



MUNICIPAL SERVICES CENTER

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

MEMORANDUM

TO: Planning and Zoning Commission
FROM: Woodrow Muhammad, AICP Planning and Zoning Director
SUBJECT: **PUD-2-14 PRELIMINARY PLAN: CYPRESS LAKES ESTATES (FINDINGS OF FACT)**

LOCATION This property is located at the southwest corner of the Sullivan and Sparkle Drive intersection on Tracts B-1, C, D, E-1 and E-2 located in Sections 69 and 72, T6S, R2E, GLD, EBR, LA.

LAND USE CATEGORY Medium Density Residential

PRESENT ZONING R-2 (Single Family Residential Two)

LOT ID NUMBERS 611110310, 611110077-80

ENGINEER/LAND SURVEYOR GWS Engineering

APPLICANT Jonathan Starns

PROPOSAL The applicant is seeking conditional use approval through a Planned Unit Development preliminary plan consisting of 75 single family residential lots.

1. **Background** Cypress Lakes Estates is a 32.8 acre residential development consisting of 75 single family lots. The residential development area is 18.12 acres with 5.58 acres of common open space. The common area includes a children's play area and a community pavilion. The development will connect to Parish sewer with capacity and feasibility approval from EBR Sewer Engineering.
2. **Access** Existing Public Street and Proposed Public Streets
3. **Planned Unit Development Zoning Code Section 14.1 Objectives:**
 - a. To permit a creative approach to the use of land and related physical facilities that results in better design and development, with the inclusion of aesthetic amenities.
 - b. To encourage a pattern of development to preserve natural vegetation, topographic and geological features and environmentally appropriate features.
 - c. To create a method for the permanent preservation of common open space for the continued use and enjoyment of the residents of the development.
 - d. To provide for more usable and suitably located recreation facilities and other public and private facilities.

- e. To encourage a land use that promotes the public health, safety, comfort, morals and welfare.
- f. To encourage building design, materials, and construction that promote a quality image now, and in the future, enhance the overall.

Planned Unit Development Minimum Standards

Standards	Requirements	Proposed
Common Open Space	10% of Site Area or 3.3 Acres	5.6 Acres
Net Residential Density	4.0 units/ net acre (see Attachment A)	4.1 units
Maximum Number of Lots	81	75
Public Street Section	Appendix J of UDC 47 -49' ROW	47-49' ROW

4. Summary of Development Review Committee Comments

Planning

See **Attachment B** with Applicant response.

Drainage Impact Study Summary:

The development will not have a major impact on the drainage for this location and conforms to the City of Central's drainage requirements that the post development flow rates are less than the pre-development flow rates for a 10-year storm event. Final drainage design will be prepared upon the completion of the permitted the final plans and submitted with the permitting package.

Drainage Engineering:

The submitted drainage study meets the requirements.

Traffic Impact Study Summary:

The proposed The Estates PUD will include 75 Single Family Detached Housing lots and will be located on the east side of Sullivan Road in City of Central, East Baton Rouge Parish, Louisiana. The proposed subdivision will directly access Sullivan Road via Sparkle Drive and proposed right-in/right-out driveway. The analyses performed indicate that this development will not have a significant impact on Sullivan Road in the vicinity of this development. As per the National Cooperative Highway Research Program (NCHRP) Report Number 457 entitled "Evaluating Intersection Improvements", the intersection of Sullivan Road at the proposed driveway does not warrant a southbound right turn lane on Sullivan Road. Upon completion of the development this intersection is anticipated to operate at an acceptable Levels of

Service (LOS) during the AM and PM peaks. The intersection Sullivan Road at Sparkle Drive / Summers Road does not warrant a southbound right turn lane on Sullivan Road. This development will not have a significant impact on the LOS at this intersection.

Traffic Engineering:

- a. *All construction vehicles will be required to use the entrance on Sparkle. This entrance may be reduced to right-in/right-out during construction.*
- b. *The entrance on Sullivan will be right-in/right-out before, during and after the Sullivan widening project. No median opening will be provided. No other driveways will be allowed on Sullivan or Sparkle.*
- c. *The actual right-of-way must be shown on the plans. The property for the widening has been purchased, so actual lines may be shown.*
- d. *Traffic contribution of \$200 per lot paid prior to final plat signature on each phase.*
- e. *No improvements are needed at the intersection of Sullivan and Sparkle at this time.*

5. **Master Plan Statement** The subject property is designated Medium Density Residential land use on the Master Plan. **(See Attachment C)** The proposed PUD preliminary plan is consistent with the Master Plan. The majority of the property is located in the 'Controlled Growth Sector'. **(See Attachment D)** The Controlled Growth Sector is areas characterized with slightly less suitability and/or existing infrastructure resources typically adjacent to and just beyond existing development. Streamlining the permit process, density bonus options and offering assistance with infrastructure development are tools that might be used to encourage development of these high-priority areas.

6. **Planning Commission Staff Recommendation.** The Staff's recommendation in its review of the information presented to date for the proposed Planned Unit Development were considered based upon following criteria and applicable standards :

- a. **The relation between the proposed development and surrounding uses, and the effect of the proposed Planned Unit Development plan upon comprehensive planning;**

The Staff notes that this development is comparable to surrounding uses with the exception of a legal non-conforming industrial use and is consistent with the Master Plan

- b. **The adequacy of existing and proposed streets, utilities, and other public services to serve the development.**

This development has received capacity approval to tie into a force main at Sullivan Road and Lovett Road with a city-parish approved pump station. Preliminary approvals have been received from the other utilities. The traffic impact will not adversely affect the existing streets.

- c. **The character, design, and appropriateness of the proposed land uses and their adequacy to encourage desirable living conditions, to provide separation and screening between uses where desirable, to preserve the natural amenities of**

streams, wooded areas, and similar natural features where possible, to provide adequate pedestrian circulation;

It is the Staff's opinion that the design and character of this preliminary plan is adequate to encourage desirable living conditions at a minimum. The proposal provides separation and screening from conflicting uses.

- d. **The adequacy of existing or proposed recreation facilities for the needs of any designated uses which would be permitted in the "R" zoning districts.**

Active recreation facilities are proposed to support this development.

- e. **The proposed location, arrangement density/intensity, and height of land uses shall be compatible to existing or proposed dwellings within the vicinity of the Planned Unit Development or to the development of the neighborhoods.**

The proposed density and location would be compatible with existing dwellings in the vicinity.

- f. **Size and Ownership: The site of the Planned Unit Development must be under single ownership and/or unified control and be not less than two acres.**

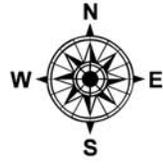
It is our understanding that the PUD is under single ownership and/or unified control.

