

CITY OF CENTRAL

BY COUNCIL MEMBER FRALICK (Case SS-24-14)

ORDINANCE NO. 2015- 12

TO GRANT A WAIVER OF SECTION 7:4.4A(4)(a) OF THE DEVELOPMENT CODE OR ORDINANCE NO. 2009-08 REQUIRING CONNECTION TO THE PUBLIC SEWER FOR THE FIVE SUBDIVIDED LOTS OF TRACT 13 OF THE FORMER WESTBROOK TRACT AND CARL B. HEINE PROPERTY LOCATED ON THE SOUTH SIDE OF DENHAM ROAD BETWEEN THE EL RANCHITOS AND WHITE OAK RUN ROAD INTERSECTIONS IN SECTION 48, T5S, R2E, GLD, EBR, LA FOR SINGLE FAMILY RESIDENTIAL USE AND TO PROVIDE FOR RELATED MATTERS

WHEREAS, the applicant for Case SS-24-14 desires to subdivide Tract 13 into five smaller lots which are within 500 feet of an existing sewer force main; and

WHEREAS, no gravity sewer lines are accessible within 500 feet of the property lines of the proposed lots.

NOW THEREFORE, BE IT ORDAINED BY the Council of the City of Central, State of Louisiana as follows:

Section 1: The Council for the City of Central hereby grants a waiver of Section 7:4.4A(4)(a) of the Development Code and Ordinance No. 2009-08 for the proposed lots 13-A, 13-B, 13-C, 13-D and 13-E of Tract 13 of the former Westbrook Tract and Carl B. Heine Property located on the south side of Denham Road between the El Ranchitos and White Oak Run Road intersections in Section 48, Township 5 South, Range 2 East, Greensburg Land District, Parish of East Baton Rouge, as per the provided site plan for single family residential land use.

Section 2: Said waiver shall apply only to lots 13-A, 13-B, 13-C, 13-D, and 13-E. There shall be no further subdivision of any lots unless all lots are connected to the public sanitary sewer.

Section 3: The previously approved subdivision, Case SS-21-11, is hereby rescinded.

Section 2: Conflicts. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

Section 3: Severability. If any section, subsection, sentence, clause or provision of this Ordinance is declared by a court of competent jurisdiction to be invalid, such declaration of invalidity shall not affect the validity of the Ordinance as a whole, or parts thereof, other than the part declared invalid. The remainder of the Ordinance shall not be affected by the declaration of invalidity and shall remain in force and effect.

Section 4: Effective Date. This Ordinance shall be effective upon publication in the Official Journal.

Introduced at the regular Council Meeting held on February 10, 2015

Approved by the Planning Commission on January 22, 2015.

Notice of public hearing was published in The Advocate on the 19th day of February, 2015.

This Ordinance having been submitted to a vote, the vote thereon was as follows:

For: Ellis, Evans, Fralick, and Messina
Against: None
Absent: Vance

Adopted on this 24th day of February, 2015.

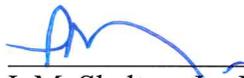
Signed this 26th day of February, 2015.

Delivered to Mayor on the 27th day of February, 2015:



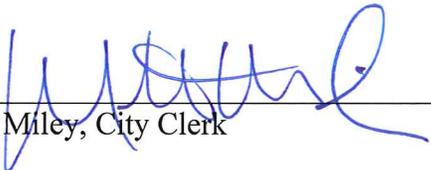
Mark Miley, City Clerk

Approved:



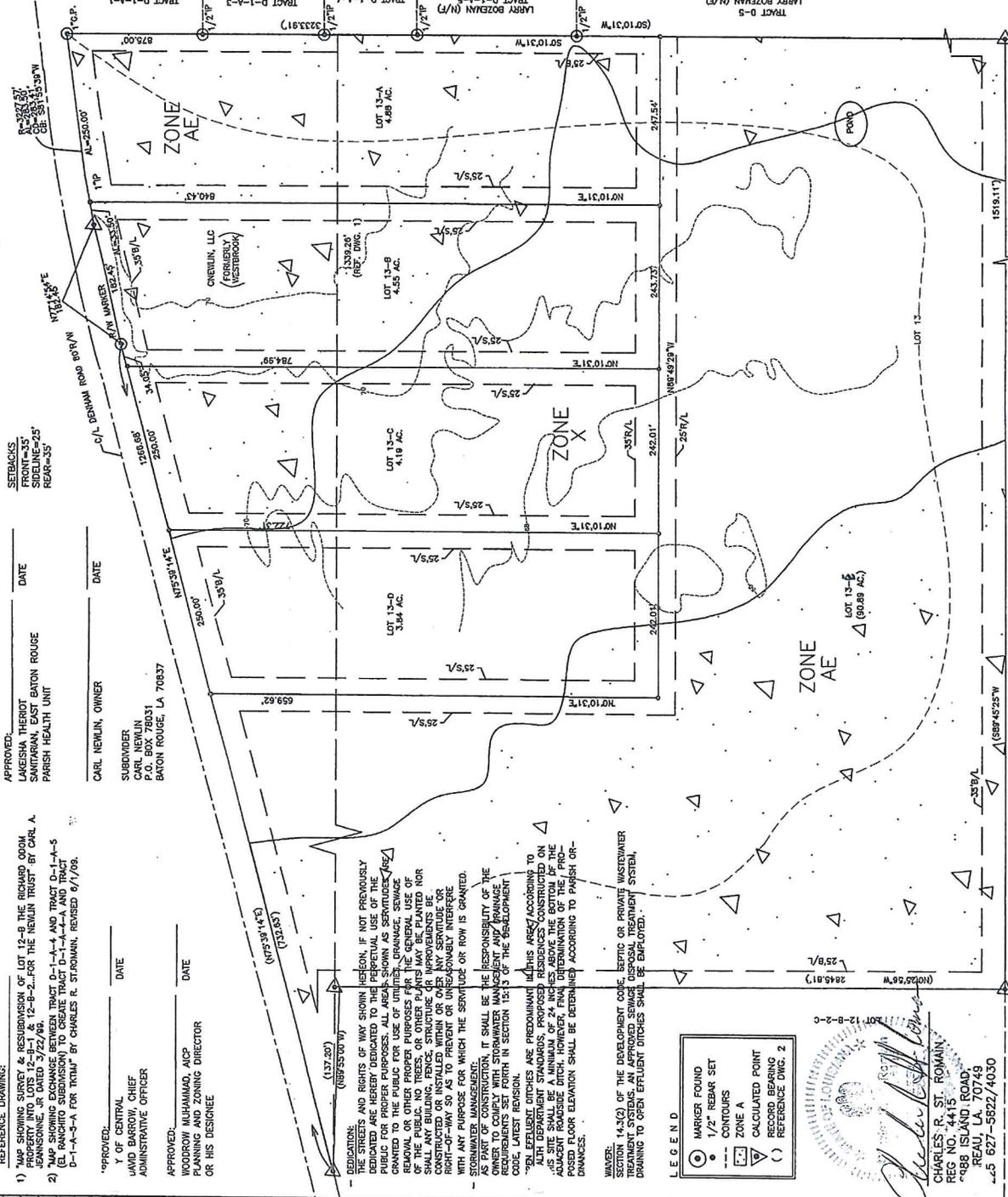
I. M. Shelton, Jr., Mayor

Received from Mayor on the 27th day of February, 2015:



Mark Miley, City Clerk

Adopted Ordinance published in The Advocate on the 6th day of March, 2015.



REFERENCE DRAWING:

1) MAP SHOWING SURVEY & RESUBDIVISION OF LOT 12-B THE RICHARD ODOM JEANSONNE, JR. DATED 3/22/05.

2) MAP SHOWING EXCHANGE BETWEEN TRACT D-1-A-4 AND TRACT D-1-A-5 (EL RANCHINO SUBDIVISION) TO CREATE TRACT D-1-A-4-A AND TRACT D-1-A-5-A FOR KIMM BY CHARLES R. STROMAIN, REVISED 6/1/09.

