

Proposed Subdivision Regulations UDC Updates

Chapter 2 Definitions

Arterial Streets- are primarily intended to carry through traffic with sections of urban areas and are major thoroughfares in rural areas that may be considered major streets in accordance with the Major Street Plan.

Collector Streets- are principle arteries within residential or commercial areas that provide linkage between arterials and local streets which may be considered major streets in accordance with the Major Street Plan.

Major Subdivision- any subdivision of six (6) lots or more and/or any subdivision wherein a private servitude of access or public street is constructed or widened.

Minor Subdivision- any subdivision of five (5) lots or less in which no public or private street is constructed or widened.

Terminating Vistas- a T-intersection in which a building (preferably civic) or monument that stands at the end, or in the middle of a road, so that when one is looking up the street the view ends with the site.

Section 4.102 Mobile Home Parks (will be relocated to Section 5.0)

Mobile home parks shall be built to development standards as set forth below and maintained in accordance with all applicable ordinances.

Mobile Home Parks: Applies to all Districts where permitted. No mobile home park shall be developed in any permitted district until all trailer parks or mobile home parks shall secure approval of the Parish Health Unit on the method of sewage treatment and disposal and on the public water supply, and shall be built in accordance with the following minimum construction standards:

- A. Individual trailer sites may be leased or rented but not subdivided or sold.
- B. A minimum site of three (3) acres is required, with a minimum frontage of 200 feet, on a publicly maintained street or road.
- C. Maximum density is 12 trailer sites per acre.
- D. Minimum improvement requirements for private drives within the trailer park are 23 feet back to back of curb in a 35 foot width between building lines with underground storm drainage and pavement construction of at least six (6) inch soil cement base and 1½ inch of asphaltic concrete surface.
- E. Where only one drive is to be provided, each trailer park shall include an adequate circular turnaround at the rear of the property with a minimum radius of 30 feet for garbage trucks and other vehicles.
- F. Minimum lot size is be 30 foot front by 75 foot depth.
- G. Each trailer site shall have two two-foot wide concrete runners six (6) inches thick for the trailer location and a four (4) inch thick, 10 foot by 26 foot concrete parking pad, to be measured from the back of curb at the front of the site.
- H. If garbage hoppers are to be provided then two (2) shall be provided for each 20 trailer sites with the same type and specifications as apartment developments.
- I. Each trailer site shall be provided with a sanitary sewer connection and each trailer park shall be provided with a collection and treatment system, public water supply, and fire hydrants in compliance with the standards of the Public Health Unit, the State Health Department, and Department of Public Works.
- J. There may be established a separate or optional area for overnight campers which area shall be provided with central public facilities.
- K. Where Mobile Home Parks are established, a solid fence or wall at least 6 feet high shall be provided along all sides and rear property lines.

- L. Side and Rear Yards: Any Mobile Home Park developed under these standards shall provide a 20 foot side and rear yard buffer if it is developed adjacent to a residential district or a recognized residential subdivision.
- M. Prior to the issuance of a permit for a mobile home park the plan of the proposed mobile home park shall be subject to a public hearing held by the Planning Commission, which plans shall be reviewed by Department of Public Works prior to Planning Commission hearing.
- N. Where Mobile Home Parks are established, a recreational area shall be provided at a rate of ten (10) percent of the overall park area, but shall not be required to exceed one (1) acre in size.

Section 4.102 Subdivision Review

These regulations shall officially be known, cited, and referred to as the Subdivision Regulations of the Parish of East Baton Rouge.

A. General Review Criteria

- 1. Not result in undue water, air, or noise pollution.
- 2. Have sufficient water available for its needs.
- 3. Not reasonably burden the parish's present or future water supply or distribution.
- 4. Not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result.
- 5. Not cause unreasonable congestion or unsafe condition with respect to use or highways waterways, railways, and other means of transportation existing or proposed.
- 6. Not cause an unreasonable burden on municipal services.
- 7. Not have an undue adverse effect on the effect on the natural beauty of the area, aesthetics, historic sites or rare or irreplaceable natural areas.
- 8. Not have an undue adverse impact on the parish present or future growth patterns nor on the parish's fiscal ability to accommodate such growth nor on the parish's investment in public services and facilities.
- 9. Be in substantial conformance with the Master Land Use Plan.
- 10. Not have an undue adverse impact on the projected housing needs of the parishes in terms of amount type affordability and locations.
- 11. Not have an undue adverse impact on the projected park and recreational needs of the parish.

B. A proposed subdivision shall not be approved if, despite completion by the subdivider of the specific requirements set out in this section, its development would render the below listed existing municipal services inadequate and overburdened.

- 1. Major street linkages to such proposed subdivision.
- 2. The city water system and/or the city sanitary sewer system.
- 3. The capacities of the city school system to provide educational services.
- 4. The ability of the police and fire department to provide police and fire protection without the necessity of establishing a new station or requiring additional personnel and/or equipment at an existing station.
- 5. Municipal parks, playgrounds, and pedestrian ways and other public facilities.

C. Purposes

These regulations are adopted for the following purposes:

- 1. To protect and provide for the public health, safety, and general welfare of the municipality.

2. To guide the future growth and development in the Parish of East Baton Rouge in accordance with the Master Plan.
3. To provide for adequate light, air, and privacy, to secure from fire, flood, and other danger, and to prevent overcrowding of the land and undue congestion of population.
4. To protect the character and the social and economic stability of all parts of the municipality and to encourage the orderly and beneficial development of the community through appropriate growth management techniques assuring the timing and sequencing of development, promotion of infill development in existing neighborhoods and non-residential areas with adequate public facilities, to assure proper urban form and open space separation of urban areas, to protect environmentally critical areas and areas premature for urban development.
5. To protect and conserve the value of land throughout the parish and the value of buildings and improvements upon the land, and to minimize the conflicts among the uses on land and buildings.
6. To guide public and private policy and action in order to provide adequate and efficient transportation, water, sewerage, schools, parks, playgrounds, recreation, and other public requirements and facilities.
7. To provide the most beneficial relationship between the uses of land and buildings and the circulation of traffic throughout the municipality, having particular regard to the avoidance of congestion in the streets and highways and the pedestrian traffic movements appropriate to the various uses of land and buildings, and to provide for the proper location and width of streets and building lines.
8. To establish reasonable standards of design and procedures for subdivisions in order to further the orderly layout and use of land and to ensure proper legal descriptions and monumenting of subdivided land.
9. To ensure that public facilities and services are available concurrent with development and will have a sufficient capacity to serve the proposed subdivision and that the community will be required to bear no more than its fair share of the cost of providing the facilities and services through requiring the developer to pay fees, furnish land, or establish mitigation measures to ensure that the development provides its fair share of capital facilities needs generated by the development.
10. To prevent the pollution of air, streams, and ponds; to assure the adequacy of drainage facilities; to safeguard the water table, and to encourage the wise use and management of natural resources throughout the municipality in order to preserve the integrity, stability, and beauty of the community and the value of the land.
11. To preserve the natural beauty and topography of the municipality and to ensure appropriate development with regard to these natural features.
12. To provide for open spaces through the most efficient design and layout of the land, including the use of average density in providing for minimum width and area of lots, while preserving the density of development as established in the zoning ordinance of the Parish of East Baton Rouge.

Section 4.103 Procedures

- A. Conference with Planning Commission staff. The subdivider or applicant shall present two (2) blackline check prints of the proposal to the staff at a pre-application conference. The staff will inform the applicant of procedures and required items necessary to complete the application package and review Preliminary Plat Checklist items.
- B. Preliminary plan. After a conference with the Planning Commission staff, the subdivider shall submit the required application package to the Secretary of the Planning Commission, who will check the preliminary plan for compliance with the geometric standards and the preliminary plan requirements. Before the Planning Commission approves a request to subdivide ~~or resubdivide~~ property, there should be accurate and complete information submitted by the applicant to the Office of the Planning Commission of which the Planning Commission will assure that the proposed subdivision ~~and/or resubdivision~~ meets all the requirements of the Unified Development Code.

The Planning Commission staff shall review all subdivision requests and the Department of Public Works shall review all major and minor subdivision requests. The Planning Director or his designee shall sign and approve all minor subdivisions with the exception of those with waivers which must be first be approved by the Planning Commission and Metropolitan Council prior to signature.

The Subdivision Review Committee shall review all major subdivisions and minor subdivisions with waivers.

Following such review, the Subdivision Review Committee shall make recommendations to the Planning Commission relating to all such requests.

C. Planning Commission Public Hearing. The City-Parish Planning Commission shall hold a public hearing on all major subdivisions and minor subdivisions with waivers. Following the Subdivision Review Committee ~~meeting~~ review, the subdivision must be considered at the monthly Planning Commission meeting.

1. Notice of the time and place of the public hearing shall be mailed by certified mail to the owner/subdivider and all abutting property owners. The public hearing shall also be advertised in the official journal. The subdivider shall be present at ~~the Subdivision Review Committee~~ and the public hearing to explain the proposal and answer questions.
2. If the Planning Commission grants preliminary plan approval, five (5) blackline copies will be marked-up with notations, stipulations and/or changes, signed by the Director of the Planning Commission or his designee and distributed to: the Director of Public Works, the Chief Engineer of the Department of Public Works, the Parish Health Unit - Chief Sanitarian, the developer's engineer, and the case file in the office of the Planning Commission. Any conditions or requirements not previously stated will be made known to the developer at this time.
3. Any changes made by the owner/subdivider subsequent to approval of the preliminary plat shall be reviewed by the Planning Director and his staff. If the change suggested by the owner/subdivider is determined by the Planning Director and his staff to be 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 Planning Director and his staff determine that the suggested change is not substantial in nature, then approval will be granted immediately. Changes of substantial nature are defined as follows:
 - (a) A increase in the number of lots by more than ten (10) percent of the originally approved plat.
 - (b) Redesign of the subdivision or any portion thereof which would change the street pattern or overall layout of the previously approved plat.
 - (c) Relocation or addition of any sewerage treatment facility, except as mandated by an agency with the legal authority to govern the change, only after review before the Capital Improvements Committee of the Metropolitan Council.

