

NOTICE OF PUBLIC MEETING
Posted September 1, 2022

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

DATE: September 12, 2022
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 August 8, 2022 as sent to each member.	
2.	Hold a Public Hearing to consider the Resubdivision of Lot A & a certain 3.41 Acre Tract into Lot A-1 and Lot W, located in Section 68, T7S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-811). Requested by Michaelle Duncan/Tommy Cox II. [26932 LA Hwy 1032]	
3.	Authorize a Public Hearing to consider the Resubdivision of Lot N-1-A & Lots E thru J into Lot N-1-A-1, located in Section 59, T6S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-812). Requested by Lard Oil Co. [914 Florida Ave SW]	

ZONING COMMISSION

#	TOPICS	NOTES
1.	Approve the minutes of the previous meeting of August 8, 2022, as sent to each member.	
2.	Hold a Public Hearing on a variance request allowing new stairs to encroach 10’ into an existing 18’ front yard, allowing 8.17’ of front yard between new stairs and property line. 18’ front yard is an existing nonconforming condition, the stairs are now required due to elevating the structure (V-1020). Requested by Denise Curly [317 Allen St]	
3.	Hold a Public Hearing on a Special Use Permit request for the purpose of a Health Club/Gym on Lot# 2-A-2, in Section 59, T6S-R2E, G.L.D, City of Denham Springs, Livingston Parish, Louisiana (SUP-113-22). Requested by Crossfit Upshot, LLC [225 North St]	
4.	Hold a Public Hearing on a request for a minimum lot size variance request from 0.75 acre to 0.62 acre for the purpose of a Used Auto Sales lot located in Sec 59, T6S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (V-1021). Requested by Jason Giamanco. [815 Florida Ave SW]	
5.	Hold a Public Hearing on a request for a Sign variance located in Sec 44, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (V-1022). Requested by the Arts Council of Livingston Parish. [133 N. Hummel St.]	

6.	Authorize a Public Hearing on a Rezoning request from R-1 Residential to I-1 Industrial for Lots E thru J, Selman Subdivision, located in Section 59, T6S-R2E, G.L.D, City of Denham Springs, Livingston Parish, Louisiana (RZ-441). Requested by Lard Oil Co. [914 Florida Ave SW]	
7.	Hold a Public Hearing on a fence setback variance request from 20 feet to 5 feet located in Sec 59, T6S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (V-1023). Requested by C-Store Properties, LLC. [914 Florida Ave SW]	
8.	Authorize a Public Hearing on a request for a Parking distance to stadium variance located in Sec 30, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (V-1024). Requested by Livingston Parish School Board. [1000 N. Range Ave]	

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.

BASE BEARING: *GPS - C46NET - RTN* (LA SPCS SOUTH ZONE - NAD 83)
FLOOD ZONE: "AE" BASE FLOOD ELEVATION: 43.0
F.E.M.A. F.I.R.M. PANEL NO. 22063C0 0205 E DATE: 4/03/12

DRAWN BY:	CRS
CREW CHIEF:	DEC
TECHNICIAN:	AMV
CHECKED BY:	
CHECKED BY:	

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

TOTAL NO. ACRES: 4.411 Acres

TOTAL NO. LOTS: 2

ZONING: R-1, RESIDENTIAL

SET BACKS: FRONT - 30'
REAR - 25'
SIDELINES - 7.5'

REFERENCE:

1. MAP SHOWING SURVEY OF THE SUBDIVISION OF THE
TOMMY R. THOMPSON ESTATE
LOCATED IN SECTION 68, T7S-R2E.,
BY JOHN P. PLAUCHE, P.L.S., DATED MAY 15, 1996.

NOTE:

THIS MAP REPRESENTS AN EXCHANGE OF PROPERTY BETWEEN ADJACENT
OWNERS. NO ADDITIONAL LOTS ARE CREATED BY THIS EXCHANGE.

Recommended for Approval:

City of Denham Springs Planning Commission

Fred 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:

MICHAELLE DUNCAN

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.

PRELIMINARY

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

08/11/2022
DATE



THIS DOCUMENT IS NOT TO BE USED
FOR CONSTRUCTION, BIDDING,
RECORDATION, CONVEYANCE, SALES, OR
AS THE BASIS FOR THE ISSUANCE
OF A PERMIT

50 0 50 100 150



GRAPHIC SCALE - FEET



LA HWY 1032 (4-H CLUB RD)
(State Asphalt)

P.O.B.
Fd. 1/2" I.R.

NORTH

WEST

S.W. CORNER SECTION
68, T7S-R2E., G.L.D.
(REF. #1)

812'

MARY HILLEN
(NOW OR FORMERLY)

ERNEST PAUL GABEL, JR.
(NOW OR FORMERLY)

ANN FUGLER GARSEE
(NOW OR FORMERLY)

PLANTATION MANGEMENT
CO, L.L.C.
(NOW OR FORMERLY)

SEWAGE DISPOSAL:

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 DISPOSAL AND TREATMENT HAS
BEEN APPROVED BY THE STATE BOARD OF HEALTH.

OWNER SIGNATURE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE
SUBJECT PROPERTY AND APPROVES OF THE DIVISION AS SHOWN HEREON.

TOMMY COX, II (LOT A)

DATE

RYAN WALKER (CERTAIN 3.41 ACRE TRACT)

DATE

MAP SHOWING SURVEY & RE-SUBDIVISION OF LOT A & A CERTAIN 3.41 ACRE TRACT INTO

Lots A-1 & W

LOCATED IN SECTION 68, T 7 S-R 2 E,
GREENSBURG LAND DISTRICT
CITY OF DENHAM SPRINGS
LIVINGSTON PARISH, LOUISIANA

FOR
MICHAELLE DUNCAN



McLin Taylor, Inc.

Engineering and Land Surveying

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

2220895

SITE DATA:
TOTAL AREA BEING RESUBDIVIDED 3.21 ACRES
TOTAL NO. LOTS 1
STREETS STATE & CITY
WATER CITY OF DENHAM SPRINGS WATER DEPT.
GAS CITY OF DENHAM SPRINGS GAS DEPT.
ELECTRIC ENTERGY
TELEPHONE AT&T
DRAINAGE DISTRICT 1

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.

OWNER OR REPRESENTATIVE

DATE

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 AND Setback Requirements:
R-1: 30' - Front
25' - Rear
5' - Sideline
Aggregate - 15'
I-1: None - Front
None - Side
Rear - 30'

10. Existing Land Use: Industrial & Residential.
11. Basis of Bearing are based on NAD83 Louisiana State Plane Coordinate System, Southern Zone.

AREA TO BE REZONED FROM R-1 TO I-1.

AREA TO BE REVOKED

REFERENCE:

- 1.) "Map Showing Resubdivision of Lots "O", "N-1", & "Y-3" into Lots N-1-A & Y-3-A..." dated January 23, 2019, by Alvin Fairburn & Associates, LLC.
- 2.) "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.
- 3.) "Plot of Survey of Land..." by Gilbert Sullivan P.L.S. dated September 15, 1998.
- 4.) "Rezoning Map" For Lard Oil Co. by Alex Theriot & Associates dated December 8, 2000.
- 5.) "Map Showing Survey of Lots K, L, M & N, Selman Subdivision" For Lard Oil Co., Inc. by Alvin Fairburn & Associates dated August 10, 2005.
- 6.) "Map Showing Resubdivision of a Certain 2.1983 Acre Tract of Land" for Johnny Milazzo, by Alvin Fairburn & Associates dated March 24, 2006.

