

APPENDIX A. SUBDIVISION ORDINANCE

AN ORDINANCE PROVIDING FOR THE REGULATING OF THE SUBDIVISION OR RE-SUBDIVISION OF LANDS WITHIN EAST FELICIANA PARISH; FOR SUBMISSION AND APPROVAL OF MAPS OR PLATS FOR SUCH SUBDIVISIONS OR RE-SUBDIVISION; FOR CERTAIN MINIMUM IMPROVEMENTS AND BUILDING PERMITS; FOR THE ENFORCEMENT AND THE REGULATIONS HEREIN SET FORTH; AND FOR PENALTIES FOR VIOLATION OF THIS ORDINANCE.

BE IT ORDAINED by the Police Jury of the Parish of East Feliciana, in legal and regular session convened, the 4th day of August 1986, that the following regulations for the subdivision or the re-subdivision of lands into lots or plots, the provisions for the submission and approval of maps or plats for such subdivision or re-subdivision, the provisions for minimum improvements and building permits, the provisions for establishment of a reservoir district, the provisions for enforcement of these regulations and provisions of this ordinance be and the same are hereby adopted:

From and after the date of adoption, these regulations shall govern all subdivisions, sale and transfer of land within the Parish of East Feliciana, except within the corporate limits of any incorporated municipality. After receiving recommendations of the Planning and Zoning Commission, Parish Sanitarian, Parish Engineer and other interested parties, final authority for approval of subdivision plats and improvements thereto, and transfer or sale of land within the Parish of East Feliciana shall rest solely with the Police Jury.

Classification of subdivision procedure.

A. Whenever any subdivision of land is proposed, excluding family partitions, before any contract is made for the sale of any part thereof and before any permit for the erection of a structure in such proposed subdivision shall be granted, the subdividing owner, or his authorized agent, shall apply and secure approval of such proposed subdivision in accordance with the following procedure, which includes basically one step for simple subdivisions with 5 lots or less and three steps for all other subdivisions.

1. Simple subdivisions with five lots or less (Min. Lot Size = 2 acre) with minimum 100' Public Road Frontage:

a. Sketch plat (optional);

b. Final subdivision plat submitted in electronic format and hard copy.

2. All other subdivisions (Min. Lot Size = 2 acre):

a. Sketch plat (optional);

b. Preliminary Plat submitted in electronic format and hard copy;

c. Construction drawings submitted in electronic format;

d. Final subdivision plat.

3. Family Partition Hardship/Exception as set forth in Section X. Family Partition

a. Sketch plat (optional);

b. Final subdivision plat submitted in electronic format and hard copy.

Section I. Definitions.

A. Subdivision - the division of a lot, tract, or parcel of land into two or more lots, plots, parcels, or building sites, for the purpose of sale or other transfer of title, either immediate or future, that requires the construction of new streets, drainage facilities, or utilities. It also includes the re-subdivision or rearrangement of one or more lots, plots, parcels, or building sites in said subdivision.

B. Street, Avenue, Road and/or Highway or any other similar designation all mean the same for the general purposes of this Ordinance.

C. Alley - a dedicated right-of-way not less than 20 feet in width to provide access to the back side of properties also abutting on a street.

D. Jury - the governing body of the Parish of East Feliciana.

E. Engineer - a qualified, professional engineer licensed in the State of Louisiana.

F. Surveyor - a qualified, professional surveyor licensed in the State of Louisiana.

G. Developer - Any person, firm or corporation subdividing land into lots, plots, parcels, or tracts for sale or other transfer of title.

H. Right-of-Way - Where same involves a street, avenue, road, or highway, means a strip of ground dedicated by the developer for public use, ownership of which shall rest in the public.

I. Servitude - A strip of ground to be reserved by the Developer for public utilities, drainage, and other public purposes, the title to which shall remain in the possession of the property owner, subject to the right of use designated in the reservation of the servitude; or a strip of ground designated or intended by the developer to be used for access to building sites or for other public purposes.

J. Private Servitude of Passage - a strip of ground to be reserved by the Developer for private access by owners' of other lots connected to this servitude, the title to which shall remain in the possession of the property owner, subject to the right of use of passage. No public access is allowed. Servitude will not be maintained by the Jury. A private servitude of passage shall be at least ~~25 feet~~ 60 feet in width. The minimum width of a lot at any point perpendicular to a private servitude of passage shall be 100 feet. The only exception shall be if the property lines nearest to the servitude existed prior to September 6, 2011.

K. Commission - the Planning and Zoning Commission of East Feliciana Parish.

L. Lot - a portion of a tract or other parcel of land. Every lot must front on a public street or private servitude of passage for a minimum distance as required by the Zoning Ordinance.

M. Town House - a single family attached dwelling on individual lots for sale served by servitudes of access and providing common open spaces in lieu of typical single family yards.

N. Act - the parish subdivision ordinance as herein enumerated.

Section II. Exceptions.

A. The regulations contained in this Ordinance shall not apply to the following, to wit:

1. A subdivision legally established and recorded prior to the adoption of these regulations, in which subdivision the streets, avenues, roads or highways have been accepted by the Jury for public maintenance, unless lots therein are further subdivided.

2. The subdivision of land to be used only for orchards, forestry, raising of crops and/or livestock, in tracts greater than or equal to 50 acres and labeled on the plat thereof as not a building site.

3. Parcels, tracts, or lots of land exchanged between adjoining property owners, where such exchange does not create additional lots, or where such transfer is affected pursuant to settlement or establishment of a boundary line.

~~—4. Partition of property among co-owners, provided that any private servitude of passage established for the benefit of the lots so partitioned, shall not be maintained by the Jury, said partition map, however, shall be approved by the Jury, provided that there is noted thereon the following certification by an attorney licensed to practice law in~~

the State of Louisiana: "I hereby certify that this partition of property between (list co-owners) is not being effected for the purpose of avoiding the operation of the Parish Subdivision Ordinance."

4. Donations of property between blood relatives, provided that further subdivision of any such lot shall be governed by the provisions of this act. Shall be considered a hardship as set forth in Section X. Family Partition.

5. The division of a lot, tract, or parcel of land into two or more lots, plats, or parcels or building sites fronting on an existing public street, avenue, road, or highway, provided that each such lot, tract or parcel of land has a minimum square footage of ~~42,500~~ 87,120 feet (2 acres) and a minimum of 100 feet of frontage on a public road, subject to approval by the Jury and only after submission, for approval, of a plat of survey, and provided that each lot will meet all other subdivision requirements contained herein.

6. A private subdivision of land wherein the owner desires that the streets or roads therein remain closed to the public provided however, that construction and subdivision of the same must otherwise comply with the provisions of this act and be approved by the Jury.

7. A transfer of land title by inheritance.

~~— 8. A firm, partnership, corporation or individual may be authorized by the Commission and the Jury to subdivide one contiguous tract of land into four (4) lots or less which lots may be served by a private servitude of passage. The subdivision may be done at one time or at several times, but in no case shall the division of the original tract result in more than four lots that are served by the private servitude of passage. No segment of the private servitude of passage, established under this Exemption, shall serve more than four lots.~~

~~This exception may be utilized only once for any firm, entity which shall have previously obtained authority for sales permitted hereunder shall be prohibited from applying for an additional authorization under this exception. Any corporation, firm or partnership which is owned, in whole or in part, by an individual, firm, partnership, or corporation which previously obtained authority for sale of lots, shall not be entitled to claim or obtain approval for sale of lots under this exception. In the event that the Jury or Commission determines that title of a tract of land has been vested in a party of convenience in order to avoid the limiting provisions hereof, approval shall be denied. Lots subdivided under the provisions of this exception shall conform to all minimum Parish standards of this ordinance regarding sanitary sewage disposal and zoning.~~

~~Plats of survey shall be submitted to the Commission and the Jury for approval and all plats submitted hereunder shall include all lots to be subdivided. In the event that individual lots have been previously approved under this provision, such previously approved lots shall be depicted on the plat. Each plat of survey shall bear the following notation:~~

~~"The lot(s) shown above shall conform to all provisions of Exception 9 of the East Feliciana Parish Subdivision Ordinance. The private servitude of passage serving these lots shall not be accepted for maintenance by the East Feliciana Parish Police Jury."~~

Section III. Survey plat requirements. An original and five copies of the plat shall be submitted to the Commission.

A. A survey and/or subdivision shall ONLY be prepared by a Registered Professional Surveyor. An Engineer is not legally eligible for this type work. The Surveyor MUST certify the survey and resultant map were prepared under his supervision AND conforms to the "Minimum Standards" as set forth by the State Board of Registration (LAPELS) and Revised Statutes 33:5051 and to all Parish Ordinances governing the subdivision of land.

B. The "Minimum Standards" require many details pertinent to survey requirements. This is an issue primarily between the Surveyor and the State Board. The Commission is not required to verify that each and every one of these details is shown except insofar as the map is sufficiently adequate to depict the survey and subdivision.

C. The vicinity map shall be sufficient to pictorially show the project location to a layperson or non-surveying person. Vicinity maps shall include (with names) all streets, roads, and highways within the limits of the vicinity map, watercourses, physically definable features such as lakes, power lines, etc.; section lines, etc.; not simply as "an xx.xx acre tract of land...".

D. The title of the map (and the body of the map) shall refer to the letter or number assigned to the property being surveyed and subdivided, such as "Tract A of the named property". If the property has never been subdivided, it may be referred to as "An Unsubdivided xx.xx Acre Tract of Land, being the named property".

E. The title of the map (and the body of the map) shall show the tract numbers of the NEW lots or tracts being created. ALL tracts being created (including, where applicable, the "remainder of "), the title of the map shall indicate the historical name of the property. All properties shall have an historical name associated with the chain of title, whether it is from the original land grant or elsewhere. At no time shall a tract of land be referred to as a "piece of property". It shall be assigned a NEW designation.

F. The entirety of the property being subdivided shall be indicated on the map, not just the portion being "removed". Therefore, the surveyor shall indicate the entirety of the property from a legal description or from a previous survey, if available. Otherwise, note that a previous survey is not available.

G. Lot Numbers of parcels of land sold to or exchanged between adjoining property owners, where such sale or exchange does not create additional lots, must be re-designated. The property exchanged or sold shall not be designated as a separate lot but shall be incorporated into the existing lot and renamed. For example, in an exchange between existing Lot one (1) and existing Lot two (2), the resulting lots will be renamed Lots 1A, and 2-A. The surveyor shall certify on the plat that such sale or exchange does not create any additional lots.

H. If a lot size changes, the lot number shall change.

I. Surveys of Property falling under any of the above exceptions will meet the following requirements under Appendix "A," Preliminary Plat Check List #2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 21, 22 and 23.

Section IV. Preliminary plat.

A. In seeking to subdivide land into lots or building sites, or to dedicate streets, alleys or land for other public use, the Developer shall submit ten copies of a preliminary plat to the Commission. The preliminary plat shall be drawn to scale, not smaller than 1" = 100' and shall show the following (also see Preliminary Plat Check List):

1. The location of all existing property lines, North arrow, scale streets, alleys, buildings, irrigation canals, sewer mains, water mains, drainage ditches, gas mains, telephone and electrical lines, culverts, and other underground structures, easements, and other existing features within the area to be subdivided and all tie-ins in the adjoining or abutting streets or alleys.

2. The names of all adjoining property owners.

3. The proposed location and width of all streets, alleys and lots.

4. The name under which the proposed subdivision is to be recorded and the name of the owner(s). No two subdivisions shall have the same or similar name.

5. A contour map, or certain elevation data which shall be based upon the official datum (U.S. Coast and Geodetic Survey) if any area on the plat is in a flood hazard zone as shown on the latest FEMA flood map. Flood elevations shall be indicated on said plat. If no area on the plat is in a flood hazard zone as above defined, then said plat must contain such certification by a surveyor or engineer.

6. Designation of public agencies, private individuals or corporations responsible for perpetual maintenance of sewage, gas, electrical, water and other utilities, to be installed along designated servitudes within area to be subdivided.

7. Statement of proposed utility, street improvements, water supply, and method of sewerage disposal along with a certification from the Parish Sanitarian.

8. The name and address of the existing utility districts that will serve the proposed development.

9. All lot lines and intended uses for each lot.

10. All items listed on Preliminary Plat Checklist.

B. If any portion of the proposed subdivision is located within the jurisdiction of any political subdivision of the Parish, such as water or gas districts, sewerage districts or municipalities, copies of the preliminary plat shall also be filed with appropriate agents of these political subdivisions.

C. Review Procedures. The Commission will follow the procedures set forth in this Section.

1. Developer shall file a Subdivision Application (See Appendix G) requesting such change, together with a plat of the property to be changed and the Preliminary Plat Review Fee (See Section VIII). This fee shall not be refundable.

2. Subdivision applications shall be filed, complete with all required information, by the 15th of a month to be considered by the Commission at the next Commission meeting. At that meeting, the Commission will review the application and if the application is deemed complete, will schedule a public hearing which will be held immediately preceding the next scheduled Commission meeting.

3. Upon receiving an application and establishing the date of the public hearing concerning the petitioned request, the jury shall "erect in a conspicuous place" on the property in question or on the right-of-way of the nearest public road if the property does not front a public road, a sign giving public notice of the subdivision request and the scheduled date and place for the public hearing. The jury may post more than one such sign.

4. Notice of the time and place of the public hearing shall be published once a week for three different weeks in the official journal of the Parish, and at least fifteen days shall elapse between the first publication and the date of the public hearing as set forth in LA R.S. 33:4780.64 et seq.

5. The public hearing shall be conducted by the Commission.

6. The Commission shall make a recommendation to the Jury stating its approval or disapproval of the request. Such a recommendation shall be made by the Commission within ninety (90) days of the public hearing.

7. An application may be withdrawn by the applicant after the public hearing has been advertised and the Commission may, by majority vote, allow an application to be withdrawn without prejudice.

8. The Jury shall make the final decision to approve or disapprove the request.

D. Upon approval of the Application and preliminary plat by the Jury, the Developer shall submit complete construction plans for the entire development of the area given preliminary approval and meeting all requirements listed under Section VII - Final Plat. If the owner fails to submit a final plat within one (1) year of the preliminary approval, the Commission's approval of the preliminary plat shall expire. One copy of the preliminary plat shall be retained in the files of the Commission.

E. No sale or other transfer of land may take place based on approval or conditional approval of a preliminary plat. Any such sale or transfer prior to approval, acceptance by the Jury and recordation of a final plat, shall be null and void and shall subject the developer and/or transferee to the penalties herein contained.

Section V. Design standards.

A. Streets, Alleys, and Easements.

1. The developer, where practical, shall provide for the continuation or projection of existing streets in surrounding areas.

2. Street jogs with centerline offsets of less than 125 feet are prohibited.

3. A tangent of at least 100 feet shall be introduced between reverse curves on streets.

4. 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.

5. Half-streets shall be prohibited, except where essential to the reasonable development of the subdivision, and when it will be practical to require the dedication of the other when the adjoining property is subdivided.

6. Dead-end streets, designed as such permanently, shall forever remain dead-ended and have an all-paved reinforced concrete cul-de-sac or "T" design as follows:

CUL-DE-SAC		
Type of Construction Surface	Minimum Radius of Right-of-Way	Minimum Driving Radius
Open Ditches	62 feet	47 feet
Curb & Gutter	50 feet	47 feet

T DESIGN - A minimum of 35 feet deep and minimum length on each arm of 50 feet.

7. Street right-of-way widths shall be no less than sixty (60) feet for open ditch sections and no less than fifty (50) feet for curb and gutter sections.

8. No street names shall be used which will duplicate or be confused with names of existing streets. Streets that are obviously aligned with others already named shall bear the names of the existing streets. Street names shall be subject to the approval of the Jury.

9. Alleys at the rear of residential lots are not recommended except under unusual conditions.

10. Where a subdivision is traversed by a watercourse, drainage way, channel or stream, same shall be noted on the plat and there shall be provided a storm water easement or drainage right-of-way conforming substantially to the lines of such watercourses, and such further width or construction, or both as will be adequate for the purpose. Parallel streets or parkways may be required in connection therewith. Widths required shall be determined by the Jury.

11. Street construction shall be as required in Section V, Paragraph B and C.

12. Except where alleys are provided for the purposes, the Commission will require easements not less than fifteen (15) feet in width or seven and one-half (7½) feet at common lot lines for poles, wires, conduits, storm and sanitary sewers, gas, water, or other utility lines on front, rear, and/or alongside lot lines unless the utility company certifies this to be impractical or unless it is not feasible in the opinion of the Commission.

13. In accordance with R.S. 48:35 Paragraph 35 regarding highway design and maintenance, all roads shall meet the minimum safety standards of the Louisiana Department of Transportation and Development with the following exceptions: this shall not apply to existing alleys, lanes, and other roads that do not connect throughways. All new roads must conform.

B. Blocks and Lots.

1. No block shall be more than 800 feet in length and the shape of blocks shall be determined with due regard to:

- Provision of adequate building sites suitable to the special needs of the type of use contemplated.
- Requirements as to lot sizes and dimensions.
- Needs for convenient access, circulation, control and safety of street traffic.
- Limitations and opportunities of topography.

2. The lot size shall be no less than 2 acres. The width, shape and orientation and minimum building setback lines shall conform to the Zoning Ordinance.

- 3 Corner lots shall have extra width to permit appropriate building setback from, orientation to both streets.
4. The subdivision of the land shall be such as to provide each lot, by means of a public street, with satisfactory access to an existing public street.
5. Side lot lines shall be substantially at right angles or radial to street lines.

C. Street Construction.

1. All streets shall consist of a minimum thickness of three (3) inches of asphaltic concrete wearing surface or six (6) inches of Portland cement concrete (3,800 psi @ 28 days) with a minimum width of twenty (20) feet on a ten (10) inch soil cement base which is at least twenty-two (22) feet wide; or three (3) inches of washed road gravel or 610 limestone road base material or #68 limestone (spread one (1) cubic yard to six (6) running feet of the twenty-foot riding surface). All sealers and wearing surfaces must meet the latest LA. DOTD standards. A four (4) foot shoulder is required on each side of the road. ~~No gravel roads shall be accepted or approved by the Jury.~~

2. Where the street is of the boulevard type, that is, two lanes of traffic and these separated by a neutral ground or strip with a minimum of ten (10) feet in width, the paving on each traffic lane shall not be less than sixteen (16) feet in width with an eighteen (18) foot wide base.

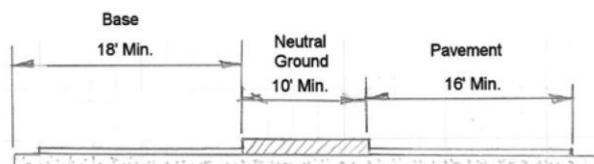


Figure V.C.2.

3. Where conditions do not permit economical cement stabilization, as determined by a testing laboratory, alternative pavement construction may be submitted for approval.

4. If curbs and gutters are not provided, ditches shall be provided having at least 3:1 fore slopes (or side slopes on the street side having at least three (3) feet of horizontal distances for each one (1) foot of vertical drop, with four (4) feet of flat bottom ditch on the property side and 5:1 back slopes (or side slopes on the property side having at least five (5) feet of horizontal distance for each one (1) foot of vertical drop.

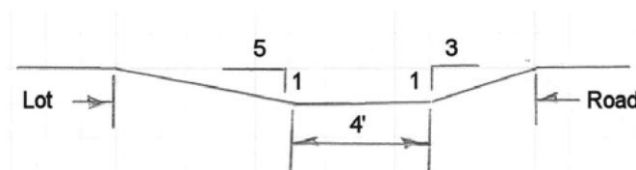


Figure V.C.4.

5. It shall be indicated on all subdivision plats submitted with streets without curbing, gutters and storm sewer drains that no property owner shall be permitted to place drain lines or structures in road or street ditches along the property without first obtaining a culvert permit, and then the size and catch basin requirements shall be determined by the Jury upon application by the property owner.

6. Minimum shoulder widths on open ditch section shall be four (4) feet.
7. Approved street markers bearing the names of the streets and block numbers shall be provided and installed at each intersection in the subdivision.
8. Refer to Appendix B for Required materials, Testing and Construction Control for Roads and Streets in East Feliciana Parish, Louisiana.
9. The right-of-way of all streets shall be seeded with grass seed to prevent the erosion of topsoil onto adjacent streets and into drainage ditches as required by Appendix C.

10. Street light standards shall be located in all subdivisions and may be located on either side of the street or in the center of the median on boulevards as required by Appendix D. The Developer shall arrange with the utility franchise for the arrangement of the monthly utility cost with the bills rendered to the customers within the subdivision.

11. The full right-of-way shall be graded.

D. Sewers.

1. If the subdivision is located where a public sanitary sewer system is accessible, the developer shall connect with such sanitary sewer system and provide adequate sewer lines to each lot. Sewer connections and subdivision sewerage collection and disposal systems shall comply with the regulations of the Louisiana Department of Health and Human Resources. The Parish Sanitarian will review and approve the engineering calculations for these systems prior to any construction. Sewerage collection lines, treatment plants, etc., shall be inspected by the Parish Sanitarian and written approval of these improvements shall be obtained from the Parish Sanitarian.

2. If no sanitary sewer is accessible, then each single-family dwelling in a subdivision is to have a home treatment plant approved by the Louisiana State Board of Health and Parish Sanitarian.

E. Storm Drainage.

1. All surface drainage courses (open ditches), shall have at least 3:1 side slopes (slopes having at least three (3) feet of horizontal distance for each one (1) foot of vertical drop). Drainage design should be for a twenty-five (25) year intensity.

2. The grade along the bottom of a surface drainage course shall be the slope required by the designated representative of the Jury. The slope of each drainage course shall be shown on the plans.

3. The plat or subdivision deed restriction shall carry the notation or provision that the size and grade of culverts for driveways and other pipe in roadside ditches shall be approved by the Jury or their authorized representative. In no case shall the pipe size be less than twelve (12) inches. Cross pipes under streets shall be reinforced concrete or coated corrugated metal as approved by the Jury or its authorized representative.

4. It is required that a contour map be furnished showing the area comprising the subdivision and all additional areas necessary to include all watersheds that drain into the property to be developed.

5. In the design of the drainage for the subdivision, provisions shall be made to adequately take care of adjacent watershed areas after they have been developed. All drainage structures shall be sufficient for the drainage of the watershed after complete development of the area, and where ditches and canals are used, adequate servitudes shall be provided for future needs. The flow line elevation of each drainage structure to be constructed or incorporated into the overall plan shall show the location at which the effluent from the new drainage facilities enter into a publicly-maintained canal or stream of sufficient capacity to absorb the volume of flow. The flow line elevation of this point shall be shown on the plans.

6. Drainage system must be designed and stamped by an Engineer.

F. Water Systems.

1. General Requirements.

a. Public Water District Supply. Any Developer requesting water service in an undeveloped area is required to obtain approval from the appropriate East Feliciana Parish Water District System hereinafter referred to as the Water System. The developer should submit his request along with a map representing the proposed development in writing to the appropriate Water System's Board of Directors for consideration.

1) If the proposed development is approved by the Water System, the developer will be required to submit the name of the contractor, qualified to install the water mains.

2) The contractor will be required to contact the Water System to schedule a pre-construction meeting. At the time of the pre-construction meeting the contractor will be required to provide a copy of their license, bond and insurance certificate listing the Water System as additionally insured. The Water System will provide a construction inspector during construction to certify that lines are installed to specifications.

3) New development tie-ins to the Water System's existing piping will be performed by Water System personnel. All materials required to tie-in a new development will be supplied by the Water System at the contractor's expense, billable to the contractor upon completion of the tie-in.

4) Upon completion of the tie-in, the contractor will be required to super chlorinate, flush and sample the new line.

