

NOTICE OF PUBLIC MEETING
Posted November 30, 2021

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

DATE: December 13, 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 November 8, 2021 as sent to each member.	
2.	Hold a Public Hearing to consider the Resubdivision of a 0.85-acre tract and a 9.84-acre tract into Tracts LG & H-1 located in Sec 25, T6S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-802). Requested by Densyl & Theresa LeGroue and Terrell & Sue Howes [1321 N. River Rd]	

ZONING COMMISSION

#	TOPICS	NOTES
1.	Approve the minutes of the previous meeting of November 8, 2021, as sent to each member.	
2.	Hold a Public Hearing on a request for a minimum site acreage variance from 25 acres to 5 acres and a minimum setback variance from 150 ft. to 35 ft. for the proposed Baseball Complex located in Sec 30, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (V-1016). Requested by Livingston Parish School Board. [200 Yellow Jacket Blvd]	
3.	Hold a Public Hearing on a request for a minimum site acreage variance from 25 acres to 4 acres for the proposed Softball Complex located in Sec 30, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (V-1017). Requested by Livingston Parish School Board. [1200 Robbie St]	
4.	Hold a Public Hearing on a request for a minimum site acreage variance from 25 acres to 4 acres, a minimum setback variance from 150 ft. to 100 ft. and a fence setback variance from 20 ft. to 6 ft. for the existing Football Complex located in Sec 30, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (V-1018). Requested by Livingston Parish School Board. [1000 N. Range Ave]	
5.	Authorize a Public Hearing on a Special Use Permit request for a Baseball Complex located in Sec 30, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (SUP-109-21). Requested by Livingston Parish School Board. [200 Yellow Jacket Blvd]	
6.	Authorize a Public Hearing on a Special Use Permit request for a Softball Complex located in Sec 30, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana SUP-110-21). Requested by Livingston Parish School Board. [1200 Robbie St]	

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.

SITE DATA:
 TOTAL AREA BEING SUBDIVIDED --- 465,832.81 SQ. FT. (10.6940 ACRES)
 TOTAL NUMBER OF LOTS ----- 2
 STREET ---- NORTH RIVER ROAD (LA HIGHWAY 1032) (RIGHT OF WAY VARIES)

ZONING AND SETBACK REQUIREMENTS:
 ZONING: R-1 - SINGLE FAMILY RESIDENTIAL (AREA OF EXISTING STRUCTURES)
 ZONING: R-3 - SINGLE FAMILY RESIDENTIAL (AREA WEST PORTION, CURRENTLY UNIMPROVED)
 FRONT YARD - R-1: 30 FEET; R-3: 20 FEET
 REAR YARD - R-1: 25 FEET; R-3: 20 FEET
 SIDE YARD - R-1: 5 FEET AGGREGATE SIDE 15 FEET; R-3: 3 FEET AGGREGATE SIDE 10'
 MINIMUM LOT SIZE - R-1 8400.00 SQ. FT. (MIN WIDTH 70'; MIN LENGTH 120')
 MINIMUM LOT SIZE - R-3 7200.00 SQ. FT. (MIN WIDTH 60'; MIN LENGTH 120')
 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: DENHAM SPRINGS
 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"

