APPENDIX IV
SUBDIVISION REGULATIONS

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17-401. Subdivision Classifications

A. The division of land in Ascension Parish is classified into four different types: Major Subdivision, Minor Subdivision, Simple Division and Family Partition. For a proposed division of land, before any contract is made for the sale of any part thereof and before any permit for the erection of a structure thereupon shall be granted, the owner shall apply for and secure approval of such proposed division in accordance with these regulations. The application itself shall be in accordance with the appropriate procedures and requirements for the classification of the proposed division of land. The four types of division are defined below:

1. Major Subdivision – Any subdivision consisting of more than five lots. Lot totals will be based on number of lots created that front on new public and/or private roads.

2. Minor Subdivision – Any subdivision comprised of no more than five lots that also cannot be classified as a Simple Division or a Family Partition.

3. Simple Division - Any subdivision fronting on an existing public street, not involving construction or dedication of any new street or road, the extension of public facilities, the creation of any public improvements and not adversely affecting the remainder of the parcel or adjoining property. A Simple Division may not be in conflict with any provision or portion of the Master Plan or any Parish regulations.

4. Family Partition - The division of any land for direct transfer from parent(s) to their children or grandchildren or from children to their parent(s) or grandparent(s).

(SR07-01, 1/18/07; DC09-09, 12/17/09)

17-402. Fee Schedule

A. The Planning & Zoning Commission has the authority to determine fees for applications, inspections and reviews submitted to or provided by the Office of Planning & Development (OPD). The current schedule of fees, as amended from time to time, is attached to these regulations as Exhibit A.

(SR07-01, 1/18/07; DC09-09, 12/17/09)

17-403. Pre-Application Procedure

A. For all subdivision classifications the applicant is encouraged to meet with OPD staff to discuss the objectives of the regulations and address any unique challenges posed by the proposed subdivision. Pre-application review by the OPD does not constitute approval of the plat and all requirements and procedures shall remain as set forth in the Ascension Parish Subdivision Regulations and must be fully complied with.

(SR07-01, 1/18/07; DC09-09, 12/17/09)
Appendix IV: Subdivision Regulations

17-404. Application Process

A. The process of dividing land begins with the submittal of a completed application form along with a proposed plat. Section 17.406 of these regulations specifies the information requirements for a plat and its supporting documents. Official application forms and associated checklists are available at the OPD.

B. The OPD will review all submitted material and notify the applicant if any additional information or clarification is needed, or if the application fails to meet any specific requirements of these regulations. The applicant then has the opportunity to revise and resubmit the application material.

C. Submitted application materials will be presented to the Planning Commission along with all review comments and responses for public hearing and consideration for approval by the Planning Commission. Approval of the final plat shall be contingent upon meeting all conditions applied by the Commission. Any public improvements (or private improvements serving more than one existing or one proposed lot) must be approved by the appropriate Parish representatives as established in these regulations prior to requesting final plat approval.

(SR07-01, 1/18/07; DC09-09, 12/17/09)

17-405. Submittal Items

A. A preliminary plat is to be prepared in accordance with the requirements of Section 17.407 of the Subdivision Regulations. Review fees shall be submitted at the time of application. All applications must be submitted at least 35 days prior to the Planning Commission meeting the applicant wishes to present the subdivision request at. Upon request from the OPD, following the initial review, ten full size prints and one 11”x17” reduced print shall be submitted for inclusion in the Planning Commission review packets.

B. The Planning Commission shall hold public hearings on all Major and Minor Subdivisions and Family Partitions prior to deliberation. The Chairman of the Commission (or the OPD at the Chairman’s behest) may act on behalf of the Commission in the consideration of a Simple Division.

C. Notice of the time and place of the public hearing shall be mailed by certified mail to the owner of the subject property and all adjacent property owners by the Planning Commission staff. The public hearing shall also be advertised in the local paper. The subdivider and/or his representative shall be present at the public hearing to explain the proposal and answer questions from the Commission.

D. Any changes made by the applicant subsequent to approval of the preliminary plat shall be submitted in electronic format and reviewed by the Planning Commission Chairman and his staff. If any proposed change is of a substantial nature then approval can only be granted by the Planning Commission and then only after a public hearing is held for that purpose. If the suggested change is not substantial in nature, then approval will be granted immediately. Changes of substantial nature are defined as:
1. A change in the size of lots, amounting to an increase of ten percent or more of the total number of lots from the previously approved plat.

2. Re-design of the subdivision or any portion thereof which would change the street pattern or overall layout of the previously approved plat.

3. Relocation or addition of any sewerage treatment facility.

4. Relocation or addition of any drainage facility, except as mandated by an agency with the legal authority to govern the change.

5. A change in the amount of green space dedicated, amounting to reduction of ten (10) percent or more from the previously approved plat.

E. The Planning Commission shall receive in hard copy and electronic format the proposed plat, supplemental material, and all correspondence between Parish staff and the applicant for review one week prior to the monthly meetings. The Planning Commission shall discuss the plat as to conformity with the subdivision regulations and shall express approval or disapproval and the reasons therefore.

F. If the subdivider does not submit the final plat and construction plans within six (6) months, the Planning & Zoning Commission shall have the right to rescind approval of the preliminary plat. The OPD shall be responsible for notifying the Planning Commission of any subdividers that fail to submit construction plans within the six (6) month duration. Notification shall be in the form of a status update report presented at a regularly scheduled Planning Commission meeting.

1. If no construction has begun within twenty-four (24) months following the acceptance of the preliminary plat by the Planning & Zoning Commission, the owner, subdivider and/or developer shall resubmit all plats and construction plans to the Planning Commission for review. If changes in the construction plans are warranted, then the construction plans shall undergo review, and following approval by the Planning Commission, the developer may commence construction. If no construction activity takes place within twenty-four (24) months following the approval of the preliminary plat, no construction activity may be undertaken and no lots or parcels of land may be sold, transferred, or conveyed prior to approval of the Planning Commission, the preliminary plat being automatically rescinded. The OPD shall be responsible for notifying the Planning Commission of an subdivider that fail to begin construction within the twenty-four (24) month duration. Notification shall be in the form of a status update report presented at a regularly scheduled Planning Commission meeting.
2. If no permits are requested and utilized prior to the expiration date for a Respective filing in a subdivision within five years following the approval of the final plat of said filing, then said filing and development thereon, shall conform to the requirements as set forth in Ascension Parish Subdivision regulations and Ascension Parish Development Code applicable at the time the permits for development or building within the filing sought. The Planning official shall be responsible for notifying the Planning Commission of any subdividers that fail to request permits within the five (5) year duration. Notification shall be in the form of a status update report presented at a regularly scheduled Planning Commission meeting.

(SR07-01, 1/18/07; DC09-09, 12/17/09)

G. The Department of Public Works (DPW) and the OPD shall require an applicant for a subdivision of property to provide a drainage impact study and a traffic impact study for a proposed preliminary plan and to require a conclusion and plan that offsets any adverse impact that the development may have on the drainage system or the roads/traffic of the Parish of Ascension. The OPD and DPW must agree or disagree with the findings of the applicant's drainage plan, and/or traffic study. Any discrepancies between the findings of the applicant and the Parish staff will be decided in favor of the Parish at its discretion. The OPD may waive the requirement for a drainage impact study and/or a traffic impact study at its discretion.

(SR07-01, 1/18/07; DC09-09, 12/17/09)

17-406. Plats and Data for Preliminary Approval

A. The purpose of the preliminary plat is to show graphically all facts needed to enable the Planning Commission and Parish agencies to determine whether the proposed layout of the land in question is satisfactory from the standpoint of public interest and will meet the requirements of these regulations. Changes may be necessary in the preliminary plat before it can be approved. Approval of a preliminary plat does not constitute approval of the final plat.

