



MEMORANDUM

TO: Planning Commission

FROM: Woodrow Muhammad AICP, Planning & Zoning Director

SUBJECT: **SS-37-12 SUBDIVISION OF TRACT D OF THE LIBBY A. TRUEBLOOD ESTATE FORMERLY THE VIRGIL V. WOMACK PROPERTY (REVISED)**

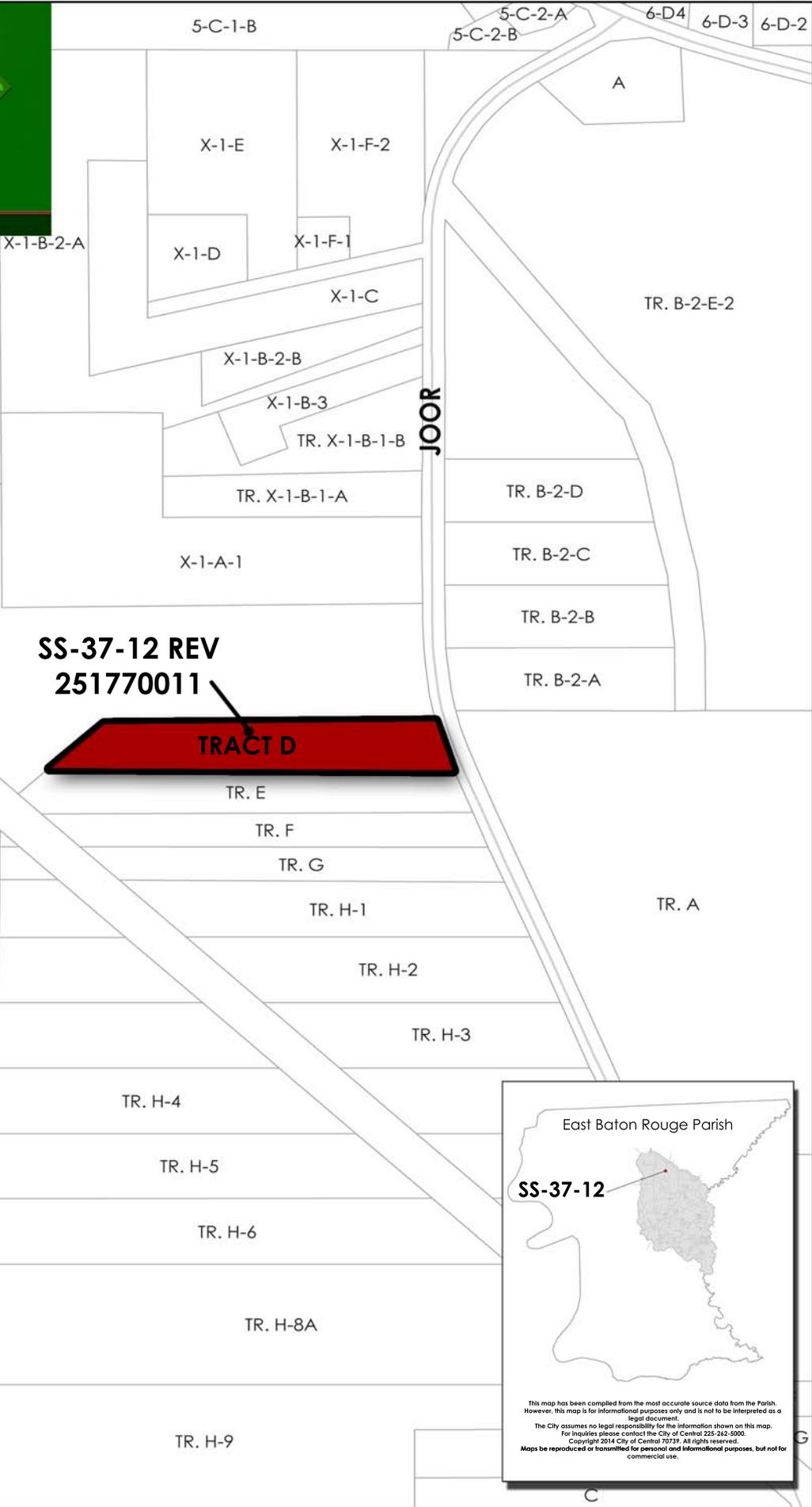
LOCATION This property is located on the west side of Joor Road south of the Greenwell Springs-Port Hudson Road intersection in Section 18, T5S, R2E, GLD, EBR, LA.

MASTERPLAN LAND USE	Rural/Agriculture
PRESENT ZONING	R/A Rural Agriculture
LOT ID NUMBER	251770011
ENGINEER/LAND SURVEYOR	GWS Engineering
APPLICANT	Suzonne Pugh

STAFF COMMENTS

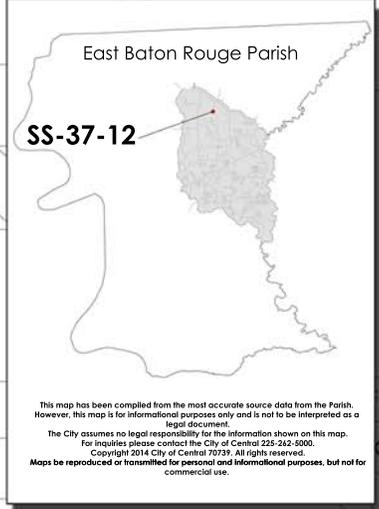
1. **Size** of subject property is approximately 6.8 acres.
2. **Background** SS-37-12 was approved by the Planning Commission on the January 24, 2013 creating 3 lots. The applicant is proposing to add one more lot to the preliminary approval dated January 24, 2013. The applicant is proposing to subdivide one (1) tract into four (4) lots for single family residential land use and dedicate a private servitude of access. The applicant has not constructed the private servitude of access.
3. **Access** 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.
5. **Planning Commission Staff Recommendation** The Staff recommends approving the subdivision with the attached conditions for the construction of the private servitude of access. **(See Attachment A)**
6. Scheduled for Planning Commission Meeting on **October 23, 2014**.





**SS-37-12 REV
251770011**

TRACT D



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:
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:
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.

ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP NO. 22033C0185F DATED JUNE 19, 2012, THIS PROPERTY IS LOCATED IN FLOOD ZONE X.

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.

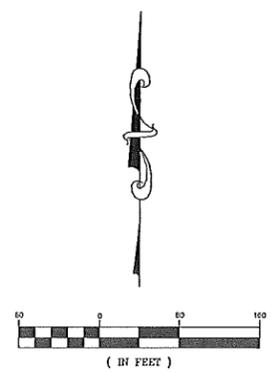
DEDICATION:
RIGHTS OF WAY SHOWN HEREON AND LABELED AS A PUBLIC RIGHT OF WAY, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. STREETS NOT INDICATED AS PRIVATE SERVITUDES OF PASSAGE ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER 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 OF 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.

DEDICATION OF PRIVATE SERVITUDE OF ACCESS:
THE 30' PRIVATE SERVITUDE OF PASSAGE LOCATED ON TRACTS D-1, D-2, D-3 & D-4 IS HEREBY DEDICATED FOR ACCESS TO TRACTS D-1, D-2, D-3 & D-4. THE CITY OF CENTRAL SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF SAID PRIVATE SERVITUDE OF PASSAGE. NO TREES, SHRUBS OR PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH THE SERVITUDE IS GRANTED.

SUZONNE T. PUGH _____ DATE _____

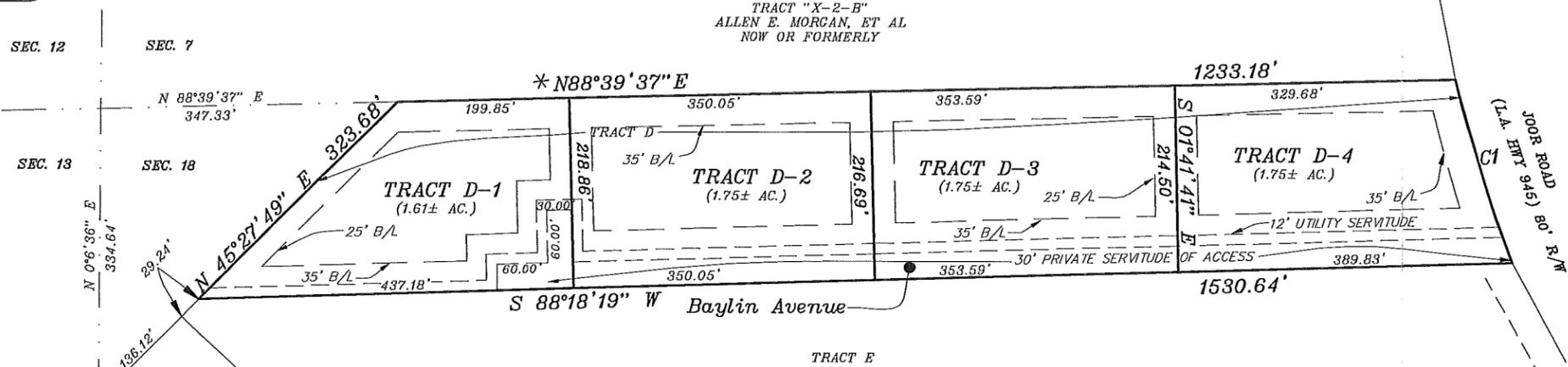
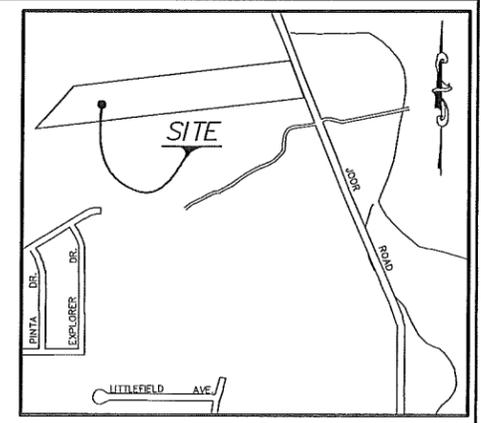


- GENERAL NOTES:**
- ZONING - RURAL/AGRICULTURAL
 - SETBACKS:
FRONT - 35'
REAR - 35'
SIDE - 25'
 - PER THE CITY OF CENTRAL PLANNING COMMISSION (01-07-13).
 - A "PRIVATE ROAD, NO PUBLIC MAINTENANCE" SIGN SHALL BE INSTALLED PRIOR TO PLAT APPROVAL.
 - NO MAJOR CONTOURS EXIST ON SITE.
 - BAYLIN DRIVE - 30' PRIVATE SERVITUDE OF ACCESS
 - TRACT D-4 SHALL BE ACCESSED FROM BAYLIN AVENUE AND WILL NOT HAVE DIRECT ACCESS TO JOOR ROAD.

*** 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. PLAT SHOWING SURVEY AND PARTITION OF THAT PART OF THE VIRGIL V. WOMACK ESTATE AND THE LIBBY A. TRUEBLOOD ESTATE, BY WALTER C. SNYDER, DATED 5-8-98.

LEGEND:
● = F.D. I.P. (UNLESS OTHERWISE NOTED)



TRACT	ADDRESS
D-1	17653 BAYLIN AVENUE
D-2	17653 BAYLIN AVENUE
D-3	17651 BAYLIN AVENUE
D-4	17549 BAYLIN AVENUE

CURVE	LENGTH	RADIUS	CHORD	TANGENT	BEARING	DELTA
C1	220.97'	1671.11'	220.80'	110.40'	S17°30'09"E	08°54'02"

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.

PRELIMINARY:
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

ROBERT W. OVERALL, P.L.S. _____ DATE _____

APPROVED:
CITY OF CENTRAL

WOODROW MUHAMMAD
PLANNING & ZONING MANAGER

DATE _____

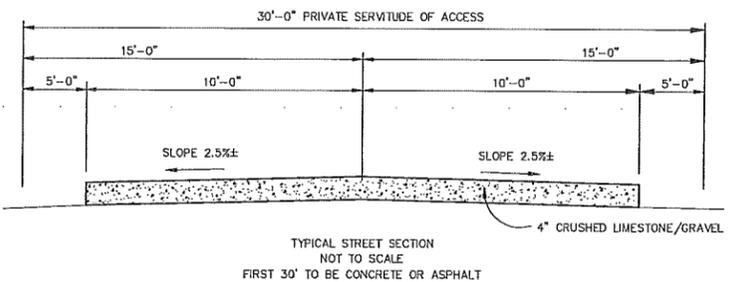
APPROVED:
CITY OF CENTRAL

DAVID BARROW
CHIEF ADMINISTRATIVE OFFICER

DATE _____

RECOMMENDED FOR APPROVAL:
HEALTH UNIT

DATE _____



MAP SHOWING
SUBDIVISION
OF
TRACT D
OF THE
LIBBY A. TRUEBLOOD ESTATE
INTO
TRACTS D-1, D-2, D-3
& D-4
LOCATED IN SECTION 18, T-5-S, R-2-E
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA
FOR
SUZONNE T. PUGH

F.B. NO.:	PG. NO.:
DESIGNED: RWO	CADFILE: 12-194RS1
DETAILED: WPC	DATE: 09-08-14
CHECKED: RWO	SHEET NO.:

GWS Engineering, Inc.
Engineering Consultants - Land Surveyors
7620 Perkins Rd. • Suite 290 • Baton Rouge, LA 70809

SS-37-12 REV. 10/14/14

Woodrow Muhammad - COC

From: Woodrow Muhammad - COC
Sent: Monday, October 13, 2014 11:44 AM
To: Karen Kennedy (kkennedy@gwsengr.com)
Cc: pbruhnkendb@yahoo.com
Subject: SS-37-12 Comments (Suzonne Pugh)
Attachments: Markup.pdf

Karen,

Our comments are as follows:

1. 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 (UDC 13.6.J.4)
2. 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. (UDC 13.6 I)5.
3. 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. (UDC 13.6.J.5).
4. A "T" or "L" turnaround will be required as part of the construction and must be extended to include each lot and/or tract of the proposed development. (UDC 13.2D and 13.6.I.4)
5. Construction plans may be required by DPW.
6. All lots require a minimum of 150 ft. frontage on the servitude. Extend private servitude of access for Tract D-1 to meet 150' frontage requirement.
7. Building lines should be shown for each lot. Rural/Agriculture or R/A zoning requires a 35' front yard setback, an 25' side yard setback, and a 35' rear yard setback.
8. The above construction requirements must be constructed and inspected by the Planning Commission staff prior to approval/signature of the map. (UDC 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.
9. The following note needs to be added to the map: "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." (Central Ordinance 2007-03).
10. All submittals must be signed, sealed, and dated by a registered professional engineer or land surveyor.
11. Future land use is Rural/Agriculture. Zoning is R/A not Rural.
12. Please add Tract D-4 to applicable notes.

Please see attached markup for clarity. If there are questions please feel free to ask. Submit a 11x17 pdf via email addressing all comments by close of business Tuesday, October 14.

Woodrow Muhammad, AICP
Planning & Zoning Director
6703 Sullivan Road
City of Central, LA 70739
Phone: (225) 262-5000
Cell: (225) 975-1570

PUBLIC HEARING

CITY OF CENTRAL

PLANNING & ZONING BOARD

Date: OCT 23, 2014 Inves. Open

Location: Kristenwood, 14075 Greenwell Springs Rd.

Case Number: 553712 (Rev.)

REQUEST TO REZONE

FROM: _____

TO: _____

OTHER REQUEST

H lot Subdivision/Private Street

For More Information Contact
City of Central 252-5000

10/02/2014 13:30