5) After final inspection approval the new construction by the Water System and receipt of written proof of clear health samples, the Water System will accept the deed of ownership for the new development.

b. Private Water Supply. Where a public water supply is not available, the developer shall either (1) construct a water supply system in such a manner that an adequate supply of potable water will be available to every lot within the subdivision and such that it could be added to the public system at a later date, or (2) state of his Final Plat that the purchasers of individual lots will be required to install their own approved water wells. Such water system shall be approved by the Parish Health Unit and shall comply with the requirements of the State Sanitary Code. The minimum lot size for approval of an individual water supply shall be 125 feet x 200 feet.

c. Where a public water supply is available the developer shall connect with such water system and provide adequate water lines to each lot.

2. Specific Requirements. Specifications for line extensions, water mains and associated work in subdivisions are as follows.

a. Any new Subdivision Developments must be tied into a 6-inch main or larger.

b. Pipe size requirements for New Line Extensions shall be equal to the pipe size currently available in the area.

3. All water mains shall be 6-inch (minimum) SDR 26 Class 160 PVC and bearing the National Sanitation Foundation Seal for Potable Water Pipe (maximum hydrostatic working pressure of 160 psi at 73 Fahrenheit, Commercial Standard CS256-63) with rubber gasket joints. Pipe and fittings shall be made from clean, virgin NSF approved Type 1, Grade 1 PVC conforming to ASTM Resin Specification 01784.

a. Provisions must be made for contraction and expansion at each joint with a rubber ring and integral thickened bell as part of each joint or double bell coupling. Pipe and fittings must be assembled with a non-toxic lubricant.

1) The joint shall provide a permanent seal against exfiltration or infiltration. All surfaces of the joint upon which the gasket may bear shall be smooth and free of such imperfections, fractures or cracks that could adversely affect sealing.

2) The critical sealing dimensions of the bell, spigot and gasket shall be in accordance with the manufacturer's standard dimensions and tolerances. The method of measuring shall be in accordance with ASTM 0-2122.

b. All mains shall be traced with 12-gauge locator wire.

4. All fittings shall be mechanical join cement lined ductile iron. This applies to all 90-degree fittings, tees, 45 degree fittings and any fittings used in the system.

5. Fire hydrants shall be 5¼-inch size in accordance with AWWA Standard C-502. Hydrants shall be three-way with national standard threads AWWA C502 and shall be installed with restraint fittings and concrete thrust blocks. Fire hydrants should be installed off the water main with their own individual 6-inch gate valve coupled to the main

line tee with an anchor coupling. Fire hydrant assemblies shall be placed in a dedicated utility servitude unobstructed from and within twenty (20') feet of a public street. One (1) fire hydrant assembly shall be placed in such location at each street intersection and along such streets so that a separation of not more than 1,000' exists between each fire hydrant.

6. All creek and drain crossings shall be directionally bored with SDR 11 polyethylene pipe tied to the water main with Stiffener and M.J. couplings.

7. All water mains shall have a minimum of 30 inches of cover from top of the water main to grade.

8. Water mains and associated work must be inspected by Water System personnel during construction and deeded to the Water System upon completion.

9. All valves furnished and installed shall be resilient seated AWWA gate valves with cast iron valve boxes. The valve boxes shall have concrete placed 4-inch deep and 18-inch around the top of the box. Valves shall meet AWWA C509. Gate valves shall be designed for a minimum water working pressure of 150 psi. Valves shall have mechanical joints or joints compatible for the required connections. Gate valves shall have a clear waterway equal to the full nominal diameter of the valve and shall be opened by turning counter-clockwise. The operating nut or wheel shall have an arrow, cast in the metal, indicating the direction of opening. Each valve shall have the maker's initials, pressure rating, and year of manufacture cast on the body.

10. All work shall meet the Water District Specifications and Standards in effect at the time of construction.

G. Gas. Where a public gas supply is not available, the developer may so state on his Final Plat. Where a public gas supply is available the developer shall connect with such gas system and provide adequate gas lines to each lot.

H. Electrical. The developer shall be responsible for obtaining, along a designated servitude, a power line such that each lot, tract or parcel of land shall have access to same.

I. Utility Connections.

1. The developer shall be responsible for obtaining, along a designated servitude, a power line such that each lot, tract or parcel of land shall have access to same.

2. The developer shall only be required to make available, at the property line, or along a public servitude, those public utilities mentioned above. Responsibility for payment for connection of each individual lot, tract or parcel of land to the water, sewage, gas or electrical lines acquired above shall be paid by the lot owner.

J. Permanent Markers. The drawings shall show locations of all subdivision's boundary corners and the four corners of all street intersections where permanent monuments are required. A permanent marker shall be so designated and shall be steel, at least one-half inch in width which extends to a minimum of 16 inches below the ground line. Should conditions prohibit the placing of monuments online; offset marking will be permitting provided that exact offset courses and distances are shown on the subdivision plat.

K. Housing in R-2 and R-3 Zoning Districts. Single family housing in a R-2 Zoning District (medium to high density) and multi-family housing in a R-3 Zoning District shall be designed by a licensed architect or civil engineer and constructed in accordance with all Parish Ordinances and State Statutes.

Section VI. Construction plans, inspections and maintenance bond.

A. Upon approval of the Preliminary plat, the Developer may proceed with the preparation of construction plans. Construction plans shall include complete design of the street system, the water system, the utility system, the drainage system and the sanitary sewer system, if applicable, for the entire area to be subdivided. The construction plans shall be in compliance with the design standards set forth in this Act (See section IV). They shall be submitted along with the Construction Plans Review Fee to the Commission to determine that the proposed improvements meet the requirements of this Act. After construction plans have been approved by the Jury and the Inspection Fee(s) have been paid, the Developer may proceed with the required improvements. The Jury shall be notified in

advance of the date that construction will begin, and all work shall be performed pursuant to the guidelines of this Act.

B. At the discretion of the Jury, subdivisions containing sewers, sewage treatment plants, water supply systems, park areas, street, trees or other physical facilities necessary or desirable for the welfare of the area of that are for common use or benefit and cannot satisfactorily be maintained by an existing public agency, provisions shall be made by trust agreement, which shall become part of the deed restrictions, acceptable to any agency having jurisdiction over the location and improvement of such facilities, for the proper and continuous maintenance and supervision by the Developer of such facilities.

C. After the construction plans and specifications have been approved by the Jury, the Developer may construct the required improvements. The Jury shall be notified by the Developer in advance of the date that such construction shall begin. Construction shall be subject to inspection by the Parish Engineer. However, this in no way shall relieve the Developer or his engineer of close field supervision and final compliance with the approved plans and specifications.

1. The following general inspections shall be required:

- a. Excavations
- b. Subsurface drainage
- c. Inlets, junctions and manholes
- d. Sanitary sewer collection lines
- e. Sanitary sewer manholes
- f. Sanitary sewer treatment facilities
- g. Base processing
- h. Sidewalks
- i. Curbs and medians
- j. Roadway pavements
- k. Utilities installation
- l. Installation of all drainage and sanitary sewer pipes
- m. Safety signs and signals

2. The Developer's Engineer shall be responsible for the following:

- a. The Engineer shall provide a survey party for the stakeout of lines and grades to complete the work.
- b. The Engineer shall inspect the laying of sanitary sewer lines, utilities service (water, gas, electricity, etc.) and the storm drainage, including the preparation of "As Built" records. This service may be performed by the testing laboratory.
- c. The Engineer shall perform the inspection of the same items covered under Section V, VI, Paragraph D, Subparagraph 1.
- d. The Engineer shall request intermediate site inspections to be performed by the Parish Engineer.

- e. The engineer shall request final inspection by the Parish Engineer.
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 of streets.
 - 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 attend intermediate site inspections when called upon.
 - e. A representative of the testing laboratory shall attend the final inspection.
 - f. The testing laboratory shall furnish to the Parish Engineer and the Developer's Engineer and contractor, reports on items (a) through (e) above.
 - g. The testing laboratory shall inspect the laying of the sanitary sewer lines and storm drainage if the Developer's Engineer does not perform this function.
 - h. All concrete, metal, clay, plastic, or other acceptable pipes shall be stamped as approved by the testing laboratory, prior to being delivered to the job site.
- D. If the above procedure is not followed, the Jury has the authority to close down the job, after written notice to the Developer.
- E. When construction is complete in accordance with the approved plans and specifications, and conforms with the provisions of this act, the Developer, through his Engineer, shall certify that all work has been completed and shall request final inspection by the Jury so that he may obtain written approval and acceptance from the Jury.
- F. Warranty and Performance Bond.
- 1. The Developer shall warrant all improvements and maintain same for a period of one (1) year after the final inspection, approval and acceptance by the Jury.
 - 2. A maintenance bond, written by a commercial surety company licensed in the State of Louisiana, in the amount of ten (10) percent of the construction cost of all improvements shall be posted by the Developer in favor of the Parish and covering a period of one year from date of acceptance of the Final Plat. No Final Plat approval will be granted by the Jury until the Jury has received the bond.

Section VII. Final plat approval.

- A. Upon final approval of constructed improvements or acceptance of construction bond (See Section XIV) by the Jury, the Developer shall prepare the final plat. No lots shall be sold until the Final Plat has been approved by the ~~Commission, Parish Engineer Parish Sanitarian~~ and the Jury. The Final Plat shall note on the face thereof such certifications as are required by this Act.
- B. Final Plats shall be filed as follows:
- 1. Jury - Original and fifteen (15) copies of final plat.
 - 2. Parish Sanitarian - One (1) copy of final plat.
- C. The Developer shall forward evidence of approval of construction plans by Jury and Parish ~~Sanitarian~~ Engineer ~~to the Commission~~ with Final Plat.

D. The ~~Commission~~ Jury will consider approval of the Final Plat only after receipt of:

1. Certification that all improvements have been installed in accordance with the approved construction plans and these regulations and evidence that all required bonds payable to the Jury have been posted.

2. Certification by the Parish Manager that all applicable fees have been paid. These fees shall be non-refundable.

3. Evidence of payment of testing lab fees.

E. When the Final Plat is approved and signed by the Commission and the Jury, the original drawings will be returned to the developer and one (1) copy retained in the files of the ~~Commission~~ Jury.

F. The developer shall furnish the Commission with thirteen (13) copies of the signed Final Plat. After the Commission has been furnished these copies, an additional copy shall be recorded by the Developer with the Parish Clerk of Court within thirty (30) days and prior to sale or other transfer of lots. Copies shall be distributed in East Feliciana Parish as follows:

1, ~~Commission-Jury - Nine (9)~~ Ten (10) copies.

2. Clerk of Court - One (1) copy.

3. Parish Assessor - One (1) paper copy and one electronic copy in AutoCAD format.

4, Parish Sanitarian - One (1) copy.

G. The Final Plat shall be printed on sheets having a minimum of twenty-four (24) inches by thirty-six (36) inches and shall be at a scale of one hundred (100) feet to one (1) inch or larger. Where necessary, the plat may be on several sheets accompanied by an index sheet showing the entire subdivision. The Final Plat shall show the following in addition to the requirements of the preliminary plat:

1. Township, Range and Section in which the subdivision is located. If section corner, township line or range line falls within the subdivision, it shall be shown.

2. Primary control points, or description and "ties" to such control points, to which all dimensions, angles, bearings, and similar data on the plat shall be referred.

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

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

5. Location, dimensions, and purpose of any easement.

6. Number to identify each lot or site.

7. Minimum building setback line on all residential lots and sites.

8. Location and description of monuments.

9. Names of record owners or adjoining unplatted land.

10. Reference to recorded subdivision plats of adjoining platted land by recorded name.

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

12. Statement by owner dedicating servitudes, rights-of-way, easements, and any sites for public use, together with a statement of transfer of ownership to the Jury of all streets, avenues, roads or highways.

13. Title, scale, north point, and date.

14. Name of engineer or surveyor.

15. Any Certifications required by this Act.

16. The Final Plat shall not be approved unless and until all site improvements are properly installed and inspected and all requirements of this Act are met.

17. Flood plain status.

H. See Appendix E for Final Plat Checklist.

Section VIII. Fees Development and Subdivision Fee Schedule

A. In order to defray the cost to the Parish for reviewing and evaluating subdivision plans and inspecting subdivision construction works, the developer shall pay to the Parish Treasurer fees according to the following schedule:

Preliminary Plat Review Fee: ~~\$500 + \$20/lot~~ \$400 + \$15/lot

Construction Drawing Review Fee: ~~\$1,000 + \$40/lot~~ \$500 + \$30/lot

Inspection Fee: ~~\$2,500 + \$100/lot~~ \$500

Final Plat Review Fee: ~~\$500 + \$40/lot~~ \$200 + \$10/lot

~~NOTE: Fees are for initial reviews and inspections ONLY. Repeat reviews and inspections due to incompleteness, errors, or omissions will be extra at engineer's cost plus 10%.~~

B. Fees listed in Section VIII. (A) are for administrative purposes within Parish Government in amounts as established by the Police Jury from time to time and do not include fee for review engineering or any other professional service fee which may be incurred on the part of the Parish in review and/or certification of plans, plats or specifications, inspection and/or analysis of materials, sites or any other services rendered. These services shall be performed to ensure adherence to the subdivision and/or development ordinances of the Parish, and proper planning on behalf of the Parish and its residents.

C. Review Engineering charges shall be invoiced by the review engineer directly to the O/D/S. Invoices shall be due and payable upon receipt, and failure to remit such payment invoiced shall be cause for denial of any and all submission for development, future developments and for the revocation of any and all permits issued for the construction of any such development and/or subdivision.

D. The Parish hereby reserves the right to select and direct the individuals and/or firms needed for professional services described herein.

E. The fees for this Section do not include charges for media advertising as mandated by federal, state or local law or ordinance. Such charges will be invoiced by the Parish directly to the O/D/S. Invoices shall be due and payable upon receipt, and failure to remit such payment invoiced shall be cause for denial of any and all submission for development and for the revocation of any and all permits issued for the construction of any such development and/or subdivision.

Section IX. Variances and exceptions.

A. The Jury reserves the right to consider variance of the requirements of this Act, when it is clearly evident that an extraordinary condition exists that would make it impractical and not feasible to comply with all the requirements of

the Act. In such an event, any variance shall require concurrence of the Commission, Parish Sanitarian, Parish Engineer and a $\frac{2}{3}$ majority of the Jury.

B. Under these circumstances, the Commission may make a recommendation to the Jury that a variance be granted. Any variance so recommended is required to be entered in writing in the minutes of the Commission and the reason(s) which justified the departure. The Jury has the final authority to grant any variance in accordance with the guidelines expressed in paragraph A above.

C. The request for variance and its justification shall be submitted to the Commission by the developer in writing.

Section X. Family Partition.

A. The Family Partition is a variance and is subject to the conditions set forth in Section XX-XXX except as further defined herein.

B. Family partitions shall only be considered if the applicant has been the owner of the property since (date of the adoption of this ordinance) or has owned the property for a minimum of three years. A bill of sale shall be provided by the applicant in the event of a discrepancy with parish records.

1. If the property limits have changed since (date of the adoption of this ordinance), certain eligibility requirements shall apply:

a. If property limits were changed by simple division which created a hardship, the property is no longer eligible for a family partition.

b. If property limits were changed by property exchange, the property is still eligible for a family partition.

c. If property limits were changed by family partition, the property is still eligible if, the recipient from original Family Partition still owns and resides on the lot and provides both proof of ownership with a current tax bill and proof of occupancy with a current dated utility bill.

C. It shall be the duty of the planning commission to review proposed hardship family partitions meeting the requirements of this section to insure that the criteria are present within the definition of a family partition (The division or subdivision of any lot, tract or parcel of land by act(s) of partition among co-heirs or donation consideration and/or other approved means from parent(s) to their children or grandchildren or children of deceased children or children to their parent(s) in hardship situations).

1. Any subdivision under this part containing more than eight lots are required to have a community sewer collection and treatment system. In this case, the applicant shall be required to secure a letter of no objection from the East Feliciana Parish Health Unit for sewerage discharge and provide it to the Planning Commission prior to their approval. This provision shall apply if any subsequent divisions of lands among family members increases the number of lots to eight lots or greater, within five years of the original application.

