL FLOODING INFORMATION HAS BEEN OBTAINED FROM THE DENHAM SPRINGS, LOUISIANA, FLOOD MAP. THE FLOOD MAP IS A PRODUCT OF THE DENHAM SPRINGS, LOUISIANA, FLOOD MAP COMMISSION. THE FLOOD MAP IS A PRODUCT OF THE DENHAM SPRINGS, LOUISIANA, FLOOD MAP COMMISSION. THE FLOOD MAP IS A PRODUCT OF THE DENHAM SPRINGS, LOUISIANA, FLOOD MAP COMMISSION.

SITE DATA:
1. LOT AREA: 1.25 ACRES
2. LOT DIMENSIONS: 125' X 100'
3. LOT AREA: 1.25 ACRES
4. LOT DIMENSIONS: 125' X 100'

BENCHMARK:
1. BENCHMARK: 1.25 ACRES
2. BENCHMARK: 1.25 ACRES
3. BENCHMARK: 1.25 ACRES
4. BENCHMARK: 1.25 ACRES

GENERAL NOTES:
1. THE PROJECT IS A SUBDIVISION OF LAND.
2. THE PROJECT IS A SUBDIVISION OF LAND.
3. THE PROJECT IS A SUBDIVISION OF LAND.
4. THE PROJECT IS A SUBDIVISION OF LAND.

REFERENCE DOCUMENTS:
1. DENHAM SPRINGS, LOUISIANA, FLOOD MAP
2. DENHAM SPRINGS, LOUISIANA, FLOOD MAP
3. DENHAM SPRINGS, LOUISIANA, FLOOD MAP
4. DENHAM SPRINGS, LOUISIANA, FLOOD MAP

OWNER CERTIFICATION:
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RECOMMENDED FOR APPROVAL:
I, THE UNDERSIGNED, HEREBY RECOMMEND THE PROJECT FOR APPROVAL BY THE CITY OF DENHAM SPRINGS, LOUISIANA.

CITY ENGINEER OR HIS DEPUTY:
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROJECT IS IN ACCORDANCE WITH THE CITY OF DENHAM SPRINGS, LOUISIANA, ZONING ORDINANCE.

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LEGEND:
1. LOT AREA: 1.25 ACRES
2. LOT DIMENSIONS: 125' X 100'
3. LOT AREA: 1.25 ACRES
4. LOT DIMENSIONS: 125' X 100'

BENCHMARK:
1. BENCHMARK: 1.25 ACRES
2. BENCHMARK: 1.25 ACRES
3. BENCHMARK: 1.25 ACRES
4. BENCHMARK: 1.25 ACRES

GENERAL NOTES:
1. THE PROJECT IS A SUBDIVISION OF LAND.
2. THE PROJECT IS A SUBDIVISION OF LAND.
3. THE PROJECT IS A SUBDIVISION OF LAND.
4. THE PROJECT IS A SUBDIVISION OF LAND.

REFERENCE DOCUMENTS:
1. DENHAM SPRINGS, LOUISIANA, FLOOD MAP
2. DENHAM SPRINGS, LOUISIANA, FLOOD MAP
3. DENHAM SPRINGS, LOUISIANA, FLOOD MAP
4. DENHAM SPRINGS, LOUISIANA, FLOOD MAP

OWNER CERTIFICATION:
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RECOMMENDED FOR APPROVAL:
I, THE UNDERSIGNED, HEREBY RECOMMEND THE PROJECT FOR APPROVAL BY THE CITY OF DENHAM SPRINGS, LOUISIANA.

CITY ENGINEER OR HIS DEPUTY:
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROJECT IS IN ACCORDANCE WITH THE CITY OF DENHAM SPRINGS, LOUISIANA, ZONING ORDINANCE.

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CITY ENGINEER OR HIS DEPUTY:
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROJECT IS IN ACCORDANCE WITH THE CITY OF DENHAM SPRINGS, LOUISIANA, ZONING ORDINANCE.

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CIVIL DESIGN & CONSTRUCTION, INC.
11111 DENHAM SPRINGS ROAD
DENHAM SPRINGS, LOUISIANA 70438
PHONE: (504) 261-1111
FAX: (504) 261-1111

REVISIONS:
07/31/2017 TO COMBINE ALL LOTS

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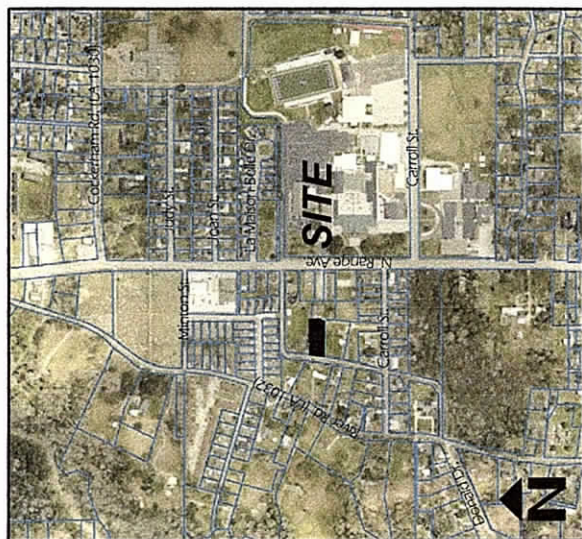
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ZONING ITEM #3



VICINITY MAP
1"=1000'



CERTIFICATION

I HEREBY CERTIFY TO THE ENTITY NAMED ABOVE THAT THE SURVEY SHOWN HEREON WAS ACTUALLY MADE ON THE GROUND AND THAT THERE ARE NO VISIBLE ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, EXCEPT AS SHOWN. THE UNDERSIGNED FURTHER CERTIFIES THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS IN LOUISIANA FOR A CLASS "C" SURVEY.

FOR REVIEW ONLY

CURTIS M. CHANEY, P.L.S.

DATE _____

ZONING: R-1 (RURAL)
FRONT: 30'
SIDE: 5' (15' AGGREGATE)
REAR: 25'

Steven P. Pereira
(Now or Formerly)

[illegible]

Tract 2
21566 Sq. Feet
0.4951 Acres

RECOMMENDED FOR APPROVAL:
PLANNING COMMISSION
CITY OF DENHAM SPRINGS

CITY OF DENHAM SPRINGS REPRESENTATIVE

DATE:

one Louisiana
Call before
you dig.
1-800-272-3020

RECOMMENDED FOR APPROVAL:
PLANNING COMMISSION
CITY OF DENHAM SPRINGS

CITY OF DENHAM SPRINGS REPRESENTATIVE

DATE:

REFERENCE MAPS:

1. MAP SHOWING RESUBDIVISION OF THE LOUIS H. ALLEN PROPERTY A. 2.296 ACRE TRACT OF LAND INTO TRACTS 1, 2, 3 & 4, LOCATED IN SECTION 25, T-6-S, R-2-E, G.L.D., LIVINGSTON PARISH, LA. PREPARED BY ALVIN FAIRBURN, JR. P.L.S. DATED 9-9-03. RECORDED AS INST. #558961

NOTES:

1. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 22063C-0205-E DATED 4-03-2012, THIS PROPERTY IS LOCATED IN FLOOD ZONE "AE".

2. NO ATTEMPT HAS BEEN MADE BY LOUISIANA LAND SURVEYING, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

3. THE BEARINGS SHOWN HERON ARE GRID BEARINGS BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE, (NAD83). DISTANCES INDICATED ARE GRID DISTANCES.

4. THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE, AND CITY/PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF THE DEVELOPMENT CODE ARE ADDRESSED.

5. THE CITY OF DENHAM SPRINGS AND PARISH OF LIVINGSTON DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.

STORMWATER MANAGEMENT:

AS PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORMWATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN SECTION 115 OF THE DEVELOPMENT CODE, LATEST REVISION.