B. The following information shall be included on the preliminary plat:

1. **Title:** The title under which the proposed subdivision is to be recorded; the location of the property to be subdivided; the name of the owner or owners and/or the subdivider; and the name of the engineer, surveyor or landscape architect, if any, who is platting the tract.

2. **Boundary lines and existing improvements:** Boundaries of the subdivision location; width and names of streets adjoining the subdivision; section and township lines; indication of incorporated areas, sewer districts, zoning districts, school districts and other legally established districts; all water courses, drainage ditches, wooded areas, and other features within the area to be subdivided as well as the same facts regarding adjacent property.
3. **Adjoining property**: The names of all adjoining subdivisions, the names, addresses and record owners of adjoining tracts of undivided property and all adjoining tracts of undivided property and all adjoining lots and streets adjacent to and touching the proposed subdivision. The names and addresses of record owners of adjoining properties to and touching the proposed subdivision shall also be listed on a separate sheet of paper submitted with the preliminary plan.

4. **Features of proposed subdivision**: The proposed location, names and width of streets; layout, and approximate dimensions of lots; any other necessary descriptions of lots, servitudes and easements; and location and dimensions of existing buildings, if any; and subdivider's front building lines with setbacks.

5. **Drainage ditches**: Existing drainage ditches, drainage ditches from the proposed subdivision to the ultimate major drainage ditch, canal or waterway and a contour map where terrain might affect location of ditches.

6. **Streets**: Statement of proposed street improvements, including contour map where terrain might affect location of street.

7. **Special use areas**: Location and size of proposed parks, playgrounds, church or school sites or other special uses of land to be considered for dedication to public use.

8. **North point, scale and date**.

9. **Vicinity map**: A key or vicinity map at 2,000' scale for subdivisions of more than twenty lots, or at 500' scale for subdivision or re-subdivisions of less than twenty lots, showing existing streets, roads, drainage channels and buildings within 1,000' of the property being subdivided.

10. **F.E.M.A. Flood Plane Delineation and Designation and Designation and Inundation/100 year flood elevation.**

11. **Wetlands Determination.**

12. **General Subdivision Information.**

13. **Location Map Information.**

14. **Total acreage involved in the proposed subdivision and total remaining adjacent owned by the developer and the location thereof.**

15. **All existing curves on public streets located within one-fourth (1/4) mile of the proposed subdivision entrances or a statement that no curves exist on public streets within one-fourth (1/4) mile of the proposed subdivision entrances.**
C. The preliminary plat shall be legibly drawn on paper to scale with minimum dimensions of 11" X 17".

D. When required by the Planning commission or Parish staff, the preliminary plat shall be accompanied by profiles showing existing and proposed ground surface and street grades, including extensions for a reasonable distance beyond the limits of the proposed subdivision grading, roadway and sidewalk; preliminary plan of proposed sanitary and storm water with slopes, inverts and pipe sizes indicated. All elevations shall be based on a datum plane approved by the Parish.

(SR07-01, 1/18/07; DC09-09, 12/17/09)

17-407. Construction Process

A. The applicant shall consult with the OPD to determine the standards and specifications that shall govern the proposed improvements. No construction work shall proceed until the OPD has given written approval of the plans.

B. If no construction work is commenced within six months of approval, the OPD and/or the Local Health Authority may cancel their approval.

(SR07-01, 1/18/07; DC09-09, 12/17/09)

C. Construct improvements.
   1. **Before** construction begins, written notice shall be given to the Planning & Zoning Commission and DPW.

   2. When the development is ready for an intermediate inspection, written request from the Developer's Engineer shall be given to the Planning & Zoning Commission and the DPW.

D. Acceptance of improvements and posting of maintenance bond.
   1. When construction (public and private) is complete and in accordance with the approved plans and specifications and complies with the provisions of these regulations, the Developer's Engineer shall certify such request in writing final approval and acceptance from the OPD.

   2. Copies of all testing lab reports not previously submitted shall be submitted along with the written request for final inspection.

   3. A final inspection must be attended by the OPD engineer, DPW representative and the Developer's Engineer.

   4. The OPD will send a copy of the final inspection findings to the Developer/Engineer.

   5. When all final inspection comments have been addressed, written request shall be given to the OPD that the development is ready for final re-inspection.

   6. Submit one (1) set of as-built construction drawings to the DPW.
7. The OPD will send written notification to the Developer/Engineer of final inspection approval along with a request for the Developer to post the required maintenance bond.

8. The Developer/Engineer shall submit a written request to the OPD for the maintenance bond amount. The request shall include a cost estimate for all public facilities constructed as part of the development. The length of the bond shall be determined at the OPD discretion.

9. Bonds shall be furnished by companies listed in the U.S. Department of Treasury Circular 570. Upon receipt of the maintenance bond, the OPD shall send written notification to the DPW of the maintenance bond being received.

E. Receive approval of final plat (See Section 17-4011).

1. At the end of the one year period, thirty days prior to the maintenance bond expiration date, DPW shall initiate a final inspection to be performed by the Parish Engineer who shall present a report to DPW and the Planning Commission listing recommendations concerning final acceptance and release of the maintenance bond as stipulated in Section 17-409(B) of the Ascension Parish Subdivision Regulations. After this has been completed, DPW will submit to the Ascension Parish Council a list of streets and supporting documentation to be taken into the Parish Maintenance System.

F. Lots may be sold at this stage.

(SR07-01, 1/18/07; DC09-09, 12/17/09)
17-408. Construction

A. When approved construction plans have been filed with the OPD, the applicant may obtain a construction permit and then begin construction.

B. Construction shall be reviewed and inspected by the OPD engineer and DPW inspectors. The OPD and DPW shall establish detailed inspection requirements for each project.

C. No improvements shall be accepted which, upon inspection, are determined to be in such condition as to require immediate or frequent maintenance by the public.

D. In lieu of immediate construction of certain improvements, the applicant may provide the Parish with a performance surety bond securing to the government the satisfactory construction of the proposed improvements within a period of not more than two (2) years from the date of such bond. Prior approval by the Planning Commission for specific improvements is required prior to bond acceptance. The amount of the bond shall be approved by the OPD and the form of the bond shall be approved by the Parish attorney. The bond shall be subject to cancellation only upon approval by the Planning Commission. The bond shall be issued by a company listed with the U.S. Treasury Circular 570.

E. Testing: The OPD shall approve the testing laboratory selected by the Developer. The OPD engineer is to determine the extent of testing required by the Developer at his selected laboratory and may order testing as it deems appropriate and necessary. The Developer is responsible for all costs associated with testing services.

F. Inspection: Inspection shall be required on all developments. DPW shall designate inspection personnel as necessary. The developer/contractor shall pay all fees established by the Planning Commission for inspection prior to the commencement of any construction.

(SR07-01, 1/18/07; DC09-09, 12/17/09)
17-409. Acceptance of Improvements for Construction

A. Upon the satisfactory completion of construction, the Developer shall obtain written final approval and acceptance from the OPD. (See Section 17-408).

B. For a period of twelve (12) months after acceptance of the work, the Developer shall keep all public improvements constructed by him in good condition, making repairs to such defects in materials or workmanship as may develop or be discovered. The Developer shall file with the Parish, a Maintenance Surety Bond furnished by companies listed in the U.S. Department of Treasury Circular 570 or a cash bond (Cashier's Check or Certified Check payable to the Parish of Ascension), securing to the government the satisfactory performance of this work for a minimum period of one year from the date of such bond. The amount of the bond shall be ten percent of the cost of the improvements as approved by the OPD. The form of the bond shall be approved by the local government's parish attorney. Bonds may be required for longer maintenance periods in unusual circumstances as determined by the OPD.