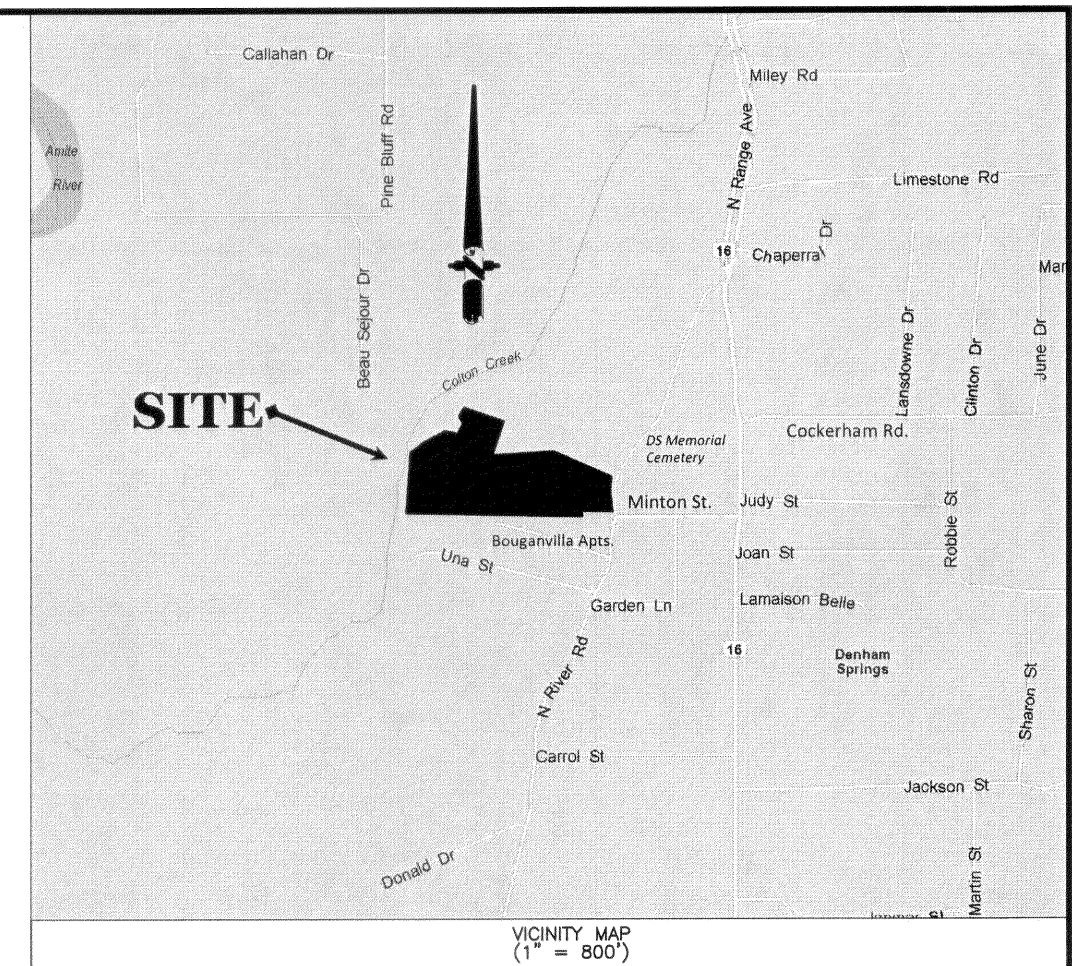
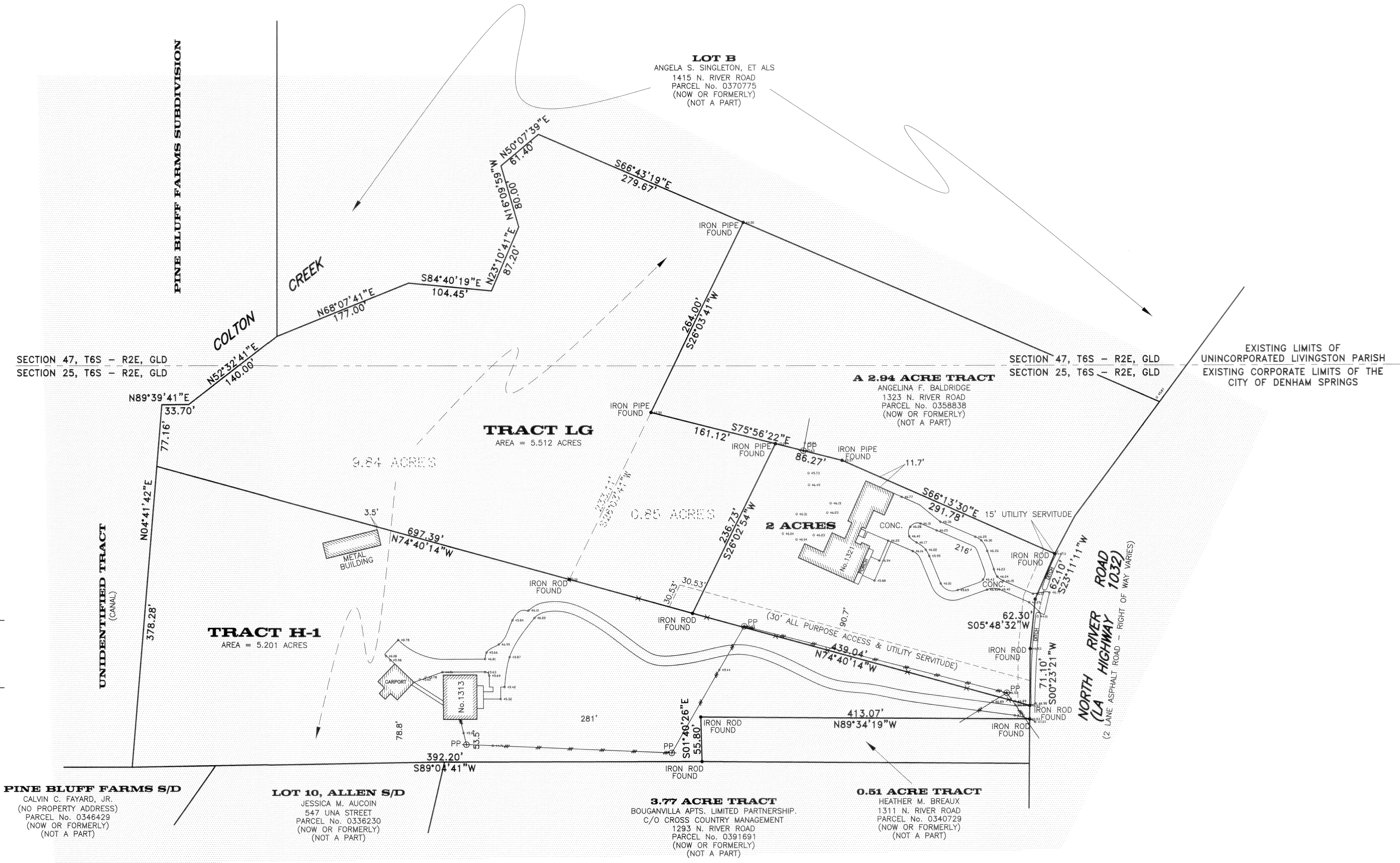
SEWERAGE:
 NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL OTHER THAN CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF LIVINGSTON PARISH.

