

NOTICE OF PUBLIC MEETING
Posted May 23, 2023

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

DATE: June 12, 2023
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 May 8, 2023 as sent to each member.	
2.	Hold a Public Hearing to consider the Resubdivision of Lots 3, 4 and 5 of Shelly’s Homesites into Lot 3-A & Lot 4-A located in Section 1, T7S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-818). Requested by Joe Maddox. [1314 Don Ave.]	

ZONING COMMISSION

#	TOPICS	NOTES
1.	Approve the minutes of the previous meeting of May 8, 2023, as sent to each member.	
2.	Authorize a Public Hearing on a Rezoning request from R-1 Residential to R-2 Residential for Lot 5, Block 4 of Dodge City Subdivision located in Section 45, T6S-R3E, G.L.D, City of Denham Springs, Livingston Parish, Louisiana (RZ-446). Requested by Andrea Bell. [907 Bay St]	

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 RESUBDIVIDED0.62 ACRES
TOTAL NO. LOTS2
STREETSPARISH ROAD
SEWERCITY

FLOOD CERTIFICATION:
ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 220116 &
MAP NO. 22063C0205 E, EFFECTIVE DATE 4-3-12, THIS
PROPERTY FALLS IN FLOOD ZONE "AE".
100 YEAR FLOOD ELEV. 44.0

REFERENCE:
1. "MAP SHOWING SURVEY OF LOTS 3, 4 & 5, SQUARE
5 SHELLY'S HOMESITES...", DATED 12-20-2000,
BY ALVIN FAIRBURN & ASSOCIATES.

LEGEND:

- FD. 1/2" IRON PIPE
- FD. 1/2" IRON ROD
- SET 1/2" IRON ROD

- 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.
 9. ZONING: R-1
REQUIRED MINIMUM BUILDING LINE SETBACKS:
FRONT YARD: THIRTY (30') FEET
REAR YARD: TWENTY-FIVE (25') FEET
SIDE YARD: FIVE (5') FEET & AGGREG. WIDTH OF SIDE YARD: FIFTEEN (15') FEET

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER, OR
LEGAL OFFICER, OF THE LAND SHOWN HEREON.

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.

PUBLIC DEDICATION:
THE SERVITUDES AND RIGHTS-OF-WAY SHOWN HEREON IF NOT
PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL
USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVITUDES ARE
GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE
REMOVAL OR OTHER PROPER PURPOSES 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 TO PREVENT OR UNREASONABLY INTERFERE WITH
ANY PURPOSE FOR WHICH THE SERVITUDE IS GRANTED.

BUYER BEWARE:
THE STREETS, ROADS, SERVITUDES AND RIGHTS OF WAY IN THIS
SUBDIVISION WILL NOT BE MAINTAINED BY THE LIVINGSTON PARISH
COUNCIL OR ANY OTHER PUBLIC BODY.

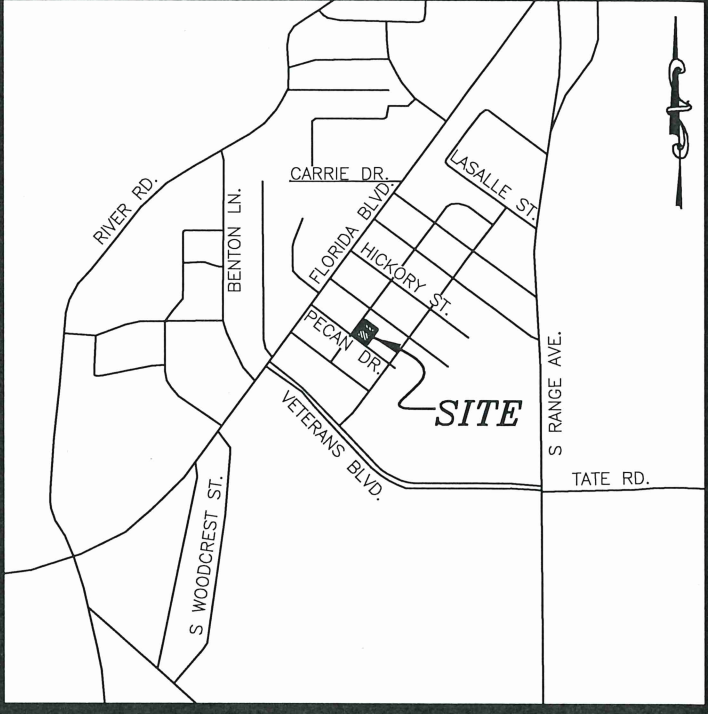
STARTING POINT &
P.O.B.:
THE INTERSECTION
OF THE EASTERN
R/W OF DON
AVENUE WITH THE
NORTHERN R/W OF
PECAN DRIVE



49-Z	45	DB	CB	TJC	AFJR
FB	PGS	PC	CALC.	DWG	CKD



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. S230121-4A



VICINITY MAP
1"=2000'

Recommended for Approval:

City of Denham Springs
Planning Commission

Fred Banks
Chairman

Date

Acting City Engineer

Date

Approved:

City of Denham Springs

Gerard Landry
Mayor

Date

MAP SHOWING COMBINATION OF LOTS BETWEEN
LOTS 3, 4 & 5

SHELLY'S HOMESITES

INTO

LOTS 3-A & 4-A

LOCATED IN SECTION 1, T7S-R2E, G.L.D.,
CITY OF DENHAM SPRINGS
LIVINGSTON PARISH, LOUISIANA

FOR

JOE MADDOX

32839 FOX RUN DR., WALKER, LA 70785

PHONE: 225-921-0290

EMAIL: jma101098@aol.com

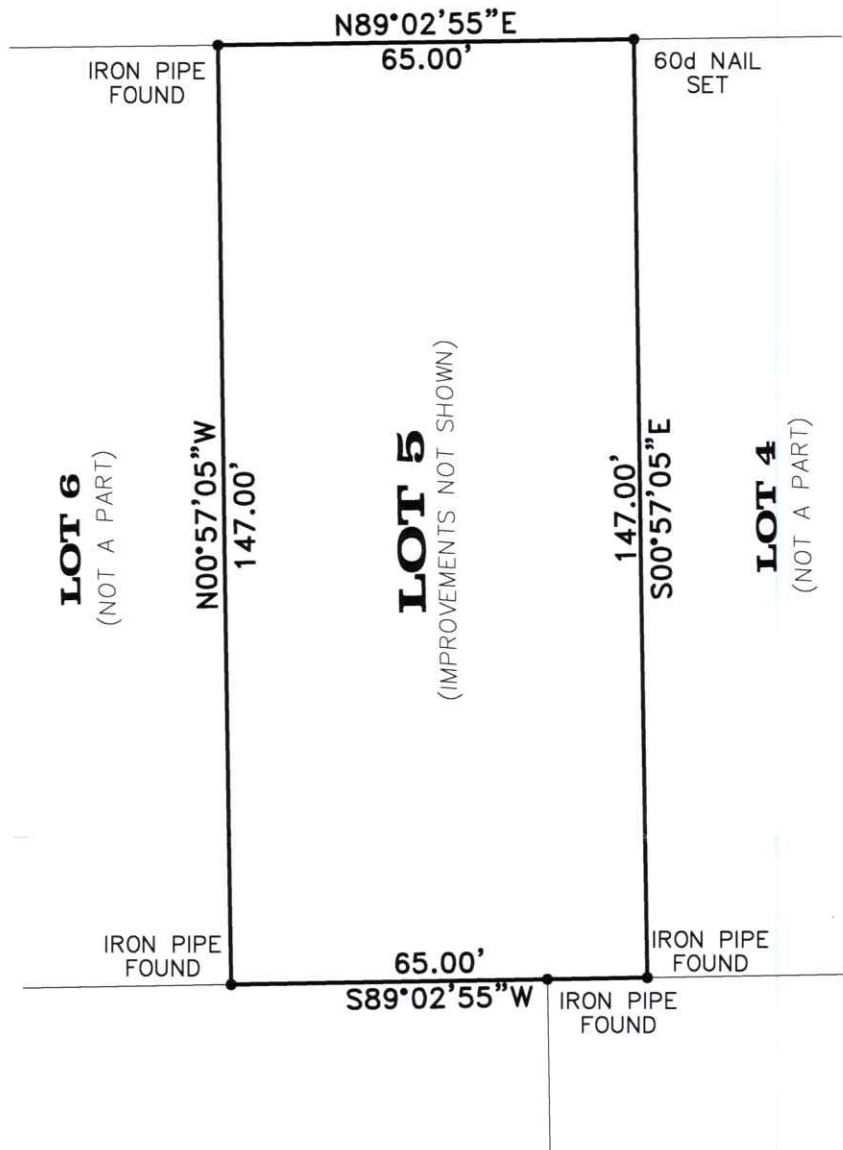
THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH
LOUISIANA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO
ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.
THIS MAP IS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS
FOR BOUNDARY SURVEYS FOR CLASS C SURVEY AND IT WAS THE
INTENT TO SUBDIVIDE THIS SURVEYED TRACT INTO THE PLATTED
SUBDIVISION. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO
THE CLIENT FOR HIS REQUIRED SUBDIVISION OF PROPERTY ONLY,
AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS
PROPERLY REVISED BY THE CERTIFIER TO REFLECT SAME.

ALVIN FAIRBURN, JR. P.L.S.
DATE: MAY 15, 2023
FILE: "MADDOX, JOE"



**BOUNDARY SURVEY OF
LOT 5, BLOCK 4
SOUTH SIDE ADDITION TO
DODGE CITY SUBDIVISION
SECTION 45, T6S - R3E, GLD
CITY OF DENHAM SPRINGS
LIVINGSTON PARISH, LA**

BAY STREET
(ASPHALT - 40' R/W)



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.



GENERAL NOTES

BEARINGS BASED ON GPS OBSERVATIONS USING TOPCON TOPNET LIVE NETWORK
DISTANCES BASED ON A SURVEY PLAT BY C.M. MOORE, C.E., DATED: APRIL 17, 1957

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.

ELEVATION NOTES

THIS IS CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER FLOOD INSURANCE RATE MAP (FIRM) DATED: 04/03/2012
FLOOD ZONE: X
BASE FLOOD ELEVATION: N/A
COMMUNITY PANEL: 220116 0205 E

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:XXI, CHAPTER 29 FOR A CLASS "C" (SUBURBAN) SURVEY

MADE AT THE REQUEST OF ANDREA BELL

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.rwkrebssurvey.com

BY:
RICHMOND W. KREBS, PLS, LIC. #4836

DATE: SEPTEMBER 21, 2022
SCALE: 1" = 30'
JOB #: 220719
DRAWN BY: RWK
CHECKED BY: