CITY OF CENTRAL

BY COUNCIL MEMBER ELLIS (Case SS-21-15)

ORDINANCE NO. 2016-11

TO GRANT A WAIVER OF SECTION 7:4.4(A)(4)(a) OF THE DEVELOPMENT CODE AND ORDINANCE NO. 2009-08 REQUIRING CONNECTION TO THE PUBLIC SEWER FOR THE FIVE SUBDIVIDED LOTS OF TRACT KC-B OF THE NOW OR FORMER SHILLING & WHITE PROPERTY LOCATED ON THE WEST SIDE OF GREENWELL SPRINGS ROAD BETWEEN THE WILL AVENUE AND WAX ROAD INTERSECTIONS IN SECTION 63, TOWNSHIP 6 SOUTH, RANGE 3 EAST, GLD, EBR, LA FOR SINGLE FAMILY RESIDENTIAL USE AND TO PROVIDE FOR RELATED MATTERS

WHEREAS, the applicant for Case SS-21-15 desires to subdivide Tract KC-B of the now or former Shilling & White property into five smaller tracts which are within 500 feet of an existing gravity line; and

WHEREAS, it has been deemed infeasible to connect to the gravity sewer line that 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 7:4.4(A)(4)(a) of the Development Code and Ordinance No. 2009-08 for proposed Tracts KC-B-1, KC-B-2, KC-B-3, KC-B-4, & KC-B-5 of Tract KC-B of the now or former Shilling & White property located on the west side of Greenwell Springs Road between the Will Avenue and Wax Road intersections in Section 63, Township 6 South, Range 3 East, Greensburg Land District, Parish of East Baton Rouge, as per the provided site plan for single family residential land use with the following stipulation:

a) No further subdivision until public sewer is provided for all lots; and
b) When public sewer is provided, subject lots shall be required to connect.

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 All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.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 23, 2016.

Approved by the Planning Commission on January 28, 2016.

Notice of public hearing was published in The Advocate on the 4th day of March, 2016.

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 8th day of March, 2016.

Signed this 11th day of March, 2016.

Delivered to Mayor on the 14th day of March, 2016:

Mark Miley, City Clerk

Approved:

I. M. Shelton, Jr., Mayor

Received from Mayor on the 14th day of March, 2016:

Mark Miley, City Clerk

Adopted Ordinance published in The Advocate on the 22nd day of March, 2016.

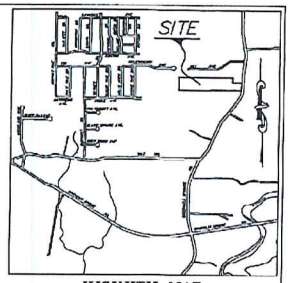
DEDICATION:
ALL AREAS SHOWN AS SERVITUDES OTHER THAN PRIVATE SERVITUDES ARE GRANTED TO THE PUBLIC RIGHT-OF-WAY FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE 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:
1. 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.
2. 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.
3. 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.
4. 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.
5. BASE FLOOD ELEVATIONS AND RECORD INUNDATION ELEVATIONS ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF DPW.
6. 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.
7. 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.

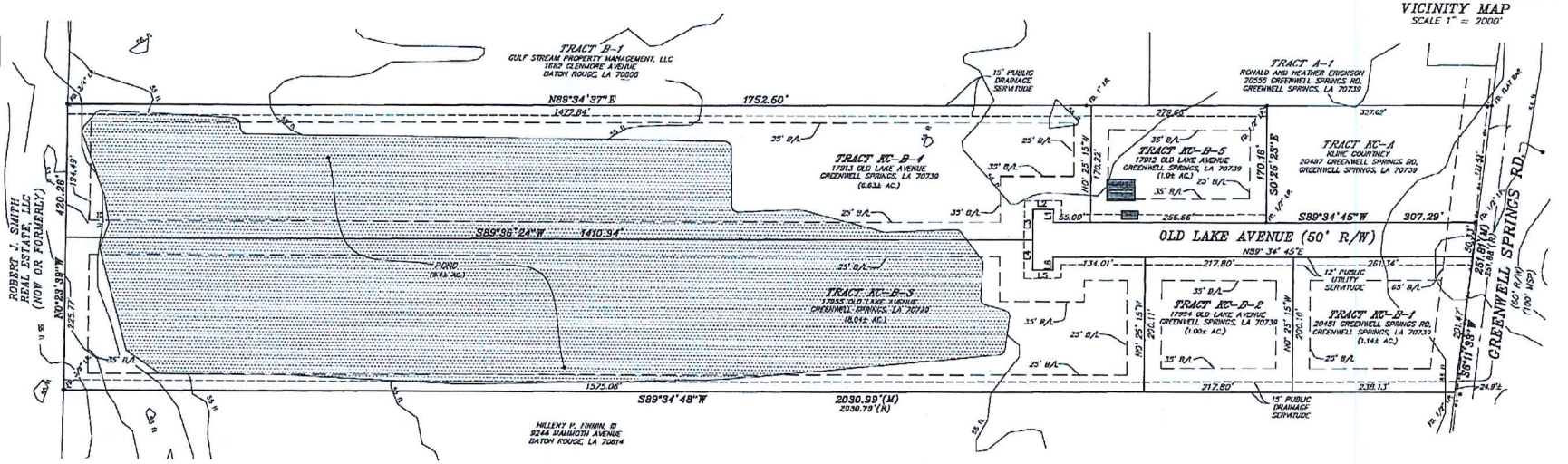
(IN FEET)



VICINITY MAP
SCALE 1" = 2000'

GENERAL NOTES

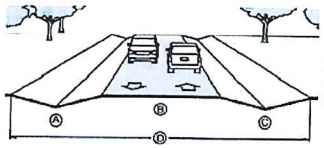
EXISTING ZONING:
RA RURAL/AGRICULTURAL
MASTER PLAN LAND USE DESIGNATION:
RURAL/AGRICULTURAL
RESTRICTED GREEN SPACE
PROPOSED LAND USE:
LOW DENSITY RESIDENTIAL
ACREAGE: 17.94+/- ACRES
NO. LOTS: 5
FLOOD ZONE: AE
BASE FLOOD ELEVATION: VARIES 56'
ELECTRIC COMPANY: DEMCO
GAS COMPANY: ENTERGY
WATER COMPANY: UK 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:
1. MAP SHOWING BOUNDARY SURVEY OF TRACT KC-B, BY GWS ENGINEERING, INC. DATED 12-10-14.
2. MAP SHOWING THE SUBDIVISION OF A 19.02 TRACT OF LAND INTO TRACTS KC-A AND KC-B BY R.L. BENNETT DATED APRIL 26, 2005.

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

LEGEND:
- = FLOOD ZONE AE
- = EXISTING STRUCTURE TO BE REMOVED



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.

LINE TABLE

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

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

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.

OWNER - DENNIS STEWART DATE

WAIVER REQUESTED:
TO WAIVE SECTION 7:4.4(a)(4)a. IF THE PROPERTY IS WITHIN 500 FEET OF AN EXISTING PUBLIC SEWAGE 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

PRELIMINARY
1-12-16
Date

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

REV. 1/15/16

SS-21-15

F.B. NO.:	PG. NO.:
DESIGNED: KWK	CADFILE: 1990PL3
DETAIL: KWK	DATE: 12-10-14
CHECKED: GW	SHEET NO.:

GWS Engineering, Inc.
Engineering Consultants - Land Surveyors
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