

Reso.

2013-0433

INTRODUCED BY: V.J. ST. PIERRE, JR., PARISH PRESIDENT
(DEPARTMENT OF PLANNING AND ZONING)

RESOLUTION NO. 6049

A resolution providing mandatory supporting authorization to endorse the resubdivision of Portion of Lots 5, 6, 7, 8, and 9 of the John Lambert Tract into Lot 5-1 at 201 Beltway Road, St. Rose, with waiver to the requirement for frontage on a developed public street, as requested by Edward Renton, Jr.

WHEREAS, the St. Charles Parish Subdivision Ordinance of 1981 (as amended) requires a Supporting Resolution of the Parish Council to waive the requirements that all lots shall front on a public street; and,

WHEREAS, proposed Lot 5-1 does not meet the minimum frontage requirements; and

WHEREAS, the St. Charles Parish Planning & Zoning Commission approved the subdivision and recommended approval of the required waiver with stipulations related to access.

NOW, THEREFORE, BE IT RESOLVED THAT THE ST. CHARLES PARISH COUNCIL, does hereby provide this supporting resolution for PZS-2012-38, Resubdivision of Lots 5, 6, 7, 8, and 9 of the John Lambert Tract into Lot 5-1 at 201 Beltway Road, St. Rose, with a waiver to the requirement for frontage on a developed public street, as requested by Edward Renton, Jr. with the following stipulations:

1. The applicant shall submit a crossing agreement provided by KCS Railroad for the proposed use of Beltway Road. Said agreement shall be filed with the Planning and Zoning Department upon permit application.
2. Access to the site for light manufacturing/industrial (M-1) development shall be prohibited via Kennedy Street or Almedia Plantation Road.
3. Access to the site for commercial (C-3) use shall be subject to the special use permit requirements as outlined in Appendix A, Section VIII(B)(1)(a)(7).

The foregoing resolution having been submitted to a vote, the vote thereon was as follows:

YEAS: FAUCHEUX, WILSON, WOODRUFF, HOGAN, COCHRAN, FISHER-PERRIER
 NAYS: NONE
 ABSENT: SCHEXNAYDRE, BENEDETTO, FLETCHER

And the resolution was declared adopted this 18th day of November, 2013, to become effective five (5) days after publication in the Official Journal.

ACTING CHAIRMAN: _____
 SECRETARY: _____
 DLVD/PARISH PRESIDENT: 11/19/13
 APPROVED: [Signature] DISAPPROVED: _____
 PARISH PRESIDENT: [Signature]
 RETD/SECRETARY: 11/19/13
 AT: 10:45a RECD BY: [Signature]

