



MEMORANDUM

TO: Planning Commission

FROM: Woodrow Muhammad AICP, Planning & Zoning Director

SUBJECT: **SS-21-14 SUBDIVISION OF TRACT G-H-1-A OF THE FORMER JOHNNIE HUBBS PROPERTY**

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

MASTERPLAN LAND USE	Rural/Agriculture
PRESENT ZONING	R/A Rural Agricultural
LOT ID NUMBER	251780014
APPLICANT/LAND SURVEYOR	Seth Mosby

STAFF COMMENTS

1. **Size** of subject property is approximately 5.303 acres.
2. **Background** The applicant is proposing to create three lots for single family residential land use.
3. **Access** Public
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.
5. **Planning Commission Staff Recommendation** Staff recommends approval of the subdivision.
6. Scheduled for Planning Commission Meeting on **December 18, 2014**.





GREENWELL SPRINGS-PORT HUDSON

A-2

A

B

C

D

E-2

E-1

TR. 1

1-C

1-D

2-A

2-B

TR. 2

UND

TR. B

J S BURKS

MILTON M. SMITH

C.R. ODOM

F-1-A-2-A

FREEDOM AVE

F-1-A-1-A-1-A-1

X-3

LC SMITH

**SS-21-14  
251780014**

X-2

X-1

**G-H-1-A**

F-1-A-1-A-1-A-2-B

Y

D-1-E

F-1-A-1-A-1-A-2-A

2

B-1-A

HUBBS

F-1-A-3

East Baton Rouge Parish

**SS-21-14**

D-1-A-2

D-2

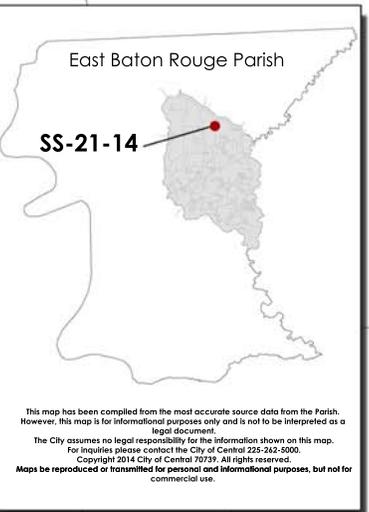
1-A

1-B

D-1-A-1

2-A-1

2-A-2



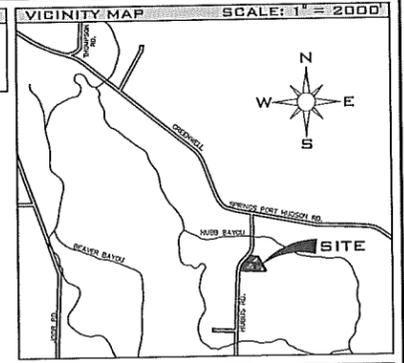
This map has been compiled from the most accurate source data from the Parish. However, this map is for informational purposes only and is not to be interpreted as a legal document. The City assumes no legal responsibility for the information shown on this map. For inquiries please contact the City of Central 225-262-5000. Copyright 2014 City of Central 70739. All rights reserved. Maps be reproduced or transmitted for personal and informational purposes, but not for commercial use.

**REFERENCE MAPS:**  
 1. "MAP SHOWING THE RESUBDIVISION OF TRACT G-H-1 AND F-1-A-1-A OF THE JOHNNIE W. HUBBS PROPERTY TO CREATE LOTS G-H-1-A & F-1-A-1-A-1...", DATED 4/10/1987, BY TOXIE CRAFT, C.E. & R.L.S.

**BASIS OF BEARINGS**  
 THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERN LINE OF LOT G-H-1-A AS BEING N 87°40'00" W. (AS PER REFERENCE)

**SITE DATA**  
 TOTAL AREA BEING SUBDIVIDED 5.303 ACRES  
 TOTAL NO. OF LOTS 3  
 STREETS HUBBS ROAD-PUBLIC (80' RIGHT-OF-WAY)  
 SEWER INDIVIDUAL TREATMENT PLANTS  
 GAS ENTERGY  
 WATER PARISH WATER WORKS  
 ELECTRICITY ENTERGY  
 TELEPHONE SOUTH CENTRAL BELL  
 ZONING RURAL/AGRICULTURAL  
 MASTER PLAN USE RURAL/AGRICULTURAL  
 SETBACKS FRONT-35' REAR-25' SIDE-25'  
 FIRE CENTRAL FIRE DISTRICT  
 SCHOOL CENTRAL COMMUNITY DISTRICT

**LEGEND:**  
 (REC) RECORD BEARING/DISTANCE  
 (SY) SURVEYED BEARING/DISTANCE  
 ● FOUND MONUMENT (AS SHOWN)  
 ○ SET 5/8" IRON ROD



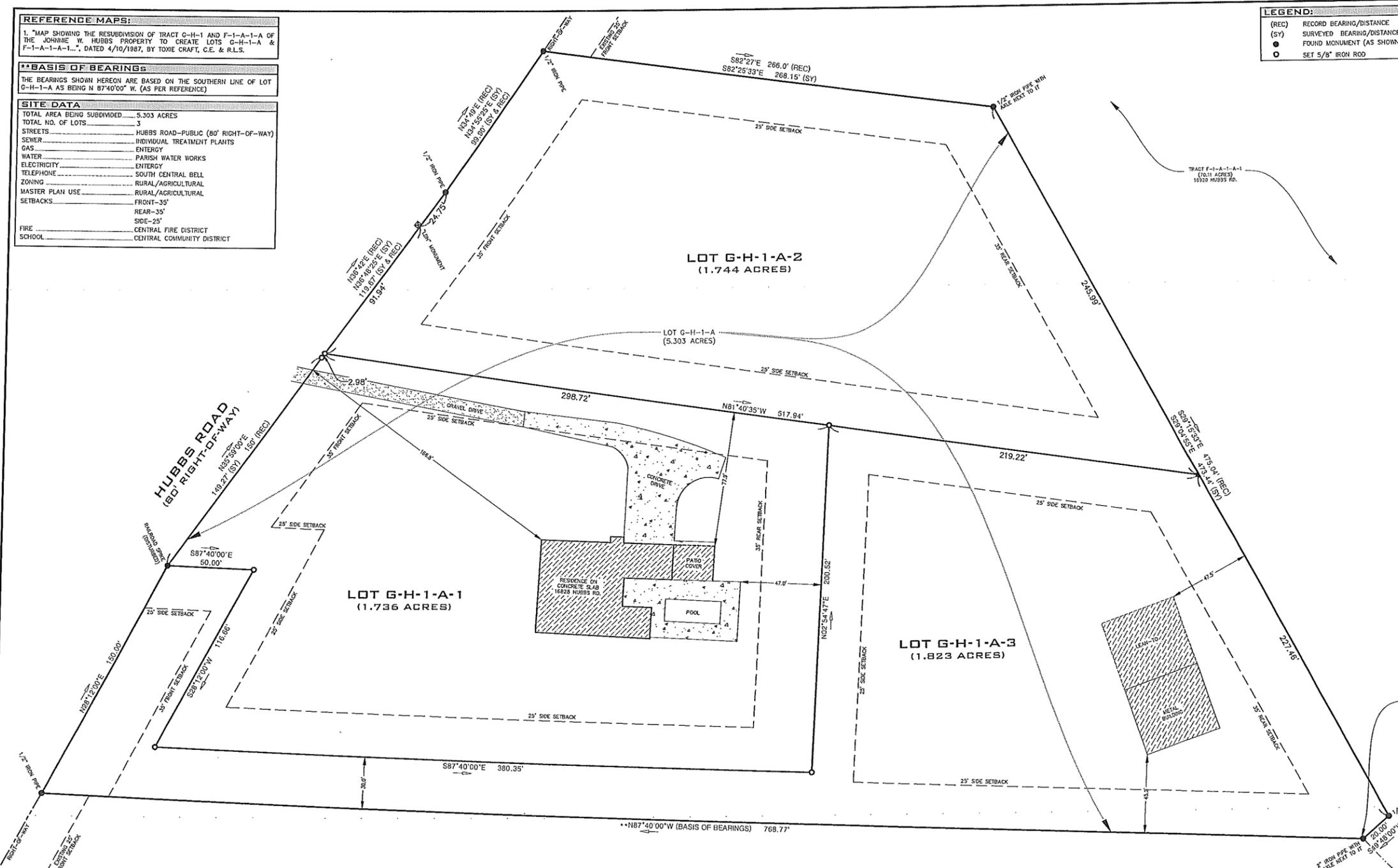
**GENERAL NOTES:**  
 1. THIS SURVEY WAS BASED ON INFORMATION PROVIDED BY THE CLIENT, AND/OR CURRENT TITLE INFORMATION FROM PUBLIC RECORDS SOURCES, AND IS SUBJECT TO THOSE FACTS AND PRE-EXISTING ENCUMBRANCES SUCH AS SERVITUDES, RIGHTS OF WAY, BUILDING SETBACKS, AND OTHER COVENANTS AND/OR RESTRICTIONS, WHICH COULD BE DISCLOSED BY A COMPLETE TITLE SEARCH. A COMPREHENSIVE TITLE ABSTRACT WAS NOT REQUESTED BY THE CLIENT NOR WAS WITHIN THE SCOPE OF THIS SURVEY.  
 2. WETLAND DELINEATION OR ENVIRONMENTAL ASSESSMENTS WERE NOT PERFORMED NOR WERE WITHIN THE SCOPE OF THIS SURVEY.  
 3. THE WORD 'CERTIFY' OR 'CERTIFICATION' AS SHOWN HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

**FLOOD CERTIFICATION**  
 BY GRAPHIC FLOODING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 220060, MAP NO. 22033C0185 F WHICH BEARS AN EFFECTIVE DATE OF 5/9/2012. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOOD PLAIN. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**DEED RESTRICTION NOTE**  
 THE CITY OF CENTRAL AND THE PARISH OF EAST BATON ROUGE DO 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.

