

NOTICE OF PUBLIC MEETING
Posted March 29, 2021

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

DATE: April 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 March 8, 2021 as sent to each member.	
2.	Hold Public Hearing to consider the Resubdivision of a 10.897 acres Tract, being the property of Northside Baptist Church of Denham Springs, Inc., into Lots LPSB-1 and NBC-1 located in Sec 30, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-789). Requested by Northside Baptist Church and the Livingston Parish School Board [200 Cockerham Rd]	
3.	Hold a Public Hearing to consider the Resubdivision of a 1.01 acres Tract into Tract A-1 and A-2 located in Sec 30, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-790). Requested by Stephen Allen [233 N. College St E]	
4.	Hold a Public Hearing to consider the Resubdivision Tract B-2 into Tract B-2-A and Tract B-2-B, located in Sec 36 & 59, T6S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-791). Requested by Charles Prescott [908 S. River Rd]	

ZONING COMMISSION

#	TOPICS	NOTES
1.	Approve the minutes of the previous meeting of March 8, 2021, as sent to each member.	
2.	Hold a Public Hearing on a front yard fence setback variance of 15 feet located in Sec 30, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (V-1009). Requested by Jean Anne Tolleson [505 Centerville St NE]	
3.	Hold a Public Hearing on a variance request for a rear yard and side yard setback variances located in Sec 1, T7S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (V-1010). Requested by Mohsen Matroodnejad [791 Lakeview Dr]	
4.	Authorize a Public Hearing on a fence height variance request from 6 feet to 5 feet located in Sec 67, T7S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (V-1011). Requested by Ann & Randall Smith [1283 S. river Rd]	
5.	Authorize a Public Hearing for a Special Use Permit request for the purpose of a Town home development in Section 44, T6S-R3E, G.L.D, City of Denham Springs, Livingston Parish Louisiana (SUP-107-21). Requested by Very Good Properties, LLC [MLK @ Pete's Hwy]	

6.	Authorize a Public Hearing on a Special Use Permit request for Parcel # 0361154, in Section 6, T7S-R3E, G.L.D, City of Denham Springs, Livingston Parish Louisiana for the purpose of a Residential Town home development (SUP-108-21). Requested by Apex Construction [Across from 218 Tate Rd]	
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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.

GENERAL NOTES

1. PROPERTY RESTRICTIONS, SERVITUDES, RIGHTS-OF-WAY, EASEMENTS, IMPROVEMENTS AND/OR OTHER BURDENS, OTHER THAN THOSE NOTED, MAY EXIST ON THIS PROPERTY. OWNERS OR POTENTIAL BUYERS SHOULD BE AWARE THAT ABSTRACTING FOR VERIFICATION OF TITLE AND/OR ACTUAL OWNERSHIP WAS NOT IN THE SCOPE OF THIS SURVEY MADE BY QUALITY ENGINEERING AND SURVEYING, LLC.
2. THE WORDS "CERTIFY," "CERTIFIES" OR "CERTIFICATION" AS USED HEREON IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF, AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
3. QUALITY ENGINEERING AND SURVEYING, LLC HAS NOT AND DOES NOT PROVIDE WETLAND DELINEATION OR DETERMINATION AND WAS NOT REQUESTED NOR INCLUDED IN THIS SURVEY.
4. THE LINES SHOWN ASSOCIATED WITH SECTIONS, TOWNSHIPS, RANGES AND FLOOD ZONES WERE DIGITIZED FROM AERIAL IMAGERY, F.E.M.A. FLOOD INSURANCE RATE MAPS AND U.S.G.S. QUADRANGLE MAPS. THESE LINES ARE SHOWN FOR REFERENCE ONLY AND WERE NOT FIELD VERIFIED AT THE TIME OF THIS SURVEY WAS PERFORMED.
5. THE UTILITIES SHOWN HEREON WERE LOCATED FROM ABOVE GROUND, VISIBLE EVIDENCE ONLY. ONLY THOSE UTILITIES THAT WERE DEEMED PERTINENT TO THE PURPOSE OF THE SURVEY ARE SHOWN. OTHER UTILITIES ARE CONSIDERED TO EXIST EVEN IF NOT SHOWN HEREON.
6. ADJACENT PROPERTY OWNER INFORMATION AS SHOWN HEREON WAS TAKEN FROM LIVINGSTON PARISH TAX ASSESSORS GIS WEBSITE.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (1702), NAD 1983(2011, EPOCH 2010.00) AS DETERMINED BY GPS OBSERVATIONS.

FLOOD ZONE NOTE

THIS PROPERTY IS IN ZONES "AE" & "X" OF THE FLOOD INSURANCE RATE MAP, CITY OF DENHAM SPRINGS COMMUNITY PANEL NO. 220116 & MAP NO. 220630205E & 220630015E WHICH BEARS AN EFFECTIVE DATE OF 04/23/2012. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S FLOOD PLAIN ADMINISTRATOR BEFORE ANY DESIGN OR CONSTRUCTION.

REFERENCE PLATS

1. "MAP SHOWING SURVEY OF A 10.897 ACRE TRACT & 1.101 ACRE TRACT," DATED 10/13/2015, BY BRETT J. MARTIN, P.L.S. RECORDED AT COB 67, PAGE 211, INSTRUMENT NO. 855247.
2. "MAP OF IDELWILD A SUBDIVISION," DATED 05/12/1956, BY L M MOORE, P.L.S. RECORDED AT COB 79, PAGE 413.
3. "PLAT SHOWING RESUBDIVISION OF LOTS 14 TO 17 SQ 2 IN IDELWILD SUBDIVISION," DATED 11/07/1960, BY J.C. KERSTENS, C.E.. ORIGINAL MAP RECORDED AT COB 92, PAGE 602.

APPROVED: DENHAM SPRINGS PLANNING COMMISSION

THIS PLAT REPRESENTS AN EXCHANGE OF PROPERTY, NO ADDITIONAL LOTS ARE BEING CREATED.

FRED BANKS
CHAIRMAN

DATE

ACTING CITY ENGINEER

DATE

GERARD LANDRY
MAYOR

DATE

ZONING & BUILDING SETBACKS

ZONED R-1 (RESIDENTIAL)
SINGLE FAMILY RESIDENTIAL & NON-RESIDENTIAL
MAXIMUM HEIGHT & STOREYS: 35'
MINIMUM FRONT YARD: 30'
MINIMUM SIDE YARD: 5'
MINIMUM REAR YARD: 25'
ZONING INFORMATION ACCESS ON 12/15/2020 FROM:
[HTTPS://LIBRARY.MUNICODE.COM/LA/DENHAM_SPRINGS/CODES/CODES_OF_ORDINANCES?nodeId=CODE_APPROVED_ARTICLE32_3216TAAAPDAOR](https://library.municode.com/LA/denham_springs/codes/codes_of_ordinances?nodeId=CODE_APPROVED_ARTICLE32_3216TAAAPDAOR)

SETBACK LINES SHALL BE VERIFIED BY THE OWNER, DEVELOPER AND OR CONTRACTOR PRIOR TO ANY CONSTRUCTION, AS AN ABSTRACT HAS NOT BEEN PERFORMED BY THE SURVEYOR. ZONING AND SETBACKS ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S ZONING DEPARTMENT BEFORE ANY DESIGN OR CONSTRUCTION.

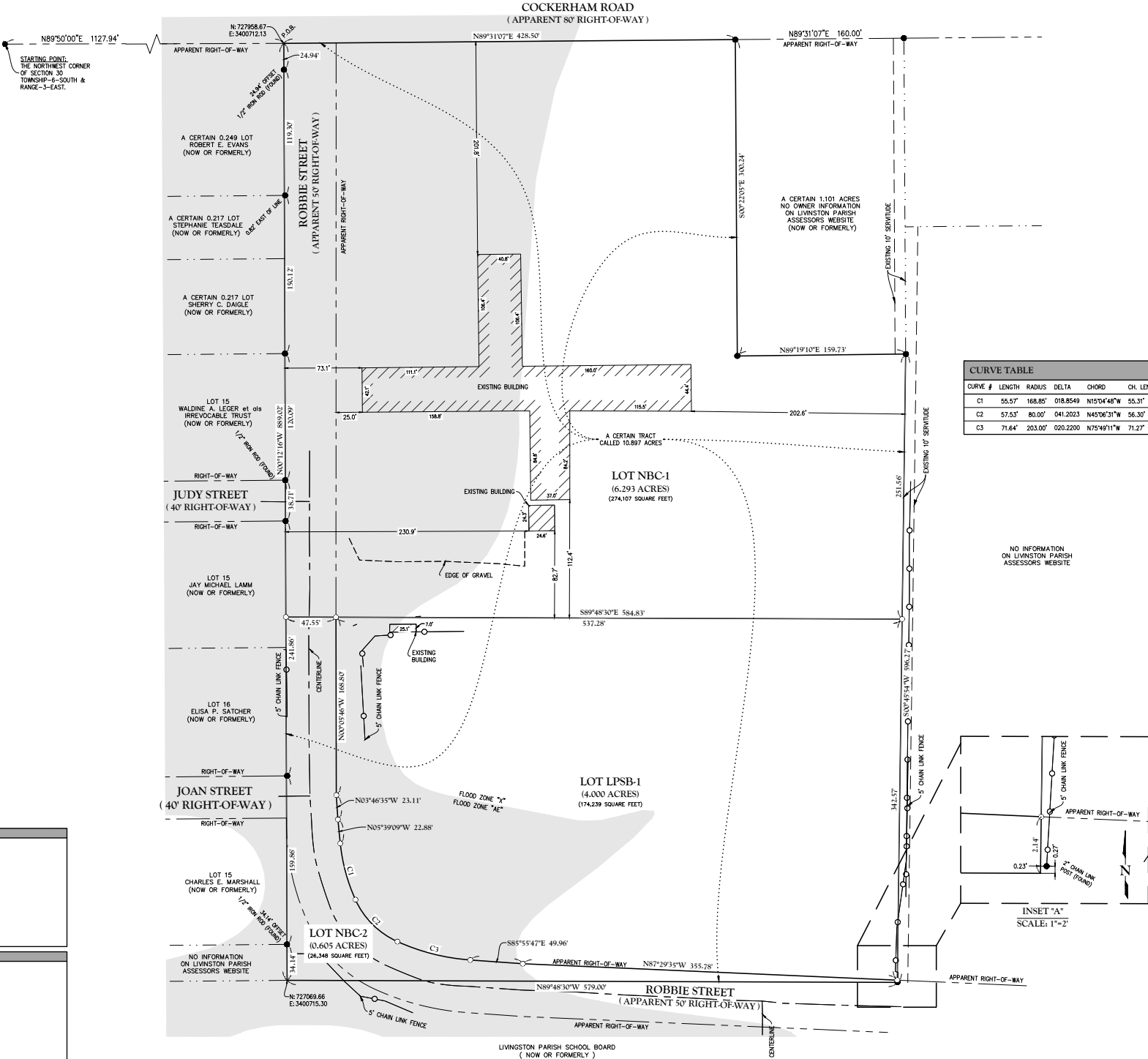
CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:8051 ET. SEQ. AND CONFORMS TO CITY ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS PLAT IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A 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 THE SAME.

PRELIMINARY DOCUMENT FOR REVIEW ONLY
This document is not to be used for construction, bidding, recordation, conveyance, sales, or as the basis for the issuance of a permit.

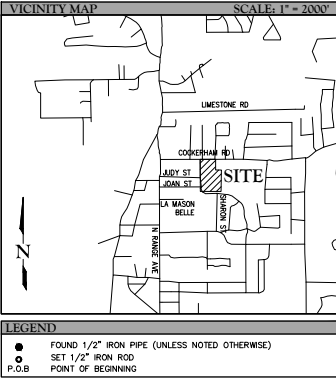
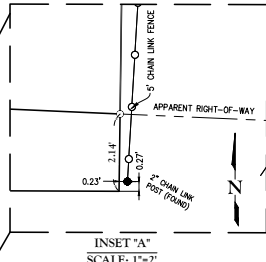
SETH J. MOSBY
PROFESSIONAL LAND SURVEYOR NO. 5073

DATE



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CH. LENGTH
C1	55.57'	168.85'	018.8549	N15°04'48\"W	55.31'
C2	57.53'	80.00'	041.2023	N45°06'31\"W	56.30'
C3	71.64'	203.00'	020.2200	N75°49'11\"W	71.27'

NO INFORMATION
ON LIVINGSTON PARISH
ASSESSORS WEBSITE



LANDOWNER/OFFICER CERTIFICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OR LEGAL OFFICER OF THE PROPERTY PLATTED HEREON, ON THE DATE SIGNED.

SEWAGE DISPOSAL NOTE

NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE 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 LIVINGSTON PARISH.

PUBLIC DEDICATION

THIS IS TO CERTIFY THAT THE SERVITUDES AND RIGHTS OF WAY SHOWN ON THE PLAT ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES INCLUDING DRAINAGE, REMOVAL OF SEWAGE, AND UTILITIES. NO TREES, SHRUBS, OR PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE, OR OTHER IMPROVEMENTS 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.

CHARLES D. OTT, SR. _____ DATE _____
NORTHSIDE BAPTIST CHURCH TRUSTEE

CHERYL NEAL _____ DATE _____
NORTHSIDE BAPTIST CHURCH TRUSTEE

ELAINE WHEAT _____ DATE _____
NORTHSIDE BAPTIST CHURCH TRUSTEE

TITLE

MAP SHOWING SURVEY & DIVISION OF

PROPERTY

A CERTAIN 10.897 ACRES TRACT, BEING THE PROPERTY OF THE NORTHSIDE BAPTIST CHURCH OF DENHAM SPRINGS INC., INTO LOTS LPSB-1, NBC-1, & NBC-2

LOCATION

LOCATED IN SECTION 30, TOWNSHIP 6 SOUTH, RANGE 3 EAST, GREENSBURG LAND DISTRICT, LIVINGSTON PARISH, LOUISIANA

CLIENT

NORTHSIDE BAPTIST CHURCH OF DENHAM SPRINGS INC. & LIVINGSTON PARISH SCHOOL BOARD

PARTY CHIEF: DE PROJECT NO.: 21-0318

FIELD NO.: 339 PAGE: 39-45

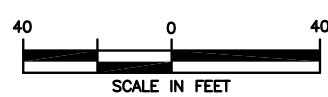
DRAWN BY: JMR CALC BY: SM

CHECKED BY: SM

DATE: 11/15/2021

1 OF 1

Quality Engineering & Surveying, LLC
4148 Highway 92, Baton Rouge, LA 70806
TEL 225-606-1620 FAX 225-606-3167
www.QESLA.com



ZONING & SETBACK REQUIREMENTS:

R-1
FRONT: 30'
SIDE: 5'
REAR: 25'

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 CHAPTER 115 OF THE DEVELOPMENT CODE (D.C.), LATEST VERSION.

FILL:

THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND CITY PARISH ORDINANCES AND LAWS GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY, IN PARTICULAR NO FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL APPLICABLE PROVISIONS IN THE DEVELOPMENT CODE (D.C.), LATEST VERSION.

DEED RESTRICTIONS:

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 REFEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.

DEDICATION:

THE STREETS AND RIGHT OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES (UNLESS PRIVATE IN NATURE) ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWER REMOVAL OR OTHER PROPER PURPOSE FOR TEH GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT-OF-WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE 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 METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF LIVINGSTON PARISH.

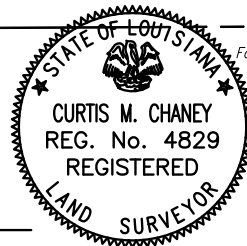
STEPHEN F. ALLEN _____ DATE _____
(OWNER OF THE 1.015 ACRE TRACT)

CERTIFICATION
THIS IS TO CERTIFY THAT THIS PLAT CONFORMS TO LA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES CONCERNING THE SUBDIVISION OF LAND AND EXCEEDS THE ACCURACY STANDARDS FOR A CLASS 'C' SURVEY.

**FOR REVIEW ONLY
NOT TO BE RECORDED**

CURTIS M. CHANEY, P.L.S.

DATE _____



Lot 7-A
Gerard & Marian Landry
209 N College Street E
Denham Springs, LA 70726

Lot 14-A
Jackie Ducote
217 N College Street E
Demham Springs, LA 70726

Spring Street
(Undeveloped)

N 89°20'08" E
139.32'

Fd. Axle (Loose)
(1.3' S of Cor)

Exist. Res.

0.459 Acres

18' Serv. of Passage
(COB 432 Pg 863,
Inst. #225227)

N 89°58'58" E
138.75'

Fd. 1/2" I.P.
(0.7' S of Cor)

0.556 Acres

Exist. Res.

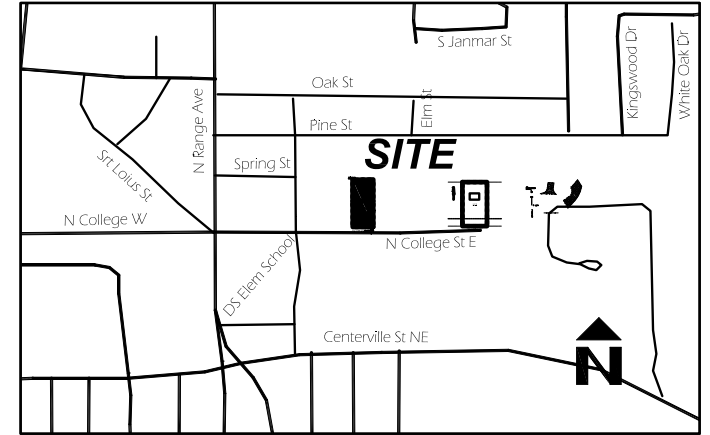
N 90°00'00" W
138.05'

North College Street (Apparent 50'± R/W)

Fd. 1/2" I.P.

6' Serv. of Passage
& Sewer Maintenance
(COB 432 Pg 863,
Inst. #225227)

Un-Designated 90.2' x 321' Tract
Roy & Juanita Zachary
339 N College Street E
Denham Springs, LA 70726



VICINITY MAP

1"=1000'

NOTES:

1. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR THE CITY OF DENHAM SPRINGS (220116), PANEL NO. 22063C-0205-E EFFECTIVE 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. REFERENCE BEARING: N 00°14'49" W AS SHOWN ON THE REFERENCE MAP #1 ABOVE.

REFERENCE MAPS:

1. SURVEY MAP SHOWING A CERTAIN TRACT OF LAND BELONGING TO JOE F. ALLEN, LOCATED IN THE CITY OF DENHAM SPRINGS -PARISH OF LIVINGSTON, LOUISIANA, PREPARED BY HAROLD TERRACINA, P.L.S., DATED AUGUST 2, 1981.
2. ESTABLISHMENT OF SERVITUDE, DATED AUGUST 20, 1984 BETWEEN JOE F. ALLEN AND OLITE GUIDRY ALLEN AND ROY ZACHARY AND JUANITA ZACHARY OF A CERTAIN 18' SERVITUDE OF PASSAGE AND A CERTAIN 6' SERVITUDE OF PASSAGE AND SEWER MAINTENANCE SERVITUDE, RECORDED AT COB 432, PAGE 863, FILE #225227.
3. MAP SHOWING RESUBDIVISION OF LOTS 12 THRU 14, ANNISON SUBDIVISION INTO LOT 14-A...BY ALVIN FAIRBURN & ASSOCIATES, DATED MARCH 23, 2017, RECORDED AS FILE #900741.
4. MAP SHOWING RESUBDIVISION OF LOTS 7, 8, 9, 10, 11, 15 & 16, ANNISON SUBDIVISION INTO LOT 7-A...BY R.L. BENNETT, P.L.S., DATED APRIL 25, 2002.

RESUBDIVISION

of a

**A Certain 1.015 Acre Tract
Joe F. Allen Property**

Into

Lots JA-1 & JA-2

Situated in Section 30, T-6-S, R-3-E, G.L.D.
City of Denham Springs
Livingston Parish, Louisiana
prepared for
Stephen F. & Janice Allen



FILE NAME: 2_SY1
PROJECT NO. ?
DATE: ?
SCALE: 1"=40'
DRAWN BY: TGM
APPROVED: CMC



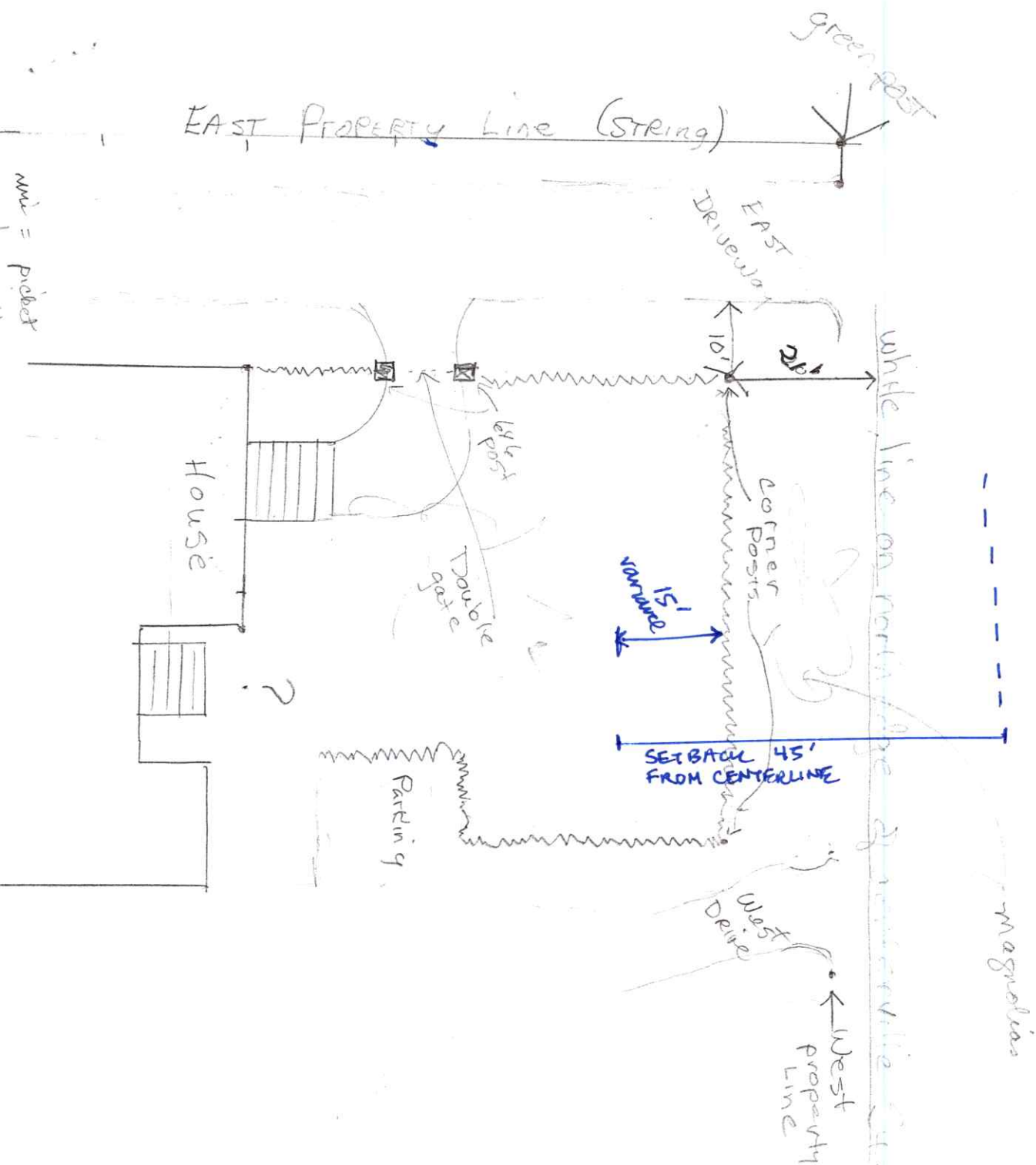
9522 Brookline Ave., Suite 107
Baton Rouge, Louisiana 70809

225-753-5263 (LAND)
info@lalandsurvey.com

SCALE
1/4" = 5'

Front Fence Layout

1/11/21



new = picket

SITE DATA:
TOTAL AREA BEING SUBDIVIDED --- 33,864.45 SQ. FT. (0.7774 ACRES)
TOTAL NUMBER OF LOTS ----- 2
STREET ---- LAKEVIEW DRIVE (50' RIGHT OF WAY)

ZONING AND SETBACK REQUIREMENTS:

ZONING: R-1
FRONT YARD --- 30 FEET
REAR YARD --- 25 FEET
SIDE YARD --- 5 FEET
MINIMUM LOT SIZE --- 8400.00 SQ. FT.
MAX BUILDING HEIGHT: 35 FEET

UTILITY & CITY SERVICES

SEWAGE DISPOSAL: CITY OF DENHAM SPRINGS
WATER SUPPLY: CITY OF DENHAM SPRINGS
GAS SUPPLY: CITY OF DENHAM SPRINGS
SCHOOL DISTRICTS: LIVINGSTON PARISH PUBLIC SCHOOLS
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"

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:

MOHSEN J. MATROODNEJAD
792 LAKEVIEW DRIVE
DENHAM SPRINGS, LA 70726

MOHSEN J. MATROODNEJAD

DATE

SOUTH RIVER ROAD (LA HWY 1032)

299.91'

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: 46.0'
COMMUNITY PANEL # 22016 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 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 SUBDIVISION PLAT BY C.M. MOORE, C.E., DATED: JUNE 14, 1957 AND A BOUNDARY SURVEY BY RICHMOND W. KREBS & ASSOCIATES, LLC, DATED JULY 30, 2020

DATE: JANUARY 15, 2021
SCALE: 1" = 20'
JOB #: 210054

DRAWN BY: RWK
CHECKED BY:

BY: *Richmond W. Krebs*
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.rwkrebssurvey.com

BOUNDARY SURVEY OF LOT C, RESUBDIVISION OF LOTS A, B & D INTO LOT A-1 & LOT B-1 SQUARE 5 HIGHLAND PARK SECTION 1, T-7S - R-2E, GLD CITY OF DENHAM SPRINGS LIVINGSTON PARISH, LA FOR MOHSEN J. MATROODNEJAD