DEDICATION:

THE RIGHTS OF WAY OF STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL AND OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC, NO BUILDING, STRUCTURE, OR FENCE SHALL BE CONSTRUCTED, NOR SHRUBBERY PLANTED WITHIN THE LIMITS OF ANY SERVITUDE SO AS UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE WAS GRANTED.

SEWERAGE:

SEWERAGE:
NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE
TREATMENT AND DISPOSAL, EXCEPT CONNECTION TO AN APPROVED
SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE
TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT
OF EAST BATON ROUGE PARISH.

JORDAN ARROYO, OWNER

DATE _____

SUBDIVISION MAP

of

TRACT 1, LOUIS H. ALLEN PROPERTY

nto

TRACTS A-1 & A-2

Situated in Section 25 T-6-S. R-2-E G.L.D.

City of Denham Springs
Livingston Parish, Louisiana

prepared for

Prepared for:
JORDAN ARROYO

FILE NAME: 18-311_RS1
PROJECT NO. 18-311
DATE: 10-28-19
SCALE: 1" = 40'
DRAWN BY: TGM
APPROVED: CMC

**LOUISIANA LAND
SURVEYING, INC.**
17732 Highland Road • Suite G-128
Baton Rouge • Louisiana • 70810
Phone 753-5263(LAND)

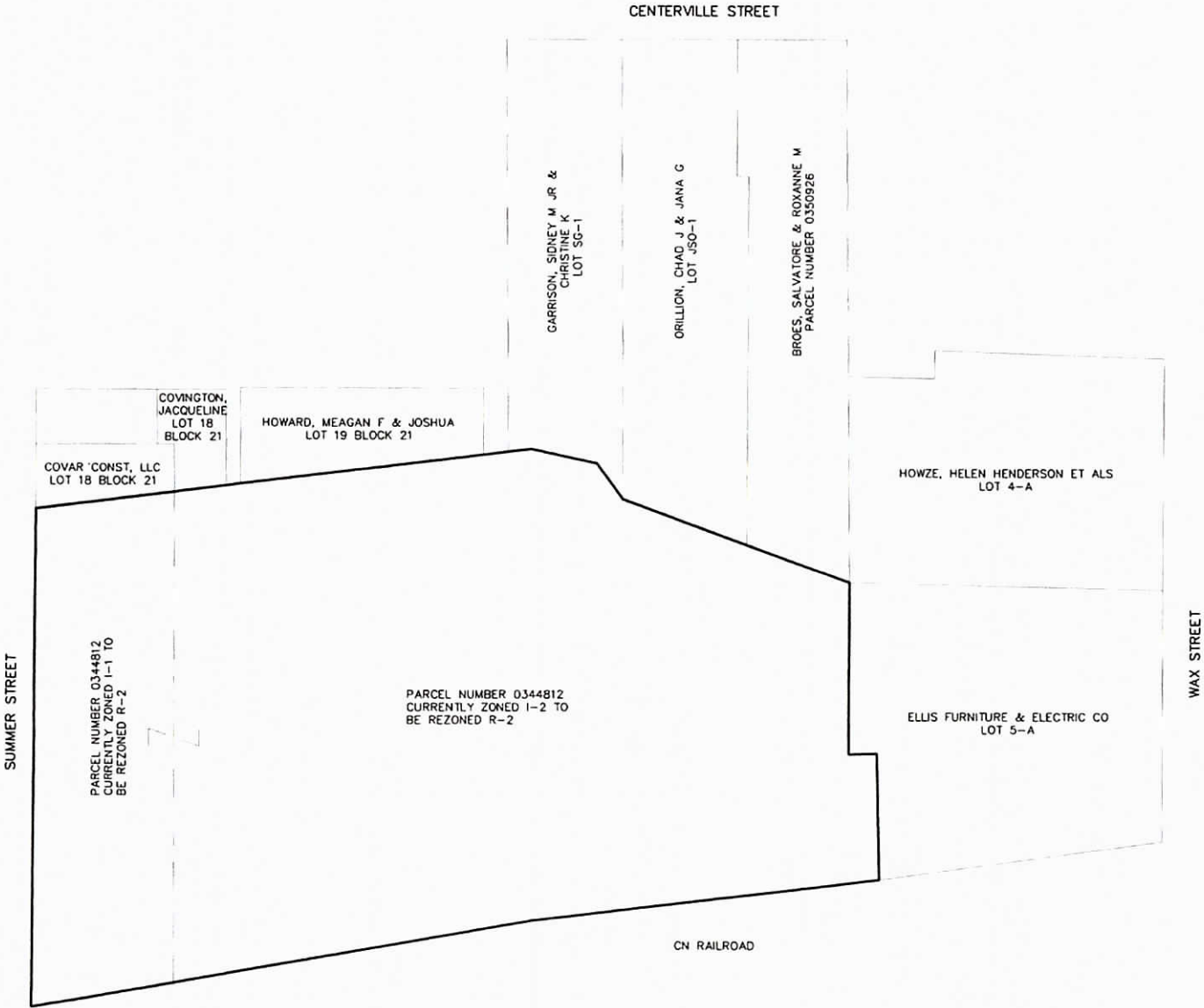
ZONING ITEM # 4

COPYRIGHT OF DRAWINGS

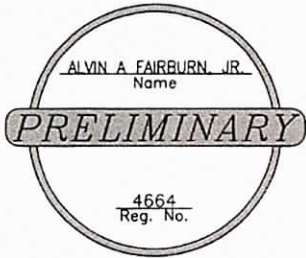
Unlicensed copying of these plans violates U.S. copyright laws and is subject to legal prosecution. These drawings are the property of Alvin Fairburn and Associates, LLC, and are not to be reproduced in whole or in part in any manner without the written permission of Alvin Fairburn.

REFERENCE:

1.) Plat recorded in the Livingston Parish Clerk of Courts File Number 855076, Book 2348 Page 758



Rezoning of
Parcel Number 0344812
Located in
Section 31, T6S-R3E, G.L.D.,
City of Denham Springs, LA.
for
DCP LandDS, LLC.



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

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.

