

## ARTICLE I. IN GENERAL

Secs. 46-1—46-30. Reserved.

## ARTICLE II. SUBDIVISION/DEVELOPMENT REGULATIONS

### DIVISION 1. GENERALLY

#### Sec. 46-31. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Alley* means a dedicated right-of-way not less than 20 feet in width to provide access to the back side of properties also abutting on a street.

*Commission* means the municipal planning commission of the town.

*Lot* means a portion of a tract or other parcel of land, intended as a single building site for transfer of ownership or for development, including the development of one ownership with two or more buildings for separate occupancy. Every lot must front upon a public street for the minimum distance as required by this article.

*Major street* means a street which serves or is intended to serve as a major traffic way.

*Neighborhood unit development* means a self-contained subdivision or a group of subdivisions designed to accommodate 400 or more families and requiring a separate elementary school.

*Parish sanitarian* means the chief sanitarian of the parish health unit, who is assigned to that position by the state department of health and hospitals, office of health services and environmental quality (LDHH) (OHSEQ) and who acts as a duly authorized representative of the state health officer.

*Right-of-way* means a strip of ground dedicated by the subdivider for public use, title to which shall rest in the public for the purpose stated in the dedication.

*Servitude* means a strip existing or to be reserved by the subdivider for public utilities, drainage and other public purposes, the title of which shall remain with the property owner, subject to the right of use designated in the reservation of the servitude; or a strip of ground designated or intended to be used for access to building sites.

*Sites and tracts* mean those parcels of five or more acres on which two or more multifamily buildings, office buildings, shop or store buildings, warehouses or other commercial or industrial buildings are to be developed, whether or not such buildings are to be retained by the developer, sold, leased or rented.

*Street* means a right-of-way dedicated to public use which provides vehicular and pedestrian access to adjacent properties.

*Subdivision*, for the purpose of this article, means the division of a lot, tract or parcel of land into two or more lots, plots, parcels or building sites for the purpose of sale or of building development, either immediate or future. It also includes resubdivision or rearrangement of one or more lots, plots, parcels or buildings.

(Ord. No. 1998-05, § II, 12-18-1997)

**Cross reference**—Definitions generally, § 1-2.

#### Sec. 46-32. Exceptions.

This article shall not apply to:

- (1) Land in subdivisions previously legally subdivided and legally recorded, except in the case of resubdivision.
- (2) The subdivision of land to be used for orchards, forestry or the raising of crops, provided that the chairman or secretary of the parish planning commission certifies upon the plat that such land is to be used only for orchards, forestry or the raising of crops.
- (3) Small parcels of land sold to or exchanged between adjoining property owners, where sale or exchange does not create additional lots, provided that the chairman or secretary of the commission certifies upon the plat that such sale or exchange does not create additional lots.

(Ord. No. 1998-05, § II, 12-18-1997)

**Sec. 46-33. Jurisdiction.**

This article shall govern all subdivisions of land within the town. After receiving recommendations of the planning commission and hearing from interested parties, final authority for approval of subdivision plats and improvements shall rest solely with the mayor and town council. (Ord. No. 1998-05, § III, 12-18-1997)

**Sec. 46-34. General requirements.**

(a) Prior to any sale, lease or donation under this article and before the delivery of a deed or signature of such lease, the submission of a plat to the municipal planning commission shall be required.

(b) Any owner of land within the limits of the subdivision jurisdiction wishing to subdivide land shall submit to the municipal planning commission a plat of the subdivision which shall conform to the minimum requirements set forth in division 2 of this article.

(c) No plat of a subdivision lying within such territory shall be filed or recorded in the office of the clerk and recorder of the parish, and no subdivider may proceed with improvement or sale of lots in a subdivision until such subdivision plat shall have been approved by the mayor and town council and the municipal planning commission and such approval entered in writing on the plat by the chairman or secretary of the municipal planning commission and the mayor except as herein defined in section 46-94(f).

(d) Each subdivider developing land for multi-family residential, commercial and/or industrial uses shall confer with the municipal officials in order to become thoroughly familiar with the subdivision requirements particular to those types of developments. These officials shall include the mayor, fire chief, municipal planning commission, parish sanitarian, and director of public works for the town.

(e) This article shall apply to all developments of land where the subdivider intends or shall intend at some future date to connect with the utility systems owned and maintained by the parish, town, investor-owned utility systems or privately owned utility systems. The subdivider

shall contact the town to determine the accessibility, availability and feasibility of connecting with those utility systems.

(f) A maintenance bond as stipulated in section 46-93(b) shall be provided by the subdivider to the town for the maintenance of the improvements that shall be constructed in accordance with this article.

(Ord. No. 1998-05, § IV, 12-18-1997)

**Sec. 46-35. Penalties.**

(a) Whoever, being the owner or agent of the owner of any land located within a subdivision, transfers or sells or agrees to sell any land by reference to or exhibition of or by other use of a plat of a subdivision, before such plat has been approved by the planning commission and recorded or filed in the office of the clerk of court of the parish, without making the instrument of transfer subject to compliance with laws, ordinances and regulations relative to the development of subdivisions, shall pay a penalty of \$500.00 for each lot or parcel so transferred or sold or agreed or negotiated to be sold.

(b) The description of such lot or parcel by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the transaction from such penalties or from the remedies provided in this section.

(c) The town may enjoin such transfer or sale or agreement by suit for injunction brought in any court of competent jurisdiction or may recover the penalty by a civil action in any court of competent jurisdiction.

(Ord. No. 1998-05, § V, 12-18-1997)

**Secs. 46-36—46-60. Reserved.****DIVISION 2. SPECIFICATIONS****Sec. 46-61. Conformity to the municipal plan.**

All proposed subdivisions shall conform to any parish major street plan or any other master plan for the town that may be officially adopted by the municipal planning commission. Whenever a tract to be subdivided embraces any part of a highway,

major street, secondary street or parkway so designated on any such municipal plan that has been officially adopted by the planning commission, such proposed public way shall be platted by the subdivider in the same location and at the same width as indicated on such municipal plan. (Ord. No. 1998-05, § VI, 12-18-1997)

#### Sec. 46-62. Streets.

(a) *Relation to adjoining street system.* Proposed new streets shall extend existing streets or their projections at the same or greater width, but in no case less than the minimum required width, unless variations are deemed necessary by the municipal planning commission for reasons of topography or design. Where, in the opinion of the municipal planning commission, it is desirable to provide street access to adjoining property, proposed streets that shall extend to the boundary of land proposed for subdivision may be permitted.

(b) *Street width.* The minimum width of proposed streets, measured from lot line to lot line, shall be as shown on the major street plan, or if not shown on such plan, shall not be less than 80 feet for major streets and 50 feet for other streets; however, the municipal planning commission may permit a width of not less than 40 feet for a loop street of less than 500 feet in length or for a cul-de-sac street. (See subsection (c) of this section.)

(c) *Dead-end streets.* Streets designed to have one end permanently closed (cul-de-sac) shall be provided at the closed end with a turnaround with a minimum right-of-way radius of 62 feet and a minimum driving surface radius of 47 feet or a minimum travel lane of 30 feet with the same radii requirements. A cul-de-sac (or turnaround) shall not be more than 500 feet in length unless approved by the parish planning commission for specific reasons of topography or design.

(d) *Street names.* Proposed streets obviously in alignment with existing and named streets shall bear the names of existing streets. In no case shall the name for the proposed streets duplicate existing street names regardless of the suffix used.

(e) *Street improvements.* Street improvements shall be required as set forth in section 46-93(d). (Ord. No. 1998-05, § VII, 12-18-1997)

#### Sec. 46-63. Blocks.

Blocks shall not be more than 800 feet in length unless the planning commission determines that such longer blocks shall not lessen the accessibility to existing or future adjoining subdivisions or that such longer blocks will not increase the response time for emergency vehicles. The planning commission shall state reasons for recommending to the mayor and town council all blocks longer than 800 feet in length. (Ord. No. 1998-05, § VIII, 12-18-1997)

#### Sec. 46-64. Lots.

(a) *Lot arrangement.* Insofar as practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines. Each lot must front upon a street that is not less than 50 feet in width, except as provided for in section 46-62(b), and which is connected with the public street system.

(b) *Minimum lot size.*

(1) Within the subdivision jurisdiction limits of the town, the size and shape of residential lots shall be such as the municipal planning commission deems appropriate for the type of building development contemplated. Lots connected to an approved sanitary sewer system shall have a minimum area of 9,600 square feet and a minimum width of 80 feet at the building setback line. In subdivisions of 20 lots or less that are not connected to a sanitary sewer system, the minimum area of each lot shall be 25,000 square feet, and the minimum width shall be 125 feet at the building setback line.

(2) Each residence on such lots must be served by an individual sewage disposal system of a design approved by the parish sanitarian. Such lots may not be resubdivided, nor may the number of lots in the subdivision be increased, unless an approved community sanitary sewer system is installed to serve the original lots and the

additional lots. Subdivisions with more than 20 lots shall be served by an approved community sewage collection and treatment system. Corner lots shall have extra width sufficient to permit establishment of a building line at least ten feet from the side street property line. The distance from the side street property line shall be measured from the street right-of-way paralleling the long dimension of the lot. No fractional portion of any lot may be sold unless sold to the owner of an adjoining lot having the minimum dimensions prescribed in this article or unless sold together with the fractional portion of an adjoining lot, which fractional portions are sold as a single unit and such unit contains the minimum dimensions described in this section.

(Ord. No. 1998-05, § IX, 12-18-1997)

#### **Sec. 46-65. Public use and service areas.**

(a) *Public uses.* Special consideration shall be given to schools and parks in subdivisions of 25 acres or more, or 100 lots or more.

(b) *Easements for utilities.* Except where alleys are provided for the purpose, the municipal planning commission will require easements not less than 15 feet in width or 7½ feet at common lot lines for poles, wires, conduits, storm and sanitary sewers, gas, water or other utility lines on front, rear and/or along side lot lines unless the utility company certifies this to be impractical or unless it is not feasible in the opinion of the municipal planning commission.

(c) *Storm drainage.* Whenever any stream or improved surface drainage course is located in an area that is being subdivided, the subdivider shall dedicate an adequate right-of-way along each side of the stream for the purpose of widening, deepening, sloping, improving or protecting the stream, or for drainage maintenance. For all drainage courses having a bottom width of five feet or more, the subdivider shall dedicate a right-of-way having a width of four feet for every one foot of bottom width. (For example, a 20-foot right-of-way shall be dedicated for all drainage courses

having a bottom width of five feet: a 40-foot right-of-way shall be dedicated for all courses having a bottom width of ten feet, etc.)

