

ADMINISTRATIVE COMMENT

December 7, 2023

Department of Planning & Development

CASE NO.: REV23-10-006

NAME OF STREET OR ROAD: Unopened portion of unnamed ROW

NAME OF SUBDIVISION: Ponchitolawa Subdivision

WARD: 3 PARISH COUNCIL DISTRICT: 5

PROPERTY LOCATION: The property is located on the north side of Ponchitolawa Drive south of Interstate 12 between Lot 6 and Lot 7 of the Pontchitolawa Estates Subdivision (as delineated on Map #35C), Ward 3, District 5.

SURROUNDING ZONING: A-2 Suburban

PETITIONER/REPRESENTATIVE: Alan J. DeCorte

STAFF COMMENTARY:

Department of Planning & Development Comments:

The applicant is requesting to revoke an unopened portion of an unnamed right-of-way, in order to assimilate the property into the adjacent properties.

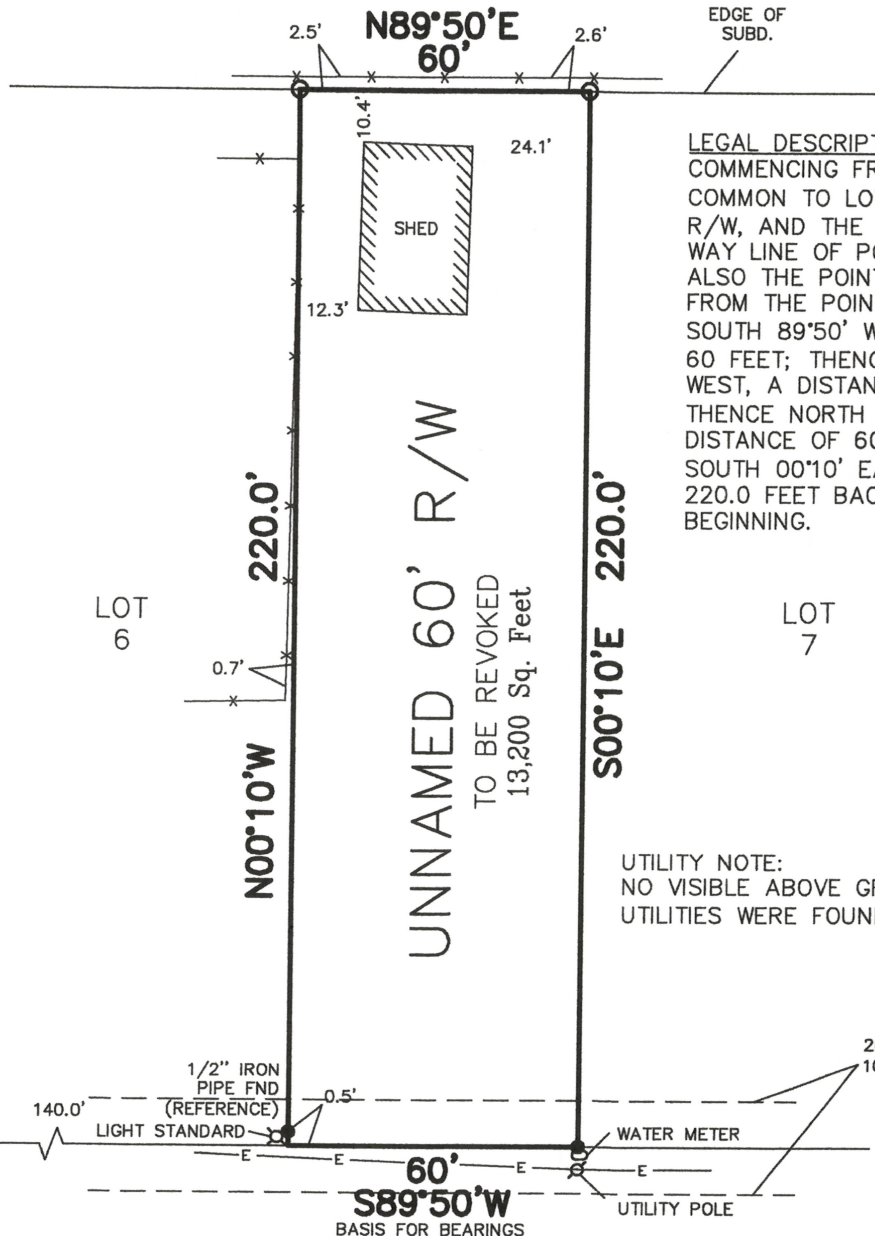
Recommendation:

This portion of ROW is being utilized for a Tammany Utilities 8” water line and a 8” sewer force main along the entire length of the unopened right-of-way.

Staff is not opposed to the revocation of this unopened portion of right of way. However, if the Planning Commission wishes to recommend approval, it should be made with the following stipulations:

- The applicant assimilating the portion of the right-of-way into their adjacent properties through the parish’s resubdivision process.
- The reservation of servitude 10’ from centerline of 8” waterline for a total servitude width of 20’
- The reservation of servitude 10’ from centerline of 8” sewer force main for a total servitude width of 20’.
- The applicant submitting a revised survey to depict and denote both servitude reservations for entire length of unopened right of way.
- No structures, buildings, fences, gates and/or similar shall be allowed to remain and/or exist within the servitude areas reserved.
- The Department of Utilities shall retain unrestricted access for perpetuity to servitudes with no advance notice required or limitations imposed.”

U.S. INTERSTATE I-12 EAST R/W



LEGAL DESCRIPTION:
 COMMENCING FROM THE CORNER COMMON TO LOT 7, AN UNNAMED 60' R/W, AND THE NORTHERN RIGHT OF WAY LINE OF PONCHITOLAWA DRIVE, ALSO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING GO SOUTH 89°50' WEST, A DISTANCE OF 60 FEET; THENCE GO NORTH 00°10' WEST, A DISTANCE OF 220.0 FEET; THENCE NORTH 89°50' EAST, A DISTANCE OF 60 FEET; THENCE GO SOUTH 00°10' EAST, A DISTANCE OF 220.0 FEET BACK TO THE POINT OF BEGINNING.

UTILITY NOTE:
 NO VISIBLE ABOVE GROUND EVIDENCE OF UTILITIES WERE FOUND INSIDE THE R/W.

PONCHITOLAWA DRIVE

REFERENCE:
 PONCHITOLAWA ESTATES plat
 Map File No.: 35C
 Date Filed: 2-11-1959

Note: I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS NOT located in a special flood hazard area, it is located in Flood Zone C.

FIRM Panel# 2252050240E Rev. 8-16-1995

NOTE:
 OWNER OR BUILDER RESPONSIBLE FOR OBTAINING SETBACKS BEFORE DESIGN OR CONSTRUCTION BEGINS.

- DENOTES 1/2" IRON ROD TO BE SET UNLESS OTHERWISE NOTED
- DENOTES 1/2" IRON PIPE FND UNLESS OTHERWISE NOTED

Revocation plat of A 60' RIGHT OF WAY SITUATED IN PONCHITOLAWA ESTATES ST. TAMMANY PARISH, LOUISIANA FOR ALAN DeCORTE

NO ATTEMPT HAS BEEN MADE BY RANDALL W. BROWN & ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, SUBSURFACE UTILITIES, RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.

REG. NO. 04588
 REGISTERED PROFESSIONAL LAND SURVEYOR

Randall W. Brown & Associates, Inc.
 Professional Land Surveyors

Date: APRIL 13, 2023
 Survey No. 23158
 Project No. (CR5) A23158.TXT

Randall W. Brown, P.L.S.
 Professional Land Surveyor
 LA Registration No. 04586

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Scale: 1" = 40' ±
 Drawn By: J.E.D.
 Revised: