



MEMORANDUM

TO: Planning Commission

FROM: Woodrow Muhammad AICP, Planning & Zoning Director

SUBJECT: **SS-22-14 SUBDIVISION OF TRACT C-2-B-2 OF THE FORMER D.W. DEARING PROPERTY**

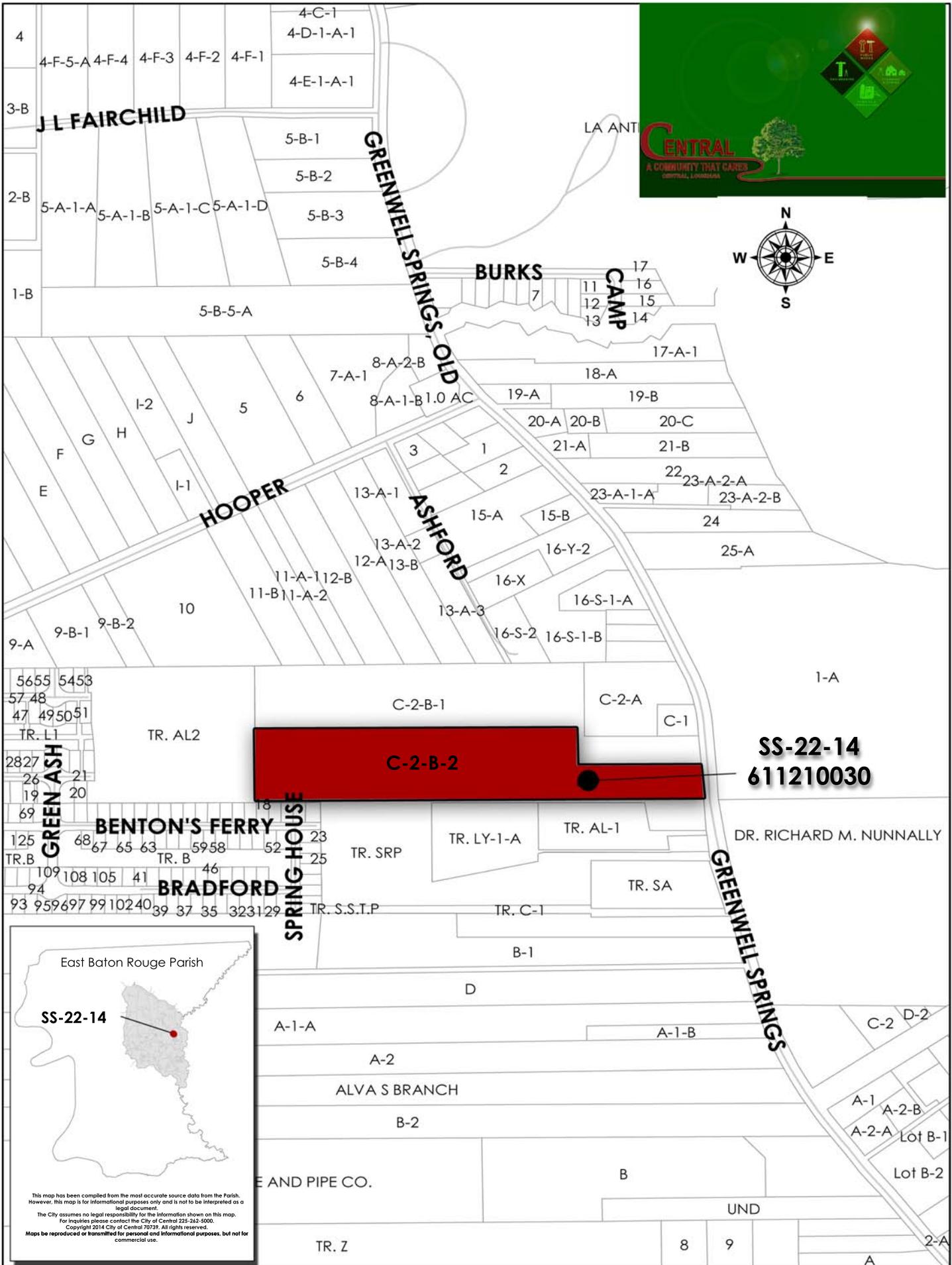
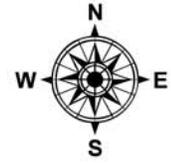
LOCATION This property is located on the west side of Greenwell Springs Road near Benton's Ferry Avenue in Section 54, T5S, R2E GLD, EBR, LA.