(d) *Dedication to public use.* There shall be no dedications except those which are conveyed to the government having jurisdiction.

(e) *Minimum standards.* Prior to accepting private roads and servitudes into the municipal road system for maintenance, all such roads shall meet the minimum municipal standards for width, roadside ditching and utilities; and such roads shall be hard surfaced on a front-foot basis by the petition of 50 percent of the residents living on the roads, pertaining to subdivision plats that are approved by the mayor and town council in the future for sales or exchanges of properties between adjacent landowners or subdivision or division of estate properties among family members.

(Ord. No. 1998-05, § X, 12-18-1997)

#### **Sec. 46-66. Building restrictions and building setback lines.**

No final plat of land shall be approved unless building restrictions embodying at least the following minimum restrictions are established as covenants to run with the land. Each subdivision may carry restrictive covenants that may exceed the following minimum requirements:

- (1) All sales, leases, donations or transfers of lots, plots or building sites shall stipulate that no residence or building shall be constructed nearer than ten feet from the side lines of the lot, plot or building site, provided that where fractional lots are sold as a unit, no residence or building shall be erected nearer than ten feet from the side lines of such unit, except as provided in subsection (4)b. of this section.
- (2) All sales, leases, donations or transfers of residential lots, plots or building sites shall stipulate that no residence or building shall be constructed nearer than 30 feet from the street right-of-way line on which the lot fronts. For a corner lot, the

lot shall be deemed to front on the street upon which the lot has its lesser dimension.

- (3) All sales, leases, donations or transfers of residential lots, plots or building sites shall stipulate that on a corner lot no residence or building shall be constructed nearer than ten feet from the side street property line. The distance from the side street property line shall be measured from the street right-of-way paralleling the long dimension of the lot.
- (4) Building restrictions and sales of lots, plots or building sites may carry the following provisions:
  - a. Steps or stoops not exceeding 24 square feet in area, eaves, cornices and window sills may project beyond the minimum setback lines but not less than five feet from any property line.
  - b. Garages or other outbuildings constructed at the rear of the lot, plot or building site shall not be less than five feet from the rear or side property line, providing that this distance does not encroach upon the easements as established in section 46-65(b).

(Ord. No. 1998-05, § XI, 12-18-1997)

**Sec. 46-67. Comprehensive group housing development.**

A comprehensive group housing development, including the construction of two or more buildings together with the necessary drives and ways of access and which is not subdivided into the customary lots, blocks and streets may be approved by the municipal planning commission if in the opinion of the municipal planning commission any departure from this article can be made without destroying the intent of this article. Plans for all such developments shall be submitted to the municipal planning commission whether or not such plat is to be recorded.

(Ord. No. 1998-05, § XII, 12-18-1997)

**Sec. 46-68. Variances.**

Whenever a subdivider certifies that strict compliance with any provision of this division would not further the general welfare, safety, health or economic benefit of the residents of the town and further that the subdivider can and will comply in an alternative manner within the intent of this article and related regulations, the planning commission may recommend that a variance be granted. Any variance so recommended is required to be entered in writing in the minutes of the town's planning commission and the reason which justified the departure to be set forth and recorded on the final plat. The mayor and town council have final authority to grant variances as per section 46-33.

(Ord. No. 1998-05, § XIII, 12-18-1997)

**Secs. 46-69—46-90. Reserved.**

**DIVISION 3. PROCEDURES**

**Sec. 46-91. Preliminary plat approval.**

(a) To prevent undue hardship on the subdivider through possible required plat revisions, the subdivider shall first submit a minimum of eight copies of the preliminary plat to the municipal planning commission and shall give the following information:

- (1) The subdivision name, the names and addresses of the owners and the name of the plat designer, who shall be a design professional licensed by the state.
- (2) Date, approximate north point, and a graphic scale; the scale shall not be smaller than 100 feet to the inch.
- (3) The location of existing and platted property lines, streets, buildings, watercourses, railroads, sewers, bridges, culverts, drain-pipes, water mains, and any public utility easements, both on the land subdivided and on the adjoining land as applicable; the names of adjacent subdivisions and/or the names and addresses of record owners of adjoining parcels of land as they appear on the current tax records.

- (4) The names, locations, widths and other dimensions of proposed streets, alleys, easements, servitudes, parks and other open spaces, reservations, lot lines and building lines.
  - (5) Statement of proposed street improvements, including contour map where terrain might affect the location of streets.
  - (6) Preliminary sketch plans of proposed utility layouts (sewer, water, gas and electricity) showing feasible connections, where possible, to existing and proposed utility systems.
- (b) Upon receipt of this preliminary plat, the secretary of the municipal planning commission shall transit the plat to the parish sanitarian and any other interested city or parish department for review and recommendations in relation to specific service problems. The approval of the preliminary plat shall not be deemed final acceptance but rather an expression of approval of the layout as submitted on the preliminary plat; such approval shall not be noted on the preliminary plat. One copy of the preliminary plat shall be retained in the files of the municipal planning commission.

**PRELIMINARY PLAT CHECKLIST**

- (1) Subdivision name.
- (2) Description of property.
- (3) Owner's and/or developer's name, addresses, and telephone numbers.
- (4) Name of licensed design professionals.
- (5) Existing property lines.
- (6) Extent of incorporated areas (if applicable).
- (7) Section and/or township lines.
- (8) Existing drainage (ditches and canals with direction of flow).
- (9) Existing bodies of water.
- (10) Sewer district designation (if applicable).
- (11) Names and addresses of adjoining property owners.
- (12) Servitudes and rights-of-way with dimensions.

- (13) Streets, street names and street widths, including street rights-of-way.
- (14) Total number of lots, each numbered with dimensions.
- (15) Proposed method of water supply.
- (16) Proposed method of sewage disposal.
- (17) Vicinity map.
- (18) North point, scales (not smaller than 100 feet to the inch), and date.
- (19) Streetlight standards.
- (20) Fire hydrants.
- (21) Existing structures, building lines, names of adjacent subdivisions, existing bridges and culverts, and type of proposed street improvements.

(Ord. No. 1998-05, § XIV, 12-18-1997)

**Sec. 46-92. Construction plans.**

Upon approval of a preliminary plat, the developer may proceed with preparation of construction plans. The construction plans shall be submitted to the appropriate representative of the town to determine that the proposed improvements meet with the requirements of that office. After approved construction plans have been filed with the town clerk, the subdivider may proceed with the required improvements. The mayor and his designated representative shall be notified in advance of the date that construction will begin, and all work shall be performed under their supervision.

**CONSTRUCTION PLAN CHECKLIST**

- (1) Contour map at one-foot intervals.
- (2) Layout of storm drainage system.
- (3) Layout of sanitary sewer system, if applicable.
- (4) Layout of water and natural gas distribution systems, if applicable.
- (5) Plan-profile of all streets showing centerline of streets and each property line, proposed curb grade, grade of storm

sewers and/or drainage ditches, grade of sanitary sewers, and details of all subdivision improvements.

- (6) Layout of streetlighting.
- (7) Grass seeding and/or drainage ditches, grade of sanitary sewers, and details of all subdivision improvements.

(Ord. No. 1998-05, § XV, 12-18-1997)

### Sec. 46-93. Improvements.

(a) *Generally.* The improvements listed in this section shall be installed prior to approval of the final plat. The subdivider shall warrant all of these improvements and maintain them for a period of one year after the final inspection, approval and acceptance by the mayor and town council. A maintenance bond shall become effective after the acceptance of these improvements by the mayor and town council.

(b) *Maintenance bond.* On all improvements constructed in the town under the provisions in this section and other pertinent ordinances or regulations of the town, a maintenance bond in the amount of ten percent of the construction cost of all improvements shall be posted by the developer in favor of the town and covering a period of one year from date of acceptance by the town of the completed work and submitted prior to approval of the final plat. No final plat approval will be granted by the town until the town has received the bond.

(c) *Permanent markers.* Wherever improvements are constructed under this section, all subdivision boundary corners and the four corners of all street intersections shall be marked with permanent monuments. A permanent marker shall be deemed to be a steel pipe which extends a minimum of two feet below the ground line. Should conditions prohibit the placing of monuments on line, offset marking will be permitted provided that exact offset courses and distances are shown on the subdivision plat.

(d) *Street improvements.*

- (1) *Surface.* All streets shall consist of a minimum thickness of two inches of asphalt concrete wearing surface with a minimum width of 20 feet constructed on a base as

required in division 4 of this article. Road rights-of-way dedication shall be for a minimum of 60 feet in width excluding servitude dedications for utilities, unless curb and gutter streets are installed, in which case 50-foot rights-of-way are permitted. Where the street is of the boulevard type, that is, two lanes of traffic, and these are separated by a neutral ground or strip, with a minimum 20 feet in width, the paving on each traffic lane shall not be less than 16 feet in width; and the minimum rights-of-way for the boulevard type shall be 80 feet in width.

- (2) *Grading.* The full right-of-way shall be graded.

(3) *Ditches along streets.*

a. If curbs and gutters are not provided, ditches shall be provided having at least 3:1 foreslopes (or side slopes on the street side having at least three feet of horizontal distance for each one foot of vertical drop), and 2:1 backslopes (or side slopes on the property side having at least two feet of horizontal distance for each one foot of vertical drop).

b. It shall be indicated on all subdivision plats submitted with streets without curbing, gutters and storm sewer drains that no property owner shall be permitted to place drain lines or structures in road or street ditches across the front of the property other than under driveways; and then the size shall be determined by the town, upon application by the property owner. When sanitary sewers become available, property owners may then petition for the construction of permanent curb and gutter streets with adequate storm drainage, and with the cost of construction or improvement to be borne by the abutting property owners.

