

Zoning Item #3

BASE BEARING: N 00°29'53"W (REF. #1)

FLOOD ZONE: "AE" BASE FLOOD ELEVATION: 43.0

F.E.M.A. F.I.R.M. PANEL NO.: 22016 0205 E DATE: 4/03/12

DRAWN BY: CTM

CREW CHIEF: BAH

TECHNICIAN: CTM

CHECKED BY:

CHECKED BY:

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

NOTES:

- 1. Total No. of Acres: 0.275 Acres
- 2. Sewage Disposal: City of Denham Springs
- 3. Water Supply: City of Denham Springs
- 4. Gas Supply: City of Denham Springs
- 5. Electric: Denham Springs
- 6. Streets: Del Norte Avenue
- 7. Electricity: Entergy
- 8. Telephone: AT&T
- 9. Fire District: 1
- 10. Recreation District: Denham Springs
- 11. Fire District: 5
- 12. Recreation District: Denham Springs
- 13. Zoning: C-2

VARIANCE REQUEST:

TO REDUCE REAR BUILDING LINE FROM 30' TO 20'

AREA TO BE REDUCED

Recommended for Approval:

City of Denham Springs
Planning Commission

Fixed Banks
Chairman

Date

City Engineer

Date

Approved:

City of Denham Springs

Gerard Landry
Mayor

Date

THIS SURVEY WAS PREPARED AT THE REQUEST AND FOR THE EXCLUSIVE USE OF:
HIDE INVESTMENT, LLC

THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE SURVEY OR TO PROVIDE ANY OTHER PROFESSIONAL SERVICES. THE DATA AND THAT OTHER SERVICES, 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.

PRELIMINARY

BRETT J. MARTIN

PROFESSIONAL LAND SURVEYOR

REG. # 5135

McLin TAYLOR, INC.

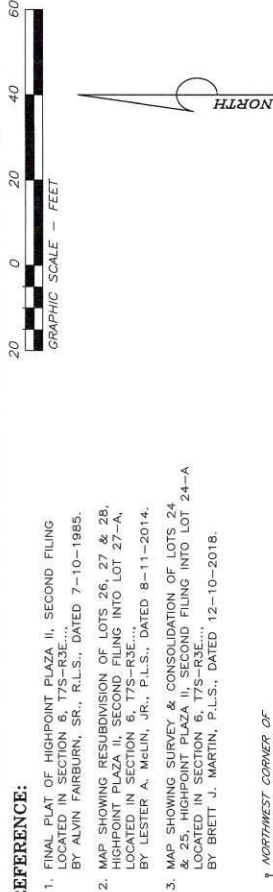
3/22/2019

DATE

REFERENCE:

- 1. FINAL PLAT OF HIGHPOINT PLAZA II, SECOND FILING LOCATED IN SECTION 6, T7S-R3E, BY ALVIN FAIRBURN, SR., R.L.S., DATED 7-10-1985.
- 2. MAP SHOWING RESUBDIVISION OF LOTS 26, 27 & 28, HIGHPOINT PLAZA II, SECOND FILING INTO LOT 27-A, LOCATED IN SECTION 6, T7S-R3E, BY LESTER A. MCLIN, JR., P.L.S., DATED 8-11-2014.
- 3. MAP SHOWING SURVEY & CONSOLIDATION OF LOTS 24 & 25, HIGHPOINT PLAZA II, SECOND FILING INTO LOT 24-A, LOCATED IN SECTION 6, T7S-R3E, BY BRETT J. MARTIN, P.L.S., DATED 12-10-2018.

NORTHWEST CORNER OF SECTION 6, T7S-R3E (AS PER REF. # 1)



WAL-MART
904 S. Range Ave.
Denham Springs, LA. 70726

27-A
HIBISCUS PROPERTIES, LLC
59101 Amber Street
Slidell, LA. 70461

23
DANNY & TRACY HARRIS
8204 Basille Drive
Denham Springs, LA. 70726

DEL NORTE AVENUE
(60' R/W)

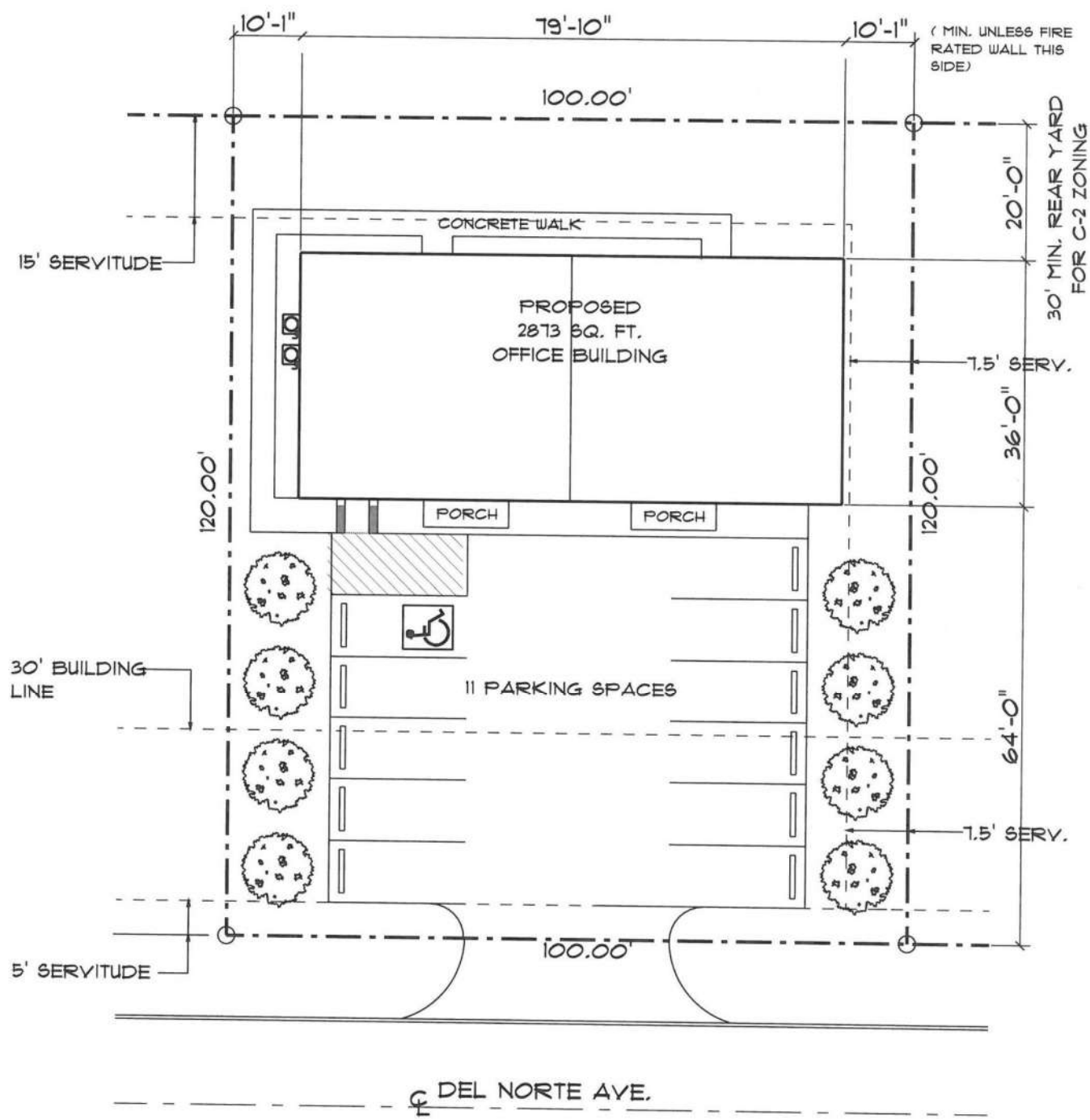
MAP SHOWING SURVEY OF
Lots 24-A
Highpoint Plaza II, Second Filing

LOCATED IN SECTION 6, T 7 S-R 3 E
GREENSBURG LAND DISTRICT
CITY OF DENHAM SPRINGS
LIVINGSTON PARISH, LOUISIANA
FOR
HIDE INVESTMENTS, LLC



McLin Taylor, Inc.
Engineering and Land Surveying
28319 FROST ROAD LIVINGSTON, LA. 70754 (225)686-1444

Zoning Item #3



PARKING REQUIREMENTS
MEDICAL & DENTAL - 1 SPACE/100 SQ. FT. GFA: 2873/100 = 29 SPACES
OFFICE - 1 SPACE/400 SQ. FT GFA: 2873/400 = 7 SPACES
BUSINESS & PROFESSIONAL - 1 SPACE/300 SQ. FT. GFA: 2873/300 = 10 SPACES
(EXCLUDING MEDICAL)

PRELIMINARY SITE PLAN

LOT 24-A, HIGHPOINT PLAZA II
CITY OF DENHAM SPRINGS
LIVINGSTON PARISH

FOR:
HIDE INVESTMENTS, LLC

LANGLOIS ENGINEERING, INC.

GERARD W. LANGLOIS, P.E.
11328 PENNYWOOD AVENUE
BATON ROUGE, LOUISIANA 70809
PH 225-293-8730 PAGER 225-377-1453

Zoning Item #4

