



CHURCH POINT MUNICIPAL SUBDIVISION REGULATIONS

SECTION I. GENERAL

Each subdivider of land, developer of apartment, commercial or industrial complexes or his authorized representative should confer with the planning commission before preparing the tentative geometric layout, in order to become thoroughly familiar with subdivision requirements and with the proposals of the official master plan affecting the territory in which the proposed subdivision lies. Any and all expenses for the development shall be borne by the subdivider. The planning commission shall cause sufficient copies of these regulations to be prepared for distribution to interested parties.

SECTION II. DEFINITIONS

For the purpose of these regulations, certain terms used herein are defined as follows:

2-1. Subdivision.

- (a) The division of a lot, tract, or parcel of land into two or [more] lots, plots, sites or other divisions of land, for the purpose, whether immediate or future, of sale or lease, or of building development.
- (b) The dedication, granting or constructing of a road, highway, street, alley or servitude through a tract of land regardless of area.
- (c) The resubdivision of land heretofore divided or plotted into lots, sites and parcels.
- (d) The development of a tract or site on which two or more multifamily buildings, office buildings, shop or store buildings, warehouses or other commercial or industrial buildings are to be developed.

2-2. Streets and alleys.

- (a) The terms [term] "*street*" means a way for vehicular traffic, whether designated as a street, highway, thoroughfare, parkway, throughway, freeway, road, avenue, boulevard, drive, lane, and place or however otherwise designated.
 - (1) *Freeways* are the highest type of roadway design, and include full control of access.
 - (2) *Arterial streets and highways* are those which are used primarily for fast or heavy traffic. They are generally several miles long and connect points of major traffic generation or through highways.

Adopted: February 20, 2007

Effective: March 22, 2007

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

(4) *Local streets* are those which are used primarily for access to the abutting properties but do not provide for through traffic.

(5) *Marginal access streets* are minor streets which are parallel to and adjacent to arterial streets and highways; and which provide access to abutting properties and protection from through traffic.

(6) *Commercial industrial streets* are collector or local streets constructed to serve primarily commercial or industrial traffic.

(7) *Alleys* are minor ways which are used primarily for vehicular service access to the back or side lots or properties otherwise fronting on a street.

(b) *Major street plan* is a plan delineating a system of streets adopted by the planning commission and includes all subsequent revisions or extensions.

2-3. Dedicated and reserved areas.

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

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

2-4. Agencies.

(a) *Planning commission*. The planning commission is an agency legally established by this government in conformity with state legislation with all the rights and responsibilities defined by this legislation.

(b) *Planning staff*. The staff consists of professional and nonprofessional personnel employed by the commission to carry out its directives pursuant to fulfilling the planning commission's responsibilities. Staff functions may be conducted by private or public consultants at the discretion of the commission.

(c) *Designated engineering review agency*. A registered professional engineer employed by or contracted for by this government and charged with making all engineering recommendations to the government.

(d) *Local health authority*. The parish health unit.

2-5. Storm drainage.

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

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

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

Adopted: February 20, 2007

Effective: March 22, 2007

SECTION III. PROCEDURE

3-1. Preapplication procedures.

(a) Previous to the filing of an application for approval of the preliminary plat, the subdivider or his engineer may submit to the planning commission the plans and data as specified in section XIII, 13-1. This does not require formal application, fee or filing of plat. Informal discussions are encouraged.

(b) Within 30 days the planning commission shall inform the subdivider that the plans and data as submitted or as modified, do or do not meet the objectives of these regulations. When the commission finds the plans and data do not meet the objectives of these regulations it shall express its reasons in writing and annotated on the plan.

3-2. Preliminary plat.

(a) Upon the satisfactory conclusion of the pre-application procedure, the subdivider's engineer shall prepare a preliminary plat and other supplementary material as specified in section XIII, 13-2. The planning commission shall hold a public hearing on all subdivisions with more than five lots.

(b) The subdivider must submit five copies of the plan of the subdivision showing abutting property owners, lot and square numbers, and two lists of the names, addresses, and lot square numbers of said abutting landowners, as shown on the assessor's records.

(c) Notice of the time and place of the public hearing shall be mailed by certified mail to the owner/subdivider and all adjacent property owners. The public hearing shall also be advertised in the official journal. The subdivider shall be present at the public hearing to explain the proposal and answer questions.

(d) If substantial objections are expressed, the subdivision may be reconsidered by the planning commission prior to granting preliminary approval.

(e) If the commission grants preliminary approval, five prints of the subdivision plan shall be submitted. Any conditions or requirements not previously stated will be made known to the subdivider at this time and must be complied with prior to final approval.

(f) Any changes made by the owner/subdivider subsequent to approval of the preliminary plat shall be reviewed by the planning commission. If the change suggested by the owner/subdivider is determined by the planning commission to be of a substantial nature, then approval can only be granted only after a public hearing is held for that purpose. If the planning commission determines that the suggested change is not substantial in nature, then approval can be granted immediately. Changes of a substantial nature are defined as follows:

(1) A change in the width of any lot or lots, amounting to a reduction of ten percent or more from the previously approved plat.

(2) Redesign of the subdivision or any portion thereof which would change the street pattern or over-all layout of the previously approved plat.

Upon approval by the commission, the secretary will return to the subdivider an approved copy of the preliminary plat.

(g) Approval of the preliminary plat shall not constitute approval of the final plat, but the subdivider may direct his engineer to proceed with the construction plans.

(h) If the subdivider does not proceed with his final plat and construction plans within six months, the planning commission shall have the right to rescind approval of the preliminary plat.

Adopted: February 20, 2007

Effective: March 22, 2007

3-3. Consultation with other regulatory agencies.

(a) The subdivider shall consult with the designated engineering review agency, the parish health unit, and all utility companies involved, to determine the standards and specifications (not covered by this ordinance) that shall govern the proposed improvements. No construction work may proceed until these agencies have given written approval of the plans.

(b) If no construction work is commenced within six months, the designated engineering review agency and the parish health unit may cancel their approval.

3-4. Alternate procedures for construction.

(a) *Procedure A.* [Procedure A is as follows:]

(1) Construction plans approved by all agencies (see 3-3(a) above).

(2) Post surety bond in a form acceptable to the City of Church Point and in an amount prescribed by the designated engineering review agency.

(3) Receive approval of final plat (see 3-5 below).

(4) Lots may be sold at this stage.

(5) Construct improvements.

(6) When construction is complete and in accordance with the approved plans and specifications and complies with the provisions of these regulations, the subdivider shall obtain written final approval and acceptance from the designated engineering review agency and submit such written approval to the planning commission. For a period of 12 months after the acceptance of the work the subdivider shall maintain all of the improvements, making repairs to such defects in material or workmanship as may develop or be discovered.

The subdivider shall file with the planning commission a surety bond securing to the City of Church Point the satisfactory performance of this work for a period of one year from the date of such bond. The amount of the bond shall be ten percent of the cost of the improvements as determined by the designated engineering review agency.

(b) *Procedure B.* [Procedure B is as follows:]

(1) Construction plans approved by all agencies (see 3-3(a) above).

(2) Construct improvements.

(3) Acceptance of improvements and post maintenance bond (see 3-4(a)(6) above).

(4) Receive approval of final plat (see 3-5 below).

(5) Lots may be sold at this stage.

3-5. Approval of final plat.

(a) Application for approval of the final plat shall be submitted in writing to the planning commission at least ten days prior to the meeting at which it is to be considered.

(b) The final plat and construction plans shall be distributed to the:

(1) Planning commission, two copies of the final plat.

(2) Designated engineering review agency, two copies of the final plat and one set of reproducible tracings of the construction plans.

(3) Local health authority, one copy of the final plat and two copies of the water and sewer construction plans.

SECTION IV. STREETS*

4-1. General.

Adopted: February 20, 2007

Effective: March 22, 2007

- (a) The arrangement, character, extent, width, grade, and location of all streets shall conform to the "major street plan" and shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and to their appropriate relation to the proposed uses of the land to be served by such streets.
- (b) Where such is not shown in the "major street plan," the arrangement of streets in a subdivision shall either:
 - (1) Provide for the continuation of appropriate projection of existing streets in surrounding areas; or
 - (2) Conform to a plan for the neighborhood approved or adopted by the planning commission to meet a particular situation where topographical or other conditions make continuance or conformance to existing streets impracticable.
- (c) Provisions should be made for arterial streets at intervals of approximately one-half mile.
- (d) Subdivisions should have more than one exit street, preferably on different streets or in different directions. The street network should facilitate the separation of local and through traffic.
- (e) Where a subdivision abuts or contains an existing or proposed major thoroughfare, the planning commission may require:
 - (1) Marginal access streets, reverse frontage with a non-access reservation along the rear property line, deep lots with rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic; and
 - (2) The dedication of additional right-of-way, if the existing major or secondary street has width less than the minimum established herein.
- (f) Reserve strips controlling access to streets shall be prohibited except where their control is definitely placed in the city under conditions approved by the planning commission.
- (g) No street name shall be used which will duplicate or be confused with the names of existing streets. Streets that are obviously in alignment with others already existing shall bear the names of the existing streets. Street names shall be subject to the approval of the planning commission.
- (h) Developers may be required to submit a traffic impact analysis when in the collective opinion of the planning commission or governing body of the city there is reason to believe that the development could cause traffic problems in the areas surrounding the development. A traffic impact analysis must include information to satisfy such concerns regarding both the expected volumes of additional traffic and the methods or means to minimize the adverse effect of traffic increases to the public.

4-2. Geometric standards.

- (a) All street rights-of-way shall conform to the widths designated on the "Major Street Plan", as adopted by the planning commission and on all subsequent amendments and additions thereto, but none shall be less than:

TABLE INSET:

(1)	Freeways.....	300 Ft.
(2)	Arterial streets.....	85 Ft.
(3)	Collector street (curb and gutter).....	60 Ft.

Adopted: February 20, 2007

Effective: March 22, 2007

(4)	Collector street (open ditch).....	60 Ft.
(5)	Local streets (curb and gutter).....	50 Ft.
(6)	Local streets (open ditch).....	60 Ft.
(7)	Marginal access streets (curb and gutter).....	50 Ft.
(8)	Marginal access streets (open ditch).....	60 Ft.
(9)	Commercial ind. streets (curb and gutter).....	50 Ft.
(10)	Commercial ind. streets (open ditch).....	60 Ft.

All street rights-of-way shall have ten-foot wide easements contiguous to the street right-of-way line on each side of the street. Right-of-way widths on open ditch streets must be set to accommodate the depths and side slopes of the side drainage open ditch at all points with sufficient distance between the back of the ditch and the right-of-way line for maintenance and utility access at the discretion of the planning commission and its designated review agent. The planning commission's discretionary criteria for allowing open ditch streets shall be generally based of [on] the proposed new development's proximity to existing subdivisions of either kind of street system or to other proposed new developments in the immediate area.

- (b) Street jogs with centerline offsets of less than 125 feet shall be prohibited.
- (c) A tangent, of at least 100 feet, shall be introduced between reverse curves on arterial and collector streets.
- (d) When connecting street lines deflect from each other at any one point more than ten degrees, they shall be connected by a curve with a radius adequate to insure a sight distance of not less than:
 - (1) Three hundred feet for arterial;
 - (2) One hundred eighty feet for collectors;
 - (3) One hundred feet for all others except in special cases where the planning commission may require a greater radius.
- (e) Streets shall be laid out so as to intersect as nearly as possible at right angles, and no street shall intersect any other street at less than 75 degrees.
- (f) Dead-end streets should be kept to a minimum, but when designed as such permanently, they shall not be longer than 500 feet and shall be provided at the closed end with a turnaround having a minimum inside pavement turning radius of at least 35 feet, and a right-of-way radius of at least 68 feet. Pavement width at the turnaround shall be at least the width of the street it serves, but at the option of the subdivider it may be totally paved.
- (g) Half-streets shall be prohibited, except for boulevards that may be deemed essential to reasonable development by the planning commission. In such cases, when the adjacent land is subdivided the other half of the boulevard shall be platted within that tract.

4-3. Construction standards.

- (a) Each street designated by the planning commission as an arterial or commercial industrial street shall be constructed with complete curbing, guttering, and subsurface drainage. Minimum width shall be 30 feet from back of curb to back of curb. The street shall be of LDOTD Class A concrete no less than eight inches thick with a cross slope of

no less than one-quarter of an inch to a foot. The base course for this pavement shall be 31 feet in width on six percent minimum by volume lime conditioned soil eight inches thick, or treated as recommended by a qualified engineer based on soil testing of the native soil material. Curb and gutter construction shall be of Class A Portland Cement concrete. The longitudinal slope of the street gutter shall be 0.3 percent minimum.

(b) Each street designated by the planning commission as a collector, local, or marginal access street shall be constructed with complete curbing, guttering, and subsurface storm drainage. Minimum width shall be 27 feet from back of curb. Cross slopes and longitudinal slopes shall be the same as in (a) above. Curb and gutter shall be of Class A concrete. The street surface shall be a minimum of 23 feet wide two inches thick asphaltic concrete wearing surface on an eight inch soil cement base at least 24 feet wide. The soil cement shall be processed into a lime treated soil 12 inches thick with lime/soil proportion determined by a qualified engineer based on soil testing of the native soil material. Lime treatment may be waived for asphaltic concrete surfaced streets if it can be demonstrated to the satisfaction of the planning commission that the in-situ soil Plasticity Indices are everywhere less than 15 or,

(c) At the discretion of the planning commission the street surface may consist of a minimum of 22 feet wide two inches thick asphaltic concrete wearing surface on an eight inch soil cement base at least 23 feet wide. Cross slope shall be the same as in (a) above. The soil cement shall be processed into a lime treated soil 12 inches thick with lime/soil proportion determined by a qualified engineer based on soil testing of the native soil material. Lime treatment may be waived for asphaltic concrete surfaced streets if it can be demonstrated to the satisfaction of the planning commission that in-situ soil Plasticity Indices are everywhere less than 15. A graded road bed at least 26 feet wide shall have a swale ditch on each side with a longitudinal slope not less than 0.10 percent, a fore slope not steeper than two feet horizontal to one foot vertical and back slope not steeper than one and one-half feet horizontal to one foot vertical. Required culvert pipe sizes to ultimately be installed under driveways must be specified on the preliminary and final plat of the subdivision and included in the subdivision covenants.

(d) Where boulevards are constructed each lane of a street designated as a local or collector street shall be no less than 22 feet from back of curb to back of curb, with a neutral ground of at least 12 feet. Each lane of a boulevard designated as an arterial street shall be no less than 25 1/2 feet from back of curb to back of curb, with a neutral ground no less than 30 feet. Construction shall be commensurate with the traffic designation by the planning commission.

SECTION V. ALLEYS

5-1. General.

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

(b) Alleys at the rear of residential lots are not recommended except under unusual conditions.

5-2. Geometric standards.

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

Adopted: February 20, 2007

Effective: March 22, 2007

- (b) Dead-end alleys shall be avoided where possible, but if unavoidable, shall be provided with adequate turnaround facilities at the dead end, as determined by the planning commission.
- (c) The minimum width of alleys shall be 20 feet.

5-3. Construction standards.

- (a) Alleys serving commercial and industrial lots shall be of concrete no less than eight inches thick and a minimum width of 12 feet.
- (b) Alleys serving residential lots shall be of concrete no less than six inches thick and a minimum of 12 feet.

SECTION VI. SERVITUDES

6-1. General.

- (a) Where alleys are not provided, a servitude (all purpose) shall be provided along the rear lot line of each lot when necessary for poles, wires, conduits, drainage ditches, storm and sanitary sewers, other utilities and all proper public purposes.
- (b) Where it is necessary to install sanitary or storm sewers or drainage ditches along side lot lines or across lots, servitude sufficient for the construction and maintenance of the facility shall be dedicated.
- (c) Where a subdivision is traversed by a watercourse, drainage way, channel, or stream, there shall be provided storm water servitude or drainage right-of-way conforming substantially with the lines of such watercourse, as will be adequate for the purpose. Parallel streets, parkways, or recreational areas may be required in connection therewith. The developer or subdivider shall arrange for maintenance of this area with an approved public or private agency.

6-2. Geometric standards.

- (a) The minimum servitude, for any purpose, on side or rear of lot shall be 7 1/2 feet on each side of the property line, or a total of 15 feet. Actual size of drainage servitudes must be predicated on the width of the drainage structure and approved by the designated engineering review agency.
- (b) Lots created along major drainage channels shall not encroach on the drainage servitude or right-of-way, and all such servitudes or rights-of-way shall be excluded from lot areas.

SECTION VII. BLOCKS

7-1. General.

- (a) The lengths, widths, and shapes of blocks shall be determined with due regard to:
 - (1) Provision of adequate building sites suitable to the special needs of the type of use contemplated.
 - (2) Zoning requirements as to lot sizes and dimensions.
 - (3) Need for convenient access, circulation, control, and safety of street traffic.
 - (4) Limitations and opportunities of topography.

7-2. Geometric standards.

Adopted: February 20, 2007
Effective: March 22, 2007

- (a) Block lengths shall not exceed 1,500 feet between street lines, or be less than 500 feet between street lines. The minimum width of a block shall be 240 feet between street lines.
- (b) In blocks over 750 feet in length the planning commission may require a pedestrian crosswalk with a right-of-way not less than ten feet in width to provide circulation, or access to schools, playgrounds, shopping centers, transportation or other community facilities.
- (c) When a normal block arrangement is impossible or undesirable there may be established one or more "places." Such a "place" may be in the form of a court, a street with a cul-de-sac, etc.; provided, however, that proper access shall be given to all lots from a dedicated street or court (see 4-2(f) for turnaround requirements).