- (4) *Street markers.* Approved street markers bearing the name of the streets and block numbers shall be provided and installed at each intersection in the subdivision.
- (5) *Required materials.* Refer to division 4 of this article for required materials, testing and construction control for roads and streets in the town.
- (6) *Rights-of-way.* The rights-of-way of all streets shall be seeded with grass seed to prevent the erosion of topsoil onto adjacent streets and into drainage ditches as required by division 5 of this article.
- (7) *Streetlights.* Streetlight standards shall be located in all subdivisions and may be located on either side of the street or in the center of the median on boulevards as required by division 6 of this article. The subdivider shall arrange with the utility franchisee for the arrangement of the monthly utility cost with the bills rendered to the customers within the subdivision.
- (e) *Sewers.*
- (1) *When public sanitary sewer is accessible.* If the subdivision is located where a public sanitary sewer system is accessible, the subdivider shall connect with such sanitary sewer system and provide adequate sewer lines to each lot. A sewer connection fee of \$100.00 per lot is charged developers of subdivisions, which fee shall be collected when final acceptance is made by the town. Sewer connections and subdivision sewage collection and disposal systems shall comply with the regulations of the LDHH, OHSEQ. The town will review and approve the engineering calculations for these systems prior to any construction. Sewage collection lines, treatment plants, etc., shall be inspected by the town; and written approval of these improvements shall be obtained from the town.
- (2) *When sanitary sewer is not accessible.* If no sanitary sewer is accessible, sewage disposal facilities shall be approved by the parish sanitarian. If sewage disposal is to be by individual system, the plat shall carry the notation that such individual means of sewage disposal shall be constructed according to the specifications of the parish sanitarian.
- (3) *Additional requirements.* Refer to section 46-64(b) for additional sewer requirements.
- (f) *Storm drainage.*
- (1) All surface drainage courses (open ditches), shall have at least 1.5:1 side slopes (slope having at least 1½ feet of horizontal distance for each one foot of vertical drop).
- (2) The grade along the bottom of a surface drainage course shall be the slope as required by the designated representative of the town. The slope of each drainage course shall be shown on the plans.
- (3) The plat or subdivision deed restrictions shall carry the notation or provision that the size and grade of culverts for driveways and other pipe in roadside ditches shall be approved by the town or the mayor's authorized representative. Cross pipes under streets shall be reinforced concrete or corrugated metal as approved by the town or the mayor's authorized representative.
- (4) It is required that a contour map be furnished showing the area comprising the subdivision and all additional areas necessary to include all watersheds that drain into the property to be developed.
- (5) In the design of the drainage for the subdivision, provisions shall be made to adequately take care of adjacent watershed after complete development of the area; and where ditches and canals are used, adequate servitudes shall be provided for future needs. The flow line elevation of each drainage structure to be constructed or incorporated into the overall drainage plans shall be shown on the plans. The overall plan shall show the point at which the effluent from the new



drainage facilities enters into a publicly maintained canal or stream of sufficient capacity to absorb the volume of flow. The flow line elevation of this point shall be shown on the plans.

(g) *Utilities.*

- (1) *Water.* In all subdivisions regardless of the size, the subdivider shall install a water distribution system consisting of mains of not less than eight inches in diameter, and shall install fire hydrants having a minimum barrel diameter of four inches of a model with specifications approved in writing by the fire chief or other designated town representative, at intervals of not less than 800 feet measured along the road or street right-of-way.
- (2) *Gas.* In all subdivisions regardless of the size, the subdivider shall install a natural gas distribution system consisting of mains not less than two inches in diameter unless otherwise specified and approved in writing by the town or the mayor's designated representative.

(h) *Connections to water or natural gas systems.* Connections to the town water or natural gas systems, if applicable, shall be paid for by the subdividers of subdivisions requiring these services. The costs of these connections to the subdivider shall be the actual costs of the public utility systems making such connections. Costs shall be payable to the public utility system making such connections.

(i) *Construction of improvements.* Before beginning construction of any of the improvements, the design, drawings and specifications for all such improvements shall be approved by the designated representative of the town or the mayor's designated representative. Such improvements shall also be constructed under the supervision of such designated representative. After the construction plans and specifications have been approved by the town, the subdivider may construct the required improvements. The town shall be notified by the subdivider in advance of the date that such construction shall begin. Construction shall be performed under the supervision of the town or the mayor's representative and shall at all times

be subject to their inspection. However, this in no way shall relieve the subdivider or his engineer of close field supervision and final compliance with the approved plans and specifications.

(1) *Responsibility of the town for certain inspections.*

- a. The town shall be in charge of the following general inspections:
  1. Excavations.
  2. Subsurface drainage.
  3. Inlets, junctions and manholes.
  4. Sanitary sewer collection lines.
  5. Sanitary sewer manholes.
  6. Sanitary sewer treatment facilities.
  7. Base processing.
  8. Sidewalks.
  9. Curbs and medians.
  10. Roadway pavements.
  11. Utilities installations.
  12. Manufacture and installation of all drainage and sanitary sewer pipe.
- b. The town shall be in charge of intermediate site inspection and approval of the following:
  1. For sub-base, check integrity with subdivider's engineer and representative of the testing laboratory.
  2. For sanitary sewer treatment facilities, check conformance with the plans and specifications for the work and make any inspections as needed.
  3. For other improvements, check conformance with the plans and specifications for the work and make any inspections as needed.
- c. The town shall check the visual appearance of curbs and medians, street pavements and sidewalks and notify the subdivider's engineer of any poor workmanship.

- d. The town shall conduct the final inspection of all improvements with representatives of the engineer, the contractor, the testing laboratory and the utility companies providing services to the subdivision.

