

PLANNING # 5 & ZONING # 5

PERMITS:
 TOTAL AREA BEING SUBDIVIDED --- 32,100.00 SQ. FT. (0.7399 ACRES)
 TOTAL NUMBER OF LOTS --- 4
 STREET --- WOODLAND STREET (40' RIGHT OF WAY)

ZONING AND SETBACK REQUIREMENTS:

ZONING: R-1
 FRONT YARD --- 20 FEET
 SIDE YARD --- 20 FEET
 REAR YARD --- 5 FEET
 MINIMUM LOT SIZE --- 8400.00 SQ. FT.
 MAX BUILDING HEIGHT: 25 FEET

UTILITY & CITY SERVICES:

SEWER DISPOSAL: CITY OF DENHAM SPRINGS
 WATER SUPPLY: CITY OF DENHAM SPRINGS
 SCHOOL DISTRICTS: DENHAM SPRINGS
 ELECTRIC: ENERGY
 TELEPHONE: AT&T
 FIRE DISTRICT: 1
 RECREATION DISTRICT: DENHAM SPRINGS

WETLANDS:

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

DEDICATION OF SERVICITUDE:

THE SERVICITUDES, EASEMENTS, AND/OR DAMAGE RIGHTS-OF-WAYS ARE TO BE CONVEYED TO THE CITY OF DENHAM SPRINGS FOR THE PRIVATE ENTRY 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 SERVICITUDE. THE CITY OF DENHAM SPRINGS SHALL HAVE THE INTEREST WITH THE PURPOSE FOR WHICH THE SERVICITUDE IS GRANTED.

BUYER BEWARE:

"STREETS, SERVICITUDES AND RIGHT-OF-WAYS IN THE SUBDIVISION WHICH DO NOT JOIN OR CONNECT WITH PUBLICLY MAINTAINED STREETS, SERVICITUDES 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 SEWER DISPOSAL OTHER THAN CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWER TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF LIVINGSTON PARISH.

OWNERS:

THE ESTATE OF THOMAS JONES ANNISSON (NOW DECEASED) AND ORA ALTAZIN ANNISSON
 C/O THOMAS WAYNE ANNISSON
 7202 MAGNOLIA BEACH ROAD
 DENHAM SPRINGS, LA 70709

ORA ALTAZIN ANNISSON

THOMAS WAYNE ANNISSON (SON OF THOMAS J. & ORA A. ANNISSON)

SUSAN ANNISSON BAKER (DAUGHTER OF THOMAS J. & ORA A. ANNISSON)

DALL ANNISSON COBBIN (DAUGHTER OF THOMAS J. & ORA A. ANNISSON)

LINDA ANNISSON LAWRENCE (DAUGHTER OF THOMAS J. & ORA A. ANNISSON)

AND

DANIEL RANDOLPH ANNISSON
 P.O. BOX 463
 DENHAM SPRINGS, LA 70727

DANIEL RANDOLPH ANNISSON

ELEVATION NOTES:

