



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-22-13 Subdivision of Tract B-2-B-1 of the Myrtle Allen Property**

LOCATION This property is located on the north side of Blackwater Road east of the Talmadge-Crumholt Road intersection in Section 60, T6S, R1E, GLD, EBR, LA.

MASTERPLAN LAND USE	Rural/Agriculture, Restricted Greenspace & Conservation Area
PRESENT ZONING	Rural
LOT ID NUMBER	251140309
ENGINEER/LAND SURVEYOR	Lester A. McLin, Jr./McLin & Associates
APPLICANT	Brett Martin

STAFF COMMENTS

1. **Size** of subject property is approximately 6.955 acres.
2. **Background** The applicant is proposing to subdivide a 6.955 acre tract into 2 tracts for single family residential land use.
3. **Access** Public Road
4. **Master Plan Statement** The subject property is designated as Rural/Agriculture, Restricted Greenspace, and Conservation Area 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: GPS - CAGNET - RTN
 FLOOD ZONE: "X" & "AE" BASE FLOOD ELEVATION: 63.5
 F.E.M.A. F.I.R.M. PANEL NO. 220060 0190 E DATE: 5/02/08

DRAWN BY: CTM
 CREW CHIEF: BAS
 TECHNICIAN: CTM
 CHECKED BY:
 CHECKED BY:

* FLOOD LINES WERE SCALED FROM FIRM PANEL
 * A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT A PART OF THIS SURVEY.

NOTES:

TOTAL AREA: 6.955 Acres
 TOTAL NO. LOTS: 2
 SEWAGE: INDIVIDUAL APPROVED SEWER SYSTEM ARE PREDOMINATE.
 WATER: PARISH WATER COMPANY
 ELECTRICITY: DEMCO
 TELEPHONE: A T & T
 GAS: ENTERGY
 SCHOOL DISTRICT: CENTRAL
 FIRE DISTRICT: CENTRAL FIRE DISTRICT # 4
 ZONING: RURAL
 CENTRAL MASTERPLAN: RURAL AGRICULTURE / ...
 RESTRICTED GREENSPACE & CONSERVATION

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 DATE
 EAST BATON ROUGE PARISH HEALTH UNIT

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 CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.

CITY OF CENTRAL APPROVED:

 DAVID BARROW DATE
 CHIEF ADMINISTRATIVE OFFICER

 WOODROW MUHAMMAD DATE
 PLANNING & ZONING DIRECTOR

THIS SURVEY WAS PREPARED AT THE REQUEST AND FOR THE EXCLUSIVE USE OF:
NELL RIVET

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.

CERTIFICATION:

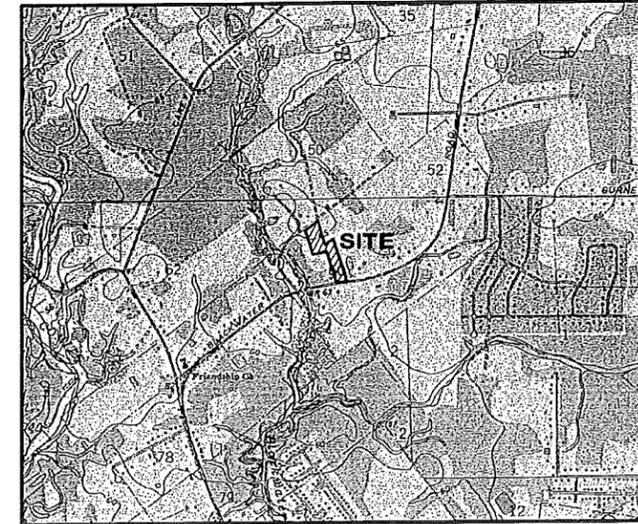
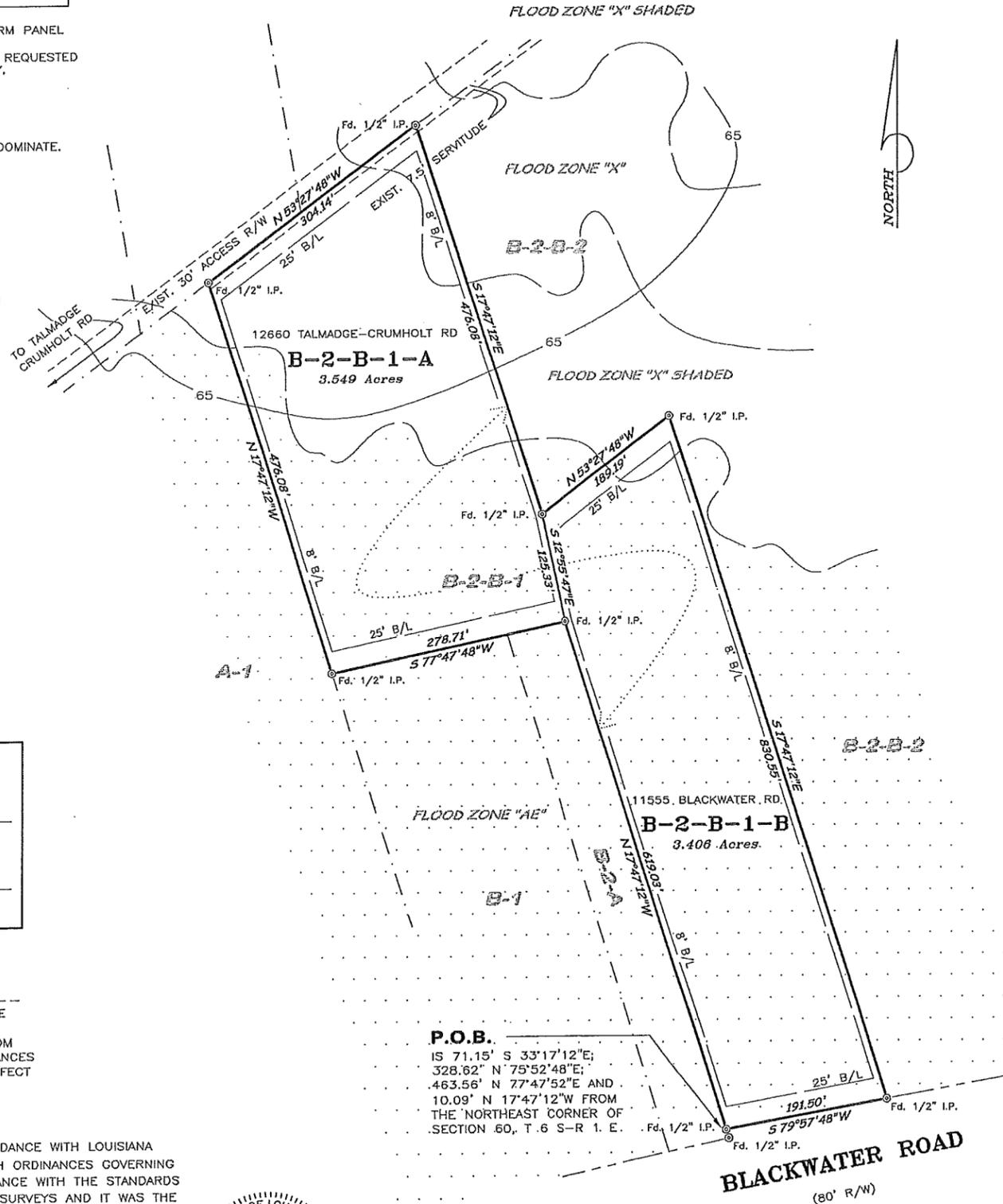
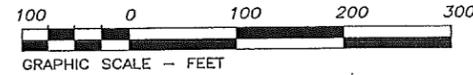
THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR CLASS "C" SURVEYS AND IT WAS THE INTENT TO SUBDIVIDE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

PRELIMINARY

 LESTER A. McLIN, JR.
 PROFESSIONAL LAND SURVEYOR
 REG. # 4470
 McLIN & ASSOCIATES, INC.

1/7/14
 DATE



VICINITY MAP
 SCALE: 1" = 2000'

REFERENCE:

- MAP SHOWING THE RESUBDIVISION OF TRACT B-2-B AND THE REMAINDER OF TRACT C OF THE MYRTLE ALLEN PROPERTY INTO B-2-B-1, B-2-B-2, C-1 & C-2, LOCATED IN SECTION 60, T6S-R1E..., BY TOXIE W. CRAFT, JR., R.L.S., DATED 8-30-1991.

NOTE:

THERE SHALL BE NO FURTHER SUBDIVISION OF LOT B-2-B-1-A UNTIL THE ACCESS RIGHT OF WAY IS BUILT TO UDC STANDARDS

STORMWATER MANAGEMENT:

AS PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORM WATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN 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 HEALTH UNIT OF EAST BATON ROUGE PARISH.

AS PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH REQUIREMENTS FOR SEWAGE TREATMENT AND EFFLUENT DISCHARGE SET FORTH IN THE EAST BATON ROUGE PARISH UNIFIED DEVELOPMENT CODE AND TITLE 51, PART XIII OF THE LOUISIANA ADMINISTRATIVE CODE.