AFA JOB NUMBER: E190428

Recommended for Approval:
City of Denham Springs
Planning Commission

Fred Banks _____ Date _____
Chairman

Approved: _____
City of Denham Springs

Gerard Landry _____ Date _____
Mayor

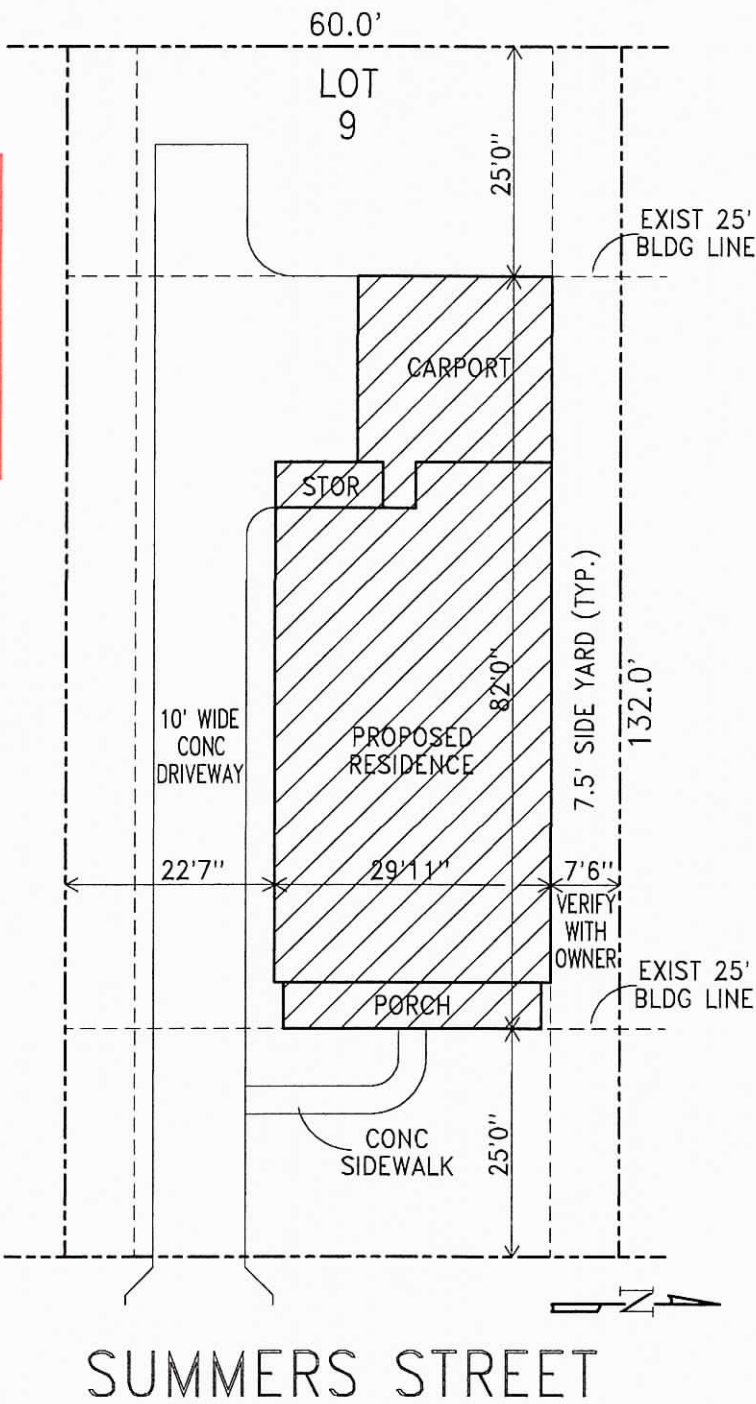
ZONING ITEM #5

DISCLAIMER:
The designer/draftsperson, not being a registered architect, engineer or land surveyor and not being qualified to determine code compliance, safety, civil, electrical, mechanical, plumbing or structural appropriateness of the design, accepts no liability for structural or architectural design integrity. These drawings have been prepared based upon information provided by the client/owner and drawn in accordance with typical applications and common building practices. Every effort has been made to ensure that the plans are accurate, all dimensions are correct and code/environmental regulations have been met. It is the responsibility of the client, owner, contractor, subcontractor and/or tenant to verify the accuracy of the information provided in these drawings. Any discrepancy should be reported to the designer/draftsperson for correction before construction begins. If an error or omission does occur, it is the responsibility of the client, owner, contractor, subcontractor and/or tenant to correct the error and/or omission at his own expense and is not the responsibility of the designer/draftsperson. Implementation of this design must comply with all applicable federal/state/local codes and regulations. The designer/draftsperson assumes no responsibility or liability for changes and/or revisions made to the design by others.

South Central Planning & Development Commission.
Plans reviewed and approved in accordance with the Louisiana State Uniform Construction Code.

Plans Examiner:


By Paul Landry at:
10:51:00 AM, Nov 12, 2019



SITE PLAN

SCALE: 1" = 20'

PROJECT GEN CONTR	COVAR CONSTRUCTION, LLC 6841 SPRINGWOOD BLVD DENHAM SPRINGS, LA 70726 (225)335-1170		
	LOT 9 SUMMERS STREET RESIDENCE 133 SUMMERS STREET LOT 9 DENHAM SPRINGS, LA 70726		
	DRAWN 3/29/18	REVISED 9/19/18	SHEET C-1
	PROJECT NUMBER DS/VARNADO/VDS9-A1R1.VWF		