



MEMORANDUM

TO: Planning Commission
FROM: Woodrow Muhammad AICP, Planning & Zoning Director
SUBJECT: **SS-21-15 SUBDIVISION OF TRACT KC-B OF THE NOW OR FORMER SHILLING & WHITE PROPERTY**

LOCATION This property is located on the west side of Greenwell Springs Road between the Will Avenue and Wax Road intersections in Section 63, T6S R3E, GLD, EBR, LA.

| | |
|-------------------------|-------------------------------|
| MASTERPLAN LAND USE | Rural Agriculture |
| PRESENT ZONING | R/A (Rural Agricultural) |
| LOT ID NUMBER | 611190290 |
| APPLICANT/LAND SURVEYOR | GWS Engineering and Surveying |

STAFF COMMENTS

1. **Size** of subject property is approximately 18 acres.
2. **Background** The applicant is requesting to create five lots for single family residential land use with a new public street and request a waiver of **Section 7:4.4.(a)(4)(a)** of the **Development Code** which requires connection to public sewer.
3. **Waiver Request** The applicant is requesting a waiver of **Section 7:4.4(A)(4)(a)** of the **Development Code** or **Ordinance No. 2009-08** which requires connection to Parish Sewer if the closest property line of a development is within five hundred (500) feet of the existing public sanitary sewer system.

Proposal This subdivision is within 500 feet of an existing gravity manhole. The applicant is creating five (5) lots or less and each lot has a lot area greater than twenty-two thousand five hundred (22,500) square feet.

Justification EBR Subdivision Engineering states that it may not be feasible to connect to the gravity manhole because of its depth and the existing creek that must be crossed.

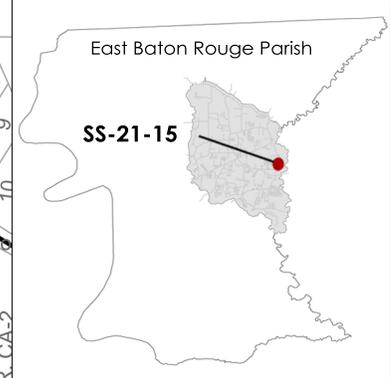
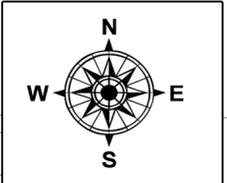
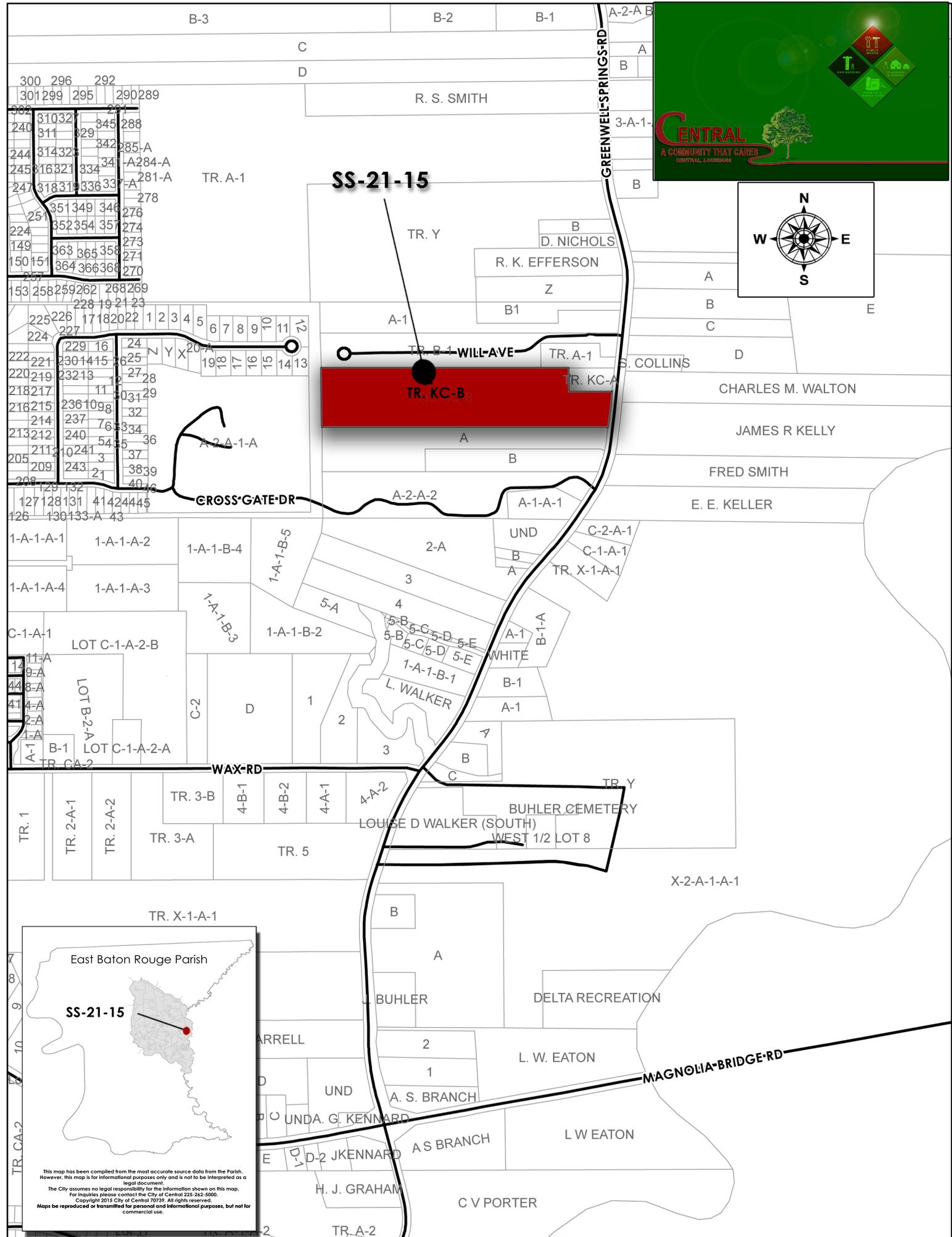
4. **Master Plan Statement** The subject property is designated as Rural/Agriculture land use on the 2010 City of Central Master Plan. The proposed use is consistent with the Master Plan.
5. **Planning Commission Staff Recommendation** Staff recommends to approve the subdivision contingent upon final approval of the waiver or connection to Parish Sewer. If the waiver is approved it shall be with the condition of no further subdivision until public sewer is provided for all lots.



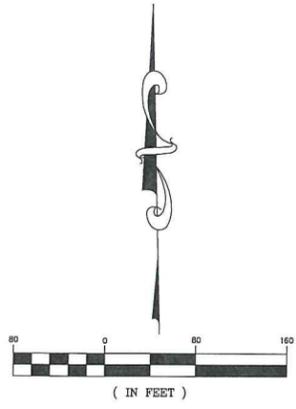
In addition, when public sewer is provided, subject lots shall be required to connect. The approval shall be contingent upon compliance with the review comments relative to the public road (**See Attachment A**).

6. Scheduled for Planning Commission Meeting on **January 28, 2016**.





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.
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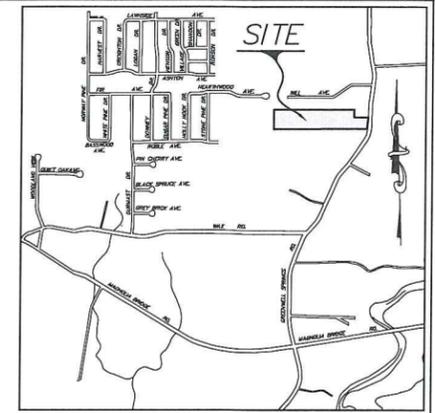
DEDICATION:
ALL AREAS SHOWN AS SERVITUDES OTHER THAN PRIVATE SERVITUDES ARE GRANTED TO THE PUBLIC RIGHT-OF-WAY FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE 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.

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 THE CODE OF ORDINANCES, CHAPTER 15 AND APPENDIX K STORMWATER.

WETLANDS DETERMINATION:
A WETLANDS DETERMINATION WAS NOT REQUIRED AND IS NOT BEING PROVIDED AS PART OF THIS SURVEY.

- NOTES:**
- VARIOUS LOTS WITHIN THE SUBDIVISION WILL RECEIVE COMPACTED FILL DURING THE CONSTRUCTION PHASE OF THE PROJECT. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY GWS ENGINEERING, INC. BEFORE THE PLACEMENT OF FILL. EACH BUILDER/OWNER SHALL INDEPENDENTLY INVESTIGATE EXISTING SOIL CONDITIONS PRIOR TO COMMENCING CONSTRUCTION TO ENSURE APPROPRIATE FOUNDATION/SLAB DESIGN. THE DEVELOPER AND ENGINEER DO NOT WARRANT SOIL CONDITIONS.
 - 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.
 - NO ATTEMPT HAS BEEN MADE BY GWS ENGINEERING, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP'S, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.
 - ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP NO. 22033 C 0215E DATED MAY 2, 2008 THIS PROPERTY IS LOCATED IN FLOOD ZONE AE.

- BASE FLOOD ELEVATIONS AND RECORD INUNDATION ELEVATIONS ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF DPW.
- 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 LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF THE DEVELOPMENT CODE OR COMPREHENSIVE ZONING CODE ARE ADDRESSED.
- 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.



