CENTRAL
A COMMUNITY THAT CARES
CENTRAL, LOUISIANA

MUNICIPAL SERVICES CENTER

6703 Sullivan Road ♦ Central, Louisiana 70739 ♦ p: 225-262-5000 ♦ f: 225-262-5001

MEMORANDUM

TO: Planning Commission

FROM: Woodrow Muhammad AICP, Planning and Zoning Director

SUBJECT: **COL-4-13 Combination of Lots D-2-A, D-3, D-6-A, and a portion of D-1-A and Subdivision of Lot D-5 of the W.C. Watts Property**

LOCATION This property is located at the southeast corner of the Joor and Gurney Road intersection in Section 6, T6S, R2E, GLD, EBR, LA.

MASTERPLAN LAND USE	Medium Density Residential/City Center/Incentive Greenspace
PRESENT ZONING	Rural
LOT ID NUMBER	251150150, 251150151, 251150147, 251150146, 251150152
ENGINEER/LAND SURVEYOR	Alvin Fairburn & Associates, LLC
APPLICANT	Jeffrey Jones

STAFF COMMENTS

1. **Size** of subject property is approximately 96.56 acres.
2. **Background** The applicant is proposing to subdivide a 6.72 acre tract (Lot D-5) into 3 tracts for single family residential land use. Additionally, the applicant is proposing to combine Lots D-2-A, D-3, D-6-A, and a portion of Lot D-1-A.
3. **Access** Public Road
4. **Master Plan Statement** The subject property is designated as Medium Density Residential/City Center/Incentive Greenspace. The proposed use is consistent with the Master Plan.
5. **Planning Commission Staff Recommendation** Staff recommends to approve the combination of lots and subdivision.
6. Scheduled for Planning Commission Meeting on **January 23, 2014.**

GENERAL NOTES:
1. The original drawing of this work is the property of Alvin Fairburn & Assoc., LLC. Reproduction of this print is prohibited except by permission of this firm. Additional information is often added in a continuous updating process. Check for latest revision date before acting on data shown. This firm is not responsible for actions or projects based upon obsolete drawings for which this firm was not specifically consulted.
2. This survey was based on information supplied by the client, no abstract was obtained to verify ownership of this property.
3. Property restrictions, improvements, servitudes, and/or rights-of-way other than those shown may exist on this property and owners or potential buyers should be aware that obtaining the title to this property to show all encumbrances was not within the scope of this survey.
4. Bearings shown are based on reference no. 1.
5. + indicates taken from reference and not surveyed.
6. Flood Line shown hereon taken from F.I.R.M. Map, not field verified this survey.
7. Section Line shown hereon taken from reference, not field verified this survey.

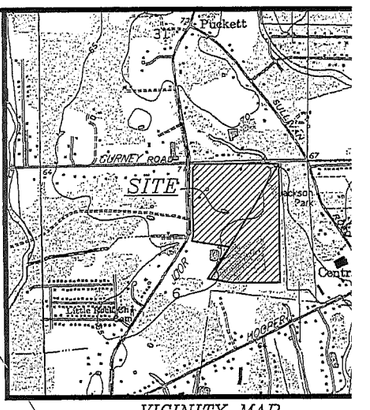
REFERENCE:
1. "Map the Showing Survey of Lots D-1 Thru D-4..", dated 10-10-13 by Alvin Fairburn and Associates, LLC
2. Act of donation book 467 bundle 10064 dated 3-4-80, East Baton Rouge Parish. Tract D-1"
3. Map Showing Resubdivision of Lots D-1, D-2, And D-4..... dated 11-15-83 by Taine Croft, RLS

The undersigned is the legal representative of this property on the date signed.

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.

OWNER — PRINTED — 1/14/14 DATE
OWNER — Signed — 1/14/14 DATE
1-14-14 Date

NOTES:
1. Water: Baton Rouge Water
2. Sewerage: Louisiana State Board of Health approved individual sewer system.
3. Zoning: Rural
4. Open effluent ditches are predominant in area.
5. Total Acreage: 96.56 Acres
6. Building Site elevation to be a minimum of 24" above the invert of existing effluent ditch.
7. Flood Zone: According to the Federal Emergency Management Agency Flood Insurance Rate Map, dated 5-2-08, 22005B 0020E of the Parish of East Baton Rouge, La., this property lies within Flood Zone X
" " East Baton Rouge Parish D.P.W. 100 year Flood B.F.E.= ADJ 65'
" " Inundation=NONE
" " The base flood elevations are subject to change and the current base flood elevation should be verified with the Engineering Division of the Department of Public Works.
8. Electricity: Demco
9. Gas: Entergy
10. Fire District: East Baton Rouge Parish #1
11. School District: Central-1
12. Future Land Use: Medium Density Residential/City Center/Incentive Greenspace
13. All corners are set 1/2 inch iron rods, unless otherwise noted.
14. Setback: Front-15' Side-8' Rear-25'
15. FILL NOTE
The approval of this plat or map does not relieve the immediate property owner or future property owner from complying with all applicable federal, state and city-parish laws and ordinances governing the sale and development of the property, in particular, no filing of the property shall be commenced until all applicable provisions of chapter 15 of the unified development code are addressed.
16. RESTRICTION NOTE
does not enforce private deed and/or subdivision restrictions However, the approval of this plat does not release the owner and/or contractor/builder from complying with any such restrictions that may be attached to the property on this plat.
17. A North/South and East/West collector is proposed through lot D-6-A per the Central Master Land Use Plan.



VICINITY MAP
1" =2000'

GURNEY RD.
(80' R/W)

STARTING POINT: the intersection of the southern R/W of Gurney Rd. with the eastern R/W of Joor Rd.

N89°29'42"E 264.76'
N89°06'51"E 37.62'
N89°53'50"E 542.47'
N89°40'06"E 585.01'
N89°46'26"E 317.60'
237.21'
344.06'
N89°46'26"W 237.13'
S00°10'08"W 183.79'
N00°11'40"E 183.75'
40.02'
40.37'
175.92'
174.99'
99.92'
174.58'
S00°03'17"W 251.35'
N00°19'51"E 250.09'
N89°57'43"E 24.60'
LOT D-4
12824 GURNEY RD
CENTRAL, LA 70818
LOT D-3
LOT D-2-A
LOT D-1-A-1
13016 GURNEY RD
CENTRAL, LA 70818
LOT ID: 25150152
LOT D-1-A
13046 GURNEY
CENTRAL, LA 70

LOT D-5-A
(4.23 ACRES)
LOT D-6
198.30'
N82°50'43"W 305.05'
LOT D-5-B
(1.50 AC.)
(1.50 AC.)
209.51'
N00°46'37"E
S84°52'14"E 304.32'
S89°53'19"E 910.12' (REC. & SV)
N89°53'19"W 730.10'
N89°08'50"W 208.00'
LOT D-5-C
(0.99 AC.)
208.00'
N00°46'37"E 208.00'
N89°08'50"W 366.10'
JOOR RD.
(80' R/W)
LOT D-6-A-1
(89.84 AC.)
LOT D-6
N00°43'08"E 531.42'
N01°08'30"E 159.59'
N01°08'30"E 102.42'
N89°10'42"W 337.36'
N01°08'30"E 101.58'
12014 JOOR RD
CENTRAL, LA 70818
N89°10'42"W 328.84'
219.31'
200.46'
N44°08'47"E 1063.74'
835.85'
N89°22'25"W
N89°22'18"W 482.89'
11758 JOOR RD
CENTRAL, LA 70818
N89°38'32"W 998.65'
S00°03'42"W 2604.28'
65'

APPROVED:
CITY OF CENTRAL

DAVID BARROW — DATED
CHIEF ADMINISTRATIVE OFFICER

WOODROW MUHAMMAD, AICP — DATED
PLANNING AND ZONING MANAGER
OR HIS DESIGNEE

MAP SHOWING SUBDIVISION OF
LOTS D-5 AND D-1-A
INTO
LOTS D-5-A, D-5-B, D-5-C, D-1-A-1
AND COMBINATION OF
LOTS D-2-A, D-3, AND THE REMAINDER OF LOTS D-6-A AND D-1-A FORMERLY THE W.C. WATTS PROPERTY
INTO
LOT D-6-A-1
LOCATED IN SECTION 6, T6S-R2E, G.L.D., CITY OF CENTRAL EAST BATON ROUGE PARISH, LOUISIANA
FOR
JEFFERY DAVID & KELLY STEWART JONES
12205 JOOR RD.
BATON ROUGE, LA 70818