RESUBDIVISION OF A PORTION OF LOTS 5, 6, 7, 8 & 9 INTO LOT 5-1
 THE JOHN LAMBERT TRACT
 ST. CHARLES PARISH, LOUISIANA

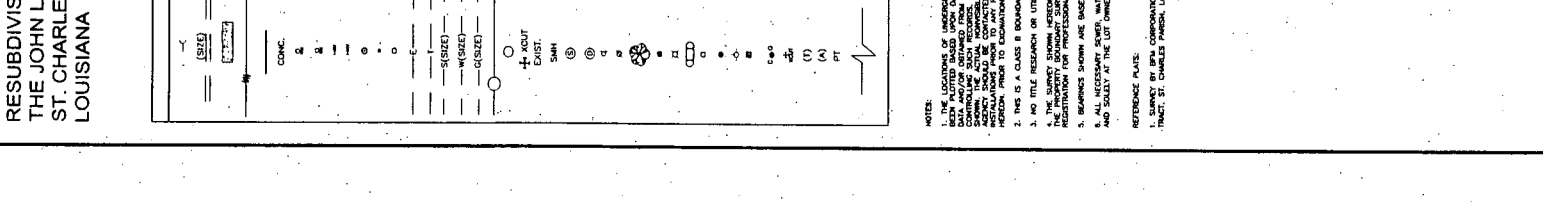
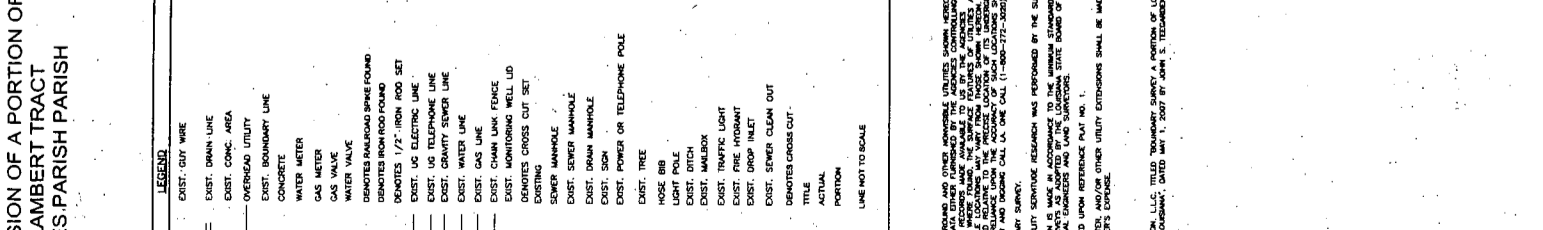
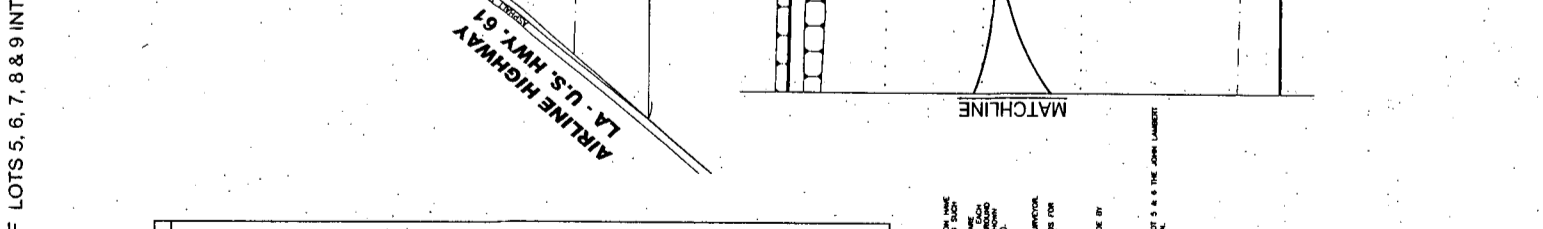
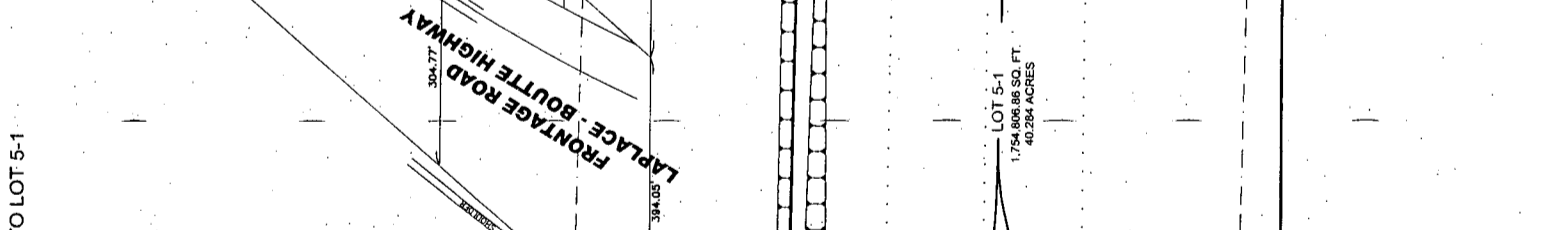
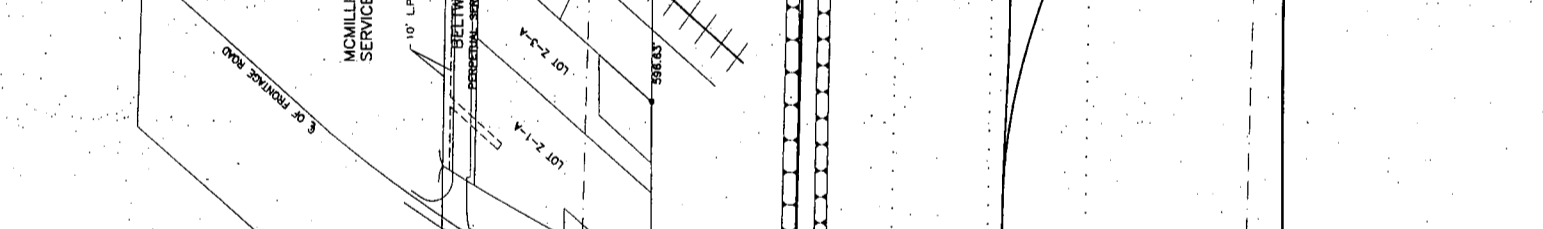
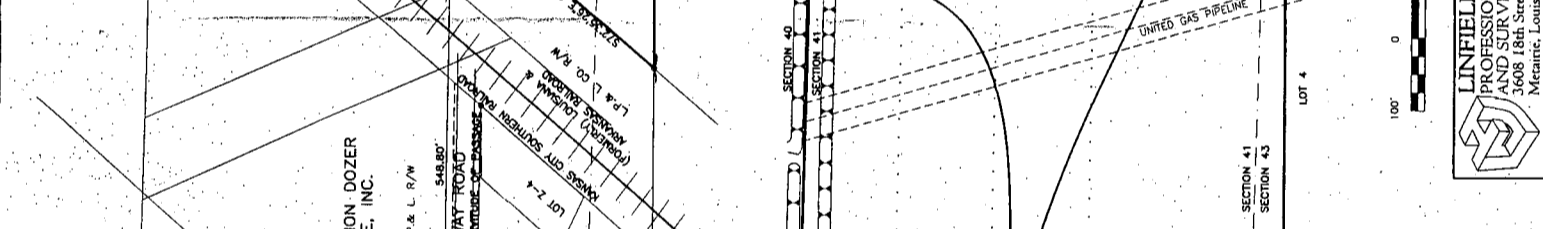
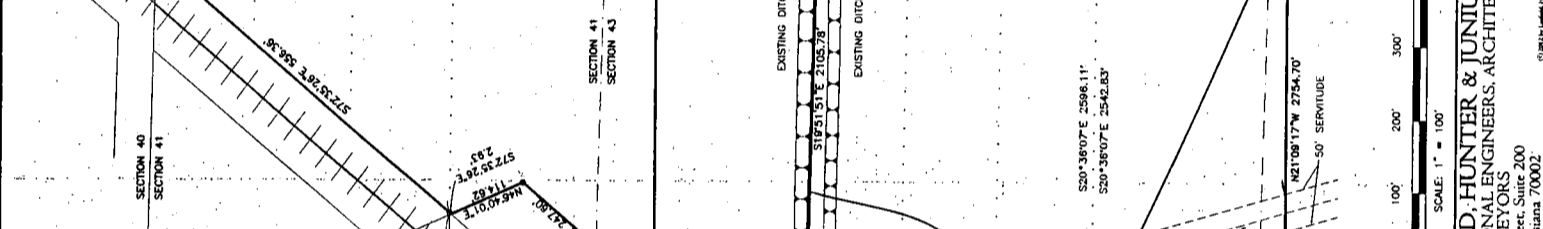
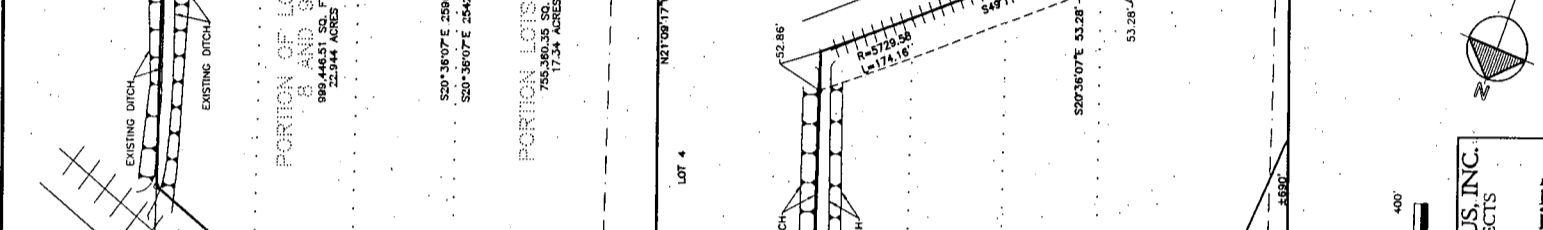
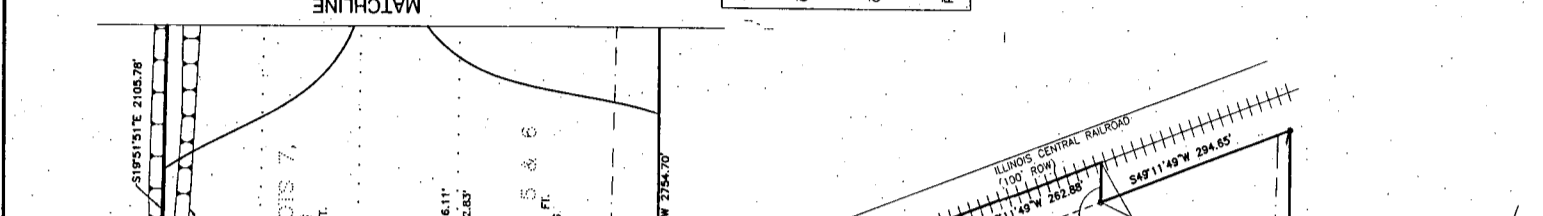
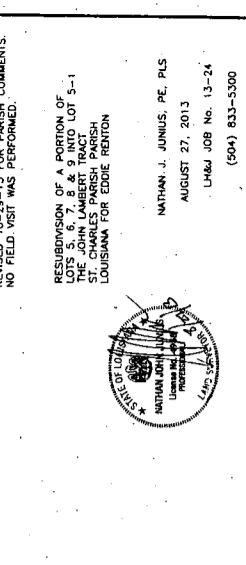
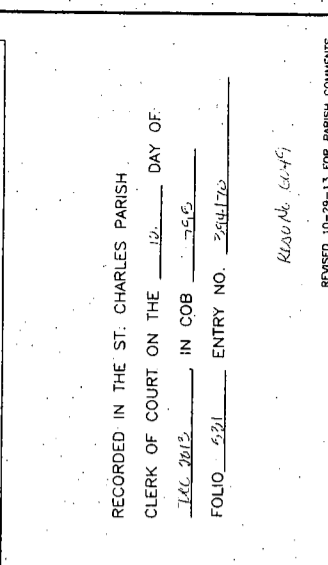
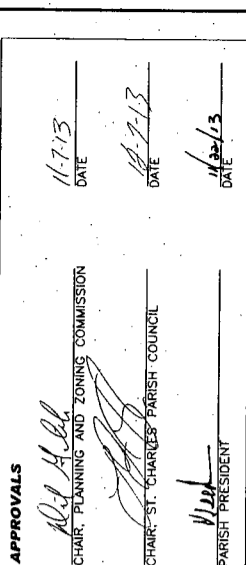
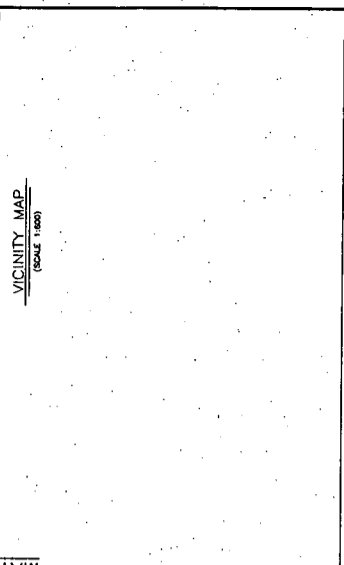
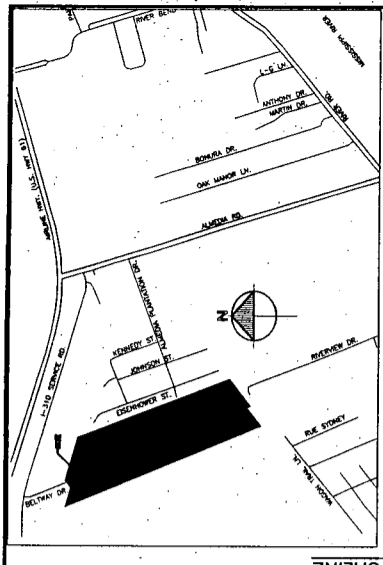
LEGEND

---	EXIST. CITY WIRE
---	EXIST. DRAIN LINE
---	EXIST. CONC. AREA
---	OVERHEAD UTILITY
---	EXIST. BOUNDARY LINE
---	CONC.
---	WATER METER
---	GAS METER
---	GAS VALVE
---	WATER VALVE
---	GRATED RAILROAD SINK FOUNT.
---	GRATED IRON ROAD CROSS
---	DEVIATES 1/2" IRON ROD SET
---	EXIST. 10' ELECTRIC LINE
---	EXIST. 10' TELEPHONE LINE
---	EXIST. GRANTY SINKER LINE
---	EXIST. WATER LINE
---	EXIST. GAS LINE
---	EXIST. CHAIN LINK FENCE
---	EXIST. MONITORING WELL LID
+	DEVIATES CROSS OUT SET
+	EXIST.
+	SEWER MANHOLE
+	EXIST. SEWER MANHOLE
+	EXIST. DRAIN MANHOLE
+	EXIST. SIGN
+	EXIST. POWER OR TELEPHONE POLE
+	EXIST. TREE
+	HOSE BIB
+	LIGHT POLE
+	EXIST. DITCH
+	EXIST. MAILBOX
+	EXIST. TRAFFIC LIGHT
+	EXIST. FIRE HYDRANT
+	EXIST. DRAIN INLET
+	EXIST. SEWER CLEAN OUT
+	DEVIATES CROSS OUT
()	TITLE
()	ACTUAL
PT	PORTION
---	LINE NOT TO SCALE

