

## Woodrow Muhammad - COC

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**From:** John "Tommy" Watson <jtwatson@watsonricks.com>  
**Sent:** Thursday, April 30, 2015 11:55 AM  
**To:** Woodrow Muhammad - COC  
**Cc:** 'Casey Patterson'  
**Subject:** Oaks on Denham conceptual for May 28 meeting  
**Attachments:** OAKS ON DENHAM VICINITY MAP.pdf; OAKS ON DENHAM CONCEPTUAL LAYOUT.pdf

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Woodrow,  
Please see attached conceptual layout for the proposed "Oaks on Denham" site for the pre app meeting.

The description of the site is as follows:

The proposed development is an approximate 65.3 acres site consisting of 45 residential lots and 2 additional lots for greenspace. The site is located on the south side of Denham Rd across from Sherrington Place subdivision. The proposed development consists of 20' wide asphalt streets with open ditches inside a 50' right of way. The 45 lots consist of an area of approximately 51.8 acres with an average lot size of 1.15 acres, and the largest lot being 2.55 acres and with a minimum lot size of 1.00 acre. There will be a greenspace/common area on the south side of the development of 7.49 acres, and one on the northern portion of the development of 1.02 acres. The right of way area for the streets consists of an area of approximately 5 acres.

Please let me know if you need anything else.

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Walker, LA 70785  
Office: 225-667-8377  
Mobile: 225-454-0805

1 ITEM 7 PRE-APP  
THE OAKS ON DENHAM

## Woodrow Muhammad - COC

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**From:** John "Tommy" Watson <jtwatson@watsonricks.com>  
**Sent:** Thursday, April 30, 2015 3:03 PM  
**To:** Woodrow Muhammad - COC  
**Cc:** 'Casey Patterson'  
**Subject:** Oaks on Denham description continued

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Woodrow,

I also wanted to add in the description that the average house size will be approximately 2,200 sf.

Thanks,

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