OWNERS & APPLICANTS: (0.85 ACRE TRACT & 2.0 ACRE TRACT)
 DENSYL A. LAGROUE & TERESSA WALKER LAGROUE
 1321 N. RIVER ROAD
 DENHAM SPRINGS, LA 70726

_____	DATE
DENSYL A. LAGROUE	
_____	DATE
TERESSA WALKER LAGROUE	

OWNERS & APPLICANTS: (9.84 ACRE TRACT)
 TERRELL E. HOWES & SUE S. HOWES
 1313 N. RIVER ROAD
 DENHAM SPRINGS, LA 70726

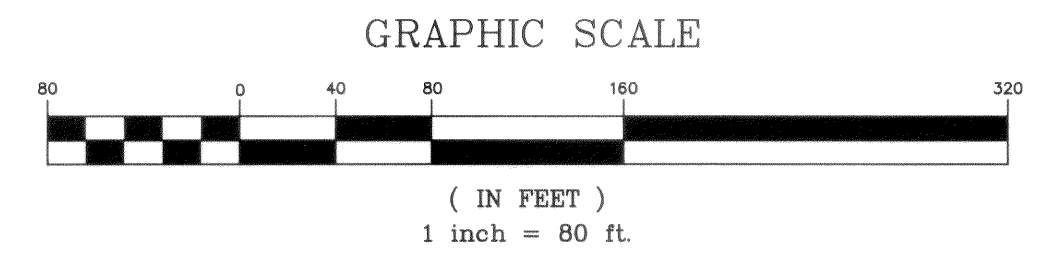
_____	DATE
TERRELL E. HOWES	
_____	DATE
SUE S. HOWES	