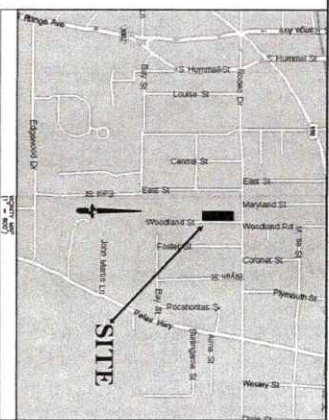
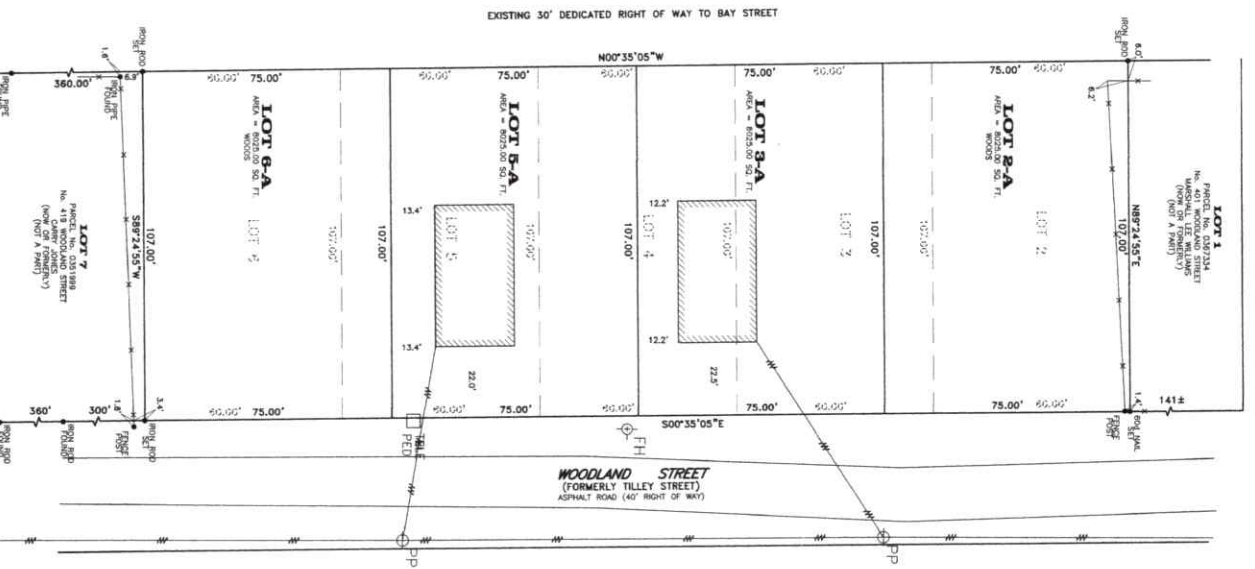
THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FOLLOWING ELEVATION NOTES: PER FLOOD INSURANCE RATE MAP (FIRM NUMBER: 17024Z0210E) FLOOD ZONE: X
 COMMUNITY PANEL: F 22013 0203 E

GENERAL NOTES:

THE SERVICITUDES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE DESCRIBED IN AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVICITUDES ARE REFLECTED ON THIS SURVEY. THE SURVEYOR HAS MADE NO TITLE SEARCH. THIS SURVEYOR'S 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 DATA OTHER THAN THAT WHICH IS SHOWN HEREON. THE AGENCIES CONTROLLING SUCH DATA AND/OR ESTABLISHED FROM RECORDS MADE AVAILABLE TO THE SURVEYOR HAVE BEEN REVIEWED AND FOUND TO BE CORRECT. THE AGENCIES CONTROLLING SUCH DATA AND/OR ESTABLISHED FROM RECORDS MADE AVAILABLE TO THE SURVEYOR HAVE BEEN REVIEWED AND FOUND TO BE CORRECT. THE SURVEYOR HAS MADE NO TITLE SEARCH. THIS SURVEYOR'S 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 DATA OTHER THAN THAT WHICH IS SHOWN HEREON. THE AGENCIES CONTROLLING SUCH DATA AND/OR ESTABLISHED FROM RECORDS MADE AVAILABLE TO THE SURVEYOR HAVE BEEN REVIEWED AND FOUND TO BE CORRECT. THE AGENCIES CONTROLLING SUCH DATA AND/OR ESTABLISHED FROM RECORDS MADE AVAILABLE TO THE SURVEYOR HAVE BEEN REVIEWED AND FOUND TO BE CORRECT.