Upon approval by the Planning Commission, the ~~Secretary~~ Planning Director or his designee will return to the subdivider an approved copy of the preliminary plan.

If the subdivider fails to proceed with the steps required in subsections (D) through (F) below within six (6) months from the date of preliminary approval, the Planning Commission reserves the right to cancel its preliminary approval.

The Preliminary Plat approval shall initially be valid for a period of two (2) years from the date of approval. Upon approval of the construction drawings and specifications, the Preliminary Plat approval shall automatically be extended for an additional six (6) months upon written request to the Planning Commission by the developer. Such written request shall be made thirty (30) days prior to the expiration of the original two (2) years approval period. Unless extended, failure to submit the Final Plat for signature and recording within two (2) years of approval of the Preliminary Plat shall require resubmission of an application, public hearing, and fees for the Preliminary Plat to the Planning Commission for approval. Private servitudes of access and sewer improvements for minor subdivisions shall be constructed within two (2) years.

If no street, drainage, or sewer improvements are required for a site or tract development the preliminary plan may be approved as the final plat; otherwise procedure is the same as for a subdivision.

- D. Final plat and construction plans. The subdivider or his engineer shall confer with the Department of Public Works and the Parish Health Unit to determine the standards and specifications, which shall govern proposed improvements. After preliminary approval of the geometric layout has been granted by the Planning Commission, the developer shall submit complete construction plans for the first or initial development of the area given preliminary approval together with a complete and accurate contour map using mean sea level datum to the Department of Public Works for their review and approval. The construction plan shall include the complete design of the sanitary sewerage system, storm drainage system and the street name system, which shall include street names approved by the Planning Commission, for the entire area to be subdivided. It shall be recognized as a principle that the sanitary sewerage and storm facilities cannot be properly designed on a piece-meal basis, and that the entire area shall be studied and worked out as a unit giving due consideration to the problems which may be created by the subdivision of adjacent lands, especially as pertains to drainage. The subdivider shall do no construction work until his completed construction plans have been approved by the Department of Public Works, and a reasonable time must be allocated for the proper study of the plans submitted. After the construction plans have been approved, the subdivider and his engineer shall proceed with the preparation of the final plat. The subdivider shall not sell or lease any lots in the subdivision until the final plat has been approved. Typical sections, as published by the Department of Public Works showing the reservation of spaces for all utilities, shall be included in the subdivision construction plans. Copies of storm sewerage layouts and sanitary sewerage layouts shall be submitted by the developer's engineer to the various utility companies involved prior to approval of the plans by the Department of Public Works.
- E. Distribution of final plat and construction plan for checking. When the final plat and construction plans are complete, the subdivider shall distribute black-and-white check prints as follows:
1. Two (2) copies of the Final Plat to the ~~Secretary~~ Planning Director or designee of the Planning Commission;
 2. Two (2) copies of the final plat and one (1) set of construction plans to the Department of Public Works;
 3. One (1) copy of the final plat and two (2) copies of the sewer construction plan to the Director of the Parish Health Unit.
- F. Approval of construction plans. After construction plans have been approved by the Department of Public Works and sewer construction plans have been approved by the Department of Public Health and the Health Unit, the Secretary of the Planning Commission shall be notified of such approval in writing. Final approval of construction plans shall be valid for a period of six (6) months from date of approval. The Department of Public Works shall cancel and revoke approval in writing of all construction plans under which no work is commenced within six (6) months, and new construction plans conforming to the regulations then in effect must be submitted and approved, before construction of any improvements. When construction plans have been approved the developer shall apply for inclusion in the consolidated garbage district and consolidated road-lighting district.
- G. Construction of improvements. After construction plans have been approved by the Department of Public Works, and prints filed with the director, the subdivider may construct the required improvements. The Director of Public Works shall be notified in advance of the date that such construction shall begin. Construction shall be performed under the supervision of the Department of Public Works, and shall at all times be subject to inspection by that department. However, this in no way shall relieve the subdivider and his engineer of close field supervision and final compliance with approved plans and specification.

Field inspection shall be performed by the Department of Public Works together with the developer's consulting engineer and the testing laboratory.

1. The Department of Public Works shall be responsible for the following:
 - (a) The Department of Public Works shall hire and supervise the work of independent engineering firms and/or testing laboratories that will verify the quality of the work being performed for the developer's contractor, consulting engineer, and testing laboratory. The fee, or the portion of the fee, for this work shall be paid from the fee schedule established by the Metropolitan Council.

- (b) The Department of Public Works shall do general inspection of the following:
 - (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 installation;
 - (12) Manufacture and installation of all drainage and sanitary sewer pipe.
- (c) The Department of Public Works shall be in charge of intermediate site inspection and approval of the following:
 - (1) Sub-base: Check integrity with developer's consulting engineer and representative of the testing laboratory.
 - (2) Sanitary sewer treatment facilities: Be on call when inspections needed.
- (d) The Department of Public Works shall check the visual appearance of curbs and medians, street pavements and sidewalks; notifying the developer's consulting engineer of any poor workmanship.
- (e) The Department of Public Works shall conduct the final inspection of all improvements with representatives of the consulting engineer, the contractor, the utility company, and the testing laboratory.

2. The developer's consulting engineer shall be responsible for the following:

- (a) The consulting engineer shall provide a survey party for the stakeout of lines and grades to complete the work.
- (b) The consulting engineer shall inspect the laying of the sanitary sewer line and the storm drainage, including the preparation of "as built" wye record. (The testing laboratory may perform this.)
- (c) The consulting engineer shall perform the inspection of the same items covered under subsection (G)(1) b above.
- (d) The consulting engineer shall request intermediate site inspections by the Department of Public Works.

3. The 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.
- (c) There shall be a resident inspector of the testing laboratory to inspect the street pavements including asphalt.
- (d) A representative of the testing laboratory shall be present at the concrete and/or asphalt plants to inspect preparation of these materials.
- (e) A representative of the testing laboratory shall attend intermediate site inspections when called upon.
- (f) A representative of the testing laboratory shall attend the final inspection.
- (g) The testing laboratory shall furnish reports to the Department of Public Works, the developer's consulting engineer, and the contractor on items (a) through (e) above.

- (h) The testing laboratory shall inspect the laying of the sanitary sewer lines and storm drainage if the developer's consulting engineer does not perform this function.
- (i) All concrete, metal, clay, plastic, or other acceptable pipe shall be stamped as approved by the testing laboratory prior to delivery to the job site.

If the above procedure is not followed, the Department of Public Works has the authority to close down the job after written notice to the developer and the consulting engineer.

- H. Acceptance of improvements. When construction is complete, in accordance with the approved plans and specifications, and complies with the provisions of these regulations, the subdivider, through his engineer, shall certify that all work has been completed and request final inspection so that he may obtain written final approval and acceptance from the Department of Public Works and submit such written approval to the Secretary of the Planning Commission. For a period of twelve (12) months after 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 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 twelve (12) months. The subdivider shall file with the Department of Public Works a maintenance agreement and surety bond securing to the Metropolitan Council the satisfactory performance of this work for a period of one (1) year from the date of such bond. The amount of the bond shall be ten (10) percent of the cost of the improvements as determined by the Department of Public Works, and the Parish Attorney shall approve the form of the bond. The bond shall be subject to cancellation only upon the written approval of the Director of Public Works.
- I. Approval of final plat. Upon completion and acceptance of improvements the Secretary of the Planning Commission and the Department of Public Works shall check the final plat for conformity with the preliminary plans and for compliance with Section 4.6. The Secretary of the Planning Commission shall then indicate such approval by his signature on the plat.
- J. Filing and distribution of final plat. The subdivider shall have a total of thirteen (13) blackline prints of the approved final plat. Two (2) prints will be recorded with the Clerk of Court; one (1) print to remain at the Clerk of Court and one (1) will be forwarded to the Secretary of the Planning Commission. The subdivider shall furnish the Secretary of the Planning Commission with the one (1) recorded blackline print and the eleven (11) blackline prints and an electronic CAD version by email within 2 days of approval to be distributed as follows:

One (1) certified copy for the files of the Planning Commission; two (2) copies for the Office of the Clerk and Recorder; one (1) copy for the Parish Health Unit; two (2) copies for the Director of the Department of Public Works; and, one (1) copy for the Building, one (1) copy for the State Department of Highways, and one (1) copy for each company providing water, power, gas and telephone services.
- K. Exceptions. The following exceptions to certain provisions of this section are permissible:
 - 1. Bond in lieu of immediate construction. In lieu of immediate construction of improvements as required in subsection (G) above, the subdivider may file with the Planning Commission an agreement and bond securing to the Metropolitan Council the actual satisfactory construction of proposed improvements within a period of not more than two (2) years from the date of such agreement and bond. The Director of the Department of Public Works shall approve the amount of the bond, and the Parish Attorney shall approve the form of the bond. The bond may be canceled only upon written approval of the Director of the Department of Public Works.
 - 2. Subdivision of portion of a tract. The owner or developer shall prepare a preliminary plan for the entire tract and then may submit a final plat for only a portion of the tract. No construction shall be started until construction plans for the entire area covered by the final plat have been approved. Improvements must be installed for all of that area for which a final plat is submitted and the owner may sell, lease, or offer for sale or lease only those lots in the improved portion of the property.

In such cases of partial development of a subdivision, the street system, drainage system, trunk sewers, and sewage treatment plants shall be designed

and built in such a manner as to be easily expanded or extended to serve the entire area.

Section 4.104 Requirements for Improvements, Reservations and Design

A. General Improvements.

1. Conformance to Applicable Rules and Regulations. In addition to the requirements established in these regulations, all subdivision plats shall comply with the following laws, rules, and regulations:
 - a. All applicable statutory provisions.
 - b. The East Baton Rouge Parish zoning ordinance, building and housing codes, and all other applicable laws of the Parish of East Baton Rouge.
 - c. The Master Plan and Capital Improvements Program of the Parish of East Baton Rouge, including all streets, drainage systems, and parks shown on the 2010 Land Use Plan and Major Street Plan as adopted.
 - d. The special requirements of these regulations and any rules of the Parish Health Unit.
 - e. The rules of the State Highway Department if the subdivision or any lot contained therein abuts a state highway or connecting street.
 - f. All pertinent standards contained within the planning guides published by the Planning Commission or Metropolitan Council.
 - g. Plat approval may be withheld if a subdivision is not in conformity with the above laws, regulations, guidelines, and policies as well as the purposes of these regulations established in Section 4.102 C of these regulations.
2. Adequate Public Facilities

No preliminary plat shall be approved unless the Planning Commission determines that public facilities will be adequate to support and service the area of the proposed subdivision. The application shall, at the request of the Planning Commission, submit sufficient information and data on the proposed subdivision to demonstrate the expected impact on and use of public facilities by possible uses of said subdivision. Public facilities and services to be examined for adequacy will include roads and public transportation facilities, sewerage, and water service, schools, police stations, fire houses, and health clinics.

- a. The applicant for a preliminary plat must, at the request of the Planning Commission, submit sufficient information and data on the proposed subdivision to demonstrate the expected impact on and use of public facilities and services by possible uses of said subdivision.
- b. Master Plan Consistency Required. Proposed public improvements shall conform to and be properly related to the Master Plan and all applicable capital improvement plans.
- c. Water. All habitable buildings and buildable lots shall be connected to a public water system capable of supplying water for health and emergency purposes, including adequate fire protection and shall comply with requirements of Chapter 14 of the Unified Development Code.
- d. Sanitary Sewer. All habitable buildings and buildable lots shall be served by an approved means of wastewater collection and treatment as required by Chapter 14 of the Unified Development Code.
- e. Stormwater Management. Drainage improvements shall accommodate potential runoff from the entire upstream drainage area and shall be designed to prevent increases in downstream flooding. The Parish of Baton Rouge may require the use of control methods such as retention of detention, and /or the construction of offsite drainage improvements to mitigate the impacts of the proposed developments. Best

Management Practices shall be implemented to address three (3) elements: flow control, pollutant removal and pollutant source reduction. The applicant shall meet the requirements of Chapter 15 of this Unified Development Code.

- f. Roads. Proposed roads shall provide a safe, convenient, and functional system for vehicular, pedestrian, and bicycle circulation; shall be properly related to the Major Street plan; and shall be appropriate for the particular traffic characteristics of each proposed development and shall meet the requirements of Chapter 13 of the Unified Development Code.
- g. Extension Policies. All public improvements and required easements shall be extended through the parcel on which new development is proposed. Streets, water lines, wastewater systems, drainage facilities electric lines, and telecommunications lines shall be constructed through new development to promote the logical extension of public infrastructure. The Parish of East Baton Rouge may require the applicant of a subdivision to extend offsite improvements to reach the subdivision or oversize required public facilities to serve anticipated future development as a condition of plat approval

3. Character of the Land and Development

Land that the Planning Commission finds to be unsuitable for subdivision or development due to flooding, improper drainage, adverse earth formations or topography, utility easements, or other features that will reasonably be harmful to the safety, health, and general welfare of the present or future inhabitants of the subdivision and/or its surrounding areas, shall not be subdivided or developed unless adequate methods are formulated by the developer and approved by the Planning Commission, upon recommendation of the Department of Public Works, to solve the problems created by the unsuitable land conditions.

The subdivider or tract developer or his representative shall confer with the Planning Commission staff regarding the type and character of development that will be permitted in the subdivision and discuss with the Planning Commission staff the minimum restrictions to be placed upon the property to prevent the construction of substandard buildings, to control the type of structures, or the use of the lots which, unless so controlled, would clearly depreciate the character and value of the proposed subdivision or site or tract development and other adjacent property. Deed restrictions or covenants shall be submitted to provide for the proper protection and maintenance of the development; provided, however, that such deed restrictions or covenants shall not contain reversionary clauses wherein any lot shall return to the subdivider because of a violation thereon of the terms of the restrictions or covenants. The Parish of East Baton Rouge does not enforce private deed restrictions. A copy of such restrictions shall accompany the plat for final approval.

4. Lot Improvements

- a. Lot Arrangement. The lot arrangement shall be such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits to build on all lots in compliance with the Zoning Ordinance and Health Regulations of East Baton Rouge Parish.
- b. Lot Dimensions. Lot dimensions shall comply with the minimum standards of the Zoning Ordinance and comply with Appendix F of the Unified Development Code and the yard regulations of Chapter 11.
- c. Lot Zoning. All property currently zoned C1 (Light Commercial), LC-1 (Light Commercial One), LC-2 (Light Commercial Two), LC-3 (Light Commercial Three), HC-1 (Heavy Commercial One), HC-2 (Heavy Commercial Two), and C2 (Heavy Commercial) shall be rezoned to the most restrictive residential zoning classification that accommodates the proposed lot sizes indicated on the submitted subdivision plat. An application to rezone the subject property and a preliminary plat application may be done simultaneously.
- d. Lot Orientation. The lot line common to the street or servitude of access right-of-way shall be the front line or frontage. Lots may be rear loaded and front common green open space. All side lines of lots shall be at right angles to straight street lines or radial to curved street lines, unless, a variation to this rule will give a better street and lot plan. Corner lots shall have extra width of a least twenty (20) percent to permit establishment of greater building lines on the side of the lots adjoining

the side street. Lots on major street intersections and at all acute angle intersections, which in the opinion of the Planning Commission are likely to be dangerous to the traffic movement, shall have a radius of twenty (20) feet at the street corner. 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.

- e. Site or tract developments, as defined above, are subject to lot development standards where applicable.
- f. On lots or tracts with access to the Wastewater Suburban Transportation Network as determined by the Department of Public Works, the minimum width of lots and minimum area shall conform with the Unified Development Code.
- g. On lots or tracts without access to the Wastewater Suburban Transportation Network as determined by the Department of Public Works, the minimum lot width area and/or depth shall be as follows:
 - (1) Subdivisions ~~or resubdivisions~~ having five (5) lots or less with the minimum width or frontage of at least one hundred (100) feet and minimum area of twenty-two thousand five hundred (22,500) square feet with approved sewage disposal system drainage to suitable and ditches as provided in Section 15.2.
 - (2) Subdivisions ~~or resubdivisions~~ having between five (5) and fifty (50) lots with a minimum width or frontage of two hundred fifty (250) feet and minimum depth of three hundred (300) feet may have effluent from an approved sewage disposal system draining to open ditches as provided under Section 15.2, but such lots may not be resubdivided until sanitary sewer lines and treatment facilities are installed.
 - (3) All other subdivisions shall have lots meeting the width and area requirements of the Unified Development Code and shall have community sanitary sewage treatment facilities.

5. Access to Lots

Driveways or curb-cuts shall be approved by the Planning Commission staff and Department of Public Works in proposed subdivision by the following criteria:

- a. Three or more driveways from an arterial or collector shall not be permitted for a single site unless authorized by Traffic Engineering Division of the Department of Public Works.
- b. Shared access shall be required whenever possible.
- c. Access to residential lots with frontage on two or more roadways shall be limited to one (1) access from the lower functional roadway.
- d. Access to nonresidential lots with frontage on two or more roadways shall be limited to one access point per roadway.

6. Blocks

- a. No blocks shall be longer than one thousand five hundred (1,500) feet between intersecting street centerlines. For blocks over seven hundred fifty (750) feet in length the Planning Commission shall require a paved crosswalk near the center of the block with a minimum right-of-way width of ten (10) feet where the nearest portion of the block is within one thousand five hundred (1,500) feet of an existing school, playground, shopping center, transportation, and other community facilities to provide essential circulation or access.
- b. Where it is desired to subdivide a tract of land which because of its size or location does not permit an alignment directly related to a normal street arrangement, there may be established one or more "places." Such a "place" may be in the form of a court, a street with a cul-de-sac, or other arrangement provided, however, that proper access shall be given to all lots from a dedicated street or court. A turning circle or a "T-turnaround" as described in Section 13.2(d), of this section, 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 the width of two (2) abutting lots.

- c. Development of sites or tracts is subject to the block length standards and alignment of streets or drives in relation to adjacent streets.

7. Roads

a. General Requirements

- (1) Frontage on Improved Roads. No subdivision shall be approved unless the area to be subdivided shall have frontage on and an existing, proposed street or approved private servitude of access.
- (2) No lots may be subdivided on private streets or roads or on unimproved right-of-way unless such roads are first improved to Unified Development Code standards in Chapter 13.

b. Location of new streets in relation and proposed streets

- (1) The arrangement of new streets in new subdivisions and in new site or tract developments shall make provision for the continuation of the principal existing streets in adjoining areas in so far as it may be deemed necessary by the Planning Commission for public requirements. Streets shall be extended to the boundary of the subdivision to provide access to undeveloped areas for future use and public safety. The street and alley arrangements must also be such as to cause no hardship to owners of adjoining property when they plat their own land and seek to provide for convenient access. In general, provisions should be made for through streets at intervals of approximately one-half (½) mile or less and offset streets avoided. In cases where the subdivision includes or adjoins an existing street of less width than the minimum widths established, herein, and the Department of Public Works determines that the subdivision creates a need for additional right-of-way, the Planning Commission may require the dedication of sufficient right-of-way width to conform to the standards set forth in Section 13.
- (2) Rectilinear street layouts are generally preferred with occasional diagonal elements to enhance visual interest although curvilinear layouts shall be acceptable when designed to interconnect and to produce terminal vistas of protected open space or prominent structures.
- (3) Streets shall be interconnected as far as practicable and they may also be supplemented with back lanes or alleys.
- (4) Streets shall be located and oriented to take advantage of views of open space and common areas.

c. Street Trees

- (1) Street trees shall be planted between the curb an abutting property line. The number of required street trees shall be calculated at the rate of 24-inch box tree for every 40 feet in the Rural Zoning Districts and 30 feet in other zoning districts except for CW-1, 2, 3 and M1 and M2.
- (2) The coordinated planting of deciduous shade trees 2" to 2.5" in diameter measured at chest height when planted shall be located on both sides of each street but not including rear access lanes or alleys.