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 2 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.

PRELIMINARY

ALVIN FAIRBURN, JR., P.L.S.
DATE: JUNE 1, 2022
FILE: "LARD OIL COMPANY..."

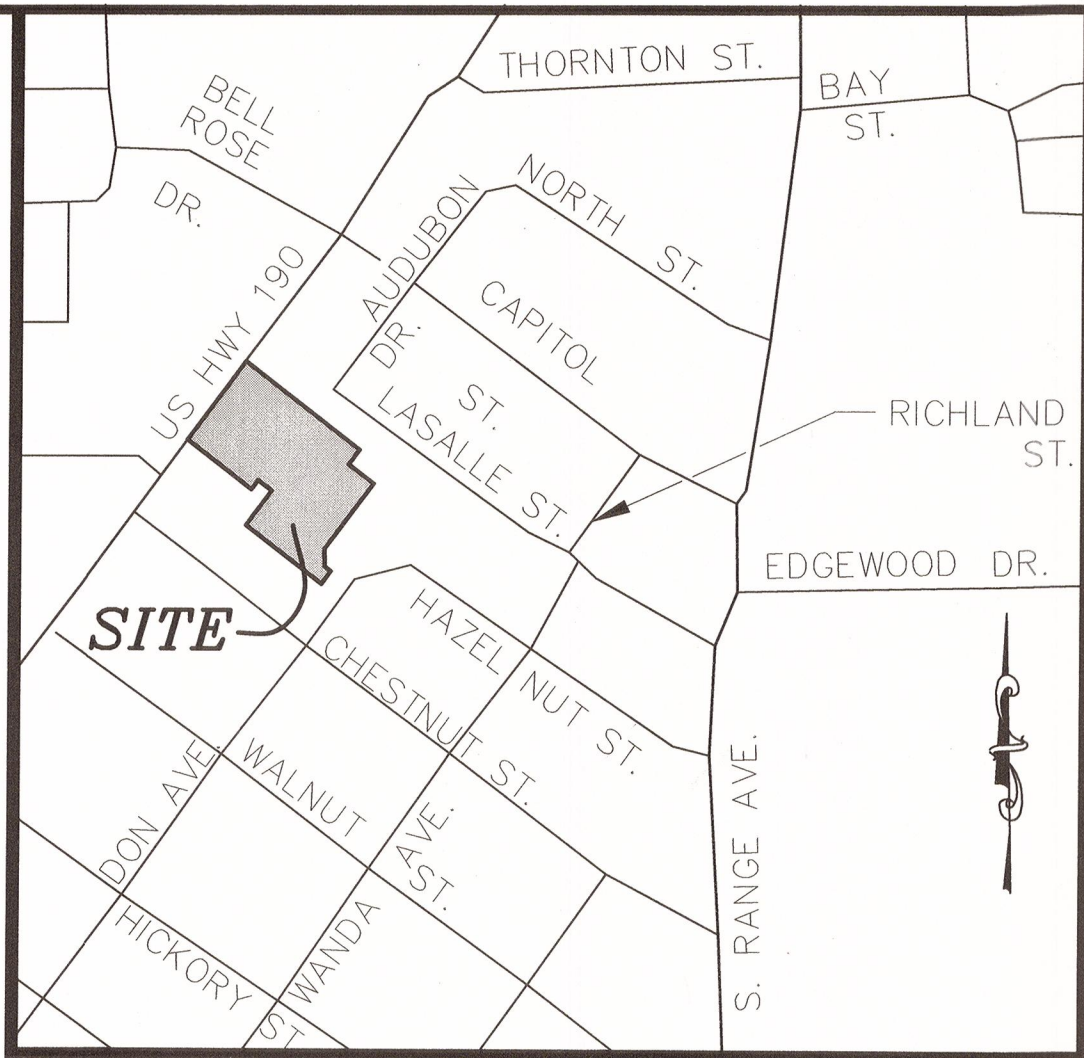
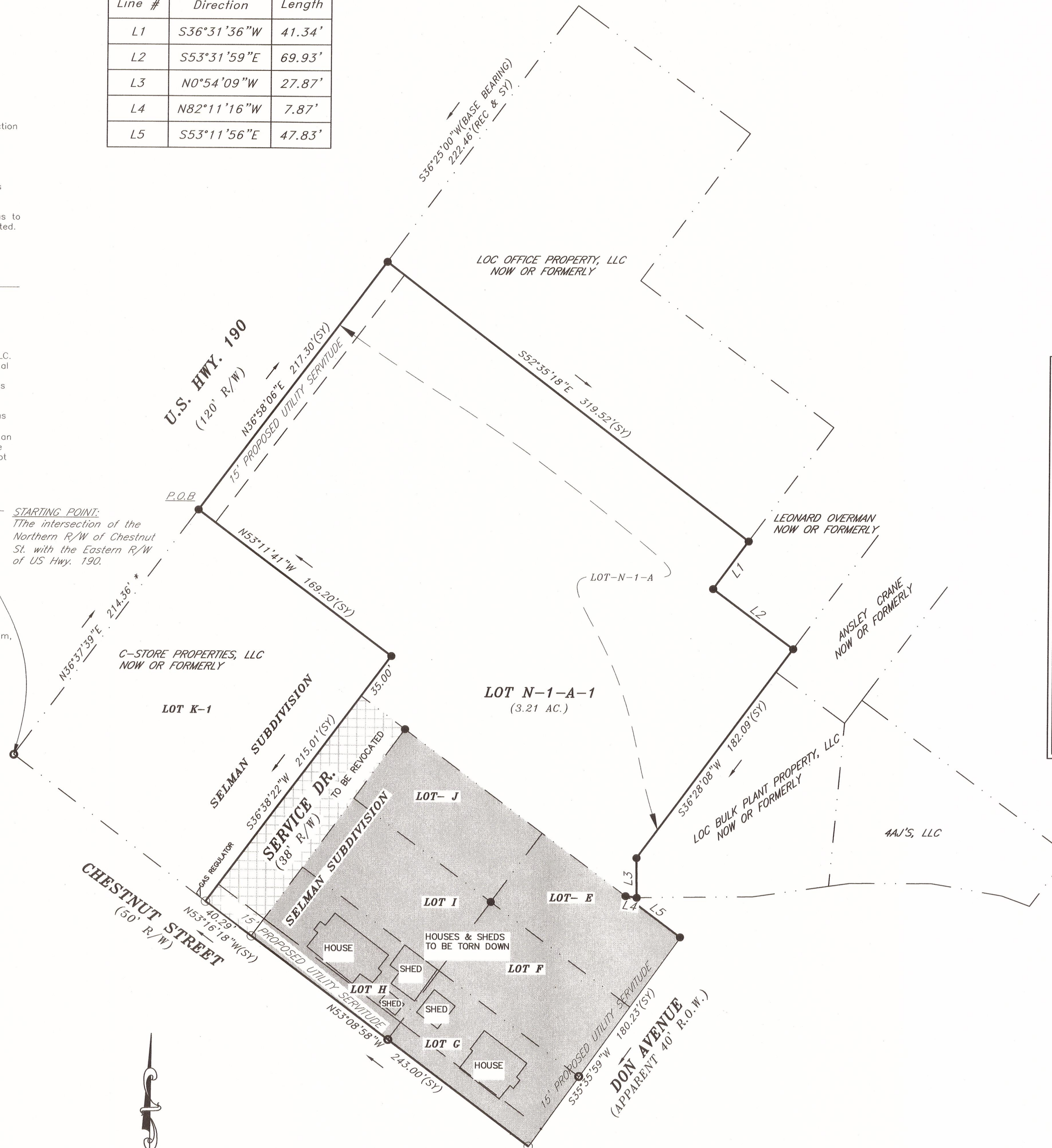
FLOOD CERTIFICATION:
According to F.I.R.M. Community Panel No. 220116 & Map No. 22063C0205 E, effective date 4-3-12, this property falls in flood zone "AE".
100 Year Flood Elev. 45.0'

