

CITY OF CENTRAL

BY COUNCIL MEMBER FRALICK (Case SS-5-15)

ORDINANCE NO. 2015-24

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 THREE SUBDIVIDED LOTS OF LOT A-1 OF CENTRAL ACRES LOCATED ON THE WEST SIDE OF SULLIVAN ROAD BETWEEN THE GURNEY ROAD AND JOOR ROAD INTERSECTIONS IN SECTION 31, T5S, R2E, GLD, EBR, LA FOR SINGLE FAMILY RESIDENTIAL USE AND TO PROVIDE FOR RELATED MATTERS

WHEREAS, the applicant for Case SS-5-15 desires to subdivide Lot A-1 of Central Acres into three 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 A-1-A, A-1-B, and A-1-C of Tract A-1 of Central Acres located on the west side of Sullivan Road between the Gurney Road and Joor Road intersections in Section 31, 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 A-1-A, A-1-B, and A-1-C. There shall be no further subdivision of any lots unless all lots are connected to the public sanitary sewer.

Section 3: Conflicts. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

Section 4: 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 5: Effective Date. This Ordinance shall be effective upon publication in the Official Journal.

Introduced at the regular Council Meeting held on May 12, 2015.

Approved by the Planning Commission on April 23, 2015.

Notice of public hearing was published in The Advocate on the 21st day of May, 2015.

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

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

Adopted on this 26th day of May, 2015.

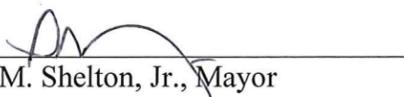
Signed this 29th day of May, 2015.

Delivered to Mayor on the 1st day of June, 2015:



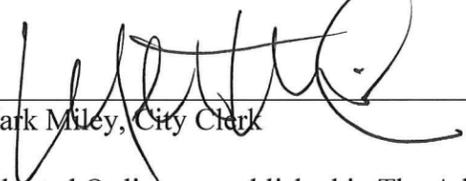
Mark Miley, City Clerk

Approved:



I. M. Shelton, Jr., Mayor

Received from Mayor on the 1st day of June, 2015:



Mark Miley, City Clerk

Adopted Ordinance published in The Advocate on the 18th day of June, 2015.

BASE BEARING: EAST (REF. #1)
 FLOOD ZONE: "X" & "AE" BASE FLOOD ELEVATION: 67.0'
 F.E.M.A. F.I.R.M. PANEL NO. 22033C 0185 F DATE: 6/19/12

FLOOD ZONE WAS SCALED FROM THE F.I.R.M.

REFERENCE:
 1. MAP SHOWING THE SURVEY OF PARCEL A-1 & A-2 BEING A RESUBDIVISION OF PARCEL A & C OF A PORTION OF LOTS 4, 11, 12 & 13 CENTRAL ACRES, BY JOHN M. BANKSTON, JR., P.L.S., DATED 4/15/1998 & APPROVED BY EBRP ON 5/7/1998. RECORDED AS ORIG. 669, BNDL. 10889 ON 5/7/1998

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 _____ DATE _____
 EAST BATON ROUGE PARISH HEALTH UNIT

NOTE:

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 THE DEVELOPMENT CODE ARE ADDRESSED

APPROVED:
 CITY OF CENTRAL

PUBLIC WORKS DIRECTOR _____ DATE _____
 RAY LOUIS

PLANNING AND ZONING DIRECTOR _____ DATE _____
 WOODROW MUHAMMAD, AICP

CHIEF ADMINISTRATIVE OFFICER TO THE MAYOR _____ DATE _____
 DAVID BARROW

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 MINIMUM STANDARDS 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.

F. DEWITT LADNER _____ DATE 3/12/15
 PROFESSIONAL LAND SURVEYOR



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 DEVELOPMENT CODE, LATEST REVISION.

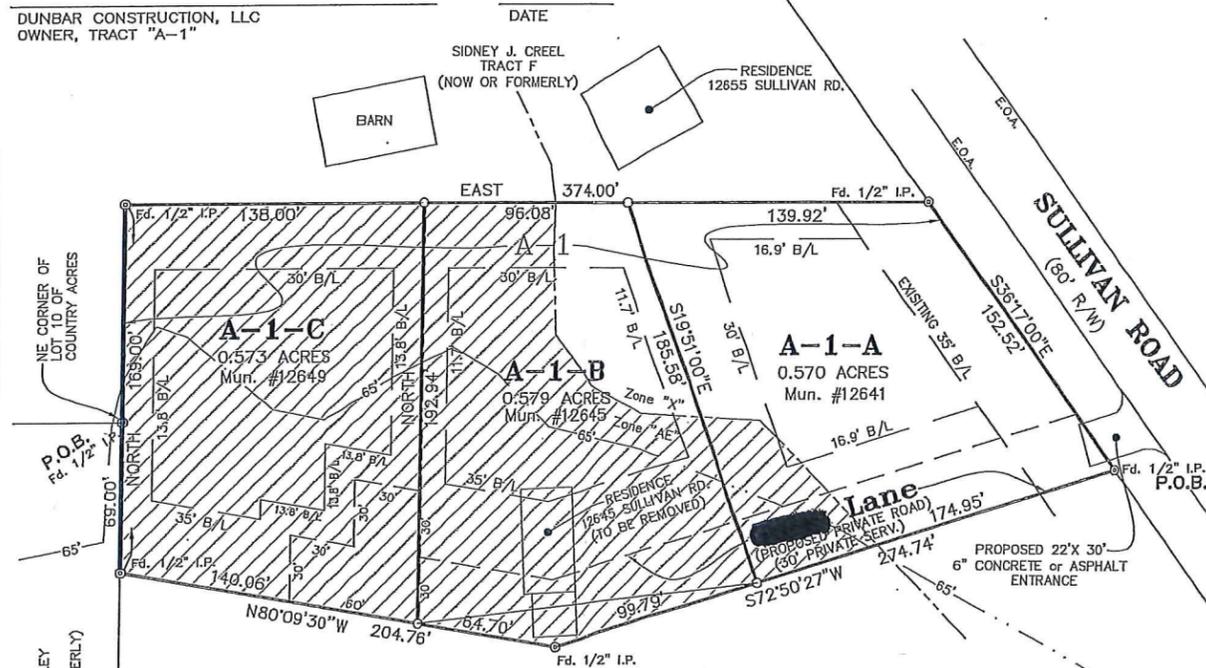
SEWAGE DISPOSAL:
 NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY EAST BATON ROUGE PARISH HEALTH UNIT.

DEDICATION:
 THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF OF THE LAND SHOWN HEREON. 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.

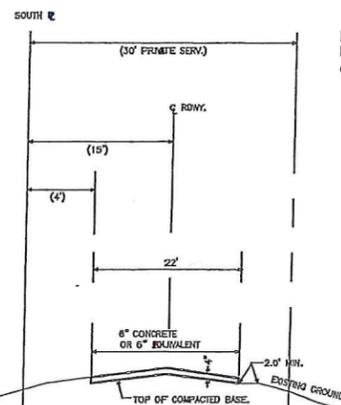
PRIVATE DEDICATION:
 THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND SHOWN HEREON.

THE STREET, RIGHTS OF WAY AND SERVITUDES SHOWN HEREON, ARE HEREBY DEDICATED TO THE PRIVATE USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE.

DUNBAR CONSTRUCTION, LLC
 OWNER, TRACT "A-1"



JOHN L. BAILEY
 LOT 10
 (NOW OR FORMERLY)



TYPICAL/PRIVATE STREET
 N.T.S.

WAIVER REQUEST: (SEC. 7:4.4(a)(4)(a)) WHICH STATES THAT MINOR SUBDIVISIONS MUST MEET REQUIREMENTS OF (SEC. 7:4.3.) AND ARE BOUND BY THE REQUIREMENTS OF (SEC. 7:4.6.). METHOD OF SEWAGE DISPOSAL REQUIRES NEW LOTS CREATED TO CONNECT TO THE PUBLIC SEWER SYSTEM IF THE SITE IS LOCATED WITHIN 500 FT. OF EXISTING PUBLIC SEWER.

WAIVER JUSTIFICATION: THE AVAILABLE EXISTING PUBLIC SEWER IS A FORCE MAIN LINE AND A GRAVITY FLOW LINE WOULD NOT BE AVAILABLE TO TIE INTO.

PRIVATE DRIVE 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 PRORATED BASED UPON EACH LOT'S FRONTAGE ON THE PRIVATE SERVITUDE OF ACCESS." (CENTRAL ORDINANCE 2007-03).

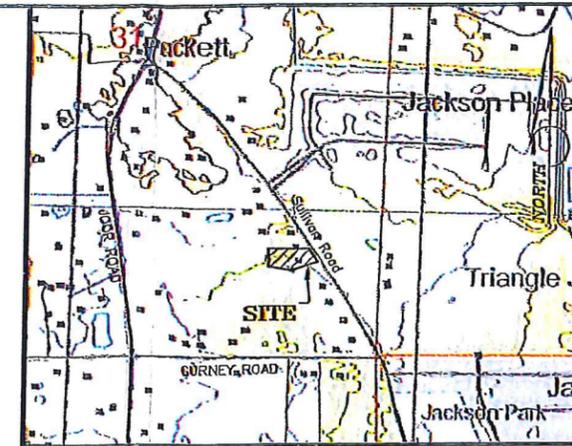
50 0 50 100 150

GRAPHIC SCALE - FEET

LEGEND

- ⊙ Fd. Iron
- Set 1/2" I.R.
- ▨ FLOOD ZONE "AE"
- E.O.A. Edge of Asphalt

NORTH



VICINITY MAP
 SCALE: 1" = 2000'

GENERAL NOTES:

TOTAL AREA: 1.72 ACRES
 TOTAL NO. LOTS: 3
 ZONING: R2
 MASTER PLAN: MEDIUM DENSITY RESIDENTIAL
 WATER: EBR PARISH
 ELECTRICITY: DEMCO
 GAS: DISTRICT GAS #1
 TELEPHONE: AT & T
 SEWER: (OUTSIDE C.S.D.) INDIVIDUAL PRIVATE TREATMENT SYSTEMS. OPEN EFFLUENT DITCHES ARE PREDOMINANT IN THIS AREA.

SCHOOL DISTRICT: CENTRAL SCHOOL SYSTEM/DISTRICT 2
 FIRE DISTRICT: CENTRAL FIRE DISTRICT

CONTOURS FROM QUAD MAP (NGVD29)

A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT A PART OF THIS SURVEY.

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.

OCCUPANCY NOTE:

THERE SHALL BE NO NEW OCCUPANCY ALLOWED ON TRACTS A-1-A, A-1-B & A-1-C UNTIL THE PRIVATE ROAD IS CONSTRUCTED AND INSPECTED BY THE CITY OF CENTRAL.

MAP SHOWING SURVEY & DIVISION

OF
 Tract A-1
 of Central Acres

INTO
 A-1-A, A-1-B & A-1-C

LOCATED IN SECTION 31, T5S-R2E
 GREENSBURG LAND DISTRICT
 CITY OF CENTRAL
 EAST BATON ROUGE PARISH, LOUISIANA

FOR
 DUNBAR CONSTRUCTION, LLC



6101 PERKINS ROAD, STE. 22, BATON ROUGE, LA. 70808 (225)614-4408

SS-5-15 REV.