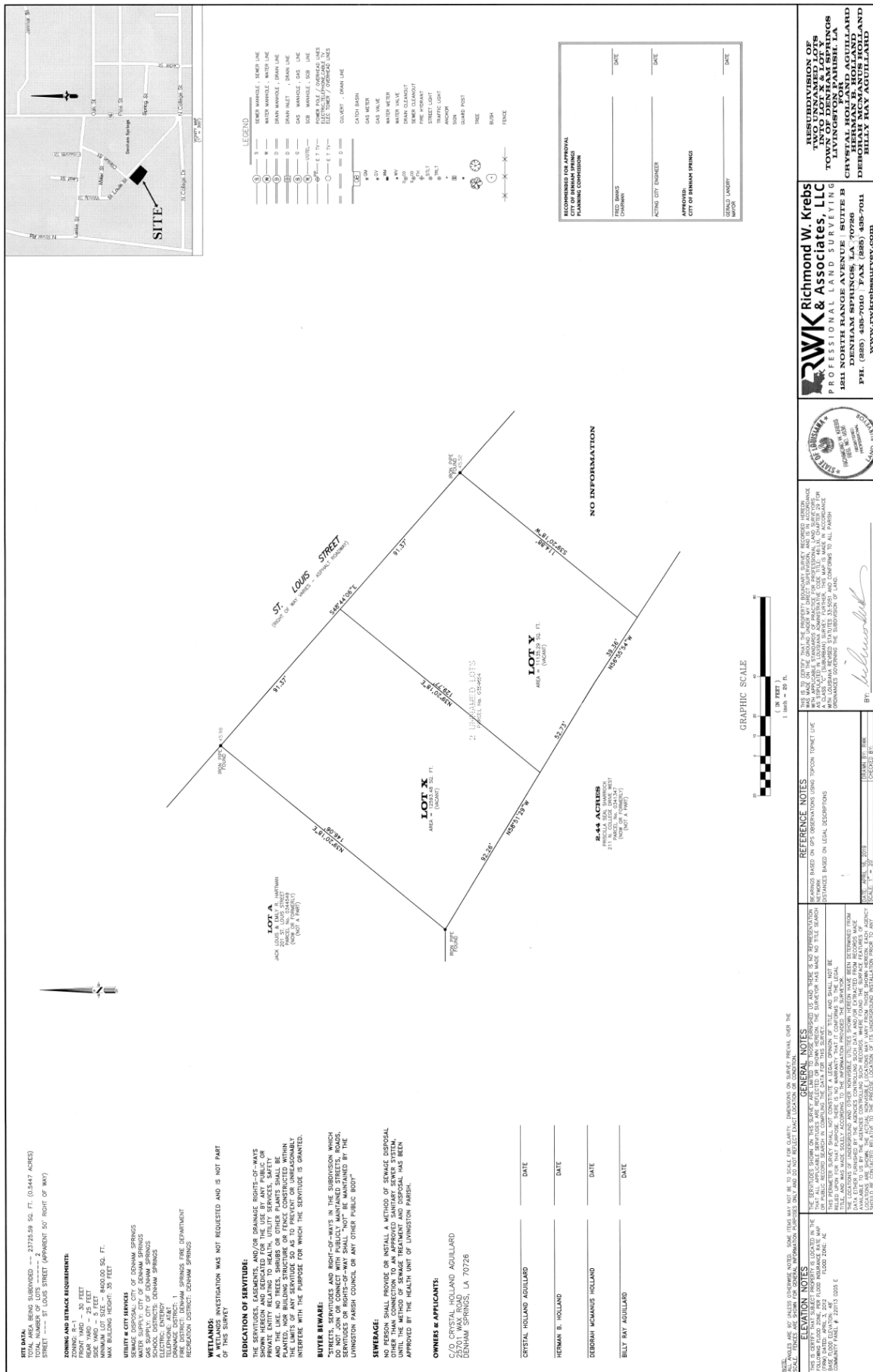
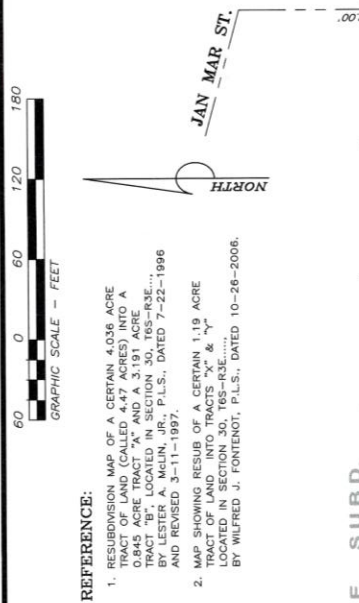


Planning Item #2



Planning Item #3



Recommended for Approval:
City of Denham Springs Planning Commission

City Engineer	Chairman	Date
Gerard Landry, Mayor	Fred Banks	

Approved:
City of Denham Springs

City Engineer	Chairman	Date
Gerard Landry, Mayor	Fred Banks	

BASE BEARING: * N 89°55'00"E (REF. #1)
FLOOD ZONE: "A" BASE FLOOD ELEVATION: 48.0
F.E.M.A. F.I.R.M. PANEL NO. 22016 0209 E DATE: 4/03/12

1. RESUBDIVISION MAP OF A CERTAIN 4.036 ACRE TRACT OF LAND (CALLED 4.47 ACRES) INTO A 0.845 ACRE TRACT "A" AND A 3.191 ACRE TRACT "B-1" AND A 3.191 ACRE TRACT "B-1-B" BY LESTER A. MCILIN, JR. P.L.S., DATED 7-22-1996 AND REVISED 3-11-1997.

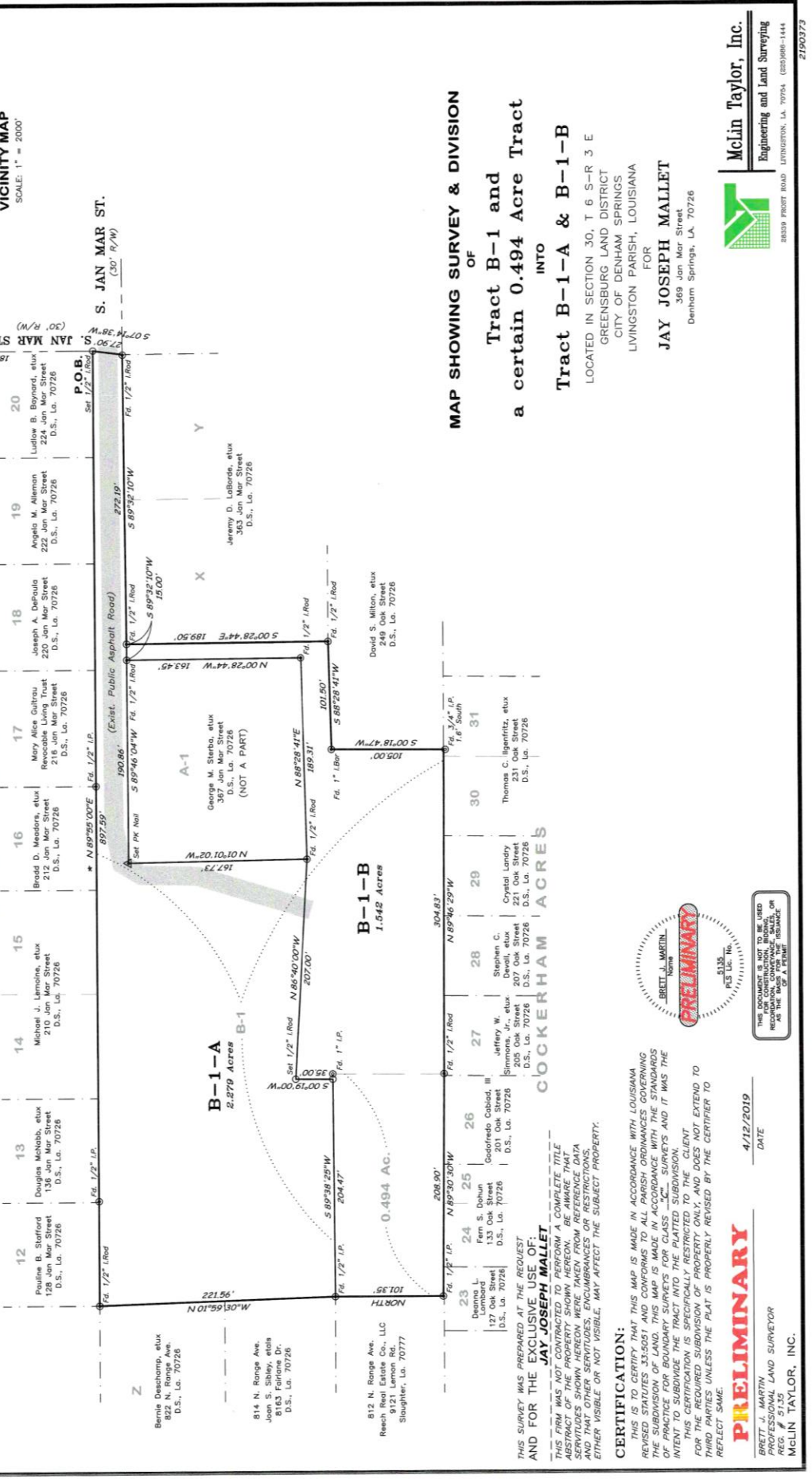
2. MAP SHOWING RESUB OF A CERTAIN 1.19 ACRE TRACT OF LAND INTO TRACTS "X" & "Y" LOCATED IN SECTION 30, T 6 S-R 3 E GREENSBURG LAND DISTRICT LIVINGSTON PARISH, LOUISIANA BY WILFRED J. FONTENOT, P.L.S., DATED 10-26-2006.

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

1. Total No. of Lots: 3,821 Acres
2. Total No. of Lots: 2
3. Sewage Disposal: City of Denham Springs
4. Water Supply: City of Denham Springs
5. School District: Denham Springs
6. School District: Denham Springs
7. Streets: Jan Mar Street (Public Asphalt)
8. Telephone: 418-
9. Drainage District: 1
10. Fire District: 1
11. Police District: Denham Springs
12. Health District: Denham Springs
13. Zoning: R-1

MAP SHOWING SURVEY & DIVISION
OF
Tract B-1 and
a certain 0.494 Acre Tract
INTO
Tract B-1-A & B-1-B
LOCATED IN SECTION 30, T 6 S-R 3 E
GREENSBURG LAND DISTRICT
CITY OF DENHAM SPRINGS
LIVINGSTON PARISH, LOUISIANA
FOR
JAY JOSEPH MALLET
369 Jan Mar Street
Denham Springs, LA 70726

McLin Taylor, Inc.
Engineering and Land Surveying
8839 Frost Road LIVINGSTON, LA 70754 (504) 686-1444



REFERENCE:

1. RESUBDIVISION MAP OF A CERTAIN 4.036 ACRE TRACT OF LAND (CALLED 4.47 ACRES) INTO A 0.845 ACRE TRACT "A" AND A 3.191 ACRE TRACT "B-1" AND A 3.191 ACRE TRACT "B-1-B" BY LESTER A. MCILIN, JR. P.L.S., DATED 7-22-1996 AND REVISED 3-11-1997.

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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. THE SURVEYOR HAS BEEN AWARE OF THE INTENT OF THE SUBDIVISION OF LAND AND HAS BEEN AWARE OF THE DATA AND THAT OTHER SERVICES, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.

THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT THE SURVEYOR HAS BEEN AWARE OF THE DATA AND THAT OTHER SERVICES, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.

THIS SURVEY WAS PREPARED AT THE REQUEST OF JAY JOSEPH MALLET.

