

ARTICLE 13. SUBDIVISION REQUIREMENTS

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13.1 PURPOSE

The purpose of these subdivision requirements is:

- A.** To establish reasonable design standards for subdivision of land.
- B.** To establish an adequate street system, a means of water supply, sewage disposal and other utilities, surface drainage and stormwater control, and other services related to the use of subdivided land.
- C.** To protect and provide for the public health, safety, and welfare of the citizens of Caddo Parish.
- D.** To provide for the conservation design of subdivisions to promote the following purposes:
 - 1.** To conserve open space and sensitive natural features.
 - 2.** To preserve and restore natural areas and provide for their long-term ecologic management.
 - 3.** To preserve the hydrologic condition and infiltrative capability of the soil by minimizing mass grading and impervious surfaces.
 - 4.** To protect the quality of surface water and groundwater.

13.2 PUBLIC FACILITY REQUIREMENTS

Land proposed for subdivision must be served adequately by essential public facilities and services. Land will not be approved for subdivision unless and until public facilities exist or provision has been made for water facilities, wastewater facilities, drainage facilities, and transportation facilities necessary to serve the proposed development, whether such facilities are located within the land being platted or outside of the site. The size, depth, location, etc. of such facilities must be adequate for future expansion to service the area beyond the proposed development. The subdivider is responsible for all such costs. For the purposes of this section and this Code, the term "subdivider" includes any subsequent property owners and/or developers who assume the development of the land that has been subdivided in the case where the original applicant who subdivides the property sells the land following development.

A. Conformance to Plans

Proposed land division and public improvements must be consistent with the Master Plan and any applicable public facilities and capital improvements plans.

B. Water

All platted lots must be connected to a public water system or properly permitted to ensure water for health purposes.

C. Wastewater

All platted lots must be served by public sewer system or an alternate approved means of wastewater collection and treatment.

D. Streets

All streets must provide a safe, convenient and functional system for vehicular and pedestrian circulation. All streets must be appropriate for the traffic characteristics and impacts of the proposed development. All rights-of-way must meet the right-of-way standards of Article 12.

E. Drainage

Drainage improvements must accommodate potential runoff from upstream drainage areas and designed to prevent overloading the capacity of the downstream drainage system. This may require the phasing of development, the use of control methods such as retention, detention, or pumping systems, and/or the construction of off-site drainage improvements to mitigate the impacts of the proposed development. All developments must meet the stormwater management requirements of Article 11 and innovative stormwater management methods are encouraged.

F. Phasing

Phasing of development or improvements may be required as part of subdivision approval to maintain current levels of service for existing public services and facilities or for other reasons based upon protecting the health, safety, and welfare of residents.

13.3 LOT CONFIGURATION

- A.** Lot width and area, and all setback lines, must conform to all requirements of the zoning district standards of this Code, with the following exceptions:
 - 1. Where no public or community sanitary sewers exist, the minimum area of residential lots must meet the requirements of the State Board of Health and the Caddo-Shreveport Health Unit, unless a larger area is required by the zoning district.
 - 2. The subdivision is a conservation design development subject to the regulations of conservation design.
- B.** All lots must front directly upon and take access from a public or private road.
- C.** Every lot created by subdivision must be substantially similar in shape to those lots on the same block, unless the contours of an adjacent street or previously established lot render such shape impractical. Every lot or parcel of land that is subdivided must contain a relatively straight boundary line between each lot. Side lot lines must be approximately at right angles or radial to the street line.
- D.** Through lots must be avoided, except where essential to provide separation of residential development from major thoroughfares or to overcome specific disadvantages of topography and orientation.

13.4 SERVITUDES

- A.** Servitudes must be provided for utility services and drainage including, but not limited to, sanitary sewer, storm sewer, water, gas, telecommunication, cable television, and electric. The location of a utility easement is determined by developer and/or the appropriate utility company, and to be reviewed and approved by the Caddo Parish Public Works Department. These servitudes must be marked on the plat.
- B.** Servitudes are reserved for the performance of municipal and governmental services, including water, storm, and sanitary sewer service and maintenance, and to those utility companies that operate within the Caddo Parish.
- C.** The Parish and utility companies have the perpetual right, privilege, and authority to construct, reconstruct, repair, inspect, maintain, and operate the variety of utility transmission and distribution systems within such servitudes, together with right of access across the property for necessary personnel and equipment to do work.

- D. Principal buildings, overhangs, accessory structures, and temporary structures or obstructions are prohibited within the servitude. For quasi-permanent structures, fences, plantings, and temporary obstructions see below.
- E. Quasi-permanent structures may be constructed in the required servitude only if:
 - a. Location of the quasi-permanent structure is reviewed and approved by MPC staff.
 - b. Any damage incurred by the structure during maintenance or improvement of the facility is the responsibility of the property owner.
- F. The property owner may place fences, plantings, or temporary obstructions in the public servitudes if, upon request, the fences, plantings or temporary obstructions will be removed by the property owner. If the property owner fails to remove the obstructions, the appropriate authority using the utilities servitude may remove them and upon removal, the property owner is not entitled to damages and may not recover any cost of replacing the objects removed from the servitude.