 NELL RIVET, OWNER DATE

MAP SHOWING SURVEY & DIVISION OF

Tract B-2-B-1
 of the Myrtle Allen Property
 INTO
B-2-B-1-A & B-2-B-1-B

LOCATED IN SECTION 60, T 6 S-R 1 E
 GREENSBURG LAND DISTRICT
 CITY OF CENTRAL
 EAST BATON ROUGE PARISH, LOUISIANA
 FOR
NELL RIVET



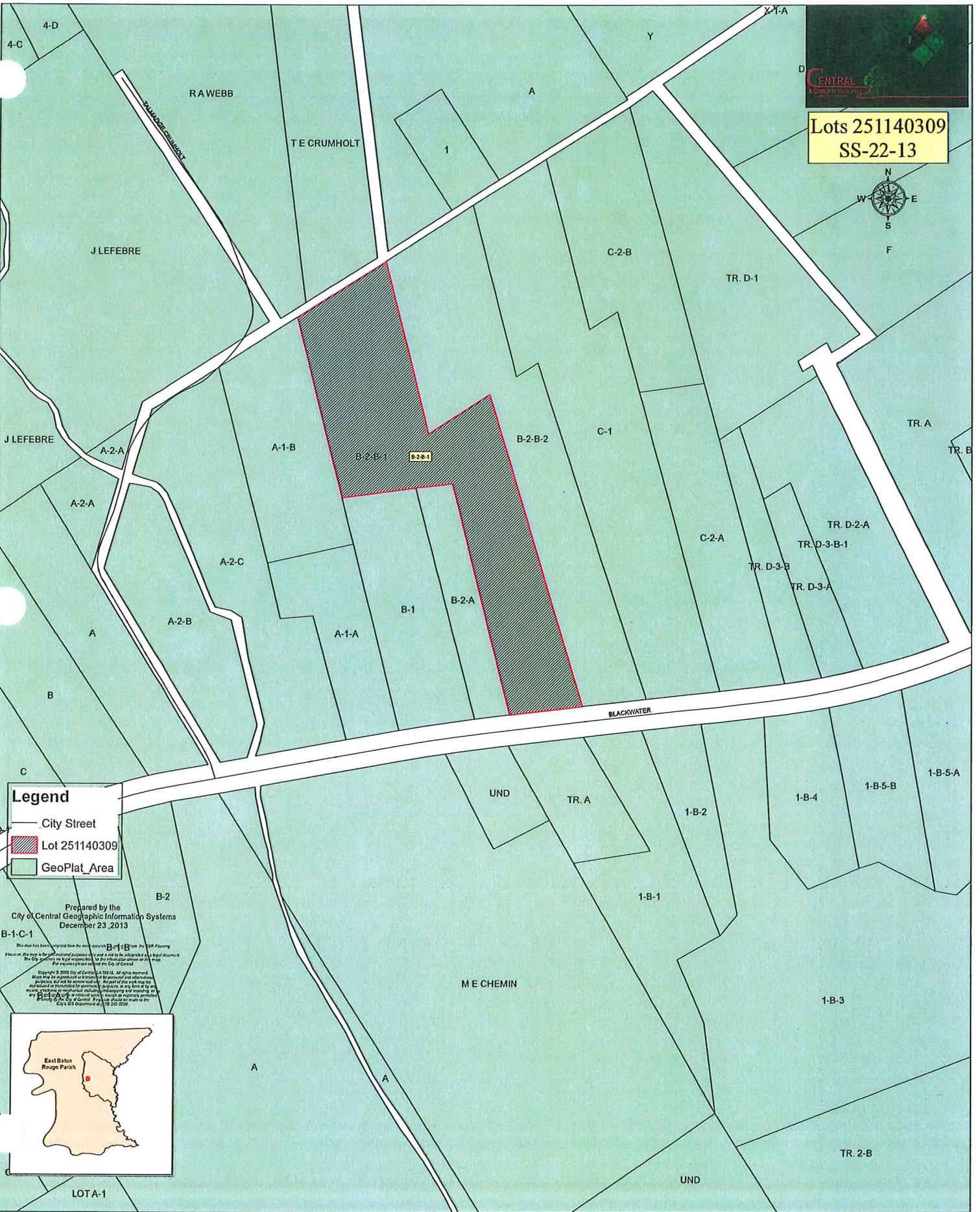
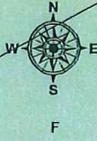
28339 FROST ROAD LIVINGSTON, LA. 70754 (225)696-1444

SS-22-13 REV.

2132346
 LAND SURVEYS 2013/12/12 2132346_NELL RIVET (B-2-B-1) DWG 2132346.DWG JAN-08-2014 OWNER



Lots 251140309
SS-22-13



Legend

- City Street
- Lot 251140309
- GeoPlat_Area

Prepared by the
City of Central Geographic Information Systems
December 23, 2013

This map has been compiled from the most current GIS data from the City of Central.
However, this map is for informational purposes only and is not to be considered a legal document.
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For questions, please contact the City of Central.

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City of Central Department of GIS 12/23/2013



PUBLIC HEARING

CITY OF CENTRAL

PLANNING & ZONING BOARD

Date: JAN. 23, 2014 Time: 6pm

Location: Kristenwood 14025 Greenwell Springs Rd.

Case Number: SS-22-13

REQUEST TO REZONE

FROM: _____

TO: _____

OTHER REQUEST

SUBDIVISION INTO 2 LOTS

For More Information Contact 12/20/2013 14:12
City of Central 262-5000