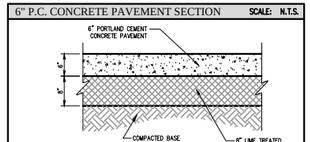
GENERAL NOTES:

SEWER:	CONNECT TO EXISTING STN
WATER:	WARD 2
ELECTRIC:	DEMCO
GAS:	CITY OF WALKER
FIRE DISTRICT:	FIRE DISTRICT 5
RECREATION:	N/A
DRAINAGE:	GRAVITY DISTRICT NO. 1
FLOOD ZONE:	"AE"
FEMA FIRM PANEL NO.:	22063C 0210 E (DATED: 4-3-12)
BASE FLOOD ELEVATION:	37.0'
AREA:	83.48 ACRES
LAND USE:	COMMERCIAL

6" P.C. CONCRETE PAVEMENT SECTION

SCALE: N.T.S.

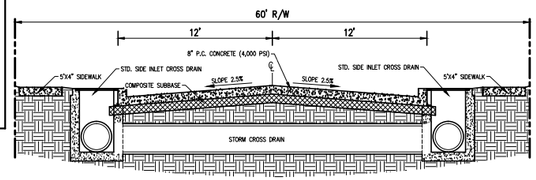


SCHOOL DISTRICTS:

ELEMENTARY:	DENHAM SPRINGS
MIDDLE:	DENHAM SPRINGS
HIGH:	DENHAM SPRINGS

LEGEND:

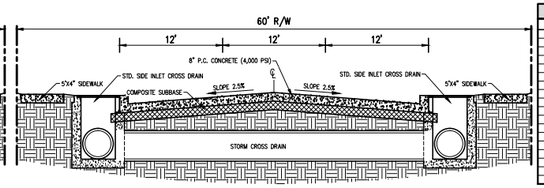
- oe — EXIST. OVERHEAD ELECTRIC LINE
- # — EXIST. POWER POLE
- SS — PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER MANHOLE
- FLOOD ZONE "AE"



PROPOSED JUBAN COURT TYPICAL SECTION

***ROADWAY SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE LIVINGSTON PARISH CODE OF ORDINANCES, SECTION 13-54.1 - STREET STANDARDS

N.T.S.



PROPOSED CASSLE ROAD TYPICAL SECTION

***ROADWAY SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE LIVINGSTON PARISH CODE OF ORDINANCES, SECTION 13-54.1 - STREET STANDARDS

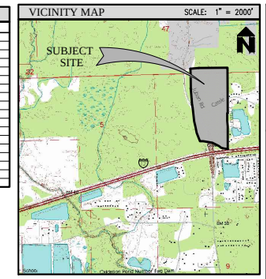
N.T.S.