- g. **Compatibility: The Planned Unit Development shall be demonstrated by developer to be of a type, and to be so located as to exercise no undue detrimental influence upon surrounding properties, and to be compatible with surrounding uses. In determining compatibility of proposed residential development, the City shall use the Net Density Calculator, (Appendix I).**

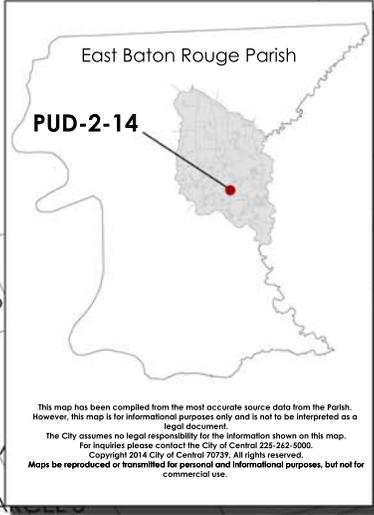
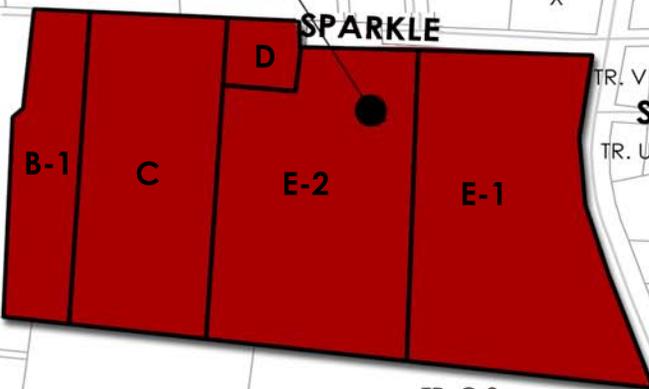
It is the Staff's opinion that the PUD will not exercise undue detrimental influence upon surrounding properties if developed with required buffers. The proposed PUD would be compatible with Wisteria Lakes Subdivision which is directly across Sullivan Road. (See Attachment A Net Density Calculation)

Therefore, the Staff recommends to approve the conditional use PUD preliminary plan.

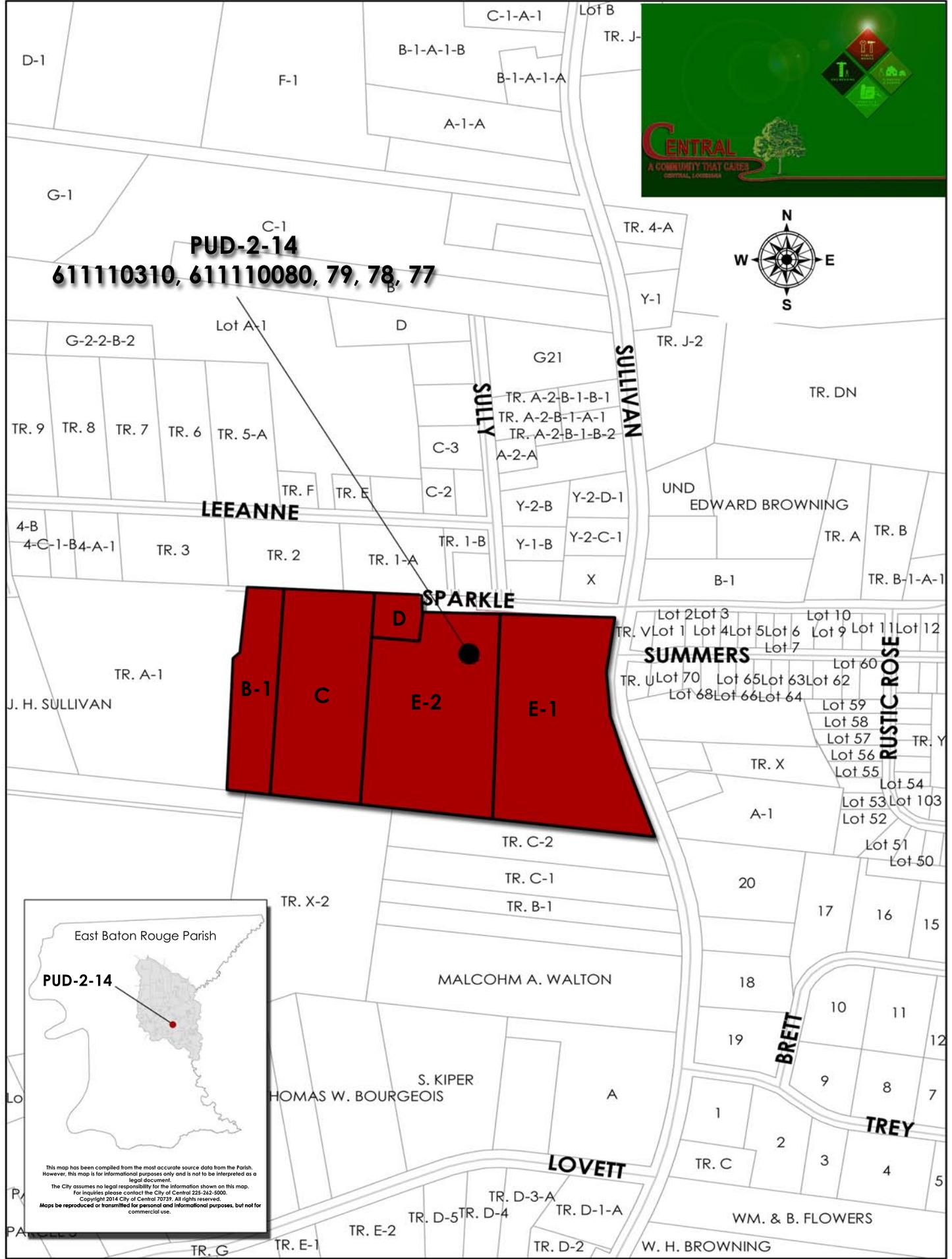
7. Scheduled for Zoning Commission Meeting on **November 20, 2014.**



C-1
PUD-2-14
611110310, 611110080, 79, 78, 77



This map has been compiled from the most accurate source data from the Parish. However, this map is for informational purposes only and is not to be interpreted as a legal document.
 The City assumes no legal responsibility for the information shown on this map. For inquiries please contact the City of Central 225-242-9000.
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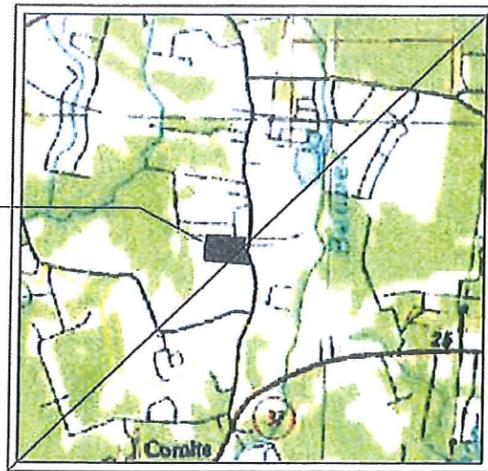


INDEX TO SHEETS

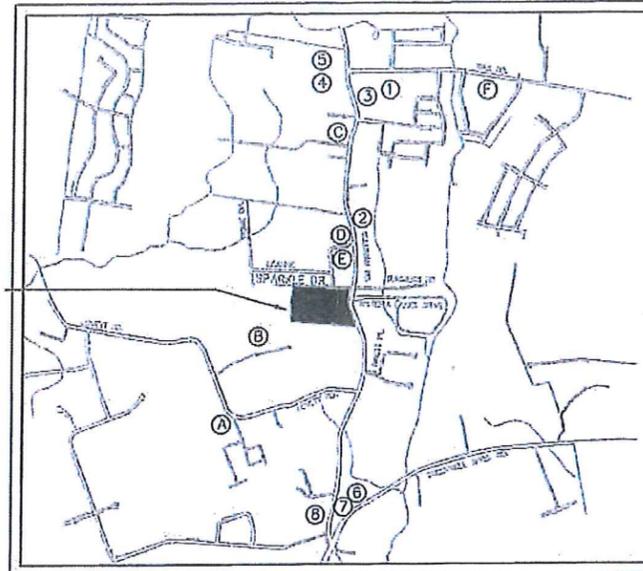
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY PLAN
3	CIRCULATION PLAN
AR-1	AERIAL
EX-1	EXISTING SITE CONDITIONS

CYPRESS LAKE ESTATES PRELIMINARY PLAN PLANNED UNIT DEVELOPMENT

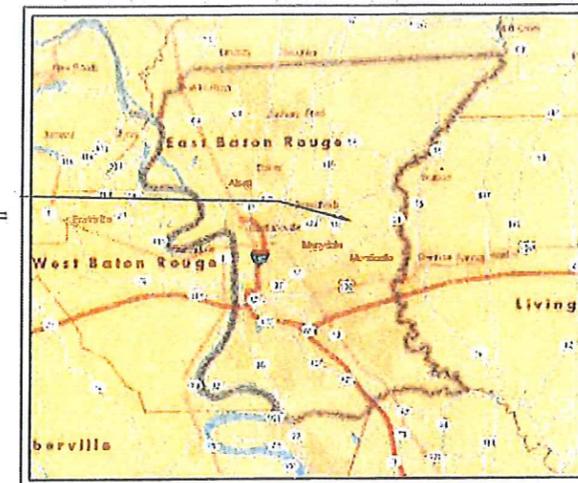
LOCATED IN SECTION 69, T-6-S, R-2-E
GREENSBURG LAND DISTRICT, CITY OF CENTRAL
EAST BATON ROUGE PARISH, LOUISIANA



QUAD MAP
NTS



SITE VICINITY MAP
NTS



PARISH MAP
NTS



SHOPPING

- ① WALMART SUPERCENTER
- ② SALON FX
- ③ BLOCKBUSTER PLAZA
- ④ EXTRA INNINGS SPORTS BAR
- ⑤ GEAX CLEAN EXPRESS CAR WASH
- ⑥ OAK POINT FRESH MARKET
- ⑦ NORTHEAST PLAZA
- ⑧ LA CENTRALE PLAZA

MISCELLANEOUS

- Ⓐ LOVETT ROAD RECREATION CENTER
- Ⓑ BREC LOVETT ROAD PARK
- Ⓒ FIRST BAPTIST CHURCH CENTERLA
- Ⓓ THE CHURCH IN CENTRAL
- Ⓔ CENTRAL BIBLE CHURCH
- Ⓕ CENTRAL HIGH SCHOOL

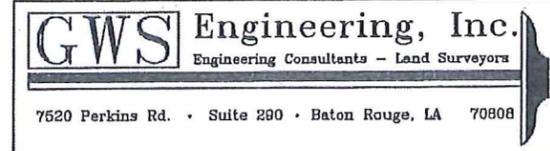
FOR

DAGR, LLC

10604 COURSEY BOULEVARD
BATON ROUGE, LA 70816
PHONE: (225) 753-3573
FAX: (225) 769-1954
EMAIL: JSTARN@DONNIEJARREAU.COM

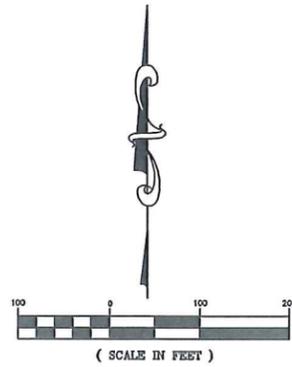
GWS ENGINEERING, INC.

7520 PERKINS ROAD, SUITE 290
BATON ROUGE, LA 70808
PHONE: (225) 769-1788
FAX: (225) 769-1954
EMAIL: KKENNEDY@GWSENGR.COM



PRELIMINARY
FOR REVIEW AND COMMENT ONLY
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and should in no way be construed as detailed engineering
drawings to be used for design and/or construction purposes.

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GENERAL DESCRIPTION:

THIS PROPOSED PLANNED UNIT DEVELOPMENT (PUD) INCLUDES 32.9 +/- ACRES. THE PROPERTY IS CURRENTLY ZONED R2 WITH A MASTER PLAN LAND USE OF MEDIUM DENSITY RESIDENTIAL. THE PROPOSED LOT DENSITY, LAND USAGE AND LAYOUTS INCLUDED HEREIN MEET R2 ZONING REQUIREMENTS WHICH ARE COMPATIBLE WITH MEDIUM DENSITY RESIDENTIAL THEREFORE THE PUD COMPLIES WITH THE MASTER LAND USE PLAN AND THE COMPONENTS AND GOALS OF THE CITY OF CENTRAL.

THE LAND USES WITHIN THIS PUD WILL BE BROKEN DOWN INTO 18.12 ACRES LOW DENSITY RESIDENTIAL LOTS (75 LOTS AND HOMES), 5.58 ACRES OPEN GREEN SPACE, 2.6 ACRES DETENTION POND, 0.96 ACRES GREEN BUFFER AND 6.34 ACRES OF ROW AND SERVITUDE OF ACCESS. THERE ARE ZERO SQUARE FEET OF PROPOSED OFFICE/COMMERCIAL/INDUSTRIAL BUILDINGS AND ZERO ACRES OF CONSERVED OPEN SPACE.

THE PROPOSED OPEN GREEN SPACE OF 5.58 ACRES EXCEEDS THE MINIMUM REQUIRED OPEN SPACE REQUIRED (10% OF 32.9 ACRES) OR 3.29 ACRES.

ALL ONSITE ROADS AND SIDEWALKS ARE PROPOSED FOR PUBLIC OWNERSHIP AND MAINTENANCE. NO PRIVATE ROADS ARE BEING PROPOSED.

ALL REQUIRED UTILITIES ARE AVAILABLE OR WILL BE EXTENDED TO THE SITE. ARRANGEMENTS ARE BEING MADE WITH THE RESPECTIVE UTILITY OWNERS TO PROVIDE UTILITIES TO THE SITE.

A SEWER CAPACITY ANALYSIS HAS BEEN RECEIVED BY EAST BATON ROUGE PARISH SEWER ENGINEERING. AN ON-SITE SEWER LIFT STATION WILL BE INSTALLED TO CONNECT TO EBR SEWER SYSTEM.

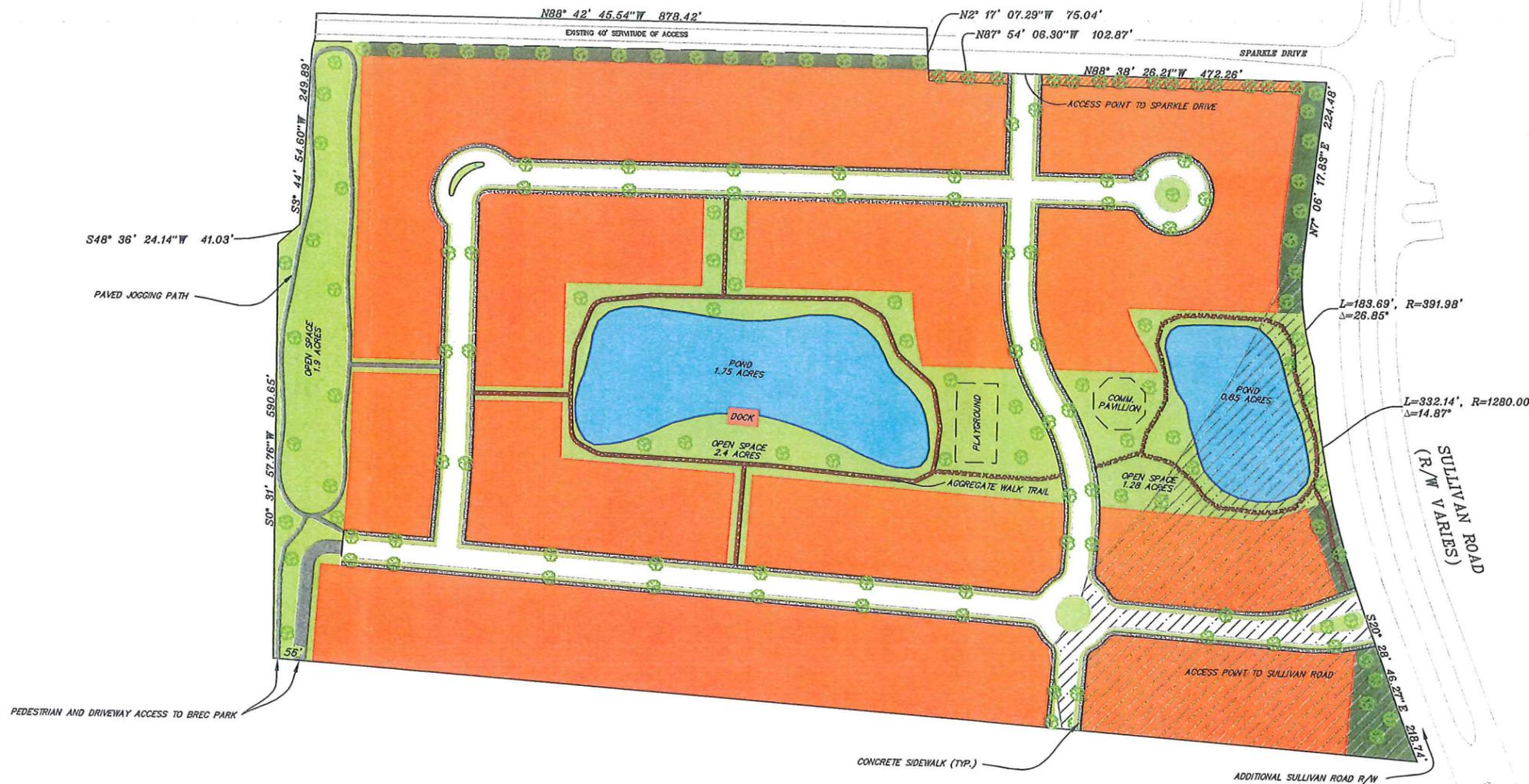
DOMESTIC AND FIRE WATER CAPACITIES HAVE BEEN COORDINATED WITH BATON ROUGE WATER COMPANY.

ELECTRICAL AND PHONE HAVE BEEN COORDINATED AND VERIFIED WITH LOCAL SERVICE PROVIDERS.

STREET LIGHTS WILL BE INSTALLED UPON COMPLETION OF CONSTRUCTION BY THE ELECTRIC COMPANY.

EXISTING SITE CONDITIONS: THIS PROPOSED PUD CURRENTLY CONSISTS OF A CLEARED AREA WITH AGGREGATE SURFACE AND EXISTING BUILDINGS AND STRUCTURES TO BE DEMOLISHED. THE REMAINDER OF THE AREA HAS PREVIOUSLY BEEN CLEARED AND NOW CONTAINS OVERGROWN GRASS AND TREES. SOIL TYPES ON SITE ARE CALHOUN SILT LOAM (CC), LORING SILT LOAM (LOA) AND OLIVIER SILT LOAM (OIA).

CONSTRUCTION OF THIS PROJECT IS TO BEGIN IMMEDIATELY AFTER PUD AND CONSTRUCTION PLAN APPROVALS AND WILL BE COMPLETED IN ONE PHASE.



GENERAL NOTES:

- EXISTING ZONING: R2
- MASTER PLAN LAND USE DESIGNATION: MEDIUM DENSITY RESIDENTIAL
- PROPOSED LAND USE: PLANNED UNIT DEVELOPMENT
- SEWAGE DISPOSAL: EAST BATON ROUGE PARISH
- 100 YEAR FLOOD ELEVATION: WEST 54' AND EAST 56'
- ELECTRIC CO: ENTERGY
- GAS CO: ENTERGY
- WATER: B.R.W.C.O.
- TELEPHONE: AT&T
- ACREAGE: 32.8± ACRES
- NO. OF LOTS: 75
- SCHOOLS:
 - PRIMARY: BELLINGRATH HILLS
 - MIDDLE: CENTRAL MIDDLE
 - HIGH: CENTRAL HIGH
- FLOOD ZONE: X AND AE
- STREETS: UDC NEIGHBORHOOD YIELD TYPICAL SECTION
- DRAINAGE VIA CURB & GUTTER ROADWAY WITH CURB INLETS AND SUBSURFACE DRAINAGE HAVING STORMWATER RETENTION AND REAR YARD DRAINAGE.
- BUILDING SETBACKS:
 - FRONT - 15'
 - REAR - 25'
 - SIDE - 8'
- MAXIMUM INUNDATION FOR BEAVER CREEK AND SHOE CREEK = 54.0' PER EBRDPW

LEGEND

- = RESIDENTIAL
- = GREEN SPACE
- = POND
- = GREEN BUFFER
- = GREEN BUFFER IN RESIDENTIAL YARD
- = FLOOD ZONE AE BELOW BF ELEV. 56'
- = ROADWAY

TABLE OF USES

	MEDIUM DENSITY RESIDENTIAL	GREEN SPACE	PONDS	STREET R/W & SERV OF ACCESS	GREEN BUFFER
TOTAL # OF LOTS	75	—	—	—	—
TOTAL SQUARE FEET OF BUILDINGS	—	—	—	—	—
TOTAL ACREAGE	18.12	5.58	2.6	5.63	0.96
PERCENTAGE OF SITE	55	17	8	17	3
PROPOSED NET DENSITY	4.1	—	—	—	—

NOTE:
 NO ATTEMPT HAS BEEN MADE BY GWS ENGINEERING, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP'S, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

NOTE:
 THIS MAP IS SOLELY FOR THE PURPOSE OF IDENTIFYING A PRELIMINARY CONCEPT PLAN AND IS NOT TO BE CONSIDERED AS BEING TOTALLY ENGINEERED AND DESIGNED. THE ELEMENTS OF DESIGN AS SHOWN HEREON ARE SUBJECT TO CHANGES AS REQUIRED FOR THE DETAILED ENGINEERING NECESSARY FOR THE ACTUAL CONSTRUCTION PLANS.



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

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DESIGNED: KMK	CADFILE: 14144PL6
DETAILED: KMK	DATE: 10/31/14
CHECKED: KMK	SHEET NO: 2

PRELIMINARY PLAN
 OF
CYPRESS LAKE ESTATES
 PLANNED UNIT DEVELOPMENT

LOCATED IN SECTIONS 69, T-6-S, R-2-E, GREENSBURG LAND DISTRICT, CITY OF CENTRAL, EAST BATON ROUGE PARISH, LOUISIANA

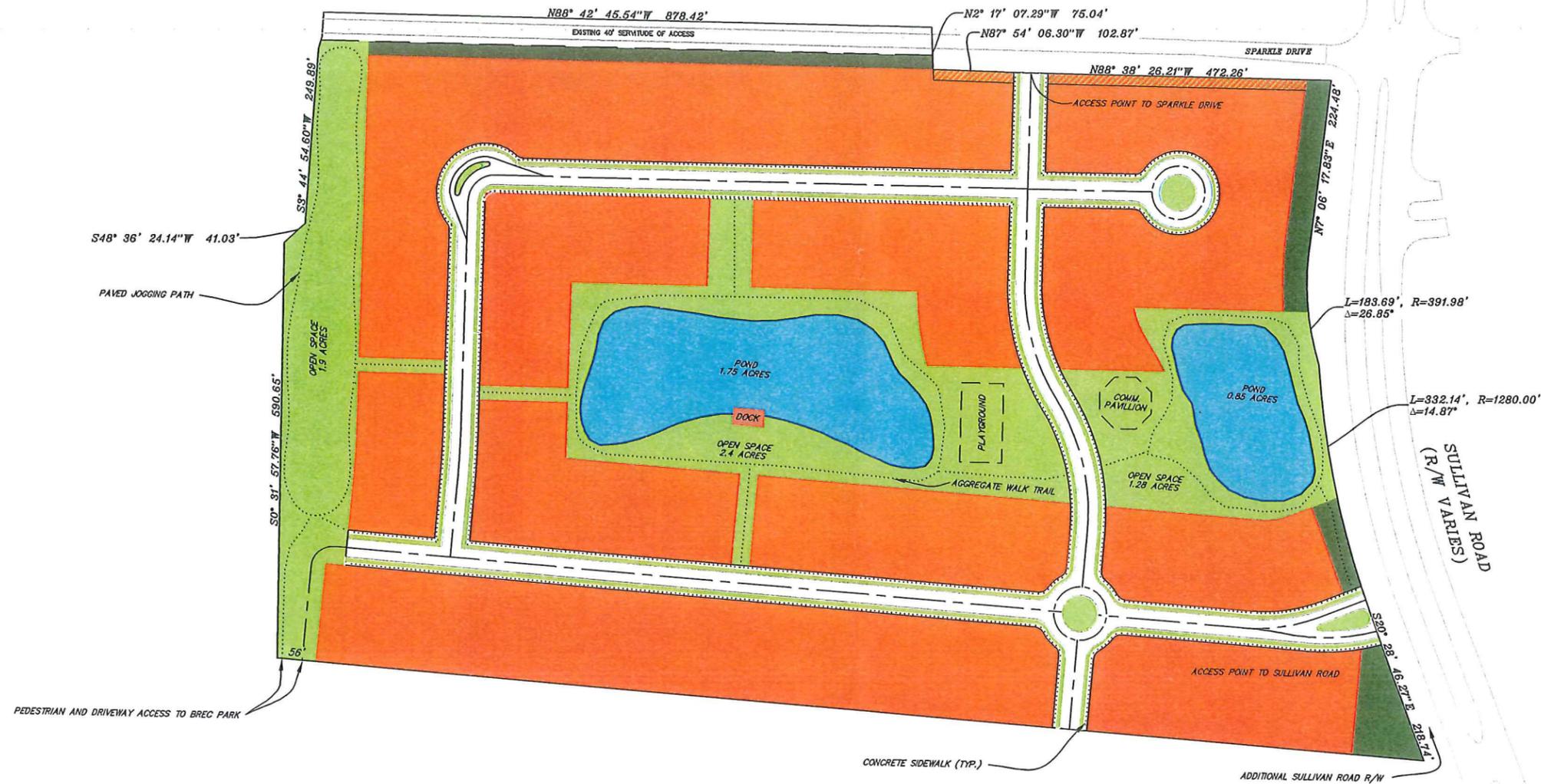
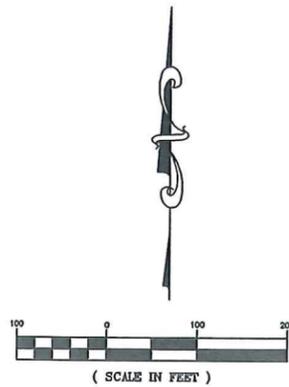
FOR

DAGR, LLC
 10604 COURSEY BOULEVARD
 BATON ROUGE, LA 70816
 225-753-3573 PHONE

GWS Engineering, Inc.
 Engineering Consultants - Land Surveyors

7520 Perkins Rd. • Suite 200 • Baton Rouge, LA 70809

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15. DRAINAGE VIA CURB & GUTTER ROADWAY WITH CURB INLETS AND SUBSURFACE DRAINAGE HAVING STORMWATER RETENTION AND REAR YARD DRAINAGE.
16. BUILDING SETBACKS:
 FRONT - 15'
 REAR - 25'
 SIDE - 8'
17. MAXIMUM INUNDATION FOR BEAVER CREEK AND SHOE CREEK = 54.0' PER EBRDPW

CIRCULATION PLAN
 OF
CYPRESS LAKE ESTATES
 PLANNED UNIT DEVELOPMENT

LOCATED IN SECTIONS 69, T-6-S, R-2-E,
 GREENSBURG LAND DISTRICT, CITY OF CENTRAL, EAST
 BATON ROUGE PARISH, LOUISIANA

FOR

DAGR, LLC
 10604 COURSEY BOULEVARD
 BATON ROUGE, LA 70816
 225-753-3573 PHONE

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LEGEND	
	= RESIDENTIAL
	= GREEN SPACE
	= POND
	= GREEN BUFFER
	= GREEN BUFFER RESIDENTIAL YARD
	= VEHICULAR CIRCULATION
	= PEDESTRIAN CIRCULATION
	= STREET RIGHT OF WAY



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DESIGNED: KMK	CADFILE: 14144PL6
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CHECKED: KMK	SHEET NO: 3

GWS Engineering, Inc.
 Engineering Consultants - Land Surveyors

7620 Perkins Rd. • Suite 200 • Baton Rouge, LA 70808



REVISION	BY

DDG
 DUPONTIS DESIGN GROUP, PC
 Civil, Mechanical, Electrical, Plumbing, Fire, Structural, Energy, and Construction Services
 12518 W. Lakeshore Drive, Suite 100
 Baton Rouge, LA 70805
 Phone: 225-771-4400 | Fax: 225-771-4485
 WWW.DDGP.COM
 TRIBALUX CONSTRUCTION | WICHTORY | BAYTON BOUCE | MONROE | LAFAYETTE

DATE: _____
 SIGNATURE: _____

THE ESTATES
 SPARKLE DR @ SULLIVAN RD
 CENTRAL, EAST BATON ROUGE PARISH, LOUISIANA

Not For Construction
AERIAL

SCALE IN FEET

OWNER	DDG
CHECKED	DDG
ISSUED DATE	04-07-14
ISSUED FOR	PUD PRELIMINARY
PROJECT NO.	13-385
FILE	13-385 AR-1 Aerial
SHEET	AR-1

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MICOSHA MOBILE HOMES
MASTER LAND USE PLAN
MED. DENSITY RESIDENTS

For Review

04/07/2014 9:34:11 AM

GENERAL NOTES:

- PROPERTY BOUNDARIES, ELEVATIONS AND SLOPE OF THIS SITE SHALL BE SHOWN ON THIS PLAN AND SHOULD BE SHOWN ON ALL SUBSEQUENT PLANS. THE APPROXIMATE LOCATION OF THE PROPERTY BOUNDARIES SHALL BE SHOWN ON THIS PLAN AND SHOULD BE SHOWN ON ALL SUBSEQUENT PLANS. THE APPROXIMATE LOCATION OF THE PROPERTY BOUNDARIES SHALL BE SHOWN ON THIS PLAN AND SHOULD BE SHOWN ON ALL SUBSEQUENT PLANS.
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LEGEND:

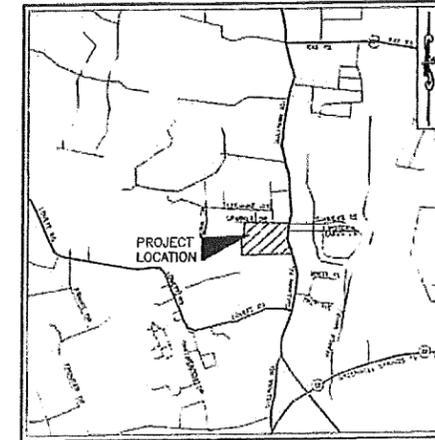


UTILITY NOTE:

ALL EXISTING UTILITIES ARE SHOWN ON THIS PLAN AND SHOULD BE SHOWN ON ALL SUBSEQUENT PLANS. THE APPROXIMATE LOCATION OF THE UTILITIES SHALL BE SHOWN ON THIS PLAN AND SHOULD BE SHOWN ON ALL SUBSEQUENT PLANS.

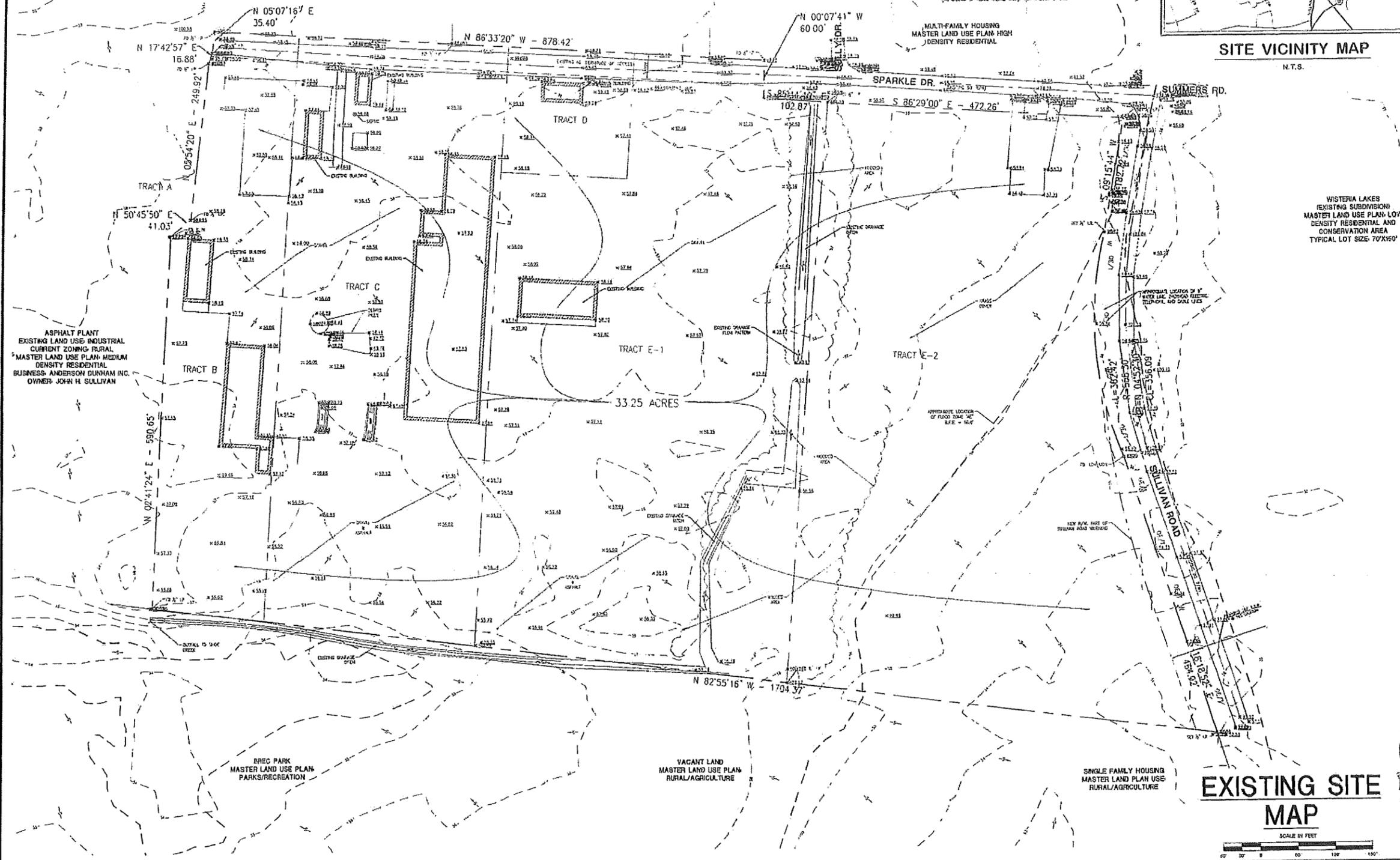
FLOOD INFORMATION:

ALL EXISTING FLOOD ZONING IS SHOWN ON THIS PLAN AND SHOULD BE SHOWN ON ALL SUBSEQUENT PLANS. THE APPROXIMATE LOCATION OF THE FLOOD ZONING SHALL BE SHOWN ON THIS PLAN AND SHOULD BE SHOWN ON ALL SUBSEQUENT PLANS.



SITE VICINITY MAP

N.T.S.



EXISTING SITE MAP

SCALE IN FEET

REVISION	BY

DDG
DUPLANTIS DESIGN GROUP, PC
Civil, Mechanical, Architectural, Electrical, Plumbing, Fire Protection, Surveying, and Land Use Planning
13355 E. Highway 100, Suite 100
Tomball, Texas 77375-4485
Phone: 281-351-4485
Fax: 281-351-4485
WWW.DDGP.COM
THE NATIONAL PROFESSIONAL ENGINEERING EXAMINATIONS BOARD (NPEEB) APPROVED FOR THE STATE OF TEXAS

SIGNATURE: _____ DATE: _____
STAMP: [Professional Engineer Seal]

THE STATES
SPARKLE DR & SULLIVAN RD
CENTRAL, EAST BATON ROUGE PARISH, LOUISIANA

DRAWN: CDB
CHECKED: CDB
ISSUED DATE: 04-07-14
ISSUED FOR: P.L.D.
PRELIMINARY
PROJECT NO.: 13-386
FILE: 13-385 EX-1 Existing Site Map.dwg
SHEET: EX-1

ASPHALT PLANT
EXISTING LAND USE INDUSTRIAL
CURRENT ZONING RURAL
MASTER LAND USE PLAN MEDIUM
DENSITY RESIDENTIAL
BUSINESS: ANDERSON DURHAM INC.
OWNER: JOHN H. SULLIVAN

BREC PARK
MASTER LAND USE PLAN
PARKS/RECREATION

VACANT LAND
MASTER LAND USE PLAN
RURAL/AGRICULTURE

SINGLE FAMILY HOUSING
MASTER LAND USE PLAN
RURAL/AGRICULTURE

WISTERIA LAKES
EXISTING SUBDIVISION
MASTER LAND USE PLAN LOW
DENSITY RESIDENTIAL AND
CONSERVATION AREA
TYPICAL LOT SIZE: 70'X160'

MULTI-FAMILY HOUSING
MASTER LAND USE PLAN HIGH
DENSITY RESIDENTIAL

33.25 ACRES

PUD-2-14

R2

NET DENSITY CALCULATION							DENSITY BONUS CALCULATION							TOTAL UNITS	UNIT SIZE				
Acres	Acres	Acres	0.2	0.1	Calculation	4	Acres	Acres	Acres	EQUALS	Units	Units	Units	Units	Units	Acres (minimum .149 ac.)	Sq. Ft.	Minimum Lot Width (per code 75 ft)	Approx Lot Depth (per code 140 ft)
Gross Acreage of Parcel	Wetlands (acres)	Detention Pond Area	Estimated Infrastructure R.O.W. (20%)	Minimum Required Open Space (10%)	Remaining Acreage	Desired Net Density (Units Per Acre)	Total Qualified Open Space (non-forested)	Qualified Open Space Over 10%	Conserved Forested Open Space	Net Acreage for Units	Open Space Bonus	Forest Conservation Bonus	Bonus Units	Total Units					
32.8	0.0	2.6	6.6	3.3	20.4	81.4	0.0	-3.3	0.0	23.6	-6.6	0.0	-6.6		0.32	13752.1	75.0	183.4	
32.8	0.0	2.6	6.6	3.3	20.4	81.4	5.6	2.3	0.0	18.0	4.6	0.0	4.6	86.1	0.21	9129.0	75.0	121.7	
32.8	0.0	2.6	6.6	3.3	20.4	81.4	0.0	-3.3	0.0	23.6	-6.6	0.0	-6.6		0.32	13752.1	75.0	183.4	
32.8	0.0	2.6	6.6	3.3	20.4	81.4	0.0	-3.3	0.0	23.6	-6.6	0.0	-6.6		0.32	13752.1	75.0	183.4	
32.8	0.0	2.6	6.6	3.3	20.4	81.4	0.0	-3.3	0.0	23.6	-6.6	0.0	-6.6		0.32	13752.1	75.0	183.4	

Keep between .7 and .5
0.409
0.616
0.409
0.409
0.409

- Enter factual (or estimated) data in these cells
- These auto-calculation cells cannot be altered
- Click on these cells for explanation and information
- This color indicates that lot size is below the minimum acceptable

Woodrow Muhammad - COC

From: Matt Zyjewski - CoC
Sent: Friday, October 24, 2014 9:44 AM
To: Jonathan Starns (jstarns@donniejarreau.com); justin@dunbarconstructionllc.com; kkennedy@gwsengr.com
Cc: David Barrow - CoC; David Ratcliff; Brandon Dodson (dagrllc@cox.net); Kathi Cowen - COC; Alison Nissen (ANissen@pecla.com); Woodrow Muhammad - COC; Natalia Gustafson
Subject: DRC Comments PUD-2-14 Cypress Lakes Estates

To All,

Our comments are as follows:

Planning

1. Update Public Participation Plan Form A to reflect property owners within 500' and include date of public meeting.
2. Cross check our list of properties with your list.
3. Double check ownership of adjacent properties with Assessor's office.
4. Update plan to show usable open space adjacent to pond.
5. Show drive/connection to BREC park.
6. Revise general notes to show R-2 Zoning.
7. Provide width of narrowest point of buffer.
8. According to subdivisions regulations, Sparkle Drive shall be improved to the Sully Road intersection.
9. Consider fence alongside Sparkle Drive from Sullivan to Sully.
10. Please consider an agreement forbidding back yard fences between rear and side lot lines and the pond in the proposed covenants.
11. Sidewalks shall be installed upfront. Sidewalks must be provided adjacent to the street in any common areas/parks by the developer prior to final plat approval of each phase.
12. **Ownership.** Statement of present **and proposed ownership of all land within the project**, including present tract designation according to official records in offices of the Parish Clerk's office. If legal title to the property is in trust, then a statement of the names and percentage of interest of all the beneficiaries shall be submitted. If legal title to the property is in a corporation, limited partnership or other legal entity, then a statement of the names of all persons or entities owning ten percent or more of the stock or other ownership interest shall be submitted.
13. **Landscape Plans.** Preliminary plans for vegetation, earth sculpturing, berming and aesthetic features shall be submitted.
14. **Schedule.** Development schedule indicating:
 - a. Stages in which project will be built with emphasis on area, density, use and public facilities such as open space to be developed with each stage. Overall design of each stage shall be shown on the plat and through supporting graphic material.
 - b. Approximate dates for beginning and completion of each stage.
15. **Architectural Plans.** Preliminary architectural plans for all primary buildings shall be submitted in sufficient detail to permit an understanding of the style of the development, the design of the building, and the number, size and type of dwelling units. **Also, provide floor area of building types and total ground coverage and height of buildings.**
16. **Facilities Plans.** Preliminary plans or information, adequate to indicate that the proposed development can be serviced, shall be submitted for:

- a. **Roads including classification, width of right of way, width of pavement and typical construction details**
- b. Sanitary sewers
- c. Storm drainage
- d. Water supply system
- e. **Lighting programs**
- f. Sidewalks, paths and trails

Drainage Engineering

1. Cover Sheet – Change “Presented to East Baton Rouge Parish” to “Presented to City of Central”
2. Section IV –Water Quality Impact Study. Page 8 of 11, paragraph 5 states “The calculation sizing volume requirement for the treatment of the first inch of rainfall is attached.” I don’t see volume requirements in the report, engineer needs to provide.

Traffic Engineering

1. All construction vehicles will be required to use the entrance on Sparkle. This entrance may be reduced to right-in/right-out during construction.
2. The entrance on Sullivan will be right-in/right-out before, during and after the Sullivan widening project. No median opening will be provided. No other driveways will be allowed on Sullivan or Sparkle.
3. The actual right-of-way must be shown on the plans. The property for the widening has been purchased, so actual lines may be shown.
4. Traffic contribution of \$200 per lot paid prior to final plat signature on each phase.
5. Right-of-way of proposed streets shall be consistent with typical street sections (Appendix J of Development Code).

Additional comments maybe forthcoming during the final development plan stage if the preliminary plan is approved. Please revise the preliminary plan accordingly and resubmit along with other requested documentation by November 3, 2014. Please resubmit 1 full set, 2 11x17s and a pdf and a AutoCAD file via email.