8. Utilities

Certain locations within the street right-of-way and servitudes shall be designated for the construction of subsurface drainage, sanitary sewers, and public facilities to minimize conflicts and facilitate the construction, maintenance, and operation of these various facilities in accordance with typical

sections as published by the Department of Public Works showing space allocations for utilities in new subdivision development. The subdivider shall make arrangements with each of the utility companies for the installation of all new underground facilities relocation to an underground position of existing facilities within the boundaries of the subdivision or within public rights of way. The subdivider shall conform to the requirements set forth in Chapter 14.

9. Recreational Facilities and Open Space

- 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 so as to conform to the recommendations of the Planning Commission in its adopted master plan or portion thereof of the city-parish. Areas to be dedicated or reserved for schools, parks, and playgrounds should be indicated on the preliminary plan 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. In general, whenever the proposed subdivision contains twenty (20) acres or includes more than one hundred (100) lots, consideration shall be given to the reservation or dedication of a suitable area for school and recreation purposes.
- b. For parks and playgrounds, five (5) acres should be provided for each one hundred (100) lots in the proposed subdivision or each four hundred (400) units in a multi-dwelling development with the location to be mutually agreed upon by the developer, the East Baton Rouge Parish Recreation, and Parks Commission (BREC) and the Planning Commission. This should be adjacent to or combined with the school site whenever possible.
- c. For school sites, every subdivision or group of subdivisions with two hundred (200) lots or more should be provided with a basic site of seven (7) acres plus an additional acre for each additional one hundred (100) lots in the proposed subdivision or in the vicinity. Location and confirmation of the school site shall be mutually agreed upon by the East Baton Rouge Parish School Board, the Planning Commission, the developers, and also BREC where school and park sites are to be jointly used or designated. Agreement shall also be made on the method of acquisition and development to provide for acquisition on an acreage basis rather than as developed lots.
- d. All residential subdivisions greater than five (5) acres or consisting of more than 30 lots shall be required to provide open space. Open space shall be a minimum of 15 percent of the land. Open space shall directly abut or face at least 1/4 of the lots.
- e. Subdivisions exceeding five (5) acres consisting of 30 lots require at least 10% of the land area reserved for parks or playgrounds.
- f. Development of lands shall be required where applicable to link existing parks, open space and recreational facilities by street, sidewalks, bicycle paths, or other acceptable alternatives as approved by the Planning Commission staff and East Baton Rouge Parish School Board Parish Recreation and Parks Commission (BREC).
- g. Major Subdivision consisting of 6 lots or more in the Rural zoning district shall contain three (3) trees for each residential lot. Existing, undisturbed trees which are approved by the Department of Landscape and Forestry shall be considered in meeting this standard.

10. Buffer Yards

- a) All proposed major subdivisions that are developed at a density of 5.8 units to 7.3 units per acre in the Rural and/or Residential Estate Agriculture Zoning Districts that abut a major arterial shall provide a 20 foot landscape buffer between the rear yard line and the major arterial right of way with evergreen trees. Existing trees may be applied as credit if approved by the Department of Landscape and Forestry.
- b) Where a subdivision backs up to a major or collector street or adjacent to public rights of ways or flood control channels, railroads, freeways expressways, major streets and other streets where necessary or desirable for the protection of public health, safety, and welfare a

minimum 12' feet of landscaping servitude between the subdivision and the back of curb (exclusive of sidewalks) shall be provided with a perimeter fence.

Section 4.2 **Preliminary Plans**

All plans for the subdivision of land into more than five (5) lots or for the layout and development of a site or tract here in above described shall conform with preliminary plan, the requirements of the laws of the state governing surveying, platting and subdivision of land, and to the Unified Development Code as contained herein and all other applicable ordinances of the City-Parish and all amendments thereto.

- A. Preliminary plan. The purpose of the preliminary plan is to show graphically all facts needed to enable the Planning Commission, the Department of Public Works, and other City-Parish agencies, including the Parish School Board, Recreation and Park Commission, and the City Health Unit, 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 plan before it can be tentatively approved. Approval of a preliminary plan is a tentative approval only and does not constitute the approval of a recorded plat. The preliminary plan shall be drawn to a scale of one (1) inch equals one hundred (100) feet or less. If the subdivision contains more than one hundred sixty (160) acres, the preliminary plan may be drawn to a scale of one (1) inch equals two hundred (200) feet.
- B. Composition of the preliminary plan. The following items normally will be required to be shown on the preliminary plat:
 1. Title. The title under which the proposed subdivision is to be recorded; the location of the property 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. The Title should read: "Preliminary Plat of," "Subdivision Name," "the legal description and township and range."
 2. Boundary Lines and Existing Improvements.
 - a. Boundaries of the subdivision location; width and names of streets adjoining the subdivision; section and township lines; indication of incorporated areas, sewer districts, zoning district classification and boundaries, school districts and other legally established districts; all watercourses, drainage ditches, wooded areas, and other features within the area to be subdivided as well as the same facts regarding adjacent property.
 - b. All property affected must be platted; i.e., when a lot is removed from a property, both the lot and the remainder must be designated as lots and dimensions given.
 - c. All dimensions, bearings and corner markers must be shown on the plat
 3. When subdividing lots of record, lots must be redesignated. For example, if Lot one (1) was divided into lots, the resulting new lots would become 1-A and 1-B, or Lot X-1 and X-2.
 4. Abutting Property. The names of all abutting subdivisions, and the names and recorded owners of abutting tracts of unsubdivided land.
 5. Features of Proposed Subdivision.
 - a. 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. The lots shall not encroach on major drainage servitudes or rights-of-way and all such servitudes or rights-of-way shall be excluded from lot area.
 - b. Existing buildings must be shown.
 - c. Existing ditched, drains or canals must be shown. Check with the engineering division of the Department of Public Works for right-of-way requirements.

6. Sewers, Water Lines, and Drainage Ditches.
 - a. Existing drainage ditches, sanitary and storm sewers, water mains, culverts, and other underground structures within the tract or immediately adjacent; statement of proposed plans for drainage and sewage disposal, including location of proposed culverts and bridges and contours from USGS Quadrangle Maps or better.
 - b. All subdivisions of five (5) lots or less will show existing sewer lines and wyes. If the lot is to be subdivided and has only one (1) existing sewer wye, then an additional wye must be installed to serve the additional lot. If no wye exists, then two (2) wyes must be installed to serve both lots. The cost of the installation must be borne by the property owner or subdivider.
 - c. If the property is outside the wastewater suburban transportation network and has no connection to sanitary sewer line, the sewer note is required with a place for the owner to sign.
 - d. If the property is located outside the wastewater suburban transportation network and no sanitary sewer facilities are available, no more than fifty (50) lots may be approved. This requires that the Chief Sanitarian of the Parish Health Unit certification on the plat that he is approving the proposed method of disposal for fifty (50) or less lots. If the subdivider desires to develop more than fifty (50) lots, he must provide community sanitary sewage treatment facilities.
 - e. If the property is located within the wastewater suburban transportation network, the subdivider must provide connection to the sanitary sewer facilities at his expense. If he desires to obtain approval prior to construction of such connection, he may deposit with the Planning Commission a cashier's check or certified check in the amount of construction as set by the Department of Public Works accompanied by a special form letter. After the construction is completed and the Department of Public Works has notified the Planning Commission that they have accepted the installation for maintenance, the office of the Planning Commission will notify the Finance Director that he may refund the subdivider's deposit.
7. Public Utilities. The location of all existing and proposed servitudes and existing and proposed public utilities including storm and sanitary sewers, water, gas and power lines.
8. Streets.
 - a. Statement of proposed street improvements. In order for the Planning Commission and the Department of Public Works to determine whether proposed subdivision streets would be subject to flooding to a depth of more than one foot, and whether developments of a subdivision shall be permitted, the inundation level of record, the one hundred (100) year flood level and the design water surface shall be shown on the preliminary and final plat, meeting the applicable requirements of the specified ordinances as they relate to drainage matters. All existing streets' names and right-of-way widths must be shown.
 - b. No lots may be subdivided on private streets or roads or on unimproved right-of-way unless such roads are first improved to Unified Development Code standards.
9. Special Use Areas. Location and size of proposed parks, playgrounds, church or school sites, or other special uses of land.
10. North Point, Scale, and Date.
11. Vicinity Map. A key or vicinity map with a North arrow at two thousand (2,000) foot scale for subdivisions of more than twenty (20) lots, or at five hundred (500) foot scale for subdivisions of less than twenty (20) lots, showing existing streets, roads, drainage channels within at least one thousand (1,000) feet from the boundaries of the property being subdivided.
12. Flood Elevation Data. The preliminary plat showing the subdivision of property shall include the record inundation, the FEMA flood zone(s) and the FIRM Base Flood Elevation(s), all of which shall be provided by the engineering division of

the Department of Public Works. Where the area subdivided lies at or below the record inundation level, or the FIRM Base Flood Elevation, whichever is greater, that area shall be shaded with approved drafting type shading. Shading by pencil is not acceptable. The foregoing information shall also be set forth in a separate box in the general notes.

13. All public servitudes and all private servitudes intended for public use must be dedicated by the owner. This requires dedication notes and a place for owner's signature. This excludes the dedication of major street right-of-way as indicated on the Major Street Plan; however, a major street building setback will be required.
14. Drainage Impact Study.
 - (a) The Director of the Department of Public Works shall prior to any alteration or relocation of any watercourse, notify adjacent communities and the state coordinating office of such alteration or relocation and submit copies of such notice to the Federal Insurance Administrator.
 - (b) No development of land shall be allowed which would have the effect of reducing the flood carrying capacity within any altered or relocated part of any watercourse.

* A drainage impact study shall be submitted in accordance with Ordinance #9836. See Section 15.2 UDC

Section 4.3 Information required for construction plan

- A. All designs shall be made in accordance with design standards of the Department of Public Works and a copy of complete design data shall be submitted for permanent record.
- B. The basic requirements of plans for street and drainage improvements are as follows:
 1. Contour map of the area comprising the subdivision and sufficient additional area to include all watersheds, which might be a factor in the design of the storm sewer system;
 2. Layout plans of storm sewer system and/or ditch drainage system including culvert locations;
 3. Layout plan of sanitary sewer system if it is to be built;
 4. Plan and profile of all streets, including the following:
 - (a) Profile along the centerline and each property line;
 - (b) Proposed curb grade;
 - (c) Grade of storm sewers and/or ditch drainage system;
 - (d) Grade of sanitary sewers;
 - (e) Design details of streets and sewerage improvements.
 - (f) All streets and private servitudes of access shall be named from the list approved by the Office of the Planning Commission.

Section 4.4 Final Plats

The final plat shall be drawn in ink to a scale of one (1) inch equals one hundred (100) feet on tracing cloth or polyester base film, in one (1) or more sheets whose dimensions are twenty-four (24) inches by thirty-six (36) inches. For subdivisions without improvements, and for subdivisions of five (5) lots or less, sheet size shall be eight and one-half (8½) inches by eleven (11) inches or multiples thereof. Where the subdivision area is of unusual size or shape, the Planning Commission may permit a variation in the scale or size of the final plat. If more than two (2) sheets are required an index of the same dimensions shall be filed showing the entire subdivision on one (1) sheet.

- A. All information required in Section 4.5 for the preliminary plan and, in addition, specific information listed below shall be required on the final plat:
 1. Name of subdivision;

2. Name, address, and signature of the subdivider;
3. North point, scale, and date;
4. The outer boundary lines with accurate distances, angles, or true bearings if available, the exact location and width of all recorded streets and ways intersecting the boundaries of the tract being divided;
5. Distances and angles, or true bearings if available, to the established street lines or official monuments, which shall be accurately described on the plat; municipal, range, township, parish and section lines accurately tied to the lines of the subdivision by distances and angles, or true bearings, if available;
6. Streets, alleys, ways and private servitudes of access, together with their widths and names from the list approved by the Office of the Planning Commission;
7. All curve data, the lengths of all arcs, radii, internal angles, points of curvature, and lengths and bearings of tangents;
8. All dimensions, both linear and angular, necessary for determining the exact boundary of all lots in the subdivision; all angles must either be given directly or indicated by the bearings shown; where any lot line is curved, the significant elements of the curve, such as the arc length and the subtending central angle, bearing and dimensions of side lot lines and where a curve is involved an indication if it is a radial line and any and all mathematical information and data necessary to locate all interior and exterior boundary lines of any lot;
9. Every plat shall show a note giving reference to the basis of the bearing, i.e., "Bearings shown refer to true 'North' or "Bearings shown refer to Grid North as established for the Louisiana Plane Coordinate System by the U.S.C. & G.S." or "Bearings shown refer to assumed North based on a bearing of S 10°30' 10" W used for the center line of State Highway 100," or "Bearings shown refer to the map (or deed) call N 30°E for the easterly line of the Smith Tract," etc. In all cases the bearings used shall be referenced to some well-established line;
10. All block indications, if any, lot numbers; number or letter shall designate all individual areas, and lots in new subdivisions shall be numbered consecutively. No tract or portion of land shall be indicated as "Reserved";
11. Benchmarks: The accurate location, material type and description of all permanent vertical control monuments (benchmarks) shall be designated by a permanent vertical control monuments based on datum established by the engineering division of the Department of Public Works. Approved City-Parish permanent vertical control monuments or subdivision monuments referenced to the official City-Parish permanent vertical control system shall be shown on the final plat and reference to this final plat shall be used to set all lowest floor elevations of residential, non-residential and manufactured home structures to meet the requirements of Sections 16.852(5).
12. 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 or sale for public use and of all property that may be designated by deed and covenants for the common use of the property owners in the subdivision, along with a statement for responsibility for maintenance;
13. Description of the tract being subdivided;
14. Statement of dedication: The following statement signed by the owner: The streets and rights-of-way shown hereon, if not previously dedicated are hereby dedicated to the perpetual use of the public for proper purposes. All areas shown as servitudes are granted to the public for use of utilities, drainage, sewage removal or other proper purpose for the general use of the public. 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 servitude or right-of-way so as to prevent or unreasonably interfere with any purpose for which the servitude or right-of-way is granted. Where a sewage treatment plant or oxidation pond is to be provided by the developer, the area to be used for this purpose shall be dedicated by the owner as a servitude for that purpose only, and shall be separate from any other lot or building site;
15. Statement regarding sewage disposal: Statement signed by the owner and/or subdivider to the effect that, outside the Wastewater suburban transportation network, no person shall provide or install a method of sewage disposal, except connection to an approved sanitary sewer system, until the method of sewage treatment and disposal has been approved by the Health Unit;

DEDICATION

THE STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. 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 SERVITUDE OR RIGHT-OF-WAY SO AS TO PREVENT OR UNREASONABLE BY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED.

SEWAGE DISPOSAL

NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE HEALTH UNIT OF EAST BATON ROUGE PARISH HAS APPROVED THE METHOD OF SEWAGE TREATMENT AND DISPOSAL.

*(IF APPLICABLE, THE FOLLOWING IS TO BE ADDED)

WHERE A SEWAGE TREATMENT PLANT IS TO BE PROVIDED BY THE DEVELOPER, THE AREA TO BE USED FOR THIS PURPOSE SHALL BE DEDICATED BY THE OWNER AS A SERVITUDE FOR THAT PURPOSE ONLY, AND SHALL BE SEPARATE FROM ANY OTHER LOT OR BUILDING SITE.

SIGNATURE

NAME & TITLE

NAME OF COMPANY

16. Restrictions: Private restrictions, 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 Clerk and Recorder of the Parish, and a copy shall be furnished to the Secretary of the Planning Commission. Where underground electrical utility service is provided for the subdivision, restrictions shall include a requirement that the owner of each lot shall furnish an electric servitude from the source of supply to his meter location for receipt of electric service on the lot, and this requirement shall be noted on the subdivision plat;
17. Flood Elevation Data: The final plat showing the subdivision of property shall include record inundation, the FEMA flood zone(s) and the FIRM Base Flood Elevation(s), all of which shall be provided by the engineering division of the Department of Public Works: Where the area subdivided lies at or below the record inundation level or the FIRM Base Flood Elevation, whichever is greater, that area shall be shaded by an approved drafting type shading pattern. Shading by pencil is not acceptable. The foregoing information shall also be set forth in a separate box in the general notes. A note shall be on the final plat indicating that the base flood elevation(s) are subject to change and the current base flood elevation should be verified with the engineering division of the Department of Public Works.
18. Professional Land Surveyor's certification and seal: This certification shall be a statement by a registered land surveyor licensed to practice either of these professions in the state to the effect that the plan is based upon an actual survey made by him and that the distances, courses, and angles and all other required survey information are shown correctly, that the monuments have been set and the lot and block corners staked correctly on the ground and that he has fully complied with the provisions of R.S. 33:5051 et seq., and the minimum standards for the practice of land surveying as promulgated by the State Board of Registration for Professional Engineers and Land Surveyors. The land surveyor's seal shall also be shown. A note shall be placed on the final plat indicating the survey classification.

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS PLAT IS
MADE IN ACCORDANCE WITH LA. RE-
VISED STATUTES 33:5051 ET. SEQ. AND
CONFORMS TO ALL PARISH ORDINANCES
GOVERNING THE SUBDIVISION OF LAND.

SIGNATURE

MICHAL J. ANTHONY,
CIVIL ENGINEER



19. Recommendation for approval and signature by the Director of the Department of Public Works and the approval and signature of the Director of the Planning Commission shall be shown on the final plat.
20. The street light layout must have Department of Public Works' approval at the final plat approval phase.
21. The Wastewater Impact Fee is required in accordance with Ordinance 10043, EBROSCO Ordinance 1242, as amended, adopted September 28, 1994, by the Metropolitan Council.

Statement of Wastewater Impact Fee Certification (to be placed on the Final Plat:

This is to certify that the Developer of (Lots/Tracts) _____ through _____ has paid \$_____ per (Lot/Tract)_____ for a total of \$_____(Check No. _____) in Wastewater Impact Fees in accordance with Ordinance 10043, EBROSCO Ordinance 1242 as amended, adopted September 28, 1994, by the Metropolitan Council. Additionally, all (Lots/Tracts)_____ for which a building permit will be issued for improvements to the (Lot/Tract) _____ will require payment of the remaining portion of the Wastewater Impact Fee in accordance with the aforementioned Ordinance. This subdivision is located in the _____ Sewer District.

- B. All surveying for perimeter, street center line, property line, and control monumentation of a subdivision shall be performed with the precision as specified for that class of survey in accordance with the minimum standards for the practice of land surveying as promulgated by the State Board of Registration for Professional Engineers and Land Surveyors.
- C. Permanent control monuments of materials approved by the Department of Public Works shall be placed at all of the following locations and shown on the final plat:
 1. At the corners, control points and angle points around the perimeter on boundary of the subdivisions at intervals or locations designated by the Department of Public Works, but spaced no further than six hundred (600) feet apart;
 2. At all points where the perimeter or boundary of the subdivision intersects street right-of-way lines;
 3. At all street corners formed by the intersection of street right-of-way lines. On curved street corners, monuments shall be placed on the right-of-way line at each end of the curve; and
 4. On all property lines at the point of curvature and the point of tangency of all horizontal curves.

Section 4.5

Violation and penalty

Whoever, being owner or agent of the owner of any land located in 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, shall forfeit and pay a penalty of one hundred dollars (\$100.00) for each lot or parcel so transferred or sold or agreed or negotiated to be sold. 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. Where decisions are left herein to the Department of Public Works, any person dissatisfied with such decision may appeal to the Planning Commission. Such appeal shall be made by letter addressed to the Planning Commission through its Secretary, with sufficient copies to go to all members of the Planning Commission. Upon receipt of such an appeal, the Secretary shall notify the members of the Planning Commission of such appeal and expeditiously place the appeal on the agenda of the Planning Commission for a hearing.

