

ORDINANCE NUMBER: O6-5-A

of

**THE VILLAGE OF MAURICE
Vermilion Parish, Louisiana**

20611527

**-----
An Ordinance Adopting the "Subdivision Ordinance of Vermilion Parish,
Louisiana"**

BE IT ORDAINED by the Mayor and Board of Aldermen of the Village of Maurice, Louisiana, acting as governing authority of said Village that:

The Village of Maurice, Louisiana, does hereby adopt by reference, in extenso, that ordinance of the Vermilion Parish Police Jury known as "Subdivision Ordinance," consisting of approximately 50 pages, more or less, and originally adopted by the Vermilion Parish Police Jury on March 10, 1980, and subsequently amended, most recently on January 22, 2004.

By reference, the Vermilion Parish Police Jury "Subdivision Ordinance" shall be effective within the Corporate Limits of the Village of Maurice, and all references therein to Police Jury, Vermilion Parish Police Jury or Vermilion Parish shall be substituted and replaced with the appropriate phrases: "Village of Maurice," or "Maurice."

All amendments to the "Subdivision Ordinance" by the Vermilion Parish Police Jury shall, upon their effective date, act as amendments to this Ordinance.

A copy of this "Subdivision Ordinance" shall be kept on file with the Clerk of the Village of Maurice and shall be subject to inspection by the public.

THIS ORDINANCE shall become effective upon adoption.

WHEREUPON, the above Ordinance was read section by section, and was submitted to a vote, the vote thereon being as follows:

YEAS: Aldermen Darin Desormeaux, Gary Villien and Troy Catalon

NAYS: --

ABSENT OR PRESENT AND NOT VOTING: --

The above Ordinance was declared adopted on this 17th day of May, 2006, at Maurice, Vermilion Parish, Louisiana.

THE VILLAGE OF MAURICE

By: Barbara L. Picard
Barbara L. Picard, Mayor

By: Melanie Denais
Melanie Denais, Clerk

Patricia M. ...
CLERK OF COURT
2006 AUG 31 A 11: 53
VERMILION PARISH LA
RECORDED

I, **Melanie Denais**, City Clerk of the Village of Maurice, do hereby certify that the above is a true and exact copy of an ordinance adopted by the Board of Aldermen of the Village of Maurice duly assembled in Maurice, Louisiana, on **May 17, 2006**, at which time a quorum was present and voting.

SIGNED on this 17th day of May, 2006, at Maurice, Vermilion Parish, Louisiana.

VILLAGE OF MAURICE

By: Melanie Denais
MELANIE DENAIS, CITY CLERK

SUBDIVISION ORDINANCE

VERMILION PARISH, LOUISIANA

FOR THE

VERMILION PARISH POLICE JURY

ADOPTED MARCH 10, 1980

Amendment Number 1	-	September 2, 1980
Amendment Number 2	-	December 1, 1980
Amendment Number 3	-	May 17, 1982
Amendment Number 4	-	March 5, 1984
Amendment Number 5	-	September 15, 1997
Amendment Number 6	-	July 19, 1999
Amendment Number 7	-	October 7, 1999
Amendment Number 8	-	August 20, 2001
Amendment Number 9	-	January 22, 2004

SUBDIVISION ORDINANCE

Legend
WATER
STREETS
UNIMPROVED
STREETS
RAILROADS
DRAINAGE
DITCHES
CREEKS
RIVERS
LAKES
POND



ADOPTED MARCH 10, 1980

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VERMILION PARISH POLICE JURY

"SUBDIVISION ORDINANCE"



An ordinance, regulating the subdivision or re-subdivision of lands within Vermilion Parish into lots or plots for building or dwelling sites; providing for submission and approval of maps or plats for such subdivision or re-subdivision; providing for certain minimum improvements; providing for the enforcement of the regulations herein set forth; providing penalties for violation of this ordinance.

Be it ordained by the Police Jury of the Parish of Vermilion in legal and regular session convened. The following regulations for the subdivision or the re-subdivision of lands into lots or plots for building or dwelling sites; the provisions for the submission and approval of maps or plats for such subdivision or re-subdivision; the provisions for minimum improvements; the provisions for the enforcement of regulations and provisions of this ordinance; the provisions for penalties for the violating of any of the regulations or provisions of this ordinance, be and the same are hereby adopted.

1. DEFINITIONS

For the purpose of this ordinance, certain terms and words used herein are defined as follows:

- A. "Subdivision" means the division of a lot, tract, or parcel of land into two (2) or more lots, plots, parcels, or building sites, for the purpose of sale or of building development, either immediate or future. ^{Amendment 4} It also includes the re-subdivision or rearrangement of one (1) or more lots, plots, parcels, or building sites. It shall also include the development of trailer parks where the streets or roads are to be dedicated for public use ¹. ^{Amendment 9}
- B. "Street, Avenue, Road, and Highway" or any other similar designation all mean the same for the general purpose of this ordinance.
- C. "Alley, Service Way" or any other similar designation all mean the same for the general purpose of this ordinance.
- D. "Police Jury" means the governing body of the Parish of Vermilion.
- E. "Engineer" means a qualified, professional engineer licensed in the State of Louisiana.
- F. "Surveyor" means a qualified, professional surveyor licensed in the State of Louisiana.
- G. "Owner" means any person, firm, or corporation owning lands proposed for subdivision into lots or plots for building or dwelling sites.
- H. "Base Flood" means the flood having a one percent (1%) chance of being equaled or exceeded in any given year.

¹ All mobile home or camper trailer parks, whether public or private, shall be required to submit proposed development plans for the purposes of review to assure that no drainage, utility, or pipeline shall be impacted. The developer will be required to comply with this subdivision ordinance for all matters concerning public interest. The developer shall pay a \$75.00 review fee to the Vermilion Parish Police Jury at the time the plans are submitted for review.

2. EXCEPTIONS

The regulations in this ordinance shall not apply to:

- A. A subdivision legally established and recorded prior to the adoption of these regulations.
- B. The subdivision of land to be used for orchards, forestry, or raising of crops, provided the owner certifies upon the plat that such land is intended only for orchards, forestry, or raising of crops.
- C. Small parcels of land sold to or exchanged between adjoining property owners, where such sale or exchange does not create additional lots provided that the Police Jury certifies upon the plat that such sale or exchange does not create additional building sites.
- D. Small parcels of land subdivided amongst heirs in a succession, provided that no additional roadways or improvements are made to five (5) or more of the lots, plots, parcels, or building sites, anyone of which has an area of less than three (3) acres, for the purpose of sale or of building development, either immediate or future.
- E. Any proposed subdivision given preliminary plat approval prior to adoption of the ordinance shall be governed by the Vermilion Parish Subdivision Ordinance that was in existence prior to the adoption of this ordinance.

3. PRELIMINARY PLAT

In seeking to sub-divide land into lots or building sites, or to dedicate streets, alleys, or land for other public use, the owner shall submit two (2) copies of a preliminary plat prepared by an engineer or a surveyor. The preliminary plat and required data shall be filed with a transmittal letter in the Vermilion Parish Police Jury office a minimum of fourteen (14) days prior to the Vermilion Parish Road Committee meeting at which the preliminary plat is to be considered.

The preliminary plat shall be drawn to scale, and shall show:

- A. The location of all existing property lines, north arrow, scale, streets, alleys, buildings, irrigation canals, sewer mains, water mains, drainage ditches, gas mains, telephone lines, electrical lines, culverts and other underground structures, easements, and other existing features within the area to be subdivided and all tie-ins in the adjoining or abutting streets or alleys.
- B. The names of all adjoining property.
- C. The proposed location and width of all streets, alleys, and lots.
- D. The title under which the proposed subdivision is to be recorded, the name of the owner, and the name of the engineer or surveyor.
- E. The Police Jury may require a contour map or certain elevation data which shall be based upon the official datum (U.S. Coast and Geodetic Survey), if necessary.
- F. Designation of public agencies, private individuals, or corporations responsible for perpetual maintenance of utilities and other improvements to be installed in the subdivision.
- G. Base flood elevation data for the proposed site in feet at mean sea level (MSL).

The preliminary plat shall also be accompanied with the following information and/or data:

- A. The type of sanitary sewer system to be installed in the proposed subdivision.
- B. The type of water system to be installed in the proposed subdivision, if applicable.
- C. The type of storm water drainage system to be installed in the proposed subdivision.
- D. The type of street improvements to be installed in the proposed subdivision.
- E. The type(s) of other utilities and improvements to be installed in the proposed subdivision.
- F. To provide documentation (ticket number) from the Louisiana One-Call notification service (1-800-272-3020) indicating whether there are any utility or pipeline facilities located on or adjacent to the developed property, and if such facilities exist, that a "Letter of No Objection" be submitted from each utility or pipeline company impacted by the development. ^{Amendment 9}

At the time of submitting the aforesaid preliminary plat and other information required, there shall also be submitted evidence that the methods of water supply and sewage disposal for the proposed subdivision are acceptable to the Vermilion Parish Health Unit and the Louisiana State Board of Health.