13.5 RIGHT-OF-WAY DESIGN

- A. All rights-of-way must meet the right-of-way standards of Article 12.
- B. In the case of public roads, the plat must indicate that the Caddo Parish Public Works Department, as applicable, will take responsibility for maintaining the rights-of-way after final acceptance. In the case of a private road, the plat must state that the Parish will not accept any private road in the future. Within the Caddo Parish, curb and gutter are required as part of right-of-way design.
- C. The subdivider must furnish and erect all necessary traffic control and directional signs, including street signs, as designated by the Caddo Public Works Department. All signs must be of a type approved by the Caddo Parish Public Works Department.
- D. Shoulders are required along all streets not provided with curbs and gutters. Green infrastructure design is encouraged for shoulders. Curbs and shoulders must be designed to meet the American Association of State Highway and Transportation Officials (AASHTO) standards.
- E. All street construction within the Caddo Parish must meet the standards of Chapter 48, Streets and Drainage Specifications, of the Caddo Parish Code of Ordinances.
- F. The following must be complied with during construction:
 - 1. During construction of streets with curb and gutter, the subdivider is prohibited from partially installing pavement below the gutter elevation during construction operations. The subdivider is required to maintain positive drainage throughout construction and install pavement up to the finished gutter elevation on a temporary basis. A temporary cross slope of less than 2% is allowed during construction operations to match the gutter elevation. At the conclusion of construction, the subdivider must remove the appropriate thickness of the pavement surface in order to establish the final approved cross section of the roadway.
 - 2. The subdivider is responsible for maintaining and repairing all roads in the subdivision until the roads are accepted by the Caddo Parish Public Works Department.
 - 3. Subdivision roads will not be accepted by the Caddo Parish Public Works Department until all construction detailed in the plans is completed. It is the responsibility of the subdivider to consult with the Caddo Parish Public Works Department before the work has begun to afford the Caddo Parish Public Works Department an opportunity to inspect the work as construction progresses.
 - 4. The asphalt surface course may only be applied after the subdivider has received written approval from the Caddo Parish Public Works Department.

13.6 SANITARY SEWERS

- A. A public sanitary sewer is required for all subdivisions within Caddo Parish.

- B. The location of sanitary sewers must be approved by the Caddo Parish Public Works Department. Whenever possible, they should be located within the right-of-way. Sanitary sewers must not be located within seven feet of the edge of pavement.
- C. Where sanitary sewer is provided, sewer service lines must be installed to serve all lots within the subdivision at the time they are constructed. Sewer service lines must extend to the lot line and the preferred location is the low side of the lot.
- D. In Caddo Parish, the design and construction of sanitary sewers must conform to the Water and Wastewater Design Standards, Standard Specifications for Infrastructure Improvements and Chapter 52 of the Caddo Parish Code of Ordinances.
- E. In Caddo Parish, gravity sewer facilities must be constructed where physically practicable. Lift stations require approval of the Director of the Caddo Parish Public Works Department.

13.7 WATER SUPPLY

- A. Where a connection to a public water system is present at the boundary of the subdivision, water distribution facilities, including fire hydrants, must be installed to serve all properties within the subdivision in addition to any additional requirements for public sewer in state law.
- B. Where a connection to a public water system is present, it must be extended for and throughout the entire subdivision in such a manner that each lot within a subdivision is serviced by means of a connection to the water system within its own frontage.
- C. In Caddo Parish, the design and construction of public water systems must conform to the Water and Wastewater Design Standards, Standard Specifications for Infrastructure Improvements and Chapter 52 of the Caddo Parish Code of Ordinances.

13.8 UTILITIES

- A. Utility services should be clustered within a single servitude when practical. Prior to the installation of such utilities, drawings must be submitted to the Caddo Parish Public Works Department.
- B. The developer must provide underground utilities unless specific site conditions make the installation of underground utilities impractical.

13.9 STORMWATER

- A. All developments must meet the stormwater management requirements of Article 11.
- B. A drainage study is required and must be approved by the Caddo Parish Public Works Department identifying the lot number and drainage pipe size.
- C. Storm drainage improvements consisting of storm sewers and/or open channels must adequately drain the area being developed and also all of that area which naturally drains through the area being developed. The design of drainage improvements must be coordinated with present and probable future improvements so as to form part of an integrated system. Appropriate grading may be required. In Caddo Parish, drainage infrastructure must consist of pipe systems. If a pipe system is not physically possible, an exception can be made by the Caddo Parish Public Works Department.
- D. Drainage servitudes must have a minimum width of 20 feet and must be sodded or seeded at the developer's expense. This requirement is waived when stormwater management methods are used.
- E. Where the character or topography of the land in a subdivision is such that it is impossible or impractical to place streets so that they carry off the surface water, the appropriate servitudes along lot lines must be provided and improved, where necessary, to carry off surface water in storm sewers. This should only be for regional drainage. Caddo Parish does not maintain lot to lot drainage.
- F. All publicly dedicated drainage servitudes must be approved by the Caddo Parish Public Works Department.