LEGEND:

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

Parcel Line Table

Line #	Direction	Length
L1	S36°31'36"W	41.34'
L2	S53°31'59"E	69.93'
L3	N0°54'09"W	27.87'
L4	N82°11'16"W	7.87'
L5	S53°11'56"E	47.83'



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
LOT N-1-A, & LOTS E THRU J
INTO
LOT N-1-A-1 &
REZONING OF LOTS E THRU J, SELMAN
SUBDIVISION FROM
R-1 TO I-1 & REVOCATION OF SERVICE
DRIVE 38' RIGHT OF WAY
LOCATED IN SECTION 59, T6S-R2E, G.L.D.,
CITY OF DENHAM SPRINGS
LIVINGSTON PARISH, LOUISIANA
FOR
LARD OIL COMPANY
P.O. BOX 9
DENHAM SPRINGS, LOUISIANA 70727
JAMILAZZO@LARDOIL.COM
ALEXM@LARDOIL.COM
225-665-3311



ALVIN FAIRBURN & ASSOCIATES, LLC

CONSULTING ENGINEERS ~ LAND SURVEYORS

LAND DEVELOPMENT CONSULTANTS ~

PROJECT DESIGNERS

1289 DEL ESTE AVE.

DENHAM SPRINGS, LOUISIANA 70726

(225) 665-1515

JOB NO. S220216-2A

81-II	57	NC	MA	MA	AFJR
FB	PGS	PC	CALC.	DWG	CKD

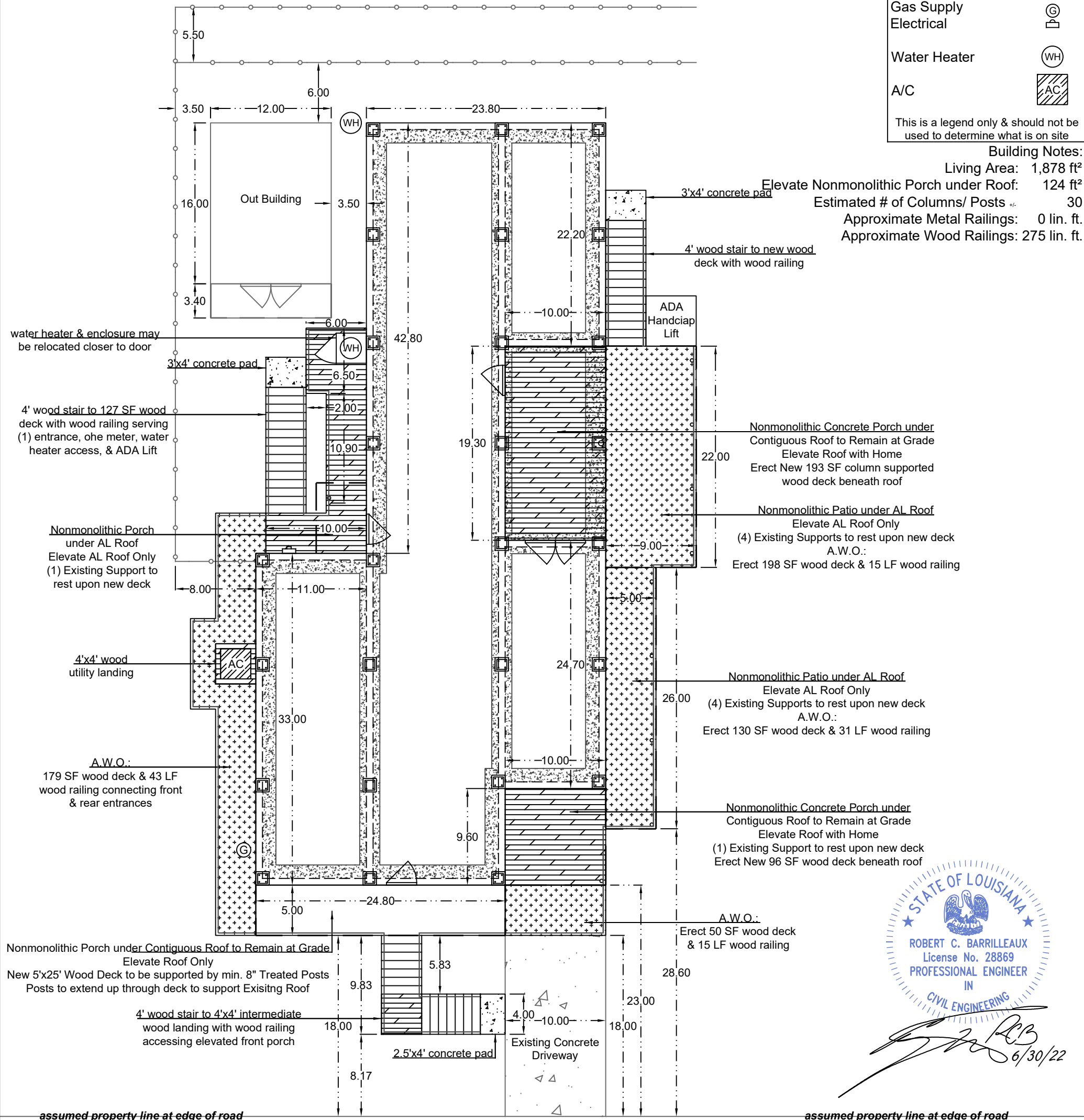
- Existing Grade Beams shown are assumed & shall be field verified once home has been elevated. Placement of columns is to be field verified & revised after home is elevated. New columns are to follow existing grade beams.
- The condition of exterior slabs is determined to the best of the ability of the field engineer. If it is realized a slab on the lift plan is incorrectly labeled monolithic or nonmonolithic, the engineer should be contacted immediately so that structural support can be revised accordingly.
- If grade beams are found to be in a different location than assumed on these plans, engineer should be contacted to verify that steel beams will still support the new layout.

Columns shall be 16"x16" CMU concrete filled columns with the CMU Block forming the 12"x12" mold for the concrete & rebar.

ELEVATION NOTES:

Rule for Elevation is 2012 BFE + 2' = 50.50' NAVD88.

