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: **SS-21-13 Subdivision of Lot 5 of the Julius Denham Tract**

LOCATION This property is located on the north side of Greenwell Springs-Port Hudson Road east of the Hubbs Road intersection in Section 17, T5S, R2E, GLD, EBR, LA.

MASTERPLAN LAND USE	Rural/Agriculture
PRESENT ZONING	Rural
LOT ID NUMBER	221780031
ENGINEER/LAND SURVEYOR	F. Dewitt Landner/L&L Land Surveying, LLC
APPLICANT	Stephen LaCour

STAFF COMMENTS

1. **Size** of subject property is approximately 31.332 acres.

2. **Background** The applicant is proposing to subdivide a 31.332 acre tract into 2 tracts for single family residential land use and dedicate a private servitude of access for Lot 5-A.

3. **Access** Public Road and Private Servitude of Access

4. **Master Plan Statement** The subject property is designated as Rural/Agriculture land use on the "City of Central Master Plan". The proposed use is consistent with the Master Plan.

6. **Planning Commission Staff Recommendation** Staff recommends to approve the subdivision.

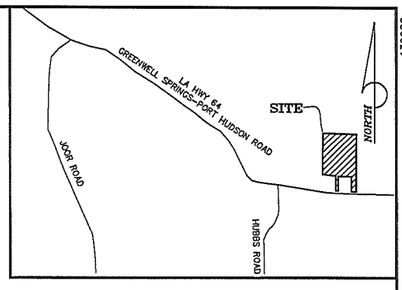
7. Scheduled for Planning Commission Meeting on **January 23, 2014.**

BASE BEARING: S00°26'56"E (REF. #1)
FLOOD ZONE: "X" BASE FLOOD ELEVATION: N/A
F.E.M.A. F.I.R.M. MAP NO. 22033C 0185 F DATE: 6/19/12

LEGEND
⊗ Fd. Iron
○ Set 1/2" I.P.

100 0 100 200 300
GRAPHIC SCALE – FEET

NORTH



VICINITY MAP
SCALE: 1" = 2000'

REFERENCE:

1. MAP SHOWING THE SUBDIVISION OF THE JULIUS DENHAM TRACT INTO LOTS 1-5 BY R. DALE HODGES, P.L.S., DATED 6/13/07

2. JUDGMENT OF POSSESSION IN THE MATTER OF THE SUCCESSION OF THELMA SOMMERS ROWE DATED 1/8/2013; RECORDED AS ORIG. 874 BNDL. 12466

GENERAL NOTES:

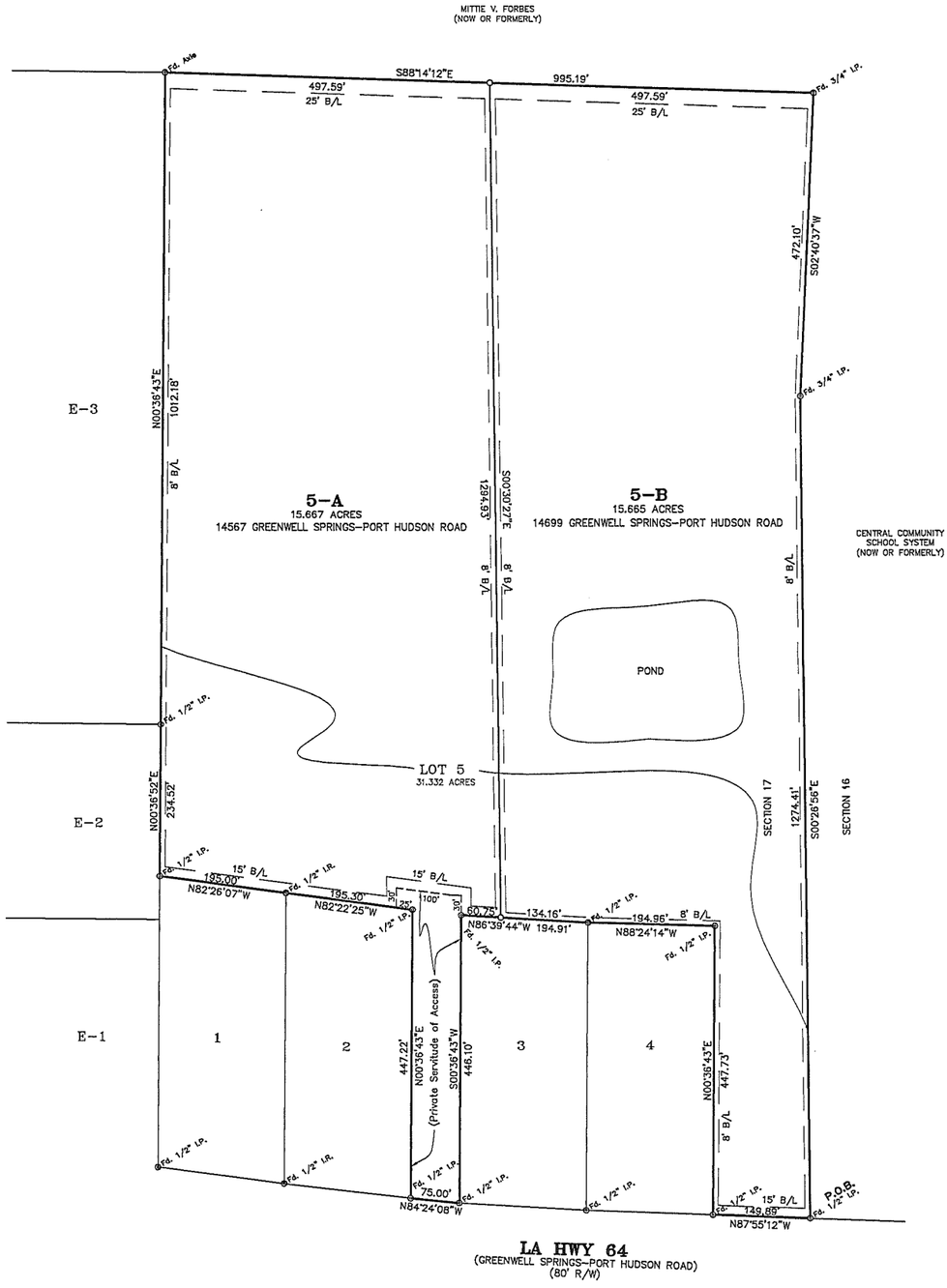
TOTAL AREA: 31.332 ACRES
TOTAL NO. LOTS: 2
ZONING: RURAL
COMPREHENSIVE LAND USE: RURAL/AGRICULTURE
WATER: EBR PARISH
ELECTRICITY: DEMCO
GAS: DISTRICT GAS #1
TELEPHONE: AT & T
SEWER: (OUTSIDE C.S.D.) INDIVIDUAL PRIVATE TREATMENT SYSTEMS OPEN EFFLUENT DITCHES ARE PREDOMINANT IN THIS AREA.