C. Submit one (1) complete set of “AS-BUILT” drawings on electronic media as approved by the Technology Department and one (1) complete “Blue Line” set of full size (24" x 36") prints. This set shall include construction drawings showing roadway sections, plan and profile sheets, all drainage structures and ditches, sanitary sewer layout and “WYE” record. As-built information shall be submitted to the Ascension Parish DPW, Engineering Section.

(SR07-01, 1/18/07; DC09-09, 12/17/09)
17-4010. Approval of Final Plat Procedure

A. Application for approval of the final plat prepared by a registered land surveyor shall be submitted in writing to the Planning Commission at least thirty-five (35) days prior to the time it is to be considered for all Major Subdivisions.

B. Simple Divisions are considered for approval on a regular basis by the OPD staff. No prior notice or application is required, but is recommended for expedited approval.

C. The final plat and construction plans shall be submitted to the Planning Commission Secretary. Submittal shall include ten full scale prints; one 11" x 17" reduced print of the signed final plat and one electronic copy in a format as acceptable and approved by the Parish of Ascension Technology Department.

D. The Commission Chairman will sign the final plat after approval by the Planning Commission for all subdivisions, and may individually approve and sign the final plat for Simple Divisions. It shall be the responsibility of the Planning Commission Secretary to file the plat so signed with the Parish Clerk of Court.

(SR07-01, 1/18/07, SR09-01, 1/8/09; DC09-09, 12/17/09)
17-4011. Plats and Data for Final Approval

A. The final plat shall be legibly drawn and shall be a minimum dimension of 11" x 17" which can be legibly reproduced. Where necessary, the plat may be on several sheets accompanied by an index sheet showing the entire subdivision. For large subdivisions, the final plat may be submitted for approval progressively in contiguous sections satisfactory to the planning commission. The final plat shall show the following:

1. Primary control points, approved by the OPD, or descriptions and "ties" to such control points, to which all dimensions, angles, bearings, and similar data on the plat shall be referred.

2. Tract boundary lines, right-of-way lines of streets, servitudes, and other rights-of-way, and property lines of residential lots and other sites; with accurate dimensions, bearings or angles, and radii, arcs, and central angles of all curves.

3. Name and right-of-way width and bearing of each street or other right-of-way.

4. Location, dimension, bearing and purpose of any servitude.

5. Number, letter, or combination thereof to identify each lot or site.

6. Purpose for which sites, other than residential lots, are dedicated or reserved.

7. F.E.M.A. Flood Plane Delineation and Designation.

8. Location and description of permanent monuments shall be placed at all angle points on subdivision boundaries and street intersections.

9. Name of record owners of adjoining unplatted land.

10. Reference to recorded subdivision plats of adjoining platted land by record name, date and number.

11. Certification by registered land surveyor certifying to accuracy of survey and plat.

12. Copy of title showing that applicant is the land owner, if requested by the OPD.

13. Statement by owner dedicating streets, rights-of-way, and any sites for public uses.

14. Title, scale, north arrow, and date.

15. Permanent Bench Mark required on all final subdivision plats.
B. A statement signed by the owner to the effect that “No person shall provide or install a method of sewage disposal, except connection to an approved sanitary system, until such method of sewage treatment and disposal has been approved by the local health authority”.

C. Restrictive covenants or trusteeships and their periods of existence to apply to lots in the subdivision shall be signed by the owner or his agent and recorded in the office of the Parish recorder, and references to such instruments shall be made on the plat and a copy shall be furnished to the Planning Commission.

D. The approval and signature of the Planning Commission Chairman or his designated representative shall be shown on the final plat.

E. Such other certificates, affidavits, endorsements, or deductions as may be required by the Planning commission in the enforcement of those regulations.

(SR07-01, 1/18/07; DC09-09, 12/17/09)
17-4020. Specific Subdivision Criteria

17-4021. Large Scale Development

A. The standards and requirements of these regulations may be modified by the Planning Commission in the case of a plan and program for a new town, a complete community, or a neighborhood unit, which in the judgment of the Commission provide adequate public spaces and improvements for circulation, recreation, light, air, and service needs of the tract when fully developed and populated, and which also provide such covenants or other legal provisions as will assure conformity to and achievement of the plan.  

(SR07-01, 1/18/07; DC09-09, 12/17/09)

17-4022. Townhouse Subdivision

A. The commission may approve townhouse subdivisions under the following conditions:

1. Site Plan and Design Criteria and Details:

   a. Not more than six continuous townhouses shall be built in a row with the same or approximately the same front building line, and not more then 12 townhouses shall be contiguous.

   b. Minimum lot width, on which the town house is to be constructed, shall be 18 feet and the minimum lot shall be 1440 square feet.

   c. Separation requirements: No portion of a townhouses or accessory structure in or related to one group of contiguous townhouses shall be closer than 20 feet to any portion of a townhouse or accessory structure related to another group, or to any building outside the townhouse area nor shall any structure be less than 20 feet from a public street right-of-way.

   d. Yards: There shall be a 25 foot yard along sides and rear of each townhouse sight. Each townhouse shall have its own lot yard space (or enclosed courtyard area) of at lease 400 square feet, reasonably secluded from view of streets or from neighboring property. Such yards shall not be for off street parking of for any accessory building.
e. Parking requirements: Parking shall be grouped in bays, either adjacent to streets or in the interior of blocks. Practicable methods of drainage shall be assured by developers in connection with common parking facilities, and all such facilities shall be improved to the same construction standards as the private access drives; there shall be at least one visitor parking space for each two units, which shall be provided in separate areas. Two parking spaces shall be provided on each townhouse lot.

f. Open space and Recreation Area: There shall be a site area of at least 3800 square feet per dwelling, unit including lots, common open space, yards and buffer areas adequately landscaped, walkways and access drives, and including at least 200 square feet per dwelling unit of recreation space.

g. Design and Construction: The subdivision construction plans showing private access drives, drainage and location of utilities shall be subject to review and approval by the DPW and the Parish Engineer, after approval of the preliminary subdivision plan by the Planning Commission. Field Inspection during construction shall be performed as required with any typical subdivision.

i. Lots may front on private drives with access to a public street by means of a private servitude of access.

ii. Interior access drives shall be at least 6” soil cement base with 1 ½ asphaltic concrete wearing surface or better, at least 22 feet wide, with adequate drainage.

iii. Parking areas shall be at least 65 feet wide where parking or carports are on both sides of a common drive, or at least 42 feet wide where there is parking on one side only except where diagonal parking is to be provided, parking areas shall be at least 57 feet wide for parking on both sides or 36 feet for parking on one side.  

(SR07-01, 1/18/07; DC09-09, 12/17/09)

17-4023. Campsite Subdivision

A. Individual hunting or fishing campsites that are inaccessible by public or private road for at least three (3) months out of the year shall, at the discretion of the planning commission be excepted from these subdivision regulations. Nothing herein shall, however, be construed to alleviate the campsite owner of the necessity of obtaining a permit as provided for in these regulations nor for being subject to the provisions of Section 17-4094(D) hereinafter.

(SR07-01, 1/18/07; DC09-09, 12/17/09)
17-4024.  Private Subdivision
   A.  The Commission may approve private subdivisions with gated or guard house
       entrances or entrance signs notifying the public of the private nature of the
       subdivision and improvements which subdivisions meet all of the Ascension
       Parish Subdivision Regulations.  Streets in private subdivisions meeting all of the
       public street requirements of the subdivision regulations may remain private
       streets rather than public streets with responsibility for maintenance and upkeep
       of those streets being vested in the Developer and/or subdivision residents as
       spelled out in detail in the recorded subdivision restrictions as approved by the
       planning and zoning commission which subdivision restrictions shall address the
       following issues: 1)  school buses; 2)  emergency vehicles; 3)  public utilities
       access; and 4)  street maintenance.  The subdivision's restrictions shall be
       approved and filed prior to acceptance of the final plat.
          (SR07-01, 1/18/07; DC09-09, 12/17/09)

17-4025.  Condominium
   A.  Condominium developers shall be required to follow all procedures and
       regulations contained herein for streets, alleys, servitudes, drainage, sanitary
       sewerage, utilities, plats and data and construction as provided for subdivision
       that are not in conflict with the Louisiana Condominium Act contained at LSA-
       R.S. 9:1121.107 et sequitur.
          (SR07-01, 1/18/07; DC09-09, 12/17/09)
Family Partition

A. All provisions of the subdivision regulations shall be followed except that Family Partitions may be subdivided into lots no smaller than ½ acre.

B. The applicant shall be required to secure a letter of no objection from the Ascension Parish Health Unit for sewerage and provide it to the Planning Commission. The letter from the Health Unit shall be filed with the OPD and all requirements set forth by the health unit for sewerage approval shall be adhered to in addition to all federal, state and local ordinances.

C. It shall be the duty of the Planning Commission to review proposed Family Partitions meeting the requirements of this section. The Chairman of the Planning Commission shall sign Family Partition plats if the Commission finds that the application is in accordance with the regulations contained herein. If the criteria within the definition of Family Partition are not met for the subdivision in its entirety, then the applicant shall be advised of the appropriate subdivision requirements, where applicable.

D. The Family Partition plat shall contain the signature of the owner and the name of each family member on each lot to be transferred. Each lot shall be transferred by the owner only to that family member. The plat shall contain an affidavit to be signed by the owner verifying that each lot will only transfer to the designated family member.

E. The plat shall be approved by the Planning Commission but shall not be signed by the Chairman nor released for recordation until all conveyance documents according to the plat have been recorded and verification is provided from parish staff that the minimum access/driveway standards has been constructed (Sec 17-4030(C)). True copies of the conveyance documents shall be submitted to the Commission at which time the plat shall be signed by the Commission Chairman and then recorded by the Planning Commission Secretary. This recordation must be done within 120 days of approval by the Planning Commission.

F. Violations for the illegal development of family subdivisions or for the illegal transfer of lot(s) or tract(s) shall carry the same penalties as provided in Section 17-4094.
A. No proposed major subdivision shall be approved that exits on a street that does not have an average minimum width of pavement of 20 feet.

B. Private servitudes of access shall be no less than 30 feet wide and shall not individually service more than five lots. New private servitudes shall meet the geometric standards for block lengths in Section 17.4038. In cases where there is an existing shared access recorded prior to May 20, 2010, then a total of ten lots may be allowed to share a single private servitude of access upon written approval from the OPD Director.

C. Within all private access servitudes, either a gravel or hard surfaced access shall be constructed at least 20 feet in width on a roadbed at least 24 feet in width with adequate drainage ditches on either side. The final plat shall not be signed without first verification of installation and inspection of the access meeting the minimum standard.

D. Only one access servitude shall be allowed to cross a lot. Any private access servitude created as part of any subdivision of property shall serve as the single point of access for all lots being created, including all lots fronting directly on a public right of way.

E. All plats featuring any private access servitude shall include the following language:

1. The servitudes designated as “Private” on this plat are not public roads and are to be developed and maintained by the lot owners only. The Parish of Ascension shall not maintain, upgrade or consider these servitudes for acceptance into the public system unless and until brought up to Parish road standards by the owners. School buses are not required to travel down private roads and access servitudes. It is the obligation of the lot owners to bring their children to a public road for school bus pick up.

2. The private access servitude shown hereon is hereby dedicated as a means of access to Lot(s) ______. 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 private driveway servitude so as to prevent or unreasonably interfere with the purpose for which the servitude is granted. The Parish of Ascension has no responsibility for the maintenance of this private servitude.

F. No portion of a proposed lot may be isolated from any other portion of that same lot by a stem or “bottleneck” with any dimension narrower than 20’.
G. The arrangement, character, extent, width, grade, and location of all streets shall conform to the Parish Major Street Plan and shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets.

(SR07-01, 1/18/07; DC09-09, 12/17/09)

H. Where such is not shown in the Major Street Plan, the arrangement of streets in a subdivision shall either:

1. Provide for the continuation or appropriate projection of existing streets in surrounding areas and on adjacent properties

2. Conform to a plan for the neighborhood approved or adopted by the Planning Commission to meet a particular situation where topographical or other conditions make continuance or conformance to existing streets impracticable.

(SR07-01, 1/18/07; DC09-09, 12/17/09)

I. Provision should be made for arterial streets at intervals of approximately one-half (1/2) mile.

(SR07-01, 1/18/07; DC09-09, 12/17/09)

J. Major Subdivisions should have more than one access, preferably on different streets or in different directions. The street network should facilitate the separation of local and through traffic.

(SR07-01, 1/18/07; DC09-09, 12/17/09)

K. Where a subdivision abuts or contains an existing or proposed major thoroughfare, the Planning Commission may require:

1. Marginal access streets, reverse frontage with a non-access reservation along the rear property line, deep lots with rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic, and

2. The dedication of additional right-of-way, if the existing major or secondary street has a width less than the minimum established herein.

(SR07-01, 1/18/07; DC09-09, 12/17/09)

L. Reserve strips controlling access to streets shall be prohibited except where their control is definitely placed with the Parish under conditions approved by the Planning Commission.

(SR07-01, 1/18/07; DC09-09, 12/17/09)
M. Street signs and traffic control devices must be furnished and installed by the Developer according to State law and the recommendations of the Parish governing authority, and the Planning Commission. Public street signs shall be nine inch (9”) .080 aluminum double faced "green" engineer grade blank with six inch (6”) upper/lower case white engineer grade letters and a half inch (½”) white border.

(SR07-01, 1/18/07; SR08-01, 1/10/08; DC09-09, 12/17/09)

N. Street signs for private lanes shall comply with the above ordinance. However street signs for private streets must be blue and approved by the DPW.

(SR07-01, 1/18/07; SR08-01, 1/10/08; DC09-09, 12/17/09)

O. Design and construction shall be in accordance with L.D.O.T.D. Standard Specifications for Roads and Bridges (Latest Revision), and AASHTO Geometric Design of Highways and Streets (Latest Revision), as amended.

(SR07-01, 1/18/07; DC09-09, 12/17/09)

P. Cul-de-sacs shall have minimum dimensions as follows:

1. Curb and Gutter Streets - Right-of-way radius of sixty-eight (68’) feet with a curb and gutter pavement of twenty-four (24’) feet from back to back of curb and thirty-five (35’) feet inside radius.

2. Open Ditch Streets - Right-of-way width of seventy-five (75’) feet with a pavement width of twenty (20’) feet and a thirty-five (35’) foot inside radius.

(SR07-01, 1/18/07; DC09-09, 12/17/09)

Q. T-turnaround pavement shall be a minimum of 90' x 20' with 25' radii and within a 110' x 40' right-of-way.

(SR07-01, 1/18/07; SR07-02, 10/4/07; DC09-09, 12/17/09)

R. Frontage and access requirements shall be considered satisfied when any property at the terminus of an existing right of way at least 40’ wide is divided into no more than two legal lots along the projected continuation of the right of way centerline.
17-4031. Streets: Geometric Standards

A. All dimensions shall conform, at a minimum, to the standard road detail of the Ascension Parish Subdivision Regulations unless otherwise required by the Ascension Parish DPW.

B. Street jogs with centerline offsets of less than one hundred twenty-five (125) feet shall be prohibited.

C. A tangent, of at least one hundred (100) feet, shall be introduced between reverse curves on arterial and collector streets.