RECOMMENDED FOR APPROVAL
CITY OF DENHAM SPRINGS
PLANNING COMMISSION

FRED BANKS CHAIRMAN DATE

ACTING CITY ENGINEER DATE

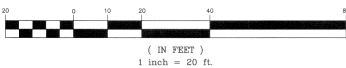
APPROVED:
CITY OF DENHAM SPRINGS

GERALD LANDRY MAYOR DATE

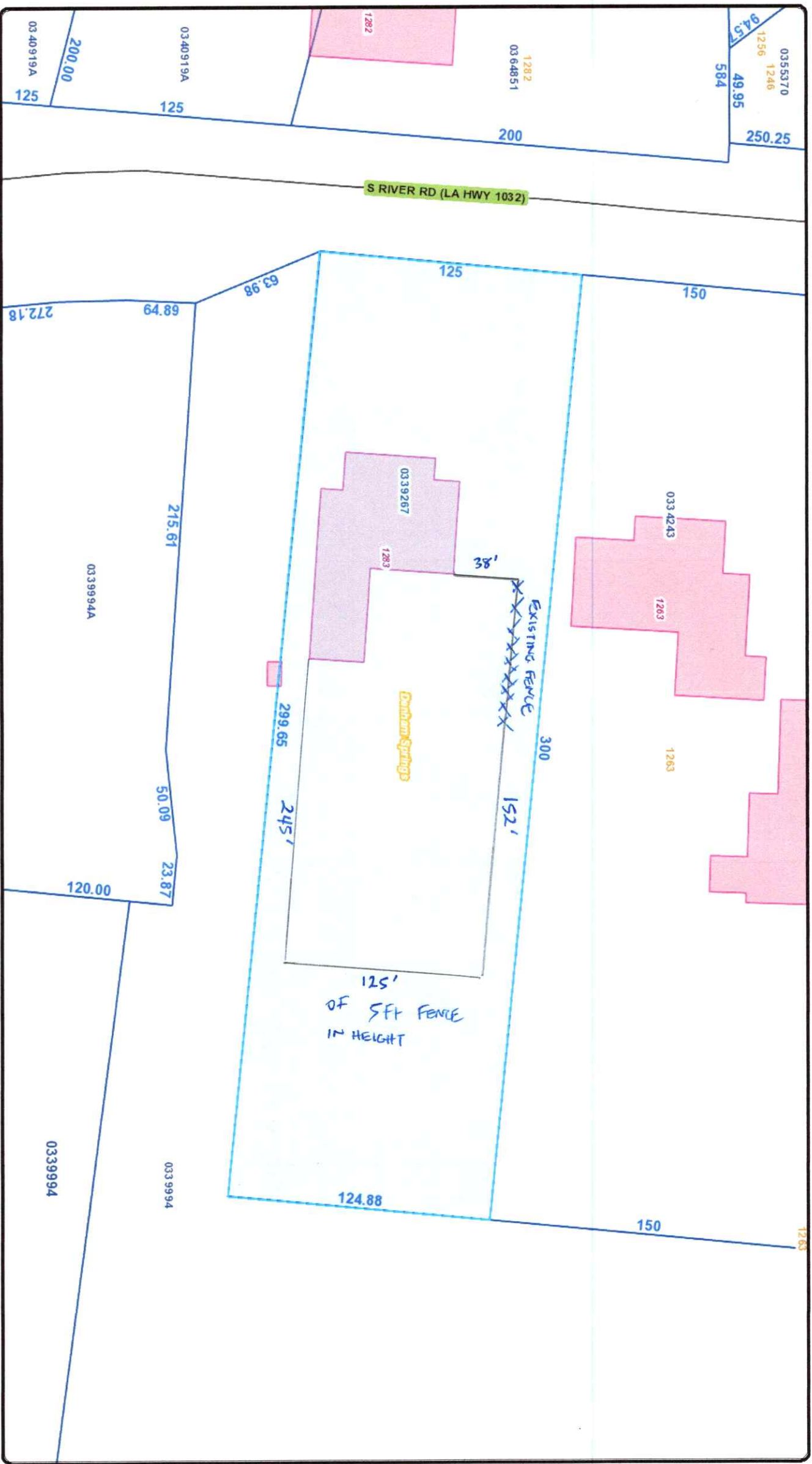
SITE

- 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
 - UGTEL --- UGTEL --- SCR MANHOLE, SCR LINE
 - PE --- PE --- E T TV
 - ETTV --- ETTV --- E T TV
 - 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
 - A --- A --- ANCHOR
 - SGN --- SGN --- SIGN
 - GP --- GP --- GUARD POST
 - T --- T --- TREE
 - B --- B --- BUSH
 - F --- F --- FENCE

GRAPHIC SCALE



Geoportal Map



S RIVER RD (LA HWY 1032)

EXISTING FENCE

Danham Springs

125' OF 5 FT FENCE IN HEIGHT

DISCLAIMER: Every reasonable effort has been made to assure the accuracy of the data presented. The Livingston Parish Assessor's Office makes no warranties, express or implied, regarding the completeness, reliability or suitability of the site data and assumes no liability associated with the use or misuse of said data. The Assessor retains the right to make changes and update data on this site at any time without notification. The parcel data on the base map is used to locate, identify and inventory parcels of land in the Parish of Livingston only, and is not to be used or interpreted as a legal survey or legal document. Additional data layers not originating in the Assessor's Offices are also presented for informational purposes only. Before proceeding in any legal matter, all data should be verified by contacting the appropriate parish or municipal office.



March 29, 2021

BASE BEARING: GPS - CAGNET - RTN
FLOOD ZONE: "X" BASE FLOOD ELEVATION: N/A
F.E.M.A. F.I.R.M. PANEL NO. 220116 0205 E DATE: 4/03/12

DRAWN BY:	<u>CTM</u>
CREW CHIEF:	<u>BMH</u>
TECHNICIAN:	<u>CTM</u>
CHECKED BY:	
CHECKED BY:	

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

REFERENCE:

1. MAP OF McDOWELL SUBDIVISION No. 2
SECTION 44, T6S-R3E...
BY C.M. MOORE, C.E. & L.S., DATED 9-23-1955.

GENERAL NOTES:

TOTAL AREA: 2.850 Acres
TOTAL NO. OF LOTS: 1
SEWER: CITY OF DENHAM SPRINGS
WATER: CITY OF DENHAM SPRINGS
GAS: CITY OF DENHAM SPRINGS
ELECTRICITY: ENTERGY
TELEPHONE: AT & T
DRAINAGE DISTRICT: No. 1
FIRE DISTRICT: CITY OF DENHAM SPRINGS
SCHOOL: DENHAM SPRINGS
ZONING: C 1

THIS SURVEY WAS PREPARED AT THE REQUEST
AND FOR THE EXCLUSIVE USE OF:


CARLTON McDOWELL

THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE
TITLE ABSTRACT OF THE PROPERTY SHOWN HEREON. BE
AWARE THAT SERVITUDES SHOWN HEREON WERE TAKEN FROM
REFERENCE DATA AND THAT OTHER SERVITUDES, ENCUMBRANCES
OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT
THE SUBJECT PROPERTY.

CERTIFICATION:

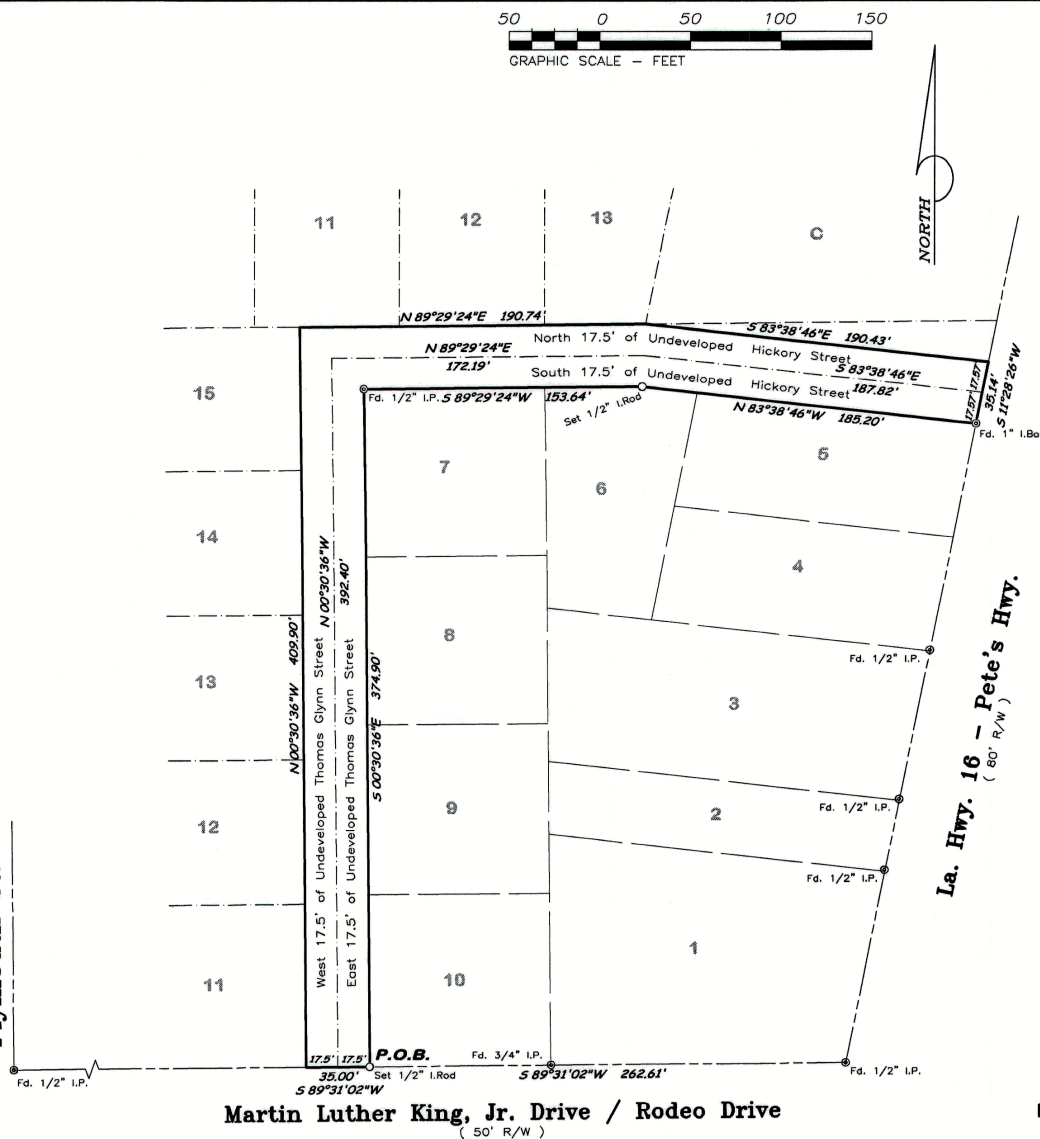
THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA
REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING
THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS
OF PRACTICE FOR BOUNDARY SURVEYS FOR CLASS "C" SURVEYS AND IT WAS THE
INTENT TO SUBDIVIDE THE TRACT INTO THE PLATTED SUBDIVISION.

THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT
FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO
THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO
REFLECT SAME.


LESTER A. McLIN, JR.
PROFESSIONAL LAND SURVEYOR
REG. # 4470
McLIN & ASSOCIATES, INC.

11/15/13
DATE

Plymouth St.



MAP SHOWING SURVEY
OF THE

REVOCATION

of the Undeveloped R/W of Hickory St. and
the Undeveloped R/W of Thomas Glynn St.

LOCATED IN SECTION 44, T 6 S-R 3 E,
GREENSBURG LAND DISTRICT
CITY OF DENHAM SPRINGS
LIVINGSTON PARISH, LOUISIANA
FOR

CARLTON McDOWELL

28049 Foxfire Avenue
Walker, LA. 70785



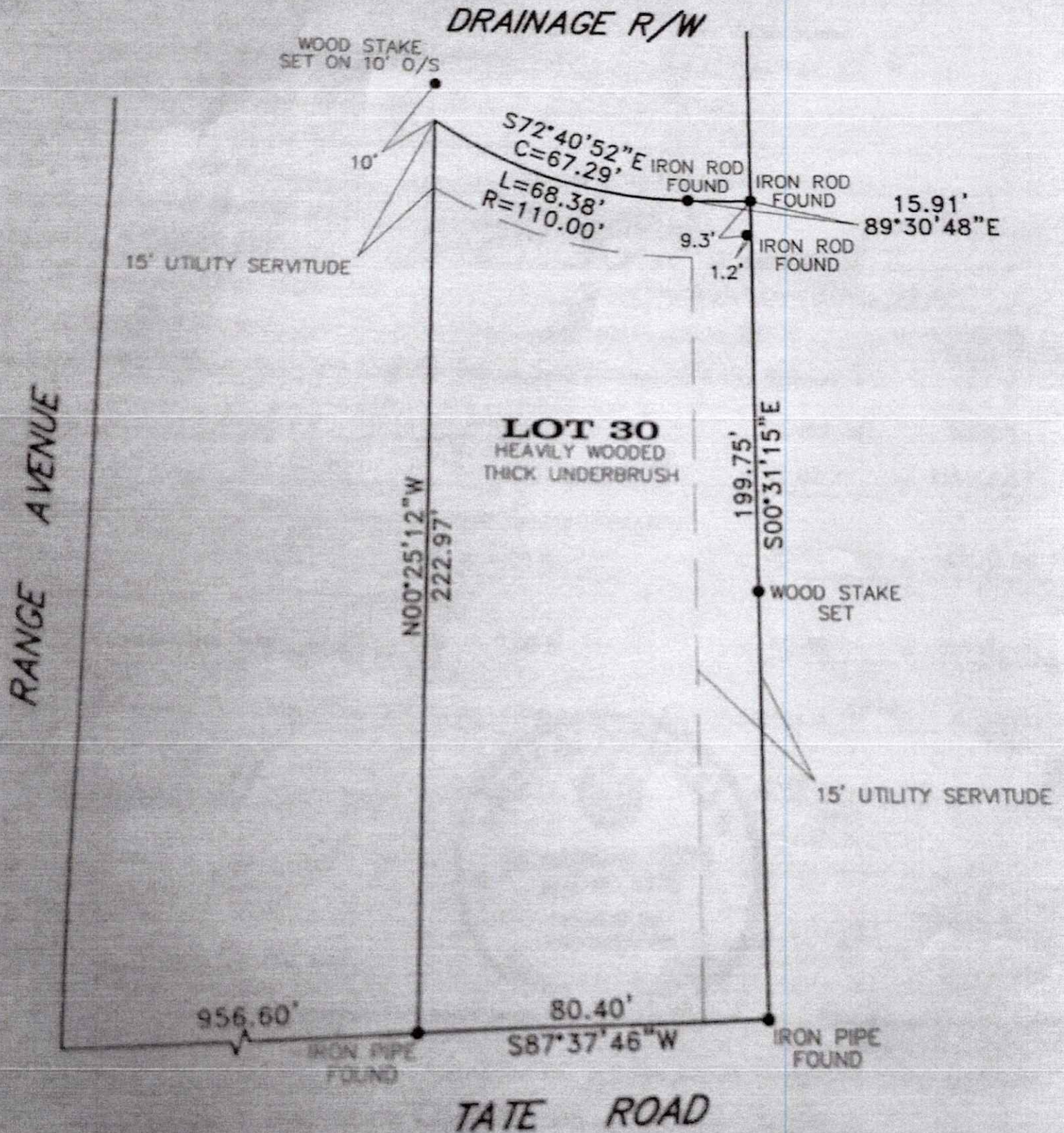
28339 FROST ROAD LIVINGSTON, LA. 70754 (225)686-1444