AND FOR THE EXCLUSIVE USE OF:

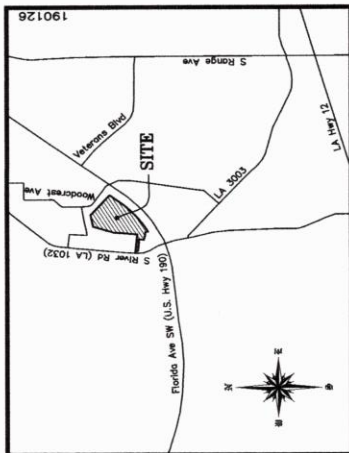
THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT THE SURVEYOR HAS BEEN AWARE OF THE DATA AND THAT OTHER SERVICES, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.

PRELIMINARY

BRETT J. MARTIN
PROFESSIONAL LAND SURVEYOR
JANUARY 1, 2019
MCLIN TAYLOR, INC.

4/12/2019
DATE

Planning & Zoning Item #4



VICINITY MAP
SCALE: 1" = 2000'

P.O.B. NOTE:
COMMENCING AT THE INTERSECTION OF THE WEST MARGIN OF WOODCREST AVENUE AND THE WEST MARGIN OF U.S. HIGHWAY 190, FROM THIS INTERSECTION 220' ON AN WESTERLY DIRECTION TO THE SOUTHEAST CORNER OF LOT 1, THENCE 201.42' ON AN NORTHERLY DIRECTION TO THE POINT OF BEGINNING.

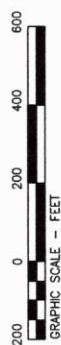
GENERAL NOTES:

TOTAL LOTS: 1
TOTAL ACRES: 18.97 ACRES
ADDRESS: RIVER ROAD OR U.S. HWY 190 (FLORIDA BLVD)

WATER: CITY OF DENHAM SPRINGS
SEWER: CITY OF DENHAM SPRINGS
TELEPHONE: AT & T
ELECTRICITY: ENERGY
SCHOOL DISTRICT: DENHAM SPRINGS
FIRE DISTRICT: DENHAM SPRINGS
CITY OF DENHAM SPRINGS

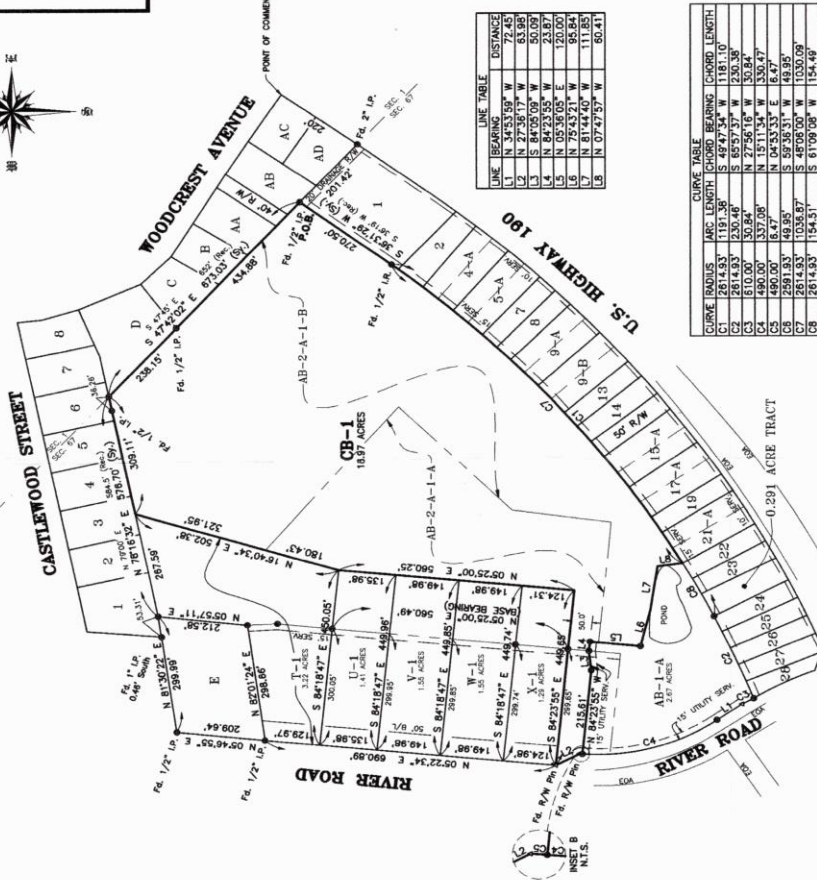
ZONING: R-1, PER CITY PLANNING COMMISSION
BUILDING SETBACKS PER ZONING DISTRICT:
FRONT: 30'
SIDE: 5'-15' Aggregate
REAR: 25'

THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT SERVICES SHOWN HEREON WERE TAKEN FROM REFERENCE DATA AND ARE NOT GUARANTEED. THE FIRM DOES NOT WARRANT, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.



LEGEND

- Found Iron
- Set 1/2" LR
- Fd. Right-of-Way Mon.
- Fd. Right-of-Way Pin
- Edge of Asphalt



LINE	BEARING	ARC LENGTH	CHORD BEARING	CHORD LENGTH
1	N 34°53'09" W	72.45'	S 44°47'54" W	118.10'
2	N 34°53'09" W	72.45'	S 44°47'54" W	118.10'
3	N 34°53'09" W	72.45'	S 44°47'54" W	118.10'
4	N 34°53'09" W	72.45'	S 44°47'54" W	118.10'
5	N 34°53'09" W	72.45'	S 44°47'54" W	118.10'
6	N 34°53'09" W	72.45'	S 44°47'54" W	118.10'
7	N 34°53'09" W	72.45'	S 44°47'54" W	118.10'
8	N 34°53'09" W	72.45'	S 44°47'54" W	118.10'
9	N 34°53'09" W	72.45'	S 44°47'54" W	118.10'
10	N 34°53'09" W	72.45'	S 44°47'54" W	118.10'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2614.53'	119.18'	S 44°47'54" W	118.10'
C2	2614.53'	230.36'	S 44°47'54" W	230.36'
C3	510.00'	30.84'	N 27°55'16" W	30.84'
C4	480.00'	8.47'	N 04°53'33" E	8.47'
C5	2591.33'	48.95'	S 52°35'31" W	48.95'
C6	2614.53'	1035.87'	S 46°09'00" W	1030.09'
C7	2614.53'	154.51'	S 81°09'08" W	154.49'

MAP SHOWING SURVEY & CONSOLIDATION

OF
Tract AB-2-A-1-A & AB-2-A-1-B
Formerly a Portion of the Raymond
Bennett, et al Property

INTO
Tract CB-1

LOCATED IN SECTION 67, T7S-R2E
GREENSBURG LAND DISTRICT
CITY OF DENHAM SPRINGS
LIVINGSTON PARISH, LOUISIANA

FOR
CLIFTON BROWN

BASE BEARING: N 05°25'00" E (REF. #1)
FLOOD ZONE: "AC" BASE FLOOD ELEVATION: 44.5'
F.E.M.A. F.I.R.M. PANEL NO. 22013 0205 E DATE: 4/3/12

REFERENCE:

1. RIVER ROAD ESTATES FIRST PLING A PORTION OF THE RAYMOND B. BENNETT, ET AL SURVEY, DATED 2/20/1978. RECORDED AS MAP ENTRY #138490 ON 3/14/1978.
2. RIGHT OF WAY MAP STATE PROJECT NO. 832-22-0021 F.A.P. NO. 3206(506) REALIGNMENT OF LA 1032 (RIVER ROAD), BY BILLY D. CROW, P.L.S., DATED 1/9/2007.
3. FINAL PLAT OF ONE-NINETY COMMERCIAL PARK, BY ALEX THERIOT JR., R.L.S., DATED 7/25/1977, REVISED THRU 11/14/1977.
4. MAP OF HIGHLAND PARK, BY C.M. MOORE, REG. C.E. & SURVEYOR, DATED 3/31/1954.
5. MAP OF WOODCREST, BY C.M. MOORE, REG. C.E. & SURVEYOR, DATED 5/27/1954.
6. MAP SHOWING SUBDIVISION OF LOT A IN WOODCREST SUBDIVISION, BY C.M. MOORE, REG. C.E. & SURVEYOR, DATED 1/31/1955.
7. MAP SHOWING SURVEY & DIVISION OF THE REMAINDER OF TRACTS A & B AND THE REMAINDER OF TRACT Y INTO TRACTS AB-1 & AB-2, BY F. DEWITT LADNER, P.L.S., DATED 10/21/15.
8. TRACTS AB-1 & AB-2-A. FORMERLY A PORTION OF THE RAYMOND BENNETT, ET AL PROPERTY INTO TRACTS AB-1-A & AB-2-A-1, BY F. DEWITT LADNER, P.L.S., DATED 3/15/17. RECORDED AS INSTRUMENT #000956.
9. MAP SHOWING SURVEY & DIVISION OF TRACT AB-2-A-1 FORMERLY A PORTION OF THE RAYMOND BENNETT, ET AL PROPERTY INTO TRACTS AB-2-A-1-A & AB-2-A-1-B, BY F. DEWITT LADNER, P.L.S., DATED 5/22/17.