2. Under no circumstances shall the Owner of the parent tract, as defined on (date of the adoption of this ordinance), receive more than one lot via the Family Partition process, within the limits of the original parent tract.

3. No property owner shall be allowed to donate property to the same family member more than once through the family partition process, regardless of location.

D. The following procedures shall be followed for the hardship subdivision of family property, each containing at least $\frac{1}{2}$ of an acre, regardless of zoning classification:

1. All provisions of the subdivision regulations shall be followed except the requirements under "Construction standards" for concrete, asphalt or hard surface roads and streets, (Section V-C). The deadend private 30-foot wide servitudes of access may be allowed where it is unlikely that they will ever become through streets as determined by the Planning Commission.

2. No more than one private servitude of access, of at least 30 feet in width, shall be allowed across a tract or lot as exists at the time that approval is given by the Planning and Zoning Commission for the access servitude. Even if said existing tract or lot is subsequently subdivided, no further access servitudes shall be allowed. In addition, no private access servitude may be created that intersects with an existing private access servitude.

a. When any private access servitude services three or more lots, the minimum construction standard for the private access servitude shall be within the private access servitude, a gravel or hard-surfaced road shall be built at least 20 feet in width, four inches thick, on a roadbed at least 24 feet in width with adequate drainage ditches on either side. This road shall be constructed prior to the first building permit being issued for any lot being served by this private servitude of access and shall extend the full length of the servitude depicted on the plat.

b. The following dedication note for a private access servitude signed by the property owner must be placed on the re-subdivision plat which creates the access servitude:

"The private access servitude shown here on is hereby dedicated as a means of access to Lot(s) . No trees, shrubs or other plants may be planted, nor shall any building, fence, structure, or improvements be constructed or installed within or over any private driveway servitude so as to prevent or unreasonably interfere with the purpose for which the servitude is granted. The Parish of East Feliciana has no responsibility for the maintenance of this private access servitude."

3. The hardship family partition plat shall contain the signature of the subdivider and the name of each family member on each lot to be transferred and said lot shall then be transferred by the subdivider only to that family member. In addition, the plat and all conveyance documents for transfers pursuant to the plat shall contain the following language:

"The roads and streets shown on this plat are private and not public roads and streets and are to be developed and maintained by the lot owners only. The Parish of East Feliciana shall not maintain, upgrade or accept said roads into the public system unless and until brought up to hard surface and all other standards by the lot owners or developer, according to the subdivision regulations for the Parish of East Feliciana. The subdivider and lot owners further are put on notice that school buses do not or are not required to travel down private roads and it is the obligation of the lot owners to bring their children to a public road for school bus pick up."

4. Adjoining property: The names, addresses and record owners of adjoining tracts of unsubdivided property and all adjoining lots and streets adjacent to and touching the proposed subdivision shall be included on the plat. The names and addresses of record owners of adjoining properties to and touching the proposed family partition shall also be listed on a separate sheet of paper submitted with the plat.

E. An Affidavit of Mortgage Declaration shall be filled out by the applicant, notarized and submitted to the parish when submitted for review.

F. The plat shall be approved by the planning commission but shall not be signed by the planning commission chairman nor released for recordation until all conveyance documents according to the plat have been recorded. Upon approval, the planning commission shall submit a copy of the minutes to the developer showing such approval subject to the recordation of the transfer documents and true copies being submitted to the planning commission. This recordation must be done within 180 days of approval by the planning commission, however, prior to the expiration of the 180 days the applicant, for good cause, may request a 90-day extension to complete the transfer. Said request for extension must be made at a meeting of the Planning Commission prior to expiration of the initial 180-day term described above. Good cause shall be determined by the members of the Planning Commission at a regularly scheduled meeting of the Commission. Further, when the property to be subdivided requires the completion of succession proceedings prior to transfer of the property, the 180-day delay shall not begin to run until the date of filing of the Judgment of Possession into the public records of the parish. True copies of the conveyance documents shall be submitted to the planning commission at which time the plat shall be signed by the planning commission chairman, or his designee, and be recorded by the Planning Department with the Clerk of Court.

G. The commission shall sign hardship family partition plats if the planning commission finds that a genuine hardship exists and subject to the regulations contained herein. If the criteria within the definition of family partition are not met for the subdivision in its entirety, then the applicant(s) shall be advised of the appropriate subdivision requirements, where applicable.

H. Violations for the illegal development of family subdivisions or for the illegal transfer of lot(s) or tract(s) shall carry the same penalties as provided in Section XII.

Section XI. Building permits. A. Building permits shall be obtained in accordance with the Parish Building Code Ordinance.

Section XII. Violation and penalty.

A. It shall be illegal to sell or otherwise transfer by lot, tract, parcel, block, or total subdivision without compliance with this part and until the Final Plat has been approved by the Jury and recorded in the Office of the Clerk of Court.

B. It shall be illegal for any gas, water, electric, or other utility company to provide services to any lot, tract, parcel, block or total subdivision, covered by this Act, unless such lot, tract, parcel, block or total subdivision was established and approved in accordance herewith.

C. Any person, partnership, firm, unincorporated association or corporation who violates any of the provisions of this Ordinance or aids or abets in the violation of any of the provisions of this Act shall be fined not more than \$500.00 per lot, tract, parcel, block or total subdivision sold or provided. Each violation shall constitute a separate offense.

Section XIII. Repeal of conflicting ordinance. All ordinances or parts of ordinances in conflict herewith or inconsistent with the provisions of this Act are hereby repealed.

Section XIV. Validity. If any section, clause, paragraph, provision, or other portion of this Act be held invalid or unconstitutional by any Court of competent jurisdiction, such holding shall not affect any other section, clause, paragraph, provision or other portion of this Act.

Section XV. Bonding in lieu of immediate construction. In lieu of immediate construction of improvements as required by this ordinance, the Developer may file with the Commission and the Jury an agreement and bond, in the form and substance of the samples made a part hereof, securing to the Jury the actual satisfactory construction and completion of improvements required by this ordinance within a period of not more than two (2) years from date of such agreement and bond. The amount of the bond shall be set by the Commission and approved by the Jury and the surety for such bond shall be a commercial insurance company authorized and qualified to do business in the State of Louisiana. Such bond may only be cancelled upon written approval of the Commission and the Jury.

Section XVI. Subdivision of a portion of a tract. The Owner or Developer shall prepare a preliminary plat of the entire tract in which development is desired. Thereafter, the Owner or Developer may submit a final plat for approval for a portion of the entire tract so long as the improvements required by this ordinance are installed and completed in the area for which final approval is sought. Thereafter, the Owner shall only sell, lease or offer for sale or lease those lots in that portion of the tract which has been granted final approval.

PRELIMINARY PLAT CHECKLIST

1. A review of design standards in Section IV is recommended.
2. Subdivision name.
3. Description of property.
4. Owner's and/or Developer's name, address(es), and telephone number(s).
5. Existing property lines.
6. Section and/or township lines.
7. Existing drainage - ditches and canals with direction of flow.
8. Existing bodies of water.
9. Sewer District designation (if applicable).
10. Names and addresses of adjoining property owners.
11. Servitudes and right-of-way with dimensions.
12. Streets, street names, and street widths, including street right-of-way.
13. Lots - total number of lots, each numbered with dimensions.
14. Proposed method of water supply.
15. Proposed method of sewage disposal.
16. Vicinity map.
17. North point, scales (not smaller than one hundred (100-feet to the inch), and date.
18. Streetlight standards.
19. Existing structures, building lines, names of adjacent subdivisions, existing bridges and culverts and existing utilities.
20. Type of proposed street, drainage, and utility improvements and sewerage.
21. Flood plain statement.
22. An indication of the boundary lines of each filing if more than one filing is proposed by the plat.
23. All certifications required by this Act.

APPENDIX B.