REFERENCE NOTES:

RECORDS MADE ON 07/20/2010 UNDER ORDER NUMBER 107004 UNDER THE DENHAM SPRINGS SUBDIVISION PLAT BY C. M. MOORE, C.E.
 DENHAM SPRINGS, LA. BOOK 5719, PAGE 8920
 DENHAM SPRINGS, LA. BOOK 5719, PAGE 8920



LEGEND

- SEWER MAINLINE - SEWER LINE
- WATER MAINLINE - WATER LINE
- DRAIN MAINLINE - DRAIN LINE
- GAS MAINLINE - GAS LINE
- ELEC. MAINLINE - ELEC. MAINLINE
- FENCE
- CATCH BASIN
- GAS METER
- WATER METER
- WATER VALVE
- SEWER CLEANOUT
- STREET LIGHT
- SIGN
- QUARD POST
- TREE
- BUSH
- FENCE

RECOMMENDATIONS FOR APPROVAL
 CITY OF DENHAM SPRINGS
 PLANNING COMMISSION

DATE	DATE
ACTING CITY ENGINEER	DATE
CITY OF DENHAM SPRINGS	
GENERAL LANDY	DATE



RWK & Associates, LLC
 PROFESSIONAL LAND SURVEYING
 1841 NORTH RANGE AVENUE | SUITE B
 DENHAM SPRINGS, LA 70728
 PH: (225) 438-7010 | FAX: (225) 438-7011
 WWW.RWKREBSURVEYING.COM

RESUBDIVISION OF
LOTS 2, 3, 4, 5 & 6
BRUNINGDALE SUBDIVISION
LIVINGSTON PARISH, LA
FOR
BOBBY ANNISSON

PLANNING #6

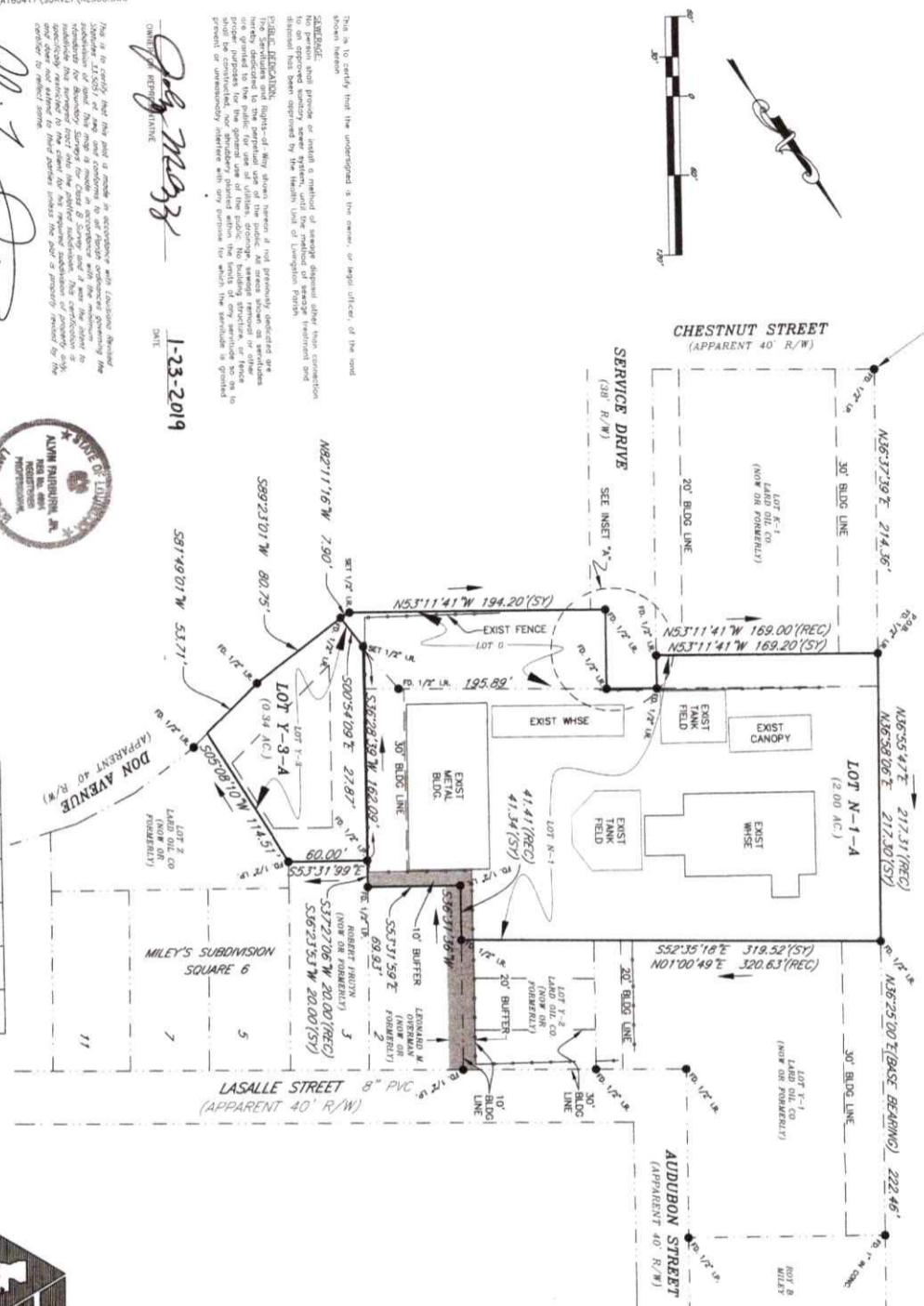
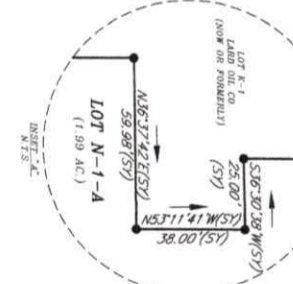
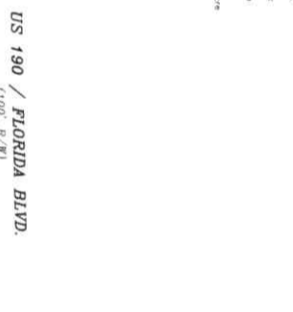
SITE DATA
 TOTAL AREA BEING RESUBDIVIDED: 2.34 ACRES
 TOTAL NO. LOTS: 3
 SHEETS: 2