APPROVED:

LAKEISHA THEROT
SANTARRAN, EAST BATON ROUGE
PARISH HEALTH UNIT

DATE

APPROVED:

Y OF CENTRAL
LAWD BARROW, CHIEF
ADMINISTRATIVE OFFICER

DATE

APPROVED:

WOODROW MUHAMMAD, AICP
PLANNING AND ZONING DIRECTOR
OR HIS DESIGNEE

DATE

APPROVED:

CARL NEWLIN, OWNER

SUBDIVIDER
CARL NEWLIN
P.O. BOX 78031
BATON ROUGE, LA 70837

DATE

SETBACKS:

FRONT=35'
SIDELINE=25'
REAR=35'

GENERAL NOTES:

1) BASE BEARING (S70°10'31"W) FROM REFERENCE DRAWING 2.

2) THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED AND IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A SURVEYOR AND RESTRICTIONS FROM REFERENCE DRAWINGS.

3) 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.

4) NO FILING OF THIS PLAT SHALL BE COMPLETED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.

5) THE CITY OF CENTRAL AND PARISH OF EAST BATON ROUGE DO NOT ENFORCE THIS PLAT OR MAP UNTIL THE CITY OF CENTRAL AND PARISH OF EAST BATON ROUGE HAS BEEN ADVISED BY THE OWNER 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.

6) PRIVATE INDIVIDUAL APPROVED SYSTEMS (OUTSIDE C.S.D.)

7) WATER - BATON ROUGE WATER CO.

8) ELECTRIC - DELCO

9) GAS - GAS UTILITY DISTRICT NO.1

10) FIRE DEPARTMENT: CENTRAL COMMUNITY SCHOOLS

11) SCHOOL DISTRICT: CENTRAL COMMUNITY SCHOOLS

12) ZONING: UNIFIED DEVELOPMENT CODE

13) FLOOD HAZARD: FLOOD HAZARD MAP WAS OBTAINED IN 2012 FROM THE CITY OF CENTRAL FOR ADJACENT TRACT AND IS SUBJECT TO CHANGE. CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE CITY OF CENTRAL DEPARTMENT OF PUBLIC WORKS.

14) FEMA FLOOD ZONE: X & AE

15) 100 YEAR FLOOD ELEVATION: 70.5'

16) SEWAGE DISPOSAL: NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL EXCEPT CENTRAL AND PARISH APPROVED SEWER SYSTEM UNTIL THE METHOD OF SEWAGE DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.

17) CONTOURS FROM LIDAR

18) ROAD GEOMETRY FROM SURVEY TIES TO HIGHWAY CENTERLINE

19) INVERT TO BE 24" BELOW FINISH FLOOR ELEVATION

20) 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 XII OF THE LOUISIANA ADMINISTRATIVE CODE.

21) TOTAL ACREAGE: 106.33'

22) FLOOD ZONE BOUNDARIES SCALED FROM LSU, LOUISIANA FLOOD MAP.

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 TO BE REMOVED OR OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO TREES, OR OTHER PLANTS MAY BE PLANTED NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE PLANTED OR CONSTRUCTED WITHIN OR OVER ANY SERVITUDE OR RIGHT-OF-WAY SO LONG AS IT IS NECESSARY TO MAINTAIN OR ENHANCE STORMWATER MANAGEMENT.

AS PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORMWATER MANAGEMENT AND DRAINAGE CODE, LATEST EDITION.

IF THIS AREA ACCORDING TO ALPH DEPARTMENT STANDARDS, PROPOSED RESIDENCES CONSTRUCTED ON THIS SITE SHALL BE A MINIMUM OF 24" INCHES ABOVE THE BOTTOM OF THE POOLED FLOOR. ELEVATION SHALL BE DETERMINED ACCORDING TO PARISH OR DRAINAGES.