However, the Homeowner has elected to pay for an additional 4.36' of lift height so that the clearance beneath the home is 7.75' (Assuming an existing 2' footing depth). This will put the Top of Bottom Floor at 54.86' NAVD88.



assumed property line at edge of road Allen Drive (45.18 NAVD88) assumed property line at edge of road

ADDITIONAL NOTES:

- Additions, alterations or repairs to any structure shall conform to the requirements for a new structure without requiring the existing structure to comply with the requirements of this code, unless otherwise stated. Additions, alterations, repairs & relocations shall not cause an existing structure to become unsafe or adversely affect the performance of the building. [IRC R102.7.1]
- In dwelling units, where the top of the sill of an operable window opening is located less than 24 inches above the finished floor & greater than 72 inches above the finished grade or other surface below on the exterior of the building, the operable window shall comply with one of the following [IRC R312.2.1]:
 - Operable windows with openings that will not allow a 4-inch-diameter sphere to pass through the opening where the opening is in its largest opened position.
- Window opening control devices shall comply with ASTM F2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the net clear opening area of the window unit to less than the area required by Section R310.2.1. [IRC R312.2.2]
- When alterations, repairs or additions requiring a permit occur, the individual dwelling unit shall be equipped with smoke alarms located as required for new dwellings. [IRC R314.3.1]
 - Smoke alarms shall be installed in each sleeping room & outside each separate sleeping area in the immediate vicinity of the bedrooms. [IRC R314.3]
 - Where more than one smoke alarm is required to be installed, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed & all alarms sound upon activation of one alarm. [IRC R314.5]
- For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed & in dwelling units that have attached garages. [IRC R315.1]

Post-Lift Plan

Lift Company: Davie Shoring, Inc.

317 Allen Street

Denham Springs, LA



Robert Barrilleaux & Associates, Inc.

Engineers - Environmental Consultants
ph: (985)-542-0391 fax: (985)-542-6515
42333 Deluxe Plaza Suite 8 Hammond, LA
Engineer - Robert C. Barrilleaux, PE # 28869

Date: Mar 23, 2022

Drawn by: TB

Scale: 1" = 10'

Revised:

REFERENCES:

1. FINAL PLAT SHOWING THE RESUBDIVISION OF LOTS 2, 3, 4, & 5 AND A PORTION OF LOT 15, SQUARE 3, OF MILEYS SUBD. INTO LOTS 2-A & 5-A,... BY LOUIS L. HIGGINBOTHAM, P.L.S., DATED 1-24-1997
2. FINAL PLAT OF THE RESUBDIVISION OF A PORTION OF BLOCK 3, MILEYS SUBDIVISION, CITY OF DENHAM SPRINGS,... BY ALVIN FAIRBURN, JR., P.L.S., DATED 12-10-1979
3. MAP SHOWING RESUBDIVISION OF LOTS 13 & 14, BLOCK 3, MILEYS SUBDIVISION, CITY OF DENHAM SPRINGS,... BY JAMIE M. BORDELON, P.L.S., DATED 3-11-2015

FLOOD INFORMATION:

FLOOD ZONE - "AE"
BASE FLOOD ELEVATION - 45.0'
FEMA FIRM PANEL NO. - 220116 0205 E
FEMA FIRM PANEL DATE - 4/3/12

50 0 50 100 150



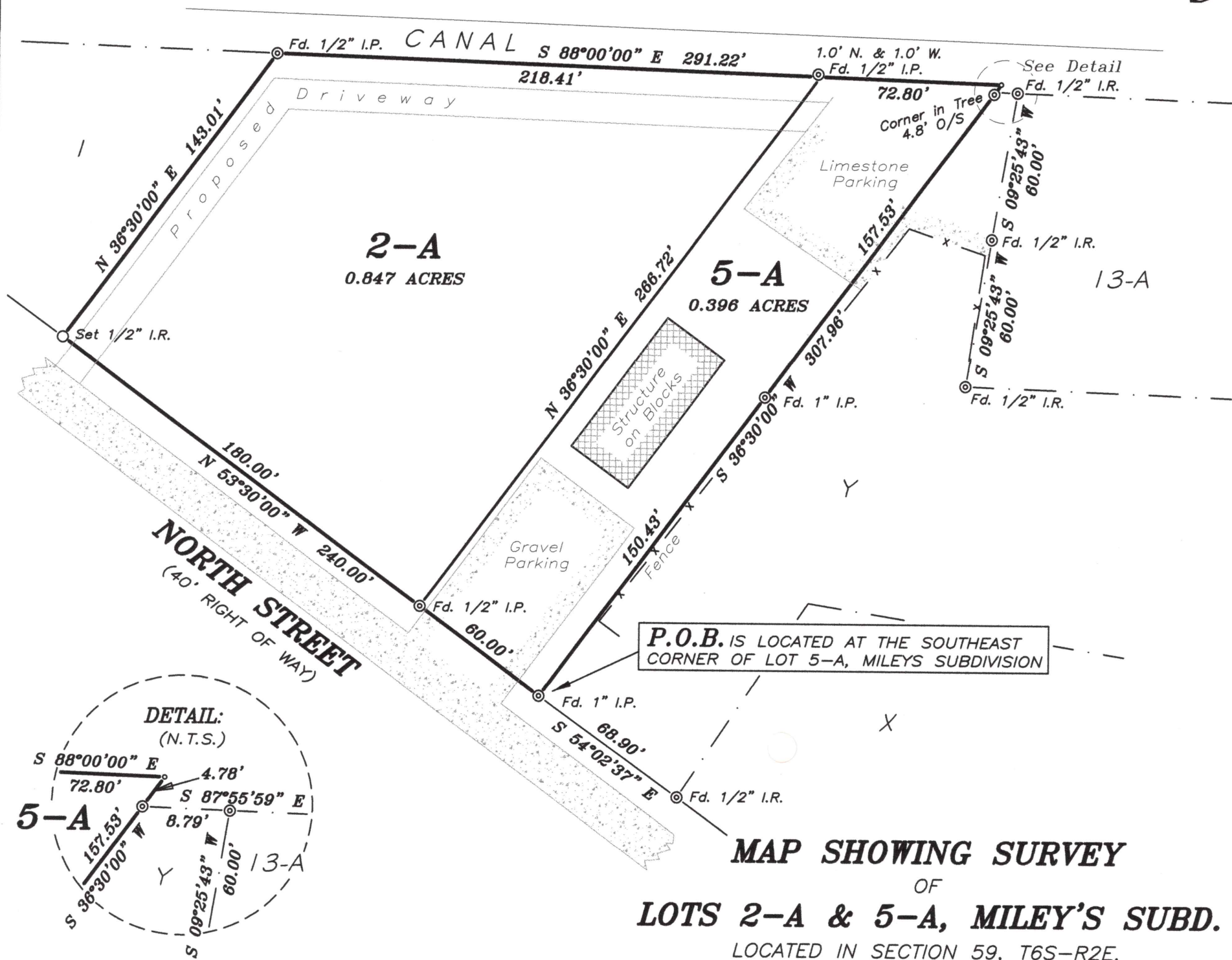
GRAPHIC SCALE - FEET

NOTES:

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

BASE BEARING:

* S 36°30'00" W (PER REFERENCE NO.1)



MAP SHOWING SURVEY

OF LOTS 2-A & 5-A, MILEY'S SUBD.

