



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: **Reconsideration of Stipulation on SS-17-13 and SS-6-13**

LOCATION This property is located at the end of Morgan Road east of the Bridgeport Drive intersection in Section 48, T6S, R2E, GLD, EBR, LA.

MASTERPLAN LAND USE	Rural/ Agriculture and Conservation
PRESENT ZONING	Rural
LOT ID NUMBER	631040371 & 72
ENGINEER/LAND SURVEYOR	GWS Engineering, Inc.
APPLICANT	Casey Patterson

STAFF COMMENTS

1. **Size** of subject property is approximately 75 acres.
2. **Background** The applicant received approval of two subdivision requests with the stipulation of no building permits until connection to public sewer.
3. **Access** Public Road
4. **Proposal** The applicant requests that the Planning Commission reconsider the stipulation of no building permits until public sewer is installed. This stipulation was placed on the prior subdivision approvals. The applicant would like to receive a building permit, but not be allowed a certificate of occupancy on approved lots until sewer is connected.
5. **Planning Commission Staff Recommendation** If building permits are allowed the applicant shall provide a bond or letter of credit for the sewer improvements prior to issuance of building permits.
6. Scheduled for Planning Commission Meeting on **February 27, 2014**.



NOTE:
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE, ABANDONED OR RELOCATED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE THE EXACT LOCATIONS INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AT THE TIME OF THE SURVEY.

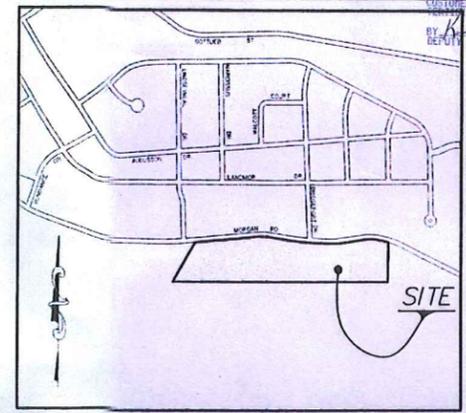
NOTE:
 ALL LOTS THAT USE THE PRIVATE SERVITUDE OF ACCESS ARE JOINTLY RESPONSIBLE FOR THE COSTS TO MAINTAIN THE ENTIRE PRIVATE ROAD OR SERVITUDE OF ACCESS CREATED BY THE SUBDIVISION. EACH LOT'S RESPONSIBILITY SHALL BE PRO-RATED BASED UPON EACH LOT'S FRONTAGE ON THE PRIVATE SERVITUDE OF ACCESS.

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

WETLANDS DETERMINATION:
 A WETLANDS DETERMINATION WAS NOT REQUESTED AND IS NOT BEING PROVIDED AS PART OF THIS SURVEY.

NOTE:
 NO FURTHER SUBDIVISION UNTIL PUBLIC SEWER IS INSTALLED.

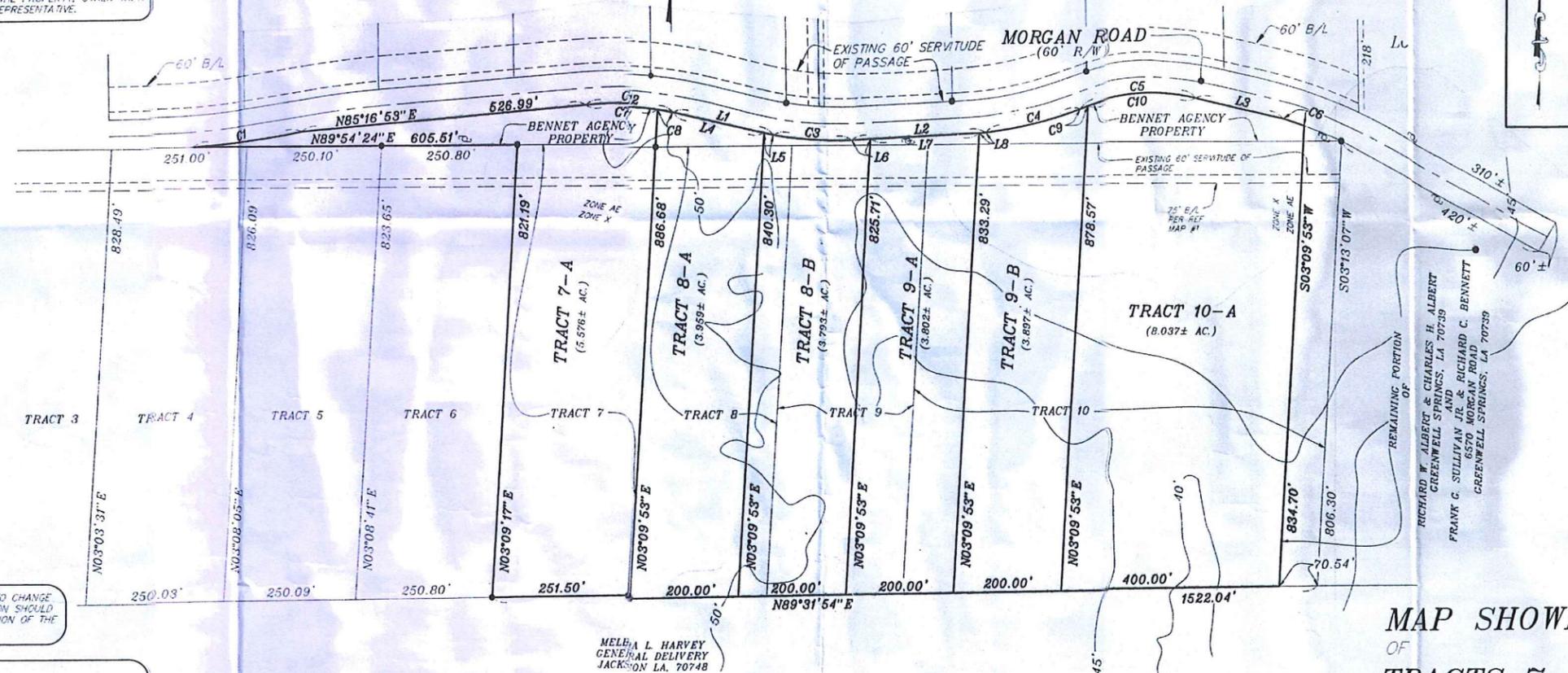
*** BASIS OF BEARINGS: N88°39'37" E**
 BEING THE COMMON PROPERTY LINE OF TRACT "X-2-B" AND TRACT D, AS SHOWN ON REFERENCE MAP #1.
REFERENCE MAPS:
 1. FINAL PLAT OF TAYLOR & WILLIAMS EST. BY ALEX THERIOT JR. DATED DECEMBER 12, 1979.
 2. FINAL PLAT OF BELLINGRATH ESTATES SECOND FILING, BY PAUL J. MOREL DATED OCTOBER 24, 1975.



VICINITY MAP
 (1" = 1000')

GENERAL NOTES:

- ZONING - RURAL
- SETBACKS:
 FRONT - 15'
 REAR - 25'
 SIDE - 8'
- PER THE CITY OF CENTRAL PLANNING COMMISSION
- 100 YEAR BASE FLOOD ELEVATION - 50.5' TO BE VERIFIED BY CITY OF CENTRAL
- WAIVER REQUESTED:
 UNIFIED DEVELOPMENT CODE SECTION 4.4 A(4)(a)
- SCHOOL DISTRICT:
 CITY OF CENTRAL SCHOOL DISTRICT
- FIRE DISTRICT:
 CENTRAL FIRE PROTECTION DISTRICT #4
- WATER - PARISH WATER COMPANY
- ELECTRIC - DEMCO
- GAS - UTILITY DISTRICT NO. 1



LEGEND:
 • = FD. I.P. (UNLESS OTHERWISE NOTED)
 □ = POWER POLE (TYP)

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.