REQUIRED MATERIAL, TESTING AND CONSTRUCTION CONTROL FOR ROADS AND STREETS IN EAST FELICIANA PARISH

Section 1. General. The basis for tests noted herein are those standard tests of materials and construction as currently specified by the Louisiana Department of Transportation (DOTD) Office of Highways. There are several locally available commercial testing laboratories that are familiar with those standards and tests to which reference is made in the following sections. Any laboratory to be used must have prior approval of the Parish Engineer. A report of all data obtained by the laboratory shall be submitted to the Jury Office. It shall be the responsibility of the Developer to pay for the services of the testing laboratory; the Developer shall provide the Jury with evidence that compensation has been made in full to the testing laboratory.

Section 2. Soil information. Wherever roads or streets are to be constructed, sufficient soils information shall be secured, at locations designated by the Parish Manager, to determine the following:

A. Standard Proctor Curve. Plotting moisture against density in order to provide a means of checking actual density as a percentage of theoretical maximum density at optimum moisture.

B. Workability of the soil with or without lime treatment. Include plastic and liquid limits from which the Plasticity Index (PI) would be determined. The PI is a direct indicator of soil workability.

Section 3. Embankment. Embankment material should be free from vegetation, broken concrete, or other rubble, roots, or other organic material and should be at or near optimum moisture prior to compaction. Material shall be brought up in lifts not exceeding eight (8) inches in depth and shall be compacted to at least ninety (90) percent of maximum density; except that the top eight (8) inches compacted thickness of the embankment shall be compacted to at least ninety-five (95) percent maximum density based on Standard Proctor Curve.

Section 4. Subgrade. Subgrade, including lime treatment if required as per Section 5a, shall be free from soft or spongy spots, roots, stumps, or other perishable matter and the entire subgrade shall be compacted in accordance with Section 3.

Section 5. Base. The following sub-sections will cover the requirements for various materials:

A. Lime Treatment Prior to Base Preparation - If the subgrade to be used is of a type having Plasticity Index (PI) of more than 20, the soil shall be lime-treated to lower the PI to 10 prior to stabilization. The percentage of lime to be used shall be recommended by a commercial laboratory engaged in this type of work, and approved by the Parish Engineer. Lime treatment and stabilization shall be to a depth of eight (8) inches compacted thickness subject to the provisions of Section V, hereof.

B. Soil Cement Stabilized Base - Stabilization of soil by use of cement shall be performed in accordance with the requirements of the Standard Specifications of the Louisiana DOTD Office of Highways with regard to mixing, pulverizing, placing, compaction and curving. Compaction shall be to at least ninetyfive (95) percent Standard Proctor Curve maximum density. The percentage of cement to be used shall be recommended by a commercial testing laboratory and approved by the Parish Engineer. Stabilization of soil by the use of cement shall be to a depth of six (6) inches compacted thickness, subject to the provisions of Section V, hereof.

C. Lime treatment prior to stabilization will be required under conditions outlined under Section 5a of this Appendix.

Section 6. Base primer. Prepared base (See Section 5) shall be primed with bituminous material meeting the current requirements of the Louisiana DOTD Office of Highways specifications. The bituminous material used as a prime coat shall be Grade MC-30 or Grade MC-70 Cutback asphalt only on a granular type base. For soil cement base a SSI-H (Emulsion) shall be used, with at least a 24-hour curing period. Priming of the base shall be inspected by the Parish Engineer. The base shall be lime treated (with hydrated lime) unless Atterberg limits indicate the PI of

the native soil to be less than 15. Base shall be compacted to 92% of the modified proctor (or 95% standard proctor) and compaction tests shall be required.

Section 7. Surfacing.

A. Streets or roads to be surfaced with: (1) asphaltic concrete shall have a base meeting the requirements for soil-cement base (with or without prior lime treatment), as provided in Section 5; or (2) concrete; or (3) three-course surface treatment.

B. All asphaltic concrete shall be Type 1 mix as defined as specified by the Louisiana DOTD Office of Highways. The mix design, its transportation, placing, and compaction shall all meet the requirements of the Louisiana DOTD Office of Highways for Type 1 mix, except that compaction shall be to ninety-five (95) percent minimum of briquette density as determined by a qualified commercial testing laboratory approved by the Parish Engineer.

C. Pavement Alternatives – Stone or gravel streets for residential uses in the R-1 Zoning Districts are allowed provided the proposed homes are located on individual lots of at least two acres and if the first 20 feet of the street (the apron) is paved from the edge of existing paved roadways. This alternative is only available in subdivisions of 5 lots or less and will not be maintained by the Police Jury. Any additional lots created in the future must meet current standards.

APPENDIX C. GRASS SEEDING PROCEDURES

Section 1. General. The following grass seeding standards are intended as a general guide for the Developer to use in the planning of the subdivision. These standards consist of preparing seedbed, fertilizing, liming and watering if required, and furnishing and sowing grass seed.

Section 2. Selection of seed. Prior to the planting of any seed, the Developer is to contact the Parish Engineer to determine the varieties and quantities of seed to be used along both sides of the streets in the subdivision. The variety and quantity of the seed will be determined by the content of the soil in the subdivision and the time of year in which the seeding is to take place.

Section 3. Construction. Generally, the construction included in this Appendix shall be done in accordance with Section 717, Seeding, of the Louisiana Standard Specifications for Roads and Bridges, as published by the Office of Highways, Department of Transportation and Development, State of Louisiana, as amended.

APPENDIX D.
STREET LIGHTING STANDARDS

Section 1. General. These following standards are intended as a general guide for the Developer to use in planning of subdivisions. These standards consist of the selection of those materials and construction methods used in installing illumination standards.

Section 2. Materials. As a general guide, the Developer shall use standards that are constructed of pressure treated wood, breakaway aluminum or fiberglass; these standards shall allow luminaries to be mounted at a height of twenty-five (25) feet above the finished roadway. These standards and luminaries shall be placed approximately two hundred (200) feet apart so as to give adequate night lighting. These materials are the minimum requirements. The Commission will meet with the Developer to review the preliminary and final designs contemplated by the developer for the construction covered by this Appendix.

Section 3. Construction. All construction shall meet with the approval of the Parish Engineer as covered in the text of this Ordinance.

APPENDIX E.
FINAL PLAT CHECK LIST

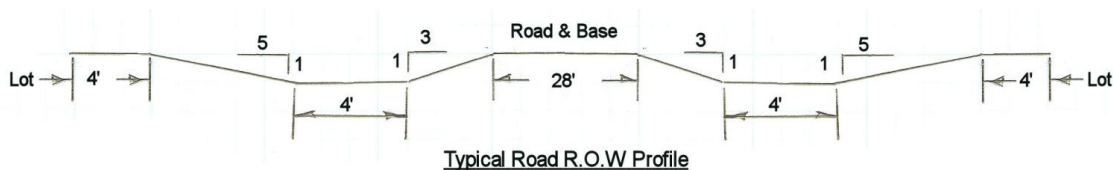
- 1...All the information required on preliminary plat.
2. Plat must be inked drawings on maximum 24" x 36" sheets.
3. An index sheet is required for plats requiring two (2) or more sheets.
4. All linear and angular dimensions shall be in feet and decimal equivalent.
5. Curve data must be provided for all curvilinear streets and rounded corners.
6. A note must be provided giving reference to the basis of all bearings and dimensions as per recorded permanent markers and benchmarks.
7. All lots must be numbered.
8. Date must be indicated.
9. Design Professional's/Registered Land Surveyor's certification, signature and seal must be provided.
10. Statement of water supply must be indicated.
11. Statement of method of sewerage disposal must be signed by the Owner/Developer.
12. Deed restrictions must be submitted, if applicable.
13. Space must be provided for approval signatures and date for use of two (2) Planning Commission members and the Parish Sanitarian.
14. Final plat shall indicate contours of one (1) foot interval elevations based on mean sea level (MSL) and shall show the relationship of the subdivision to the flood hazard areas in East Feliciana Parish.
15. The Registered Land Surveyor shall insure that all land surveying has been performed with the precision of a second-order traverse in accordance with the specifications of American Society of Civil Engineers Practice Number 10, Technical Procedure for cite surveys. Registered Land Surveyors shall certify that all surveying conforms to those applicable state and local ordinances governing the subdivision of land.
16. All applicable fees must be paid.
17. All certifications and notations required by this Act.
18. A statement of gas supply.
19. Any plat regarding subdivision of property that requires construction of improvements shall be prepared on a scale of not less than one inch to 100 feet.

