

NOTICE OF PUBLIC MEETING
Posted August 12, 2021

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

DATE: August 17, 2021
TIME: 6:30 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.	Take action on the Resubdivision of a 23.66-acre Tract into Lots 1-70 and Tract X located in Sec 48, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-798). Requested by Highroad Development Group, LLC [Meadowbrook Subdivision off of Hatchell Ln]	

CJ Dunnaway, Planning & Zoning Clerk
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.



VICINITY MAP
SCALE: 1"=2000'

OWNER'S CERTIFICATION:
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE PROPERTY SHOWN HEREON AND TRACT B AS DESIGNATED BELOW.

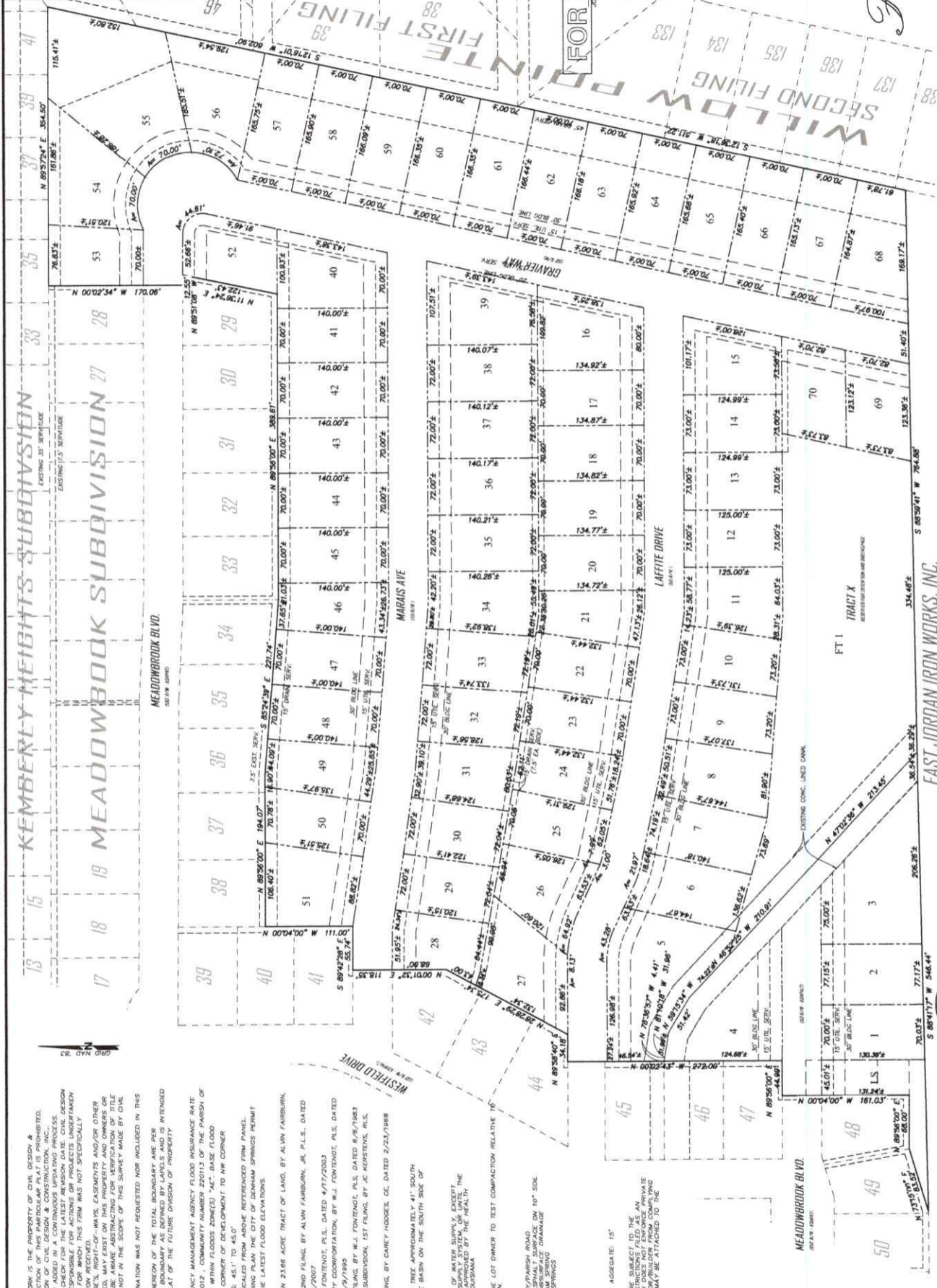
COMMON AREAS/DETENTION POND DEDICATION:
AREAS DESIGNATED AS "PRIVATE DETENTION BASIN SERVICE" SHALL BE COMMON AREAS. THE COMMON AREAS SHALL BE OWNED BY THE HOMEOWNERS ASSOCIATION AS PER THE RECORDED DEED RESTRICTIONS. THE LIVINGSTON HOMEOWNERS ASSOCIATION SHALL HAVE NO RESPONSIBILITY FOR MAINTENANCE THEREOF.

PUBLIC DEDICATION:
THE STREETS, RIGHT OF WAYS & SERVICES SHOWN HEREON, ARE HEREBY DEDICATED TO THE PUBLIC. THE DEDICATION IS SUBJECT TO THE PROPER PAVING, UTILITIES AND OTHER NECESSARY WORK. ALL AREAS SHOWN AS "PRIVATE DETENTION BASIN SERVICE" SHALL BE COMMON AREAS. THE COMMON AREAS SHALL BE OWNED BY THE HOMEOWNERS ASSOCIATION AS PER THE RECORDED DEED RESTRICTIONS. THE LIVINGSTON HOMEOWNERS ASSOCIATION SHALL HAVE NO RESPONSIBILITY FOR MAINTENANCE THEREOF.

SEWER DISPOSAL:
NO PERSON SHALL PROVIDE A METHOD OF SEWER DISPOSAL FOR ANY LOT OR LOTS UNLESS AN APPROVED SANITARY SEWER SYSTEM, AS APPROVED BY THE HEALTH UNIT OF LIVINGSTON PARISH HAS BEEN INSTALLED. THE METHOD OF SEWER TREATMENT AND DISPOSAL SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.

FOR REVIEW ONLY
DATE: _____

PRELIMINARY PLAT OF
Jenchtowne
AT
MEADOWBROOK
ARRESIDENTIAL DEVELOPMENT
LOCATED IN SECTIONS 48, T&S-R-EE, G.L.D.,
CITY OF DENHAM SPRINGS
LIVINGSTON PARISH, LOUISIANA
FOR
HIGHROADS DEVELOPMENT GROUP, LLC
9409 JALAN HPPY, SUITE 239
BATON ROUGE, LA 70806



FOR REVIEW ONLY
DATE: _____

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GENERAL NOTES:

1. DRAWINGS OF THIS WORK IS THE PROPERTY OF CIVIL DESIGN & CONSTRUCTION, INC. THE REPRODUCTION OF THIS PARTICULAR PLAT IS PROHIBITED EXCEPT BY THE WRITTEN PERMISSION OF CIVIL DESIGN & CONSTRUCTION, INC. ADDITIONAL INFORMATION IS OBTAINED IN A CONTINUOUS UPDATING PROCESS. CIVIL DESIGN & CONSTRUCTION, INC. IS NOT RESPONSIBLE FOR ACTIONS OR PROJECTS UNRELATED TO THIS PROJECT.
2. BASED UPON BROUETTE DRAWINGS FOR WHICH THIS FIRM WAS NOT SPECIFICALLY CONSULTED, CIVIL DESIGN & CONSTRUCTION, INC. HAS ASSUMED THAT THE PROPERTY IS FREE OF BURDENS OTHER THAN THOSE NOTED, MAY EXIST ON THIS PROPERTY AND OWNERS OR POTENTIAL BUYERS SHOULD ALSO BE AWARE ABSTRACTING FOR VERIFICATION OF TITLE RECORDS AND RECORDS NOT IN THE SCOPE OF THIS SURVEY MADE BY CIVIL DESIGN & CONSTRUCTION, INC.
3. WETLAND DELINEATION OR DETERMINATION WAS NOT REQUESTED NOR INCLUDED IN THIS SURVEY.
4. SURVEY AND DISTANCE SHOWN HEREON OF THE TOTAL BOUNDARY ARE PER THE REFERENCE MAP - THIS IS NOT A BOUNDARY AS DEFINED BY LAPELS AND IS INTENDED TO BE A CONCEPT/PRELIMINARY PLAT OF THE FUTURE DIVISION OF PROPERTY ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 22063C0202E, DATE APRIL 3, 2012. (DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT, 481 TO 44.0' FROM SE CORNER OF DEVELOPMENT TO NW CORNER OF DEVELOPMENT).
5. PROPOSED FINISH FLOOR ELEVATIONS: 45.1' TO 45.0'.
6. FLOOD ZONES SHOWN HEREON ARE SCALED FROM ABOVE REFERENCED FIRM PANEL. BEFORE PROCEEDING WITH ANY BUILDING PLAN THE CITY OF DENHAM SPRINGS PERMIT OFFICE SHALL BE CONTACTED FOR THE LATEST FLOOD ELEVATIONS.