~~C. Section 4.103 Cluster Subdivision~~ Section 4.6

Cluster Subdivision

Cluster Subdivision is a single family detached residential development that permits lots with dimensions, frontages and setbacks reduced from conventional lot sizes, provided the density of the tract as a whole shall not be greater than the density allowed by the underlying zoning district to which the property is subject and the remaining land area is reserved for common open space. Flexibility, good design, and layout for development of the land is encouraged to promote the preservation of historical and archeological sites, wetlands and environmentally sensitive areas, natural and native features of the land.

Section 4.601 A. Purpose. The intent of this provision is to improve the quality of life of homeowners by creating standards of residential development to accomplish the following:

1. Provide flexible development options where the standard rectilinear lot pattern may not be practical due to physical constraints;
2. Promote creative design to achieve walkable neighborhoods, diverse housing choices and distinctive, attractive places consistent with the Horizon Plan;
3. Provide an efficient use of land that is characterized by a smaller network of utilities and streets.
- 4) The proposed design shall strictly minimize disturbance of environmentally sensitive areas. Lands within the 100 year floodplain, and wetlands constitute such areas, where disturbances shall be strictly minimized. Demonstration by the applicant that these features will be protected by the proposed application shall be prerequisite.

B. Procedures

1. A conference with the Planning Commission staff is required. The subdivider or tract developer shall submit an existing resource and site analysis plan conservation area to demonstrate environmental protection.
2. The Planning Commission staff shall conduct a site visit.
3. The Cluster Subdivision application will then follow the preliminary plat and final plat procedures outlined in Sections 4.2 through 4.4.

C. Development Standards

1. A minimum of ~~twenty-five~~ thirty percent (30%) of the total site area contained within a Cluster Subdivision shall be dedicated for common open space.
2. At least fifty (50) percent of the common open space requirement shall be devoted and maintained as green open space. Green open space shall directly abut or face at least 1/3 of the lots.
3. Lakes or Ponds may be included in the common open space calculations provided that they are designed so that a minimum of twenty (20) percent of the abutting shoreline is made accessible for the common usage of the development

or 300 feet of frontage whichever is the lesser. Drainage ditches or canals are not considered lakes and ponds and shall not count towards open space.

4. Hard surface areas such as pedestrian plazas and recreational courts may account for up to twenty-five (25) percent of the common open space.
5. Common landscape areas located within rights-of-way or servitudes may account for up to twenty-five (25) percent of the common open space.
6. Dry detention basins and retention areas may account for up to fifty (50) percent of the common open space.
7. Servitudes with existing below ground utilities or facilities may be included in the common open space requirement.
8. The area immediately surrounding existing building(s) and existing building(s) that have historical or cultural significance may be located within the dedicated common open space. However, the enclosed building area and may be included in the common open space requirements. These areas must be made accessible for the common usage of the development.”
9. At least three (3) trees per dwelling unit shall be required. Existing trees may be credit as approved by the Department of Landscape and Forestry.
10. There shall be four (4) percent maximum impervious cover within subdivision adjacent to or within floodplains and/or wetlands.
11. A Cluster subdivision shall conform to the dimensional regulations set forth in Chapter 11 and all other applicable provisions in Section 4.104.

Section 4.7 Townhouse Subdivision

The Planning Commission may approve town house subdivisions in the A2.5, A3.1, A.3.2, A3.3, A4, A5, H, NC, C1, and LC1 zoning districts under the following conditions:

1. Town houses. Single-family attached dwellings on individual lots for sale may be served by servitudes of access and providing common open spaces in lieu of typical single-family yards.
2. Site plan and design criteria:
 - (a) Not more than six (6) contiguous town houses shall be built in a row with the same or approximately the same front building line, and not more than twelve (12) town houses shall be contiguous.
 - (b) Separation requirements. No portion of a town house or accessory structure in or related to one group of contiguous town houses shall be closer than twenty (20) feet to any portion of a town house or accessory structure related to another group, or to any building outside the town house area, nor shall any structure be less than twenty (20) feet from a public street.
 - (c) Yards. There shall be a twenty-five (25) foot yard along sides and rear of each town house site wherever it adjoins an A-1 or A-2 zoning district. Each town house shall have its own lot yard space of at least four hundred (400) square foot, reasonably secluded from view from streets or from neighboring property. Such yard shall not be used for off-street parking or for an accessory building.
 - (d) Grouped parking facilities. Insofar as practicable, off-street parking facilities 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 City-Parish standards for off-street parking areas, with at least two (2) spaces per unit on the lot plus one (1) visitor parking space per each two (2) units, which may be provided in separate areas.
3. Sewerage, water supply, and drainage shall be designed and constructed under the supervision of and approved by the Health Unit and the Department of Public Works as provided under Sections 14.3 and 15.2, except that connection to sanitary sewers shall be the only permitted method of sewage disposal.
4. Drives, parking, and utilities. Design and construction of drives, and drainage and location of utilities shall be subject to review and approval by the

Department of Public Works after approval of the preliminary plan by the Planning Commission office.

- (a) Lots may front on driveways with access to a public street by means of a private servitude of access, provided that driveways extending more than three hundred (300) feet from a public street provide adequate turning and maneuvering area. All other requirements for public streets and servitudes as set forth in Chapters 2 and 13 shall apply.
 - (b) Interior access drives shall be at least six (6) inches soil cement base with one and one-half (1½) inches asphaltic concrete wearing surface or better, at least twenty-two (22) feet wide, with adequate drainage.
 - (c) Parking areas shall be at least sixty-five (65) feet wide where parking or carports are on both sides of a common drive, or at least forty-two (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 fifty-seven (57) feet wide for parking on both sides or thirty-six (36) feet for parking on one side.
 - (d) Before approval of the final subdivision plans, restrictions shall be submitted, including designation of all servitudes, lot lines, parking areas and other open space, with provision for perpetual maintenance of all improvements including pavements, landscaping, utilities and services. Restrictions shall clearly indicate that the City-Parish will not accept any maintenance responsibility for drives and parking spaces.
 - (e) Where a property extends more than four hundred (400) feet from a public street, additional fire hydrants shall be provided as required by the fire chief.
 - (f) There shall be a six (6) foot high wall or solid fence along the sides and rear of the A2.5 project wherever it adjoins A-1 and A-2 Single Family Zoning districts.
5. ~~Except for the A2.5 zoning district, The minimum lot width shall be eighteen (18) feet and minimum lot area one thousand four hundred forty (1,440) square feet~~ except for the A2.5 zoning district, in the A2.5 zoning district minimum lot width shall be twenty (20) feet minimum site area of three thousand eight hundred (3,800) square feet per dwelling unit.

6. Townhouse Subdivision in the A2.5 Zoning District.

- (a) Site Plan and Design Criteria, General. It is the intent of this section that town houses in areas where they are or may be permitted:
 1. May be appropriately intermingled with other types of housing except that they shall not be located on lots of less than 120 feet of frontage.
 2. Shall constitute groupings making efficient, economical, comfortable, and convenient use of land and open space and serving the public purposes of zoning by means alternative to conventional arrangements of yards and buildable areas.
- (b) Site Plan and Design Criteria, Details. In line with the general considerations above:
 1. Not more than six (6) contiguous town houses shall be built in a row with the same, or approximately the same, front building line, and not more than 12 town houses shall be contiguous.
 2. Minimum width for the portion of the lot on which the town house is to be constructed shall be 20 feet.
 3. Minimum lot area shall be 2000 square feet.
- (c) Courts, Open Space, and Recreation Areas: There shall be a site area of at least three thousand eight hundred (3,800) square feet per dwelling unit including lots, common open space, yards and buffer area adequately landscaped; walkways, and access drives, and including at least two hundred (200) square feet per dwelling unit of recreation space.
- (d) Utilities and Landscaping: As provided by the Unified Development Code, design and construction of drives, drainage, and location of utilities shall be subject to review and approval by the Department of

Public Works, after approval of the preliminary plan by the Planning Commission Office.

7. Servitudes in favor of the lots shall be provided at the front or rear of lots in the required front or rear yards for off-street parking and utilities, but entrances to front yard parking areas shall be not less than fifty (50) feet apart, unless an individual space is provided for each lot. Parking spaces and drives shall have permanent dust-free surfacing.
8. A Townhouse subdivision shall conform to the dimensional regulations set forth in Chapter 11 and all other applicable provisions in Section 4.104.
9. Only town houses may be built in such a subdivision and the subdivision must be undertaken within six (6) months of final plat approval. If construction is not undertaken within six (6) months, the Planning Commission shall revoke approval of the subdivision unless some compelling reason can be shown for its continuance.

Section 4.8 Zero Lot Line Subdivision

Zero Lot Line Subdivision is a single family detached housing subdivision that shall have only one (1) side yard. The Planning Commission may approve a zero lot line subdivisions in the A2.1, A2.6, A3.1, A.3.2, A3.3, A4, A5, NO, NC, B1,LC1, LC-2, C1 and C2 zoning districts under the following conditions:

1. The zero lot line must be designated on the approved subdivision plat.
2. A five (5) foot private maintenance easement shall be provided on the lot adjacent for maintenance of the zero lot line wall. This shall be noted on the approved subdivision plat.
3. Zero Lot Line subdivisions that contain lots that cannot meet Zero Lot Line criteria because of unusual circumstances may be allowed to have lots meeting the zero lot line area and dimensional requirements without a zero lot line designation when deemed appropriate and reasonable by the Planning Director.
4. A minimum of twenty five percent (25) of the total site are contained within a Zero Lot Line Subdivision shall be dedicated for common open space.
5. The Zero Lot Line subdivision shall conform to the dimensional regulations set forth in Chapter 11 and all other applicable provisions in Section 4.104.
6. A fence servitude shall be provided with a six (6) high wall or solid fence along the sides and rear of the A2.1 and A2.6 zoning site wherever it adjoins A1 or A2 Single Family Districts or a recognized Residential Subdivision.
7. The Zero Lot Line Subdivision application shall follow the preliminary plat and final plat procedures outlined in Sections 4.2 through 4.4.
8. All houses on a zero lot line site shall be constructed in accordance with the zero lot line housing provision in Chapter 2.