SECTION VIII. LOTS

8-1. General.

- (a) The lot size, width, shape and orientation, and the building lines shall be appropriate for the location of the subdivision and for the type of development and use contemplated.
- (b) Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the zoning ordinance.
- (c) Corner lots shall have extra width to permit appropriate building setback from, and orientation to, both streets.
- (d) Each lot in a subdivision shall have an appropriate frontage on a publicly maintained street.
- (e) Double frontage and reverse frontage lots should be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantage of topography and orientation.
- (f) Side lot lines shall be substantially at right angles or radial to street lines.
- (g) Where grade separation structures are proposed at the intersection of major streets, the lots and improvements in the subdivision shall be arranged so as to make adequate provision for such structures.

8-2. Geometric standards.

- (a) In areas of the City of Church Point, lots shall conform to the size requirements of the zoning ordinance for their particular use or zone.

SECTION IX. PUBLIC SITES

9-1. General.

- (a) In subdividing property, consideration shall be given by the subdivider or developer to the dedication or reservation of suitable sites for schools, parks, playgrounds and other areas for public use. The developer or subdivider may be required to conform to space use and locations recommended by the commission in its adopted plan. Particular consideration should be given to the retention of marginal land that is subject to periodic inundation for recreational or natural conservation uses.
- (b) Areas to be dedicated or reserved for public use should be indicated on the preliminary plat in order that it may be determined when and in what manner such areas will be dedicated to, or acquired by the appropriate governmental agency.

Adopted: February 20, 2007
Effective: March 22, 2007

(c) For purposes of planning, the developer is encouraged to use the following minimum criteria in assessing recreation and school needs:

For 1,000 people or 285 lots or dwelling units [the following is needed]:

TABLE INSET:

Use	Area (In acres)	Ideal Size (In acres)
Children's play area (with equipment)	0.5	1
Field play areas for young children	1.5	3
Older children and adult field sports	1.5	15
Elementary school	8	12

SECTION X. DRAINAGE

10-1. General.

(a) The subdivider shall plan all drainage for this project in accordance with the master drainage plan utilizing sound engineering design and the criteria established by the designated engineering review agency.

(b) No individual, partnership, or corporation shall deepen, widen, fill, reroute or change the location of any existing ditch, stream, drain or drainage canal without first obtaining written permission from the designated engineering review agency.

(c) Whenever any stream or improved surface drainage course is being subdivided, the subdivider shall dedicate an adequate right-of-way along each side of the stream as determined by the designated engineering review agency.

(d) Off-site drainage requirements shall be established by the designated engineering review agency. The subdivider shall be required to construct to the ultimate finished width, but only to a depth sufficient for his subdivision unless the off-site improvements are in or near the construction stage. Sufficient right-of-way, however, must be dedicated for future enlargement.

(e) When new drainage channels are constructed or existing drainage channels (originating within the subdivision) are substantially altered, the subdivider shall install either approved conduit or concrete lining.

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

10-2. Design and construction criteria.

(a) Developments shall be designed for drainage using Louisiana Department of Transportation and Development published drainage design procedures using the Rational Method for a two-year storm for improvements within the development; a five-year storm for improvements to the existing lateral ditches within a development; and a ten-year storm for improvements to existing major drainage channels within a development. Developers of large developments may in addition to the above be required to submit a drainage impact analysis. If it is found that runoff may increase significantly after construction is complete, runoff detention systems may be required.

Adopted: February 20, 2007

Effective: March 22, 2007

(b) The natural drainage within the subdivision shall be followed in as far as economically feasible. Streets and lots shall be arranged so as to keep artificially relocated drainage canals to a minimum.

(c) Drainage pipe used shall meet the requirements of ASTM Designation C-76, Class III reinforced concrete pipe with proper pipe joints (per LDOTD Hydraulic Manual) and shall be sized using Manning's roughness coefficient of 0.013 for design. Corrugated Metal Pipe (CMP) and Ribbed Polyvinyl Chloride Culvert Pipe (RPVCCP) shall be allowed where soil resistivity is not unfavorable and based on using the Louisiana Department of Transportation and Development design standards for gages at various fill heights, protective coatings, and Manning's roughness coefficients.