(2) *Responsibilities of subdivider's engineer.* The subdivider's engineer shall be responsible for the following:

- a. The engineer shall provide a survey party for the stakeout of lines and grades to complete the work.
- b. The engineer shall inspect the laying of sanitary sewer line and the storm drainage, including the preparation of as-built work records. This service may be performed by the testing laboratory.
- c. The engineer shall perform the inspection of the same items covered under subsection (i)(1).
- d. The engineer shall request intermediate site inspections to be performed by the town.
- e. The engineer shall request final inspection by the town.

(3) *Responsibilities of subdivider's testing laboratory.* The subdivider's testing laboratory shall be responsible for the following:

- a. The testing laboratory shall test the concrete used in the construction of the street pavements, curbs and sidewalks.
- b. There shall be a resident inspector of the testing laboratory to inspect the base processing of streets.
- c. A representative of the testing laboratory shall be present at the concrete and/or asphalt plants to inspect the preparation of these materials.
- d. A representative of the testing laboratory shall attend intermediate site inspections when called upon.

- e. A representative of the testing laboratory shall attend the final inspection.
- f. The testing laboratory shall furnish to the town and the subdivider's engineer and contractor reports on items a. through d. of this subsection.
- g. The testing laboratory shall inspect the laying of the sanitary sewer lines and storm drainage if the subdivider's engineer does not perform this function.
- h. All concrete, metal, clay, plastic or other acceptable pipe shall be stamped as approved by the testing laboratory, prior to being delivered to the job site.

If this procedure is not followed, the town has the authority to close down the job, after written notice to the subdivider and the engineer.

(j) *Acceptance of improvements.* When construction is complete and in accordance with the approved plans and specifications and complies with the provisions of this article, the subdivider, through his engineer, shall certify that all work has been completed and shall request final inspection by the town so that he may obtain written approval and acceptance from the town. For a period of 12 months after the acceptance of the work, the subdivider shall keep all filled trenches, pipes, manholes, structures, paved or unpaved surfaces, etc., constructed by the subdivider in good condition, making repairs to such defects in materials or workmanship as may develop or as may be discovered. If sewage treatment plants and/or pumping stations are constructed, the subdivider shall guarantee materials and workmanship of these facilities for a period of 12 months. The subdivider shall file with the town a maintenance agreement and surety bond securing to the town the satisfactory performance for a period of one year from the date of such a bond. The amount of the bond shall be ten percent of the cost of the improvements as determined by the town, and the form of the bond shall be subject to the

approval of the town. The bond shall be subject to cancellation only upon the written approval of the town.

(Ord. No. 1998-05, § XVI, 12-18-1997)

**Sec. 46-94. Final plat approval.**

(a) After approval of the preliminary plat by the planning commission, the subdivider or his engineer shall confer with the town representatives or the mayor's representative and the parish sanitarian to determine the standards and specifications that will govern the proposed improvements. Complete construction plans shall then be prepared and submitted to these agencies. Construction plans shall include complete design of the street system, the water system, the drainage system, natural gas system and the sanitary sewer system, if applicable, for the entire area to be subdivided. After construction plans have been approved by the agencies referred to in this subsection, the subdivider shall prepare the final plat. No lots shall be sold until the final plat has been first approved by the planning commission and then by the town.

(b) Final plats shall be filed as follows:

- (1) Planning commission—original and one copy of final plat.
- (2) Town—two copies of final plat.
- (3) Parish sanitarian—one copy of final plat.

The subdivider shall forward evidence of approval of construction plans by the town and parish sanitarian to the planning commission with the final plat. The original drawing will be returned to the subdivider upon approval of the plat.

(c) After approved construction plans have been filed with the town, the subdivider may proceed with the required improvements. The town or the mayor's representative shall be notified in advance of the date that construction will begin, and all work shall be performed under their supervision.

(d) The planning commission will consider approval of the final plat only after receipt of:

- (1) Certification by the town clerk that all improvements have been installed in accordance with the approved construction plans and this article.

(2) Certification by the authorized representative of the town that a fee of \$2.00 per lot has been paid to the town. This fee shall be refunded if the plat is not approved.

(3) Evidence of payment of the testing laboratories by the subdivider.

(e) (1) When final plat is approved by the planning commission, the original drawings shall be returned to the subdivider and one copy retained in the files of the commission. The subdivider shall then furnish the planning commission with eight copies of the signed final plat. After the planning commission has been furnished these copies, an additional copy shall be recorded by the subdivider with the parish clerk of court within 30 days. Copies shall be distributed in the town and parish as follows:

- a. Planning commission—three copies.
- b. Town clerk—one copy.
- c. Parish assessor—one copy.
- d. Town—one copy.
- e. Parish sanitarian—one copy.

(2) The final plat shall be drawn on tracing film, cloth or paper on sheets having a maximum size of 24 inches by 36 inches and shall be at a scale of 100 feet to one inch or larger. Where necessary, the plat may be on several sheets accompanied by an index sheet showing the entire subdivision. The final plat shall show the following in addition to the requirements of the preliminary plat:

- a. Township, range and section in which the subdivision is located. If section corner, township line or range line falls within the subdivision, it shall be shown.
- b. Primary control points, or description and ties to such control points, to which all dimensions, angles, bearings and similar data on the plat shall be referred.