LOCATED IN SECTION 59, T6S-R2E,
CITY OF DENHAM SPRINGS
GREENSBURG LAND DISTRICT
LIVINGSTON PARISH, LOUISIANA
FOR

HENDERSON MANAGEMENT & INVESTMENTS, LLC

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

HENDERSON MANAGEMENT & INVESTMENTS, LLC

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:

I HEREBY CERTIFY THAT THIS FIRM MADE A FIELD SURVEY OF THE PROPERTY SHOWN HEREON AND THAT THIS MAP IS MADE IN ACCORDANCE WITH FIELD NOTES OF SAID SURVEY. RECORD PLATS AND/OR DESCRIPTIONS. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, UNLESS OTHERWISE SHOWN. THIS SURVEY IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS ESTABLISHED BY THE STATE OF LOUISIANA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, TITLE 46: CHAPTER 25 (PROFESSIONAL AND OCCUPATIONAL STANDARDS) AND MEETS THE REQUIREMENTS FOR A CLASS "C" SURVEY.

Brett J. Martin

BRETT J. MARTIN
PROFESSIONAL LAND SURVEYOR
LICENSE # 5135

MARTIN SURVEYING SOLUTIONS, LLC

10/27/20
DATE



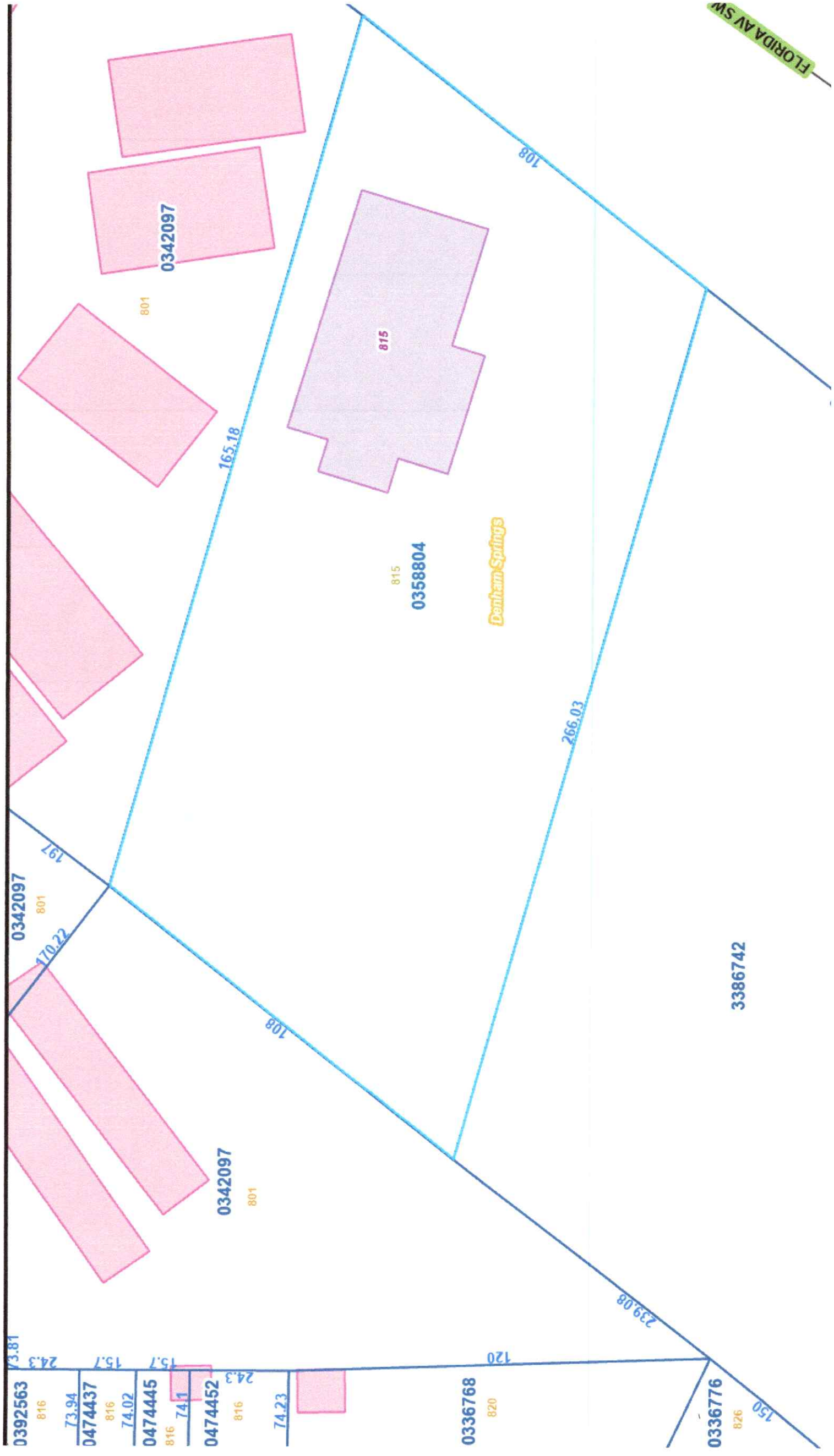
MS



MARTIN SURVEYING SOLUTIONS

P.O. BOX 2102 PONCHATOU LA, LA. 70454 (985) 320-3652

Geoportal Map





Arts Council

OF LIVINGSTON PARISH

ACLP SIGN:

SURFACE TO TOP
208 inches (17')

POST TO POST
72 inches (6')

original sign
to be
removed

SITE DATA:

TOTAL AREA BEING RESUBDIVIDED 3.21 ACRES
 TOTAL NO. LOTS 1
 STREETS STATE & CITY
 WATER CITY OF DENHAM SPRINGS WATER DEPT.
 GAS CITY OF DENHAM SPRINGS GAS DEPT.
 ELECTRIC ENTERGY
 TELEPHONE AT&T
 DRAINAGE DISTRICT 1

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.

OWNER OR REPRESENTATIVE

DATE

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 AND Setback Requirements:
 R-1: 30' - Front
 25' - Rear
 5' - Sideline
 Aggregate - 15'
 I-1: None - Front
 None - Side
 Rear - 30'

10. Existing Land Use: Industrial & Residential.
11. Basis of Bearing are based on NAD83 Louisiana State Plane Coordinate System, Southern Zone.

AREA TO BE REZONED FROM R-1 TO I-1.

AREA TO BE REVOKED

REFERENCE:

- 1.) "Map Showing Resubdivision of Lots "O", "N-1", & "Y-3" into Lots N-1-A & Y-3-A... dated January 23, 2019, by Alvin Fairburn & Associates, LLC.
- 2.) "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.
- 3.) "Plot of Survey of Land..." by Gilbert Sullivan P.L.S. dated September 15, 1998.
- 4.) "Rezoning Map" For Lard Oil Co. by Alex Theriot & Associates dated December 8, 2000.
- 5.) "Map Showing Survey of Lots K, L, M & N, Selman Subdivision" For Lard Oil Co., Inc. by Alvin Fairburn & Associates dated August 10, 2005.
- 6.) "Map Showing Resubdivision of a Certain 2.1983 Acre Tract of Land" for Johnny Milazzo, by Alvin Fairburn & Associates dated March 24, 2006.

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 2 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.