DEDICATION:

THE STREET, HIGHWAY OR WAY AND SERVICES SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC, IF NOT OTHERWISE DESCRIBED AS PRIVATE, FOR THE PURPOSE OF THE DEDICATION AND FOR THE PURPOSE OF THE PROPER PURPOSE FOR THE DEDICATION.

Clifton Brown 5/13/19
CLIFTON BROWN OWNER

RECOMMENDED FOR APPROVAL:

CITY OF DENHAM SPRINGS

CITY ENGINEER DATE

PLANNING COMMISSION CHAIRMAN DATE

APPROVED:

CITY OF DENHAM SPRINGS

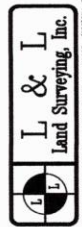
GERARD LADNER, MAYOR DATE

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 MINIMUM STANDARDS FOR BOUNDARY SURVEYS FOR CLASS "C" SURVEYS AND IT WAS THE INTENT TO SUBMIT THE TRACT INTO THE PLATTED SUBDIVISION.

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

F. Dewitt Ladner 4/18/19
F. DEWITT LADNER
PROFESSIONAL LAND SURVEYOR
REG. #4983



Zoning Item #2

J:\OFFICES\519\5190162\SURVEY\REZONE MAP.DWG

ALVIN FAIRBURN, JR. P.E.
DATE: APRIL 25, 2019
FILE: "WESLEY KERSTENS - REZONE..."

Alvin Fairburn, Jr.

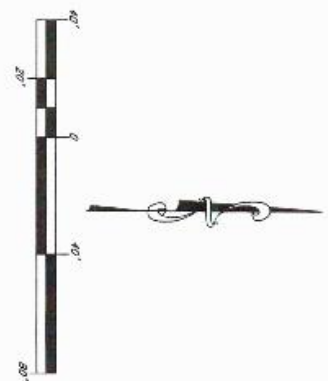


N/A	N/A	N/A	CE	CA	MR
FR	PLS	PC	CLC	ENC	ENC



ALVIN FAIRBURN & ASSOCIATES, LLC.
CONSULTING ENGINEERS - ARCHITECTS
LAND SURVEYORS - DESIGNERS
LAND DEVELOPMENT CONSULTANTS
1809 DEL ESTE AVENUE
DENHAM SPRINGS, LOUISIANA 70727-1173 (225) 885-1616
JOB NO. 5790162-41

REZONING OF
LOTS 9, 11, & 13
OF MILEY'S SUBDIVISION
FROM ZONE C-2 TO R-1
LOCATED IN SECTION 59, T8S, R2E, G.L.D.,
CITY OF DENHAM SPRINGS,
LIVINGSTON PARISH, LOUISIANA
FOR
WESLEY KERSTENS