D. When connecting street lines deflect from each other at any one point by more than ten (10) degrees, they shall be connected by a curve with a radius adequate to insure a sight distance of not less than;
   1. Three hundred (300) feet for ARTERIAL
   2. One hundred and eighty (180) feet for COLLECTORS
   3. One hundred (100) feet for ALL OTHERS
   4. In special cases, the Planning Commission may require a greater radius.

E. Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than seventy-five (75) degrees.
(SR07-01, 1/18/07; DC09-09, 12/17/09)
A. Each street designated by the Planning Commission as an arterial or commercial-industrial street shall be constructed according to the following minimum standards.

1. Complete curbing, guttering, subsurface storm drainage. Minimum width shall be twenty-seven (27') feet from back of curb to back of curb. The road shall be concrete no less than eight (8") inches. Curb shall be of concrete; or

2. Where the fall of the land along the proposed street alignment is less than three (3") feet in 1,500 feet a street twenty-four (24") feet wide, road bed at least thirty (30") feet wide constructed of eight inches concrete pavement on a right-of-way of at least sixty (60") feet with swale ditch slopes to be three (3") to one (1") on each side may be built. In such instance, the surety bond required by Section 17-409 shall secure to the government the satisfactory performance of this work for a period of sixty months after the acceptance of the work.

B. Each street designated by the Planning Commission as a collector, local, marginal access or rural street shall be constructed according to the following minimum standards.

1. Complete curbing, guttering, and subsurface storm drainage. Minimum width shall be twenty-seven (27") feet from back of curb to back of curb. The road shall be concrete no less than six (6") inches. Curb shall be of concrete; or

2. Same standards as "A" above, but concrete no less than five (5") inches thick with an asphalt overlay of one and one-half (1 1/2") inches may be used. Curb should be of concrete; or

3. Streets with subsurface drainage twenty-seven (27") feet wide with three (3") inch asphaltic concrete wearing surface, on a minimum ten (10") inch soil-cement base at least twenty-three (23") feet wide with concrete curb and gutters; or

4. Streets twenty (20") feet wide with three (3") asphaltic concrete wearing surface on a minimum ten (10") inch soil cement base at least twenty-one (21") feet wide on a graded roadbed of at least twenty-eight (28") feet wide with the swale ditch slopes to be at least three (3") to one (1") on each side; or

5. Streets twenty (20") feet wide with six (6") inch concrete pavement on a graded roadbed at least twenty-eight (28") feet wide with the swale ditch slopes to be three (3") to one (1") on each side.
C. The base grade of all streets shall be constructed to no lower than one (1) foot below the FEMA base flood elevation.

D. Each thoroughfare designated by the Planning Commission as a rural road shall be a minimum of twenty-four (24) feet wide with a two (2) inch asphaltic concrete wearing surface on a eight and one-half (8 1/2) inch soil cement base at least twenty-five (25) feet wide. A graded roadbed at least forty (40) feet wide shall have a swale ditch on each side with a slope of three (3) to one (1) on the property line side. Approved pipes may be installed under driveways only.

E. Where boulevards are constructed - each line of a street designated as a local or collector street shall be no less than twenty-two (22) feet from back of curb to back of curb, with a neutral ground of a least thirty (30) feet. Each lane of a boulevard designated as an arterial street shall be no less than twenty-five and one half (25 1/2) feet from back of curb to back of curb, with a neutral ground of no less than thirty (30) feet. Construction shall be commensurate with the traffic designation assigned by the planning commission.

F. All construction shall be in accordance with the Louisiana Department of Transportation and Development construction standards unless amended by these regulations.

(SR07-01, 1/18/07; DC09-09, 12/17/09)

17-4033. Alley Requirements

A. Alleys shall be provided at the rear of all commercial and industrial lots, except that the planning commission may waive this requirement where other definite and assured provision is made for service access, such as off-street loading, unloading, and parking consistent with and adequate for the uses proposed.

(SR07-01, 1/18/07; DC09-09, 12/17/09)

17-4034. Alleys: Geometric Standards

A. Alley intersections and sharp changes in alignment shall be avoided, but when necessary, corners shall be cut off sufficiently to permit safe vehicular movement.

B. Dead end alleys shall be avoided where possible, but if unavoidable, shall be provided with adequate turn-around facilities at the dead end, as determined by the planning commission.

C. The minimum width of alleys shall be twenty (20) feet.

(SR07-01, 1/18/07; DC09-09, 12/17/09)
17-4035. Servitudes: (Utilities and Drainage) Requirements

A. Where alleys are not provided, a servitude shall be provided along the rear lot line of each lot when necessary for poles, wires, conduits, drainage ditches, storm and sanitary sewers, other utilities, and all proper public purposes.

B. Where it is necessary to install sanitary or storm sewers or drainage ditches along side lot lines or across lots, a servitude sufficient for the construction and maintenance of the ditch or facility shall be dedicated. If construction of a ditch is required by the planning commission, or the Ascension Parish DPW, such construction shall be performed by the subdivider.

C. Where a subdivision is traversed by a water course, drainage way, channel, or stream, there shall be provided a storm water servitude or drainage right-of-way conforming substantially with the lines of such water course, as will be adequate for the purpose. Parallel streets, parkways, or recreational areas may be required in connection therewith. The developer shall arrange for maintenance of this area with an approved public or private agency.

(SR07-01, 1/18/07; DC09-09, 12/17/09)

17-4036. Servitudes: (Utility and Drainage) Geometric Standards

A. The minimum servitude, for any purpose, on side or rear of lot shall be seven and one-half (7 1/2) feet on each side of the property line, or a total of fifteen (15) feet. Actual size of drainage servitudes must be predicated on the width of the drainage structure and approved by the OPD. A minimum servitude for utility purposes along the front of each lot of twelve (12) feet shall be created. Utilities shall be located within that servitude according to a typical section adopted by the Planning Commission.

B. Improvements on lots created along MAJOR drainage channels shall not encroach on the drainage servitude or right-of-way.

(SR07-01, 1/18/07; DC09-09, 12/17/09)

17-4037. Block Requirements

A. The lengths, widths, and shapes of blocks shall be determined with due regard to:

1. Provision of adequate building sites suitable to the special needs of the type of use contemplated.

2. Zoning requirements as to lot sizes and dimensions.

3. Need for convenient access, circulation, control and safety of street traffic.

4. Limitations and opportunities of topography.

(SR07-01, 1/18/07; DC09-09, 12/17/09)
17-4038. Blocks: Geometric Standards

A. Block lengths shall not exceed fifteen hundred (1500) feet between street lines or be less than five hundred (500) feet between street lines, unless waived for good reason, by the Ascension Parish Planning and Zoning Commission. The minimum width of a block shall be 240 feet between street lines, unless waived by the Ascension Parish Planning and Zoning Commission for good reason. The reason for waivers granted by the Ascension Parish Planning and Zoning Commission shall be stated.

B. In blocks over seven hundred and fifty (750) feet in length the planning commission may require a pedestrian cross-walk with a right-of-way not less than ten (10) feet in width to provide circulation, or access to schools, playgrounds, shopping centers, transportation, or other community facilities.

C. When a normal block arrangement is impossible or undesirable, there may be established one (1) or more "places". Such a "place" may be in the form of a court, a street with a cul-de-sac, t-turnaround, or other arrangement approved by the planning commission; provided, however, that proper access shall be given to all lots from a dedicated street or court. A cul-de-sac, as described in Section 17-4010, or a t-turnaround, as provided for in Section 17-4032(K), shall be required at the end of dead-end streets which provide access to subdivided lots, when the dead-end streets exceed two hundred fifty (250') feet, or a width of two (2) lots in length.

(SR07-01, 1/18/07; DC09-09, 12/17/09)

17-4039. Lot Requirements

A. The lot size, width, shape, and orientation, and the building lines shall be appropriate for the location of the subdivision and for the type of development and use contemplated.

B. Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the zoning ordinance.

