CITY OF CENTRAL

BY COUNCIL MEMBER FRALICK (Case SS-25-14)

ORDINANCE NO. 2015-13

TO GRANT A WAIVER OF SECTION 7:4.4A(4)(a) OF THE DEVELOPMENT CODE AND ORDINANCE NO. 2009-08 REQUIRING CONNECTION TO THE PUBLIC SEWER FOR THE THREE SUBDIVIDED LOTS OF TRACT A-1-A-4 OF THE FORMER MARY LOU SMITH PROPERTY LOCATED ON THE NORTHWEST CORNER OF THE MCCULLOUGH AND JOOR ROAD INTERSECTION IN SECTION 19, T5S, R2E, GLD, EBR, LA FOR SINGLE FAMILY RESIDENTIAL USE AND TO PROVIDE FOR RELATED MATTERS

WHEREAS, the applicant for Case SS-25-14 desires to subdivide Tract A-1-A-4 into three smaller tracts which are within 500 feet of an existing sewer force main; and

WHEREAS, no gravity sewer line exists within 500 feet of the property lines of the proposed tracts.

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 proposed lots A-1-A-4-A, A-1-A-4-B, and A-1-A-4-C of Tract A-1-A-4 of the former Mary Lou Smith property located on the northwest corner of the McCullough Road and Joor Road intersection in Section 19, 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: 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 All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.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.

BASE BEARING: GPS - CAGNET - RTN
FLOOD ZONE: "X" & "AE" BASE FLOOD ELEVATION: 78.0
F.E.M.A. F.I.R.M. PANEL NO. 220060 0185 E DATE: 5/02/08

DRAWN BY:	CTM
CREW CHIEF:	--
TECHNICIAN:	CTM
CHECKED BY:	
CHECKED BY:	

* FLOOD LINES WERE SCALED FROM FIRM PANEL
* A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT A PART OF THIS SURVEY.

NOTES:

TOTAL AREA: 5.139 Acres
TOTAL NO. LOTS: 3
SEWAGE: INDIVIDUAL APPROVED SEWER SYSTEM ARE PREDOMINATE.
WATER: PARISH WATER COMPANY
ELECTRICITY: DEMCO
TELEPHONE: A T & T
GAS: ENTERGY
SCHOOL DISTRICT: CENTRAL
FIRE DISTRICT: CENTRAL FIRE DISTRICT
ZONING: RURAL / AGRICULTURAL
CENTRAL MASTERPLAN: RURAL AGRICULTURE / ...

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:

CHIEF SANITARIAN
EAST BATON ROUGE PARISH HEALTH UNIT — DATE

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.

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 PARTICULARLY, NO FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE DEVELOPMENT CODE ARE ADDRESSED.

CITY OF CENTRAL APPROVED:

DAVID BARROW
CHIEF ADMINISTRATIVE OFFICER — DATE

WOODROW MUHAMMAD
PLANNING & ZONING DIRECTOR — DATE

THIS SURVEY WAS PREPARED AT THE REQUEST AND FOR THE EXCLUSIVE USE OF:
F.R./EAGLE WOOD, L.L.C.

THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT SERVITUDES SHOWN HEREON WERE TAKEN FROM REFERENCE DATA AND THAT OTHER SERVITUDES, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR CLASS "C" SURVEYS AND IT WAS THE INTENT TO SUBDIVIDE THE TRACT INTO THE PLATTED SUBDIVISION.

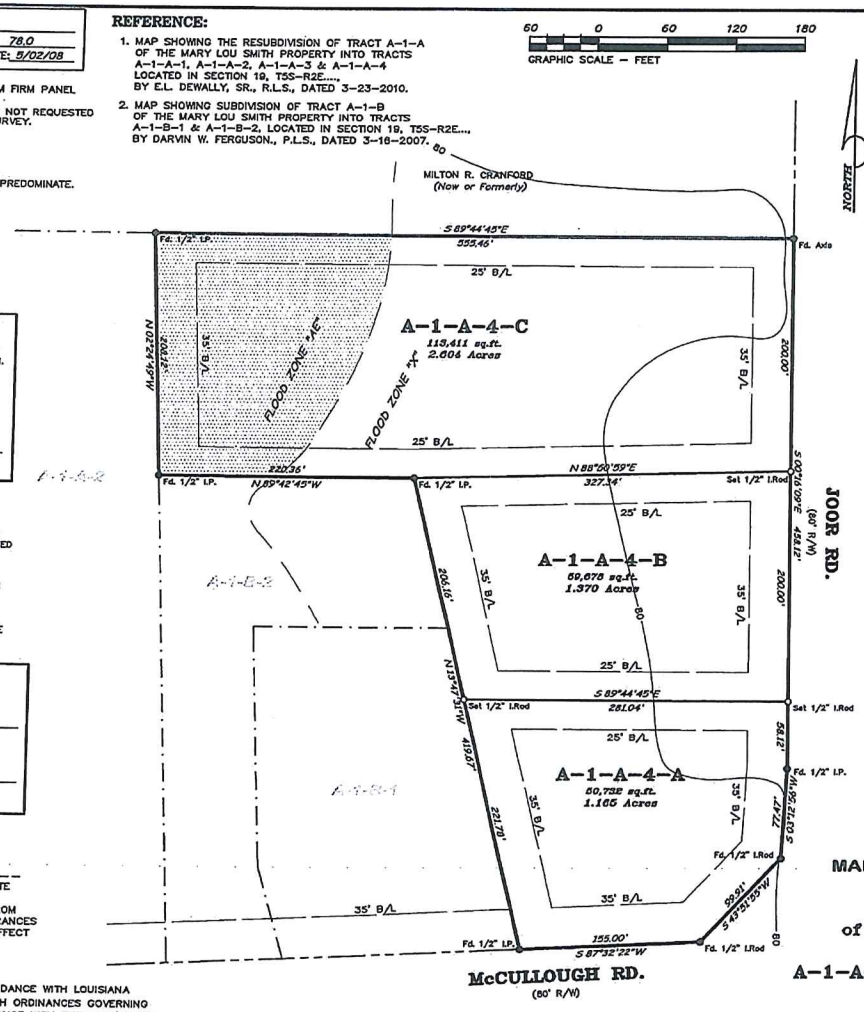
THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT SAME.

PRELIMINARY — 12/31/14
LESTER A. McLIN, JR.
PROFESSIONAL LAND SURVEYOR
REG. # 4470
McLIN & ASSOCIATES, INC.

STATE OF LOUISIANA — LESTER A. McLIN, JR. — License No. 4470 — REGISTERED PROFESSIONAL LAND SURVEYOR

REFERENCE:

1. MAP SHOWING THE RESUBDIVISION OF TRACT A-1-A OF THE MARY LOU SMITH PROPERTY INTO TRACTS A-1-A-1, A-1-A-2, A-1-A-3 & A-1-A-4 LOCATED IN SECTION 19, T5S-R2E...., BY E.L. DEWALLY, SR., R.L.S., DATED 3-23-2010.
2. MAP SHOWING SUBDIVISION OF TRACT A-1-B OF THE MARY LOU SMITH PROPERTY INTO TRACTS A-1-B-1 & A-1-B-2, LOCATED IN SECTION 19, T5S-R2E.... BY DARVIN W. FERGUSON., P.L.S., DATED 3-16-2007.



VICINITY MAP
SCALE: 1" = 2000'

STORMWATER MANAGEMENT:

AS PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORM WATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN THE DEVELOPMENT CODE, LATEST REVISION.

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.

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 DEVELOPMENT CODE AND TITLE 51, PART XIII OF THE LOUISIANA ADMINISTRATIVE CODE.

DEDICATION:

THE STREET 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.

F.R./EAGLE WOOD, L.L.C., OWNER
MEMBER, NEWELL WHITNEY — DATE

WAIVER REQUEST:

TO WAIVE SECTION 7:14.3 (2) CONNECTION TO PUBLIC SANITARY SEWER SYSTEM WITHIN 500' OF LOTS.

MAP SHOWING SURVEY & DIVISION
OF
Tract A-1-A-4
of the Mary Lou Smith Property
INTO
A-1-A-4-A, A-1-A-4-B & A-1-A-4-C

LOCATED IN SECTION 19, T 5 S-R 2 E
GREENSBURG LAND DISTRICT
CITY OF CENTRAL
EAST BATON ROUGE PARISH, LOUISIANA
FOR
F.R./EAGLE WOOD, L.L.C.

McLin & Associates, Inc.
Engineering and Land Surveying
23339 FROST ROAD LIVINGSTON, LA. 70754 (225)686-1444

55-25-14 Rev. 1-12-15