- LEGEND**
- S --- S --- SEWER MANHOLE, SEWER LINE
 - W --- W --- WATER MANHOLE, WATER LINE
 - D --- D --- DRAIN MANHOLE, DRAIN LINE
 - D --- D --- DRAIN INLET, DRAIN LINE
 - G --- G --- GAS MANHOLE, GAS LINE
 - U --- U --- UTILITY MANHOLE, UTILITY LINE
 - E T V --- E T V --- POWER POLE / OVERHEAD LINES
 - E T V --- E T V --- ELECTRIC TELEPHONE, CABLE TV
 - E T V --- E T V --- ELEC TOWER / OVERHEAD LINES
 - D --- D --- CULVERT, DRAIN LINE
 - CB --- CATCH BASIN
 - GM --- GAS METER
 - GV --- GAS VALVE
 - WM --- WATER METER
 - WV --- WATER VALVE
 - DC --- DRAIN CLEANOUT
 - SC --- SEWER CLEANOUT
 - FH --- FIRE HYDRANT
 - STLT --- STREET LIGHT
 - TRLT --- TRAFFIC LIGHT
 - AN --- ANCHOR
 - SI --- SIGN
 - GP --- GUARD POST
 - T --- TREE
 - B --- BUSH
 - F --- FENCE
 - FZ --- FLOOD ZONE "AE"

RECOMMENDED FOR APPROVAL
 CITY OF DENHAM SPRINGS
 PLANNING COMMISSION

_____	DATE
FRED BANKS CHAIRMAN	
_____	DATE
ACTING CITY ENGINEER	
APPROVED:	
CITY OF DENHAM SPRINGS	
_____	DATE
GERALD LANDRY MAYOR	



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 TO 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: 49.0'
 COMMUNITY PANEL #: 220113 0115 E

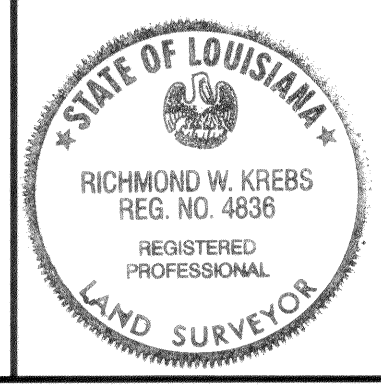
GENERAL NOTES
 THE SERVITUDES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.
 THIS PERIMETER SURVEY 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 SURVEY PLAT BY ALVIN FAIRBURN & ASSOCIATES, DATED: MARCH 26, 1984; SURVEY PLAT BY LOUIS L. HIGGINBOTHAM, DATED MARCH 9, 1987; SURVEY PLAT BY LOUIS L. HIGGINBOTHAM, DATED: MARCH 30, 1987.

DATE: OCTOBER 22, 2021	DRAWN BY: RWK
SCALE: 1" = 80'	CHECKED BY:
JOB #: 210855	

THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE: 46:IX, CHAPTER 29 FOR A CLASS "C" (SUBURBAN) SURVEY. FURTHER, THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

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

RESUBDIVISION OF A 0.85 ACRE TRACT & A 9.84 ACRE TRACT INTO TRACT LG & TRACT H-1 SECTION 25, T6S - R2E, GLD CITY OF DENHAM SPRINGS LIVINGSTON PARISH, LA FOR DENSYL A. & TERESSA W. LAGROUE AND TERRELL E. & SUE S. HOWES

099123 - A1 PAINT, RE: SPECIFICATIONS. COLOR TO BE SELECTED FROM THE MANUFACTURER'S FULL RANGE.
116600 - B2 12X12X24' OUTDOOR BULL PEN.

116843 - A1 NEW 8'-0" HIGH X 24'-0" WIDE X 8" DEEP SOFTBALL SCOREBOARD 12'-0" ABOVE GRADE WITH TRUSS ABOVE FOR SCHOOL LOGO AND NAME.
133416 - A1 TEN ROW ANGLE FRAME BLEACHERS. CONTRACTOR MAY RELOCATE EXISTING FOOTBALL FIELD BLEACHERS OR PROVIDE NEW.