APPENDIX F. SPECIFICATIONS

1. Pre-construction conference with Developer, a three-member committee to be appointed by the Commission, Contractor and Parish Engineer.
 - a. To make sure all parties involved understand all construction procedures are followed.
 - b. To make on-site inspection.
2. Inspect cleared R/W and Natural Drains.
 - a. All stump holes to be filled with approved material for proper compaction.
 - b. Natural drains must be cleared of all trees and brush.
 - c. Major cleanup of all roots, sticks, and vegetation.
3. Inspect sub-base and cross drains for uniformity.
4. Inspect compacted sub-base and cross drains. Make sure sub-base has no soft spots and is free of all roots and sticks.
5. Check compacted base material.
 - a. Check for correct contours of finished base and ditch slopes.
 - b. Testing lab to take compaction samples at locations selected by the Parish Engineer. Approval must be made on each separate step before the next step is started. The Parish Engineer must be notified 24 hours ahead of each inspection.

All construction procedures must be in accordance with D.O.T.D.'s manual of "Louisiana Standard Specifications for Roads and Bridges", latest edition.

PROFILE OF COMPLETED 60' R/W WITH COMPLETED ROAD BASE AND DITCHES



**APPENDIX G
SAMPLE APPLICATION**

EAST FELICIANA PARISH

FILE NO.: _____

DATE OF APPLICATION: _____

PROPERTY OWNER: _____

ADDRESS: _____ PHONE: _____

APPLICANT (If Different from Owner) _____

ADDRESS: _____ PHONE: _____

ADJACENT PROPERTY OWNERS

NAME

ADDRESS

LOCATION OF PROPERTY: _____

NUMBER OF LOTS: _____

AVERAGE SIZE OF LOTS: _____

PRESENT ZONING: _____

DESIRED ZONING: _____

HAS ZONE CHANGE BEEN REQUESTED (DATE) _____

STATUS OF ZONE CHANGE REQUEST _____

COMMISSION HEARING DATE _____

PRELIMINARY PLAT FILING DATE _____

COMMISSION ACTION YES _____ NO _____

CONSTRUCTION PLANS FILING DATE _____

FINAL PLAT FILING DATE _____

COMMISSION ACTION YES _____ NO _____

LEGISLATIVE ACTION YES _____ NO _____

CONDITIONS ATTACHED TO PLAT _____

MAP AMENDED DATE _____

REQUEST FOR VARIANCE _____

APPENDIX H
SAMPLE AGREEMENT FORM FOR DEVELOPMENT OF A SUBDIVISION WHERE
BOND IS POSTED IN LIEU OF IMMEDIATE CONSTRUCTION

STATE OF LOUISIANA
PARISH OF EAST FELICIANA

THIS AGREEMENT made and entered into this _____ day of _____, 20____
_____ by and between (name of subdivider or development company), hereinafter designated as
Owner, and the Police Jury of the Parish of East Feliciana herein represented by its President.

WITNESSETH:

WHEREAS, the Owner owns and desires to develop Lots _____ through _____,
(subdivision) _____, located in the Parish of East Feliciana, Louisiana, and

WHEREAS, the final plat of Lots _____ through _____, inclusive Subdivision,
will be given final approval by the Planning Commission of the Parish of East Feliciana, upon
Owner posting a surety bond insuring the satisfactory installation and construction of the
following improvements:

(Described improvements as determined by East Feliciana Parish Subdivision Ordinance)
as shown on the plat prepared by _____ Civil Engineer, attached
hereto and made a part hereof, according to the terms and conditions of this agreement; and,

WHEREAS, the Owner now desires final approval of the Plat of _____
_____ subdivision prior to the installation and construction of the above described
improvements, which improvements will be installed and constructed at Owner's sole cost and
expense;

NOW THEREFORE, it is hereby agreed by and between the Owner and the Police Jury
of the Parish of East Feliciana that for and in consideration of the final approval of Lots _____
_____ through _____, inclusive (subdivision), and the sale of lots therein without the
above described improvements more particularly shown on the attached plan-profile, having
been first completed and approved. Owner binds and obligates himself within _____
months from date hereof to install and construct the described improvements in accordance with
plans prepared by _____, Civil Engineer, which plans
meet the requirements of the Louisiana State Board of Health and have been approved by the
Parish Engineer, East Feliciana Parish Planning Commission and Police Jury of the Parish of
East Feliciana, said plans being attached hereto and made a part hereof.

The Owner, in order to further insure faithful performance of said obligation, has executed a surety bond in the amount of \$_____, which bond is attached hereto and made a part hereof, to guarantee the installation and construction of the above described improvements.

Said bond may be cancelled only after said work has been completed, inspected, and approved by written acceptance of the Parish Engineer, East Feliciana Parish Planning Commission and East Feliciana Parish Police Jury. The above described improvements shall be constructed under the supervision of _____, Civil Engineer, in full compliance with the specifications and requirements of the East Feliciana Parish Police Jury Subdivision Ordinance and when completed said engineer shall furnish the East Feliciana Parish Planning Commission, Parish Engineer, and East Feliciana Parish Police Jury with a certificate of satisfactory completion.

It is further understood by and between the parties to this agreement that in the event said improvements are not constructed within _____ months from date hereof the Police Jury of the Parish of East Feliciana shall have and is hereby granted the right, without putting the said Owner in default, to ipso facto call upon the said surety to complete improvements hereinabove described, and in default of the surety promptly causing such improvements to be constructed according to the plans and specifications therefore, the Police Jury of the Parish of East Feliciana shall have the right to cause the improvements to be made and to call upon said surety for payment of all costs and expenses incurred in the construction thereof.

IN WITNESS WHEREOF, these presents have been signed in the presence of the undersigned competent witnesses, at Clinton, Louisiana, on this _____ day of _____, 20____.

WITNESSES

NAME OF SUBDIVIDER OR DEVELOPMENT COMPANY

BY: _____
EAST FELICIANA PARISH POLICE JURY

BY: _____
PRESIDENT

APPENDIX I
SAMPLE SURETY BOND TO BE POSTED IN LIEU OF IMMEDIATE
CONSTRUCTION

STATE OF LOUISIANA
PARISH OF EAST FELICIANA

KNOW ALL MEN BY THESE PRESENTS, that _____ of _____
_____, Louisiana, as principal and, _____
as Surety are held and firmly bound unto the Police Jury of the Parish of East Feliciana,
Louisiana, and to all contractors, sub-contractors, journeymen, cartmen, truckmen, workmen,
laborers, mechanics, and furnishers of materials jointly as their interest occur, in the sum of _____
_____ (\$ _____) Dollars, in
lawful current money of the United States, for which payment will and truly be made, we bind
ourselves, our heirs, our successors, and assigns, in solido, by these presents.

Dated and signed at Clinton, Louisiana this _____ day of _____, 20 _
_____.

THE CONDITIONS of this obligation are such that whereas, the above named principal
did on the _____ day of _____, 20_____, enter into a certain contract with the
Police Jury of the Parish of East Feliciana to build or construct streets, sidewalks, curb and
gutters, drainage and sewerage facilities in accordance with the plans and specifications prepared
by _____ and approved by the East Feliciana Parish Planning
Commission, Parish Engineer, and Police Jury of the Parish of East Feliciana.

NOW THEREFORE, if the aforesaid principal shall well and truly and faithfully perform
said contract and comply with all its terms, covenants, and conditions, according to its tenor and
discharge all of the said principal's obligations there under, and shall fully pay and discharge all
of said principals obligations to contractors, sub-contractors, journeymen, cartmen, workmen,
laborers, mechanics, and furnishers of materials employed and furnished in execution of said
contract, then this obligation shall be null and void, otherwise to be and remain in full force,
effect, and virtue.

IN TESTIMONY WHEREOF, we have hereunto set our hands in the presence of the two
undersigned competent witnesses, this day, month and year above written.

WITNESSES

SURETY

Attorney-in-Fact

(Signature of Developer), PRINCIPAL