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

If all or any portion of the proposed subdivision is located within Coastal Zone Boundary of Vermilion Parish, as defined by Act 361, as amended 1979 and 1980, and any amendments thereof at the time of submitting the aforesaid preliminary plat and other information required, there shall also be submitted evidence that a coastal use permit has been issued by the Coastal Management Section of the Louisiana Department of Natural Resources. ^{Amendment 2}

At the time of filing the preliminary plat, the Police Jury shall make an examination therefor and certify the preliminary plat as conforming to good design and practice to established codes and regulations; or lacking such certification, they shall recommend any changes required to bring them into compliance with the aforesaid practices, standards, codes, and regulations.

The Police Jury shall either approve, or conditionally approve, or shall disapprove such preliminary plat within forty-five (45) days after its submission. If the preliminary plat is conditionally approved, the conditions of approval shall contain the following requirements:

- A. That any changes the Police Jury deems necessary be made in order that subdivision conform to these regulations.
- B. That any additional documents, information and/or data be submitted complying with the provisions herein set forth.

After approval (or conditional approval) of the preliminary plat by the Police Jury, the owner shall submit completed plans and specifications (Section 4, Plans and Specifications and Construction Improvements) for the entire development of the area given preliminary approval. If the owner fails to submit plans and specifications within six (6) months of preliminary plat approval, the Police Jury reserves the right to cancel its preliminary plat approval. Subsequent to the Police Jury approval of plans and specifications, preliminary plat approval shall automatically be extended for a period of twelve (12) months.

4. PLANS AND SPECIFICATIONS AND CONSTRUCTION IMPROVEMENTS

A. Plans and Specifications

The plans and specifications must be prepared by a professional licensed engineer and shall be submitted with a transmittal letter in the Vermilion Parish Police Jury office a minimum of fourteen (14) days prior to the Vermilion Parish Road Committee meeting at which the plans and specifications are to be considered. The plans and specifications must be approved by the Vermilion Parish Police Jury prior to beginning construction and must show the following:

- 1) Contours with intervals of two feet (2') or less referred to sea level datum as determined by the U.S. Coast and Geodetic Survey.
- 2) The grades of proposed streets and the width and type of pavements; location, size, and type of sanitary sewers or other sewerage disposal facilities; gas mains, water supply, water mains and hydrants, and treatment facilities; street lighting and other utilities; storm water drainage facilities; and other proposed improvements such as sidewalks, planting, school and park sites; and any grading of individual lots.
- 3) There shall also be submitted with the plans and specifications, copies of the approval of the plans and specifications for the water supply and sewerage facilities in the proposed subdivision by the Vermilion Parish Health Unit and the Louisiana State Board of Health. Where the subdivision is located within the obvious development area of a municipality, the subdivision shall comply with minimum subdivision requirements of that municipality.

After plans and specifications have been approved by the Vermilion Parish Police Jury, the owner/sub-divider may construct the required improvements. The owner is responsible and shall take every reasonable measure to assure that all construction complies with the approved plans and specifications for the subdivision.

All subdivision proposals shall be consistent with all of the provisions of the Flood Damage Prevention Ordinance, as amended, adopted by the Vermilion Parish Police Jury.

The Police Jury shall either approve, or conditionally approve, or shall disapprove such plans and specifications within forty-five (45) days after its submission. If the plans and specifications are conditionally approved, the conditions of approval shall contain the following requirements:

- 1) That any changes the Police Jury deems necessary be made in order that the subdivision conform to these regulations.
- 2) That any additional documents and/or data be submitted complying with the provisions herein set forth.

B. Construction Improvements

Upon completion of the improvements, the Police Jury shall inspect the improvement or improvements to certify that the construction has been executed in compliance with the approved plans and specifications. In addition, an engineer shall submit a certification at the time of requesting an inspection by the Police Jury of the improvements at the site (subdivision) that all construction is in accordance with the approved plans and specifications.

In the event of any disagreement or difference with regard to compliance with the aforesaid plans, specifications, codes, and regulations, during any phase of an approved development or improvements, subdivision or re-subdivision, such disagreement or difference shall be submitted to the Police Jury for consideration and final determination.

The Police Jury shall either approve, or conditionally approve, or shall disapprove the improvements at the subdivision site in order that the improvements comply with the approved plans and specifications within thirty (30) days after a request for inspection is submitted. If the inspection of the improvements is conditionally approved, the conditions of approval shall contain the following requirements:

- 1) That any changes the Police Jury deems necessary be made in order that the subdivision conform to the approved plans and specifications.
- 2) That any additional documents, information and/or data be submitted complying with the provisions herein set forth.

5. FINAL SUBDIVISION PLAT

After approval of the preliminary plat, plans and specifications, and construction of improvements thereof, the owner of the proposed subdivision shall prepare and forward three (3) copies of the final subdivision plat and all related documents including a transmittal letter to the Vermilion Parish Police Jury office a minimum of fourteen (14) days prior to the Vermilion Parish Road Committee meeting at which it is to be considered.

The final subdivision plat shall show:

- A. The title under which the subdivision is to be recorded, the name of the owner, the name of the engineer or surveyor preparing the plat, north arrow, and scale.
- B. The boundaries of the property, the lines of all streets and alleys with their widths and names, and any other portions intended to be dedicated to public use. In case of branching streets or alleys, the angle of departure from one street or alley to another shall be indicated.
- C. The lines of the adjoining streets and alleys with their widths and names.
- D. All lot lines, lot numbers, or letters in re-subdivisions and utility easements shall be shown and determined by measurements. Utility easements may be granted at the rear of lots for installation of utilities. The minimum width of the utility easements will be determined by the Police Jury and will depend on the number and type of utilities to be installed in said easement.
- E. All bearings and distances necessary for locating the boundaries of the subdivision in relation to some section, quarter section or other established corner and line, must be shown in order to show the relation of the subdivision boundaries to the section lines or to other established corner and line acceptable to the Police Jury. ^{Amendment 1}
- F. All bearings and distances of the street, alleys, lots, utility easements, or other tracts or areas shall be shown. The linear dimensions shall be expressed in feet and decimals of a foot. ^{Amendment 1}
- G. Radii, points of tangency, and central angles for all curves and rounded corners.

- H. Locations and description of all monuments; a suitable permanent monument of iron or concrete shall be located at all corners and all angle points on the subdivision boundaries. All streets, alleys, lots or other tract corners, intersections, and angle points shall be marked with iron pipe or other suitable monument.
- I. The plat must be prepared by a licensed and registered engineer or surveyor in the State of Louisiana.
- J. Building set back line.
- K. Base flood elevation for the proposed site in feet at mean sea level (MSL).
- L. The map or plan shall not show any tract, area, strip, or any other portion of land as "Reserved". All areas shall be designated by number or letter and no blank area shall be shown on the map or plat.
- M. Required sizes of driveway culverts for each lot.

The final subdivision plat shall be accompanied with the following data:

- A. Copies of all agreements and/or contracts for the operation and perpetual maintenance of all utilities and other improvements for the subdivision.
- B. Any restrictive covenants to apply to lots in the subdivision shall be printed for recording along with the final plat of subdivision in the Office of the Clerk of Court of Vermilion Parish.
- C. A copy of letters certifying the construction of the water facilities and sewerage facilities are constructed in accordance with the approved plans and specifications from the Louisiana State Board of Health.
- D. A letter certifying that all construction in the subdivision is in accordance with the approved plans and specifications from an engineer.
- E. An "Act of Dedication" for all public roads, rights-of-way, and easements.

Upon receipt of the final plat, the Police Jury shall make an examination thereof, and within forty-five (45) days certify the final plat is in accordance with the established codes and regulations; or lacking such certifications, the Police Jury shall require that the plat be corrected to comply with the aforesaid practice, standards, codes, and regulations of this ordinance.

The owner shall make whatever changes required in the final plat and resubmit until all requirements of the ordinance are met. When all requirements are met, the final plat and other documents may be approved by the Parish Police Jury and shall be recorded.

6. GENERAL STANDARDS

A. Streets, Alleys, and Easements

- 1) Provide for the continuation or appropriate projection of existing streets in surrounding area.
- 2) Street jogs with centerline offsets of less than one hundred twenty-five feet (125') shall be avoided.
- 3) A tangent at least one hundred feet (100') long shall be introduced between reverse curves on streets.
- 4) Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than sixty degrees (60°).
- 5) Half-streets shall be prohibited, except where essential to the reasonable development of the subdivision and when it will be practicable to require the dedication of the other half when the adjoining property is subdivided.
- 6) Dead-end streets of greater depth than one (1) lot, designed as such permanently, shall be provided at the closed end with a turn-around having an outside property line radius of at least fifty feet (50').^{Amendment 1}
- 7) Street right-of-way widths shall vary for open ditch sections and be no less than fifty feet (50') for curb and gutter sections.
- 8) No street names shall be used which will duplicate or be confused with the names of existing streets. Streets that are obviously in alignment with others already existing shall bear the names of the existing streets. Street names shall be subject to the approval of the Police Jury.
- 9) Alleys shall be provided at the rear of all commercial and industrial lots, except that the Police Jury may waive this requirement where other definite and assured provisions are made for service access, such as off-street loading, unloading, and parking consistent with and adequate for the uses proposed. The minimum width of such alleys shall be twenty feet (20').

- 10) Alleys at the rear of residential lots are not recommended, except under unusual conditions, and shall be subject to Police Jury approval.
- 11) Where a subdivision is traversed by a water course, drainage way, channel, or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of such water course, and such further width or construction, or both as will be adequate for the purpose. Parallel streets or parkways may be required in connection therewith. Widths required shall be determined by the Police Jury, but in no event shall be less than eighteen feet (18'). Drainage easements behind lot lines are not recommended and shall be subject to Police Jury approval.

B. Blocks and Lots

- 1) The lengths, widths, and shapes of blocks shall be determined with due regard to:
 - a) Provision of adequate building sites suitable to the special needs of the type use contemplated.
 - b) Requirements as to lot sizes and dimensions.
 - c) Needs for convenient access, circulation, control, and safety of street traffic.
 - d) Limitations and opportunities of topography.
- 2) The lot size, width, depth, shape, orientation, and the minimum building setback lines shall be appropriate for the location of the subdivision and for the type of development and use contemplated.
- 3) Corner lots shall have extra width to permit appropriate building setback from and orientation to both streets.
- 4) The subdividing of the land shall be such as to provide, by means of a public street, each lot with satisfactory access to an existing public street.
- 5) Building lines shall not be less than twenty-five feet (25') from the street right-of-way line, and not less than five feet (5') from adjoining property side lines.

7. REQUIRED IMPROVEMENTS

A. General

Where the subdivision contains sewers, sewerage treatment plants, water supply systems, water treatment plants, park area, or other physical facilities necessary or desirable for the welfare of the area or that are for common use or benefit, which are not or cannot be satisfactorily maintained by an existing public agency, provisions shall be made by trust agreement, which shall become part of the deed restrictions, acceptable to any agency having jurisdiction over the location and improvement of such facilities, for the proper and continuous maintenance and supervision by the sub-divider of such facilities.

B. Street Improvements ^{Amendment 6}

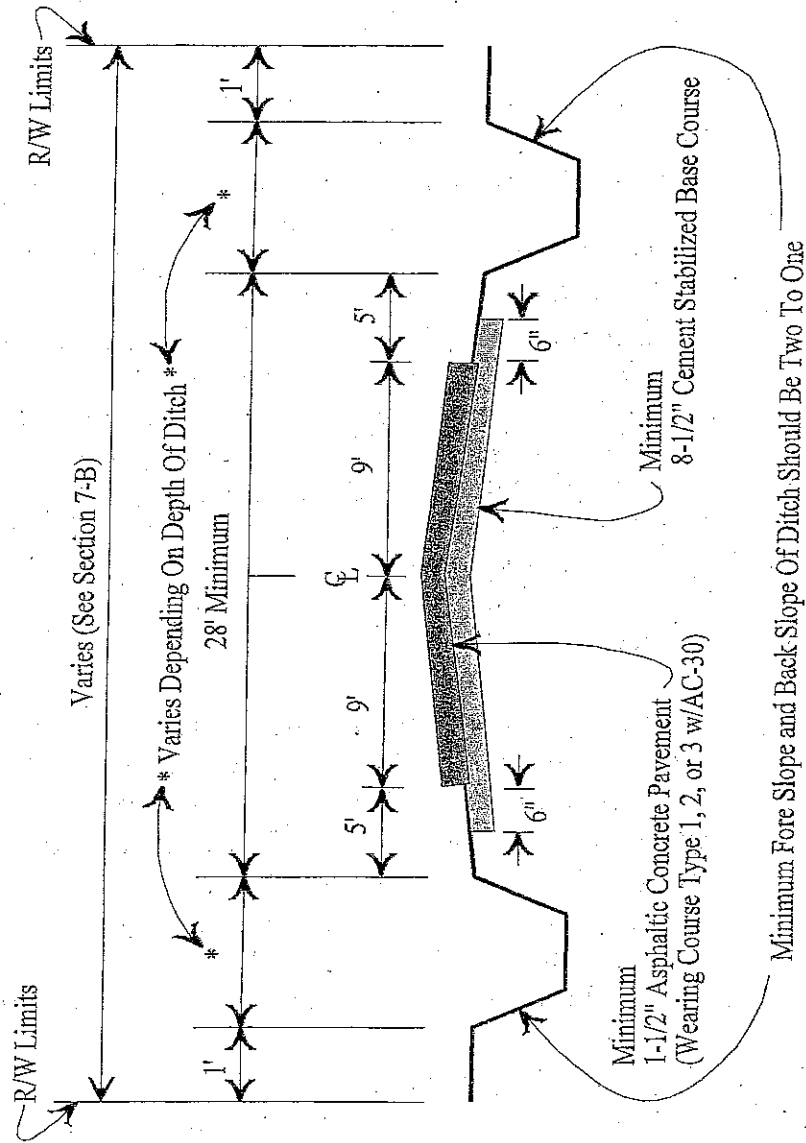
All streets must be graded not less than twenty eight feet (28') in width from shoulder edge to shoulder edge (See Figure 1). Shoulders shall not be less than five feet (5') in width and the improved roadway not less than eighteen feet (18') in width and adequately ditched. The roadway improvements shall consist of one and one-half inch (1-1/2") thick asphaltic concrete pavement wearing course (Type 1, 2, or 3 using AC-30 asphalt) and to a width of not less than eighteen feet (18') with a minimum eight and one-half inch (8-1/2") cement stabilized base course (cement content to be determined by an independent testing laboratory along with lime requirement needed for cement stabilization) to a width of not less than nineteen feet (19') or other approved base course (See Typical Hard-Surfaced Street Section).

Streets up to one thousand three-hundred twenty feet (1,320') in length (1/4-mile), as measured along the street centerline from the right-of-way line of an intersecting street to the center of the cul-de-sac, in the case of a dead end street, or to the right-of-way line of the same or another intersecting street, shall not be required to adhere to the roadway improvement requirements listed above (asphalt with soil cement base) but rather, shall be accepted provided that a minimum of four inches (4") of compacted thickness of limestone (grade to be approved by the Vermilion Parish Police Jury) is installed to a width of not less than eighteen feet (18'). Roadbed and shoulder criteria mentioned above shall remain the same.

Minimum right-of-way limits required will be based on the following open ditch depths for all street improvements:

DITCH DEPTH (Feet)	MINIMUM RIGHT-OF-WAY LIMITS (Feet)
0 - 2	50
3	60
4	70
Greater than 4	75

FIGURE 1
TYPICAL HARD-SURFACED STREET SECTION
 Vermilion Parish Subdivision Regulations
 (Not To Scale)



The right-of-way shall be free and clear of all obstructions, signs, or trees, except those which may be accepted and approved by the Vermilion Parish Police Jury. In addition, the owner shall install all necessary street signs (i.e., stop, yield, speed, etc.) in accordance with applicable standards and specifications as outlined in the latest edition of the Louisiana Department of Transportation and Development, Office of Highway, "Manual on Uniform Traffic Control Devices".

The "Act of Dedication" as required in Section 5 of this ordinance and the Final Subdivision Plat shall contain the following statement for those roads being constructed with limestone surfacing:

"IT IS UNDERSTOOD BY THE DEVELOPER AND/OR LOT OWNERS OF THIS SUBDIVISION THAT THE STREET HEREBY BEING DEDICATED IS BEING ACCEPTED BY THE VERMILION PARISH POLICE JURY AS A LIMESTONE ROAD AND THAT THE VERMILION PARISH POLICE JURY IS UNDER NO OBLIGATION TO HARD SURFACE THE ROAD AND THAT THE VERMILION PARISH POLICE JURY WILL HARD SURFACE THE ROAD ONLY WHEN FUNDS ARE AVAILABLE AND ALLOCATED FOR THESE IMPROVEMENTS."

C. Drainage

A right-of-way a minimum of twenty feet (20') in addition to the existing width of the drainage ditch must be dedicated in perpetuity to the Police Jury for the construction and maintenance of necessary drainage channels through the proposed subdivision. ^{Amendment 1} Natural drainage channels or existing drainage canals may not be blocked or altered, except upon the written consent of the Police Jury, and sufficient right-of-way for the maintenance of such natural drainage channels shall be dedicated in perpetuity to the Police Jury. No building of any sort may be erected upon the drainage rights-of-way so dedicated.

Subdivision drainage requirements shall conform to the following:

- 1) Subdivision drainage analysis and design shall be based on a two (2) year design storm. All roadside ditches and driveway culverts will be designed for this frequency unless the ditch is providing a major drainage outfall, in which case the design storm will be in accordance with the next paragraph.
- 2) All bridges and culverts on major drainage crossings will be based on a five (5) year design storm. Open ditch sections of major drainage out-falls will be based on a ten (10) year design storm.
- 3) Drainage areas shall be shown on all major drainage crossings.
- 4) A minimum ditch grade of one-tenth percent (.10%) shall be maintained along all roads.
- 5) On long, continuous grades, cross drains shall be placed every two thousand feet (2,000').
- 6) Driveway culvert sizes for subdivision lots shall be delineated on the final subdivision plats.

The minimum size culvert shall be fifteen inches (15") round or arch equivalent, with the exception of three-hundred feet (300') from a P.I. where twelve inch (12") round or arch equivalent will be allowed, unless otherwise designated by the Parish Engineer. Ditch grades and depths shall be such that sufficient cover is provided above the required driveway pipe. ^{Amendment 6}

All subdivision proposals shall be consistent with the provisions of the Vermilion Parish Flood Prevention Ordinance and any revisions thereto adopted by the Parish as described in the following subsections:

1) **General**

The following general standards shall apply, in addition to any other stated provisions for all subdivision proposals, which contain land located in a designated flood hazard area.

- a) All construction or improvements within the proposed subdivision shall be constructed by methods and practices that minimize flood damages.
- b) All subdivision proposals shall have utilities and facilities constructed with materials and utility equipment resistant to flood damage.
- c) All new and replacement water supply systems and sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system and discharges from the system into the flood waters.
- d) Waste disposal systems within the proposed subdivision shall be located to avoid impairment to them or contamination from them during flooding.

2) **Subdivisions**

- a) Lots within residential subdivisions shall be designed to assure that subsequent construction will be elevated to have the lowest floor, including basement, elevated to or above the base flood elevation.
- b) Lots within areas designated for commercial, industrial, or other non-residential structures shall be designed to accommodate the lowest floor, including basement, elevated to the level of the base flood elevation, or together with attendant utility and sanitary facilities, be flood-proofed so that below the base flood level the structure is water tight with walls substantially impermeable to the passage of water and with structural components having the capacity of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.
- c) For new mobile home parks and subdivisions and for major expansions to existing mobile home parks and subdivisions, stands or lots shall be elevated or compacted with fill or on pilings so that lowest floor of the mobile home will be at or above the base flood level.
- d) An engineer or surveyor shall submit certification to the Police Jury that these provisions have been met prior to final construction of the first floor construction or to final placement of mobile homes.

3) Plat Requirements

Where part or all of the proposed subdivision is located in an identified flood hazard area, additional information will be included on all plats submitted for approval. All maps required shall be at a scale sufficiently detailed to allow the permit authority to determine whether the proposed development and the topographic feature of the land meet the requirements of the Vermilion Parish Flood Damage Prevention Ordinance. The following shall be required:

- a) The preliminary and final plats must clearly delineate areas of the subdivision which are in the 100-year frequency flood hazard areas identified by the Federal Insurance Administration.
- b) Base flood elevation data shall be included on all subdivision plats. The plat submittal must delineate elevations and contours in sufficient detail to identify the lowest floor elevations, including basement, in relation to mean sea level (MSL) of all existing and proposed structures which may be located on the site.
- c) The preliminary and final plat must show all streams and channels and the designated flood hazard area.
- d) The final plat submittal shall include information regarding development restrictions in flood-way areas relative to minimum elevations for permitted uses.
- e) The final plat submittal must specifically describe any dredge, fill, channelization, or other construction activity which would affect the hydraulic capacity of a floodway.

D. Sewerage System

If the subdivision is so located that it can reasonably be served by the extension of an existing public sanitary sewer, the sub-divider, if possible, shall enter into an agreement with the Utilities Department for the extension of the said sewer so that sanitary sewer service shall be available for each lot. A letter of approval from the State Board of Health approving said system shall be provided.

In the event that public sanitary sewers are not available or except under certain conditions as presented in Paragraph 4 of this subsection, the owner shall install a sewer collection system and treatment plant approved by the Vermilion Parish Health Unit and the Louisiana Board of Health and shall be designed and installed in accordance with the Sanitary Code of the State of Louisiana. Septic tanks, filter beds and/or field lines will not be considered as an acceptable sewerage system. ^{Amendment 3}

Adequate sewer discharge lines shall be provided for the disposal of effluent from the sewerage system leading away from the subdivision. Arrangement for perpetual maintenance of these facilities, acceptable to the Police Jury, must be provided.

In the event that public sanitary sewers or community sewer systems are not available, the use of individual sewerage systems may be authorized and will be considered when the lots in the subdivision meet any of the following criteria:

- a. A minimum area of twenty two-thousand five-hundred square feet (22,500 sq.ft.) and a minimum frontage of eighty feet (80').
- b. A minimum area of sixteen thousand square feet (16,000 sq.ft.) and a minimum frontage of eighty feet (80') where an approved individual mechanical plant, in accordance with the State Sanitary Code (Chapter XIII), is to be utilized.
- c. A minimum area of twelve thousand square feet (12,000 sq.ft.) and a minimum frontage of sixty feet (60') where an approved individual mechanical plant is utilized and is followed by a modified absorption field, in accordance with the State Sanitary Code (Chapter XIII and Appendix A, Section IX, as amended). ^{Amendment 8}

and provided:

- 1) the owner shall provide an effluent discharge and drainage plan in accordance with standard engineering practice and as approved by the Vermilion Parish Police Jury and the State Board of Health; and
- 2) the owner shall identify the party responsible for perpetual maintenance of the drainage course; and
- 3) that there are less than 125 lots in the development; and
- 4) the owner shall require, as part of the restrictive covenants, that the purchaser of a lot within the subdivision must comply with the requirements of the "Sewage Permitting System", Ordinance No. 98-0-13, of the Vermilion Parish Police Jury, effective November 1, 1998, and the State Board of Health requirements pertaining to "Individual Sewerage Systems", as stated in Chapter XIII of the State Sanitary Code, latest version. The restrictive covenants shall be submitted to the Vermilion Parish Police Jury and recorded with the Vermilion Parish Office of Clerk of Court, as outlined in Section 5 - "Final Subdivision Plat", of this ordinance. ^{Amendment 6}

E. Water System

Where a water district exists, adjacent to the proposed subdivision, public, non-profit, or private, the developer shall be required to contract with the water district or system for water supply in accordance with their requirements in order to provide water service for each lot within the development. A copy of the agreement with the water district or system to provide water to service the development shall be provided prior to final subdivision approval. A letter of approval from the State Board of Health approving said system shall also be provided. ^{Amendment 9}

Where a water district does not exist, then the ^{Amendment 9} methods of potable water supply in the subdivision shall be acceptable to and approved by the Vermilion Parish Health Unit and the Louisiana State Board of Health. Plans and specifications for all water supply and treatment if provided in the subdivision must be approved by the Vermilion Parish Health Unit and the Louisiana State Board of Health, and shall be designed and installed in accordance with the Sanitary Code of the State of Louisiana. An arrangement for perpetual maintenance of these facilities, acceptable to the Police Jury, must be provided. A letter of approval from the State Board of Health shall be provided.

F. Bridge Improvements

For any bridges to be constructed in the proposed subdivision, the following minimum guidelines shall apply:

- 1) Width of not less than twenty-two feet (22').
- 2) Span lengths shall be a minimum of twenty feet (20') and not to exceed thirty feet (30').
- 3) All bridges shall be designed for H-20 loading.
- 4) Wing-walls shall be a minimum of twenty feet (20') but may vary depending on site conditions in excess of twenty feet (20').
- 5) All bridges shall include safety railings.
- 6) Head-walls and wing-walls shall be a minimum two feet (2') above the existing ground level.
- 7) All timber used shall be a minimum of sixteen (16) pounds per cubic foot pressure-treated timber.
- 8) Timber piles shall have a minimum butt of twelve inches (12") in diameter.

8. FEE

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

- A. For reviewing and evaluating the preliminary plat of a subdivision, the owner shall remit a sum computed at the rate of fifty cents (\$0.50) per lot or seventy-five dollars (\$75.00), whichever sum shall be the greater, and this fee shall be paid at the time the preliminary plat is submitted for consideration by the Police Jury.
- B. For reviewing and evaluating the plans and specifications of a subdivision, the owner shall remit a sum computed at a rate on one dollar and fifty cents (\$1.50) per lot or one hundred dollars (\$100.00), whichever sum is greater, and this sum shall be paid at the time the plans and specifications are submitted for consideration by the Police Jury.
- C. For examining, inspecting, and approving the subdivision construction works and improvements, the owner shall remit a sum computed on the basis of twenty-five dollars (\$25.00) per man-hours for actual time spent. This sum shall be paid before final certification of completion of improvements by the Parish.
- D. For reviewing and evaluating the final plat of a subdivision, the owner shall remit a sum computed at the rate of fifty cents (\$0.50) per lot or seventy-five dollars (\$75.00), whichever is the greater, and this fee shall be paid at the time the final plat is submitted for consideration by the Police Jury.

9. VARIATIONS AND EXCEPTIONS _____

The Parish Police Jury therein reserves the right to consider modifications of the requirements of this ordinance when it is clearly evident that an extraordinary condition exists that would make it impractical and not feasible to comply with all the requirements of this ordinance.

10. ENFORCEMENT _____

- A. No street number and no building permit shall be issued for the erection of any building in the above limits of any piece of property other than on an original or re-subdivided lot in a duly approved and recorded subdivision without the written approval of the Police Jury or its authorized representative.
- B. No sewer, water, gas, electrical, or other public utility improvement shall be connected or shall any public money be expended within the lands laid out in until the final plat of such land shall have been accepted by the Police Jury and recorded in the Office of the Clerk of Court and recorded in the Assessor's Office in Vermilion Parish, Louisiana.
- C. It shall be illegal to sell by lot and block where a final plat has not been recorded in the Office of the Clerk of Court.

11. VIOLATION AND PENALTY _____

Any person, partnership, or corporation who violates any of the provisions of this ordinance, or aids or abets in the violation of any of the provisions of this ordinance, shall be guilty of a misdemeanor and shall be punishable by a fine of not exceeding fifty dollars (\$50.00). Each day that a violation is permitted to exist shall constitute a separate offense.

12. CONFLICTING PROVISIONS REPEALED _____

All ordinances or parts of ordinances in conflict with any of this ordinance are hereby repealed.

13. VALIDITY _____

If any section, clause, paragraph, provision, or portion of this ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, paragraph, provision, or portion of this ordinance. The Police Jury hereby expressly declaring that it would have passed the remaining portions of this ordinance are hereby with invalid portions omitted.

14. DEDICATION OF STREETS _____

Providing that all streets to be dedicated to public use by any person, firm, or corporation, the laying out of a subdivision in accordance with ordinance of this Police Jury relative thereto shall be done by means of an Act of Dedication naming the streets, giving the widths, and all data necessary before the dedications of any street or streets or avenues or roads, shall be accepted by this Police Jury.

15. REGISTRATION EXPENSES _____

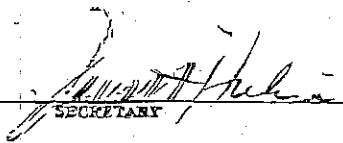
Be it further ordained, that all legal documents providing for the subdivision of tracts of land into lots, plots or building sites, setting out streets, the Act of Dedication, the subdivision restrictions, and final plat dedicating streets and roads to public use shall be registered in the Conveyance Office of the Parish of Vermilion by the Vermilion Parish Police Jury. Any cost incurred by Vermilion Parish Police Jury for such registration will be reimbursed by the developer to the Vermilion Parish Police Jury. ^{Amendment 9}


The above ordinance was read in full, considered section by section, and duly adopted on the 10th day of March, 1980, the vote thereon being as follows:

YEAS: 12

NAYS: 0

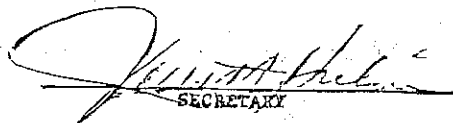
ABSENT AND NOT VOTING: 2


SECRETARY


PRESIDENT

CERTIFICATE

I, the undersigned, Secretary of the Vermilion Parish Police Jury, do hereby certify that the above is a true and correct copy of an Ordinance duly adopted by regular meeting of said Jury at a regular meeting duly convened at the regular meeting of said Jury, at seven o'clock P.M., on March 10, 1980.


SECRETARY

SUBDIVISION ORDINANCE AMENDMENTS



- | | | |
|--------------------|---|--------------------|
| Amendment Number 1 | - | September 2, 1980 |
| Amendment Number 2 | - | December 1, 1980 |
| Amendment Number 3 | - | May 17, 1982 |
| Amendment Number 4 | - | March 5, 1984 |
| Amendment Number 5 | - | September 15, 1997 |
| Amendment Number 6 | - | July 19, 1999 |
| Amendment Number 7 | - | October 7, 1999 |
| Amendment Number 8 | - | August 20, 2001 |
| Amendment Number 9 | - | January 22, 2004 |

AMENDMENT NUMBER 1



SUBDIVISION ORDINANCE
VERMILION PARISH

ADOPTED MARCH 10, 1980
REVISED SEPTEMBER 2, 1980

SECTION 5. FINAL SUBDIVISION PLAT

Revise Subsection E and F under the Section "The Final Subdivision Plat Shall Show" to read as follows:

- E. All bearings and distances necessary for locating the boundaries of the subdivision in relation to some section, quarter section of other established corner and line, must be shown in order to show the relation of the subdivision boundaries to the section lines or to other established corner and line acceptable to the Police Jury.

March 10, 1980 Version: "E. All dimensions, both linear and angular, necessary for locating the boundaries of the subdivision in relation to some section, quarter section of other established corner and line must be shown in order to show the relation of the subdivision boundaries to the section lines or to other established corner and line acceptable to the Police Jury."

- F. All bearings and distances of the streets, alleys, lots, utility easements or other tracts or areas shall be shown. The linear dimension shall be expressed in feet and decimals of a foot.

March 10, 1980 Version: "F. All dimensions, both linear and angular of the streets, alleys, lots, utility easements or other tracts or areas shall be shown. The linear dimensions shall be expressed in feet and decimals of a foot."

SECTION 6. GENERAL STANDARDS

Revise Number 6, under Subsection A "Streets, Alleys, and Easements", to read as follows:

- 6) Dead-end streets of greater depth than one (1) lot, designed as such permanently, shall be provided at the closed end with a turn-around having an outside property line radius of at least fifty feet (50').

March 10, 1980 Version: "6) Dead-end streets, designed as such permanently shall be provided at the closed end with a turn-around having an outside property line diameter of at least fifty feet (50')."

SECTION 7. REQUIRED IMPROVEMENTS

Revise the first sentence of Subsection C "Drainage" to read as follows:

A right-of-way a minimum of twenty feet (20') in addition to the existing width of the drainage ditch must be dedicated in perpetuity to the Police Jury for the construction and maintenance of necessary drainage channels through the proposed subdivision.

March 10, 1980 Version: "A right-of-way sufficient for the construction and maintenance of necessary drainage channels through the proposed subdivision must be dedicated in perpetuity to the Police Jury".

AMENDMENT NUMBER 2



SUBDIVISION ORDINANCE
VERMILION PARISH

ADOPTED MARCH 10, 1980
REVISED DECEMBER 1, 1980

SECTION 3. PRELIMINARY PLAT


The following paragraph is inserted after the second paragraph of the Subdivision Ordinance adopted by the Vermilion Parish Police Jury on March 10, 1980.

"If any portion of the proposed subdivision . . ."

If all or any portion of the proposed subdivision is located within the Coastal Zone Boundary of Vermilion Parish, as defined by Act 361, as amended 1979 and 1980, and any amendments thereof, at the time of submitting the aforesaid preliminary plat and other information required, there shall also be submitted evidence that a coastal use permit has been issued by the Coastal Management Section of the Louisiana Department of Natural Resources.

"At the time of filing the preliminary plat . . ."

I, Jewitt P. Hulin, Secretary-Treasurer, of the Vermilion Parish Police Jury, do hereby certify that the above is a true and exact copy of an excerpt of the minutes adopted by the Vermilion Parish Police Jury, at the regular meeting of December 1, 1980, at which a quorum was present and acting.


Jewitt P. Hulin
Secretary-Treasurer
Vermilion Parish Police Jury

AMENDMENT NUMBER 3



SUBDIVISION ORDINANCE
VERMILION PARISH

ADOPTED MARCH 10, 1980
REVISED MAY 17, 1982

SECTION 7. REQUIRED IMPROVEMENTS

The second paragraph under Subsection D "Sewerage System", of the "Subdivision Ordinance" adopted by the Vermilion Parish Police Jury, on March 10, 1980, is hereby deleted and replaced with the following paragraph:

"If the subdivision is so located . . ."

In the event that public sanitary sewers are not available or except under certain conditions as presented in Paragraph 4 of this subsection, the owner shall install a sewer collection system and treatment plant approved by the Vermilion Parish Health Unit and the Louisiana Board of Health and shall be designed and installed in accordance with the Sanitary Code of the State of Louisiana. Septic tanks, filter beds and/or field lines will not be considered as an acceptable sewerage system.

"Adequate sewer discharge lines shall be . . ."

March 10, 1980 Version: *"In the event that public sanitary sewers are not available, the owner shall install a sewer collection system and treatment plant approved by the Vermilion Parish Health Unit and the Louisiana Board of Health and shall be designed and installed in accordance with the Sanitary Code of the State of Louisiana. Septic tanks, filter beds and/or field lines will not be considered as an acceptable sewerage system".*

The following paragraph is inserted after the third paragraph of Subsection D "Sewerage System" of the "Subdivision Ordinance" adopted by the Vermilion Parish Police Jury, on March 10, 1980:

"Adequate sewer discharge lines shall . . ."

In the event that public sanitary sewers are not available and all of the lots within the proposed subdivision are to be divided into single-family lots of a minimum square footage of twenty-five thousand square feet (25,000 sq. ft.), with a minimum width of one hundred twenty-five feet (125') of frontage, the use of individual mechanical treatment units approved by the Vermilion Parish Health Unit and the Louisiana Board of Health will be considered as an acceptable sewerage system by the Vermilion Parish Police Jury provided:

- 1) the owner shall install an effluent discharge system in accordance with standard engineering practice approved by the Vermilion Parish Health Unit and the Louisiana Board of Health; and
- 2) the effluent discharge system shall dispose of effluents from the individual mechanical treatment units leading away from the subdivision; and
- 3) arrangement for perpetual maintenance of the effluent discharge system is provided and acceptable to the Vermilion Parish Police Jury; and
- 4) the owner shall require as part of the restrictive covenants that a purchaser of a lot within the subdivision must install an individual mechanical treatment unit approved by the Vermilion Parish Health Unit and connect said treatment unit to the effluent discharge system. The restrictive covenants shall be submitted to the Vermilion Parish Police Jury and recorded in the Office of the Clerk of Court of Vermilion Parish, as outlined in Section 5 "Final Subdivision Plat" of this Ordinance.

"E. *Water System . . .*"

AMENDMENT NUMBER 4



SUBDIVISION ORDINANCE
VERMILION PARISH

ADOPTED MARCH 10, 1980
REVISED MARCH 5, 1984


SECTION 1. DEFINITIONS

Revise the first sentence of Subsection A "Subdivision" to read as follows:

- A. "Subdivision" means the division of a lot, tract, or parcel of land into two (2) or more lots, plots, parcels, or building sites for the purpose of sale or of building development, either immediate or future.

March 10, 1980 Version: "A. "Subdivision" means the division of a lot, tract, or parcel of land into five (5) or more lots, plots, parcels, or building sites, anyone of which has an area of less than three (3) acres, for the purpose of sale or of building development, either immediate or future."

I, Jewitt P. Hulin, Secretary-Treasurer of the Vermilion Parish Police Jury, do hereby certify that the above is a true and exact copy of an excerpt of the minutes adopted by the Vermilion Parish Police Jury, at the regular meeting of March 5, 1984, at which time a quorum was present and acting.


JEWITT P. HULIN, SECRETARY-TREASURER
VERMILION PARISH POLICE JURY

AMENDMENT NUMBER 5



SUBDIVISION ORDINANCE
VERMILION PARISH

ADOPTED MARCH 10, 1980
REVISED SEPTEMBER 15, 1997

SECTION 7. REQUIRED IMPROVEMENTS

Revise the fourth paragraph of Subsection D "Sewerage System", to read as follows:

In the event that public sanitary sewers are not available, and all of the lots within the proposed subdivision are to be divided into single-family lots of a minimum square footage of twenty-two thousand five hundred square feet (22,500 sq. ft.), with a minimum width of one hundred twenty-five feet (125') of frontage, the use of individual mechanical treatment units approved by the Vermilion Parish Health Unit and the Louisiana Board of Health will be considered as an acceptable sewerage system by the Vermilion Parish Police Jury provided:

May 17, 1982 Version: "In the event that public sanitary sewers are not available and all of the lots within the proposed subdivision are to be divided into single-family lots of a minimum square footage of twenty-five thousand square feet (25,000 sq. ft.), with a minimum width of one hundred twenty-five feet (125') of frontage, the use of individual mechanical treatment units approved by the Vermilion Parish Health Unit and the Louisiana Board of Health will be considered as an acceptable sewerage system by the Vermilion Parish Police Jury provided."

I, Michael J. Bertrand, Secretary-Treasurer of the Vermilion Parish Police Jury, do hereby certify that the above is a true and exact copy of an excerpt of the minutes adopted by the Vermilion Parish Police Jury, at the regular meeting of September 15, 1997, at which time a quorum was present and acting.

AMENDMENT NUMBER 6



SUBDIVISION ORDINANCE
VERMILION PARISH

ADOPTED MARCH 10, 1980
REVISED JULY 19, 1999

SECTION 7. REQUIRED IMPROVEMENTS

Subsection B. - "Street Improvements" is hereby deleted and replaced with the following:

B. Street Improvements

All streets must be graded not less than twenty-eight feet (28') in width from shoulder edge to shoulder edge (See Figure 1). Shoulders shall not be less than five feet (5') in width and the improved roadway not less than eighteen feet (18') in width and adequately ditched. The roadway improvements shall consist of one and one-half inch (1-1/2") thick asphaltic concrete pavement wearing course (Type 1, 2, or 3 using AC-30 asphalt) and to a width of not less than eighteen feet (18') with a minimum eight and one-half inch (8-1/2") cement stabilized base course (cement content to be determined by an independent testing laboratory along with lime requirement needed for cement stabilization) to a width of not less than nineteen feet (19') or other approved base course (See Typical Hard-Surfaced Street Section).

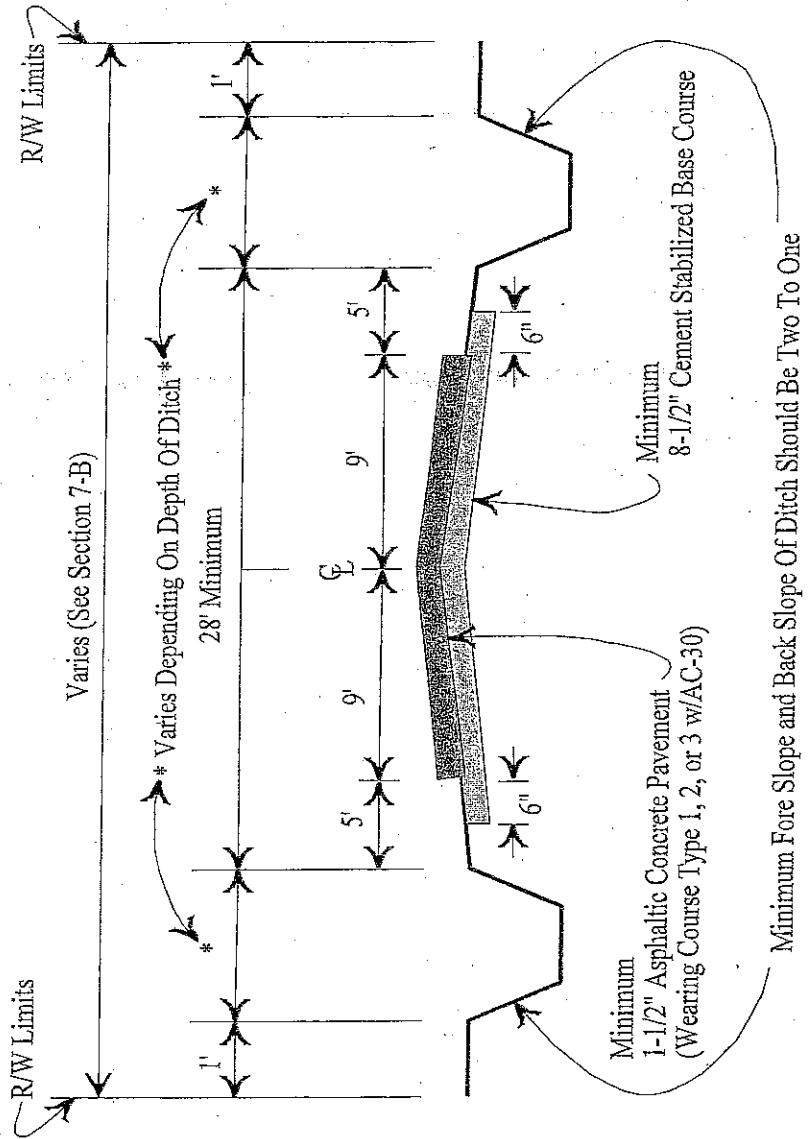
Streets up to one thousand three-hundred twenty feet (1,320') in length (1/4-mile), as measured along the street centerline from the right-of-way line of an intersecting street to the center of the cul-de-sac, in the case of a dead end street, or to the right-of-way line of the same or another intersecting street, shall not be required to adhere to the roadway improvement requirements listed above (asphalt with soil cement base) but rather, shall be accepted provided that a minimum of four inches (4") of compacted thickness of limestone (grade to be approved by the Vermilion Parish Police Jury) is

installed to a width of not less than eighteen feet (18'). Roadbed and shoulder criteria mentioned above shall remain the same.

Minimum right-of-way limits required will be based on the following open ditch depths for all street improvements:

DITCH DEPTH (Feet)	MINIMUM RIGHT-OF-WAY LIMITS (Feet)
0 - 2	50
3	60
4	70
Greater than 4	75

FIGURE 1
TYPICAL HARD-SURFACED STREET SECTION
 Vermilion Parish Subdivision Regulations
 (Not To Scale)



The right-of-way shall be free and clear of all obstructions, signs, or trees, except those which may be accepted and approved by the Vermilion Parish Police Jury. In addition, the owner shall install all necessary street signs (i.e., stop, yield, speed, etc.) in accordance with applicable standards and specifications as outlined in the latest edition of the Louisiana Department of Transportation and Development, Office of Highway, "Manual on Uniform Traffic Control Devices".

