

**PARISH OF ASCENSION**  
OFFICE OF PLANNING AND DEVELOPMENT  
PLANNING DEPARTMENT



**MAJOR SUBDIVISION CHECKLIST**

All plats shall be submitted with a completed Subdivision Application. Per the Ascension Parish Subdivision Regulations, the following information shall be included on all plats:

**A. Zoning / Single family detached units per acre:**

- MU / 8       MU2 / 4       R / 2  
 CC / 8       RM / 3       C / 1

**B. Net Developable Area:**

Gross Site Area	ac
	less
Pipeline Servitudes that are not part of the recreation system	
Road ROW that is not part of the recreation system	
Drainage servitudes not mitigated that are not part of the recreation system	
Unmitigated wetlands that are not part of the recreation system	
Existing water bodies that have not been improved and are not part of the recreation system	
	equals
Net Developable Area	ac
	times
Density allowed	du/ac
	equals
Allowed units for property	du

**C. Housing Types:**

- Type A: Qty \_\_\_\_\_ Percentage of total provided \_\_\_\_\_      Type B: Qty \_\_\_\_\_ Percentage of total provided \_\_\_\_\_  
 Type C: Qty \_\_\_\_\_ Percentage of total provided \_\_\_\_\_      Type D: Qty \_\_\_\_\_ Percentage of total provided \_\_\_\_\_  
 Type E: Qty \_\_\_\_\_ Percentage of total provided \_\_\_\_\_      Type F: Qty \_\_\_\_\_ Percentage of total provided \_\_\_\_\_  
 Type G: Qty \_\_\_\_\_ Percentage of total provided \_\_\_\_\_      Type H: Qty \_\_\_\_\_ Percentage of total provided \_\_\_\_\_  
 Parking requirements met (typical lot shown on plat)

**D. Tree Requirements:**

- One Class A tree per lot (Note on plat - Tree must be planted prior to C.O. being issued for each lot.)

**E. Block Standards:**

- Lot widths mixed?     yes     no  
 If yes:  If 20% of larger lots on the block, longer distance (Table C) is used  
 Block lengths conform to standards set in Table C  
 Crosswalk provided for blocks over 900'  
 Dead ends exceeding 250' or a width of two (2) lots in length have t turnaround or cul-de-sac



## MAJOR SUBDIVISION CHECKLIST (CONT.)

### F. Setbacks:

- Building setbacks and accessory structure shown or noted per Table C (typical lot shown on plat)
- 15' separation from offsite structures
- Minimum lot frontage and lot area requirements met
- 200' buffer or ½ acre lots (rural zoning) 1 acre lots (conservation zoning)

### G. Pedestrian System:

- Pedestrian system shown
- Within 50' of each lot without crossing private property
- Cross section on plat for all pedestrian ways
- Note on plat: Sidewalk must be constructed prior to C.O. being issued for each lot.

### H. Park Requirements:

- Park required? (If 70% of lots are at least 1 acre no park is required)
- All parks are at least ½ acre
- Note on plat describing park, amenities, and maintenance and upkeep responsibilities
- Total acreage met

Park acreage required	ac
Reduction for Stage 2, 3 or 4 park	(-) ac
	equals
Total park acreage required	ac
Recreation/upland park space (must be atleast 50%)	ac
	plus
Accessible Pipeline servitudes, drainage servitudes, unmitigated wetlands and existing water bodies (from B. Net Developable Area)	ac
	equals
Total acreage provided	ac

- Stage 1:  
Sidewalk / trail connecting park to homes  
Sign  
12 Class A trees per acre  
24 Ornamental trees per acre

- Stage 2 (20% reduction in required park acreage):  
Lit sidewalk / trail connecting park to homes  
Sign  
12 Class A trees per acre  
24 Ornamental trees per acre  
5 trash bins and 5 benches per 1000 population served

- Stage 3 (40% reduction in required park acreage):  
Feature approved by planning commission  
Lit sidewalk / trail connecting park to homes  
Sign  
12 Class A trees per acre  
24 Ornamental trees per acre  
5 trash bins and 5 benches per 1000 population served

- Stage 4 (70% reduction in required park acreage):  
Tennis, volleyball, basketball, multi use court  
Pool sized commensurate with the total development and clubhouse  
Feature approved by planning commission  
Lit sidewalk / trail connecting park to homes  
Sign  
12 Class A trees per acre  
24 Ornamental trees per acre  
5 trash bins and 5 benches per 1000 population served



## MAJOR SUBDIVISION CHECKLIST (CONT.)

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### J. Tree Preservation:

Inches of trees required in parks	inches
	less
Inches of trees preserved x 2	inches
	equals
Required inches of trees planted	inches
Number of trees required (Inches planted divided by 2.5)	trees