WARRANTY:

SECTION 14.3(2) OF THE DEVELOPMENT CODE, SEPTIC OR PRIVATE WASTEWATER TREATMENT SYSTEMS, AN APPROVED SEWAGE DISPOSAL TREATMENT SYSTEM, DRAINING TO OPEN EFFLUENT DITCHES SHALL BE EMPLOYED.

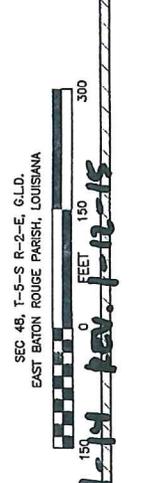
LEGEND

- MARKER FOUND
- 1/2" REBAR SET
- CONTOURS
- ZONE A
- CALCULATED POINT
- RECORD BEARING
- REFERENCE DWG. 2

MAP SHOWING THE SUBDIVISION OF LOT 13 THE FORMER WESTBROOK TRACT INTO LOT 13-A, LOT 13-B, LOT 13-C, LOT 13-D AND LOT 13-E (THE RICHARD ODOM PROPERTY) FOR

CNEWLIN, LLC

SEC 48, T-5-S R-2-E, G.L.D.
EAST BATON ROUGE PARISH, LOUISIANA



SS-24-14

150

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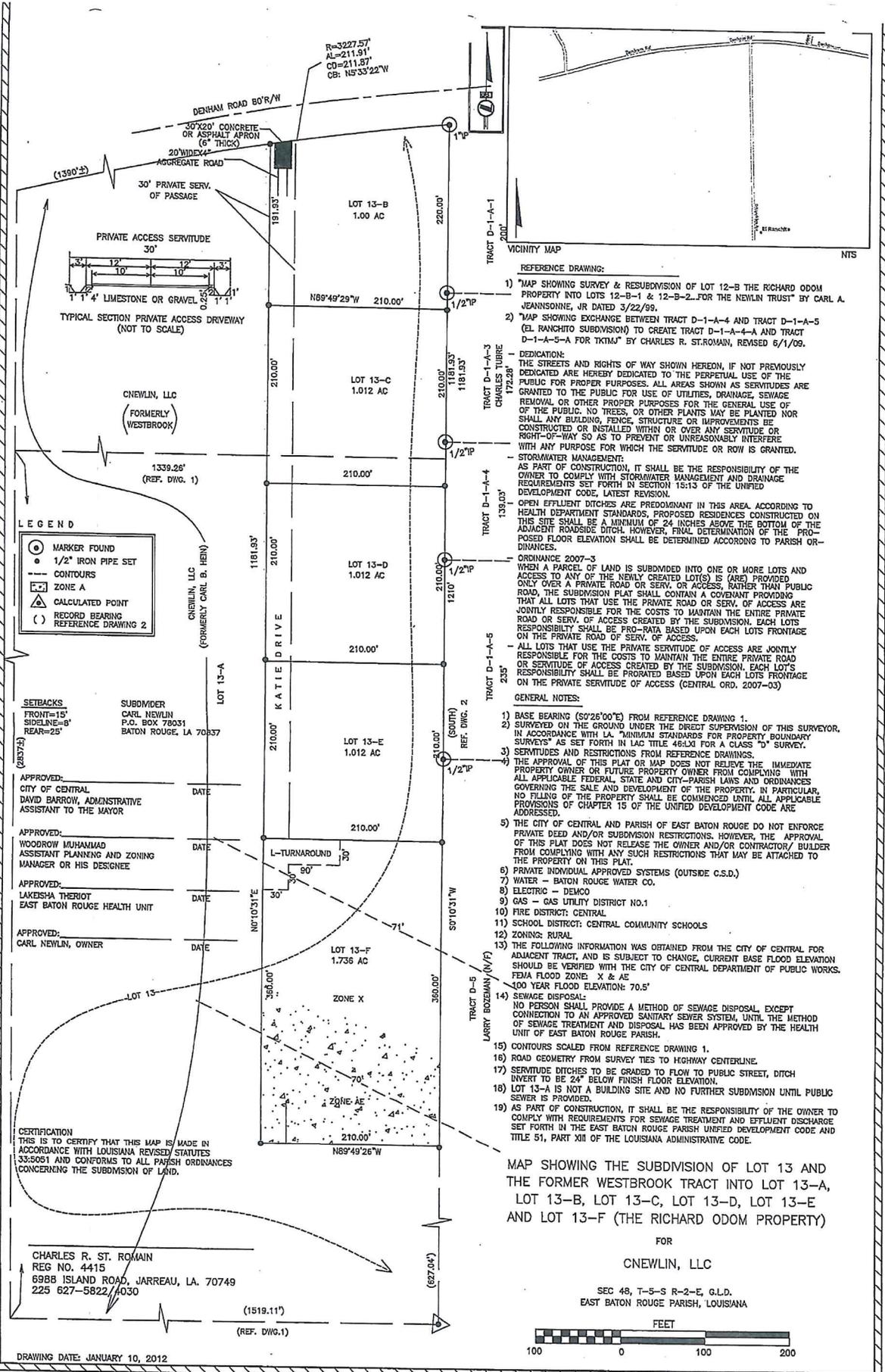
150

