

## **SUBDIVISION REGULATIONS**

### **ARTICLE I. IN GENERAL**

#### **SECTION 1-0. SHORT TITLE**

This Chapter may be cited and otherwise referred to as the "Iberia Parish Subdivision Ordinance". (Ord. of 4-24-91, Section 1)

#### **SECTION 1-1. DEFINITIONS**

(a) "Subdivision" means the division of a lot, tract, or parcel of land into two or more lots, plats, sites or other divisions of land for the purpose, whether immediate or future, of sale or of building development, and for the purposes of sale or of building development for purposes other than agricultural. It includes resubdivision and, when appropriate to the context, relates to the process of subdividing or to the land or territory subdivided. (Ord. of 4-24-91)

(b) "Conforming Subdivision" means a residential, commercial/light industry, industrial or gated subdivision which conforms or exceeds all rules and regulations of this Chapter herein. (Ord. of 12-10-97)

(c) "Gated Subdivision" means a subdivision of land as defined in Section 1-1(a) which complies with all of the requirements of La. R.S. 33:5051 except La. R.S. 33:5051 (7); wherein, the subdivider reserves ownership of streets shown therein in favor of an association to ensure limited access for the benefit of said association. (Ord. of 12-10-97)

(d) "Non-conforming Subdivision" means a residential subdivision of land as defined in Section 1-1(a) which conforms to all requirements of this Chapter except Section 3-4. (Ord. of 12-10-97)

(e) "Conforming Public Road" for purposes of the subdivision regulations as contained in this Chapter means a road shown on a plat of survey which complies with La. R. S. 33:5051, especially La. R. S. 33:5051 (6) and Section 3-4 of this Chapter. (Ord. of 12-10-97)

(f) "Non-conforming Public Road" for purposes of the Chapter is a public road which has been formally dedicated by deed, become public by operation of law (tacit dedication) and/or La. R. S. 48:491 (public maintenance for three year period) but does not conform to parish minimum road standards as defined in Section 3-4. (Ord. of 12-10-97)

(g) "Conforming Private Road" is a private road which complies or exceeds all parish minimum standards or requirements of this Chapter, for which the Parish has no responsibility or liability for maintenance, use or failure of said road. (Ord. of 12-10-97)

(h) "Private Road" is a road shown on a plat of subdivision as defined in Section 1-1 (a) wherein the subdivider specifically retains ownership of the road therein. The origin of a private road

must intersect an existing public road, cannot exceed 1,200 linear feet in length from point of origin to its dead-end cul-de-sac and cannot be connected and/or intersected by any other road of whatever kind or character except the public road at its point of origin. The only variance available to the definition herein shall be its length and/or the existence of no more than two internal intersections within the proposed subdivision. (Ord. of 12-10-97)

(i) "Residential Subdivision" is a subdivision as defined in Section 1-1 (a) whose primary purpose is the development of family dwellings or homes wherein at least sixty-five (65%) percent of the lots therein are restricted for residential use only. (Ord. of 12-10-97)

(j) "Commercial Subdivision" is a subdivision as defined in Section 1-1 (a) whose primary purpose is the development of certain business enterprises engaged in commerce wherein at least sixty-five (65%) percent of the lots therein are intended for commercial use only. (Ord. of 12-10-97)

(k) "Industrial Subdivision" is a subdivision as defined in Section 1-1 (a) whose primary purpose is the development of certain industries engaged in manufacturing and fabrication wherein at least sixty-five percent (65%) of the lots therein are intended for industrial uses. (Ord. of 12-10-97)

#### **SECTION 1-2. JURISDICTION.**

(a) This Chapter shall govern all subdivision of land within the corporate limits and police jurisdiction of the Parish.

(b) Any owner of land within the limits of such subdivision jurisdiction wishing to subdivide land shall submit to the Parish Council, or its authorized representative, fifteen (15) copies of a preliminary plat which shall conform to the minimum requirements set forth in Article II of this Chapter. In addition, one copy of a plat showing the property owners within five hundred feet (500') shall be submitted. Before approving the subdivision plat, the Parish Council or its authorized representative shall submit the plat to the Regional Planning Commission for recommendation and report. All plats must be submitted by 4:30 p.m. on the first working day of the month in which they are to be considered by the Regional Planning Commission. Failure of the Regional Planning Commission to report within sixty (60) days shall be deemed approval.

(c) Before improvements shall be started, complete construction plans and specifications shall be approved by the Parish Engineer or other designated representative of the Parish Council.

(d) After the fulfillment of either Section 3-8 (b) (1) or (b) (2) and the fulfillment of (b) (3), the owner may submit fifteen (15) copies of a final plat to the Parish Council for approval. The final plat must be approved before the sale or exchange of any lots.

(e) No plat of a subdivision lying within the territory described in paragraph (a) of this Section or part thereof shall be filed or recorded in the office of the Iberia Parish Clerk of Court and no subdivider may proceed with improvement or sale of lots in a subdivision until each subdivision plat shall have been approved by the Parish Council and such approval entered in writing on the plat by the authorized representative of the Parish Council (see Article III, Procedure for Plat Approval).

When the same is ready for filing, the subdivider shall deliver the plat to the Parish Engineer or, in his absence, to the Clerk of the Parish Council who shall, in turn, deliver and deposit the same for filing and recording with the Iberia Parish Clerk of Court. All filing fees shall be paid by the subdivider to the Parish Council who shall, in turn, make payment of such fees to the Iberia Parish Clerk of Court.

#### **SECTION 1-3 PENALTIES**

Whoever, being the owner or agent of the owner of any land located within a subdivision, transfers or sells, or agrees to sell any land by reference to, or exhibition of, or by other use of a plat of subdivision, before such plat has been approved by the Iberia Parish Council and recorded or filed in the office of the Iberia Parish Clerk of Court, shall forfeit and pay a penalty of Five Hundred (\$500) Dollars or be imprisoned for not more than thirty (30) days, or both, for each lot or parcel so transferred or sold, or agreed to be sold and the description of such lot or parcel by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the transaction for the penalties provided in this Section. (Ord. 2008-05-4004 dated 5-28-08)

#### **SECTION 1-4 FINANCING STREET PAVINGS**

Editor's Note: Ordinance No. 2004-11-3084 adopted 11/24/04 established a policy for petitions to be submitted to request road paving improvements and rescinded previous Ordinance of 4-24-91, Section 1 which provided procedures for financing street pavings. This policy is included in Chapter 20 – Roads and Drainage.

#### **SECTION 1-5 HEARING EXAMINER COMMITTEE**

There is hereby created the Hearing Examiner Committee. The Hearing Examiner Committee shall be comprised of Iberia Parish President, Iberia Parish Public Works Director, and Iberia Parish Planning Director. Each Hearing Examiner will act with the full authority of the entire Committee when they individually conduct meetings and reviews. Each Hearing Examiner shall have the right to appoint a designee (s) to perform their duties from time to time in the event of their inability to conduct certain hearings due to scheduling or other conflicts. The Hearing Examiner Committee may be referred to as "the Committee" as a whole or as each individual Hearing Examiner throughout this portion of the regulations.

The function of the Hearing Examiner Committee shall be to:

- 1. Review subdivision plat applications which qualify under either LA Revised Statutes for Approval without public hearing or which qualify for consideration and administrative approval.**
- 2. Applications to the Committee will be submitted for plat review and the Committee will render a ruling after completing a full review and analysis of the requested approval. In those instances that opposition to the requested approval or Hearing Examiner decision is registered, said decision shall be a tentative finding and shall be submitted to the Iberia Parish Regional Planning Commission at its next regularly scheduled meeting for final review**

and action. No building permits will be issued until the Iberia Parish Regional Planning Commission has rendered its decision, after conducting another public hearing.

If the applicant opposed any decision or condition of the Committee, their decision shall be a tentative finding and shall be submitted to the Iberia Parish Regional Planning Commission at its next regularly scheduled meeting for final review and action. No building permits will be issued until the Iberia Parish Planning Commission has rendered its decision, after conducting another public meeting.

In the event that there is no opposition to the plat application or to any of the conditions proposed by the Hearing Examiner Committee for approval, the decision of the Hearing Examiner shall constitute final action on the application for the purpose of issuance of a building permit. Nevertheless, the application shall be placed upon a consent agenda of the Planning Commission for final approval.

Applications to the committee requesting approval or certification of certain plats involving minor modifications of existing parcels, including boundary line adjustments, the action of the Committee shall be final, subject to appeal by the applicant to the Planning Commission.

The Hearing Examiner Committee shall, on a monthly basis, provided the Planning Commission with a summary of all plats acted upon by them so that the Planning Commission may review, analyze and otherwise monitor the activities of the Committee.

#### **SECTION 1 – 6 PLAT REVIEW APPLICATION TO HEARING EXAMINER COMMITTEE.**

The application requirements for approval by the committee are:

1. The development creates no more than five lots;
2. The applicant is not providing for the creation of any new public or private streets.
3. The applicant owns no other property adjacent to the proposed development. In the event that he/she does, the applicant shall not have sought development approval on any other application of said property within the last year. Once the committee approves an application, no further requests for approval of the property owners' adjacent property will be considered for a period of one year. This limitation shall not apply to boundary line adjustments for the purpose of this section.
4. The development under review does not exceed five acres; and
5. A complete hearing examiner committee application and checklist is provided.

Prior to the hearing, the hearing examiner committee shall obtain input from Parish departments and public agencies that may be affected by the proposed development.

The Committee shall schedule regular meetings no less than two times per month, unless no applications are submitted for review. The meeting times, dates and location shall be determined at the initial meeting of the Hearing Examiner Committee.

At the meeting, the Committee shall consider all public input:

1. Render a decision

- 2. Render a tentative decision due to opposition to the proposed development**
- 3. Render a tentative decision due to the applicant's opposition to any conditions or terms imposed by the Committee.**
- 4. Schedule planning commission action for those applications identified above. In this event, no building permits will be issued until a final decision has been reached by the planning commission.**

**The Committee shall have the right to make the same requirements, conditions, approvals, and shall use the same procedures that would be implemented for any other subdivision plat application, provided however, that said review shall be conducted on an expedited basis to insure timely and quick response within the delays specified hereinabove.**

**After the meeting with the committee, if necessary, the subdivision application shall be set for consideration by the planning commission at its next available regularly scheduled meeting. The committee shall include in the package regularly prepared for the planning commission a special section which shall include all subdivision applications which have been considered. The planning commission, should it so desire, may elect to consider without public hearing those matters which qualify for consideration without public hearing at its regularly scheduled public hearing.**

**The Committee meetings and the subsequent planning commission meeting wherein any matter previously considered shall be reviewed and shall be subject to the notice requirements of the applicable subdivision regulations. A consent agenda shall be created by the planning commission for approval of hearing examiner decisions which are without opposition. There shall be no public hearing relative to items placed on the consent agenda, although the commission may remove any item from the consent agenda and place it upon the regular agenda and conduct a public hearing with regard thereto.**

**In no event shall a certificate of occupancy be issued for occupancy of any property submitted for subdivision unless and until a final approval has been issued by either the committee or the planning commission final approval shall be issued by the same entity having authority to issue the preliminary subdivision approval, unless otherwise provided.**

**ARTICLE II. GENERAL REQUIREMENTS AND MINIMUM STANDARDS OF DESIGN FOR CONFORMING  
SUBDIVISIONS**

**SECTION 2-0. CONFORMITY TO PARISH PLAN**

All proposed subdivisions shall conform to the major street plan which has been officially adopted by the Iberia Parish Regional Planning Commission. Whenever a tract to be subdivided embraces any part of a highway, major street, secondary street, or parkways designated on the major street plan, which has been officially adopted by the Regional Planning Commission, such part of such proposed public way shall be platted by the subdivider in the same location and at the same width as indicated on such major street plan. (Ord. of 4-24-91 Section 1)

Cross Reference – Planning Generally, Chapter 19.

**SECTION 2-1. STREETS-RELATION TO ADJOINING STREET SYSTEM**

(a) Proposed new streets shall extend existing streets or their projections at the same or greater width, but in no case, less than the minimum required width, unless variations are deemed necessary by the Parish Council for reasons of topography or design. Where, in the opinion of the Parish Council, it is desirable to provide street access to adjoining property, proposed streets shall extend to the boundary of such property. Half street along the boundary of land proposed for subdivision will not be permitted, unless the other half is dedicated at the same time.

(b) Cross streets that have no other purposes except for future expansion into adjacent subdivision and/or similar situation shall be constructed as follows:

- (1) ditches cut;
- (2) the road bed shaped and crowned
- (3) culvert installed at the cross streets intersection with the main road;
- (4) the developer should be required to place on deposit with the Parish Government, an amount of money equal to whatever material (lime, soil, cement, asphalt, etc). Cost would be incurred, if the roads had been built with the remainder of the subdivision. (Ord. of 4-24-91, Section 1)

Cross Reference – Roads and Drainage, Chapter 20; Special Districts, Chapter 21

**SECTION 2-2. SAME-WIDTHS.**

The minimum width of proposed streets measured from lot line to lot line, shall be shown on the major street plan, or if not shown on such plan, not less than ninety feet (90') for major streets, fifty feet (50') for minor streets with curb and gutter drainage, and sixty feet (60') for minor streets with open ditch drainage. (Ord. of 4-24-91, Section 1; Ord. of 4-8-92; Ord. 2000-06-2670, 06-28-00).

**SECTION 2-3. SAME-INTERSECTIONS.**

Insofar as practical, acute angles at street intersections shall be avoided. Where an acute angle of less than seventy-five (75) degrees occurs between streets at their intersection, the Parish Council may require the property lines to be rounded or otherwise set back to permit curb construction of desirable radius without curtailing the sidewalk at the street corner to less than normal width. Submission of a grading plan showing existing and proposed contours at one foot intervals and a detailed design for the intersection may be required by the Parish Council.

**SECTION 2-4. SAME-DEAD END.**

Streets designed to have one end permanently closed (cul-de-sac) shall be provided at the closed end with a turnaround with a minimum right-of-way radius of sixty feet (60') and minimum driving radius of forty feet (40'). A "cul-de-sac" shall not be more than twelve hundred feet (1,200) in length unless approved by the Parish Council or its authorized representatives for specific reasons of topography or design. (Ord. of 4-24-91; Ord. of 2-26-92; Ord. of 98-07-2494 of 7/29/98).

**SECTION 2-5. SAME-NAME.**

Proposed streets obviously in alignment with existing and named streets shall bear the names of existing streets. In no case shall the name for the proposed streets duplicate existing street names irrespective of the suffix used. (Ord. of 4-24-91, Section 1).

**SECTION 2-6. SAME-IMPROVEMENTS.**

Street improvements shall be required as set forth in Sections 3-2 through 3-7. (Ord. of 4-24-91, Section 1).

**SECTION 2-7. SAME-BLOCKS.**

Blocks shall not be more than fifteen hundred (1,500) feet in length. (Ord. 2004-08-2065; 08-11-04)

**Section 2-8 LOTS-ARRANGEMENT.**

Insofar as practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines. Each lot must front upon a street which is connected with the public street system. (Ord. of 4-24-91, Section 1).

**Section 2-9. SAME – MINIMUM SIZE.**

(a) Lots which have water supplied from an approved central source (such as a public water supply system or a single large well for the entire subdivision rather than from individual wells on each lot) shall have a minimum width of fifty feet (50') and a minimum area of six thousand square feet (6,000 sq. ft.). Lots located within one mile of the city limits of New Iberia shall have a minimum width of fifty feet (50') and a minimum area of six thousand square feet (6,000 sq. ft.). Lots located within one-half miles (1/2) of the city of Jeanerette or

within one-quarter (1/4) mile of the corporate limits of any other incorporated area in the parish shall have a minimum width of fifty feet (50') and a minimum area of six thousand square feet (6,000 sq. ft.). All other lots located outside the corporate limits of any incorporated area in the parish shall have a minimum width of seventy-five feet (75') and a minimum area of ten thousand square feet (10,000 sq. ft.). For the purpose of this section, the width of a lot shall be the average of the distance between the side lot lines.

(b) All lots sizes must be in conformity with the State Sanitary Code. The developer must present a letter from the Board of Health certifying that the regulations are being adhered to in the proposed subdivision. (Ord. of 4-24-91, Section 1).

**SECTION 2-10. PUBLIC USE AND SERVICES AREAS GENERALLY.**

Where a park, neighborhood recreational open space, a school site, or other areas for public use shown on a plan which has been officially adopted by the Regional Planning Commission, is located in whole or in part in the proposed subdivision, the Parish Council shall seek to secure the reservation of the necessary land for such use. Special consideration shall be given to schools and parks in subdivisions larger than twenty-five acres, or one hundred (100) lots. (Ord. of 4-24-91, Section 1).

**SECTION 2-11. SAME-EASEMENTS FOR UTILITIES.**

Except where alleys are provided for the purpose, the Parish Council will require easements not less than ten feet (10') in width for poles, wires, conduits or where feasible, for sanitary sewers, gas, water or other utility lines along rear lot lines and/or along side lot lines, unless the utility company certifies this to be impractical or unless it is not feasible in the opinion of the Parish Council. (Ord. of 4-24-91, Section 1).

**SECTION 2-12. SAME-STORM DRAINAGE.**

Whenever any stream or improved surface drainage course is located in an area that is being subdivided, the subdivider shall dedicate an adequate right-of-way centered on the center line of the existing ditch. The total width of the right-of-way is to be determined by use of the following formula:

$$C = a + 24 + (4b)$$

a = Bottom Width

b = Total Depth

c = Total Width

This right-of-way shall be dedicated for the purpose of widening, deepening, sloping, improving, protecting the stream or drainage maintenance. (Cross Reference – Roads and Drainage, Chapter 20). (Ord. of 4-24-91, Section 1).



**SECTION 2-13. SAME-DEDICATION TO PUBLIC USE.**

There shall be no reserve strips except those which are conveyed to the government having jurisdiction. (Ord. of 4-24-91, Section 1).

**SECTION 2-14. BUILDING SETBACK LINES.**

Minimum building setback lines shall be provided for all lots designed for all subdivisions, including residential, commercial, or industrial use. Such building setback lines shall not be less than twenty feet (20'). (Cross Reference – Buildings and Building Regulations, chapter 6, Ord. 2000-02-2649 dated 02/09/00).

**SECTION 2-15. COMPREHENSIVE GROUP HOUSING DEVELOPMENT.**

A comprehensive group housing development including the construction of two (2) or more buildings together with the necessary drives and ways of access and which is not subdivided into the customary lots, blocks and streets, may be approved by the Parish Council, if in the opinion of the Regional Planning Commission and Parish Council, any departure from the foregoing regulations can be made without destroying the intent of the regulations. Plans for all such developments shall be submitted to the Parish Council, or its authorized representative, by 4:30p.m. on the first working day of the month in which it is to be considered by the Regional Planning Commission. These plans shall be approved by the Regional Planning Commission and the Parish Council whether or not such plat is to be recorded and no building permits shall be issued until such approval has been given. (Ord. of 4-24-91, Section 1).

**SECTION 2-16. VARIANCES.**

Where a subdivider can show that a provision of this Article would cause an unnecessary hardship if strictly adhered to and where, because of topographical or other conditions peculiar to the site, in the opinion of the Regional Planning Commission, a departure may be made without destroying the intent of such provisions, the Regional Planning Commission may recommend that the Parish Council authorize a variance. Any variances thus authorized are required to be entered in writing in the minutes of the Regional Planning Commission and the reason which justified the departure to be set forth. No variance, however, shall be authorized without the recommendation of the Regional Planning Commission; provided, however, that the failure of the Regional Planning Commission to report within sixty (60) days from and after the date of the official submission by the Parish Council to said Commission shall be deemed approval by the Commission. (Ord. of 4-24-91, Section 1).

## ARTICLE III

### PROCEDURE FOR PLAT APPROVAL FOR CONFORMING SUBDIVISIONS

#### SECTION 3-0 PERMIT REQUIRED FOR PREPARATION AND SUBMISSION.

Prior to the submission of an application to the Parish Council for approval of a subdivision and preliminary plat, applicant must obtain a permit from this Parish Council authorizing the applicant to proceed with drawing up his plans and specifications according to the requirements of this Chapter. (Ord. of 4-24-92, Section 1).

#### SECTION 3-1 PRELIMINARY APPROVAL.

(a) To prevent undue hardship on the subdivider through possible required plat revisions, a preliminary plat shall first be submitted to the Parish Council, or its authorized representative, in quadruplicate and shall give the following information:

- (1) The plat shall show the proposed subdivision and any other adjacent land owned by the subdivided that may affect the design of the subdivision.
- (2) The subdivision name, the names and addresses of the owners and of the designer of the plat, who shall be a competent engineer, architect, landscape architect, land surveyor or a member of the American Institute of Certified Planners.
- (3) Date, a vicinity map drawn to scale and oriented with plat North and a graphic scale.
- (4) The location of existing and platted property lines, streets, buildings, watercourses, railroads, sewers, bridges, culverts, drainpipes, water mains, and any public utility or other easements, both on the land subdivided and on the adjoining land; the names and addresses of subdivisions and the names and addresses of record owners of adjoining parcels of undivided land as they appear on the current tax records.
- (5) The street layout for the entire area shown on the preliminary plat. The names, location, widths, and other dimensions of proposed streets, alleys, easements, parks and other open spaces, reservations, lot lines and building lines for the proposed subdivision.
- (6) Statement of proposed street improvements, including contour map, where terrain might affect the location of streets: and profiles of all streets showing natural and finished grades drawn to a scale of not less than one inch equals twenty feet (20') vertical when required by the Parish Council.

- (7) Preliminary sketch plans of proposed utility layouts (water, sewer, gas, electricity, etc.) showing feasible connections, where possible to existing and proposed utility systems. The developers will submit, at this time, a letter signed by the appropriate official of the State Board of Health, that the type of system to be constructed is approved by them for use within the proposed subdivision. The Parish Council will not be responsible for the maintenance of any sewerage systems. As part of this requirement, a utility legend shall be included on the plat and shall include the source of all applicable utilities (i.e., water, sewer, electricity, gas, telephone, cable t.v., drainage).
- (8) All drainage structures in the subdivision. They shall be designed considering all the area shown on the preliminary plat and any other areas that have a natural drainage into the subdivision and shall be approved by the Parish Engineer or an authorized representative of the Parish Council. A twenty foot (20') drainage easement from the top of the ditch bank on the other side of the ditch for maintenance purposes.
- (9) Certification by a registered land surveyor or civil engineer as to the location of the flood zone area in the subdivision, if any. The plat of the subdivision shall be shaded as to identify those areas of the subdivision that are in "Flood Zone Areas", Zone A and Zone V-III as designated by the Federal Insurance Administration and the Federal Emergency Management Agency. The base flood elevation as designated by the Federal Insurance Administration shall be required on the plat.

(b) Upon receipt of this preliminary plat, the Parish Council or its authorized representatives shall transmit such plat to the Regional Planning Commission, the Parish Engineer, and any other interested city or parish department for review and recommendation in relation to specific service problems. The approval of the preliminary plat shall not be deemed final acceptance but rather an expression of approval of the layout as submitted on the preliminary plat. One copy of the preliminary plat shall be retained in the files of the Regional Planning Commission, another shall be retained in the files of the Parish Engineer and a third copy shall be retained by the Clerk of the Parish Council. (Ord. of 4-24-91, Section 1).

#### **SECTION 3-2 GENERAL IMPROVEMENTS.**

(a) No improvements shall be started until the Parish Engineer or authorized representative of the Parish Council approves the complete construction plan, specifications and such test data required by the Parish Engineer to check the design, and the developer informs the Clerk of the Parish Council by letter the name of a registered civil engineer employed by the developer to supervise and inspect the construction of streets, storm and sewerage facilities and other improvements. The engineer shall be an independent engineer and in no way be

affiliated with a road construction company or the state highway department not shall he be employed in any other capacity in which a conflict of interest may arise.

(b) The developer's engineer or qualified inspectors shall be on the site during the important period of construction and shall make, or have made, such laboratory or field tests as are necessary to determine the quality of materials as required by the Parish Engineer. These tests may include compression tests of concrete, field density tests of subgrade and base, preliminary soil tests to determine the soil type and classification and other tests the Parish Engineer may deem necessary. All of the above tests shall be at the expense of the developer. The subdivision shall certify in writing that all street construction was done in accordance with the stated standards and complete information on all test data shall be submitted to the Parish Engineer.

(c) The improvements listed hereinafter in Sections 3-3 through 3-7 shall be installed prior to approval of the final plat: provided, however, that in lieu of installation of these improvements, the subdivider may post a bond to cover the cost of improvements, as provided in Section 3-8 (b) (2). (Ord. of 4-24-91, Section 1).

### **SECTION 3.3 PERMANENT MARKER IMPROVEMENTS.**

(a) Wherever improvements are constructed under Sections 3-2 and 3-4 through 3-7, all subdivision boundary corners and the four (4) corners of all lot intersections shall be marked with permanent monuments. A permanent marker shall be deemed to be a steel pipe or rod which extends a minimum of three (3') feet below the ground line. Should conditions prohibit the placing of monuments on line, off-set marking will be permitted, provided, however, that exact off-set courses and distances are shown on the subdivision plat.

(b) For all subdivisions, a permanent bench mark shall be placed near the lowest corner of the subdivision, the elevation of which shall be based on the mean sea level datum as determined by the U.S. Geological Survey and accurately noted on the subdivision plat. Such permanent bench mark shall be deemed to be concrete buried a minimum of three (3') feet below the ground line. (Ord. of 4-24-91, Section 1).

### **SECTION 3-4 STREET IMPROVEMENTS.**

#### **(1) Residential**

(a) All streets shall be hard-surfaced with adequate drainage.

(b) All streets within Iberia Parish shall be constructed to the following minimum requirements.

(1) Hard surfacing of either Portland cement concrete pavement, a minimum of six (6) inches thick or an equivalent asphaltic concrete pavement, a minimum of three (3) inches thick. The base shall be stabilized with soil cement and/or lime treatment and extend one (1) foot beyond each side of the hard surfaced area. The treatment to be used to stabilize the base shall be determined by soil borings and related tests taken of the soils located under the proposed road.

The minimum width of the hard surfacing shall be twenty (20) feet measured from edge to edge of the riding surface. If a curb and gutter is used, the minimum width of the hard surfacing shall be twenty-four (24) feet measured from back-to-back of the curb. (Ord.2007-11-3944, 11/28/07).

(2) Subsurface drainage will be designed to accommodate a five (5) year recurrent storm interval Roughness Coefficients and Manning's Formula will be utilized. A rational method for design will be used (Q=C.I.A.). For additional information, see Chapter V of the U.S. Bureau of Public Roads Publication "Design Charts for Open Channel Flows, Hydraulic Design Series No.3".

The maximum grade that will be used will produce a velocity of eight (8') feet per second.

The minimum grade that will be used will produce a velocity of three (3') feet per second. Minimum size pipe of eighteen (18") inches will be utilized. The maximum length of pipe between catch basins and/or manholes will be:

PIPE SIZE	
MAXIMUM LENGTH	
<u>(Inches)</u>	<u>(Feet)</u>
18	300
24 and 36	400
42 and larger	600

A minimum time of five (5") inches will be for overland flow based on a minimum duration of five (5) minutes.

(c) The streets shall be constructed in accordance with the Louisiana Department of Transportation and Development, "Standard Specifications for Roads and Bridges Manual", latest edition.

**(d) The Iberia Parish Government shall be in receipt of documentation verifying a maintenance bond for a period of three years from the date of acceptance for all new hard-surfaced streets in the subdivision. The developer shall provide documentation that the contractor has provided to the developer a one year maintenance bond for the construction of said hard-surfaced streets for the total cost of said road construction and further the developer shall provide an additional maintenance bond on behalf of Iberia Parish Government in the amount of twenty-five percent (25%) of the total cost of said road construction for the second and third years from the date of acceptance of said hard-surfaced streets. The time period indicated herein shall begin when the subdivision or hard-surfaced street (s) is (are) accepted by the Parish and recordation of said acceptance and approved is recorded in the official records of the Iberia Parish Clerk of Court upon receipt and compliance with all requirements of Chapter 22 of the Iberia Parish Code of Ordinances. Said maintenance bond shall be in the form of surety bond, cash, certified check, money order, letter of credit, mortgage of unencumbered property, etc. in favor of and accepted by Iberia Parish Government. Said maintenance bond shall further hold the Iberia Parish Government harmless for any and all road surface deficiencies in the amounts established herein for a total of three years following the date of acceptance. (Ord. 2005-08-3170 replaced Ord. 2002 -04-2838 & Ord. 2001-10-2776).**

**(2) Commercial and/or Light Industry**

**(a) All streets shall be hard-surfaced with adequate drainage and conform to either of the following standards. The minimum standards shall be the option of the developer subject to the approval of the Regional Planning Commission.**

**(1) Streets shall consist of a minimum of six (6") inch thick Portland cement concrete pavement, twenty four feet (24') wide or an equivalent structural design of asphaltic concrete pavement on a stabilized base, the base shall extend one foot (1') on each side of riding surface.**

**(2) Hard surfacing of either Portland cement concrete pavement, minimum six inches (6") thick or an equivalent asphaltic concrete pavement on stabilized base, a minimum of three inches (3") thick. The base shall be stabilized with soil cement and/or lime treatment and extend one foot (1') beyond on each side of the hard surfaced area. The treatment to be used to stabilize the base shall be determined by soil borings and related tests taken of the soils located under the proposed road.**

**The minimum width of the hard surfacing shall be twenty-two feet (22') measured from edge to edge of the riding surface. If a curb and gutter is used, the minimum width of the hard surfacing shall be twenty-six feet (26') measured from back-to-back of the curb. (Ord. 2007-11-3944, 11/28/07).**

**(3) Drainage. Same as Paragraph (1) (b) (2), as applicable.**

**(b) The streets shall be constructed in accordance with the Louisiana Department of Transportation and Development, "Standard Specifications for Roads and Bridges Manual", latest edition.**

**(3) Industrial**

**(a) Rights-of-way in an industrial subdivision shall be a minimum width of eighty feet (80').**

**(b) Roadways will be constructed of either Portland cement concrete pavement or asphaltic concrete pavement to the following minimum requirements:**

**(1) Portland cement concrete pavement, where used, must be a minimum of eight inches (8") thick or an equivalent asphaltic concrete pavement on stabilized base, a minimum of three inches (3") thick. The base shall be stabilized with soil cement and/or lime treatment and extend one foot (1') beyond each side of the hard surfaced area. The treatment to be used to stabilize the base shall be determined by soil borings and related tests taken of the soils located under the proposed road.**

**The minimum width of the hard surfacing shall be twenty-four feet (24') measured from edge to edge of the riding surface. If a curb and gutter is used, the minimum width of the hard surfacing shall be twenty-eight feet (28') measured from back-to-back of the curb. (Ord. 2007-11-3944, 11/28/07).**

**(c) Shoulders on each side of the roadway shall be a minimum width of ten feet (10') with a four inch (4") thick compact aggregate.**

**(d) Open ditches as allowed which fit the minimum grades stated in Section 3-7 (Storm Drainage) of these regulations.**

**(e) The streets shall be constructed in accordance with the Louisiana Department of Transportation and Development, "Standard Specifications for Roads and Bridges Manual" latest edition.**

**(4) Effective date. This section, requiring the hard surfacing of streets, became effective January 1, 1982 on all developments that had not received preliminary approval; any subdivision receiving preliminary approval prior to January 1, 1982 was required to have Final Approval on or before July 1, 1982 in order to be exempt from these new requirements. Failure to obtain Final Approval on or before July 1, 1982 automatically rescinded any approval previously granted.**

**(5) Additional Street Improvement Requirements. Any one submitting a street for acceptance into the Iberia Parish Road Maintenance System shall be required to present results of soil boring tests indicating the proper amounts of soil cement and/or lime required for said**

construction. A certification by a professional engineer must be included with all streets submitted for acceptance into the Iberia Parish Road Maintenance System that the streets were constructed with the necessary materials, including soil cement and/or lime, as indicated by the soil boring tests conducted prior to said street construction. The Iberia Parish Government shall also require that any one submitting a street for acceptance into the Iberia Parish Road Maintenance System must also provide a soil boring test following said road construction verifying that the street is constructed in accordance with the requirements of this Ordinance. (Ord. 2007-11-3944, 11/28/07)

#### **SECTION 3-5 SEWER IMPROVEMENTS.**

(a) If the subdivision is located where a public sanitary sewer is accessible, the subdivider shall connect with such sanitary sewer and provide adequate sewer lines accessible to each lot. Sewer connections and subdivision sewer systems shall comply with, and shall be constructed under the supervision, of the State Board of Health.

(b) If no sanitary sewer is accessible, sewerage disposal facilities shall be approved by and constructed under the supervision of the State Board of Health. If sewerage disposal is to be by septic tank of other similar individual means, the same shall be constructed according to the specifications of and under the supervision of the State Board of Health.

(c) The plat shall carry the notation that sewerage disposal as required under Paragraphs (a) and (b) of this Section shall be constructed as therein provided. (Ord. of-4-24-91, Section 1).

#### **Section 3-6 WATER SUPPLY IMPROVEMENTS.**

The subdivider shall connect with water supply approved by the Parish Health Unit and the Engineer or other authorized representative of the Parish of Iberia and make it available for each lot within the subdivision area. Fire hydrants shall also be installed by the subdivider, in accordance with the requirements of the American Insurance Association. (Ord. of 4-24-91, Section 1).

#### **SECTION 3-7 STORM DRAINAGE IMPROVEMENTS.**

For all proposed developments, Drainage Impact Analyses shall be required pursuant to the following requirements.

1. A complete Drainage Impact Analysis of any proposed development and surrounding affected areas shall be submitted to the Iberia Parish Public Works Department after receiving preliminary approval from the Iberia Regional Planning Commission. Neither proposed construction plans nor building permit plans shall be approved until a favorable written certification of the Drainage Impact Analysis has been filed by the Iberia Parish Public Works Director (or his designee).



2. A developer may request a waiver of the Drainage Impact Analysis in writing outlining the rationale for the request. If the Public Works Director agrees to the requested waiver, no Drainage Impact Analysis will be required, and the Public Works Director shall advise the developer and the Planning Director. The Planning Director will note the appropriate file accordingly.

3. The Planning Director shall revoke the Preliminary Approval of a proposed development if:

(a) The Drainage Impact Analysis indicates that the proposed development may result in harmful or improper drainage may occur as a result of the development.

(b) The Public Works Director is dissatisfied with the assumptions utilized in the Drainage Impact Analysis or does not approve the Drainage Impact Analysis.

4. No construction of any development subject to Preliminary or Final Plant Approval by the Iberia Parish Planning Commission shall be commenced until a favorable written approval of the Drainage Impact Analysis has been made by the Public Works Director. Violation of this provision can result in a cease and desist order being issued with respect to such development. Violations of this provision can result in the revocation of any or all building permits.

#### **SECTION 3-7.1 Specifications for Draining Impact Analyses and Development Regulations**

Every required Drainage Impact Analysis shall comply with the following specifications.

1. An area drainage map shall be submitted which identifies:

(a) The various drainage areas involved/affected.

(b) The acreage in each drainage area.

(c) The slope of each drainage area to the entry point and/or exit point of the development.

2. The Drainage Impact Analysis shall indicate:

(a) The cubic feet per second (cfs) of storm water resulting at each development entry point from a designated storm. This determination shall be based on the existing land use of the upstream drainage areas.

(b) The cubic feet per second of storm water at each development exit point resulting from a design storm. This determination shall be based on the existing land use of the upstream drainage areas whether inside or outside the development. This calculation shall take into

account expected construction within the development that will change the grades, direction of flow, run-off factors or other existing conditions.

(c) The maximum capacity, expressed in cubic feet per second, of existing and proposed drainage structures within the development based on the storm event.

(d) The capacity of all ditches, culverts, sub-surface and surface drainage structures that will be utilized by new or relocated outfall points downstream of the development in allowing passage of storm water to the first outfall, ditch, bayou, etc. In no case shall a developer be required to evaluate the capacity of first outfall, ditch, bayou, etc in excess of 1,000 feet downstream of the development.

3. The Drainage Impact Analysis shall consist of three (3) distinct and designated parts as follows;
  - a. Summary: The effect of the proposed construction on upstream and downstream areas.
  - b. Design Criteria: Description of methodology, data and assumptions used.
  - c. Calculations: Clear, concise, step-by-step calculations performed to support the drainage system design.
4. The Drainage Impact Analysis and the Development Drainage Design shall be based on a five (5) year storm event (minimum) for residential developments and a ten (10) year storm event (minimum) for commercial developments.
5. Subsurface drainage of drainage outfalls serving more than a single development shall be based on a ten (10) year storm event.
6. Open channel drainage serving more than a single development shall be based on a ten (10) year storm event with one (1) foot of freeboard existing in the channel above the ten (10) year water surface elevation.
7. If the Drainage Impact Analysis and/or Development Drainage Design is based on rainfall intensity, the rainfall intensity data contained in the most recent edition of the Louisiana Department of Transportation and Development's *Hydraulics Manual* shall be used.
8. Ponding, retention or detention of storm water shall be evaluated in accordance with the standards and requirements contained herein.
9. All open ditch and subsurface drainage systems shall be designed in accordance with the most recent edition of the Louisiana Department of Transportation and Development's *Hydraulic Manual* unless otherwise approved by the Public Works Director.
10. The development drainage plans shall give the location, description and elevation of all permanent and temporary benchmarks used for the drainage study and proposed to be used for the development construction.

11. Hydraulic calculations, plan profile sheets and area drainage maps shall be submitted for review and shall be approved by the Public Works Director before any development improvement work begins.

12. Subsurface storm sewers shall be designed for a five (5) year storm event (minimum). Outfall structures and outfall channels shall be designed for a ten (10) year storm event (minimum). Collector street crossings shall be designed for a ten (10) year storm event (minimum). Arterial street crossing shall be designed for a twenty-five (25) year storm event (minimum) unless otherwise approved by the Public Works Director.

13. Only drainage pipe constructed of materials approved by the Public Works Director may be used in storm sewer construction in the public rights-of-way or servitudes.

**Residential Subdivision Drainage Protection Standards.** The following general standards shall apply in addition to any other stated provisions for proposed development.

1. **Development Drainage Design.** The developer's design engineer shall make provision in the drainage improvements for each development to accommodate potential runoff from its entire upstream drainage area, whether inside or outside of the development. Additionally, the design engineer shall study the effect of each development on existing downstream drainage facilities or roadside ditches outside the area of the development. This portion of the study shall be limited to the effluent channel only. Where it is anticipated that the runoff incident of the development will overload an existing downstream drainage facility or roadside ditch, the design engineer shall indicated this fact in the development drainage design, make provisions to prevent the overloading of downstream facilities or roadside ditch. Streets and lots of a proposed development shall be arranged so as to minimize artificial drainage channel relocation.
2. **Development Drainage Plan Submittal Requirements.** The design engineer shall submit the development drainage plans detailing the runoff flowing into, through and exiting the development. The drainage plans shall contain the following information:
  - a. The location, description and elevation of permanent or temporary benchmarks to be used in the construction of the improvements.
  - b. All elevations, which shall be N.G.V.D. measured to at least second order accuracy or better. A note shall be placed on the drainage plan sheet indicating the benchmark, elevation, location, and description utilized in construction of the development.
  - c. The floodplain elevation, if applicable, and the area (s) within the 100-year flood boundary. A note shall be made on the drainage plan sheet and the final subdivision plat if any portion of the development, lot or street is within the 100-year flood area.
  - d. Culvert sizes for road crossing and for driveways (open ditch construction) with a notation of the flow rate shall be shown.

- e. Hydraulic calculations, plan-profile sheets and drainage area maps may also be required to be submitted
  - f. All developments reviewed by the Planning Commission shall be consistent with the ordinances or regulations of Iberia Parish.
3. A development designed with open ditch systems shall include the following statement on the Final Plat: This development has been approved with an open ditch drainage system that provides the required storm water retention/detention capacity. The development shall remain open ditch and only subsurface culverts required for driveways shall be permitted, unless otherwise approved by the Iberia Parish Public Works Director.

**RUNOFF DETERMINATION METHODS.** For drainage areas less than 200 acres, the design engineer shall use the Rational Method (Q=CIA) procedure for determining runoff rates. For drainage areas between 200 and 2,000 acres, the design engineer shall use the most recent Soil Conservation Service (S.C.S.) Method, as modified by the LA DOTD procedure for determining runoff rates. For drainage areas greater than 2,000 acres, the design engineer shall use the most recent USGS Regression procedure for determining runoff rates.

**DRAINAGE DESIGN CRITERIA.** Subsurface storm sewer systems for developments shall be designed for a five (5) year storm event (minimum). Storm sewers for outfall channels shall be designed for a ten (10) year storm event (minimum). Developments with open ditch drainage systems shall be designed for a five (5) year storm event occurrence interval except that cross drains for drainage channels within developments shall be designed for a ten (10) year storm event. Channel crossings in excess of 1000 square feet shall be designed, if feasible, for a twenty-five (25) year storm event. Drainage designs shall be in conformance with the latest edition of the LA DOTD *Hydraulics Manual*.

**RAINFALL INTENSITY.** Rainfall intensity and duration shall be taken from the latest edition of the LA DOTD *Hydraulics Manual*.

**RUNOFF COEFFICIENTS.** The runoff coefficients to be used in the Rational Method shall be those indicated in Tables 1 and 2.

<b>TABLE 1</b>	
<b>RATIONAL METHOD RUNOFF COEFFICIENTS</b>	
<b>DEVELOPMENT/SUBDIVISION TYPE</b>	<b>RUNOFF COEFFICIENTS</b>
<b>RESIDENTIAL</b>	
Single-family detached	0.30 to 0.50
Two Family (Duplex)	0.40 to 0.60
Single-family and multi-family attached	0.60 to 0.75

<b>COMMERCIAL, RETAIL AND OFFICE</b>	
Developed Area	<b>0.70 to 0.95</b>
Neighborhood and Outlying Areas	<b>0.50 to 0.70</b>
<b>INDUSTRIAL</b>	
Light Industry	<b>0.50 to 0.80</b>
Heavy industry	<b>0.60 to 0.90</b>
<b>PARKS AND CEMETARIES</b>	<b>0.10 to 0.25</b>
<b>PLAYGROUNDS</b>	<b>0.20 to 0.40</b>
<b>RAILROAD YARD AREAS</b>	<b>0.20 TO 0.40</b>
<b>VACANT, OPEN SPACE, UNIMPROVED AREAS</b>	<b>0.10 TO 0.30</b>

<b>TABLE 2</b>	
<b>RUNOFF COEFFICIENTS</b>	
<b>FOR AVERAGE BLOCK CALCULATIONS</b>	
<b>TYPE</b>	<b>RUNOFF COEFFICIENT</b>
<b>Asphalt Surfaces</b>	<b>0.95</b>
<b>Concrete Surfaces</b>	<b>0.95</b>
<b>Roof Areas</b>	<b>0.85</b>
<b>LAWNS</b>	
<b>Flat (less than 2% grade)</b>	<b>0.20</b>
<b>Average (2% to 7% grade)</b>	<b>0.25</b>
<b>Steep (greater than 7% grade)</b>	<b>0.30</b>

## ENGINEERING REQUIREMENTS

**PRE-DEVELOPMENT RUNOFF/POST DEVELOPMENT RUNOFF.** All residential and commercial development that results in a post development runoff that exceeds the development areas pre-development runoff rate shall be required to mitigate the increase through drainage improvements. The drainage improvements shall be based on the design criteria of this section in addition to any other stated provision. The development drainage design shall be based on a five (5) year storm event for residential developments and a ten (10) year storm event for commercial developments.

### 1. Information to be submitted for development drainage design review.

- a. Existing drainage area map.
- b. Design drainage area map.
- c. Hydraulic analysis of a five (5) year storm event for residential development, a ten (10) year storm event for non-residential and a one hundred (100) year storm event for both types of development.
- d. Typical sections and stage/storage information of the detention facility.
- e. The hydraulic analysis of the drainage system design for Outlet Discharged Structures and/or Outlet Discharge Culverts shall take into account the tailwater elevation of the outfall channel. The tailwater elevation of the outfall channel shall be set at one (1) foot of freeboard from top bank unless otherwise determined through a hydraulic analysis for a twenty-five (25) year design storm event to be lower. Tailwater (TW) is defined as the flow depth of the downstream channel measured from the flow line of the outlet structure or culvert. Tailwater is considered to be an important factor in outfall structure or culvert hydraulic design because a submerged outlet may cause structures or culverts to flow full rather than partially full impacting the hydraulic efficiency of the drainage system.
- f. If a detention facility is within a parking lot, parking lot grades, curb grades, areas identifying ponding limits and depths.
- g. Typical sections, cross sections, and other such details as required by the review engineer for review of the proposed development.
- h. All hydrographs and routing curves.
- i. Inflow/outflow results highlighted for the reviewer's ease of identification.
- j. All other applicable forms, tables, charts, etc.
- k. Detailed explanation of pre-development analysis, post-development analysis, routing conclusion, and engineer's evaluation of whether the development has satisfied all the hydraulic requirements.
- l. Detail of construction access entrance.
- m. Detail of construction silt fencing and erosion control plan. These items shall be in place prior to construction of the form work for the building improvements and/or site improvements.
- n. The above information shall be submitted in a "bound" booklet form with dividers separating pre-development and post-development outputs for each design storm event as well as the conclusion of the analysis.

## **2. Detention Requirements – Non Residential Developments**

- a. Permissible detention basins:**
  - i. Pond**
  - ii. Parking lot-depth of ponding not to exceed seven (7") inches**
  - iii. Underground storage**
  - iv. Perimeter swale ditches**
  - v. Detention within required green areas**
  - vi. Other methods only with prior approval of Public Works Director**
- b. Outlet Structures:**
  - i. Design shall be based on a ten (10) year storm event and analyzed for a one hundred (100) year storm event.**
  - ii. Emergency spillways shall be in an area that will least affect traffic flow and not cause flooding of structures intended for occupancy.**
- c. Plan requirements:**
  - i. Existing topographic plan with elevations**
  - ii. Grading plan with elevations**
  - iii. Minimum of two (2) grading sections of entire site (i.e., one (1) east/west and one (1) north/south. A sufficient number of grading sections shall be provided to adequately evaluate site drainage patterns as required by the Public Works Department.**
  - iv. Profile of outlet structure connecting to existing outfall depicting utility crossings and identifying conflicts, if any.**
- d. Waivers**
  - i. In areas where existing and/or development conditions will not accommodate equivalent discharge rates, as determined solely by the Public Works Department Director, a maximum increase of the pre-developments discharge rate of five (5%) percent of said rate, not to exceed five (5) cubic feet per second, shall be allowed.**
  - ii. No detention requirement shall be allowed for development of three-fourth (3/4) acre or less. Runoff to the adjacent roadway, outfall or other properties for these sized developments shall not be allowed as a single point discharge unless approved by the Public Works Department Director. A drainage site and grading plan shall be submitted for review and approval.**
  - iii. Other methods of detention/retention may be utilized with prior approval of the Public Works Department Director.**
- e. Maintenance of Storm Water Management Facility:**
  - i. The owner of the proposed development or any successor who acquires title to the storm water management facility shall at all times maintain the design section of the Storm Water management facility as indicated on the Site Drainage Plan and in the Drainage Impact Analysis.**

- ii. In the event the Public Works Department determines that the Storm Water Management Facility has not been maintained, the owner shall make the necessary modifications to conform to the original approved design sections, requirements, etc. within a thirty (30) day period from written notification from the Public Works Department.
- iii. If the owner does not act within this time frame to remedy the situation, the Public Works Department may perform the necessary modification, improvements, etc and bill the owner for the work at its operating cost with an additional administrative charge of five hundred (500%).
- iv. Compliance with this section shall be mandatory and the requirements of this section shall be included on the Site Drainage Plan as well as within the Drainage Impact Analysis Report and shall be acknowledged in writing by the owner and/or developer, if different from owner. The developer shall provide the Public Works Department with an agreement or other contractual arrangement evidencing that adequate provision has been made for future maintenance of the facility in those instances where the facility is to be transferred by the developer or is to be acquired by an "Owners Association" or other similar entity.

**3. Detention Requirements - Residential Subdivision Developments:**

- a. Permissible residential subdivision detention basins – open ditch subdivisions that will remain open ditch:
  - i. Roadside ditch
  - ii. Pond
  - iii. Perimeter ditches
  - iv. Other design options formulated by the developer and approved by the Public Works Department
- b. Permissible residential subdivision detention basins – curb and gutter subdivisions:
  - i. Curb side – detention area shall be curb to curb but flood depth not exceed three (3") inches about the centerline of the roadway.
  - ii. Curb to curb and underground storm drainage system.
  - iii. Curb to curb, underground storm drainage system and detention pond
  - iv. Pond
  - v. Other design options formulated by the developer and approved by the Public Works Department
- c. Outlet structures:
  - i. Design shall be based on a five (5) year storm event and analyzed for a one hundred (100) year event
  - ii. Emergency spillways shall be in an area that will least affect traffic flow and not cause flooding of structures intended for occupancy
- d. Plan requirements:
  - i. Existing topographic plan with elevations



- ii. Grading plan with elevations
- iii. Minimum of two (2) grading sections of entire site (i.e., one (1) east/west and one (1) north/south). A sufficient number of grading sections shall be provided to adequately evaluate site drainage patterns as required by the Public Works Department.
- iv. Profile of outlet structure connecting to existing outfall depicting utility crossings and identifying conflicts, if any.

**e. Waivers**

- i. In areas where existing and/or development conditions will not accommodate equivalent discharge rates, as determined solely by the Public Works Department, a maximum increase of the pre-developments discharge rate of five (5%) percent of said rate, not to exceed five (5) cubic feet per second, shall be allowed.
- ii. No detention requirement shall be allowed for developments of three-fourths (3/4) acre or less. Runoff to the adjacent roadway, outfall or other properties for these sized developments shall not be allowed as a single point discharge unless approved by the Public Works Director.
- iii. A drainage site and grading plan shall be submitted for review and approval.
- iv. Other methods of detention/retention may be utilized with prior written approval of the Public Works Director, including a waiver of the requirement for a detention/retention facility by the Public Works Director.

**f. Maintenance of Storm Water Management Facility:**

- i. The owner of the proposed development or any successor who acquires title to the storm water management facility shall at all times maintain the design section of the Storm Water management facility as indicated on the Site Drainage Plan and in the Drainage Impact Analysis.
- ii. In the event the Public Works Department determines that the Storm Water Management Facility has not been maintained, the owner shall make the necessary modifications to conform to the original approved design sections, requirements, etc. within a thirty (30) day period from written notification from the Public Works Department.
- iii. If the owner does not act within this time frame to remedy the situation, the Public Works Department may perform the necessary modification, improvements, etc and bill the owner for the work at its operating cost with an additional administrative charge of five hundred (500%).
- iv. Compliance with this section shall be mandatory and the requirements of this section shall be included on the Site Drainage Plan as well as within the Drainage Impact Analysis Report and shall be acknowledged in writing by the owner and/or developer, if different from owner. The developer shall provide the Public Works Department with an agreement or other

contractual arrangement evidencing that adequate provision has been made for future maintenance of the facility in those instances where the facility is to be transferred by the developer or is to be acquired by an "Owners Association" or other similar entity.

- g. Access in favor of Iberia Parish Government shall be provided from a public dedicated road to the storm water management facility. The access shall be no less than a clear twenty (20') foot wide travel way (graded to accommodate use by equipment) and sufficient area proximate to such travel ways to allow desiltation activities. A note shall be placed on the final recorded plat indicating that this access shall be provided to Iberia Parish Government. A note shall be placed on the final recorded plat indicating that maintenance of the storm water management facility is not the responsibility of Iberia Parish Government.**

Features that ease maintenance problems and reduce maintenance costs shall be included in the design of the storm water management facility to the greatest extent practicable. These features include, but may not be limited to the following:

- i. A forebay to capture a greater part of incoming sediments**
  - ii. A reinforced maintenance platform alongside the forebay to facilitate sediment removal**
  - iii. Ponds greater than five (5) acres in surface area should include a devise to temporarily lower and to raise the elevation of the permanent pool.**
  - iv. Incoming flow diversion alongside the maintenance platform to facilitate sedimentation along the maintenance platform rather than in the middle of the facility**
- h. In the event Iberia Parish Government determines that any storm water detention facility requires desilting to ensure proper performance of such facility , then Iberia Parish Government may perform on behalf of the owner of such facility, the desiltation and other required remedial measures as determined necessary by Iberia Parish Government . In no event, however, shall Iberia Parish Government be obligated to perform such desiltation if Iberia Parish Government determines that the owner of the facility has not properly maintained such facility.**
- i. Maintenance (such as mowing, bank or bulkhead repairs, and removing debris and trash that occurs on a regular basis, etc.) of all other public or private areas, access areas, or privately owned lots, which are part of or adjacent to the facility shall be the responsibility of the owner of the storm water management facility.**
- j. In areas where existing and/or development conditions will not accommodate equivalent discharge rates, as determined by Public Works Department, a maximum increase of the pre-developments discharge rate of five (5%) percent of said rate, not to exceed five (5) cubic feet per second, shall be allowed.**

#### **4. Standards of Construction of Drainage Systems:**

##### **Standards**

- a. Areas disturbed between the back of curb or edge of pavement and any right-of-way shall be either sodded or hydro mulched upon completion of the pavement for roadway construction.
- b. Silt fencing or other pre-approved erosion control measures shall be mandatory along backs of curbs of back sides of roadside ditches along the entire length of roadway. The developer shall be responsible for maintaining streets and roadside ditches clean and free of large silt deposits.
- c. Any construction/excavation adjacent to a natural water course, coulee, ditch, or other drainage facility shall include silt fencing installed along the full length of the water course within the confines of the property being developed.
- d. Should it become necessary to realign or relocate an existing outfall, the developer shall utilize erosion control methods approved by the Public Works Director to insure stabilization of the disturbed soils. This may include but not be limited to the use of hydro-mulch or soil stabilization blankets.
- e. Embankment slopes of coulees and drainage ditches shall have slopes which are not in excess of 2:1 (H:V) and shall have appropriate erosion control as approved by the Public Works Department. End of pipe treatments shall be for both the upstream and downstream end of pipe. Utilization of filter fabric in conjunction with rip-rap may be required. Slope requirements around pipe terminus shall be the same as side slope of channel. Side slopes shall be protected.
- f. Pipe joints shall be wrapped with an approved filter fabric and banded on each end with a non-corroding plastic strap secured by self-sealing buckles.
- g.

##### **Certifications**

The engineer of record responsible for design of the site plan, drainage plan, or detention facility for any development shall provide a letter of certification to the Public Works Department prior to granting Final Plat approval. The letter shall certify that the improvements were constructed in accordance with the approved construction plans and specifications.

##### **Drainage Culverts**

- a. **Size and Type.** The minimum size pipes for any culvert shall be fifteen (15") inches in diameter, unless otherwise approved by the Public Works Department. Pipe shall be concrete or other material approved by Public Works Department.
- b. **Additional Requirements.** Culverts shall be designed and installed in accordance with the LA DOTD E.D.S.M. II 2.1.1 and II 2.1.6 except as follows:
  - i. The minimum design service life shall be:
    1. Twenty (20) years for all side drains
    2. Fifty (50) years for all cross drains

- 3. Seventy-Five (75) years for all subsurface sewer systems**
- ii. **Metal culverts may only be used upon approval of the Public Works Department and will only be approved for driveways and outfall termini at channels or as otherwise approved by the Public Works Department. The predicted design service life for metal culverts if approved for use by the Public Works Department shall be determined by calculating the net effects of corrosion from both interior and exterior conditions concurrently.**
  - iii. **Storm sewers shall be constructed in accordance with Public Works design standards and with approved materials.**
  - iv. **Lateral drainage ditches from the street to an outfall channel which traverse lots shall be provided by subsurface pipe drain with a minimum twenty (20') foot permanent drainage servitude. Actual width of drainage servitude required will be determined by the Public Works Department based upon pipe diameter, invert elevations, and maintenance issues.**
  - v. **All roadway cross drains shall be reinforced concrete. No other material (i.e., plastic, metal, etc) will be accepted unless approved by the Public Works Department.**

**SECTION 3-8 FINAL APPROVAL.**

**(a) The final plat shall be submitted to the Clerk of the Parish Council in quadruplicate, of which one shall be the original drawing, and unless this is done within one (1) year of the Parish Council approval of the preliminary plats, such approval shall lapse. The Clerk shall send copies to the Regional Planning Commission and the Parish Engineer, who checks the plats for compliance with the approved preliminary plat and requirements of this Chapter and forward their findings and recommendations to the Clerk of the Parish Council.**

**(b) With the recommendations of the Regional Planning Commission and the Parish Engineer and with the intent of this Chapter in mind, the Parish Council will consider the approval of the final plat after the receipt of:**

**(1) Certification by the authorized representative of the Parish Council that all improvements have been installed in accordance with these regulations and with the action of the Parish Council giving conditional approval of the preliminary plat, or**

**(2) Certification by the authorized representative of the Parish council that a bond has been posted, available to the Parish and in sufficient amount to assure the completion of the required improvements.**

**(3) Certification by the authorized representative of the Parish Council that the appropriate fees, which shall be non-refundable, have been paid to the Parish Council.**

**(c) The final plat shall be drawn on tracing cloth or paper on sheets not longer than seventeen inches (17") by twenty-eight inches (28") and shall be at a scale of two hundred feet (200') to one 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:

- (1) Township, range and section in which the subdivision is located. If section corners, township line or range line falls within the subdivision, it shall be shown.
- (2) Primary control points, or descriptions 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, bearing 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 easements.
- (6) Number to identify each lot or site.
- (7) Purpose for which sites, other than residential lots are dedicated or reserved.
- (8) Minimum building setback lines on all lots and other sites.
- (9) Any areas which have been subject to flood within a period of ten (10) years prior to date of final plat.
- (10) Location and description of monuments.
- (11) Names of record owners of adjoining unplatted land.
- (12) Reference to recorded subdivision plats of adjoining platted land by record name, date and number.
- (13) Certification by registered land surveyor or civil engineer certifying to the accuracy of survey and plat.
- (14) Statement by owner dedicating streets, rights-of-way and any sites for public uses.
- (15) Title, scale, north point and date.
- (16) Certification of approval by the Parish Council

(17) Certification by a registered land surveyor or civil engineer as to the location of the flood zone area in a subdivision, if any. The plat of the subdivision shall be shaded as to identify those areas of the subdivision that are within the "Flood Zone Areas", Zone A and Zone V-II as designated by the Federal Insurance Administration and Federal Emergency Management Agency.

(18) Minimum culvert sizes for all proposed subdivision lots. (Ord. 2001-10-2777)

(d) Upon approval of the plat, the original drawings shall be returned to the subdivider; and one copy retained in the files of the Parish Clerk.

(e) Failure of the Parish Council to approve or disapprove the final plat within forty-five (45) days after receipt of recommendation and report from the Regional Planning Commission shall be deemed to be in concurrence with the recommendation of the Regional Planning Commission, be it for approval or disapproval, of the plat. If the plat is disapproved, grounds for disapproval shall be stated upon the records of the Parish Council, and a letter transmitted to the subdivider stating the reasons for such disapproval. (Ord. of 4-24-91) (Section 1).

#### SECTION 3-9 FEES .

(a) Fees applied to the processing of development plats shall be in accordance with a fee schedule adopted by the Parish Council, subject to periodic adjustments. Such fees shall be non-refundable.

(1) One-half of the fee shall be paid upon submittal of the preliminary plat with the remaining amount to be paid upon submittal of the final plat. When a plat is submitted for preliminary and final approval simultaneously, the fee shall be paid upon submittal of the plat. The fees, payable to the Iberia Parish, shall be paid at the Iberia Parish Council Office, Courthouse Building, before any work is commenced.

(b) The following fees are required when application is made for a Preliminary and/or Final Plat:

APARTMENT DEVELOPMENT: \$500 + \$12 per unit\*  
½ of Unit Fees at Preliminary  
½ of Unit Fees at Final

RESIDENTIAL DEVELOPMENT: \$300 + \$12 per lot\*  
½ of Lot Fees at Preliminary

½ of Lot Fees at Final

**COMMERCIAL DEVELOPMENT: \$500 + 12 per lot\***

½ of Lot Fees at Preliminary

½ of Lot Fees at Final

- (1) Should major changes be made to a plat that has been filed with the Iberia Parish Regional Planning Commission, but not recorded with the Iberia Parish Clerk of Court's Office, as additional review will be required.

**REVISED PRELIMINARY PLAT: \$150**

**REVISED FINAL PLAT: \$150**

- (2) The following fees are required when changes are made to a plat recorded with the Iberia Parish Clerk of Court's Office:

**REPLAT \$350**

- (3) Recording fees are paid at the time of final plat application to the Clerk of the Parish Council according to the Clerk of Court's Fee Schedule.

- (4) Exceptions: For those property partitions that occur in the Parish (outside of the municipal boundaries of New Iberia, Jeanerette, Loreauville, and Delcambre) and are fronting on existing public streets, the following fees are required:

**LESS THAN 5 LOTS: \$140 + \$20 per lot**

**5 OR MORE LOTS: \$200 + \$10 per lot**

**These fees apply to property partitions for residential, apartment, and commercial/industrial.**

- (c) When property is divided for the sale of only one tract within an Eighteen (18) Month period, the application fee shall be fifty dollars (\$50). (Ord. 94-05-1867 of 05/25/94).





## **ARTICLE IV. TRADITIONAL NEIGHBORHOOD SUBDIVISION DEVELOPMENT REGULATIONS**

### **SECTION 4-0. Introduction.**

**A Traditional Neighborhood Development Subdivision (TND) provides for alternative land development opportunities in Iberia Parish. The regulations provided in this Article are intended to act in concert with the existing subdivision regulations and, in addition, allow for the developer to achieve the goals and design potential of a Traditional Neighborhood Designed Community. A developer must choose to either follow the standard subdivision regulations or the regulations as stated in this Article for a TND.**

### **SECTION 4-1. Purpose.**

**The purpose of a Traditional Neighborhood Development Subdivision (“TND”) is to encourage mixed-use, compact development that facilitates the efficient use of services. A TND Subdivision diversifies and integrates land uses within close proximity to each other, and it provides for the daily recreational and shopping needs of the residents. A TND Subdivision is a sustainable, long-term community that provides economic opportunity and environmental and social equity for the residents. A TND is designed to:**

- a. Provide for a mix of uses, including residential, commercial, civic, and open space uses in close proximity to one another within the neighborhood;**
- b. Provide for a variety of housing types, and sizes to accommodate households of all ages, sizes, and incomes;**
- c. Provide for residences, shops, workplaces and civic buildings interwoven within the neighborhood, all within close proximity;**
- d. Incorporate a system of relatively narrow, interconnected streets with sidewalks and bikeways, that offer multiple routes for motorists, pedestrians, and bicyclists and provide for the connections of those streets to existing and future developments;**
- e. Include compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character and landscaping to establish a livable, harmonious and diverse environment;**

- f. Incorporate environmental features into the design;
- g. Provide for well-configured squares, plazas, greens, landscaped streets, preserves, greenbelts and parks woven into the pattern of the neighborhood; and
- h. Incorporate architecture and landscape that respond to the unique character of the region.

#### **SECTION 4-2. Overview.**

- a. A TND Subdivision consists of an area of not less than 40 contiguous acres. In this Article, property is considered contiguous even if separated by a public roadway.
- b. A TND Subdivision is divided into at least two types of areas, and each type of area has different land use and site development regulations. A TND Subdivision must have one Neighborhood Center area (also sometimes referred to as Town Center or Village Center) and at least one Mixed Residential Area. A TND Subdivision may also have a Neighborhood Edge Area, Civic Spaces and Green Spaces. This will be noted in the subdivision design and subdivision covenants.
- c. A Neighborhood Center area serves as the focal point of a TND Subdivision, containing commercial, civic, and/or public services to meet the daily needs of community residents. The Neighborhood Center is pedestrian-oriented, and it is designed to encourage pedestrian movement. A square or public green is generally required in a Neighborhood Center area and the commercial uses should generally be located adjacent to a square. The land uses allowed and their proper mix in the Neighborhood Center are outlined in the subdivision covenants.
- d. A Mixed Residential Area includes a variety of residential land uses, including single-family residential, duplex, townhouses, condominiums and multi-family. Residential and commercial uses are permitted within a Mixed Residential Area with strict architectural and land use controls, as provided for in the subdivision covenants. The subdivision covenants will require that the commercial uses in a Mixed Residential Area blend into the residential character of the neighborhood and that open spaces including small squares, pocket parks, community parks, and greenbelts be provided for. A Mixed Residential Area promotes pedestrian activity through well designed and varied streetscapes that also provide for the safe and efficient movement of vehicular traffic.
- e. A Neighborhood Edge Area is the least dense portion of a TND Subdivision, with larger lots and greater setbacks than the rest of the neighborhood. Alleys are not required, and direct vehicular access to the street is permitted. The subdivision covenants restrict land use in a Neighborhood Edge Area to single-family dwellings. A Neighborhood Edge Area is appropriate along the perimeter of the subdivision.

- f. Office, low-impact manufacturing uses and industrial uses that are not appropriate for a Neighborhood Center Area or a Mixed Residential Area but which serve the local residents may be located in a specified district, as allowed by the subdivision covenants.
- g. The subdivision covenants permit civic uses that are oriented to the general public in a Neighborhood Center Area and a Mixed Residential Area. These uses are essential components of the social and physical fabric of a TND Subdivision. Special attention should be paid to the location of government offices, libraries, museums, schools, churches, and other prominent public buildings to create focal points and landmarks for the community.
- h. Open space is a significant part of a TND Subdivision design. Formal and informal open spaces are required in the subdivision covenants. These serve as areas for community gatherings, landmarks, and as organizing elements for the neighborhood. Open space includes squares, plazas, greens, preserves, parks, and greenbelts.
- i. A TND Subdivision is designed to be pedestrian oriented. To accomplish this goal, street pattern and design is used to reduce vehicle travel speeds and encourage pedestrian activity. An interconnected network of streets is required. Streets may be smaller than in conventional development and more varied in size and form to control traffic and give character to the neighborhood.

#### **SECTION 4-3. Fees.**

The Council may, by resolution, establish a separate fee schedule for the administration of this ordinance.

#### **SECTION 4-4. Other Codes and Ordinances Applicability.**

- a. The Iberia Parish Subdivision Regulations and any other applicable codes and Ordinances for the Parish applies to a TND Subdivision unless:
  - (1) this Article expressly provides otherwise; and
  - (2) only as long as such other Codes and Ordinances do not impede the accomplishment of the stated purpose of the TND Subdivision as described in this Article.
- b. The requirements of this Article supersede any inconsistent provision of any other Codes and Ordinances.

#### **SECTION 4-5. Unified Control.**

All land included in any TND Subdivision shall be under the complete, unified and legal control of the

applicant, whether the applicant be an individual, partnership, limited liability company, corporation and/or other person. Upon request by the Parish, the applicant shall furnish the Parish sufficient evidence to the satisfaction of the Parish that the applicant is in the complete, legal and unified control of the entire area of the proposed traditional and neighborhood development. Upon request by the Parish, the applicant shall provide the Parish all agreements, contracts, guarantees and other necessary documents and information that may be required by the Parish to assure the Parish that the development project may be lawfully completed according to the plans sought to be approved.

#### **SECTION 4-6. Application Procedure and Approval Process.**

Prior to the sale of any lots, or the issuance of any permits for development, the following process shall be followed:

- a. **Initial conference.** It is recommended that prior to submitting an application for a TND Subdivision, the developer shall schedule an initial conference with a staff representative of the Planning Commission to discuss the development regulations for this type of subdivision.
- b. **Preliminary Approval.** The applicant shall submit to the Parish Council, or its authorized representatives, fifteen (15) copies of a preliminary plat which shall conform to the requirements of this Article and those of Article III, Section 3-1. In addition, one copy of a plat showing the property owners within five hundred (500') feet shall be submitted. To be considered at the regular scheduled monthly meeting of the Iberia Parish Regional Planning Commission, the plats shall be submitted by 4:30 p.m. on the first working day of the month. At the public hearing for the proposed TND, the Commission shall recommend to the Parish Council:
  - (1) Approval of the preliminary plat;
  - (2) Approval of the preliminary plat with certain modifications;
  - (3) Table the proposed request for approval for additional information;
  - (4) Deny the preliminary plat.

The recommendation shall then be forwarded to the Iberia Parish Council's Public Works Committee for recommendation to the full Parish Council.

- (1) Preliminary Approval Submittal Requirements. (See Article III, Section 3-1 for additional plat requirements). The Preliminary Plat shall establish the intent, density and intensity for the TND and shall include the following:**
- (a) A general location map of suitable scale, but no less than one inch=200 feet, which shows the general location of the property within the community and adjacent parcels including locations of any public streets, railroads, major streams or rivers and other major features within 200 feet of the site.**
  - (b) A general site inventory and analysis to identify site assets or resources, and constraints, including but not limited to floodplains, utility easements for high-tension electrical transmission lines (>69KV), steep slopes greater than 15%, and brownfields, if applicable.**
  - (c) A conceptual site plan, at a scale of no less than one inch = 200 feet, consisting of a map with proposed features and existing site features and uses that will remain. These features should include building outlines, location of streets, drives and parking areas, pedestrian and bicycle paths, service access areas for receiving material and trash removal, and other impervious surfaces.**
  - (d) A conceptual stormwater management plan identifying the proposed patterns of major stormwater runoff, and other significant storm water management practices.**
  - (e) Identification of the architectural style(s) of the TND Subdivision and the accompanying site design style(s) shall be controlled by Section 4-5 of this Article.**
  - (f) A written report that provides general summary of information about the covenants, conservation easements, or agreements which will influence the use and maintenance of the proposed development. The report shall also generally describe the site conditions and the development objectives.**
  - (g) A written estimate and plan of the phasing plan/intent for the project if the project will be phased.**
  - (h) Any other information deemed reasonably necessary by the Commission and the Council in order to evaluate plans.**

- (i) Five copies of the above information shall be submitted plus one reduced set no larger than 8-1/2 inches by 11 inches.
  
- (2) **Development by Phases.** Due to its size, a TND will often be developed in Phases. A detailed development proposal will be submitted for the first phase of the development, if the development is to occur in phases. The detailed plan shall not include future phases in advance of development. Phased development may be approved concurrently with the Preliminary Plat.
  
- (3) **Specific Implementation Plan Submittal Requirements.** The applicant shall submit a series of plans, maps and written materials which include the following information. It should be noted that the Parish currently does not have any control over the location of land uses noted on the site plan.
  - (a) A general location map of suitable scale which shows the boundaries and dimensions of the property within the context of the Parish and adjacent parcels, including locations of any public streets, railroads, major streams or rivers and other major features within 200 feet of the site, along with a legal description of the property.
  
  - (b) A site inventory and analysis to identify site assets or resources, and constraints, including but not limited to floodplains, utility easements for high-tension electrical transmission lines (>69KV), slopes greater than 15%, and brownfields.
  
  - (c) A site plan, including proposed topographic contours at one foot intervals, with the following information:
    - i) The Neighborhood Center Area, Mixed Residential Area, and, if applicable, Civic Space and Green Space.
    - ii) Major civic uses and uses;
    - iii) Commercial uses;
    - iv) Private and public open space;
    - v) Floodplains,
    - vi) Major Utility facilities and easements
    - vii) The location of proposed structures and existing structures that will remain, with height and gross floor area noted;
    - viii) The location of proposed open space;
    - ix) The circulation system indicating pedestrian, bicycle, and motor vehicle movement systems, including existing and proposed public streets or right-of-ways; easements or other reservations of land on the site; the location and dimensions of existing and proposed curb cuts, off-street

parking and loading spaces, include service access for receiving and trash removal; sidewalks and other walkways;

x) Location of all major trees, proposed or existing, to remain.

(d) A stormwater management plan for the site. The grading plan shall show existing and proposed ground elevations with contours (one-foot contour interval) and spot elevations at significant high points, low points, and transition points. The grading plan shall also note the finished ground floor elevations of all buildings. The plan shall also show the locations of all storm drainage sewers and structures, and detention/retention structures.

(e) General elevations of all proposed commercial buildings and typical elevations of residential buildings shall be controlled by Section 4-5 of this Article.

(f) A utilities plan showing underground and aboveground lines and structures for sanitary sewers, electricity, gas, telecommunications, etc.

(g) A written report which generally describes the proposal and indicates covenants or agreements that will influence the used and maintenance of the proposed development.

(h) A overall parking plan for each component of the TND Subdivision

(i) Phasing plans, where applicable.

(j) Any other information deemed reasonably necessary by the Council in order to evaluate plans.

(k) Five copies of the above information shall be submitted, plus one reduced set no larger than 8-1/2 inches by 11 inches.

c. Before improvements shall be started, complete construction plans and specifications shall be approved by the Parish Engineer or other designated representative of the Parish Council.

d. Final Approval. After fulfilling the requirements set forth in this Article and in Article III, Section 3-8, Final Approval may be granted by the Parish Council. The final plat must be approved before the sale of lots or exchange of any lots.

4. Amendments to the Approved TND Subdivision. Any amendment must be approved by the Iberia Parish Regional Planning Commission and the Iberia Parish Council.

5. **Ownership and Maintenance of Public Spaces.** Provisions shall be made for the ownership and maintenance of streets, squares, parks, open spaces and other public spaces in a TND Subdivision by dedication to the Parish and/or Owners' Association.
  
6. **Recording of Documents and Fees.** All documents recorded and fees shall be in compliance with the established policies and procedures of the Iberia Parish Regional Planning Commission and the Iberia Parish Council.

#### **SECTION 4-7. TND Subdivision Design Requirements.**

**a. Property Owners Association.**

- (1) **Conditions, Covenants, and Restrictions** for all the property within a TND Subdivision must be filed in the Parish Records by the owner before a lot is sold and/or a building permit is issued.
- (2) **In addition to other terms and conditions acceptable to the applicant, the Conditions, Covenants, and Restriction must:**
  - (a) **create a Property Owners Association with mandatory membership for each property owner;**
  - (b) **establish architectural standards that are in conformity with the requirements of this Article;**
  - (c) **create an Architectural Control Committee to review development for compliance with the architectural standards and issue certificates of approval;**
  - (d) **provide for the ownership, development, management, and maintenance of private open space (except plazas owned by individual property owners), community parking facilities, community meeting hall, and other common areas;**
  - (e) **provide for the maintenance of the landscaping and trees within the streetscape;**
  - (f) **provide for the transfer of authority and administration from the founder/developer to an elected board of directors comprised of residents of the community.**
  - (g) **require the collection of assessments from members in an amount sufficient to pay for its functions; and**
  - (h) **be effective for a term of not less than 50 years.**

**b. Neighborhood Uses.** In order to achieve the proximity necessary to make neighborhoods walkable, it is important to mix land uses. A TND Subdivision should consist of a mix of residential uses, a mixed use area, and open spaces as provided for in the subdivision covenants.



- c. **Open Space.** At least 5% percent of the gross acreage of the TND Subdivision must be open space. Open space may include undevelopable areas such as steep slopes and wetlands, and stormwater detention and retention basis.
  
- d. **Stormwater Management.** The design and development of the TND Subdivision should minimize off-site stormwater run-off, and minimize the discharge of pollutants to ground and surface water. Natural topography and existing land cover should be maintained/protected to maximum extent practicable. New development and redevelopment shall meet the following requirements:
  - (1) A drainage analysis shall be submitted along with the engineering working drawings submitted to the Parish Department of Public Works for review and approval.
  - (2) Erosion and sediment controls must be implemented.
  - (3) Redevelopment stormwater management systems should improve existing conditions and meet standards to the extent practicable.
  - (4) All treatment systems of BMPs must have operation and maintenance plans to ensure the systems function as designed.
  
- e. **Lot and Block Standards.**
  - (1) **Block and lot size diversity.** Street layouts should provide for perimeter blocks that are generally in the range of 200-400 feet width by 400-800 feet long. A variety of lot sizes should be provided to facilitate housing diversity and choice and meet the projected requirements of people with different housing needs.
  
  - (2) **Lot Widths.** Lot widths should create a relatively symmetrical street cross section that reinforces the public space of the street as a simple, unified public space.
  
  - (3) **Setbacks.** All setbacks will be according to the standards contained in the subdivision covenants.
  
- f. **Streets and Alleys.**
  - (1) The circulation system shall allow for different modes of transportation.
  
  - (2) The circulation system shall provide functional and visual links within the residential areas, mixed use area, and open space of the TND Subdivision and shall be connected to existing and proposed external development. The circulation system shall provide adequate traffic capacity, provide connected pedestrian and bicycle routes, especially off street bicycle or multi-use paths or bicycle lanes on the streets where required, control through traffic, limit lot access to streets of lower traffic volumes, and promote safe and efficient mobility through the TND Subdivision.

- (3) The general requirements of this Section shall apply to all road and thoroughfare design & construction.
  
- g. **Parking requirements.** Parking areas for shared or community use should be encouraged.
  
- h. **Architectural Standards.** A variety of architectural features and building materials is encouraged to give each building or group of buildings a distinct character. These standards will be developed by the Architectural Control Committee.

  - (1) **Guidelines for Existing Structures**

    - (a) Existing structures, if determined to be historic or architecturally significant, shall be protected from demolition or encroachment by incompatible structures or landscape development.
  
    - (b) The U. S. Secretary of the Interior’s Standards for Rehabilitation of Historic Properties shall be used as the criteria for renovating historic or architecturally significant structures.
  
  - (2) Guidelines for New Structures shall be included in and administered by the architectural review committee for the Home Owner’s Association.
  
- i. **Guidelines for exterior signage.** A comprehensive sign program is required for the entire TND Subdivision which establishes a uniform sign themes. Signs shall share a common style, as to size, shape, and material in the mixed –use area, all signs shall be wall signs or cantilever signs.
  
- j. **Guidelines for lighting.**

  - (1) Street lighting shall be provided along all streets. Generally more, smaller lights, as opposed to fewer, high-intensity lights, should be used. Street lights shall be installed on both sides of the street at intervals and lighting intensity designed in cooperative planning by the licensed architectural land planner, licensed landscape architect, licensed electrical engineer with a lighting specialty and the electrical service provider.
  
  - (2) Exterior lighting shall be directed downward in order to reduce glare onto adjacent properties.
  
- k. **Landscaping and Screening Standards.**

- (1) Overall composition and location of landscaping shall complement the scale of the development and its surrounding. In general, larger, well-placed contiguous planting areas shall be preferred to smaller, disconnected areas.**
- (2) All yards are to be landscaped.**

#### **SECTION 4-8. Traffic Circulation & Roadway Design Standards**

- 1. Road construction design shall be accomplished through a cooperative effort that will include a licensed civil engineering firm, a licensed engineer with a geotechnical specialty and a licensed traffic engineer with auto-turn, truck and vehicle movement expertise.**
- 2. The Specific Implementation Plan with all Road design for the Planned Community shall be completed and submitted to the Parish for project approval. The developer shall cause the current Parish emergency response vehicles and Parish Service vehicles to be studied and updated with design parameters created to address the most current needs of these Parish vehicles. Such design studies and resulting design parameters shall be created in a manner similar to the examples attached as Appendix C. These examples are not to be construed as finite or minimum standards but as examples that are to be subjected to current study and updated for all General and Specific Implementation Plan submittals.**
  - (a) All roadways and intersections on designated truck routes shall be designed and constructed to accommodate the WB-50 tractor trailer truck as defined by AASHTO.**
    - i. Truck routes shall be designated by the owner and shall be made available as an attachment to these standards.**
    - ii. Truck turning design standards shall be based on a travel speed not to exceed five (5) miles per hour.**



7. **Roadways are to be constructed of asphalt or concrete as determined from the minimum engineering design standards. Gutter and gutter pan shall be constructed of concrete and shall be rollover curbs unless necessary design parameters (as an example, in commercial or civic areas) require otherwise. The gutter pan is to be 12" wide only on the sidewalk side. There shall be no gutter pan on the median side of the roadway and medians shall be standing or barrier curbs.**
- (a) Minimum traffic loading shall be based on AASHTO HS15-44 loadings with trip generation report provided by the developer and approved by the Parish.**
  - (b) The owner or developer shall employ the services of a Geotechnical Engineering firm to perform a subsurface investigation for the purposes of obtaining information needed to design proper pavement sections. The Geotechnical Engineering firm must have on staff a civil engineer registered in the State of Louisiana who is qualified and experienced in the field of Geotechnical Engineering and who is actively engaged in the practice of soils mechanics, foundation engineering, and pavement design.**
  - (c) The subsurface investigation and accompanying geotechnical analysis shall be performed to determine existing sub-soil conditions and accompanying requirement for base course and/or sub-base preparation in order to determine the final lift thickness and composition of the street or roadway structural section to be used.**
    - i. Borings for roadway pavement design shall be performed at a minimum frequency of 1 boring per 500 linear feet of roadway with a minimum of 2 borings per roadway. The borings shall extend to a minimum depth of 7 feet below existing grade or a minimum of 5 feet below final grade where cut sections are anticipated.**
    - ii. Samples of the subsurface soils shall be collected continuously from the surface to the termination dept of the boring.**
    - iii. Sufficient laboratory testing shall be performed on the collected soil samples from each encountered stratum in the**

**individual borings. Laboratory testing should include at a minimum moisture content determinations, Atterberg Limits determinations, grain size analyses, and unconfined compressive strength testing.**

**iv. A log of each boring shall be provided and include, at a minimum, the following information:**

- Name of Street (if known)**
- Location of boring (station and offset)**
- Surface Elevation**
- Date boring was performed**
- Depth and thickness of each encountered soil stratum**
- Depth to water during drilling (if encountered) and delayed water level readings after 24 hours**
- Laboratory test results**
- Classification of the soil stratum in accordance with ASTM D2487 (USCS)**

**(d) One copy of the geotechnical analysis together with layout maps showing location of all roadway borings shall be provided to Iberia Parish Department of Public Works for review and approval. A typical cross-section showing proposed pavement thickness together with lift thickness and composition of proposed base, sub-base and/or shoulder course materials and applicable compaction requirements shall be submitted for approval in conjunction with analysis.**

**(e) A qualified testing laboratory furnished by the developer and approved by the Iberia Parish Department of Public Works shall be responsible for all phases of subsequent field and laboratory testing during construction. The testing laboratory shall have on staff an engineer registered in the State of Louisiana. Following completion of construction, a report from the testing laboratory shall be submitted to the parish certifying that all construction complies with**

the requirements set forth within the initial geotechnical analysis  
and/or any specific and acceptable deviations there from.

8. **Roadways with medians shall be designed in such a manner to allow for street trees to be planted in the median. The median noses can receive special treatments (such as bullet-noses, pavers, etc.) to accommodate vehicle movements by way of rollover design standards identified as necessary by the auto-turn analysis.**
  
9. **There shall be no curb extensions either at corners of intersections or in mid-block locations that are not of rollover design unless used as a planter for landscape purposes and determined to be acceptable in the auto-turn analysis.**
  
10. **The following design standards apply specifically to alleys:**
  - a. **The entrance into alleys from roadways shall be constructed in compliance with the alley entrance detail per illustration 10a.**
  
  - b. **Alleys paved width shall be a minimum of 11 feet total width, constructed of asphalt or concrete with suitable base as recommended by the geotechnical engineer.**
  
  - c. **Sidewalks, where they intersect alleys, shall have a continuous crossing on a grade and cross-slope consistent with the grade of the sidewalk on either side of the alley intersection or if required for drainage purposes, shall ramp down to finished pavement height under ADA design guidelines.**
  
  - d. **The apron serving as the intersection between the alleys and public roads shall be of a width and rollover strength capable of allowing proper transit of a 20 ft. fully loaded garbage truck without damage to the concrete or adjacent grassed areas.**
  
  - e. **Garbage truck axle capacities shall be as follows, though it shall be the responsibility of the developer or the designer to confirm axle capacities of garbage trucks currently in use.**

- i. **Front axle capacity – 12,000 lbs.**
  - ii. **Tandem rear axle capacity – 38,000 lbs.**
- 11. **The standard setback of any object taller than six inches (6") shall be a minimum of two feet (2') from the back of curb or from the edge of any hardened area.**
- 12. **All civil designs of roadways shall be subjected to a back check by traffic engineering using truck turning analysis prior to release for construction based on specific design speeds.**



## **ARTICLE V. GENERAL REQUIREMENTS FOR GATED SUBDIVISIONS**

### **SECTION 5-0. Street Requirements**

**All streets or roads as shown on a plat of survey for a gated subdivision shall be conforming private roads as defined in Section 1-1 (c) of this Chapter. (Ord. of 12-10-97)**

### **SECTION 5-1. Plat Note Required.**

**Prior to the recordation of a plat of survey of a gated subdivision, the Subdivider shall cause the surveyor to clearly denote the following language on said plat:**

**“Private ownership of the road (s) as shown herein is hereby reserved in favor of the owners’ association and all use, maintenance and liability therefore shall be subject to the rules and regulations of the owner’s association. Said roads do conform or exceed minimum parish standards. Said plat does not comply with La. R. S. 33:5051 (B) (7) and the parish has no responsibility or liability for maintenance, use or failure of said roads.” (Ord. of 12-10-97)**

### **SECTION 5-2. Owner’s Association Required.**

**Prior to or simultaneously with the recordation of a plat of a gated subdivision, the subdivider shall cause to be recorded the owners’ association agreement and all amendments thereto. (Ord. of 12-10-97)**

### **SECTION 5-3. Effective Date.**

**This Article shall become effective immediately upon adoption by the Iberia Parish Council and approved by the Parish President in accordance with Section 2-13 of the Iberia Parish Home Rule Charter and shall have no retroactive application to any incomplete or unfinished phase of any existing subdivision within the Clerk of Court’s Office for Iberia Parish. (Ord. of 12-10-97).**