VICINITY MAP
SCALE 1" = 2000'

GENERAL NOTES

EXISTING ZONING:
RA RURAL/AGRICULTURAL

MASTER PLAN LAND USE DESIGNATION:
RURAL/AGRICULTURAL

RESTRICTED GREEN SPACE

PROPOSED LAND USE:
LOW DENSITY RESIDENTIAL

ACREAGE: 17.9+/- ACRES

NO. LOTS: 5

FLOOD ZONE: AE

BASE FLOOD ELEVATION: VARIES 56'

ELECTRIC COMPANY: DEMCO

GAS COMPANY: ENERGY

WATER COMPANY: BR WATER

TELEPHONE: AT&T

FIRE: CITY OF CENTRAL

SCHOOL DISTRICT: CENTRAL

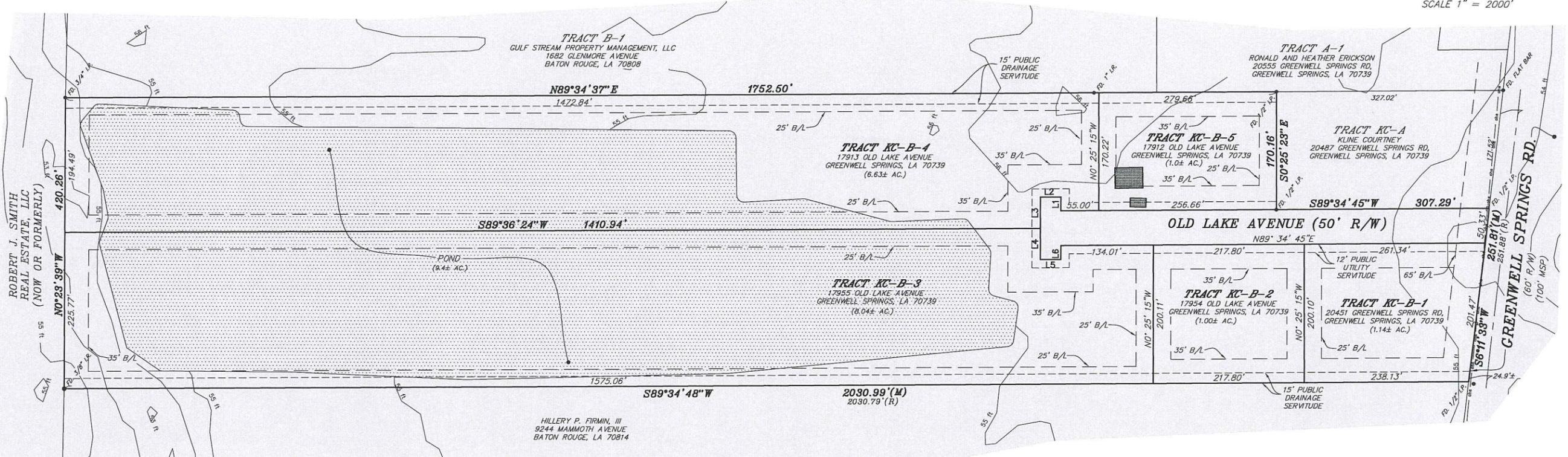
STREETS: RURAL LOCAL

DRAINAGE VIA OPEN DITCH

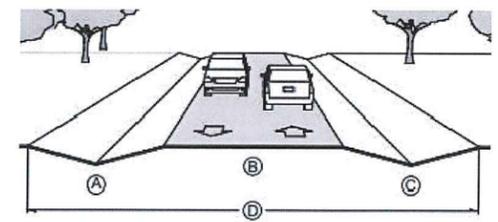
SEWERAGE DISPOSAL:
PRIVATE TREATMENT PLANS

BUILDING SETBACKS:
FRONT - 35'
REAR - 35'
SIDE - 25'

STREET SECTION: RURAL LOCAL PER DEVELOPMENT CODE APPENDIX J



- REFERENCE MAPS:**
- MAP SHOWING BOUNDARY SURVEY OF TRACT KC-B, BY GWS ENGINEERING, INC. DATED 12-10-14.
 - MAP SHOWING THE SUBDIVISION OF A 19.82 TRACT OF LAND INTO TRACTS KC-A AND KC-B BY R.L. BENNETT DATED APRIL 26, 2005.



RURAL LOCAL STANDARD ROAD SECTION
A - DITCH AND SWALE 14' MIN.
B - TRAVEL ZONE 20' TO 22'
C - DITCH AND SWALE 14' MIN.
D - RIGHT OF WAY 50' MIN.
CORNER RADII - 25' MIN.

BASIS OF BEARING:
BEARINGS BEING BASED ON LA STATE PLANE GRID, SOUTH ZONE.

LEGEND:

[Symbol] = FLOOD ZONE AE

[Symbol] = EXISTING STRUCTURE TO BE REMOVED

DEDICATION:
THE STREETS 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.

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.

WAIVER REQUESTED:
TO WAIVE SECTION 7:4.4(a)(4)a, IF THE PROPERTY IS WITHIN 500 FEET OF AN EXISTING PUBLIC SEWER SYSTEM, EACH NEW LOT MUST TIE IN TO THE PUBLIC SEWER SYSTEM IN ACCORDANCE WITH SECTION 7:14.3(1) OF THE DEVELOPMENT CODE.

CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE APPLICABLE MINIMUM STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS IN LOUISIANA FOR A CLASS "C" 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.

GWS ENGINEERING, INC.

DRAFT

G. WAYNE SLEDGE, P.L.S. DATE

APPROVED:
CITY OF CENTRAL

WOODROW MUHAMMAD
PLANNING & ZONING MANAGER

DATE
SS-21-15

CASE NO.

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:
HEALTH UNIT

DATE

| LINE | LENGTH | BEARING |
|------|--------|------------------|
| L1 | 20.00' | N00° 25' 14.60"W |
| L2 | 30.00' | S89° 34' 45.40"W |
| L3 | 45.00' | S00° 25' 14.60"E |
| L4 | 45.00' | S00° 25' 14.60"E |
| L5 | 30.00' | S89° 34' 45.40"W |
| L6 | 20.00' | N00° 25' 14.60"W |



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

MAP SHOWING SUBDIVISION
OF
TRACT KC-B
A PORTION OF THE
KLINE B. COURTNEY TRACT
BEING FORMERLY A PORTION OF THE
SCHILLING WHITE PROPERTY
INTO
TRACTS KC-B-1, KC-B-2
KC-B-3, KC-B-4 & KC-B-5
KLINE B. COURTNEY TRACT
LOCATED IN SECTION 63, T-6-S, R-3-E
GREENSBURG LAND DISTRICT
EAST BATON ROUGE PARISH, LOUISIANA
FOR
DENNIS STEWART

F.B. NO.: PG. NO.:
DESIGNER: KMK CADFILE: 4-199PL3
DATE: 1/13/16
CHECKER: GWS SHEET NO.:
REV. 1/13/16

GWS Engineering, Inc.
Engineering Consultants - Land Surveyors
7520 Perkins Rd., Suite 290, Baton Rouge, LA 70808
Phone: (225) 769-1718 GWSEngineering.com

Matt Zyjewski - CoC

To: kkennedy@gwsengr.com
Cc: Woodrow Muhammad - COC; Kathi Cowen - COC
Subject: SS-21-15 Review Comments

Our comments are as follows:

1. Add Case Number, SS-21-15, to plat.
2. Show contours.
3. Show typical street section. **APPENDIX J?**
4. Add the Bennett map from 2005 (Orig 315 Bndl 11741) to Reference Maps.
5. The title should reflect Schilling White Property.
6. Show setbacks on each lot.
7. Add Restricted Greenspace to Master Plan Land Use.
8. Distinguish whether servitudes are public or private.
9. Double check that references to the UDC are changed to "DC" of the Development Code.
10. Construction plans will be required by DPW.
11. The above construction requirements must be constructed and inspected by the Department of Public Works prior to approval/signature of the map.
12. Add addresses to the plat:
 - (a) 20451 Greenwell Springs Rd for Lot KC-B-1
 - (b) 17954 Old Lake Ave for Lot KC-B-2
 - (c) 17955 Old Lake Ave for Lot KC-B-3
 - (d) 17913 Old Lake Ave for Lot KC-B-4
 - (e) 17912 Old Lake Ave for Lot KC-B-5
 - (f) Correct address for Lot KC-A to be 20487 Greenwell Springs Rd
13. Please be advised that 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.

Please make corrections before January 14, 2016 and email a pdf of the revised plat.

Sincerely,



Matt Zyjewski
Assistant Planning & Zoning Director/
Code Enforcement Officer

City of Central Municipal Services
6703 Sullivan Road
Central, Louisiana 70739
Tel (225) 262-5000
Fax (225) 262-5001

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PUBLIC HEARING
CITY OF CENTRAL
PLANNING AND ZONING COMMISSION
Date: 1/28/2016 Time: 6pm
Location: Kilmerwood Library, Greenville Springs Rd.
Case Number: 55-21-10
 REQUEST TO REZONE
FROM: _____
TO: _____
 OTHER REQUEST
Division of Property
One Tract into Five
For More Information Contact
City of Central 225-5000
7/9/15
615 Rd.
www.centralia.gov

01/08/2016 10:01