300

FEET

DRAWING DATE: JANUARY 11, 2015

CHARLES R. ST. ROMAIN
REG. NO. 44,511 ROAD
1988 ISLAND ROAD
BEAULAC, LA 70749
504-627-5822/4030



LEGEND

- MARKER FOUND
- 1/2" IRON PIPE SET
- - - CONTOURS
- ZONE A
- △ CALCULATED POINT
- () RECORD BEARING REFERENCE DRAWING 2

SETBACKS
 FRONT=15'
 SIDELINE=8'
 REAR=25'

SUBDIVER
 CARL NEWLIN
 P.O. BOX 78031
 BATON ROUGE, LA 70837

APPROVED: _____ DATE _____
 CITY OF CENTRAL
 DAVID BARROW, ADMINISTRATIVE
 ASSISTANT TO THE MAYOR

APPROVED: _____ DATE _____
 WOODROW MUHAMMAD
 ASSISTANT PLANNING AND ZONING
 MANAGER OR HIS DESIGNEE

APPROVED: _____ DATE _____
 LAKEISHA THERIOT
 EAST BATON ROUGE HEALTH UNIT

APPROVED: _____ DATE _____
 CARL NEWLIN, OWNER

CERTIFICATION
 THIS IS TO CERTIFY THAT THIS MAP IS MADE IN
 ACCORDANCE WITH LOUISIANA REVISED STATUTES
 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES
 CONCERNING THE SUBDIVISION OF LAND.

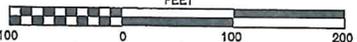
CHARLES R. ST. ROMAIN
 REG NO. 4415
 6988 ISLAND ROAD, JARREAU, LA. 70749
 225 627-5822/4030

- REFERENCE DRAWING:**
- MAP SHOWING SURVEY & RESUBDIVISION OF LOT 12-B THE RICHARD ODOM PROPERTY INTO LOTS 12-B-1 & 12-B-2... FOR THE NEWLIN TRUST BY CARL A. JEANSSONNE, JR DATED 3/22/99.
 - MAP SHOWING EXCHANGE BETWEEN TRACT D-1-A-4 AND TRACT D-1-A-5 (EL RANCHITO SUBDIVISION) TO CREATE TRACT D-1-A-4-A AND TRACT D-1-A-5-A FOR "KTMJ" BY CHARLES R. ST.ROMAIN, REVISED 6/1/09.
- 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 PURPOSES FOR THE GENERAL USE OF OF THE PUBLIC. NO TREES, 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 ROW 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 SECTION 15:13 OF THE UNIFIED DEVELOPMENT CODE, LATEST REVISION.
- 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 INCHES ABOVE THE BOTTOM OF THE ADJACENT ROADSIDE DITCH. HOWEVER, FINAL DETERMINATION OF THE PROPOSED FLOOR ELEVATION SHALL BE DETERMINED ACCORDING TO PARISH ORDINANCES.**
- ORDINANCE 2007-3**
 WHEN A PARCEL OF LAND IS SUBDIVIDED INTO ONE OR MORE LOTS AND ACCESS TO ANY OF THE NEWLY CREATED LOTS IS (ARE) PROVIDED ONLY OVER A PRIVATE ROAD OR SERV. OR ACCESS, RATHER THAN PUBLIC ROAD, THE SUBDIVISION PLAT SHALL CONTAIN A COVENANT PROVIDING THAT ALL LOTS THAT USE THE PRIVATE ROAD OR SERV. OF ACCESS ARE JOINTLY RESPONSIBLE FOR THE COSTS TO MAINTAIN THE ENTIRE PRIVATE ROAD OR SERV. OF ACCESS CREATED BY THE SUBDIVISION. EACH LOTS RESPONSIBILITY SHALL BE PRO-RATA BASED UPON EACH LOTS FRONTAGE ON THE PRIVATE ROAD OR SERV. OF ACCESS.
- 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 PRORATED BASED UPON EACH LOTS FRONTAGE ON THE PRIVATE SERVITUDE OF ACCESS (CENTRAL ORD. 2007-03)**
- GENERAL NOTES:**
- BASE BEARING (S0'26'00"E) FROM REFERENCE DRAWING 1.
 - SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF THIS SURVEYOR, IN ACCORDANCE WITH LA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS SET FORTH IN LAO TITLE 48:340 FOR A CLASS "D" SURVEY.
 - SERVITUDES AND RESTRICTIONS FROM REFERENCE DRAWINGS.
 - 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 PARTICULAR, NO FILING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.
 - THE CITY OF CENTRAL AND PARISH OF EAST BATON ROUGE DO NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELIEVE THE OWNER AND/OR CONTRACTOR/ BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.
 - PRIVATE INDIVIDUAL APPROVED SYSTEMS (OUTSIDE C.S.D.)
 - WATER - BATON ROUGE WATER CO.
 - ELECTRIC - DEMCO
 - GAS - GAS UTILITY DISTRICT NO.1
 - FIRE DISTRICT: CENTRAL
 - SCHOOL DISTRICT: CENTRAL COMMUNITY SCHOOLS
 - ZONING: RURAL
 - THE FOLLOWING INFORMATION WAS OBTAINED FROM THE CITY OF CENTRAL FOR ADJACENT TRACT, AND IS SUBJECT TO CHANGE. CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE CITY OF CENTRAL DEPARTMENT OF PUBLIC WORKS.
 FEMA FLOOD ZONE: X & AE
 100 YEAR FLOOD ELEVATION: 70.5'
 - 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.
 - CONTOURS SCALED FROM REFERENCE DRAWING 1.
 - ROAD GEOMETRY FROM SURVEY TIES TO HIGHWAY CENTERLINE.
 - SERVITUDE DITCHES TO BE GRADED TO FLOW TO PUBLIC STREET, DITCH INVERT TO BE 24" BELOW FINISH FLOOR ELEVATION.
 - LOT 13-A IS NOT A BUILDING SITE AND NO FURTHER SUBDIVISION UNTIL PUBLIC SEWER IS PROVIDED.
 - 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.

MAP SHOWING THE SUBDIVISION OF LOT 13 AND THE FORMER WESTBROOK TRACT INTO LOT 13-A, LOT 13-B, LOT 13-C, LOT 13-D, LOT 13-E AND LOT 13-F (THE RICHARD ODOM PROPERTY)

FOR
CNEWLIN, LLC

SEC 48, T-5-S R-2-E, G.L.D.
 EAST BATON ROUGE PARISH, LOUISIANA



DRAWING DATE: JANUARY 10, 2012

SS-21-11 REV. 1/13/12
 ATTACHMENT A