MASTERPLAN LAND USE	Rural/Agriculture
PRESENT ZONING	R/A Rural Agricultural
LOT ID NUMBER	611210030
ENGINEER/LAND SURVEYOR	S. Brett Fitzgerald/Professional Land Surveying Services, LLC
APPLICANT	Greg P. Mancuso

STAFF COMMENTS

1. **Size** of subject property is approximately 20.01 acres.
2. **Background** The applicant is proposing to create five lots for single family residential land use and dedicate a private servitude of access.
3. **Access** Private and 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 with the attached comments in regard to the construction of the private servitude of access (**See Attachment A**).
6. Scheduled for Planning Commission Meeting on **December 18, 2014**.



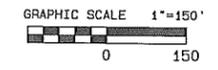


East Baton Rouge Parish

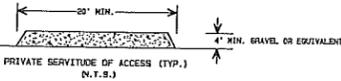
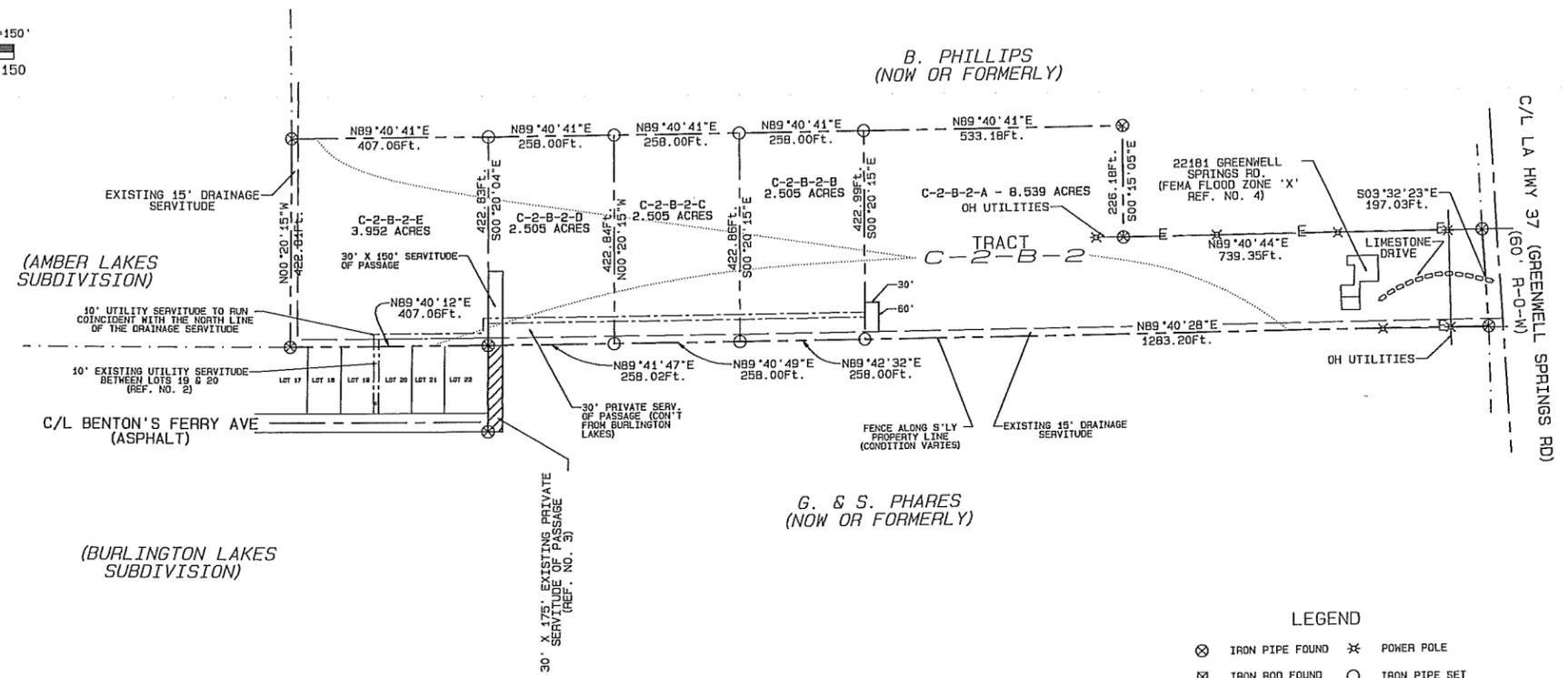
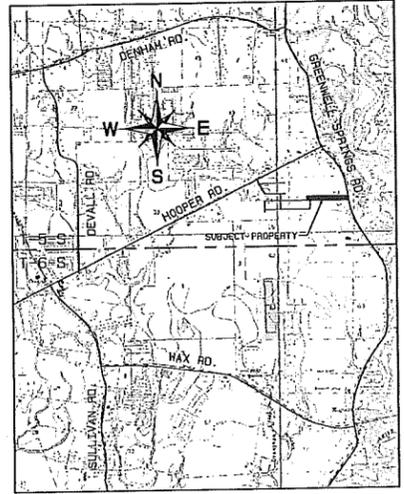
SS-22-14

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 2013. All rights reserved. Maps be reproduced or transmitted for personal and informational purposes, but not for commercial use.

SUBDIVISION OF TRACT C-2-B-2
 BEING A PORTION OF THE FORMER
D. W. DEARING PROPERTY
 INTO TRACTS C-2-B-2-A, C-2-B-2-B, C-2-B-2-C, C-2-B-2-D & C-2-B-2-E
 EAST BATON ROUGE PARISH, LA
 TOWNSHIP 5 SOUTH, RANGE 2 EAST, SECTION 54
 CENTRAL, LA 70739



VICINITY MAP
1" = 1 MILE



OWNERS: _____ DATE _____
 GREG MANCUSO
 _____ DATE _____
 KENTA MANCUSO
 SUBDIVISION APPROVAL: _____ DATE _____
 HOODRON MUHAMMAD, PLANNING & ZONING DIRECTOR
 _____ DATE _____
 DAVID BARRON, CHIEF ADMINISTRATIVE OFFICER
 HEALTH UNIT: _____ DATE _____

LEGEND

⊗	IRON PIPE FOUND	⊗	POWER POLE
⊠	IRON ROD FOUND	○	IRON PIPE SET

- GENERAL NOTES:
- ZONING DISTRICT: RURAL/AGRICULTURE
 - TOTAL ACREAGE: 20.01 AC.
 - INUNDATION LEVEL: 62.0
 - LAND USE: SINGLE FAMILY DWELLING
 - ELECTRIC COMPANY: ENTERGY LA
 - SCHOOL DISTRICT: CENTRAL COMMUNITY SCHOOLS
 - GAS COMPANY: ENTERGY LA
 - NEAREST 100 YR. FLOOD ELEVATION: 62.0' (NAVDB8)
 - FEMA FLOOD ZONE(S): 'A' (SEE SUBDIVISION NOTES)
 - WATER DISTRICT: EAST BATON ROUGE PARISH WATER CO.
 - SEWER DISTRICT: PRIVATE INDIVIDUAL SYSTEMS
 - FIRE DISTRICT: CENTRAL FIRE PROTECTION DISTRICT #4
 - FIRM BASE FLOOD ELEVATION: 62.0' (NAVDB8)

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 SERVIDUTES OF PASSAGE ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVIDUTES 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 SERVIDUTE OR RIGHT OF WAY SO AS TO PREVENT OR INTERFERE WITH ANY PURPOSE WHICH THE SERVIDUTE OR RIGHT OF WAY IS GRANTED.

DEED RESTRICTION 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.

SUBDIVISION NOTES:
 THIS PROPERTY LIES IN FEMA FLOOD ZONES 'A' BASED ON FIRM MAP/PANEL #22033C/0205E; EFFECTIVE DATE MAY 02, 1998. THE COMMUNITY BASED BASE FLOOD ELEVATION IS 62.0' NAVDB8.
 APPROVED PRIVATE SEWAGE TREATMENT PLANTS ARE IN USE. MINIMUM SLAB ELEVATIONS ARE REQUIRED TO BE 24 INCHES ABOVE THE SEWER EFFLUENT DITCH INVERT.
 NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE HEALTH UNIT OF EAST BATON ROUGE PARISH HAS APPROVED THE METHOD OF SEWAGE TREATMENT AND DISPOSAL.
 ALL LOTS THAT USE THE PRIVATE SERVIDUTE OF ACCESS ARE JOINTLY RESPONSIBLE FOR THE COSTS TO MAINTAIN THE ENTIRE PRIVATE ROAD OR SERVIDUTE OF ACCESS CREATED BY THE SUBDIVISION. EACH LOT'S RESPONSIBILITY SHALL BE PRO-RATED BASED UPON EACH LOT'S FRONTAGE ON THE PRIVATE SERVIDUTE OF ACCESS. (CENTRAL ORDINANCE 2007-03)
 BUILDING SETBACKS ARE 35' FRONT, 25' SIDE, AND 35' REAR.

SURVEY NOTES:
 DATE OF SURVEY COMPLETION: OCTOBER 29, 2014.
 BEARINGS BASED ON GPS STATIC OBSERVATIONS.
 ELEVATIONS REPORTED IN NAVDB8.
 TITLE, LEGAL FEE OWNERSHIP, RIGHTS OF WAY, EASEMENTS, SERVIDUTES, OR OTHER ENCUMBRANCES ON THE PROPERTY OTHER THAN THOSE REFERENCED OR FURNISHED BY THE CLIENT HAVE NOT BEEN VERIFIED BY PROFESSIONAL LAND SURVEYING SERVICES, LLC.
 NO ENCROACHMENTS WERE FOUND TO EXIST ACROSS ANY PROPERTY LINES EXCEPT WHERE SHOWN.
 THIS IS A PLAT OF AN ACTUAL GROUND SURVEY OF AN 20.014 ACRE PARCEL OF LAND, ALL LOCATED IN SECTION 54, T-5-S, R-2-E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA.
 THIS SURVEY IS IN ACCORDANCE WITH THE APPLICABLE MINIMUM STANDARDS OF PRACTICE FOR SURVEYS IN LOUISIANA FOR A CLASS 'C' SURVEY.

- REFERENCES:
- 'PLAT SHOWING THE RESUBDIVISION OF TRACT C-2-B - CALLED 79.905 ACRES... FOR DR. TERENCE BEVEN', BY WALTER SNYDER, PLS, DATED OCTOBER 08, 1998 AND RECORDED AT ORIGINAL 156, BUNDLE 10943 AT THE EAST BATON ROUGE PARISH CLERK OF COURT'S OFFICE.
 - 'FINAL PLAT OF BURLINGTON LAKES, FIRST FILING...', BY RONALD FERRIS, PLS, DATED DECEMBER 13, 2010, AND RECORDED IN ORIGINAL 793, BUNDLE 12289 AT THE EAST BATON ROUGE PARISH CLERK OF COURT'S OFFICE. SEE REVISION NO. 1 DATED AUGUST 02, 2011, AND RECORDED IN ORIGINAL 428, BUNDLE 12943 AT THE EAST BATON ROUGE PARISH CLERK OF COURT'S OFFICE.
 - 'MAP SHOWING EXCHANGE OF PROPERTY... BURLINGTON LAKES, FIRST FILING...', BY DARVIN FERGUSON, PLS, DATED APRIL 07, 2011, AND RECORDED IN ORIGINAL 784, BUNDLE 12314 AT THE EAST BATON ROUGE PARISH CLERK OF COURT'S OFFICE.
 - FEMA LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL) DATED OCTOBER 23, 2008, REMOVING THE STRUCTURE LOCATED ON TRACT C-2-B-2, MUNICIPAL ADDRESS OF 22181 GREENWELL SPRINGS RD (LATITUDE 30.567, LONGITUDE -90.950) FROM THE SFHA. FEMA CASE NO. 09-06-0067A.