COL-4-13
REV 4/4

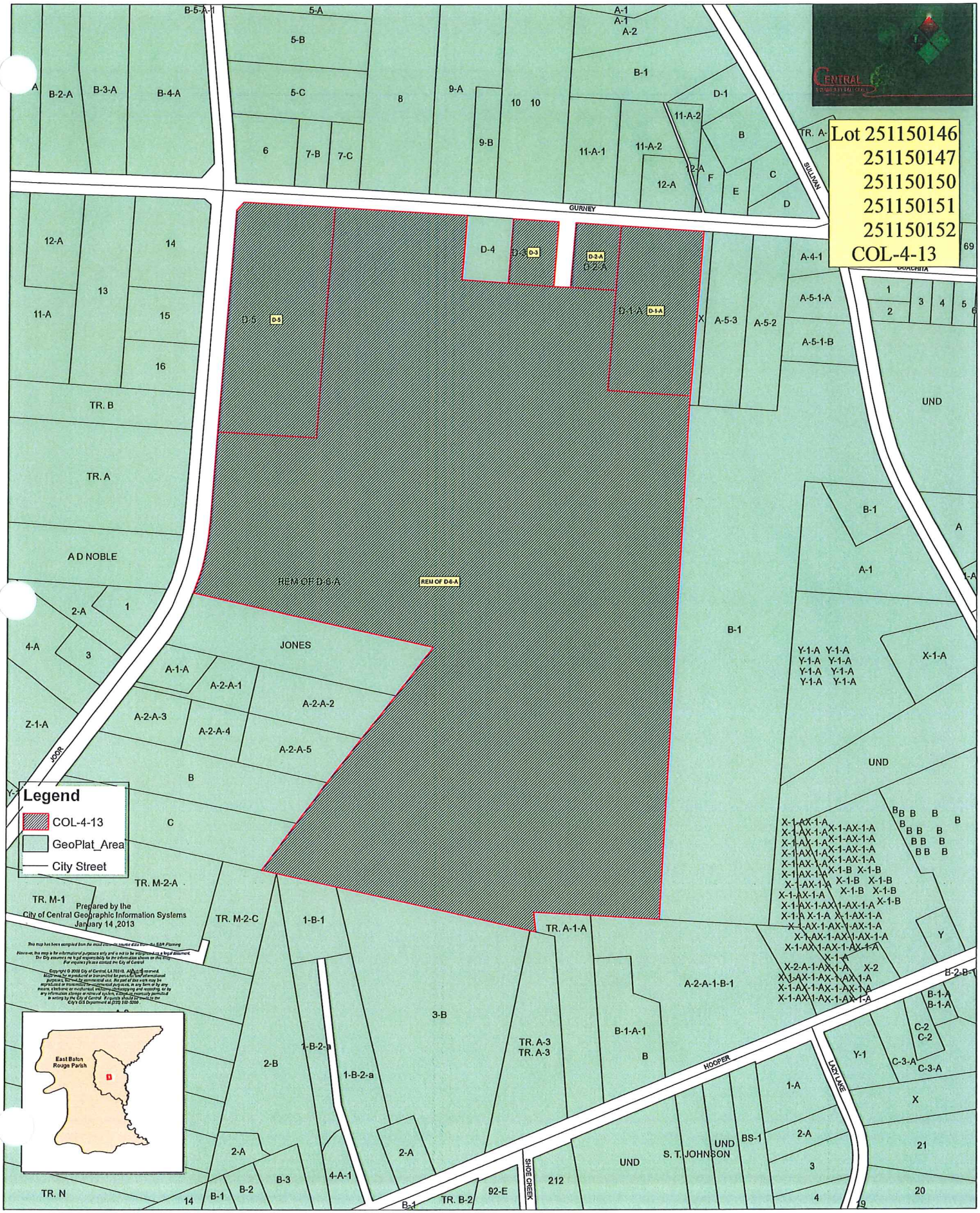
CERTIFICATION: This is to certify to the client that in January 2014, this map and the survey on which it is based, was made under my direct supervision, in accordance with the minimum standards for Boundary Surveys as found in Louisiana Administrative Code title 46:LXI, Chapter 25, for Class C Surveys and it was the intent to establish the surveyed boundary according to reference map #1. This is an exchange of property no additional lots are being created. This certification is specifically restricted to the client for their individual use and does not extend to third parties unless the plat is properly revised by the certifier to reflect the same.

STATE OF LOUISIANA
ALVIN FAIRBURN, JR.
REG No. 4664
REGISTERED PROFESSIONAL
LAND SURVEYOR

ALVIN FAIRBURN, JR. P.L.S.
DATE: JANUARY 13, 2014

ALVIN FAIRBURN & ASSOCIATES,
CONSULTING ENGINEERS ~ ARCHITECTS
LAND SURVEYORS ~ DESIGNERS
LAND DEVELOPMENT CONSULTANTS
1289 DEL ESTE AVENUE

JOB NO. A13


Lot 251150146
251150147
251150150
251150151
251150152
COL-4-13
GURNEY
SULLIVAN
HOOPER
SHOE CREEK
LADY LAKE
JOOR
REM OF D-6-A
JONES
A D NOBLE
TR. A
TR. B
TR. N
TR. M-1
TR. M-2-A
TR. M-2-C
TR. A-1-A
TR. A-3
TR. B-2
S. T. JOHNSON
UND
Legend
COL-4-13
GeoPlat_Area
City Street
Prepared by the
City of Central Geographic Information Systems
January 14 ,2013
East Baton Rouge Parish

PUBLIC HEARING
CITY OF CENTRAL
PLANNING & ZONING BOARD
Date: JAN. 23, 2014 Time: 6pm
Location: Kristenwood 14025 Greenwell Springs Rd.
Case Number: COL-4-13
☐ REQUEST TO REZONE
FROM:
TO:
☑ OTHER REQUEST
COMBINATION OF LOTS
For More Information Contact
City of Central 262-5000
12/23/2013 14:35