

PARISH OF ASCENSION

OFFICE OF PLANNING AND DEVELOPMENT

PLANNING DEPARTMENT



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CONSIDERATIONS FOR A DIVISION

This document is intended as a reference for those already familiar with the subdivision requirements and is not a comprehensive summary of the Subdivision Regulations. The Subdivision Regulations document shall prevail in all inquiries regarding these procedures.

Street Requirements (17-4030)

- A major or minor subdivision cannot take place on any street with pavement less than eighteen (18) feet (17-4030-A).
- The arrangement of streets shall conform to the Major Street Plan (17-4030-G); or provide appropriate continuation of, or appropriate projections of streets to the surrounding area (17-4030-H1); or conform to a plan for the neighborhood, as approved by the Planning Commission (17-4030-H2).
- Provisions should be made for an arterial street at intervals of approximately one-half (1/2) mile (17-4030-I). When a subdivision abuts or contains a major therefore, the Planning Commission may require marginal access streets, reverse frontage, deep lots, rear alleys (17-4030-K1); and dedication of additional right-of-way.
- Subdivisions should have more than one exit street, preferably on different streets (17-4030-J).
- Reserve strips are prohibited, unless approved by the Planning Commission (17-4030-L).
- Street signs must be installed by the sub divider (17-4030-M). For private drives, the signs must be blue, and green signs for public streets (17-4030-N).
- All streets must conform to the geometric standards (17-4031) and construction standards (17-4032), as determined by Parish ordinance.

Alley Requirements (17-4035)

- Alleys shall be provided behind all commercial and industrial buildings for access, unless waived by the Planning Commission.
- All alleys must conform to the determined geometric standards (17-4036).

Utility and Drainage Servitude Requirements (17-4037)

- When necessary, and where alleys are not provided, a servitude shall be provided in the rear to accommodate utilities (17-4037-A).
- The Planning Commission or Public Works may require the divider to provide a drainage or sanitary servitude along the property line, when necessary (17-4037-B).
- All servitudes shall conform to the determined geometric standards (17-4038).

Block requirements (17-4039)

- All blocks must conform to the determined geometric standards (17-4040)



PLAT REVIEW SUBMITTAL CHECKLIST (CONT.)

Lot requirements (17-4041)

- The lot, size, width, orientation, setbacks, and frontage shall comply with the zoning requirements in Table B (17-4041-A, C, H).
- Corner lots shall have extra width to allow for setbacks on both streets (17-4041-C).
- Double frontage and reverse frontage lots should be avoided (17-4041-E).
- Side lot lines shall be at right angles, or radial, to street lines (17-4041-F).
- All lot requirements shall conform to the determined geometric standards (17-4042).

Public sites required (17-4043)

- In subdividing property, the developer shall consider dedicating land for schools, parks, playgrounds, and other public sites. The Planning Commission may require these provisions (17-4043-A). Recommended minimum areas are located in 17-4043-C.

Drainage requirements (17-4044)

- All subdivisions shall plan for all drainage. Major Subdivisions shall show the path of drainage to the nearest outfall (17-4044-A). Offsite requirements shall be completed by the divider, as designated by the Parish (40-44-D).
- In Major Subdivisions, a drainage servitude shall be located in the rear of each property, unless a waiver is granted by the Planning Commission (40-44-H).
- In Minor Subdivisions, a drainage servitude shall be located in the rear of each lot, if recommended by the Department of Public Works (4044-).
- No changes to any drainage ditch shall be made, without first obtaining a permit from the Department of Public Works (17-4044-B, E).
- Any stream located on the property shall have a dedicated right-of-way (17-4044-C).
- All opened ditch subdivisions shall remain open subdivisions and not be closed in with pipes (17-4044-J).
- All buildings in FEMA floodzone A or A1-A00 shall be constructed one foot above base flood elevation (17-4044-K).
- All drainage shall conform to the determined construction standards (17-4045).

Sanitary sewage requirements (17-4046)

- All sewer lines, treatment plants, or treatment facilities shall be approved by the Department of Health and Hospitals (17-4046-A). These systems shall be tested in the required manor specified in 17-4046-D.
- Subdivisions developed within the vicinity of an operating sewer system shall connect to said sewer system, if it is adequate to handle the load (17-4046-B).
- In subdivisions larger than eight lots, and smaller than one acre in size, an approved community sewer system shall be constructed (17-4046-C). These systems shall not be closer than 100 feet to a residence, and be enclosed by a six foot fence (17-4046-F)



PLAT REVIEW SUBMITTAL CHECKLIST (CONT.)

Water requirements (17-4047)

- If an approved water system is available, the divider shall tie into this system (17-4047-A). If no system is available, a subdivision of twenty or more lots shall provide an approved system to service each lot.
- All water sources shall be approved by the Department of Health and Hospitals (17-4047-C).
- Water pipes shall be constructed to the standards specified in the ordinance (17-4047-D).

Electrical, and Telephone, and Lighting Services (17-4048)

- All lines shall be located in the utility servitude (17-4048-A).
- In Major Subdivisions, street lights shall be provided (17-4048-B) and can be located on either side of the streets right of way, or in the center median strip of a boulevard (17-4048-C)