GENERAL NOTES
 1. The original platting of this work is the property of John Johnson & Sons, LLC.
 2. The original platting of this work is the property of John Johnson & Sons, LLC.
 3. The original platting of this work is the property of John Johnson & Sons, LLC.
 4. The original platting of this work is the property of John Johnson & Sons, LLC.
 5. The original platting of this work is the property of John Johnson & Sons, LLC.
 6. The original platting of this work is the property of John Johnson & Sons, LLC.
 7. The original platting of this work is the property of John Johnson & Sons, LLC.
 8. The original platting of this work is the property of John Johnson & Sons, LLC.
 9. The original platting of this work is the property of John Johnson & Sons, LLC.

REFERENCE
 1. Map Showing Boundaries of Lots No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

LOCAL CERTIFICATION
 Community Report No. 2205116 & Map No. 220520200. E. effective date 4-3-12. This property sits on local zone 40.

STARTING POINT & P.O.B.
 The intersection of the Northern R/W of Chestnut St. with the Eastern R/W of U.S. Hwy. 190.



This is to certify that the undersigned is the owner, or legal officer, of the land shown hereon.

STANDARD: Soil profile or soil test method of average disposal after rain condition to an approved sanitary sewer system, until the method of average treatment and disposal has been approved by the Health Unit of Denham Springs.

PUBLIC UTILITIES: Right-of-way shall be shown, if not previously dedicated or recorded, and shall be shown to the extent of the utility easement. All easements shall be granted to the public for use of utility conduits. No building structure or fence shall be constructed, nor anything planted within the limits of any easement so as to prevent or unreasonably interfere with any service for which the easement is granted.