C. Corner lots shall have extra width to permit appropriate building setback from, and orientation to, both streets.

D. Each lot in a subdivision shall have an appropriate access to a publicly maintained street or road. Any dedicated access serving a lot or lots not fronting on a publicly maintained street or road are required to be named.

E. Double frontage, and reverse frontage lots, should be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation.

F. Side lot lines shall be substantially at right angles or radial to street lines.
G. Where grade separation structures are proposed at the intersection of major streets, the lots and improvements in the subdivision shall be arranged so as to make adequate provision for such structures.

H. Building Line Setbacks shall be applied as identified and required in the Ascension Parish Development Code.

(SR09-02, 11/19/09, SR07-01, 1/18/07; DC09-09, 12/17/09)

17-4040. Lots: Geometric Standards

A. In subdivisions or re-subdivisions, excluding family partitions, where a Louisiana Department of Health and Hospital Regulations (DHHR) approved community sanitary sewage collection and treatment facility is installed or tied into, a minimum frontage of eighty (80’) feet and a minimum area of twelve thousand (12,000) square feet is required for all subdivisions having an open ditch design. In such subdivisions or re-subdivisions where a Louisiana Department of Health (DHHR) approved community sanitary collection and treatment facility is installed or tied into, a minimum frontage of seventy (70) feet and a minimum area of ten thousand (10,000) square feet is required for all developments having curb and gutter design where drain water runoff is conducted underground. Zoning regulations when adopted, will take precedence over these minimum requirements.

B. In areas not served by sanitary sewage and excluding family partitions, shall be a minimum frontage of eighty (80) feet and a minimum area of fourteen thousand (14,000) square feet. Zoning regulations, when adopted, will take precedence over these minimum requirements.

C. In determining the lot area, the area of the public street, servitude, roadway or driveway shall not be considered.

(SR07-01, 1/18/07; DC09-09, 12/17/09)

17-4041. Public Sites Required

A. In subdividing property, consideration shall be given by the Developer to the dedication or reservation of suitable sites for schools, parks, playgrounds, and other areas for public use. The developer may be required to conform to space use and locations recommended by the commission to its adopted plan. Particular consideration should be given to the retention of marginal land that is subject to periodic inundation for recreational or natural conservation uses.

B. Areas to be dedicated or reserved for public use should be indicated on the preliminary plat in order that it may be determined when and in what manner such areas will be dedicated to, or acquired by the appropriate taxing agency.
C. For purposes of planning, the developer is encouraged to use the following minimum criteria in assessing recreation and school needs.

1. FOR ONE THOUSAND (1,000) PEOPLE OR TWO HUNDRED AND EIGHTY-FIVE (285) LOTS OR DWELLING UNITS WE NEED:

<table>
<thead>
<tr>
<th>Use</th>
<th>Area</th>
<th>Ideal Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Children's Play Area (with equipment)</td>
<td>0.5 Acre</td>
<td>1 Acre</td>
</tr>
<tr>
<td>b. Field Play Areas For Young Children</td>
<td>1.5 Acres</td>
<td>3 Acres</td>
</tr>
<tr>
<td>c. Older Children and Adult Field Sports</td>
<td>1.5 Acres</td>
<td>15 Acres</td>
</tr>
<tr>
<td>d. Elementary School</td>
<td>8 Acres</td>
<td>12 Acres</td>
</tr>
</tbody>
</table>

(SR07-01, 1/18/07; DC09-09, 12/17/09)
17-4041. Drainage Requirements

A. The subdivider shall plan all drainage for his project utilizing sound engineering design, and in accordance with the general drainage plan of the parish governing authority, the Louisiana DPW and the U.S. Corp of Engineers. Major subdivision plats shall show drainage from the subdivision to an acceptable existing drainage artery and, where necessary to reach the nearest acceptable existing drainage artery, be accompanied by the necessary, Parish government authority approved right-of-ways from adjoining downstream property owners for drainage purposes to insure drainage to a ditch, stream, drain or drainage canal deemed adequate by the DPW.

B. No individual, partnership, or corporation shall deepen, widen, fill, reroute, or change the location of any existing ditch, stream, drain, or drainage canal used for public drainage without first obtaining written permission from the Ascension Parish DPW.

C. Whenever any stream or improved surface drainage course is located in an area that is being subdivided, the Developer shall dedicate an adequate right-of-way along each side of the stream as determined by the OPD.

D. Offsite drainage requirements shall be established by the OPD. The Developer shall be required to construct to the ultimate finished width but only to a depth sufficient for his subdivision UNLESS THE OFFSITE IMPROVEMENTS ARE IN OR NEAR THE CONSTRUCTION STAGE. Sufficient right-of-way, however, must be dedicated for future enlargement.

E. When new drainage channels are constructed or existing drainage channels (originating within the subdivision) are substantially altered the subdivider shall conform to requirements as spelled out by the OPD.

F. Storm drainage shall be located within the street right-of-way except where it is located in servitudes to facilities outfall needs or for subdivision interconnections.

G. Design shall be in accordance with the Ascension Parish Drainage Ordinance and L.D.O.T.D. Hydraulics Manual (Latest Revision) as amended by these regulations.

H. In major subdivisions, a drainage ditch or swale shall be located at the rear of all lots unless:

1. a natural ridge exists at the rear of lots; or

2. a variance is granted by the Planning & Zoning Commission after recommendations by the DPW and the OPD that the drainage ditch or swale is not necessary because it would not accomplish the purpose intended.

I. In minor subdivisions, a drainage ditch or swale shall be located at the rear of all lots if recommended by the DPW and the OPD.
J. Subdivisions designed as “open-ditch”, excluding Simple Divisions and Family Partitions (not curb & gutter), shall remain as “open-ditch” subdivisions in perpetuity. No “closing in” of frontages by using pipe and catch basins shall be allowed unless designed by a licensed professional engineer and approved by DPW.

K. Minimum elevation for development. All primary buildings in any subdivision in FEMA Flood Zone A, or A1 – A00 shall be constructed with a minimum elevation of one (1) foot above the base flood elevation.

(SR07-01, 1/18/07; DC09-09, 12/17/09)

17-4042. Drainage: Design and Construction Criteria

A. All required drainage design shall be in accordance with the Ascension Parish Drainage Ordinance.

B. Streets and lots shall be arranged so as to keep artificially relocated drainage canals to a minimum.

C. Drainage pipe used shall meet the requirements of ASTM Designation C-76, Class III reinforced concrete pipe with rubber gasket joints, and shall be sized using Manning’s roughness coefficient of 0.013 for design. Substitutions may be approved by the East Ascension Drainage District.

D. Open canals shall have side slopes of three (3) to one (1) if not lined with concrete. Slope grades of one and one-half (1 1/2) to one (1) may be used as shown in drawings if concrete lining is utilized.

E. The following servitude criteria shall be required for each ditch, canal, sewer collection line, and storm sewer:
   1. Swale ditches require a minimum fifteen (15’) foot servitude.
   2. Ditches with a top width greater than ten (10’) feet require a minimum of ten (10’) foot servitude from the top bank on each side.
   3. Ditches or canals with a top width greater than twenty (20’) feet require a minimum fifteen (15) foot servitude from the top bank of each side.
   4. Canals with a top width greater than thirty (30’) feet require a minimum twenty (20’) foot servitude from the top bank on each side.
   5. Canals with a top width in excess of forty (40’) feet require a minimum of twenty-five (25’) foot servitude on both sides.
F. When a proposed ditch must discharge into a major unlined canal, the subdivider shall be required to enclose the ditch, *under the access strip of the major canal*, in a metal pipe. The pipe shall extend four (4) feet into the canal beyond the side slope, and shall discharge into a concrete flume that extends a minimum of five (5) feet into the bottom of the canal. Flume shall be constructed immediately after conduit is installed.

G. Unless drainage channels are being dedicated or developed for recreational or other public or private open space use, the subdivider shall construct a five (5) foot chain link fence along channels referred to in **Section 17-4042(E)**.

H. The OPD shall operate under the direction of and be subject to the control of and follow regulations established by the Parish Planning Commission.

I. Drainage design calculations shall be stamped by a Professional Engineer and submitted with Construction Plans.

(SR07-01, 1/18/07; DC09-09, 12/17/09)
17-4043. Sanitary Sewerage Requirements

A. All subdivision sewer lines, and treatment plant or treatment facilities shall have the approval of the LOUISIANA DEPARTMENT OF HEALTH AND HOSPITAL REGULATIONS (DHHR) and the OPD.

(SR07-01, 1/18/07; DC09-09, 12/17/09)

B. Subdivisions developed in the vicinity of operating sewer systems or districts shall tie-in to the system if it is adequate to handle the additional sewerage and provide collection lines to the property line of each lot.

C. For subdivisions with more than 5 lots, where the lots are smaller in size than 1 acre, the developer shall provide for an approved sanitary sewage community collection and treatment system.

D. All Sanitary Sewer mains shall be tested in the following manner.
   1. Low Pressure Air Test – Contractor shall test sanitary sewer mains with a low-pressure air test as per industry standards.
   2. Mandrel Test – A rigid “Go-No-Go” mandrel shall be run through the sewer mains to test for deflections.
   3. Post-Construction Smoke Test – After all other utilities have been installed the contractor shall perform a smoke test of the sewer mains and service lines to insure system integrity.

E. The Consulting Engineer and/or Testing laboratory shall certify (in writing) that these tests are conducted and passed. Any segments not passing these tests shall be repaired and re-tested. Certifications shall be submitted to the OPD upon completion of said test.

F. Any proposed community sewage treatment facility shall be located no closer than 100 feet to an existing residence. All community sewage treatment plant sites shall be enclosed with a six (6) feet solid fence.

(SR07-01, 1/18/07; DC09-09, 12/17/09)
Utilities: Water

A. If an approved water system is accessible, the Developer must tie-in and provide water service to each lot.

B. If no water system is accessible, the subdivider shall:

1. In subdivisions of less than twenty (20) lots, either (1) provide a system serving each lot with an adequate supply of potable water; or (2) state on his final plat that purchasers of individual lots will be required to install their own approved water wells.

2. In subdivisions of twenty (20) lots or more, install an approved system and service each lot with potable water for normal needs.

C. All water supplies and distribution systems must be approved by the LOCAL HEALTH AUTHORITY and the LOUISIANA DEPARTMENT OF HEALTH AND HOSPITAL REGULATIONS (DHHR).

D. Water lines shall be located on the street right-of-way and placed on the opposite side of the street from the sanitary sewer line except where a majority of lots to be served are on one side of the street right-of-way, then, the water line may be moved to the same side as the sewer line.

1. All newly constructed water distribution lines for either new water systems or extensions to existing systems, will be designed and constructed in accordance with the criteria established by the DPW in conjunction with the utility company providing water service to subdivisions to provide adequate flow capacity and pressure required for fire protection in that area. The minimum pipe size providing fire protection will be eight (8") inches. Fire hydrants with cut-off valves at entrances to the subdivision and at intervals within the subdivision so that no house is further than four hundred (400) feet from a fire hydrant shall be provided for by the developer.

2. The design and construction shall allow the system's performance to be consistent with generally accepted standards for fire defense and, thereby allow favorable credit in accordance with established evaluation procedures, as promulgated by the Insurance Service Office and/or Property Insurance Association of Louisiana.

3. Materials and methods used to construct the systems will be of such quality and standards as approved for fire defense by Underwriter's Laboratories, Inc. and/or The American Waterworks Association.

(SR07-01, 1/18/07; DC09-09, 12/17/09)
17-4045. Utilities: Electrical and Telephone Service and Street Lighting

A. Electrical and telephone facilities shall be located in servitudes. If underground power and/or underground telephone facilities are used, they shall be placed on opposite sides of the servitude. (See Section 17-4049 for specific location)

B. Street lights may be placed on either or both sides of the street right-of-way, or in the center of the median strip of a boulevard, as dictated by the illumination design. (See Section 17-4049 for specific location)

C. Street lights shall be provided by the developer for all major subdivisions. (SR07-01, 1/18/07; DC09-09, 12/17/09)

17-4046. Utilities Location

A. With the OPD staff’s recommendation, the Planning & Zoning Commission shall have the authority to waive or alter locational requirements where there is conflict or where sound engineering practice would be subverted. (SR07-01, 1/18/07; DC09-09, 12/17/09)
17-4090. Administration and Enforcement

17-4091. Conditions

A. In granting variances and modifications as provided for herein, the Planning Commission may require such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements so varied or modified.

(SR07-01, 1/18/07; DC09-09, 12/17/09)

17-4092. Appeal Procedure

A. If the Planning Commission denies preliminary or final approval to a major or minor subdivision, the subdivider may request the Planning Commission to reconsider the plat for approval at their next scheduled meeting. The developer of a major or minor subdivision may appeal the second decision of the Planning Commission to the Planning Commission Appeals Board, which shall consist of three (3) members appointed by the Parish President and confirmed by the Ascension Parish Council and whose duty it shall be to comply with and enforce these regulations. The developer shall meet with the Planning Commission’s secretary to lodge his appeal. The appeals hearing must be heard within forty (40) days of lodging with the secretary. The determination of the Planning Commission Appeals Board shall be final.

(SR07-01, 1/18/07; DC09-09, 12/17/09)

17-4093. Variances

A. Whenever a tract to be subdivided is of such unusual size or shape or is surrounded by such development or contains unusual conditions that the strict application of the requirements contained in these regulations would result in real difficulties and substantial hardships or injustices, such requirements may be varied or modified by the Commission.

B. Standards for variances. No variance in the strict application of provisions of this ordinance shall be granted by the Commission unless it finds that the following requirements and standards are satisfied:

1. The granting of the variance shall be in harmony with the general purpose and intent of the regulations imposed by this ordinance for the district in which it is located and shall not be injurious to the neighborhood or otherwise detrimental to the public welfare.

2. The granting of the variance will not permit the establishment of any use which is not permitted in the district.
3. There must be a showing of unique circumstances.
   a. Commentary: There must exist special circumstances or conditions, fully described in the findings, applicable to the land or buildings for which the variance is sought, which circumstances or conditions are peculiar to such land or buildings and do not apply general to land or buildings in the neighborhood, and which circumstances or conditions are such that the strict application of the provisions of this ordinance would deprive the applicant of the reasonable use of such land or building.

4. There must be a showing of unnecessary hardship.
   a. Commentary: It is not sufficient proof of hardship to show that greater profit would result if the variance were granted. Furthermore, the hardship complained of cannot be self-created; nor can it be established on this basis by one who purchases with or without knowledge of the restrictions; it must result from the application of this ordinance; it must be suffered directly by the property in question; and evidence of variance granted under similar circumstances shall not be considered.

5. There must be a showing that a variance is necessary for the reasonable use of land or building and that the variance as granted by the board is the minimum variance that will accomplish this purpose.

6. There must be showing that the proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhoods.

C. There must be a showing that the granting of the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district. The Commission may prescribe any safeguard that it deems necessary to secure substantially that objectives of the regulations or provisions to which the variance applies.

(SR07-01, 1/18/07; DC09-09, 12/17/09)
Fines and Enforcements

A. Any person who violates any provision of the present subdivision regulations as revised herein shall, upon conviction by a court of competent jurisdiction, be penalized by a fine of not less than $100.00 nor more than $500.00. Each sale, residential lease, exchange or other disposition of any lot shall constitute a separate violation.