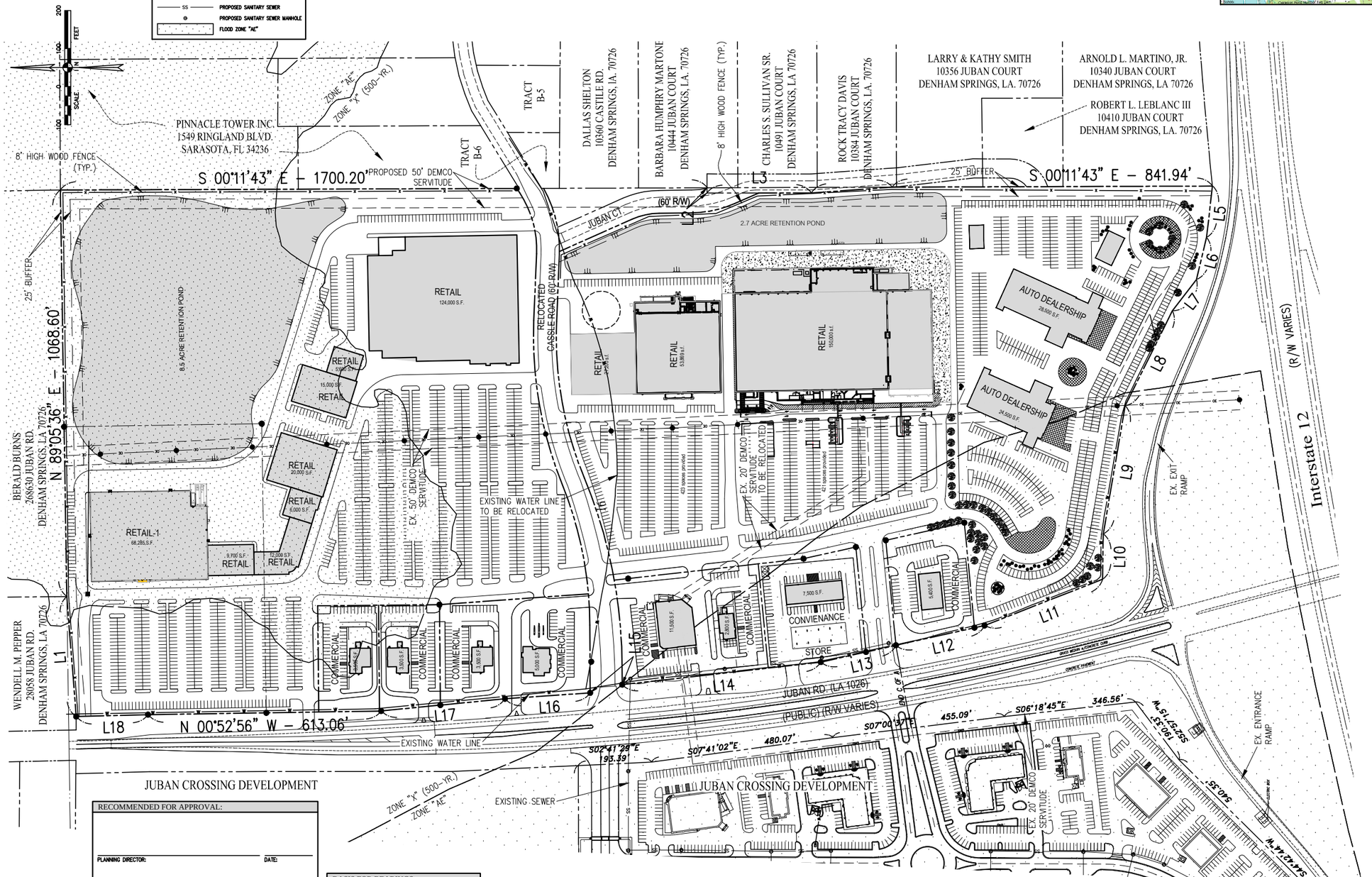
PROPERTY LINE TABLE

LINE	BEARING	LENGTH
L1	N85°31'35"E	316.34'
L2	N89°57'46"E	13.55'
L3	N00°02'14"E	274.25'
L4	N74°58'10"W	213.30'
L5	S85°26'17"E	136.14'
L6	S78°37'45"E	113.62'
L7	S82°21'35"E	103.87'
L8	N63°33'18"W	278.54'
L9	N85°16'33"W	341.80'
L10	N89°10'35"W	119.09'
L11	N01°27'31"W	333.07'
L12	N12°36'32"W	239.28'
L13	N12°36'32"W	202.10'
L14	N06°28'12"W	525.56'
L15	N14°16'50"W	86.82'
L16	N03°58'38"W	224.50'
L17	N05°39'50"W	327.15'
L18	N01°31'53"W	188.93'

VICINITY MAP

SCALE: 1" = 2000'





RECOMMENDED FOR APPROVAL:	
PLANNING DIRECTOR:	DATE:
REVIEW ENGINEER:	DATE:

BASIS FOR BEARINGS:

THE BEARINGS HEREON ARE REFERENCED TO THE LOUISIANA STATE COORDINATE SYSTEM, SOUTH ZONE (NAD83) AS DETERMINED BY GPS OBSERVATIONS.

PRELIMINARY SITE PLAN

THE REMAINING PORTIONS OF THE J. E. JUBAN ESTATE PROPERTY, LYING NORTH OF INTERSTATE 12, SOUTH OF JUBAN ROAD, AND A PORTION OF THE J. E. JUBAN ESTATE PROPERTY, LYING NORTH OF INTERSTATE 12, SOUTH OF JUBAN ROAD, AND A PORTION OF SECTIONS 5 & 6, T6S-R2E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA

Description:

DWG Path: L:\03-116 Juban Crossing\Survey\Preliminary\03116_JC_PPLAT.dwg 1/7/2008 8:35:34 AM CST

Title:

NOTE: THIS DOCUMENT IS PRELIMINARY AND IS INTENDED TO REPRESENT A GENERAL DESIGN. IT SHALL NOT BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR A PERMIT.

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Client:

CREEKSTONE JUBAN II, LLC

39279 TOMMY MOORE ROAD
GONZALES, LA 70737
225.372.2204

Project:

JUBAN MARKETPLACE

JUBAN ROAD @ INTERSTATE 12
DENHAM SPRINGS, LA

Revisions:

No.	Date	Description

Stamp:

Date:	JUNE 3, 2015
Project No.:	03-116M
Drawn By:	CJK
Cadfile:	03116M_PPLAT
Drawing No.:	PPLAT

Sheet: 1 OF 1