

PARISH DEVELOPMENT STANDARDS

THE ASSUMPTION PARISH LAND DE- VELOPMENT CODE

ASSUMPTION PARISH POLICE JURY
P. O. BOX 520
NAPOLEONVILLE LA. 70390

DECEMBER 2005

- Adopted in October 2005
- Provides minimum design and construction standards.
- Provides a Section on the submission requirements and approval procedures.
- Provides a Building Standards Section.
- Provides a General Section of definitions, fees, jurisdiction and penalties.
- For more information on the procedures and building standards see the brochure: "Assumption Parish Land Development Approval Process."

The Land Development Code

The Assumption Parish Land Development Code was adopted in October 2005. These regulations apply to all new developments in the Parish and those for which previous approvals have expired. Developments legally approved and begun within 30 days prior to the adoption date are exempt from the newer standards. If construction work does not begin within 30 days of the adoption date, the developer must resubmit for new approvals under the new guidance. Lands subdivided for agricultural, forest, trapping or marine culture purposes are also exempt from the regulations.

The Land Development regulations are divided into four main categories, general requirements, approval procedures, construction standards and building standards. The first part gives general re-



Design standards shape construction of public improvements so as to make the best use of public funds in the long term maintenance and operation of the improvements.

quirements including definitions, the application fee structure and penalties for noncompliance. The

second part provides the steps necessary for receiving approval for a proposed development. The Approval Process has five steps for most developments, Preplan Conference, Preliminary Plat Approval, Construction Plan Approval, Final Plat Approval and Acceptance Phase.

The third part of the regulations concerns the standards to which a project must be built. The last part has general set back requirements for buildings.

This brochure provides a brief overview of the standards for land development. For more information on construction standards see the brochure "Assumption Parish Land Development Approval Process." **Always refer to the Code for detailed requirements.**

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SPECIAL STANDARDS AND CONSIDERATIONS

The standards summarized herein apply to all land development, residential, commercial, private and family subdivisions, manufactured and mobile home parks, recreational vehicle parks and campgrounds. Some developments may have exceptions for some of the standards. For example. A family subdivision and a recreational vehicle park or campground may use aggregate for

internal road surfacing— *but the Police Jury will not accept such roads for perpetual maintenance.* Also, developments with private internal roads may need to present proof of a contract for waste collection in order to be approved as the Parish's waste collector may not provide service on private drives. All developments must show proof of review and approval the La. Dept. of Health for sewerage

and by the Assumption Parish Water Works District No. 1. The developer should be aware that the Police Jury does not accept sewerage facilities for maintenance. These kind of considerations will be discussed with the developer at the mandatory Preplan Conference held with the Police Jury staff.

PARISH DEVELOPMENT STANDARDS

LOT STANDARDS

Each lot must front on an approved public or private street that has a right of way of 40 ft. Corner lots need to have adequate siteflare. Lot lines should be at right angles to the street.

Lots must have sufficient size to provide two (2) offstreet parking spaces per dwelling. Each offstreet parking space must be 20 ft.

long by 10 ft. wide.

Lots should be graded so that drainage is toward roadside ditches.

There are minimum lot sizes as follows:

1. If there is a community sewerage system the lot size must accommodate all of the require-

ments of the Code and be no less than 5000 sq. ft. in size. The minimum width must be no less than 50 ft. per for single family lots and 25 ft. per dwelling for multi-family dwellings.

2. For developments with individual sewage treatment plants, the provisions of the State Sanitary Code must be followed.

STREET AND DRAINAGE STANDARDS

Streets right of ways must be 40 ft. except in industrial developments the ROW must be 60 ft.

Developments must allow for future street connectivity. This is important for fire and other emergency services. ROW should be extended to the property line and temporary turn-arounds provided.

Intersections should be 90 degrees with 25 ft. radii on ROW.

Acute street angles should be avoided.

Dead end streets cannot be more than 1320 ft. in length and turn arounds must be provided at the end of each.

The Parish must approval all suggested street names for confor-

mance with its 911 address system.

Streets must be designed according to soil test reports and must have a minimum design life of 8 years and capability to support a 20 ton per axle load. Finished surfaces must be 6" concrete.

Family subdivisions may use aggregate. Heavy industrial developments must have a min. width of 24 ft. and thickness of 8". Commercial and light industrial developments must have a min. ROW of 50 ft.

Street signs and traffic control signs must be furnished and conform to Parish and MUTCD standards.

Open or closed ditches must

comply with the La. DOTD Drainage Manual.

The minimum allowable inner diameter of any culvert 18" .

An analysis of the impact of the effect each development on others downstream is required and adequate drainage is required.

Servitudes and adequate ingress for maintenance purposes will be required for drainage features.

The Land Development Code provides more detailed information on lot, street and drainage and utility standards and should always be reviewed prior to beginning any design plans.

UTILITIES

Servitudes will be necessary in most instances in order to provide adequate maintenance for utilities. Water distribution systems must meet the requirements of the Assumption Parish Water Works District No. 1 and be approved by that Board.

Fire hydrants will be required every 1000 ft. on any street.

Sewerage must meet the La. Sanitary Code and be approved by the Dept. of Health.

Gas, electric, telephone services must be provided in accordance

with the local provider's standards. In addition all utility lines must be under 36" except when crossing a ditch the cover must be 24".

Gas lines are not required in Family Subdivisions.



Assumption Parish does not have a parishwide sewerage treatment program thus all developments must meet the standards of the Louisiana Sanitary and Plumbing Codes. Approval from the La. Dept. of Health will be required for all sewage treatment proposals.



PRIVATE DEVELOPMENTS AND FAMILY SUBDIVISIONS

In Private Developments, the streets typically are not accepted for maintenance by the Parish. In such cases, streets must still be built to the Parish standards. On the overhand, family subdivision are designed to accommodate families living on large tracts of land (perhaps a farm) and therefore the street may be surfaced in aggregate. However, the Parish would not accept such a street for

maintenance unless it was brought up to the Parish standard.

Some private developments have gated entrances. The Parish will require a special arrangement with the developer in order to ensure quick and adequate entrance and exit through such gates for emergency vehicles.

Homeowners Associations and/or bonds will be required in order to

assure the public that there is a means to maintain shared infrastructure well into the future since this will not be done by a public body.

The Parish's public waste carrier will not travel on private streets so the developer will have to document arrangements have been made for waste collection.



MANUFACTURED/MOBILE HOME PARKS OR COMMUNITIES

Manufactured Homes are those built after ___ to the 1974 and which bear the HUD permanently affixed seal. Mobile Homes were manufactured prior to that date. Manufactured or mobile home parks or communities are held under a single owner, partnership or corporation for the purpose of leasing space for the placement of manufactured or mobile homes. These are very similar to private subdivisions, but the land is never sold, it is only rented or leased. In such developments, there is usu-

ally an internal road system. This road must have a minimum ROW of 40 ft. but may have an aggregate surface. Street lighting, private sewage treatment system that is screened from the public's view, waste collection with screened dumpsters, proper utilities, and fire extinguishing equipment are all required. Fire hydrants may be required.

Spaces for the manufactured/mobile home must be at least 5000 sq. ft., have a minimum width

of 50 ft., have 2 offstreet parking spaces, front on the internal or a public road, have appropriate concrete footing and sufficient space for homes,

The owner will be required to provide a fence or vegetative buffer around the property, keep a record of mobile home occupants,

Set backs for individual homes are similar to structures on private individual lots; 20 ft. from the street; 8 ft. per side and 10 ft. from the rear.

All development in Assumption Parish must be carried out in accordance with the Land Development Code, the Parish Flood Damage Prevention Regulations and other applicable codes..

CAMPGROUNDS AND RECREATIONAL VEHICLE PARKS

Campgrounds or RV Parks are private developments at which temporary living quarters are provided. A motorized vehicle, camping trailer, tent or similar structure is provided a space for a predetermined rental fee. The RV, tent or trailer cannot be located for more than 180 consecutive days at a specific site. It must always be fully licensed as appropriate and ready for use on the highway. The RV or trailer is on its wheels or jacking system and is attached to the site by quick disconnect type utilities. Park or

campground managers may live on site but security for the guests is always provided. Gated access must comply with that of other private developments. Access from a public road must meet the La. DOTD standard and have adequate space for those waiting to check in. The internal roadway surface may be 20 ft. wide and be of aggregate material. Streets must be named and there must be road lights. Each camp site must be at least 1500 sq. ft. and be 30 ft. wide by 50 ft. long., have a 20' driveway and a 4" thick concrete

pad in order to accommodate RVs. Tent spaces must be the same size but be well drained and graded to accommodate tents. Campgrounds must provide for landscaping and a perimeter buffer or fence. Pools must be surrounded by a 6 ft. fence. Structures such as laundry rooms, showers, restrooms, game rooms, etc. must comply with the La. Sanitary and Plumbing Codes and the requirements of the State Fire Marshall. The owner must maintain a log of when guests arrive and depart.



Recreational Vehicles are always road ready and are never kept in one place more than 180 consecutive days.

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P. O. BOX 520
NAPOLEONVILLE LA. 70390

Phone: 985-369-7386

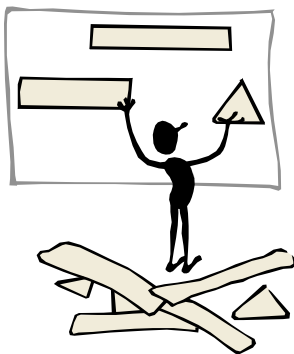
Fax: 985-369-7341

Website: www.assumptionoep.com

VARIANCES AND OTHER PARISH CODES

VARIANCES

Due to special circumstances affecting a site or the nature of the development, the developer may want to propose an alternate method of construction or lot and street layout. The developer should discuss any proposed deviations from the standards at the time of the Preplan Conference. The Parish may need additional soil tests, market or traffic analysis, drainage studies or other background information regarding the proposed change. If everything is in order, the developer requests a variance from the standard at the time of Preliminary Approval.



The developer must comply with other pertinent Parish Codes — not just the Land Development Code. Variances may be requested at the time of Preliminary Approval.

OTHER PARISH CODE

There are other Parish Codes that may apply to a particular development. In particular all development must meet the standards of the Parish's Flood Damage Prevention Regulations (Sections 5:1 to 5:16). This requires base flood elevation data to be generated for any development with more than 50 lots or more than 5 acres. Drainage must be designed to reduce exposure to flood risks.

Derelict Building And Structures (Sections 5:50 to 5:55) and those codes pertaining to garbage, trash, hazardous waste and weed (Sections 9:1 to 122) apply to the proper upkeep and maintenance of property whether the

structures are in private or public developments. Section 9:150—203 provide standards for the location and operation of waste disposal sites and for hazardous substances cleanup and restoration. Sections 5:100 to 5:111 provide miscellaneous requirements for sewage treatment and backflow prevention. Section 5:115 provides specific standards for the location and construction of *communication towers*.

These and other Parish Codes that may apply to a specific development may be periodically updated and it is always best to check with the Parish for the latest information on standards and compliance.