DATE: 1-23-2019

REPRESENTATIVE: [Signature]

ALVIN FANBUREN, JR., P.E.
 DATE: JANUARY 23, 2019
 FILE: "LARD OIL COMPANY"

BL-1	S1	NC	NR	NC	NR
FB	PC	PC	CALC	DMC	OD

MAP SHOWING RESUBDIVISION OF LOT 0, LOT N-1 & LOT Y-3 INTO LOT N-1-A & Y-3-A
 LOCATED IN SECTION 59, T8S-42E, C.L.D., CITY OF DENHAM SPRINGS, LIVINGSTON PARISH, LOUISIANA FOR LOC BULK PLANT PROPERTY, LLC.

Recommended for Approval:
 City of Denham Springs Planning Commission

Fred Banks
 Chairman

Acting City Engineer _____ Date _____

Approved: _____ Date _____
 City of Denham Springs

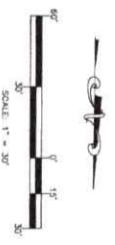
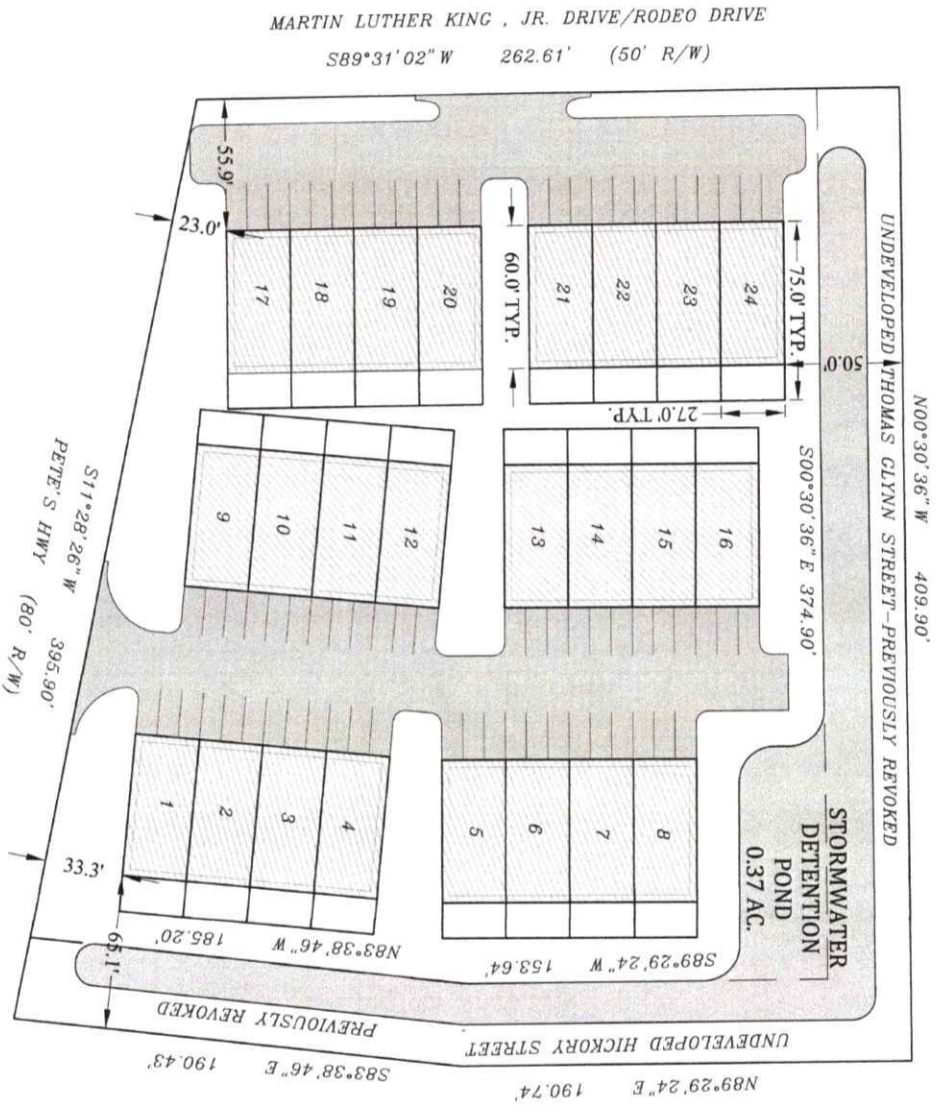
Gerard Landry
 Mayor