133416 - A2 TEN ROW ANGLE FRAME BLEACHERS WITH ADA ACCESSIBLE SEATING (2). CONTRACTOR MAY RELOCATE EXISTING FOOTBALL FIELD BLEACHERS OR PROVIDE NEW.
133416 - A3 ANGLE FRAME 4' - 0" ACCESS AISLE. CONTRACTOR MAY RELOCATE EXISTING FOOTBALL FIELD BLEACHERS OR PROVIDE NEW.
133416 - B1 5 ROW RAISED STADIUM SEATING - 70 SEATS

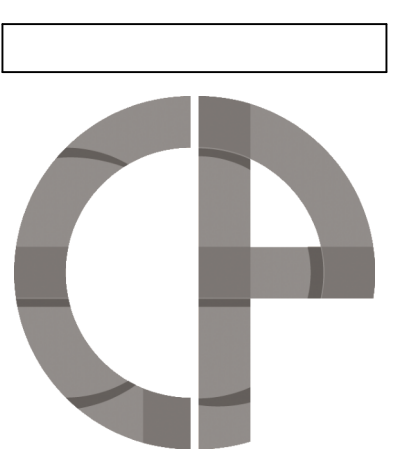
133416 - C1 PREFABRICATED METAL ELEVATED WALKWAY WITH CODE COMPLIANT GUARD RAILS. 30" AFF. 6' - 2" WIDE.
133416 - C2 PREFABRICATED METAL ACCESSIBILITY RAMP WITH CODE COMPLIANT GUARD AND HAND RAILS.
133416 - C3 PREFABRICATED METAL ACCESS STAIR WITH SIX 6" RISERS AND CODE COMPLIANT GUARDHANDRAILS.
323101 - A1 7' - 0" METAL ORNAMENTAL FENCE.

323113 - A1 NEW 8' - 0" HIGH VINYL COATED CHAIN LINK FENCING AND POSTS.
323113 - B1 NEW VINYL COATED PEDESTRIAN GATE WITH LATCH. RE: CIVIL.
323113 - B2 NEW VINYL COATED DUAL LEAF VEHICLE ACCESS GATE WITH LATCH. RE: CIVIL.
NOTE 01 - 07 FLAG POLE RE: STRUCTURAL.
NOTE 02 - 03 CONCRETE SIDEWALK RE: CIVIL.
NOTE 02 - 04 CONCRETE WHEEL STOP. RE: CIVIL.
NOTE 02 - 05 CONCRETE PAVING RE: CIVIL.
NOTE 02 - 06 BOLLARD. RE: CIVIL.

NOTE 02 - 07 TRASH RECEPTACLE. RE: CIVIL.
NOTE 02 - 08 BACK STOP NETTING SUPPORT POLE. RE: CIVIL.
NOTE 02 - 16 BENCH. RE: CIVIL.
NOTE 02 - 17 GATE. RE: CIVIL.
NOTE 02 - 18 HANDICAPPED PARKING SIGN. RE: CIVIL.
NOTE 15 - 13 NEW HOSE BIB. RE: PLUMBING.
NOTE 16 - 03 LIGHT POLE WITH LED LUMINAIRES. RE: ELECTRICAL.