B. All fines and penalties shall be paid to the governing body of Ascension Parish, Louisiana.

C. In addition to the fines and penalties herein above provided, the planning commission of the Parish of Ascension shall have the power and authority to seek injunctive relief in any court of competent jurisdiction enjoining any person who is violation of the present subdivision regulations, as revised herein, so as to:

1. Prevent the sale, residential lease, exchange or other disposition of any lot in any subdivision not approved in accordance with the present subdivision regulations as revised.

2. Prevent the installation of utility systems within any subdivision or prevent utility service to any lot in any subdivision in violation of the present subdivision regulations as revised.

3. Prevent issuance of buildings and flood permits to any lot in any subdivision in violation of the present subdivision regulations as revised.

4. Prevent Board of Health approval of any water/sewage improvements for lot or parcel of land in any subdivision in violation of the present subdivision regulations as revised.

5. Prevent any lending institution from lending funds for the construction of any improvements on any lot or parcel of land in any subdivision in violation of the present subdivision regulations as revised.

D. No utility company shall provide electric, gas or other utility services to any lot, nor shall any lending institution lend funds for the construction or improvements on any lot, nor shall any building permit agency issue any building permits for the construction of any improvements on any lot, tract or parcel of land, nor shall any attorney or notary pass a transfer of any lot, tract or parcel of land subdivided after April 1, 1993, as evidenced by the public records without first being presented with a plat of final approval from the engineer review agency or planning commission of the lot, tract, or parcel of land on which utility services are to be provided, or improvements to be constructed. Any person who violates any provision of the present subdivision regulations as revised shall, upon conviction by a court of competent jurisdiction, be penalized by a fine of not less than $100 nor more than $500. All fines and penalties shall be paid to the governing body of Ascension Parish.

(SR07-01, 1/18/07; DC09-09, 12/17/09)
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17-40100. Definitions

AASHTO: American Association of State Highway and Transportation Officials.

Alleys: are minor ways which are used primarily for vehicular service access to the back or side of properties otherwise abutting on a street.

Arterial Streets: and highways are those which are used primarily for fast or heavy traffic. They are generally several miles long and connect points of major traffic generation or through highways.

Collector Streets: are those which carry traffic from minor streets to the major system of arterial streets and highways, including the principal entrance streets of a residential development and streets for circulation within such a development.

Commercial-Industrial Streets: are collector or local streets constructed to serve primarily commercial or industrial traffic.

Condominium: The property regime under which portions of immovable property are subject to individual ownership and the remainder thereof is owned in indivision by such unit owners. The definition of terms associated with condominiums as defined by LSA-R.S. 9:1121.103 are hereby adopted, and as may be amended in the future, by reference thereto.

Cul-de-sacs: are local streets with only one outlet and having an appropriate terminal for the safe and convenient reversal of traffic movement.

Development Permit Officer: The person designated by the Planning Commission to enforce the subdivision regulations.

Driveway: A private way for a vehicle to travel from a public street or road to a single residence.

Family Partition: The division or subdivision of any lot tract or parcel of land by act(s) of partition among co-heirs or donation, consideration and/or other approved means from parent(s) to their children or grandchildren or children of deceased children or children to their parent(s) in hardship situations.

Freeways: are the highest type of roadway design and includes full control of access.

Garden Home Subdivision: One of the following:

1. A home located on a lot with minimum lot requirements (area and width) (townhouses or single-family attached dwellings) of 1,280 square feet minimum 720 square feet for common element with minimum 560 square feet for unit of individual ownership), with a minimum width of 16 Feet; minimum lot area per family being 1,280 square feet; or

2. A home located on a lot with minimum lot requirements (area and width) (zero lot line housing) of 3,500 square feet, with a minimum width of 30 Feet; minimum lot area per family being 3,500 square feet.
**Gravel Access:** A minimum of 4” of gravel surfacing material placed over a prepared base in which all organic material and active soils have been removed.

**Hard Surfaced:** Engineered asphalt or concrete pavement design constructed on a prepared subsurface base.

**Initial drainage system or minor drainage system:** includes street gutters, roadside drainage ditches, culverts, storm sewers, small open channels and any other feature to handle runoff from within the subdivision being designed or from a relatively small area.

**L.D.O.T.D.:** Louisiana Department of Transportation and Development.

**Local Streets:** are those which are used primarily for access to the abutting properties but do not provide for through traffic.

**Major Street Plan:** is a plan delineating a system of streets adopted by the planning commission and includes all subsequent revisions or extensions.

**Major drainage system:** consists of those many features such as natural channels, artificial channels and large, long underground conduit outfalls which convey the storm water runoff from large or major areas. In any drainage design, major drainage is the cornerstone of an urban storm runoff system. The major drainage system will function whether or not it has been planned and designed, and whether or not urban development is wisely located in respect to it. Thus, the major drainage system must be given highest priority when considering design and improvements.

**Major subdivision:** Any subdivision involving 6 or more lots.

**Marginal Access Streets:** are minor streets which are parallel to and adjacent to arterial streets and highways; and which provide access to abutting properties and protection from through traffic.

**Minor subdivision:** Any subdivision involving less than 6 lots.

**Parish Attorney:** The District Attorney of the 23rd Judicial District or the attorney(s) so designated by the District Attorney to furnish legal assistance in the administration of these regulations.

**Parish Council:** The governing body of Ascension Parish having the power to adopt and enforce ordinances.

**OPD:** The Office of Planning and Development.

**Parish Engineer or OPD:** The department designated by the Planning Commission to furnish engineering assistance in the administration of these regulations.

**Parish Health Unit:** The agency designated by the State to administer health regulations in Ascension Parish.

**Planning Commission:** The Planning Commission is an agency legally established by this government in conformity with State Legislation with all the rights and responsibilities defined by this legislation.
**Planning Staff:** The staff consists of professional and non-professional personnel employed by the Commission to carry out its directives pursuant to fulfilling the Planning Commission's responsibilities. Staff functions may be conducted by private or public consultants at the discretion of the Commission.

**Registered Land Surveyor:** A land surveyor properly licensed and registered in the State of Louisiana.

**Registered Professional Engineer:** An Engineer properly licensed and registered in the State of Louisiana.

**Right-of-Way:** A strip of ground dedicated by the subdivider for public use, title to which shall rest in the public for the purposes stated in the dedication.

**Rural Roads:** are roads constructed to serve primarily as access to farms or rural campsites.

**Servitudes:** A strip reserved by the subdivider for public utilities, drainage, and other public purposes, the title to which shall remain in 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 or other sites.

**Simple Division:** Any subdivision fronting on an existing publicly dedicated street or streets, not involving any new street or road, or the extension of public facilities, or the creation of any public improvements, and not adversely affecting the remainder of the parcel or adjoining property, and not in major conflict with any provision or portion of the master plan, or these regulations.

**Street:** The term “street” shall be used herein to mean improved corridors designated for vehicle use.

**Storm drainage system:** as utilized in this ordinance, refers to the system of inlets, closed conduits, manholes, other appurtenances, and open channels which are designed to collect and convey storm water runoff from and through an area.

**Subdivision:** One of the following:
1. The division of a lot, tract, or parcel of land into two or more lots, plots, sites, or other division of land, for the purpose, whether immediate or future, of sale or lease, or of building development;
2. The dedication, granting or constructing of a road, highway, street, alley, or servitude through a tract of land regardless of area, unless expropriated by a public entity; or
3. The re-subdivision of land heretofore divided or plotted into lots, sites or parcels.

**Vehicle Use Corridor:** An area of land designated for vehicular use not specific to the property on which it is located. A vehicle use corridor may be a public or private servitude or right of way.

(SR09-02, 11/19/09; SR07-01, 1/18/07; DC09-09, 12/17/09)