ALVIN FANBUREN & ASSOCIATES, LLC
 CONSULTING ENGINEERS ~ LAND SURVEYORS
 LAND DEVELOPMENT CONSULTANTS ~ PROJECT DESIGNERS
 1289 DEL ESTE AVE.
 DENHAM SPRINGS, LOUISIANA 70728 (225) 665-1515
 JOB NO. A1B0417-24

ZONING #4

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NOTES:
 # BUILDINGS: 6
 # UNITS: 24
 # PARKING SPACES: 72
 BEARINGS AND DISTANCES SHOWN
 ARE BASED ON REFERENCE MAPS.
 THIS DRAWING IS NOT A SHALL
 BOUNDARY SURVEY AND SHALL
 NOT BE CONSTRUED AS SUCH.



THIS DOCUMENT IS NOT TO BE USED
 FOR ANY OTHER PROJECT OR
 FOR ANY OTHER PURPOSES
 WITHOUT THE WRITTEN PERMISSION
 OF THE DESIGNER.

F:\job_files\A19\A190000\DRAWINGS\PRELIMINARY SKETCH.dwg (SHEET SIZE: 22x34)

DATE	DESIGNED BY
JANUARY, 2019	EA
SHEET NO.	
01	

PRELIMINARY SKETCH FOR
MALLARD COVE TOWNHOMES
 A TOWNHOME DEVELOPMENT
 LOCATED IN SECTION 44, T6S-R3E, G.L.D.,
 LIVINGSTON PARISH, LOUISIANA

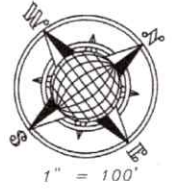
ALVIN FAIRBURN & ASSOCIATES, LLC
 CONSULTING ENGINEERS - ARCHITECTS
 LAND SURVEYORS - DESIGNERS
 LAND DEVELOPMENT CONSULTANTS
 1289 DEL ESTE AVENUE
 DENHAM SPRINGS, LOUISIANA 70726 (225) 665-1515