AS/003	11/08/21
AS/003	10/07/21
AS/003	08/04/21
ADDENDUM 02	07/29/21
ADDENDUM 01	07/29/21

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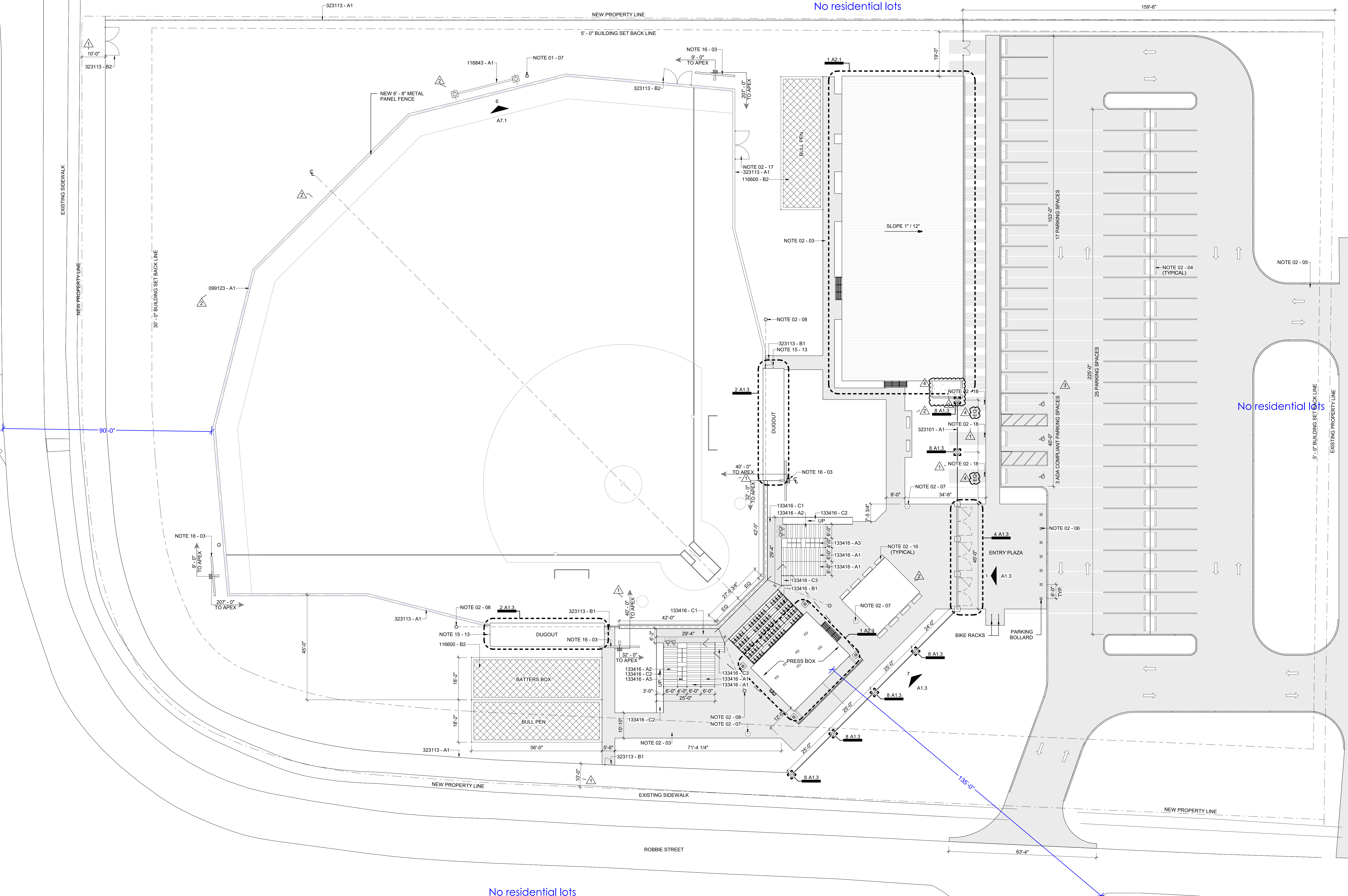
MEP ENGINEER
ADG ENGINEERING
3071 TEDDY DRIVE
BATON ROUGE, LA 70809
tel: 225.293.9474