PRELIMINARY

ALVIN FAIRBURN, JR., P.L.S.
 DATE: JUNE 1, 2022
 FILE: "LARD OIL COMPANY..."

FLOOD CERTIFICATION:

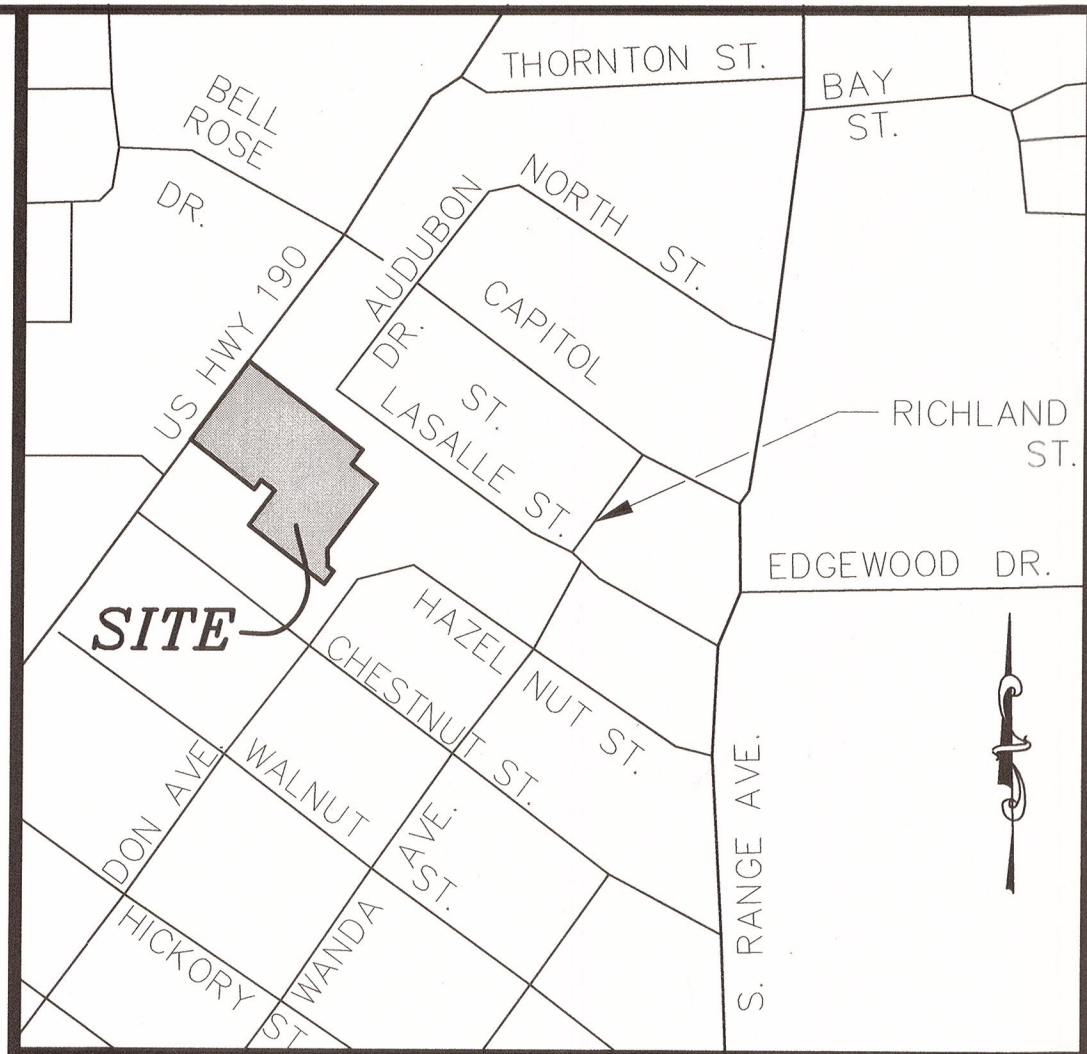
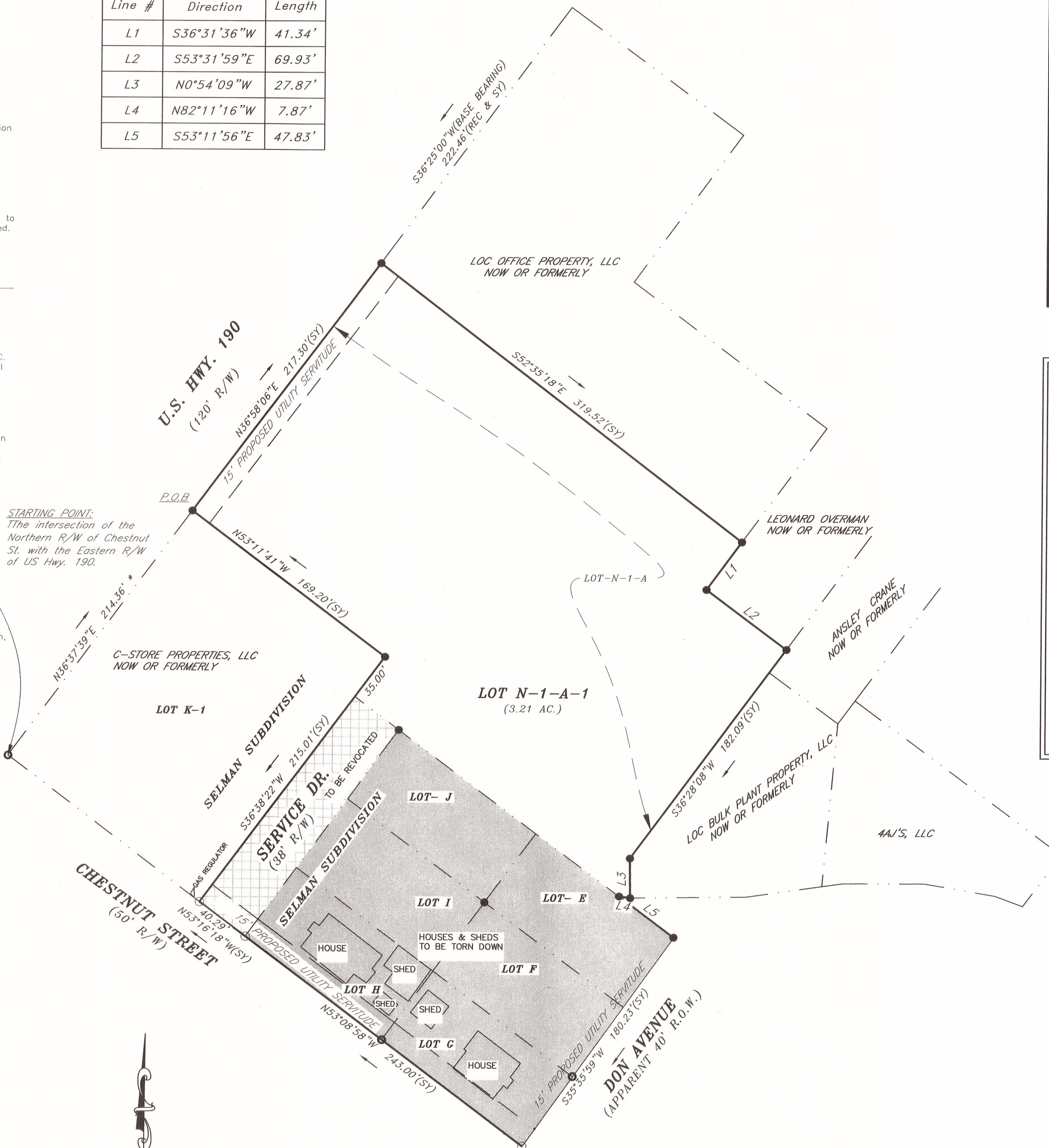
According to F.I.R.M. Community Panel No. 220116 & Map No. 22063C0205 E, effective date 4-3-12, this property falls in flood zone "AE".
 100 Year Flood Elev. 45.0'