DEDICATION:
 RIGHTS OF WAY SHOWN HEREON AND LABELED AS A PUBLIC RIGHT OF WAY, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. STREETS NOT INDICATED AS PRIVATE SERVITUDES OF PASSAGE ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED FOR THE PURPOSES INDICATED ON THE PLAT, AND IF NO PURPOSE IS INDICATED, TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT-OF-WAY SO AS TO PREVENT OR INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED.

RESTRICTIONS:
 ALL LOTS ARE SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FILED AS AN ADJUNCT HEREON. THE CITY OF CENTRAL 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.

SEWERAGE:
 NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.

LINE TABLE

LINE	LENGTH	BEARING
L1	190.20'	S76°52'34"E
L2	247.79'	N87°22'35"E
L3	168.20'	S77°13'51"E
L4	172.92'	S76°52'34"E
L5	17.28'	S76°52'34"E
L6	35.53'	N87°22'35"E
L7	202.75'	N87°22'35"E
L8	11.51'	N87°22'35"E

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	TANGENT	BEARING	DELTA
C1	207.66'	1409.16'	207.47'	104.02'	N82°43'43"E	8°44'31"
C2	159.70'	498.94'	159.02'	80.54'	S86°54'38"E	18°33'9.3"
C3	147.45'	642.06'	147.13'	74.05'	S85°51'26"E	13°15'82"
C4	182.47'	726.77'	181.99'	91.72'	N76°57'35"E	14°38'55"
C5	212.52'	335.12'	208.98'	109.97'	N85°53'47"E	36°33'55"
C6	40.91'	1034.48'	40.91'	20.46'	S71°23'31"E	02°22'31"
C7	130.17'	498.94'	128.80'	65.45'	S88°36'23"E	14°94'77"
C8	29.53'	498.94'	29.53'	14.77'	S79°26'12"E	03°39'16"
C9	14.67'	335.12'	14.67'	7.34'	N68°58'58"E	02°50'84"
C10	197.85'	335.12'	194.99'	101.90'	N87°09'02"E	33°82'70"

ADDRESS TABLE

TRACT	ADDRESS
7-A	6211 MORGAN ROAD
8-A	6209 MORGAN ROAD
8-B	6207 MORGAN ROAD
9-A	6205 MORGAN ROAD
9-B	6201 MORGAN ROAD
10-A	6199 MORGAN ROAD

ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP NO. 22033 C 0215E DATED MAY 2, 2002, THIS PROPERTY IS LOCATED IN FLOOD ZONES AE & X.

CERTIFICATION:
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS IN LOUISIANA FOR A CLASS "D" SURVEY AND THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. 33:5051, ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

APPROVED:
 CITY OF CENTRAL

APPROVED:
 CITY OF CENTRAL

RECOMMENDED FOR APPROVAL:
 HEALTH UNIT

Ricky Guillory
 RICKY GUILLORY - OWNER TRACT 7
 DATE: 9/24/2013

DAGR II, LLC
 DAGR II, LLC - OWNER TRACTS 8-10 & BENNET AGENCY PROPERTY & ALBERT PROPERTY
 DATE: 9/25/13

Robert W. Overall
 ROBERT W. OVERALL, P.L.S.
 DATE: 9/24/13

STATE OF LOUISIANA
 PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 4838

Woodrow Muhammad
 WOODROW MUHAMMAD
 PLANNING & ZONING DIRECTOR
 DATE: 9/26/13

David Barrow
 DAVID BARROW
 CHIEF ADMINISTRATIVE OFFICER
 DATE: 9/26/13

L. J. C.
 DATE: 9.26.13

DESIGNED: WPG	DATE: 09-24-13
CHECKED: RWD	SHEET NO.