DENHAM SPRINGS HIGH - SOFTBALL AND BASEBALL ATHLETIC IMPROVEMENTS
DENHAM SPRINGS, LOUISIANA

Project Number: 21003
Date: 2021-07-06
Project Architect: JBS

SOFTBALL SITE PLAN

A1.1



1 SOFTBALL SITE PLAN
1/16" = 1'-0"

11/08/2021 11:41:21 AM

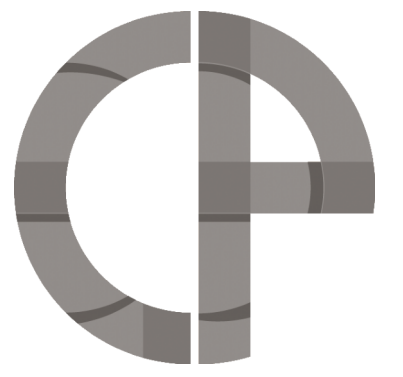
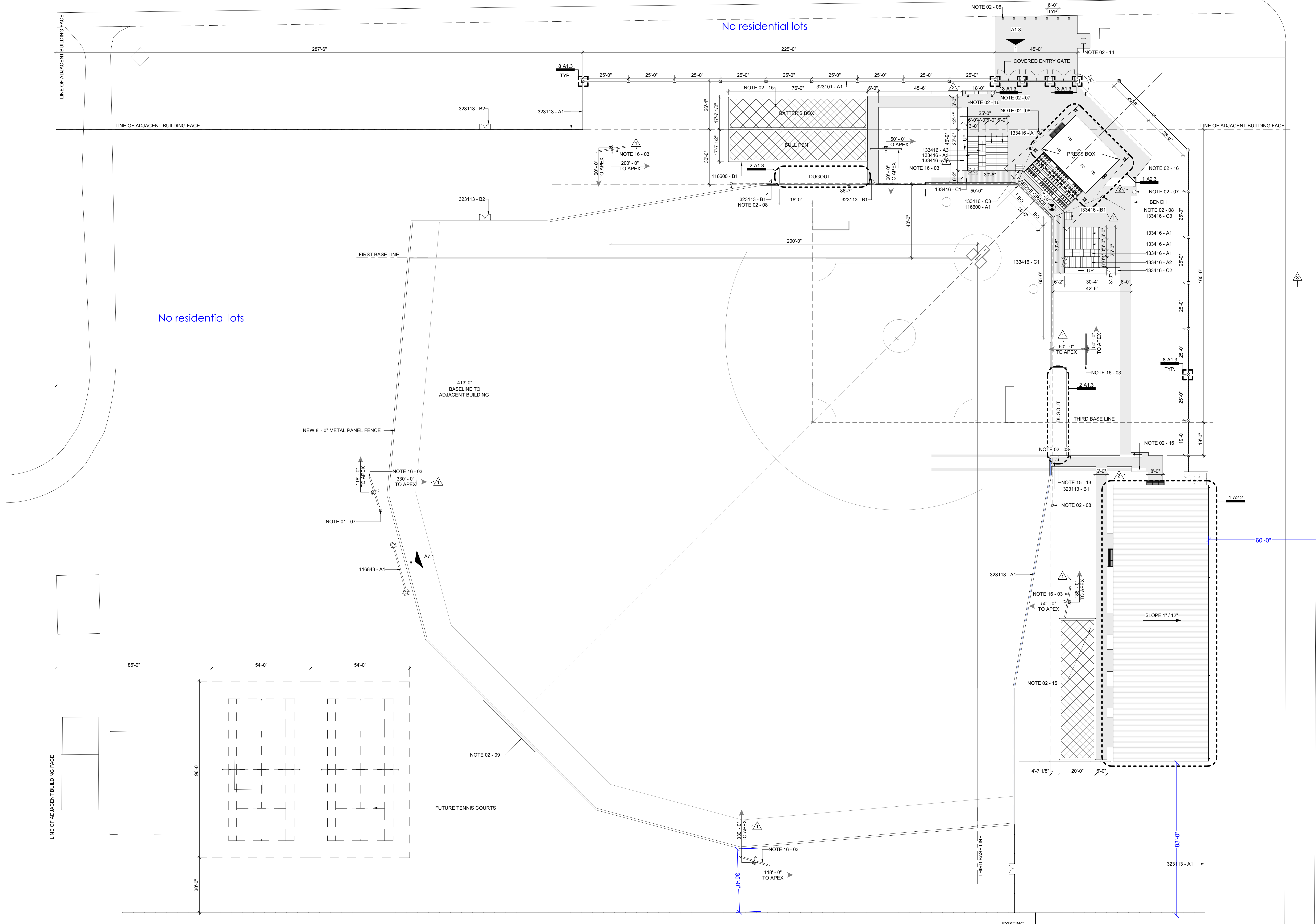
MATERIAL KEYNOTES	
116600 - A1	BACKSTOP NETTING
116600 - B1	12X12X50' OUTDOOR BULLPEN.
116843 - A1	NEW 8'-0" HIGH X 24'-0" WIDE X 8" DEEP SOFTBALL SCOREBOARD 12'-0" ABOVE GRADE WITH TRUSS ABOVE FOR SCHOOL LOGO AND NAME
133416 - A1	TEN ROW ANGLE FRAME BLEACHERS. CONTRACTOR MAY RELOCATE EXISTING FOOTBALL FIELD BLEACHERS OR PROVIDE NEW.
133416 - A2	TEN ROW ANGLE FRAME BLEACHERS WITH ADA ACCESSIBLE SEATING (2). CONTRACTOR MAY RELOCATE EXISTING FOOTBALL FIELD BLEACHERS OR PROVIDE NEW.
133416 - A3	ANGLE FRAME 4'-0" ACCESS AISLE. CONTRACTOR MAY RELOCATE EXISTING FOOTBALL FIELD BLEACHERS OR PROVIDE NEW.
133416 - B1	5 ROW RAISED STADIUM SEATING - 70 SEATS