- c. Tract boundary lines, rights-of-way lines of streets, easements and other rights-of-way, and property lines of residential lots and other sites, with accurate dimensions, bearings or deflection angles, and radii, arcs and central angles of all curves.
- d. Name and right-of-way width of each street or other right-of-way.
- e. Location, dimensions and purpose of any easements.
- f. Number to identify each lot or site.
- g. Minimum building setback line on all residential lots and sites.
- h. Location and description of monuments.
- i. Names and addresses of record owners of adjoining unplatted land.
- j. Reference to recorded subdivision plats of adjoining platted land by record name, date and number.
- k. Certification by registered land surveyor certifying to accuracy of survey and plat.
- l. Statement by owner dedicating streets, rights-of-way and any sites for public uses.
- m. Title, scale, north point and date.

(f) In view of the fact that some subdivisions are small with no streets or utility improvements required and will have little or no far-reaching effects on the development of the town, the mayor and the chairman of the planning commission are authorized to approve final subdivision plats in the following two instances:

- (1) For subdivisions consisting of four lots or less fronting on an existing dedicated street requiring no street or utility improvements by the subdivider, providing that the plat meets the requirements of this article and providing further that evidence from the town is at hand indicating that the fee of \$20.00 per lot has been paid.

- (2) For small parcels of land sold to or exchanged between adjoining property owners where the owner certifies upon the plat that such sale or exchange does not create an additional lot or lots.

(g) The final plat checklist shall contain the following:

- (1) All information required on the preliminary plat.
- (2) The plat must be inked drawings on maximum 24-inch by 36-inch sheets.
- (3) Provide index sheet for plats requiring two or more sheets.
- (4) All linear and angular dimensions shall be in feet and decimal equivalent.
- (5) Provide curve data for all curvilinear streets and rounded corners.
- (6) Provide note giving reference to the basis of all bearings and dimensions as per recorded permanent markers and benchmarks.
- (7) Number all lots.
- (8) Date.
- (9) Design professional's/registered land surveyor's certification, signature and seal.
- (10) Statement of water supply.
- (11) Statement of method of sewage disposal signed by the owner/subdivider.
- (12) Submit deed restrictions, if applicable.
- (13) Provide space for approval signatures and date for use of planning commission and town.
- (14) Final plat shall indicate contours at one-foot interval elevations based on mean sea level (MSL) and shall show the relationship of the subdivision to the flood hazard areas in the parish.
- (15) The registered land surveyor shall ensure that all land surveying has been performed with the precision of a second-order traverse in accordance with the specifications of American Society of Civil Engineers Manual of Engineering Prac-

tice No. 10, Technical Procedure for City Surveys. Registered land surveyors shall certify that all surveying conforms to those applicable state laws and local ordinances governing the subdivision of land.

- (16) Payment of \$5.00 per lot subdividing fee to the town.

(Ord. No. 1998-05, § XVII, 12-18-1997)

**Secs. 46-95—46-110. Reserved.**

**DIVISION 4. ROADS AND STREETS\***

**Sec. 46-111. Generally.**

The basis for tests noted in this division are those standard tests for materials and construction as currently specified by the state department of transportation and development (DOTD) office of highways. There are several locally available commercial testing laboratories which are familiar with those standards and tests to which reference is made in this division. Any laboratory to be used must have the prior approval of the mayor's representative. A report on all data obtained by the laboratory shall be submitted to the mayor's representative. It shall be the responsibility of the subdivider to pay for the services of the testing laboratory; the subdivider shall provide the town with evidence that compensation has been made in full to the testing laboratory. (Ord. No. 1998-05, app. A, § 1, 12-18-1997)

**Sec. 46-112. Soils information.**

Wherever roads or streets are to be constructed, sufficient soils information shall be secured at locations designated by the mayor's representative, to determine the following:

- (1) *Standard Proctor curve.* Plotting moisture against density in order to provide a means of checking actual density as a percentage of theoretical maximum density at optimum moisture.

\***Cross reference**—Any ordinance accepting, vacating, naming, establishing, locating, relocating, opening or ordering the improvement of any street or public way saved from repeal, § 1-12(10).

- (2) *Workability of the soil with or without lime treatment.* Includes plastic and liquid limits from which the plasticity index (PI) would be determined. The PI is a direct indicator of soil workability.

(Ord. No. 1998-05, app. A, § 2, 12-18-1997)

**Sec. 46-113. Embankment.**

Embankment material shall be free from vegetation, broken concrete, other rubble, roots or other organic material and shall be at or near optimum moisture prior to compaction. Material shall be brought up in lifts not exceeding eight inches in depth and shall be compacted to at least 90 percent of maximum density, except that the top eight inches compacted thickness of the embankment shall be compacted to at least 95 percent maximum density based on standard Proctor curve.

(Ord. No. 1998-05, app. A, § 3, 12-18-1997)

**Sec. 46-114. Subgrade.**

The subgrade, including lime treatment if required as per section 46-115(1), shall be free from soft or spongy spots, roots, stumps or other perishable matter; and the entire subgrade shall be compacted in accordance with section 46-113.