LEGEND:

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

Parcel Line Table

Line #	Direction	Length
L1	S36°31'36"W	41.34'
L2	S53°31'59"E	69.93'
L3	N0°54'09"W	27.87'
L4	N82°11'16"W	7.87'
L5	S53°11'56"E	47.83'



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
 LOT N-1-A, & LOTS E THRU J
 INTO
 LOT N-1-A-1 &
 REZONING OF LOTS E THRU J, SELMAN
 SUBDIVISION FROM
 R-1 TO I-1 & REVOCATION OF SERVICE
 DRIVE 38' RIGHT OF WAY
 LOCATED IN SECTION 59, T6S-R2E, G.L.D.,
 CITY OF DENHAM SPRINGS
 LIVINGSTON PARISH, LOUISIANA
 FOR
 LARD OIL COMPANY
 P.O. BOX 9
 DENHAM SPRINGS, LOUISIANA 70727
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 225-665-3311



ALVIN FAIRBURN & ASSOCIATES, LLC

CONSULTING ENGINEERS ~ LAND SURVEYORS

LAND DEVELOPMENT CONSULTANTS ~

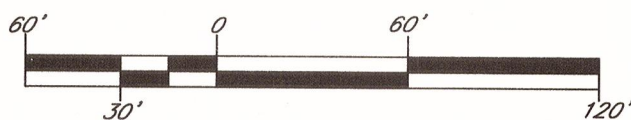
PROJECT DESIGNERS

1289 DEL ESTE AVE.

DENHAM SPRINGS, LOUISIANA 70726 (225) 665-1515

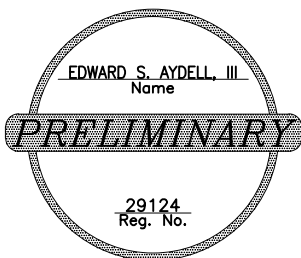
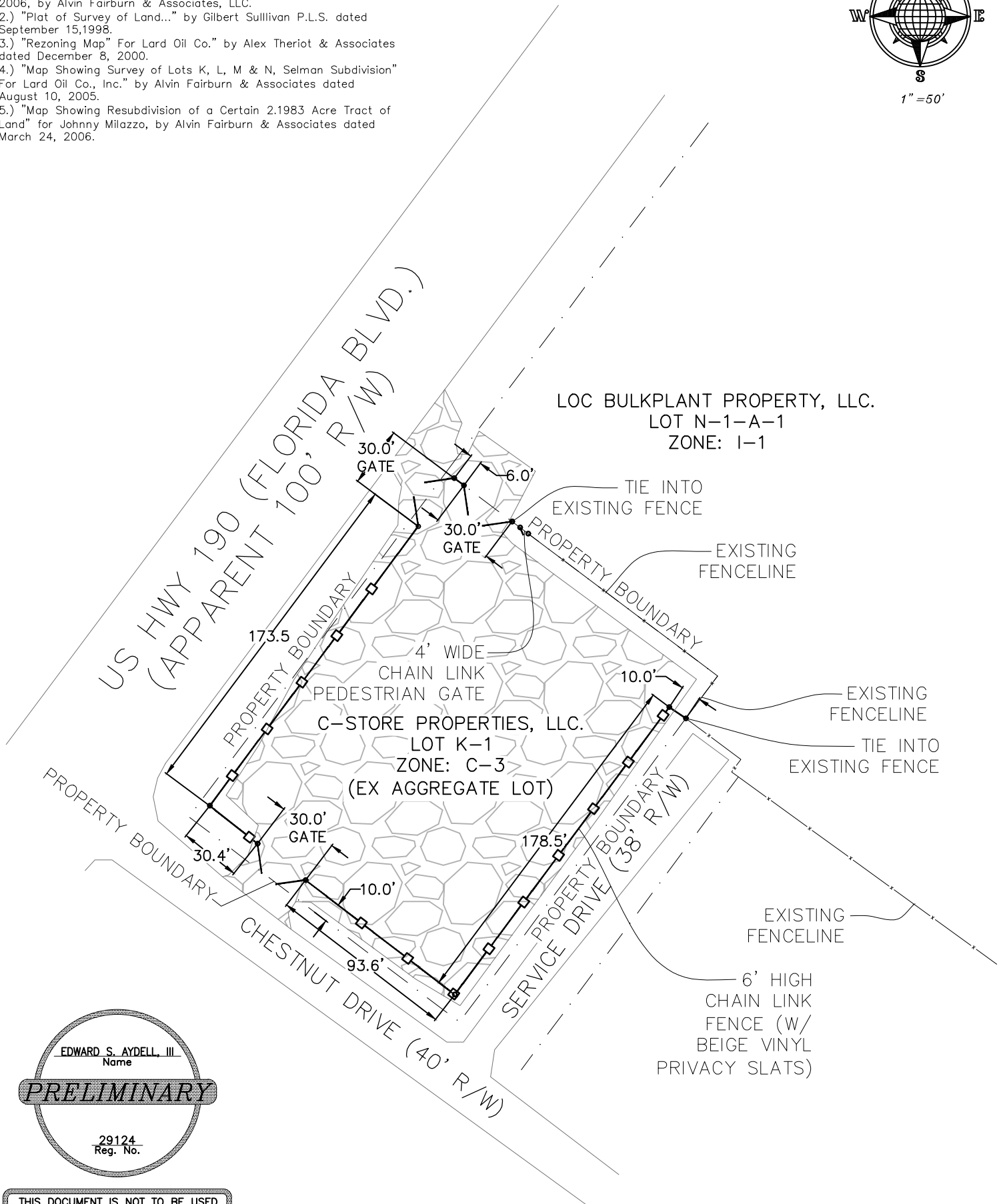
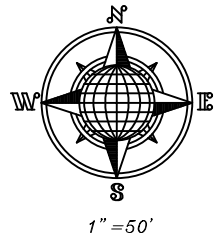
JOB NO. S220216-2A

81-II	57	NC	MA	MA	AFJR
FB	PGS	PC	CALC.	DWG	CKD



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 Lord 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 Lord Oil Co." by Alex Theriot & Associates dated December 8, 2000.
- 4.) "Map Showing Survey of Lots K, L, M & N, Selman Subdivision" For Lord 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.



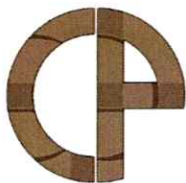
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FOR CONSTRUCTION, BIDDING,
RECORDATION, CONVEYANCE, SALES, OR
AS THE BASIS FOR THE ISSUANCE OF
A PERMIT.