(d) Open channels shall have side slopes designed for proper stability, both for slope failure and erosion protection purposes. Unlined earthen channels shall be allowed for improvements which meet such design requirements and have 3(H):1(V) or flatter side slopes. Flexible revetment shall be allowed in lieu of concrete lining for channels which meet such design requirements and have 2(H):1(V) or 2.5:1 side slopes. Concrete lined channels shall be required for channels which do not meet such design requirements or where side slopes are steeper than 2:1. Open channels shall be concrete lined where in the collective opinion of the planning commission the aesthetics of the area are of primary concern for a particular development. When concrete lined channels are constructed the bottom of the channel shall have a minimum thickness of six inches, sides shall have a minimum thickness of four inches, and a five-foot collar on each side shall be a minimum thickness of four inches. All such designs shall be certified by a current and duly registered engineer qualified in the State of Louisiana for such engineering practice.

(e) The following servitude criteria shall be required for each ditch, canal, sewer collection line and storm sewer:

(1) Minimum servitude, 15 feet.

(2) Canals with a bottom width of less than six feet, a minimum of five feet from the top of the bank to the property line, on each side.

(3) Canals with bottom widths of six feet to 15 feet, a minimum of five feet on one side and 15 feet on the other.

(4) Canals with bottom widths in excess of 15 feet and a top width of less than 40 feet, a minimum of five feet on one side and 25 feet on the other.

(5) Canals with a top width in excess of 40 feet, 25 feet on both sides.

(6) Major drainage canals that the subdivider is not required to line (see 10-1(e)), a minimum of 25 feet on each side.

(f) When a proposed ditch must discharge into a major unlined canal, the subdivider shall be required to enclose the ditch, under the access strip of the major canal, in a metal pipe or concrete culvert. The culvert shall extend four feet into the canal beyond the side slope, and shall discharge into a concrete flume that extends a minimum of five feet into the bottom of the canal. The flume shall be constructed immediately after conduit is installed.

(g) Unless drainage channels are being dedicated or developed for recreational or other public or private open space use, the subdivider shall construct a five-foot chain link fence along all lined channels.

SECTION XI. SANITARY SEWERAGE*

11-1. General.

Adopted: February 20, 2007

Effective: March 22, 2007

(a) All subdivision sewer lines shall have the approval of the state department of health, the local health authority, and the designated engineering review agency.

11-2. Sanitary sewerage requirements.

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

(b) For subdivisions not accessible to operating sewer systems the use of individual sewage systems is allowable when all requirements of one or more of the following conditions are met:

(1) On large lots, where an area of one acre or more is involved.

(2) The installation would be located on a lot, plot or site which has a minimum area of 22,500 square feet, and a minimum frontage of 125 feet.

(3) For subdivisions when each and all lots have a minimum area of at least 22,500 square feet and a minimum frontage of 125 feet, except that the 125-foot frontage requirement may be waived for up to 15 percent of the total number of lots in the development if:

a. Minimum frontage on each lot in question is not less than 60 feet; and

b. The "average" width of each lot in question is at least 125 feet.

(4) Where lots of record (i.e. lots created by formal subdivision prior to July 25, 1967) are combined (in accord with the definition of a subdivision) to create a new, larger single lot, and no re-subdivision of the property is involved; or where lots of record are combined via formal re-subdivision to create a lesser number of larger lots, except that this will only be accepted prior to the effective date of this regulation for lots created by re-subdivision.

(5) For single lots or sites, regardless of size, remaining in substantially developed previously established subdivisions when, in the opinion of the state health officer, a hazard to the public health will not result.

SECTION XII. UTILITIES*

12-1. Water.

(a) The subdivider must tie in to the City of Church Point's water system and provide water service to each lot.

(b) All water distribution systems must be approved by the local health authority, the state board of health, and the designated engineering review agency.

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

(d) All newly constructed water distribution lines for either new water systems or extensions to existing systems, will be designed and constructed in accordance with the criteria established by the designated engineering review agency in conjunction with the city water department to provide adequate flow capacity and pressure, together with an adequate number of fire hydrants required for fire protection in that area. The minimum pipe size providing fire protection will be eight inches.

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

Adopted: February 20, 2007

Effective: March 22, 2007

12-2. Electrical and telephone service and street lighting.

(a) Electrical and telephone facilities shall be located in servitudes at the front of the lots. Underground power and telephone facilities shall be placed on opposite sides of the servitude. Any subdivision of three (3) or more units shall require underground power and telephone facilities.