(Ord. No. 1998-05, app. A, § 4, 12-18-1997)

**Sec. 46-115. Base.**

The following subsections will cover the requirements for various base materials:

- (1) *Lime treatment prior to base preparation.* If the subgrade to be used is of a type having a plasticity index of more than 15, the soil shall be lime-treated to lower the PI to six prior to stabilization. The percentage of lime to be used shall be recommended by a commercial laboratory engaged in this type of work, and approved by the mayor or his authorized representative. Lime treatment and stabilization shall be to a depth of eight inches compacted thickness subject to the provisions of section 46-118.

(2) *Soil-cement stabilized base.*

- a. Stabilization of soil by use of cement shall be performed in accordance with the requirements of the standard specifications of the state DOTD office of highways with regard to mixing, pulverizing, placing, compaction and curving. Compaction shall be to at least 95 standard Proctor curve maximum density. The percentage of cement to be used shall be recommended by a commercial testing laboratory and approved by the mayor or his authorized representative. Stabilization of soil by the use of cement shall be to a depth of eight inches compacted thickness, subject to the provisions of section 46-118.
- b. Lime treatment prior to stabilization will be required under the conditions outlined under subsection (1) of this section.

(Ord. No. 1998-05, app. A, § 5, 12-18-1997)

**Sec. 46-116. Base primer.**

Prepared base (see section 46-115) shall be primed with bituminous material meeting the current requirements of the state DOTD office of highways' specifications. The bituminous material used as a prime coat shall be grade MC-30 or grade MC-70 cutback asphalt. Priming of base shall be at the direction and under the supervision of the mayor's representative.

(Ord. No. 1998-05, app. A, § 6, 12-18-1997)

**Sec. 46-117. Surfacing; asphaltic concrete.**

(a) Streets or roads to be surfaced with asphaltic concrete shall have a base meeting the requirements for soil-cement base (with or without prior lime treatment), as provided in section 46-115.

(b) All asphaltic concrete shall be type 1 mix as defined and specified by the state DOTD office of highways. The mix design, its transportation, placing, and compaction shall all meet the requirements of the state DOTD office of highways for type 1 mix, except that compaction shall be to 95 percent minimum of briquette density as deter-

mined by a qualified commercial testing laboratory as approved by the appropriate mayor's representative.

(Ord. No. 1998-05, app. A, § 7, 12-18-1997)

**Sec. 46-118. Thickness of finished roadway sections.**

(a) For those roads or streets subjected to occasional to moderate truck traffic, mixed with residential-type passenger vehicle traffic, minimum base thickness shall be eight inches and minimum asphaltic concrete surface thickness shall be two inches.

(b) Those roads or streets subjected to commercial and/or industrial traffic, with a high truck traffic count, shall be the subject of special design and construction controls. The town government will work jointly with the developer to arrive at a feasible design to be compatible with the intended use for the road or street.

(Ord. No. 1998-05, app. A, § 8, 12-18-1997)

**Secs. 46-119—46-140. Reserved.**

## DIVISION 5. GRASS SEEDING\*

**Sec. 46-141. Generally.**

These grass seeding standards are intended as a general guide for the subdivider to use in the planning of subdivisions. These standards consist of preparing seed bed, fertilizing, liming and watering if required, and furnishing and sowing grass seed.

(Ord. No. 1998-05, app. B, § 1, 12-18-1997)

**Sec. 46-142. Selection of seed.**

Prior to the planting of any seed, the subdivider is to contact the mayor's representative to determine the varieties and quantities of seed that are to be used along either side of the streets in the subdivision. The variety and quantity of seed will be determined on the content of the soil in the subdivision and the time of the year in which seeding is to take place.

(Ord. No. 1998-05, app. B, § 2, 12-18-1997)

\*Cross reference—Vegetation, ch. 62.

**Sec. 46-143. Construction.**

Generally, the construction included in this division shall be done in accordance with section 717, relating to seeding, of the state standard specifications for roads and bridges, as published by the state office of highways, department of transportation and development. Copies of this publication can be obtained by contacting the town.

(Ord. No. 1998-05, app. B, § 3, 12-18-1997)

**Sec. 46-173. Construction.**

All construction shall meet with the approval of the town as covered in the text of this article. (Ord. No. 1998-05, app. C, § 3, 12-18-1997)

**Secs. 46-144—46-170. Reserved.**

## DIVISION 6. STREET LIGHTING

**Sec. 46-171. Generally.**

These street lighting standards are intended as a general guide for the subdivider to use in the planning of subdivisions. These standards consist of the selection of those materials and construction methods used in installing illumination standards.

(Ord. No. 1998-05, app. C, § 1, 12-18-1997)

**Sec. 46-172. Materials.**

(a) As a general guide the subdivider shall use standards that are constructed of creosoted wood or breakaway aluminum; these standards shall allow luminaires to be mounted at a height of 25 feet above the finished roadway.

(b) The subdivider shall use 175-watt luminaries, and these shall be mounted at a height of 25 feet above the finished roadway.

(c) These standards and luminaries shall be placed approximately 200 feet apart so as to give adequate night lighting. These materials are considered to be minimum requirements expected to be met by the subdivider; the mayor and town council will meet with the subdivider to review the preliminary and final designs that are contemplated by the subdivider for that construction covered by this division.

(Ord. No. 1998-05, app. C, § 2, 12-18-1997)