NOTES:

1. This map is intended to show the proposed fencing plan only.
2. This map does not meet the minimum standards for boundary surveys and is not to be construed to be a boundary survey.
3. Fence Material: 6' chain link fence with beige vinyl privacy slats.
4. (3) 30' wide gates - 6' chain link w/ beige vinyl privacy slats.
5. (1) 4' wide pedestrian gate - 6' chain link w/ beige vinyl privacy slats.

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FENCE PERMIT
"Lot K-1"
Located in
Section 59, T6S-R2E, G.L.D.,
City of Denham Springs, LA.
for
C-STORE PROPERTIES, LLC.



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June 17, 2022

Mr. Shawn Hima
Alvin Fairburn and Associates
1289 Del Este Avenue
Denham Springs, LA 70727

RE: Denham Springs High School – Football and Track Improvements
1000 N. Range Road
Denham Springs, LA 70726

Robert M. Coleman III Architect, AIA
Gary Gilbert Architect, AIA, MBA
Marvin R. Ragland, Jr. Architect, AIA
Dale M. Songy Architect, AIA
Joseph Saffiotti Architect, AIA
Wendy Lee Architect, AIA
Jonathan Heltz Architect, AIA
Brent Guilbeau Architect, AIA
William Thibault Architect, AIA

Dear Mr. Hima:

We have received your review letter dated February 14, 2022, for the above referenced project. Please see our formal response to your question regarding event parking at Denham Springs High School.

Question/Comment:

SHEET L1.00

1. Provide calculations detailing the number of parking spaces required for the proposed improvements (football stadium, track, etc.). Though this project is to improve upon an existing facility, additional improvements are also being constructed. Due to the expansion of the existing facilities, ADA parking spaces, including "van accessible" parking space(s), must be provided in accordance with current ADA requirements.

Response:

The new football stadium will have a bleacher seating capacity of 5,521 persons. Per Section 2.16, Table 1A of the Denham Springs Zoning Ordinance, stadiums must have one parking space for every 4 seats. Therefore, the ownership team should provide 1,381 vehicles.

Once complete, those attending events at the Denham Springs High School Stadium will have access to approximately 1,383 spaces. A summary of those spaces, their locations and counts are as follows:

STANDARD PARKING SPACES

- 1) Area "A": 37 existing regular parking spaces to the west of the "Jacket" gym
- 2) Area "B": 48 existing regular spaces south of "Jacket" Gym, south of Band Building, east of Band Building
- 3) Area "C": 390 existing parking spaces on the north side of the school and immediately to the west of the main school building
- 4) Area "D": 270 existing parking spaces to the south of the new gymnasium and fieldhouse

- 5) Area "E": 32 existing parking spaces to the west of Northside Elementary School
- 6) Area "F": 54 existing parking spaces to the south and the east of Northside Elementary School
- 7) Area "G1": 100 existing parking spaces to the north of Northside Baptist Church (The School Board members have a verbal agreement with the Church to park to the north of Northside Baptist Church, with paving improvements to come in the future).
- 8) Area "G2": 31 existing parking spaces to the south of Northside Baptist Church
- 9) Area "H": 55 existing parking spaces at DSHS Freshman Campus
- 10) Area "I": 67 existing parking spaces at the new DSHS softball stadium
- 11) Area "J": 34 parking spaces in the grass area immediately to the west of the new DSHS baseball stadium
- 12) Area "K": 228 parking spaces in the grass area immediately to the north of Northside Elementary School

ACCESSIBLE PARKING SPACES

- 1) Area "A": 2 existing accessible parking spaces to the west of the "Jacket" gym
- 2) Area "A": 1 existing van accessible space to the west of the "Jacket" gym
- 3) Area "B": 1 existing accessible parking space to the south of the Band building
- 4) Area "C": 7 re-striped accessible parking spaces to the north of the high school at new football stadium entry gate.
- 5) Area "D": 16 re-striped accessible parking spaces to the south of the new gymnasium and fieldhouse
- 6) Area "D": 2 re-striped van accessible parking spaces to the south of the new gymnasium and fieldhouse
- 7) Area "D": 5 existing accessible parking spaces to the south of the new gymnasium and fieldhouse
- 8) Area "I": 2 accessible parking spaces at the new DSHS softball stadium
- 9) Area "I": 1 van accessible parking space at the new DSHS softball stadium

24 accessible parking spaces are required for 1,381 parking spaces

33 accessible parking spaces provided

4 van accessible parking spaces are required

4 van accessible parking spaces are provided

Please feel free to contact me if you have any questions or concerns.

Sincerely,



Giuseppe "Joe" Saffiotti, Architect AIA
Coleman Partners Architects LLC



Area "A" - West of Jacket Gym
39 existing parking spaces (including 2 ADA spaces, 1 van accessible space)



Area "C" - North side of High School and West of Main Building



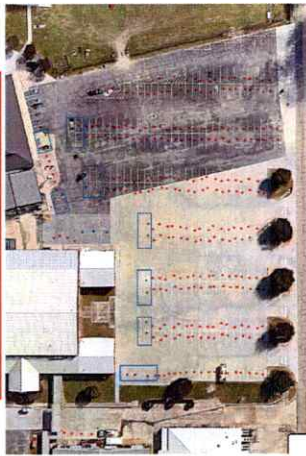
Area "B" - South of Jacket Gym, East of Band Building
49 existing parking spaces (including 1 existing ADA space)

Area "G1" - North of Northside Baptist Church
100 existing parking spaces



Area "G2" - South of Northside Baptist Church
31 existing parking spaces

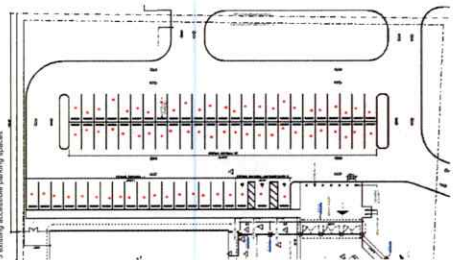
Legend		
Description	Quantity	Unit
✓ Paved Parking	1,121	Count
✓ Existing ADA	9	Count
✓ New ADA	26	Count
✓ Improved Paving	262	Count
Total: 1,380		



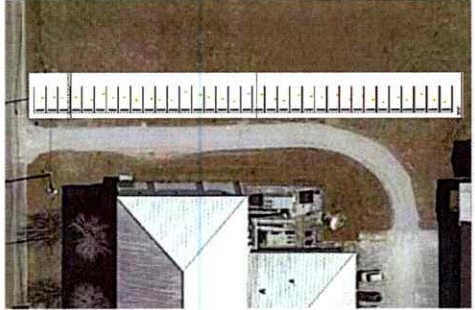
Area "D" - South of Gym and Field house
16 new accessible, 2 van accessible parking spaces after lot is re-graded



Area "H" - Behind DS Freshman High School
3 existing accessible parking spaces



Area "I" - Softball Parking
70 existing parking spaces (including 2 ADA spaces, 1 van accessible space)



Area "J" - West of Baseball Field
30 existing parking spaces



Area "E" - Northside Elementary School - West Parking Lot
32 existing parking spaces



Area "F" - Northside Elementary School - East Parking Lot
4 existing parking spaces



Area "K" - Northside Elementary School - North Parking Lot (Unpaved)
226 existing spaces