NOTES

1. LOCATION OF UTILITIES HAS BEEN DETERMINED BY VISUAL INSPECTION AND BY GROUND SURVEY. UTILITIES DEPICTED ON THIS PLAN ARE SHOWN AS APPROXIMATE LOCATIONS. THE EXACT LOCATION OF UTILITIES IS TO BE DETERMINED BY THE UTILITY OWNERS. THE SURVEYOR IS NOT RESPONSIBLE FOR THE LOCATION OF UTILITIES. THE SURVEYOR HAS BEEN ADVISED BY THE UTILITY OWNERS THAT THE UTILITIES ARE LOCATED AS SHOWN ON THIS PLAN. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTION AND GROUND SURVEY TO DETERMINE THE LOCATION OF UTILITIES. THE SURVEYOR HAS BEEN ADVISED BY THE UTILITY OWNERS THAT THE UTILITIES ARE LOCATED AS SHOWN ON THIS PLAN. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTION AND GROUND SURVEY TO DETERMINE THE LOCATION OF UTILITIES.
2. THIS IS A CLASS B BOUNDARY SURVEY.
3. NO TITLE RESEARCH OR UTILITY SOURCE RESEARCH WAS PERFORMED BY THE SURVEYOR.
4. THE SURVEY SHOWN HEREON IS MADE IN ACCORDANCE TO THE MINIMUM STANDARDS FOR PRACTICE FOR PROFESSIONAL SURVEYORS AND LAND SURVEYORS.
5. BEARINGS SHOWN ARE BASED UPON REFERENCE PLAT NO. 1.
6. ALL NECESSARY SEWER, WATER, AND/OR OTHER UTILITY EXTENSIONS SHALL BE MADE BY AND SOLELY AT THE LOT OWNER'S EXPENSE.

REFERENCE PLAT:
 SUBDIVISION, U.S. TITLE "BAYVIEW" SURVEY, A PORTION OF LOTS 5 & 6 OF THE JOHN LAMBERT TRACT, ST. CHARLES PARISH, LOUISIANA, DATED MAY 1, 2007 BY JOHN S. TEBBARDEN.



APPROVALS

Chair, Planning and Zoning Commission
 Ed A. Bell
 DATE 11-7-13

Chair, St. Charles Parish Council
 [Signature]
 DATE 11-7-13

Parish President
 [Signature]
 DATE 11-22-13

RECORDED IN THE ST. CHARLES PARISH
 CLERK OF COURT ON THE 12 DAY OF
 JULY 2013 IN COB 156
 FOLIO 421 ENTRY NO. 244172

REVISION 10-29-13 FOR PARISH COMMENTS
 NO FIELD VISIT WAS PERFORMED.

RESUBDIVISION OF A PORTION OF LOTS 5, 6, 7, 8 & 9 INTO LOT 5-1
 THE JOHN LAMBERT TRACT
 ST. CHARLES PARISH, LOUISIANA
 FOR EDDIE RENTON

NATHAN J. JUNIUS, PE, PLS
 AUGUST 27, 2013
 LMB# JOB No. 13-24
 (504) 833-5300

LINFIELD HUNTER & JUNIUS, INC.
 PROFESSIONAL ENGINEERS, ARCHITECTS
 AND SURVEYORS
 3608 18th Street, Suite 200
 Metairie, Louisiana 70002

SCALE: 1" = 100'

