

NOTICE OF PUBLIC MEETING
Posted October 1, 2020

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

DATE: October 12, 2020
TIME: 6:00 p.m.
PLACE: The Masonic Hall
313 Benton Street
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 September 14, 2020 as sent to each member.	

ZONING COMMISSION

#	TOPICS	NOTES
1.	Approve the minutes of the previous meeting of September 14, 2020, as sent to each member.	
2.	Discuss and Take appropriate action on a Special Use Permit request for Parcel # 0337402A, in Section 68, T7S-R2E, G.L.D, City of Denham Springs, Livingston Parish Louisiana for the purpose of a residential town home development (SUP-106-20). Requested by Sam Nickroo [Triangular Corner @Rushing Rd & 4-H Club Rd]	

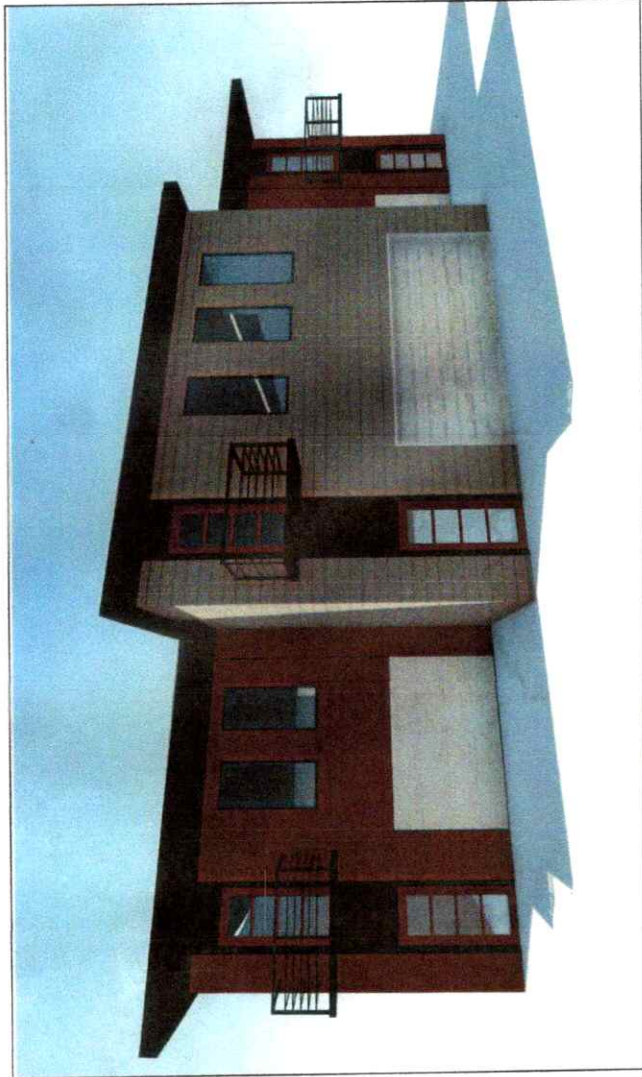
City of Denham Springs
P.O. Box 1629
Denham Springs, LA 70727-1629

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.

ZONING ITEM # 2

THE CROSSING @ RUSHING ROAD

LIVINGSTON, LA 70737



FEBRUARY 2020

GENERAL NOTES:

1. THE GENERAL CONTRACTOR IS RESPONSIBLE TO SUPPLY ALL SUBCONTRACTORS WITH THE PROJECT DRAWINGS AND SPECIFICATIONS NECESSARY TO BID AND/OR CONSTRUCT THE PROJECT.
2. ANY PENETRATIONS OF OR MODIFICATIONS TO CONCRETE MUST BE COORDINATED WITH AN ARCHITECT PRIOR TO CONSTRUCTION.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS.
4. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF ALL PERSONS ON, ABOUT OR ADJACENT TO THE PROJECTS. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PERMITS, ORDINANCES, RULES AND REGULATIONS RELATIVE TO SAFETY AND THE PREVENTION OF ACCIDENTS.
5. COORDINATE WITH OWNERS REPRESENTATIVE LOCATION OF CONTRACTORS EQUIPMENT AND MATERIAL STORAGE.
6. ALL MECHANICAL WORK SHALL BE PERFORMED BY A LICENSED MECHANICAL CONTRACTOR WITH IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS.
7. ALL PLUMBING WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR AND IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS.
8. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR AND IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS.
9. ALL STRUCTURAL FRAMING WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS.
10. PRIOR TO SUBMITTING A FINAL BID OR PRICE QUOTATION THE RESPONSIBILITY OF THE CONTRACTOR TO THOROUGHLY EXAMINE THE CONTRACT DOCUMENTS TO UNDERSTAND THE SCOPE OF WORK AND TO VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS, VERIFYING LOCATIONS OF ALL UTILITIES ON THE SITE AND IF ANY CONFLICTS OR ERRORS IN THE CONTRACT DOCUMENTS ARE FOUND, TO NOTIFY THE ARCHITECT AS SET FORTH IN THE CONTRACT DOCUMENTS.

PROJECT INFORMATION:

GOVERNING CODES
 2015 INTERNATIONAL BUILDING CODE
 2015 PRIVATE SEWERAGE DISPOSAL CODE
 2015 PUBLIC WORK CODE
 2015 MECHANICAL CODE
 2015 ELECTRICAL CODE
 2015 PLUMBING CODE
 2015 INTERNATIONAL FIRE ALARM CODE
 2015 INTERNATIONAL LIFE CODE
 2015 NFPA 90
 2015 NFPA 70
 2015 NFPA 75
 2015 NFPA 101

TRAVEL DISTANCE
 CONDUIT SHALL BE INSTALLED AT A MINIMUM OF 18" FROM ANY OTHER CONDUIT OR PIPING. THE MINIMUM DISTANCE SHALL BE 18" FROM ANY OTHER CONDUIT OR PIPING. THE MINIMUM DISTANCE SHALL BE 18" FROM ANY OTHER CONDUIT OR PIPING.

CODE SUMMARY

ALLOWABLE	DISALLOWED
1.5	1.5
2.0	2.0
2.5	2.5
3.0	3.0
3.5	3.5
4.0	4.0
4.5	4.5
5.0	5.0
5.5	5.5
6.0	6.0
6.5	6.5
7.0	7.0
7.5	7.5
8.0	8.0
8.5	8.5
9.0	9.0
9.5	9.5
10.0	10.0

INDEX OF DRAWINGS:

- GENERAL**
 G100 COVER SHEET
 G200 ADD INFORMATION
- CIVIL**
 C100 SURVEY
 C200 GRADE PLAN
 C300 GRADE PLAN
 C400 DRAINAGE DESIGN
 C500 STORM DRAIN DESIGN
 C600 UTILITY PLAN
 C700 EROSION CONTROL PLAN
 C800 DETAILS
- ARCHITECTURAL**
 A100 FLOOR PLAN
 A200 SECTION
 A300 ENLARGED FLOOR PLAN
 A401 ENLARGED FLOOR PLAN
 A500 NOT USED
 A600 COMPARTMENT LAYOUT
 A700 NOT USED
 A800 NOT USED
 A900 DETAILS
- MECHANICAL**
 M101 MECHANICAL PLAN
 M102 SCHEDULES
 E1001 SCHEDULES AND ABBREVIATIONS
 E1011 EQUIPMENT SCHEDULE
- PLUMBING**
 P100 PLUMBING PLANS (SEWER)
 P101 PLUMBING PLANS (HOT AND COLD)

USE/OCCUPANCY

RECREATION
 MERCANTILE GROUP M

PROFESSIONAL OF RECORD:

MAP DESIGN GROUP, LLC
 ARCHITECTS ENGINEERS
 10988 N. HARRIS FERRY ROAD, SUITE 10
 BATON ROUGE, LOUISIANA 70816
 P. 225-767-4590 E. MAP@MAPGRP.COM

OWNER:

SAM NICKROO
 720 RUSHING ROAD WEST
 DENHAM SPRINGS, LA 70726

SURVEYOR:

RWK AND ASSOCIATES
 1911 NORTH RANGE ROAD
 DENHAM SPRINGS, LA 70726

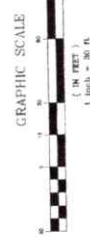
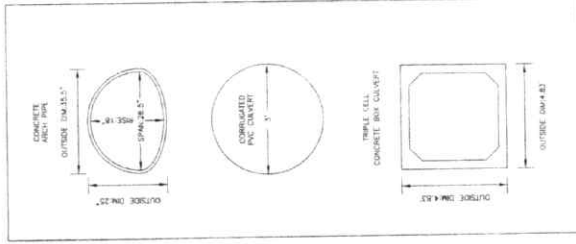
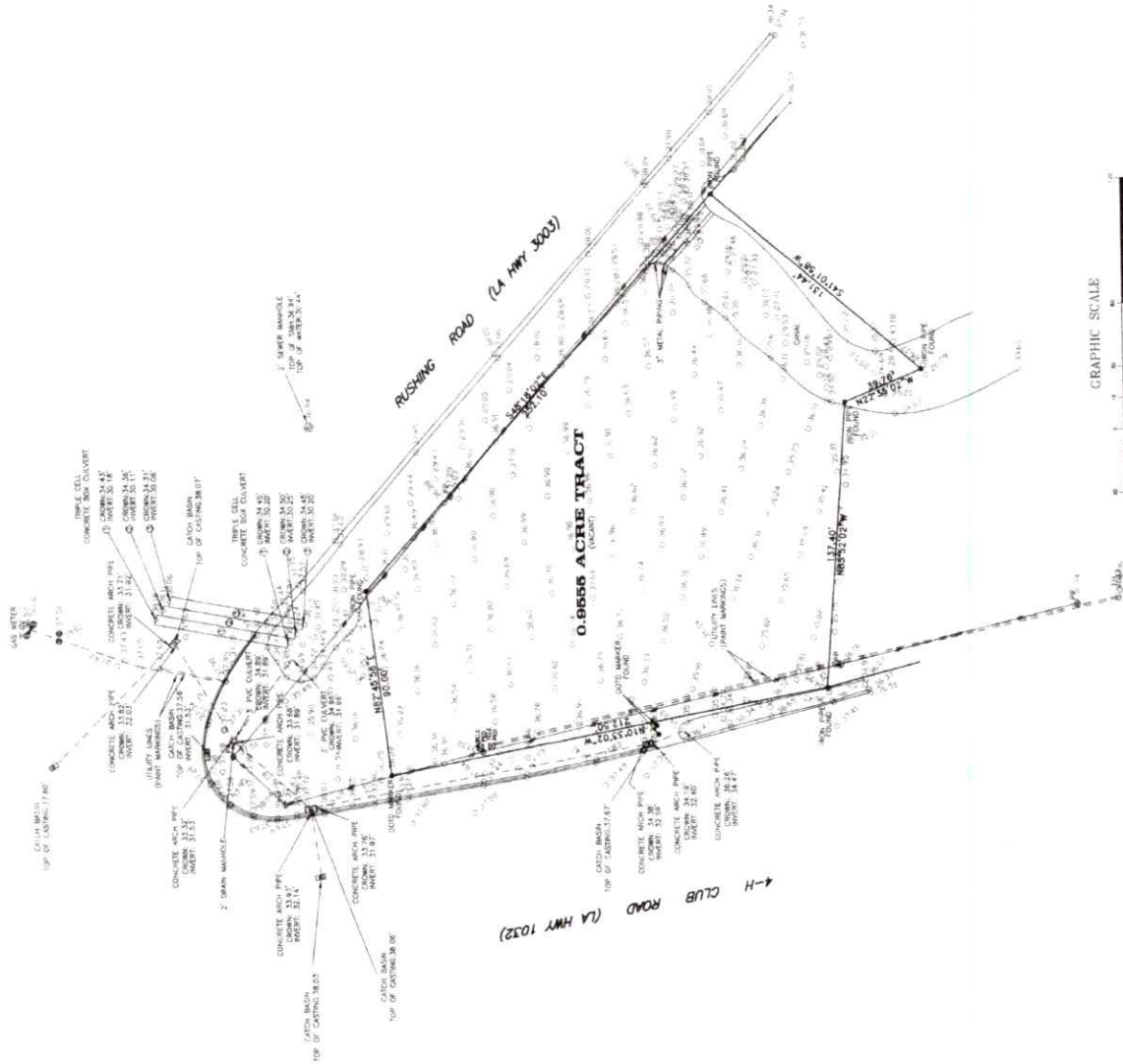
SYMBOLS LEGEND:

ROOM NUMBER	KEY NOTE
DOOR NUMBER	PARTITION TAG
WINDOW TAG	ELEVATION TAG
COLUMN GRID TAG	SECTION TAG
KEY NOTE	KEY NOTE

HATCH LEGEND:

INSULATION	NEW WALL
PI WOOD	COOLING HELEZA
RIGID INSULATION	C.M.U.
GYP BR / A D / F / SAND	CONCRETE
EARTH	STEEL
	GLASS BLOCK
	GYP BR / STUCCO
	CLEAR GLASS

07-14



NOTE: ALL ANGLES ARE UNLESS OTHERWISE NOTED. SAME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS OR SURVEY PERMANENCE OVER THE SCALE. FENCE ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXISTING LOCATIONS.

ELEVATION NOTES: THE ELEVATIONS SHOWN ON THIS SURVEY ARE LIMITED TO 2022 TERRESTRIAL USE AND THERE IS NO REINTERPRETATION WHATSOEVER. ALL ELEVATIONS ARE REFLECTED TO SPIN HUBS. THE SURVEYOR HAS MADE NO TITLE SEARCH. THIS FERMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE AND SHALL NOT BE RELIED UPON FOR ANY PURPOSES OTHER THAN AS SHOWN. INFORMATION PROVIDED IS SUBJECT TO THE LOCATION OF UNDERGROUND AND OTHER UNDISCOVERED UTILITIES SHOWN HEREON THAT WERE DETERMINED FROM PUBLIC RECORDS AND FIELD SURVEY. THE SURVEYOR HAS MADE NO FIELD VERIFICATION OF THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON. ANY DISCREPANCY BETWEEN THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON AND THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON ANY OTHER RECORDS SHALL BE THE RESPONSIBILITY OF THE CLIENT. THE SURVEYOR HAS MADE NO FIELD VERIFICATION OF THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON.