SCHOOL DISTRICT: CENTRAL COMMUNITY SCHOOL SYSTEM 2-8
FIRE DISTRICT: CENTRAL FIRE DISTRICT

CONTOURS FROM QUAD MAP

A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT A PART OF THIS SURVEY.

THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT SERVITUDES SHOWN HEREON WERE TAKEN FROM REFERENCE DATA AND THAT OTHER SERVITUDES, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.



STORMWATER MANAGEMENT:

AS PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORMWATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN SECTION 15.13 OF THE UNIFIED DEVELOPMENT CODE, LATEST REVISION.

SEWAGE DISPOSAL:

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 STATE BOARD OF HEALTH.

DEDICATION:

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF OF THE LAND SHOWN HEREON.
THE STREET AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED 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 UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT OF WAY IS GRANTED.

HELEN WOOD, OWNER LOT 5 — DATE

FRANCIS ROWE, OWNER LOT 5 — DATE

OPEN EFFLUENT DITCHES ARE PREDOMINANT IN THIS AREA. ACCORDING TO HEALTH DEPARTMENT STANDARDS, PROPOSED RESIDENCES CONSTRUCTED ON THIS SITE SHALL BE A MINIMUM OF 24" ABOVE THE BOTTOM OF THE ADJACENT ROADSIDE DITCH. HOWEVER, FINAL DETERMINATION OF THE PROPOSED FLOOR ELEVATION SHALL BE DETERMINED ACCORDING TO PARISH ORDINANCES.

RECOMMENDED FOR APPROVAL:

CHIEF SANITARIAN
EAST BATON ROUGE PARISH
HEALTH UNIT — DATE

NOTE:

THE CITY OF CENTRAL AND PARISH OF EAST BATON ROUGE 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.

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 PARTICULARLY, NO FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF THE DEVELOPMENT CODE ARE ADDRESSED

APPROVED:
CITY OF CENTRAL

PLANNING AND ZONING DIRECTOR — DATE

CHIEF ADMINISTRATIVE OFFICER TO THE MAYOR — DATE

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS FOR CLASS "C" SURVEYS AND IT WAS THE INTENT TO SUBDIVIDE THE TRACT INTO THE PLATTED SUBDIVISION.

THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT SAME.