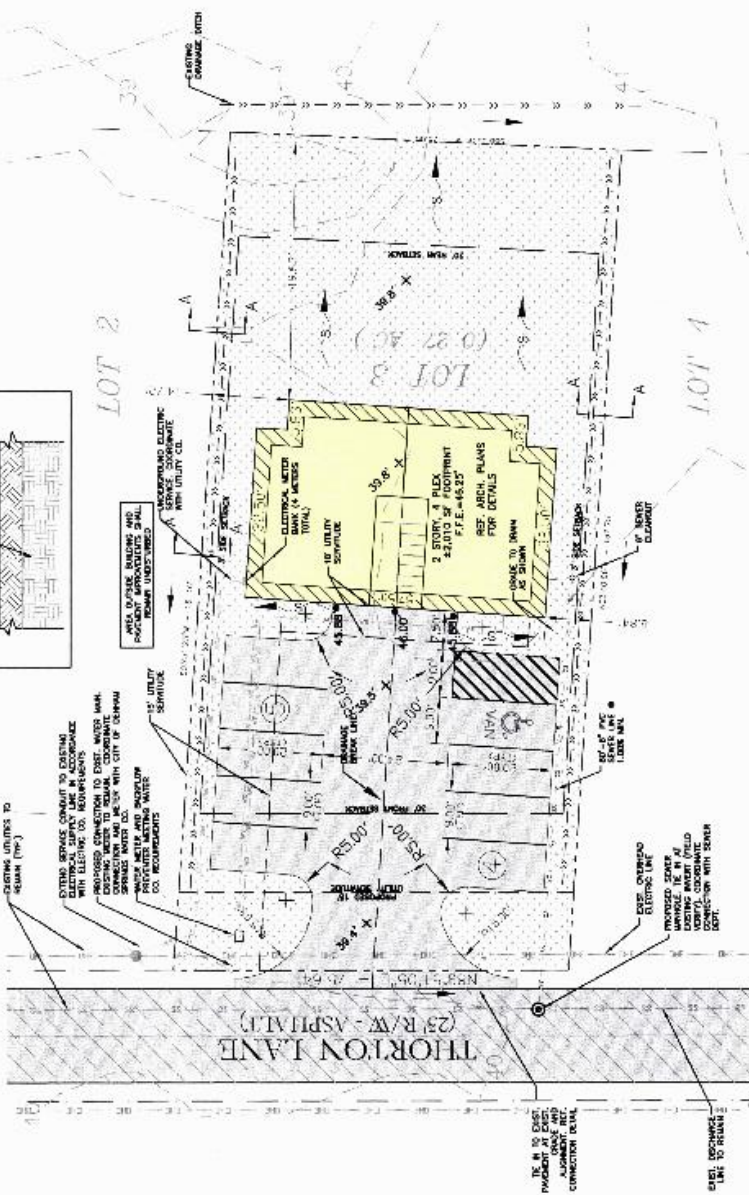


E.O.O. CERTIFICATION:
According to F.L.R.V. Community Parcel No. 2231-6
& Map No. 2206350205 E, effective date 4-3-12,
this property falls in land zone "M".

REFERENCE:
1. Map of Miley's Subdivision, dated 11-27-1943, by C.M. Moore, C.E., P.E.
2. Map of Miley's Subdivision, dated 11-27-1943, by C.M. Moore, C.E., P.E.

- LEGEND:**
1. The original drawing of this work is the property of the engineer & surveyor. All reproduction of this work is by permission of the engineer & surveyor. All reproduction is by permission of the engineer & surveyor. All reproduction is by permission of the engineer & surveyor.
 2. The engineer & surveyor is not responsible for actions or omissions based upon observed drawings for which this firm was not specifically consulted.
 3. The engineer & surveyor is not responsible for actions or omissions based upon observed drawings for which this firm was not specifically consulted.
 4. The engineer & surveyor is not responsible for actions or omissions based upon observed drawings for which this firm was not specifically consulted.
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 9. The engineer & surveyor is not responsible for actions or omissions based upon observed drawings for which this firm was not specifically consulted.
 10. The engineer & surveyor is not responsible for actions or omissions based upon observed drawings for which this firm was not specifically consulted.

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.



FLORIDA BLVD.

Asking for a 14 ft variance across the front because of cliff across the back of the property

Asking for a 14 ft variance
across the front because of
cliff across the back of the
property