**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 FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE DEVELOPMENT CODE ARE ADDRESSED.

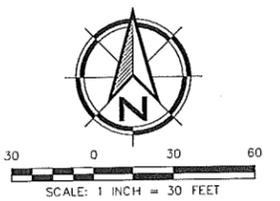
**POINT OF BEGINNING:**  
 THIS POINT IS N 40°34'19" W, 2798.61'; THENCE N 44°12'00" W, 83.30' FROM THE CORNER COMMON TO SECTIONS 16, 17, 20 & 21, T55-R2E. (AS PER REFERENCE)



**CERTIFICATION**  
 THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL CITY AND PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS FOR CLASS C SURVEY AND IT WAS THE INTENT TO SUBDIVIDE THIS SURVEYED TRACT INTO THE CLIENT FOR HIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR HIS REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT THE CHANGEMENT FOR REVIEW ONLY.  
 This document is not to be used for construction, bidding, recordation, conveyance, sales, or as the basis for the issuance of a permit.  
 SETH J. MOSSBY, P.L.S. DATE OCTOBER 20, 2014  
 PROFESSIONAL LAND SURVEYOR #5073  
 FILE: PEAVEY, THOMAS...

**APPROVALS - CITY OF CENTRAL**  
 CHIEF ADMINISTRATIVE OFFICER  
 DAVID BARROW DATE \_\_\_\_\_  
 PLANNING & ZONING DIRECTOR  
 WOODROW MUHAMMAD DATE \_\_\_\_\_

**APPROVALS - EAST BATON ROUGE PARISH HEALTH UNIT**  
 CHIEF SANITARIAN  
 LAKESHIA THERIOT DATE \_\_\_\_\_



**LAND OWNER CERTIFICATION**  
 THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OR LEGAL OFFICER OF THE PROPERTY PLATTED HEREON, ON THE DATE SIGNED.  
**SEWAGE DISPOSAL NOTE**  
 NO PERSON SHALL PROVIDE OR INSTALL 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 LOCAL HEALTH AUTHORITY.  
**PRIVATE SERVITUDE DEDICATION**  
 THIS IS TO CERTIFY THAT THE SERVITUDES AND RIGHTS-OF-WAY SHOWN ON THE PLAT ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES INCLUDING DRAINAGE, REMOVAL OF SEWAGE, AND UTILITIES. NO TREES, SHRUBS, OR PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE, OR OTHER 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.  
 THOMAS J. PEAVEY, JR. DATE \_\_\_\_\_

**MAP SHOWING THE SUBDIVISION OF**  
 TRACT G-H-1-A, FORMERLY A PORTION OF THE JOHNNIE W. HUBBS PROPERTY INTO TRACTS G-H-1-A-1, G-H-1-A-2 & G-H-1-A-3  
 LOCATED IN SECTION 17, TOWNSHIP 5 SOUTH, RANGE 2 EAST, GREENSBORO LAND DISTRICT, CITY OF CENTRAL, EAST BATON ROUGE PARISH, LOUISIANA  
 CLIENT: THOMAS J. PEAVEY, JR.  
 SURVEY DATE: OCTOBER 20, 2014  
 PARTIAL OFFICE PROJECT NO.: S.M. 14-098  
 FIELD BOOK: PAGE: 57  
 201-034  
 DRAWN BY: S.M. CALC BY: S.M.  
 CHECKED BY: S.M.  
 SHEET: 1 OF 1

**BEI SURVEYING, LLC**  
 PHONE: 225-115-8307  
 EMAIL: smosby3@gmail.com  
 ADDRESS: 16533 LITTLE RD., LIVINGSTON, LOUISIANA, 70754

SS-21-14 REV. 12/1/14

# PUBLIC HEARING

CITY OF CENTRAL  
PLANNING AND ZONING COMMISSION

Date: Dec. 18, 2014 Time: 6pm

Location: Kristenwood 14025 Greenwell Springs Rd.

Case Number: SS-21-14

REQUEST TO REZONE

FROM: \_\_\_\_\_

TO: \_\_\_\_\_

OTHER REQUEST *into*  
*Subdivision of One Lot into*  
*Three Lots for Single Family Residential*

*For More Information Contact via*  
City of Central 262-5000 Land Use

11/26/2014 10:54