REFERENCED DOCUMENTS:

1. MAP SHOWING SURVEY OF A CERTAIN 24.66 ACRE TRACT OF LAND, BY ALVIN FAUBURN, JR., P.L.S. PLAT OF WILLOW POINTE, 2ND FILING, BY W.J. FONTENOT, P.L.S., DATED 6/19/2007 AND LAST REVISED 8/28/2007.
2. SURVEY MAP OF VALCAN FOUNDARY CORPORATION, BY W.J. FONTENOT, P.L.S., DATED MAY 19, 1995, AND LAST REVISED 8/3/1995.
3. SURVEY MAP OF RHEIT PLACE, 1ST FILING, BY W.J. FONTENOT, P.L.S., DATED 6/8/1983.
4. SURVEY MAP OF KEMBERLY HEIGHTS SUBDIVISION, 1ST FILING, BY J.C. KERSTENS, P.L.S., DATED 3/21/1978.
5. MEADOWBROOK SUBDIVISION, 1ST FILING, BY CAREY HODGES, CE, DATED 2/22/1988.

BENCHMARK:

RAILROAD SPIKE IN 24" OAK TREE APPROXIMATELY 41' SOUTH OF INTERSECTION OF THE SOUTH SIDE OF WESTHED DRIVE AND MARAIS AVENUE, LOCATED ON LOT 11.

WATER SUPPLY:

PROVIDE A METHOD OF WATER SUPPLY, EXCEPT CONNECTION TO AN APPROVED WATER SUPPLY SYSTEM, OR LAITEL THE DEPARTMENT OF HEALTH OF LIVINGSTON PARISH, LOUISIANA.

FILL NOTE:

THE RESPONSIBILITY OF THE LOT OWNER TO TEST COMPACTION RELATIVE TO BEING CONSTRUCTION.

SITE DATA:

1. AREA: 24.66 AC
2. STREETS: A) EXISTING ASPHALT CITY/PARISH ROAD B) CEMENT BASE WITH SUBSURFACE DRAINAGE
3. WATER SUPPLY: CITY OF DENHAM SPRINGS
4. GAS: CITY OF DENHAM SPRINGS
5. TELEPHONE: AT&T
6. COUNCIL DISTRICT: 1
7. ZONING: R-1
8. DISTRICT: 3
9. BUILDING SETBACKS: MINIMUM 5' - ADDED: 15'
10. REAR: 25'
11. DEED RESTRICTIONS: ALL LOTS ARE SUBJECT TO THE AN ADVANCED HERETO LIVINGSTON PARISH DOES NOT ENFORCE PRIVATE PROPERTY WITH ANY SUB-RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.

CERTIFICATION:

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS MADE IN ACCORDANCE WITH LOUISIANA REVISION OF LAW 489, APRIL 11, 2007, AND ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THE UNDERSIGNED HAS BEEN TRAINED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING IN LOUISIANA AND IT WAS THE INTENT TO SUBDIVIDE THE TRACT OF LAND SHOWN HEREON. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE SURVEY HEREON. FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY. ANY OTHER USES OR ACTIONS UNLESS THE PLAT IS PROPERLY REVISED.

PRELIMINARY

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

MADE AND DATED: MAY 15, 2021
DATE: _____

LOUISIANA PROFESSIONAL LAND SURVEYOR #0240

EAST JORDAN IRON WORKS, INC.
CITY OF DENHAM SPRINGS APPROVAL:
PRELIMINARY PLAT APPROVED
CONSTRUCTION PLANS DRAINAGE IMPACT STUDY: N/A

FOR REVIEW ONLY
DATE: _____

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CIVIL DESIGN & CONSTRUCTION, INC.