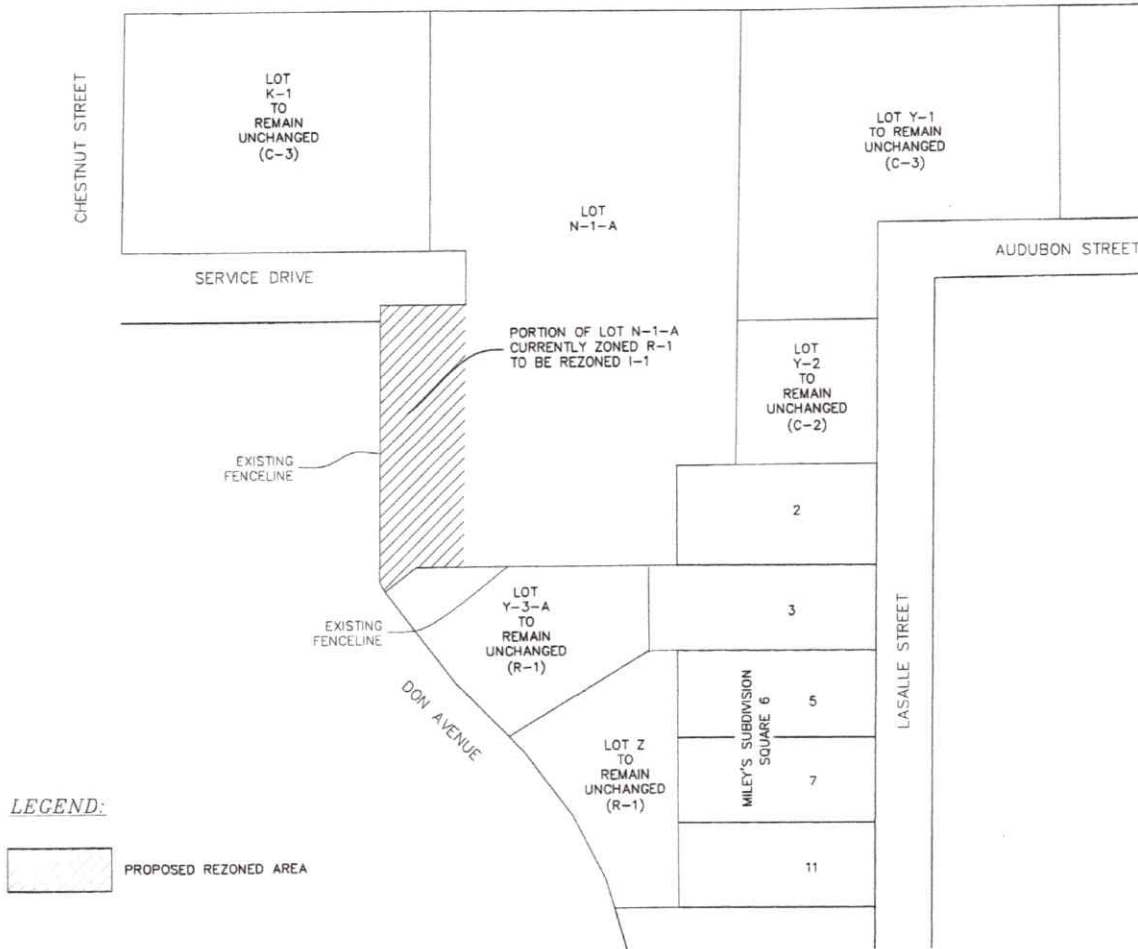
ZONING # 6

REFERENCE:

- 1.) "Map Showing Resubdivision of Lots "K", "L", "M" & "N" of Selman Subdivision and Lot "Y" and a Certain 1.3 Acre Tract of land being the Lard Oil Company Property"... dated August 4, 2006, by Alvin Fairburn & Associates, LLC.
- 2.) "Plat of Survey of Land..." by Gilbert Sullivan P.L.S. dated September 15, 1998.
- 3.) "Rezoning Map" For Lard Oil Co." by Alex Theriot & Associates dated December 8, 2000.
- 4.) "Map Showing Survey of Lots K, L, M & N, Selman Subdivision" For Lard Oil Co., Inc." by Alvin Fairburn & Associates dated August 10, 2005.
- 5.) "Map Showing Resubdivision of a Certain 2.1983 Acre Tract of Land" for Johnny Milazzo, by Alvin Fairburn & Associates dated March 24, 2006.



US 190 FLORIDA BLVD.



*Rezoning of Portion of Lot
"N-1-A"
Located in
Section 59, T6S-R2E, G.L.D.,
City of Denham Springs, LA.
for
LOC Bulk Plant Property, LLC.*

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.



ALVIN FAIRBURN & ASSOCIATES, LLC
CONSULTING ENGINEERS ~ LAND SURVEYORS
LAND DEVELOPMENT CONSULTANTS ~
PROJECT DESIGNERS
1289 DEL ESTE AVE.
DENHAM SPRINGS, LOUISIANA 70726 (225) 665-1515