(b) Street lights may be placed on either or both sides of the street right-of-way, or in the center of the median strip of a boulevard, as directed by the illumination design.

12-3. Gas distribution.

(a) Gas distribution shall be located in the street right-of-way.

SECTION XIII. PLATS AND DATA

13-1. Pre-application plans and data.

(a) General subdivision information shall describe or outline the existing conditions of the site and the proposed development as necessary to supplement the required drawings. This information may include data on existing covenants, land characteristics, and shall include data on available community facilities and utilities; and information describing the subdivision proposal such as number of residential lots, typical lot width and depth, price range, business areas, playgrounds, park areas and other public areas, proposed protective covenants and proposed utilities and street improvements.

(b) [The] location map shall show the relationship of the proposed subdivision to existing community facilities, which serve or influence it. Include [the] development name and location; main traffic arteries both existing and proposed; public transportation lines; shopping centers; elementary and high schools; parks and playgrounds; principal places of employment; other community features such as railroad stations, airports, hospitals and churches; title; north arrow; and date.

(c) [The] sketch plan on [a] topographic survey shall show in simple sketch form the proposed layout of streets, lots and other features in relation to existing conditions. The sketch plan may be a freehand pencil made directly on U.S.G.S. topographical maps.

13-2. Plats and data for preliminary approval.

(a) The following information shall be included on the preliminary plat.

(1) *Title.* The title under which the proposed subdivision is to be recorded; the location of the property to be subdivided; the name of the owner or owners and/or the subdivider; and the name of the civil engineer, and land surveyor who is platting the tract.

(2) *Boundary lines and existing improvements.* Boundaries of the subdivision location; width and names of streets adjoining the subdivision; section and township lines; indication of incorporated areas, sewer districts, zoning districts, school districts and other legally established districts; all water courses, drainage ditches, wooded areas, and other features within the area to be subdivided as well as the same facts regarding adjacent property.

(3) *Adjoining property.* The names of all adjoining subdivisions, and the names and record owners of adjoining tracts of un-subdivided land.

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

Adopted: February 20, 2007

Effective: March 22, 2007

(5) *Sewers, water lines and drainage ditches.* 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 a contour map where terrain might affect location of sewers and ditches.

(6) *Public utilities.* The location of all existing and proposed public utilities including storm and sanitary sewers, water, gas and power lines and sizes thereof.

(7) *Streets.* Statement of proposed street improvements, including contour map where terrain might affect location of a street.

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

(9) *North point, scale, and date.* [North point, scale, and date shall be given.]

(10) *Vicinity map.* A key or vicinity map at one inch equals 2,000 feet scale for subdivisions of more than 20 lots, or at one inch equals 500 feet scale for subdivisions or re-subdivisions of less than 20 lots, showing existing streets, roads, drainage channels and buildings within 1,000 feet of the property being subdivided.

(b) The preliminary plat shall be drawn at a scale of one inch equals 200 feet or larger.

(c) When required by the planning commission or designated engineering review agency, the preliminary plat shall be accompanied by profiles showing existing ground surface and proposed street grades, including extensions for a reasonable distance beyond the limits of the proposed subdivision grading, roadway and sidewalk; preliminary plan of proposed sanitary and storm water sewers with grades and sizes indicated. All elevations shall be based on a datum plan approved by the designated engineering review agency.

(d) A draft of proposed protective covenants.

13-3. Plats and data for final approval. (See Exhibit A, attached for suggested notes.)*

***Editor's note:** Exhibit A referenced in 13.3 is not set out herein, but is on file with the city.

(a) The final plat shall be drawn in ink on tracing cloth or polyester base film with a dimension of 24 inches by 36 inches and shall be at a scale of one inch equals 100 feet. Where necessary, the plat may be on several sheets accompanied by an index sheet showing the entire subdivision. For large subdivisions the final plat may be submitted for approval progressively in contiguous sections satisfactory to the planning commission. The final plat shall show the following:

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

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

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

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

(5) Number to identify each lot of site.

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

(7) Minimum building setback line on all lots and other sites.