GWS Engineering, Inc.
 Engineering Consultants - Land Surveyors
 7520 Perkins Rd • Suite 290 • Baton Rouge, LA 70808

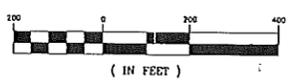
MAP SHOWING SUBDIVISION
 OF
TRACTS 7, 8, 9, & 10
 OF THE
TAYLOR & WILLIAMS EST.
 AND THE
BENNETT AGENCY, INC.
 PROPERTY
 INTO
7-A, 8-A, 8-B, 9-A,
9-B & 10-A
 LOCATED IN SECTION 48, T-6-S, R-2-E
 GREENSBURG LAND DISTRICT,
 EAST BATON ROUGE PARISH, LOUISIANA
 FOR
DAGR II, LLC

NOTE:
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NOTE:
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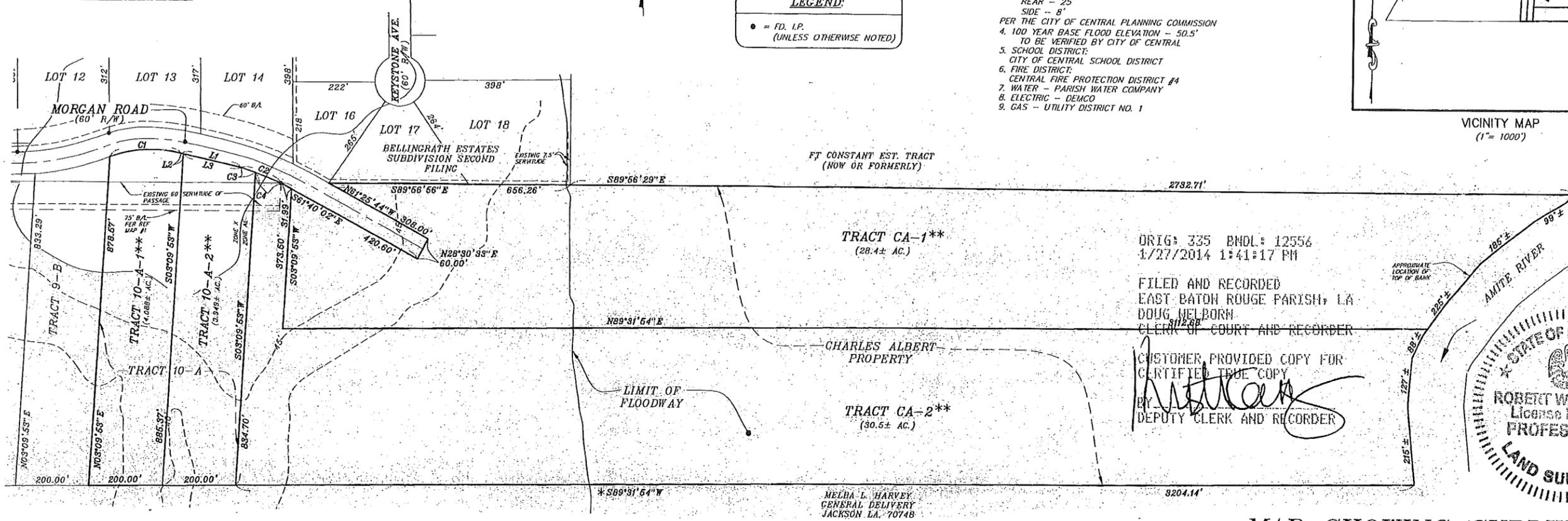
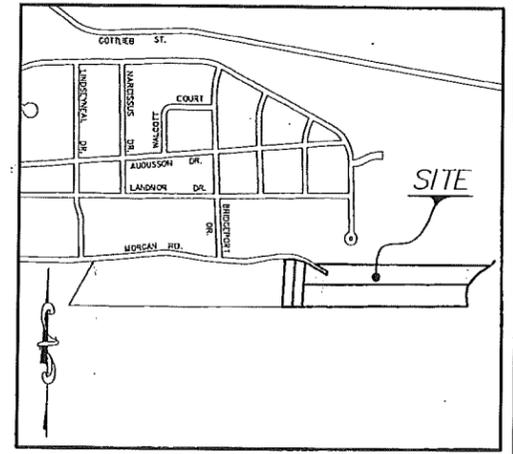
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LEGEND:
● = FD. I.P.
(UNLESS OTHERWISE NOTED)

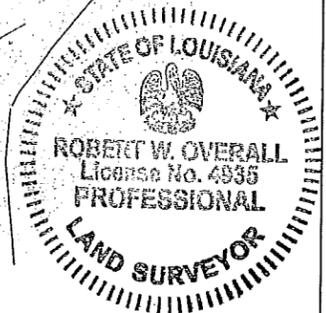
- * BASIS OF BEARINGS:** S89°31'54"W
BEING THE COMMON PROPERTY LINE OF TRACT 10-A AND THE CHARLES ALBERT PROPERTY AS SHOWN ON THIS MAP.
- REFERENCE MAPS:**
- FINAL PLAT OF TAYLOR & WILLIAMS EST. BY ALEX THERIOT JR. DATED DECEMBER 12, 1979.
 - FINAL PLAT OF BELLINGRATH ESTATES SECOND FILING, BY PAUL J. MOREL DATED OCTOBER 24, 1975.
 - MAP SHOWING SUBDIVISION OF TRACTS 7-10 OF THE TAYLOR & WILLIAMS EST. AND THE BENNETT AGENCY, INC. PROPERTY, BY GWS ENGINEERING, INC. DATED SEPTEMBER 24, 2013.
- GENERAL NOTES:**
- ZONING - RURAL
 - SETBACKS:
FRONT - 15'
REAR - 25'
SIDE - 8'
 - PER THE CITY OF CENTRAL PLANNING COMMISSION
 - 100 YEAR BASE FLOOD ELEVATION - 50.5'
TO BE VERIFIED BY CITY OF CENTRAL
 - SCHOOL DISTRICT:
CITY OF CENTRAL SCHOOL DISTRICT
 - FIRE DISTRICT:
CENTRAL FIRE PROTECTION DISTRICT #4
 - WATER - PARISH WATER COMPANY
 - ELECTRIC - DEMCO
 - GAS - UTILITY DISTRICT NO. 1



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1/27/2014 1:41:17 PM

FILED AND RECORDED
EAST BATON ROUGE PARISH, LA
DOUG MELBORN
CLERK OF COURT AND RECORDER

CUSTOMER PROVIDED COPY FOR
CERTIFIED TRUE COPY
BY: *[Signature]*
DEPUTY CLERK AND RECORDER



DEDICATION:
RIGHTS OF WAY SHOWN HEREON AND LABELED AS A PUBLIC RIGHT OF WAY, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. STREETS NOT INDICATED AS PRIVATE SERVITUDES OF PASSAGE ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED FOR THE PURPOSES INDICATED ON THE PLAT, AND IF NO PURPOSE IS INDICATED, TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC, NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT-OF-WAY SO AS TO PREVENT OR INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED.

**PROPOSED SEWER **
INSTALLATION DEDICATION:**
NO BUILDING PERMITS SHALL BE ISSUED FOR TRACTS CA-1, CA-2, 10-A-1 & 10-A-2 UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN COMPLETED: (1) SANITARY SEWER PLANS SHALL BE DESIGNED BY A QUALIFIED LICENSED ENGINEER; (2) PLANS SHALL BE REVIEWED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS; (3) THE REQUIRED SANITARY SEWER IMPROVEMENTS SHALL BE CONSTRUCTED BY THE OWNER/CONTRACTOR; (4) DEPARTMENT OF PUBLIC WORKS SHALL INSPECT AND APPROVE THE SANITARY SEWER IMPROVEMENTS; (5) A REVISION TO THIS PLAT REMOVING THIS STIPULATION SHALL BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS AND THE PLANNING COMMISSION FOR APPROVAL; AND (6) THE REVISED PLAT SHALL THEN BE RECORDED IN THE CLERK OF COURT CONVEYANCE RECORDS AND THE REQUIRED CERTIFIED COPIES SUBMITTED TO THE PLANNING COMMISSION FOR DISTRIBUTION.

RESTRICTIONS:
ALL LOTS ARE SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FILED AS AN ADJUNCT HEREON. THE CITY OF CENTRAL 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.

PRIOR TO A BUILDING PERMIT BEING ISSUED, EACH PROPERTY OWNER SHALL EXECUTE A MEMORANDUM OF UNDERSTANDING OR HOLD HARMLESS AGREEMENT WITH THE CITY OF CENTRAL ACKNOWLEDGING THAT THEIR SEWER SYSTEM MAY NOT WORK DURING A POWER OUTAGE AND SHALL HOLD THE CITY OF CENTRAL AND THE PARISH OF EAST BATON ROUGE HARMLESS AGAINST ANY DAMAGES CAUSED AS A RESULT.

SEWERAGE:
NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.

EACH INDIVIDUAL PROPERTY OWNER OF TRACTS 10-A-1, 10-A-2, CA-1 & CA-2 SHALL ASSUME RESPONSIBILITY, INCLUDING MAINTENANCE, OF THEIR PRIVATE SEWER PUMP STATION LOCATED ON EACH LOT.

[Signature]
DAGR II, LLC OWNER TRACT 10-A & ALBERT PROPERTY
1/23/14
DATE

CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS IN LOUISIANA FOR A CLASS "D" SURVEY AND THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. 33:5051, ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.
GWS ENGINEERING, INC.
[Signature]
ROBERT W. OVERALL, P.L.S.
1/23/14
DATE

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.

ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP NO. 22033 C 0215E DATED MAY 2, 2008, THIS PROPERTY IS LOCATED IN FLOOD ZONES AE & K.

LINE TABLE

LINE	LENGTH	BEARING
L1	168.20'	S77°13'51"E
L2	5.76'	S77°13'51"E
L3	162.44'	S77°13'51"E

ADDRESS TABLE

TRACT	ADDRESS
10-A-1	6199 MORGAN ROAD
10-A-2	6197 MORGAN ROAD
CA-2	6195 MORGAN ROAD
CA-1	6193 MORGAN ROAD

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	TANGENT	BEARING	DELTA
C1	197.85'	335.12'	194.99'	101.90'	S87°09'02"W	33°82'70"
C2	116.00'	1056.05'	115.94'	58.06'	S69°21'21"E	06°29'37"
C3	40.91'	1056.05'	40.91'	20.46'	S71°23'34"E	02°21'98"
C4	74.97'	1056.05'	74.96'	37.50'	S68°14'57"E	04°06'76"

APPROVED:
CITY OF CENTRAL
[Signature]
WOODROW MUHAMMAD
PLANNING & ZONING DIRECTOR
1/27/14
DATE

APPROVED:
CITY OF CENTRAL
[Signature]
DAVID BARROW
CHIEF ADMINISTRATIVE OFFICER
1-27-14
DATE

RECOMMENDED FOR APPROVAL:
HEALTH UNIT
[Signature]
1.27.14
DATE

MAP SHOWING SUBDIVISION OF TRACT 10-A OF THE TAYLOR & WILLIAMS EST. AND THE CHARLES ALBERT PROPERTY INTO TRACTS 10-A-1, 10-A-2, CA-1 & CA-2 LOCATED IN SECTION 48, T-6-S, R-2-E GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA FOR DAGR II, LLC

F.B. NO.:	PG. NO.:
DESIGNED: RWO	CADFILE: 13-41RS(SP)
DATE: 01-23-14	CHECKED: RWO
SHEET NO.:	

GWS Engineering, Inc.
Engineering Consultants - Land Surveyors
7520 Perkins Rd. • Suite 290 • Baton Rouge, LA 70809