Respectfully,



Matt Zyjewski

Assistant Planning & Zoning Manager

City of Central Municipal Services
6703 Sullivan Road
Central, Louisiana 70739
Tel (225) 262-5000
Fax (225) 262-5001

GWS Engineering, Inc.
Engineering Consultants - Land Surveyors

7520 Perkins Rd. • Suite 290 • Baton Rouge, LA 70808
Phone (225) 769-1788 • www.gwsengineering.com

October 31, 2014

Mr. Matt Zyjewski
Assistant Planning and Zoning Manager
City of Central Municipal Services
6703 Sullivan Road
Central, Louisiana 70739

Re: Cypress Lake Estates
PUD 2-14
DRC Response
W.O. No. 14-144

Dear Matt:

We have received the DRC comments for the referenced project and offer the following responses:

PLANNING:

1. We have updated the Public Participation Form A enclosed.
2. We have cross checked our properties with the properties provided by the Planning Commission.
3. All of our addresses were from the Assessor's website.
4. The dock has been added to the plan adjacent to the pond.
5. The drive connection to BREC Park has been added to our plan.
6. The general notes have been revised.
7. The width of narrowest point of buffer has been added.
8. The developer will comply.
9. The developer will consider including with required landscape improvements.
10. The covenant will stipulate that fences on rear yards facing ponds must be translucent, i.e. metal fencing no taller than 4'.
11. Sidewalks will be installed and have been added to the plan.
12. Dunbar Construction, LLC currently owns and will maintain ownership of the property described as Lot B-1, C, D, E-1 and E-2 of the John H. Sullivan Tract.
13. Preliminary landscape details have been added to the Preliminary Plan. A complete landscape plan designed by a licensed landscape architect will be submitted with the Final Development Plan.
14. Development will be completed as a single phase. Construction is projected to begin in April 2015 or when road work on Sullivan is complete. The project should be complete within 180 days weather permitting.
15. Architectural renderings were included with the original submittal. The size of the homes will vary from 1,800 SF minimum. Two story homes are permitted and estimated to be 60' in height. The total ground coverage of the homes and outdoor amenities will vary but is estimated to be 3,500 SF minimum.

Mr. Matt Zyjewski
Assistant Planning and Zoning Manager
City of Central Municipal Services
October 31, 2014
Page 2

16. Roadways within the development will meet the Neighborhood Yield section included in the UDC. Street lights will be installed upon completion of the Final Plat. All other utilities have been addressed on the Preliminary Plan.

DRAINAGE ENGINEERING:

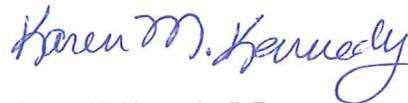
1. The cover sheet has been updated, see enclosed.
2. The volume requirements have been enclosed.

TRAFFIC ENGINEERING:

1. The developer will comply.
2. The developer will comply.
3. The right of way has been added to the plans and the boundary and acreage of the property has been updated.
4. The developer will comply.
5. We are proposed the Neighborhood Yield typical section from the UDC.

I trust we have adequately addressed your comments; however should you have any questions, please contact us promptly. We request your immediate attention to this response to ensure that all deadlines are met.

Very truly yours,
GWS ENGINEERING, INC.

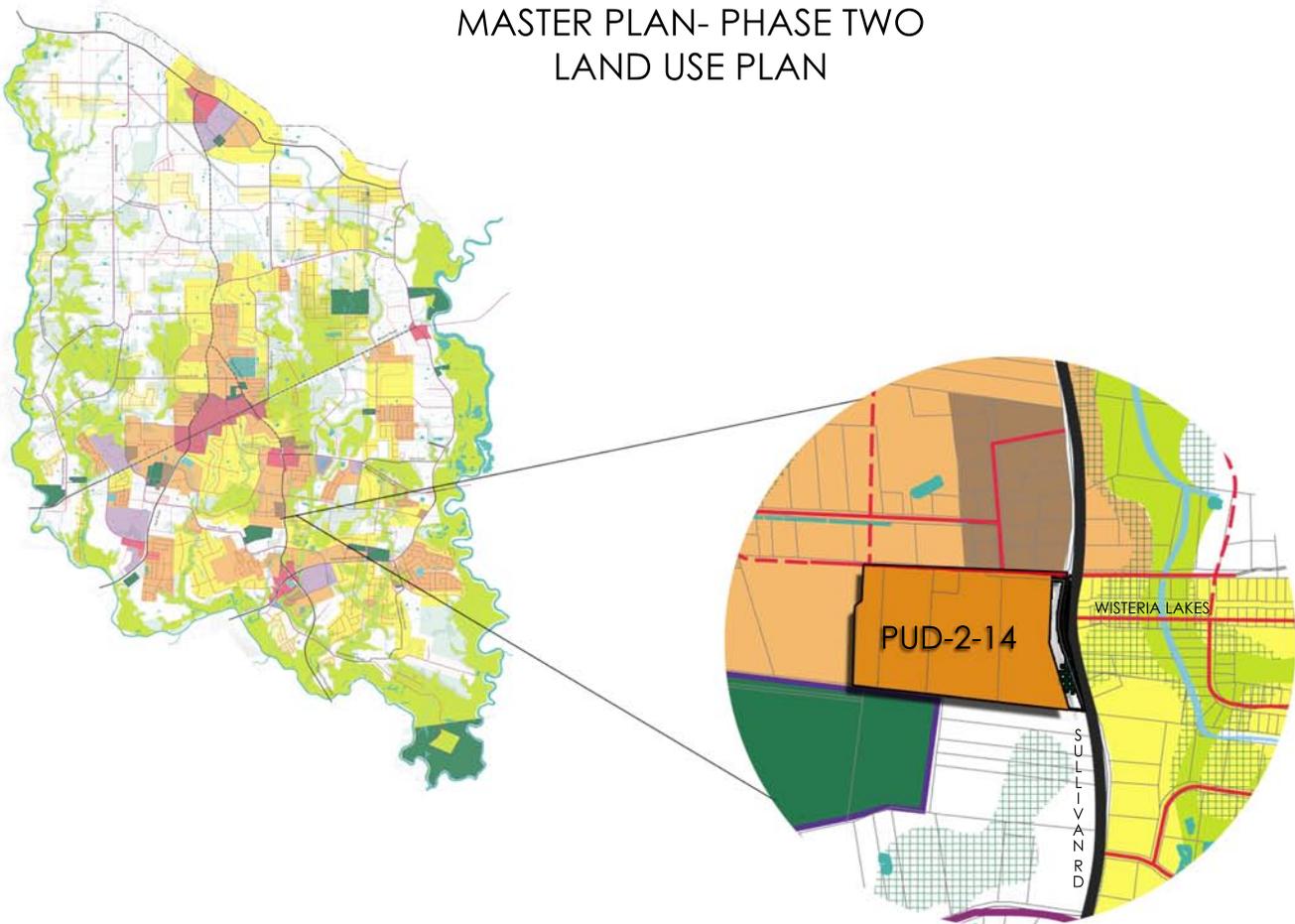


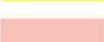
Karen M. Kennedy, P.E.

KMK/dsh

cc: DAGR II, LLC

MASTER PLAN- PHASE TWO
LAND USE PLAN



-  Utility
-  Schools
-  Conservation Areas
-  Restricted Greenspace
-  Incentive Greenspace
-  Rural/Agriculture
-  High Density Residential
-  Medium Density Residential
-  Low Density Residential
-  Neighborhood Commercial
-  General Commercial
-  Office/Technology Park
-  City Center
-  Parks/Recreation

MASTER PLAN-PHASE TWO SECTOR PLAN



-  O1 - Preserved Open Space Sector
-  O2 - Reserved Open Space Sector
-  G1 - Restricted Growth Sector
-  G2 - Controlled Growth Sector
-  G3 - Intended Growth Sector

PUBLIC HEARING

CITY OF CENTRAL
PLANNING AND ZONING COMMISSION

Date: NOV. 20, 14 Time: 6pm

Location: Kristenwood 14025 Greenwell Springs Rd.

Case Number: PUD-2-14

REQUEST TO REZONE

FROM: _____

TO: _____

OTHER REQUEST

PUD PRELIMINARY PLAN

78 SINGLE FAMILY LOTS

For More Information Contact
City of Central 262-5000

11/03/2014 13:32