MATERIAL KEYNOTES	
133416 - C1	PREFABRICATED METAL ELEVATED WALKWAY WITH CODE COMPLIANT GUARD RAILS. 30" AFF. 6'-2" WIDE
133416 - C2	PREFABRICATED METAL ACCESSIBILITY RAMP WITH CODE COMPLIANT GUARD AND HAND RAILS
133416 - C3	PREFABRICATED METAL ACCESS STAIR WITH SIX 6" RISERS AND CODE COMPLIANT GUARDHANDRAILS
323101 - A1	7'-0" METAL ORNAMENTAL FENCE.
323113 - A1	NEW 8'-0" HIGH VINYL COATED CHAIN LINK FENCING AND POSTS.
323113 - B1	NEW VINYL COATED PEDESTRIAN GATE WITH LATCH. RE: CIVIL
323113 - B2	NEW VINYL COATED DUAL LEAF VEHICLE ACCESS GATE WITH LATCH. RE: CIVIL
NOTE 01 - 07	FLAG POLE RE: STRUCTURAL
NOTE 02 - 03	CONCRETE SIDEWALK RE: CIVIL
NOTE 02 - 06	BOLLARD. RE: CIVIL

NOTE 02 - 07	TRASH RECEPTACLE. RE: CIVIL
NOTE 02 - 08	BACK STOP NETTING SUPPORT POLE. RE: CIVIL
NOTE 02 - 09	BATTER'S EYE RE: CIVIL
NOTE 02 - 14	BIKE RACK. RE: CIVIL
NOTE 02 - 15	OUTDOOR BATTING CAGE. RE: CIVIL
NOTE 02 - 16	BENCH RE: CIVIL
NOTE 15 - 13	NEW HOSE BIB. RE: PLUMBING.
NOTE 16 - 03	LIGHT POLE WITH LED LUMINARIES. RE: ELECTRICAL

NO.	DATE	DESCRIPTION
1	10.07.21	AS BUILT
2	08.04.21	ADDENDUM 02
3	07.29.21	ADDENDUM 01

THE DRAWING, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECT'S SERVICE FOR USE ONLY IN CONNECTION WITH THE PROJECT AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT SHALL BE DEEMED TO HAVE ACCEPTED THE PROJECT AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION AND OCCUPANCY OF THE PROJECT. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS FOR INFORMATION AND REFERENCE IN CONNECTION WITH THE PROJECT SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS. FOR ADDITIONAL TO THE PROJECT OR FOR COMPLETION OF THE PROJECT BY OTHERS, PLEASE THE ARCHITECT IS ADVISED TO BE IN CONTACT WITH THE ARCHITECT BY E-MAIL OR BY TELEPHONE AND TO OBTAIN AN APPROPRIATE COOPERATION TO THE ARCHITECT.



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DENHAM SPRINGS HIGH - SOFTBALL AND BASEBALL ATHLETIC IMPROVEMENTS
 DENHAM SPRINGS, LOUISIANA

Project Number: 21003
 Date: 2021-07-06
 Project Architect: JBS

BASEBALL SITE PLAN

A1.2

1 BASEBALL SITE PLAN
 1" = 20'-0"

BIM 360//21003_Denham Springs High Athletic Improvements_r2021003_Denham Springs High Athletic Improvements_r20.rvt