2131342

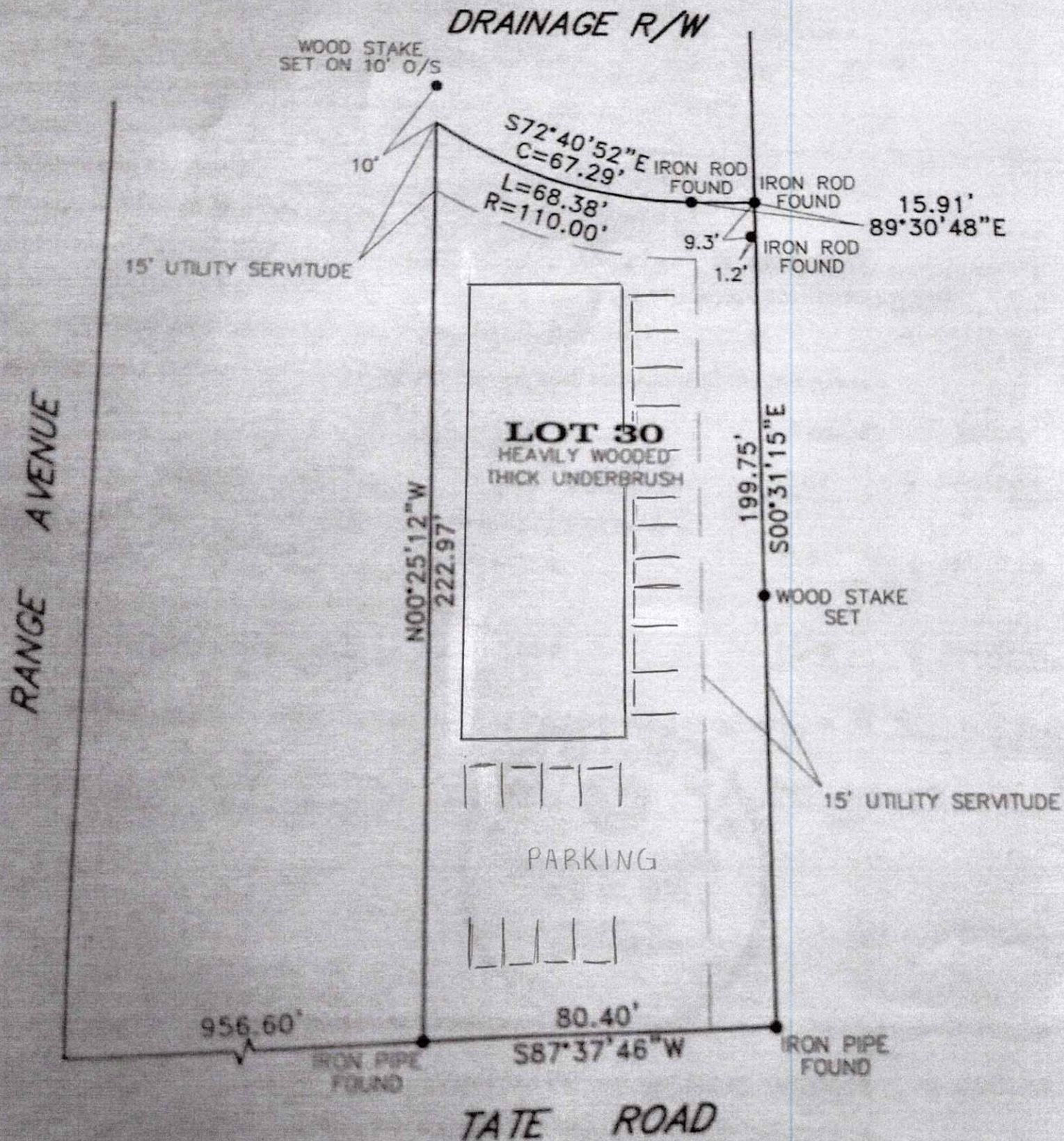
PETE'S DRY

A 3x3 grid of SmartDraw trial copies. Each cell contains a large, faint 'SmartDraw' watermark and the text 'MADE WITH A TRIAL COPY OF'. The grid is annotated with blue lines: a thick horizontal line across the middle row, a thick vertical line down the middle column, and several thinner lines forming a frame around the grid. The text 'MADE WITH A TRIAL COPY OF' is repeated in each of the nine cells. The grid is oriented horizontally on the page.

**BOUNDARY SURVEY OF
LOT 30
HIGHPOINT PLAZA I
SECTION 6, T7S - R3E, GLD
LIVINGSTON PARISH, LA**



**BOUNDARY SURVEY OF
LOT 30
HIGHPOINT PLAZA I
SECTION 6, T7S - R3E, GLD
LIVINGSTON PARISH, LA**



Between 400 ft - 500 ft living