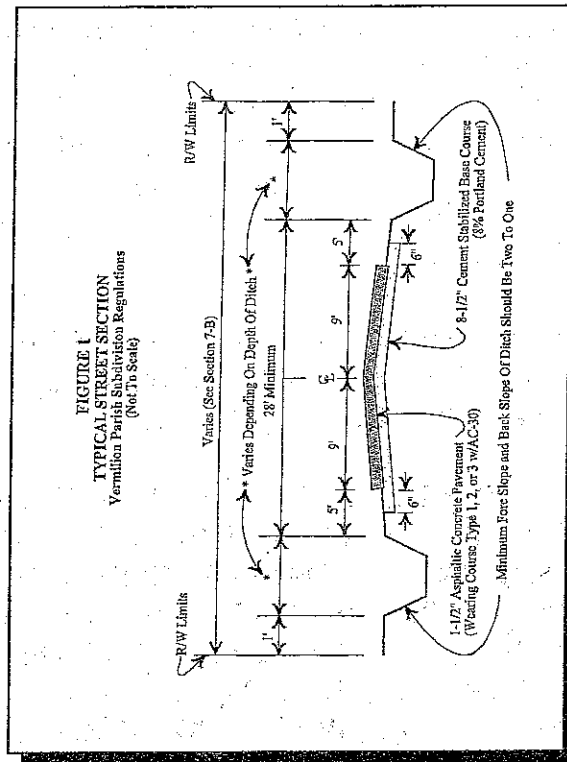
The "Act of Dedication" as required in Section 5 of this ordinance and the Final Subdivision Plat shall contain the following statement for those roads being constructed with limestone surfacing:

"IT IS UNDERSTOOD BY THE DEVELOPER AND/OR LOT OWNERS OF THIS SUBDIVISION THAT THE STREET HEREBY BEING DEDICATED IS BEING ACCEPTED BY THE VERMILION PARISH POLICE JURY AS A LIMESTONE ROAD AND THAT THE VERMILION PARISH POLICE JURY IS UNDER NO OBLIGATION TO HARD SURFACE THE ROAD AND THAT THE VERMILION PARISH POLICE JURY WILL HARD SURFACE THE ROAD ONLY WHEN FUNDS ARE AVAILABLE AND ALLOCATED FOR THESE IMPROVEMENTS."

March 10, 1980 Version: B. Street Improvements

All streets must be graded not less than twenty-eight feet (28') in width from shoulder edge to shoulder edge (See Figure 1). Shoulders shall not be less than five feet (5') in width and the improved roadway not less than eighteen feet (18') in width and adequately ditched. The roadway improvements shall consist of one and one-half inch (1-1/2") thick asphaltic concrete pavement wearing course (Type 1, 2, or 3 using AC-30 asphalt) and to a width of not less than eighteen feet (18') with an eight and one-half inch (8-1/2") cement stabilized base course (eight percent (8%) Portland cement) to a width of not less than nineteen feet (19') or other approved base course. Minimum right-of-way limits required will be based on the following open ditch depths:

DITCH DEPTH (Feet)	MINIMUM RIGHT-OF-WAY LIMITS (Feet)
0 - 2	50
3	60
4	70
Greater than 4	75



The right-of-way shall be free and clear of all obstructions, signs, or trees, except those which may be accepted and approved by the Vermilion Parish Police Jury. In addition, the owner shall install all necessary street signs (i.e., stop, yield, speed, etc.) in accordance with applicable standards and specifications as outlined in the latest edition of the Louisiana Department of Transportation and Development, Office of Highway, "Manual on Uniform Traffic Control Devices".

Revise Subsection C - "Drainage", Paragraph 2, Item 6 to add the following information:

6) Driveway culvert sizes . . .

The minimum size culvert shall be fifteen inches (15") round or arch equivalent, with the exception of three hundred feet (300') from a P.I. where twelve inches (12") round or arch equivalent will be allowed, unless otherwise designated by the Parish Engineer. Ditch grades and depths shall be such that sufficient cover is provided above the required driveway pipe.

All subdivision proposals . . .

March 10, 1980 Version: 6) Driveway culvert sizes for subdivision lots shall be delineated on the final subdivision plats."

Paragraph 4 in Subsection D - "Sewerage System" is hereby deleted and replaced with the following:

In the event that public sanitary sewers or community sewer systems are not available, the use of individual sewerage systems may be authorized and will be considered when the lots in the subdivision meet any of the following criteria:

- a. A minimum area of twenty two-thousand five-hundred square feet (22,500 sq.ft.) and a minimum frontage of eighty feet (80').
- b. A minimum area of sixteen thousand square feet (16,000 sq.ft.) and a minimum frontage of eighty feet (80') where an approved individual mechanical plant, in accordance with the State Sanitary Code (Chapter XIII), is to be utilized.

and provided:

- 1) the owner shall provide an effluent discharge and drainage plan in accordance with standard engineering practice and as approved by the Vermilion Parish Police Jury and the State Board of Health; and
- 2) the owner shall identify the party responsible for perpetual maintenance of the drainage course; and
- 3) that there are less than 125 lots in the development; and
- 4) the owner shall require, as part of the restrictive covenants, that the purchaser of a lot within the subdivision must comply with the requirements of the "Sewage Permitting System", Ordinance No. 98-0-13, of the Vermilion Parish Police Jury, effective November 1, 1998, and the State Board of Health requirements pertaining to "Individual Sewerage Systems", as stated in Chapter XIII of the State Sanitary Code, latest version. The restrictive covenants shall be submitted to the Vermilion Parish Police Jury and recorded with the Vermilion Parish Office of Clerk of Court, as outlined in Section 5 - "Final Subdivision Plat", of this ordinance.

September 15, 1997 Version: In the event that public sanitary sewers are not available, and all of the lots within the proposed subdivision are to be divided into single-family lots of a minimum square footage of twenty-two thousand five hundred square feet (22,500 sq. ft.), with a minimum width of one hundred twenty-five feet (125') of frontage, the use of individual mechanical treatment units approved by the Vermilion Parish Health Unit

and the Louisiana Board of Health will be considered as an acceptable sewerage system by the Vermilion Parish Police Jury provided: ^{Amendment 5}

May 17, 1982 Version:

- 1) the owner shall install an effluent discharge system in accordance with standard engineering practice approved by the Vermilion Parish Health Unit and the Louisiana Board of Health; and
- 2) the effluent discharge system shall dispose of effluents from the individual mechanical treatment units leading away from the subdivision; and
- 3) arrangement for perpetual maintenance of the effluent discharge system is provided and acceptable to the Vermilion Parish Police Jury; and
- 4) the owner shall require as part of the restrictive covenants that a purchaser of a lot within the subdivision must install an individual mechanical treatment unit approved by the Vermilion Parish Health Unit and connect said treatment unit to the effluent discharge system. The restrictive covenants shall be submitted to the Vermilion Parish Police Jury and recorded in the Office of the Clerk of Court of Vermilion Parish, as outlined in Section 5, Final Subdivision Plat of this ordinance. ^{Amendment 3}

I, Michael J. Bertrand, Secretary-Treasurer of the Vermilion Parish Police Jury, do hereby certify that the above is a true and exact copy of an excerpt of the minutes adopted by the Vermilion Parish Police Jury, at the regular meeting of July 19, 1999, at which time a quorum was present and acting.

Michael J. Bertrand

MICHAEL J. BERTRAND, SECRETARY-TREASURER
VERMILION PARISH POLICE JURY

AMENDMENT NUMBER 7



SUBDIVISION ORDINANCE
VERMILION PARISH

ADOPTED MARCH 10, 1980
REVISED OCTOBER 7, 1999

SECTION 7. REQUIRED IMPROVEMENTS

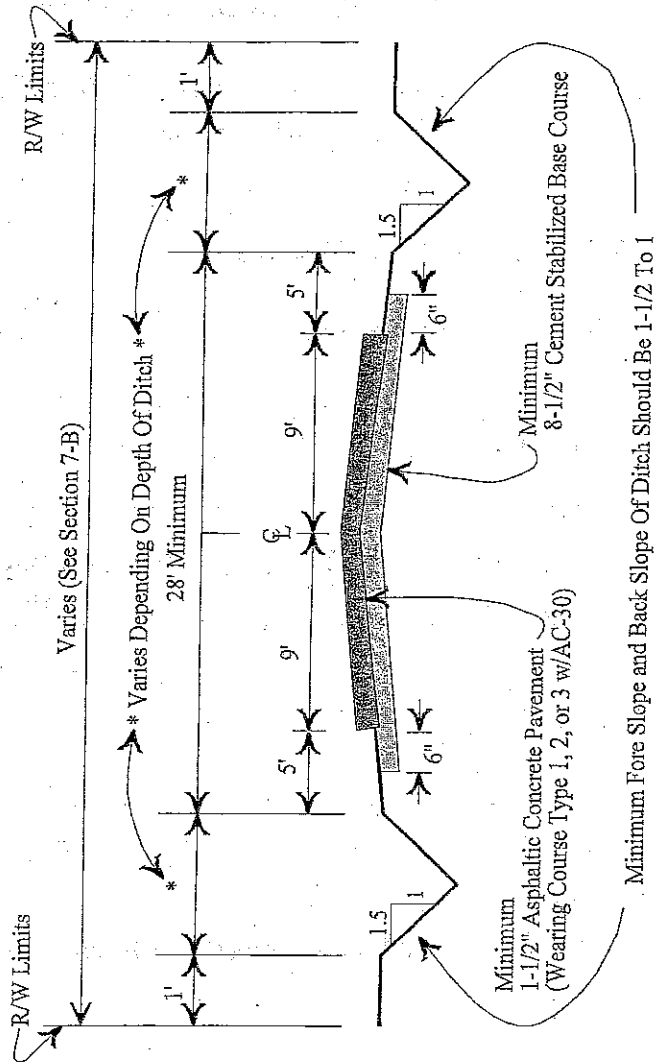
Revise the Table and Figure 1 in Subsection B - "Street Improvements", to read as follows:

Minimum right-of-way limits required will be based on the following open ditch depths for all street improvements:

DITCH DEPTH* (Feet)	MINIMUM RIGHT-OF-WAY LIMITS* (Feet)
0 - 3.33	50
3.33 - 5	60
5 - 6.67	70
Greater than 6.67	75

*For 18-Foot Road Surface

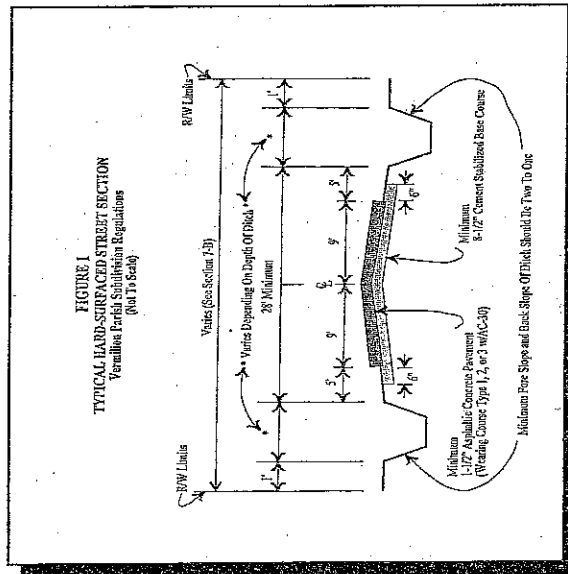
FIGURE 1
TYPICAL HARD-SURFACED STREET SECTION
 Vermilion Parish Subdivision Regulations
 (Not To Scale)



All streets must be graded . . .

Minimum right-of-way limits required will be based on the following open ditch depths:

DITCH DEPTH (Feet)	MINIMUM RIGHT-OF-WAY LIMITS (Feet)
0 - 2	50
3	60
4	70
Greater than 4	75



I, Michael J. Bertrand, Secretary-Treasurer of the Vermilion Parish Police Jury, do hereby certify that the above is a true and exact copy of an excerpt of the minutes adopted by the Vermilion Parish Police Jury, at the regular meeting of October 7, 1999, at which time a quorum was present and acting.

Michael J. Bertrand
 MICHAEL J. BERTRAND, SECRETARY-TREASURER
 VERMILION PARISH POLICE JURY

AMENDMENT NUMBER 8



SUBDIVISION ORDINANCE
VERMILION PARISH

ADOPTED MARCH 10, 1980
REVISED AUGUST 20, 2001

SECTION 7. REQUIRED IMPROVEMENTS.

Add the following information to Paragraph 4 in Subsection D - Sewerage System:

"b. A minimum area of sixteen thousand square feet. . ."

- c. A minimum area of 12,000-square feet and a minimum frontage of 60-feet where an approved individual mechanical plant is utilized and is followed by a modified absorption field, in accordance with the State Sanitary Code (Chapter XIII and Appendix A, Section IX, as amended).

"and provided: . . ."

I, Michael J. Bertrand, Secretary-Treasurer, of the Vermilion Parish Police Jury, do hereby certify that the above is a true and exact copy of an excerpt of the minutes adopted by the Vermilion Parish Police Jury, at a regular meeting of August 20, 2001, at which a quorum was present and acting.

Michael J. Bertrand

MICHAEL J. BERTRAND, SECRETARY-TREASURER
VERMILION PARISH POLICE JURY

AMENDMENT NUMBER 9



SUBDIVISION ORDINANCE
VERMILION PARISH

ADOPTED MARCH 10, 1980
REVISED JANUARY 24, 2004

ITEM 1

Section 1 - Definitions, Item A - Subdivision, Sentence 3. Revise and add a notation to read as follows:

A. "Subdivision" means the division of a lot, tract, or parcel of land into two (2) or more lots, plots, parcels, or building sites, for the purpose of sale or of building development, either immediate or future. ^{Amendment 4} It also includes the re-subdivision or rearrangement of one (1) or more lots, plots, parcels, or building sites. It shall also include the development of trailer parks where the streets or roads are to be dedicated for public use ¹. ^{Amendment 9}

¹ All mobile home or camper trailer parks, whether public or private, shall be required to submit proposed development plans for the purposes of review to assure that no drainage, utility, or pipeline shall be impacted. The developer will be required to comply with this subdivision ordinance for all matters concerning public interest. The developer shall pay a \$75.00 review fee to the Vermilion Parish Police Jury at the time the plans are submitted for review.

March 10, 1980 and

March 5, 1984 Version:

A. "Subdivision" means the division of a lot, tract, or parcel of land into two (2) or more lots, plots, parcels, or building sites, for the purpose of sale or of building development, either immediate or future. ^{Amendment 4} It also includes the re-subdivision or rearrangement of one (1) or more lots, plots, parcels, or building sites. It shall also include the development of trailer parks where the streets or roads are to be dedicated for public use.

ITEM 2

Section 3 - Preliminary Plat. Add Sub-paragraph "F" to provide the following information to be accompanied with the preliminary plat as a requirement:

The preliminary plat shall also be accompanied with the following information and/or data:

A. *The type of sanitary sewer system . . .*

F. To provide documentation (ticket number) from the Louisiana One-Call notification service (1-800-272-3020) indicating whether there are any utility or pipeline facilities located on or adjacent to the developed property, and if such facilities exist, that a "Letter of No Objection" be submitted from each utility or pipeline company impacted by the development. ^{Amendment 9}

At the time of submitting the aforesaid . . .

ITEM 3

Section 7 - Required Improvements, Subsection E - Water System. Paragraph 1 is hereby replaced and Paragraph 2, Sentence 1 is hereby revised to read:

Where a water district exists, adjacent to the proposed subdivision, public, non-profit, or private, the developer shall be required to contract with the water district or system for water supply in accordance with their requirements in order to provide water service for each lot within the development. A copy of the agreement with the water district or system to provide water to service the development shall be provided prior to final subdivision approval. A letter of approval from the State Board of Health approving said system shall also be provided. ^{Amendment 9}

Where a water district does not exist, then the ^{Amendment 9} methods of potable water supply in the subdivision shall be acceptable to and approved by the Vermilion Parish Health Unit and the Louisiana State Board of Health.

March 10, 1980 Version: Where the public water supply is already reasonably accessible, the sub-divider, if possible, shall enter into agreement with the Utilities Department for the extension of the said public water system, including the installation of standard valves, fire hydrants, etc., so that public water service shall be available for each lot within the sub-divider area. A letter of approval from the State Board of Health approving said system shall be provided.

The methods of potable water supply in the subdivision shall be acceptable to and approved by the Vermilion Parish Health Unit and the Louisiana State Board of Health.

ITEM 4

Section 15 - Registration Expenses. Add the following to this section to read:

Be it further ordained, that all legal documents providing for the subdivision of tracts of land into lots, plot or building sites, setting out streets, the Act of Dedication, the subdivision restrictions, and final plat dedicating streets and roads to public use shall be registered in the Conveyance Office of the Parish of Vermilion by the Vermilion Parish Police Jury. Any cost incurred by Vermilion Parish Police Jury for such registration will be reimbursed by the developer to the Vermilion Parish Police Jury. ^{Amendment 9}

March 10, 1980 Version: *"Be it further ordained, that all legal documents providing for the subdivisions of tracts of land into lots, plots or building sites, setting out streets, and Act of Dedication and final plat dedicating streets and roads to public use shall be registered in the Conveyance Office of the Parish of Vermilion at the expense of the landowners or parties dedicating said streets to public use."*

I, Michael J. Bertrand, Secretary-Treasurer, of the Vermilion Parish Police Jury, do hereby certify that the above is a true and exact copy of an excerpt of the minutes adopted by the Vermilion Parish Police Jury, at a regular meeting of January 22, 2004, at which a quorum was present and acting.



MICHAEL J. BERTRAND, SECRETARY-TREASURER
VERMILION PARISH POLICE JURY