DATE: 12/01/2014
 DRAWN BY: SBF
 CHECKED BY: SBF
 DWG. NO. 2023-B-03

PLAT SHOWING SUBDIVISION OF TRACT C-2-B-2 OF THE G. & K. MANCUSO PROPERTY

DRAWN FOR G. & K. MANCUSO

PROFESSIONAL LAND SURVEYING SERVICES, LLC

SS-22-14 REV. 12/21/14

Matt Zyjewski - CoC

From: Matt Zyjewski - CoC
Sent: Monday, November 24, 2014 4:58 PM
To: 'S. Brett Fitzgerald'
Cc: Woodrow Muhammad - COC; Kathi Cowen - COC; 'gmancuso@brwater.com'
Subject: SS-22-14 Comments

Mr. Fitzgerald,

Our comments are as follows:

- ✓ 1. Enlarge plat to make readable.
- ✓ 2. Correct spelling of Burlington Lakes
- ✓ 3. Show parent tract and utilize arrows to show boundaries
4. Show all setbacks (35' front, 35' rear, 25' side) & correct.
- ✓ 5. Provide T or L turn around at end of private servitude.
- ✓ 6. Show total acreage in general notes
- ✓ 7. Correct zoning district to Rural/Agriculture in general notes.
- ✓ 8. Scale vicinity map and show Section/Township lines
9. A disturbance permit shall be required prior to:
 - (a) Any disturbance by means of mechanized equipment;
 - (b) Tree removal by means of mechanized equipment;
 - (c) The delivery to or removal from the location of soil, sand, tree materials, or fill material in excess of 12 cubic yards;
 - (d) Demolition of a structure or trailer by means of heavy equipment; and
 - (e) The excavation, placement, or grading of soil, sand, demolished structural components, or other material by means of mechanized equipment
10. The first 30 feet of the private servitude of access must be constructed of six (6) inches of concrete or asphalt at least twenty (20) feet wide within the thirty (30) foot wide servitude of access (DC 13.6.J.4)
11. The private servitude of access must be improved to the UDC standards as a minimum prior to approval of the map. A 30' servitude of passage is required, with a 20' road within the servitude which may be constructed of gravel, crushed limestone, or equivalent four (4) inches thick as approved by the Department of Public Works. Show cross section of private servitude of access. (DC 13.6 I)
12. At each entrance to the development, a "Private Road, No Public Maintenance", street name and stop signs will be required by the developer/owner. This will be part of the inspection of the construction of the private servitude of access. (DC 13.6.J.5).
13. Construction plans may be required by DPW.
14. The above construction requirements must be constructed and inspected by the Planning Commission staff prior to approval/signature of the map. (DC 13.6.J). Contact the Planning Commission office for inspection of the private servitude of access after completion. If the servitude meets the above requirements, the map will be recommended for approval.
15. All submittals must be signed, sealed, and dated by a registered professional engineer or land surveyor.
16. Provide HOA consent for access thru Burlington Lakes.
17. Correct Title to reflect D.W. Dearing Property Name.

Please make corrections before December 1, 2014 and email a pdf of the revised plat. Upon our review of the revisions, you will need to provide two 11x17 copies.

Sincerely,



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

PUBLIC HEARING

CITY OF CENTRAL
PLANNING AND ZONING COMMISSION

Date: Dec. 18, 2014

Location: Kristenwood 14025 Greenwell Springs Rd.

Case Number: SS-22-14 Time: 6pm

REQUEST TO REZONE
FROM: _____
TO: _____

OTHER REQUEST
Five (5) Lots
for Single Family Residential Private Servitude
For More Information Contact
City of Central 262-5000 ext. 3002

11/26/2014 10:27