Section 4.9 Camp Site Subdivision

Whenever a parcel of land fronts for a reasonable distance on the Amite River or on Bayou Manchac, the Planning Commission may approve a camp site subdivision under the following conditions:

1. Where there is no public water supply and water wells are to be provided on the individual lots, minimum lot width shall be one hundred (100) feet and minimum lot area twenty thousand (20,000) square feet. Where there is a public water supply to serve the development, lots may be reduced to fifty (50) foot minimum frontage and six thousand (6,000) square feet minimum area.
2. Sewerage, water supply and drainage shall be designed and constructed under the supervision of and approved by the Parish Health Unit and the Department of Public Works as provided under Sections 14.3 and 15.2. Sewage treatment and disposal shall consist of a community sewage treatment plant, a septic tank, filter field and collection line, or a septic ditch at the rear (if lots are twenty thousand (20,000) square feet in area), or septic tank and absorption field if a percolation test indicates that absorption would be satisfactory.

3. Streets shall consist of six (6) inches of compacted gravel at least twenty (20) feet in width or on a roadbed at least twenty-four (24) feet in width and shall be graded to full width of sixty (60) feet right-of-way. Deed restrictions shall be noted on the plat that streets will not be improved to a higher standard by the City Parish and such streets will not be eligible for petition paving but may be improved to a higher standard by the owners and/or developers.
4. Such developments shall be permitted in keeping with the general intent and purpose of this part for use as camp sites, but shall not be approved or permitted where they would be in competition with subdivisions designed and approved under the standard provisions of this part.

Section 5.1 Waivers, variations and exceptions.

~~The Metropolitan Council is hereby prohibited from approving waivers to the Unified Development Code without the Planning Commission's recommendation and the Council Administrator Treasurer is prohibited from placing same on the agenda without the Planning Commission's recommendation. Whenever the tract to be subdivided is of such unusual size or shape or is surrounded by such development or unusual conditions that the strict application of the requirements contained in these regulations would result in real difficulties and substantial hardship or injustice, the Planning Commission is hereby authorized to consider requests for and grant approval of the following waivers to the Unified Development Code subject to the following provisions. The Board of Appeals shall approve the waivers of items within Chapter 15.~~

- A. The Planning Commission is authorized specifically to consider requests for and grant approval of waivers to **Section 13.2, D** Street and alley rights-of-way - turning circles and T-turnarounds; **Section 13.3** Location of new streets in relation to existing and proposed streets; **Section 13.6** Street and sidewalk improvement standards **Section 14.2** Space allocation for utilities in new subdivisions and on new site or tract developments and **Section 16.10, D** Prohibited Signs - public rights-of-way.
- B. On any subdivisions where there is a question on whether a street, servitude or bridge should be added, extended or deleted, the Planning Commission staff and/or the review and recommendation to the Metropolitan Council. The Metropolitan Council would be advised, as soon as possible, of the Planning Commission action so that the Metropolitan Council might either accept or amend the Planning Commission recommendation and the subdivision would be developed accordingly:
 1. On any minor subdivision matter not involving improvements but dealing only with a minor adjustment of lot size, provision of servitudes of passage, and approval of partitions not generally involving the broader public interest, such matters would be acted upon only by the Planning Commission after staff recommendation, and the Planning Commission would then present its action to the Metropolitan Council for entry into its minutes;
 2. On site or tract developments where plans were begun prior to the adoption of these amendments and no improvements are required, the Planning Commission staff and the Department of Public Works may vary requirements to permit reasonable development with such variations subject to ratification by the Planning Commission.
 3. Waivers that have been granted approval by the Metropolitan Council for the purpose of minor subdivision property into five (5) lots or less shall be valid for a period of two years. If the minor subdivision plat has not been approved by the Office of the Planning Commission and recorded in the Office of the Clerk of Court and Recorder of the Parish within said time, the waiver shall become null and void.
- C. Notwithstanding any other provision of this ordinance, at the Metropolitan Council meeting following the decision of the Planning

Commission regarding requests for all such waivers, any member of the Metropolitan Council may introduce an appeal of said decision. Failure to appeal will make the Planning Commission decision final.

D. Guidelines for Granting Paving Waivers

1. Paving waivers for residential uses in the Rural Zoning District may be granted by the Building Official provided the proposed home is located on an individual tract or lot of more than one acre, if shell or gravel drives are prevalent in the area, if the first fifty (50') feet of a driveway is paved and if any subdivision deed restrictions permit an unpaved driveway. If the owner cannot comply with these conditions, then he shall apply to the Planning Commission and Metropolitan Council for a waiver.
2. Paving waivers shall not be granted for residential or commercial structures within the City of Baton Rouge or within recognized subdivisions or for any commercial uses in the Rural zoned area unless the waiver is being requested to save a tree(s) that is deemed important by a licensed landscape architect or by the Director of the City Parish Office of Landscape and Forestry. Limestone aggregate rather than concrete or asphalt may be used around the roots of the tree, however, the first 50 feet of a double driveway, measured from the street edge to the street right-of-way or property line (whichever is greater), shall be hard surfaced. In addition, the following standards are established for the use of limestone aggregate:
 - (a) Crushed limestone should be as #610 roadbase material.
 - (b) Edging should be permanent brick, steel, concrete, or wood.
 - (c) Pea gravel is prohibited.
 - (d) All aggregate material shall be three (3) inches in depth applied over a compacted subgrade covered with a layer of landscape fabric.

E. Exchange of Property. Whenever lots of record exist within the consolidated sewer district in an area which has City Parish maintained streets, which lots are smaller in frontage and area than set forth herein, and at least twenty-five (25) percent of the lots in the area have been improved with houses, the Planning Commission may permit an exchange of property to combine such lots of record into larger lots subject to approval by the Health Unit of a suitable interim means of sewage treatment and disposal.

Section 5.2 Variations and exceptions

~~A. Whenever the tract to be subdivided is of such unusual size or shape or is surrounded by such development or 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 pursuant to the following provisions:~~

- ~~1. On any subdivision where there is a question on whether a street, servitude, or bridge should be added, extended or deleted the Planning Commission staff and/or the subdivision developer would place this matter on the Planning Commission agenda for review and recommendation to the Metropolitan Council. The Metropolitan Council would be advised, as soon as possible, of the Planning Commission action so that the Metropolitan Council might either accept or amend the Planning Commission recommendation and the subdivision would be developed accordingly;~~
- ~~2. On any resubdivision matter not involving improvements but dealing only with a minor adjustment of lot size, provision of servitudes of passage, and approval of partitions not generally involving the broader public interest, such matters would be acted upon only by the Planning Commission after staff recommendation, and the Planning Commission would then present its action to the Metropolitan Council for entry into its minutes;~~
- ~~3. On site or tract developments where plans were begun prior to the adoption of these amendments and no improvements are~~

~~required, the Planning Commission staff and the Department of Public Works may vary requirements to permit reasonable development with such variations subject to ratification by the Planning Commission.~~

- ~~4. Waivers that have been granted approval by the Metropolitan Council for the purpose of resubdivision property into five (5) lots or less shall be valid for a period of two years. If the subdivision plat has not been approved by the Office of the Planning Commission and recorded in the Office of the Clerk of Court and Recorder of the Parish within said time, the waiver shall become null and void.~~

~~E. Camp Site Subdivision — Whenever a parcel of land fronts for a reasonable distance on the Amite River or on Bayou Manchac, the Planning Commission may approve a camp site subdivision under the following conditions:~~

- ~~1. Where there is no public water supply and water wells are to be provided on the individual lots, minimum lot width shall be one hundred (100) feet and minimum lot area twenty thousand (20,000) square feet. Where there is a public water supply to serve the development, lots may be reduced to fifty (50) foot minimum frontage and six thousand (6,000) square feet minimum area.~~
- ~~2. Sewerage, water supply and drainage shall be designed and constructed under the supervision of and approved by the Parish Health Unit and the Department of Public Works as provided under Sections 14.3 and 15.2. Sewage treatment and disposal shall consist of a community sewage treatment plant, a septic tank, filter field and collection line, or a septic ditch at the rear (if lots are twenty thousand (20,000) square feet in area), or septic tank and absorption field if a percolation test indicates that absorption would be satisfactory.~~
- ~~3. Streets shall consist of six (6) inches of compacted gravel at least twenty (20) feet in width or on a roadbed at least twenty four (24) feet in width and shall be graded to full width of sixty (60) feet right of way. Deed restrictions shall be noted on the plat that streets will not be improved to a higher standard by the City Parish and such streets will not be eligible for petition paving but may be improved to a higher standard by the owners and/or developers.~~
- ~~4. Such developments shall be permitted in keeping with the general intent and purpose of this part for use as camp sites, but shall not be approved or permitted where they would be in competition with subdivisions designed and approved under the standard provisions of this part.~~

~~C. Situations in which lots of record exist within the consolidated sewer district in an area which has city parish maintained streets, which lots are smaller in frontage and area than set forth herein, and at least twenty five (25) percent of the lots in the area have been improved with houses, the Planning Commission may permit combination of such lots of record into larger lots subject to approval by the Health Unit of a suitable interim means of sewage treatment and disposal.~~

~~D. Town House Subdivision. The Planning Commission may approve town house subdivisions under the following conditions:~~

- ~~1. Town houses. Single family attached dwellings on individual lots for sale may be served by servitudes of access and providing common open spaces in lieu of typical single family yards.~~
- ~~2. Site plan and design criteria:
 - ~~(a) Not more than six (6) contiguous town houses shall be built in a row with the same or approximately the same front building line, and not more than twelve (12) town houses shall be contiguous.~~
 - ~~(b) Separation requirements — No portion of a town house or accessory structure in or related to one group of contiguous town houses shall be closer than twenty (20) feet to any portion of a town house or accessory structure related to another group, or to any building outside the town house area, nor shall any structure~~~~