DATE: 07/14/2022
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

REFERENCE NOTES:
 ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN # [Blank]
 REFERENCE PLAN # [Blank] BOUNDARY SURVEY BY RICHMOND & KREBS & ASSOCIATES, LLC ON DECEMBER 11, 2019
 MADE AT THE REQUEST OF SAM NICKS

THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARIES, BEARINGS, ANGLES, RECORDS HEREON WITH ANY CORRECTIONS, ARE TRUE AND CORRECT AS SHOWN ON THIS SURVEY. THE SURVEYOR HAS MADE NO TITLE SEARCH. THIS FERMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE AND SHALL NOT BE RELIED UPON FOR ANY PURPOSES OTHER THAN AS SHOWN. INFORMATION PROVIDED IS SUBJECT TO THE LOCATION OF UNDERGROUND AND OTHER UNDISCOVERED UTILITIES SHOWN HEREON THAT WERE DETERMINED FROM PUBLIC RECORDS AND FIELD SURVEY. THE SURVEYOR HAS MADE NO FIELD VERIFICATION OF THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON. ANY DISCREPANCY BETWEEN THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON AND THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON ANY OTHER RECORDS SHALL BE THE RESPONSIBILITY OF THE CLIENT. THE SURVEYOR HAS MADE NO FIELD VERIFICATION OF THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON.

By: [Signature]
 RICHMOND & KREBS & ASSOCIATES, LLC



RWK Richmond W. Krebs & Associates, LLC
 PROFESSIONAL LAND SURVEYING
 1811 NORTH HANGER AVENUE, SUITE B
 DUNTHAM SPRINGS, LA 70726
 PH: (828) 435-7010 FAX: (828) 435-7011
 www.rwkbsurvey.com

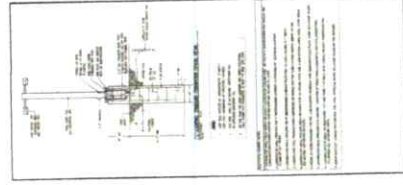
TOPOGRAPHIC SURVEY OF
 0.9655 ACRE TRACT
 PARCEL NO. 0387408
 SECTION 08, T7S - R0E, E11D
 LIVINGSTON PARISH, LA

1 SITE PLAN

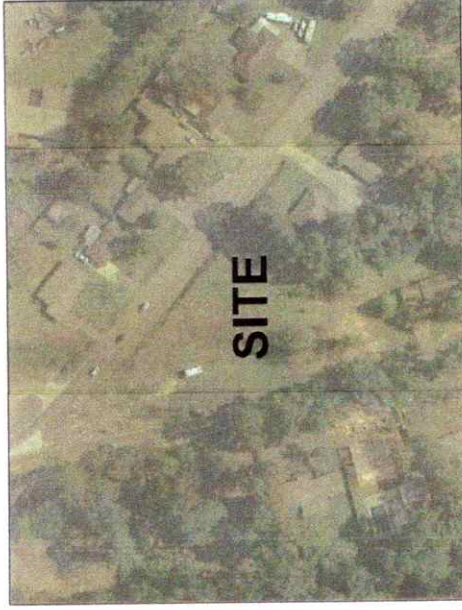
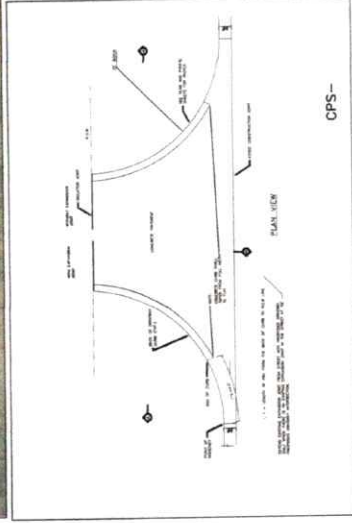
SCALE: 1'-0"=20'



PARKING LIGHT FIXTURE
SCALE: 1/8"=1'-0"



DRIVEWAY DETAIL
SCALE: 1/8"=1'-0"



DATE: 01/11/2023
**GEOMETRICAL
 SITE PLAN**
 PROJECT NO: 230101
 SHEET NO: 1
C200

**THE CROSSING AT RUSHING ROAD
 A 0.955 ACRE TRACT PARCEL NO 0337402
 LIVINGSTON PARISH, LA**

MAP DESIGN GROUP, LLC
 ARCHITECTS ENGINEERS
 10868 N HARDELLS FOREST ROAD SUITE 10
 SUITE 1000 BOSSIERE, LOUISIANA 70018
 P: 225-767-4500 F: MAP@MAPDGRP.COM