Adopted: February 20, 2007

Effective: March 22, 2007

- (8) Location and description of permanent monuments shall be placed at all angle points on subdivision boundaries and street intersections.
 - (9) Name of record owners of adjoining un-platted land.
 - (10) Reference to recorded subdivision plats of adjoining platted land by record name, date and number.
 - (11) Certification by land surveyor certifying to accuracy of survey and plat.
 - (12) Certification of title showing that applicant is the land owner.
 - (13) Statement of owner dedicating street, rights-of-way, and any sites for public uses.
 - (14) Title, scale, north arrow and date.
- (b) A statement signed by the owner and subdivider to the effect that no person shall provide or install a method of sewage disposal, except connection to an approved sanitary system, until the method of sewage treatment and disposal has been approved by the local health authority.
 - (c) Restrictive covenants or trusteeships and their periods of existence to apply to lots in the subdivision shall be signed by the owner or his agent and recorded in the Office of the Clerk of Court of the Parish of Acadia, and references to such instrument shall be made on the plat and a copy shall be furnished to the planning association.
 - (d) A recommendation for approval by the designated engineering review agency and the planning commission shall be shown on the final plat.
 - (e) When the area subdivided has been subject to inundation by rain or storm water, such inundated area shall be delineated on the plat and identified in writing. Inundation levels shall be established by the designated engineering review agency.
 - (f) Such other certificates, affidavits, endorsements, or deductions as may be required by the planning commission in the enforcement of these regulations.

13-4. Construction plans.

- (a) All designs shall be made in accordance with standards established by the designated engineering review agency who shall be furnished a complete copy for permanent record. Basic requirements shall include, but not be restricted to:
 - (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 plan of storm sewer system and/or ditch draining system including culvert locations.
 - (3) Layout plan of sanitary sewer system.
 - (4) Plan and profile of all streets including:
 - 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 street and sewer improvements.

SECTION XIV. CONSTRUCTION

14-1. Construction.

- (a) When approved construction plans have been filed with the planning commission, the subdivider, after notifying the designated engineering review agency, may construct the required improvements.
- (b) Construction shall be performed under the inspection requirements of the designated engineering review agency and the subdivider's engineer and testing laboratory. The testing laboratory acceptable to the planning commission and to be paid

Adopted: February 20, 2007

Effective: March 22, 2007

for by the developer shall furnish reports on the salient phases of the work for the city files.

(c) The designated engineering review agency shall not accept any construction work which is in such condition that it will require immediate and excessive maintenance by the public.

(d) In lieu of immediate construction of improvements, the subdivider may file with the commission a surety bond securing to the City of Church Point the satisfactory construction of the proposed improvements within a period of not more than two years from the date of such bond. The amount of the bond shall be approved by the designated engineering review agency, and the form of the bond shall be approved by the City of Church Point's legal council. The bond shall be subject to cancellation only upon written approval of the designated engineering review agency.

14-2. Acceptance of improvements.

(a) Upon the satisfactory completion of construction, the subdivider shall obtain written final approval and acceptance from the designated engineering review agency and submit this approval to the planning commission.

(b) For a period of 12 months after acceptance of the work the subdivider shall keep all filled trenches, pipes, manholes, structures, paving, etc., constructed by him in good condition, making repairs to such defects in material or workmanship as may develop or be discovered. The subdivider shall file with the commission, a surety bond, securing to the City of Church Point the satisfactory performance of this work for a period of one year from the date of such bond. The amount of the bond shall be ten percent of the cost of the improvements as determined by the designated engineering review agency. The form of the bond shall be approved by the City of Church Point's legal council. The bond shall be subject to cancellation only upon written approval of the designated engineering review agency.

SECTION XV. VARIANCES

15-1. Hardship.

(a) Where the planning commission finds that extraordinary hardships may result from strict compliance with these regulations, it may vary the regulations so that substantial justice may be done and the public interest secured; provided that such variations will not have the effect of nullifying the intent and purpose of the comprehensive plan or these regulations.

15-2. Townhouse subdivisions.

(a) The commission may approve townhouse subdivisions under the following conditions:

(1) The developer shall plan his subdivision to conform to all of the applicable requirements and restrictions as set forth in the City of Church Point Zoning Code, appendix A, section 2.15, R-1.5 Residential districts, townhouse.

(2) Construction standards for townhouse subdivision shall conform to all applicable requirements for design of streets, drainage, and public utilities and be subject to review and approval by the designated engineering review agency and the local health authority.

(3) Only town housing may be built in such a subdivision and must be undertaken within six months of approval. If town housing is not undertaken within the specified six

Adopted: February 20, 2007

Effective: March 22, 2007

months, the commission shall revoke approval of the subdivision unless some compelling reason can be shown for its continuance.

15-3. Conditions.

(a) In granting variances and modifications, the planning commission may require such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements so varied or modified.