~~be less than twenty (20) feet from a public street.~~

- ~~(c) — Yards. — There shall be a twenty five (25) foot yard along sides and rear of each town house site wherever it adjoins an A-1 or A-2 zoning district. Each town house shall have its own lot yard space of at least four hundred (400) square foot, reasonably secluded from view from streets or from neighboring property. Such yard shall not be used for off-street parking or for an accessory building.~~
 - ~~(d) — Grouped parking facilities. — Insofar as practicable, off-street parking facilities shall be grouped in bays, either adjacent to streets or in the interior of blocks. Developers in connection with common parking facilities shall assure practicable methods of drainage, and all such facilities shall be improved to City Parish standards for off-street parking areas, with at least two (2) spaces per unit on the lot plus one (1) visitor parking space per each two (2) units, which may be provided in separate areas.~~
- ~~3. — Sewerage, water supply and drainage shall be designed and constructed under the supervision of and approved by the Health Unit and the Department of Public Works as provided under Sections 14.3 and 15.2, except that connection to sanitary sewers shall be the only permitted method of sewage disposal.~~
- ~~4. — Drives, parking and utilities . Design and construction of drives, drainage and location of utilities shall be subject to review and approval by the Department of Public Works, after approval of the preliminary plan by the Planning Commission Office.~~
- ~~(a) — Lots may front on driveways with access to a public street by means of a private servitude of access, provided that driveways extending more than three hundred (300) feet from a public street provide adequate turning and maneuvering area. All other requirements for public streets and servitudes as set forth in Chapters 2 and 13 shall apply.~~
 - ~~(b) — Interior access drives shall be at least six (6) inches soil cement base with one and one half (1 1/2) inches asphaltic concrete wearing surface or better, at least twenty two (22) feet wide, with adequate drainage.~~
 - ~~(c) — Parking areas shall be at least sixty five (65) feet wide where parking or carports are on both sides of a common drive, or at least forty two (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 fifty seven (57) feet wide for parking on both sides or thirty six (36) feet for parking on one side.~~
 - ~~(d) — Before approval of the final subdivision plans, restrictions shall be submitted, including designation of all servitudes, lot lines, parking areas and other open space, with provision for perpetual maintenance of all improvements including pavements, landscaping, utilities and services. Restrictions shall clearly indicate that the City Parish will not accept any maintenance responsibility for drives and parking spaces.~~
 - ~~(e) — Where a property extends more than four hundred (400) feet from a public street, additional fire hydrants shall be provided as required by the fire chief.~~
 - ~~(f) — There shall be a six (6) foot high wall or solid fence along the sides and rear of the A2.5 project wherever it adjoins A-1 and A-2 Single Family Zoning districts.~~
- ~~5. — Except for the A2.5 zoning district, the minimum lot width shall be eighteen (18) feet and minimum lot area one thousand four hundred forty (1,440) square feet; in the A2.5 zoning district minimum lot width shall be twenty (20) feet minimum site area of three thousand eight hundred (3,800) square feet per dwelling unit.~~
- ~~6. — Servitudes in favor of the lots shall be provided at the front or rear of lots in the required front or rear yards for off-street parking and utilities, but entrances to front yard parking areas shall be not less than fifty (50) feet apart, unless an individual space is provided for each lot. Parking~~

~~spaces and drives shall have permanent dust free surfacing.~~

- ~~7. Only town houses may be built in such a subdivision and the subdivision must be undertaken within six (6) months of final subdivision approval. If construction is not undertaken within six (6) months, the Planning Commission shall revoke approval of the subdivision unless some compelling reason can be shown for its continuance.~~

Section 13.6 Street and sidewalk improvement standards

For the purpose of determining minimum street and sidewalk improvement requirements the City-Parish is divided into the following areas:

- A. Residential subdivisions. All streets shall be twenty-seven (27) feet wide, back to back of curbs. All streets not classified as major streets by the Planning Commission shall be constructed with one of the following and with complete curbing, guttering, and storm drainage:

1. With one and one-half (1½) inch asphaltic wearing surface on eight (8) inch soil cement base or better;
2. With six (6) inches of concrete or seven and one-half (7½) inches of full depth asphalt;
3. With five (5) inches of concrete and one and one-half (1½) inches of asphaltic wearing surface; and

The determination as to which type construction is to be used will be made by the Department of Public Works based on engineers' recommendations and results of soil analysis in the particular area involved.

4. Street intersection curb radius returns shall not be less than twenty-five (25) feet.

Those streets designated by the Planning Commission on the major street plan shall be constructed with eight (8) inch Portland cement concrete pavement with complete curbing, guttering, and storm drainage.

5. Curb and Gutter is not required if offsite drainage is to a waterway within an environmentally sensitive watershed. An alternative may be vegetated swales or other methods approved by the Department of Public Works.

- B. In commercial and industrial subdivisions. In those subdivisions, portions of subdivisions, or groups, lots, site or tract developments to be developed with multi-family dwellings, office buildings, commercial, or industrial buildings, all streets shall be at least twenty-seven (27) feet wide with curb and gutter and constructed with an eight (8) inch Portland cement concrete pavement.

- C. In other areas of the City-Parish:

1. All streets shall be at least twenty (20) feet wide:
 - (a) With one and one-half (1½) inch asphaltic wearing surface on eight (8) inch soil cement base at least twenty-one (21) feet wide;
 - (b) With six (6) inches of concrete or seven and one-half (7½) inches of full depth asphalt; or
 - (c) With five (5) inches of concrete and one and one-half (1½) inches of asphaltic wearing surface.

On a graded roadbed at least twenty-six (26) feet with the swale ditch slope to be two to one (2:1) on the street side and one and one-half to one (1½:1) on the property line side. Approved pipes may be installed under driveways only. The determination as to which type construction is to be used will be made by the Department of Public Works based on engineers' recommendations and results of soil analysis in the particular area involved.

- D. Boulevard type streets. Where the street is the boulevard type that is two (2) lanes of traffic separated by a neutral ground, the paving on each lane shall be not less than twenty-five (25) feet in width back to back of curb with a median of not less than twenty-eight (28) feet in width. Any median exceeding twenty-eight (28) feet in width may be allowed only when approved by the Department of Public Works.

- E. Alleys. Alleys shall have an eighteen (18) foot wide pavement of six (6) inch Portland cement concrete in a twenty (20) foot wide right-of-way.
- F. Authority of the Planning Commission to require higher street standards. The Planning Commission based on the recommendation from the Department of Public Works, reserves the right to require street standards and specifications so as to provide adequate construction to carry the traffic which can reasonably be anticipated to use such existing or proposed major street, or entrance street or main artery.
1. All such entrance streets or main arteries so designated by the Planning Commission staff in conjunction with the Department of Public Works and developer's consulting engineer shall be constructed with six (6) inch concrete, five (5) inch concrete base with one and one-half (1½) inch asphalt.
 2. For existing or proposed major streets, the subdivider shall dedicate the area required by the Planning Commission for the proposed major street. However, should the construction requirements be higher than those set forth, herein, the additional cost of such construction shall be borne by the City-Parish if immediate construction to major street standards is required.
- G. Types of subdivision. Each subdivider shall indicate on his preliminary and final plats the classification in which he proposes to place his subdivision such as residential, commercial, or industrial.
- H. Profiles of all streets and ditches shall be submitted with construction plans. Where open ditches are used for drainage, a plat showing location, size, and grade of all pipe to be used under driveways shall also be furnished.
- I. Sidewalks. Four (4) inch thick, four (4) foot wide sidewalks shall be required along both sides of all public and private subdivision streets. Single-loaded streets, which have lots on one side only, may be allowed to have sidewalks along one side of the street when deemed appropriate and reasonable by the Planning Director. Sidewalks may also be required along officially designated major streets and along all other streets where deemed essential for the public safety by the Planning Commission Staff. Such sidewalks shall be constructed in accordance with the standards and specifications of the Department of Public Works.
- J. Private Servitude of Access
1. Minimum Lot Area Requirements:
Minimum lot area requirements in all zoning districts shall be applied to resubdivisions and subdivisions involving private servitudes of access less and except the private servitude of access area, effective September 18, 2001.
 2. Minimum Frontage:
Minimum frontage and lot widths for private servitudes of access shall be as established by the Unified Development Code according to Zoning District for public streets.
 3. Private Servitude of Access in "A1, A2, A2.1, A2.6, A2.7 and Rural " Zoning Districts:
Private servitudes of access that are located in any "A1, A2, A2.1, A2.6, and A2.7" Zoning Districts shall be constructed with a minimum of six (6) inch thick concrete and shall be at least twenty-two (22) feet wide with adequate drainage within a thirty (30) foot servitude. Any private servitude of access in "A1, A2, A2.1, A2.6, and A2.7" Zoning Districts must have a maneuvering surface constructed as a t-turnaround or cul-de-sac and approved by the Department of Public Works.
 4. Private Servitude of Access in "R" Zoning District:
Private servitudes of access for ~~five (5) lots~~ ten (10) lots or less and located in the "R" Zoning District shall be a minimum of thirty (30) feet wide and constructed with a minimum of six (6) inch thick concrete or asphalt, and the road surface shall be at least twenty-two (22) feet wide by fifty (50) feet from the edge of the public road. The remaining portion of the private servitude of access may be constructed of gravel, crushed limestone, or equivalent four (4) inches thick as approved by the Department of Public Works and shall be at least twenty-two (22) feet wide within the thirty (30) foot servitude of access. Any private servitude of access in "R" Zoning Districts must have a maneuvering surface constructed as a t-turnaround, l-turnaround or cul-de-sac and approved by the Department of Public Works. Waivers shall not be granted from

paving the first fifty (50) feet of the private servitude of access from the public road.

4. Private Servitude of Access in districts other than “A1, A2, A2.1, A2.6, A2.7, and R” Zoning Districts:

Private servitudes of access located in all zoning districts except the “A1, A2, A2.1, A2.6, A2.7, and R” Zoning Districts shall be constructed of eight (8) inch concrete or equivalent dust-free paving material approved by the Department of Public Works. Private servitudes of access in these zoning districts shall be at least twenty-two (22) feet wide with adequate drainage within a thirty (30) foot servitude. Turnarounds must have a maneuvering surface constructed as a t-turnaround or cul-de-sac and approved by the Department of Public Works.