F. DEWITT LADNER
PROFESSIONAL LAND SURVEYOR
REG. #4983 — DATE 1/8/14

STATE OF LOUISIANA
F. DEWITT LADNER
REG. No. 4983
REGISTERED PROFESSIONAL
LAND SURVEYOR

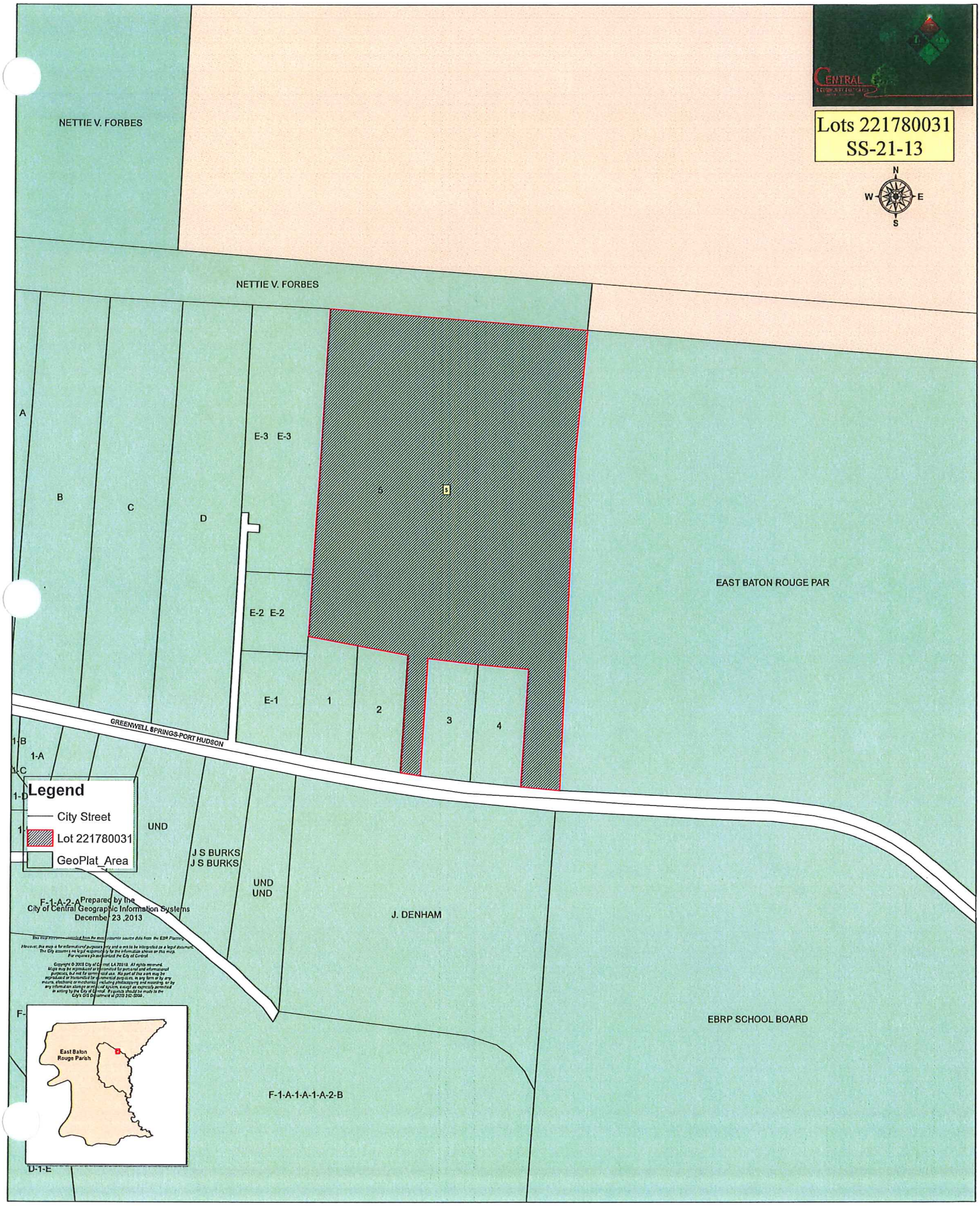
MAP SHOWING SURVEY & DIVISION
OF
LOT 5 OF THE JULIUS DENHAM TRACT
INTO
5-A & 5-B
LOCATED IN SECTION 17, T5S-R2E
GREENSBURG LAND DISTRICT
CITY OF CENTRAL
EAST BATON ROUGE PARISH, LOUISIANA
FOR
HELEN WOOD & FRANCIS ROWE

L & L Land Surveying, L.L.C.
6101 PERKINS ROAD, STE. E2, BATON ROUGE, LA. 70808 (225)614-4452

130082

SS-21-13

SS-21-13 REV.


Lots 221780031
SS-21-13
N
W
E
S
NETTIE V. FORBES
NETTIE V. FORBES
A
B
C
D
E-3 E-3
E-2 E-2
E-1
1
2
3
4
5
EAST BATON ROUGE PAR
GREENWELL SPRINGS-PORT HUDSON
1-B
1-A
1-C
1-D
1
UND
J S BURKS
J S BURKS
UND
UND
F-1-A-2-A
J. DENHAM
EBRP SCHOOL BOARD
F-1-A-1-A-1-A-2-B
D-1-E
Legend
City Street
Lot 221780031
GeoPlat_Area
Prepared by the
City of Central Geographic Information Systems
December 23 ,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: SS- 21-13

☐ **REQUEST TO REZONE**

FROM: _____

TO: _____

☑ **OTHER REQUEST**

SUBDIVISION INTO 2 LOTS

For More Information Contact
City of Central 262-5000

12/20/2013 14:30