

2018-0276

INTRODUCED BY: PAUL J. HOGAN, PE, COUNCILMAN-AT-LARGE, DIVISION B

An ordinance to amend the Code of Ordinances, Parish of St. Charles, Appendix C. – St. Charles Parish Subdivision Regulations of 1981, I. General, to add under B. Definitions: concreted monument, monument, and survey points, II. Subdivision procedure. to revise Section G. Final Plat Requirements., 2. Mandatory Submission Requirements. a. and I., to revise 3. Final Plat/Additional Submission Requirements. f., g., h., and i., and to revise IV. Design Standards. E. Miscellaneous: 5. Monuments. a. and b.

THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:

SECTION I. That the Code of Ordinances, Appendix C. – St. Charles Parish Subdivision Regulations of 1981, I. General, is hereby amended by adding under B. Definitions: monument, concreted monument, and survey points, II. Subdivision procedure. by revising Section G. Final Plat Requirements., 2. Mandatory Submission Requirements. a. and I., by revising 3. Final Plat/Additional Submission Requirements. f., g., h., and i., and by revising IV. Design Standards. E. Miscellaneous: 5. Monuments. a. and b. as follows:

I. General.

B. Definitions:

Concreted Monument. A monument encased in concrete, a minimum of four (4) inches in diameter extending three (3) feet below the ground line, set at the locations required within this section of the Code.

Monument. A ½ inch diameter steel rod or steel pipe one-half (½) inch to three-quarters (¾) inch in diameter, a minimum of 18 inches in length.

Survey points. Point of Curvature (PC), Point of Intersection (PI), Point of Tangency (PT), Point of Reverse Curve (PRC), and Point of Compound Curve (PCC).

AS WRITTEN:

II. Subdivision Procedure.

G. Final Plat Requirements.

2. Mandatory Submission Requirements.

- a. The seal of the land surveyor preparing the plat and the date of preparation. Certification statement and signature by a Professional Land Surveyor licensed to practice in the State of Louisiana. The statement shall certify that the final Plat is based upon an actual survey made by said individual, that the distances, courses, all angles and all survey information are shown correctly, that monuments have been set and the lot and block corners are staked correctly on the ground, and that the Professional Land Surveyor has fully complied with the provisions of Louisiana Revised Statutes 33:5051, et seq., and all parish ordinances governing the subdivision of land.
- i. All permanent monuments required by these regulations shall be shown. Monuments and their locations shall be shown on the Final Plat:
 - (1) At all corners, control points and angle points on the boundary of the subdivision, but spaced no more than five hundred (500) feet apart.
 - (2) At all points where the boundary of the subdivision intersects street right-of-way lines.
 - (3) At all corners formed by the intersection of street right-of-way lines.
 - (4) At the point of curvature and the point of tangency on all horizontal curves.

AS REVISED:

II. Subdivision Procedure.

G. Final Plat Requirements.

2. Mandatory Submission Requirements.

- a. The seal of the land surveyor preparing the plat and the date of preparation. Certification statement and signature by a Professional Land Surveyor licensed to practice in the State of Louisiana. The statement shall certify that the final Plat is based upon an actual survey made by said individual, that the distances, courses, all angles and all survey information are shown correctly, that all lot and block corners are staked correctly on the ground, that all boundary concreted monument locations noted on the Final Plat have been set, that monuments have been set at all other locations requiring the concreted monuments and that these locations are noted on the Final Plat, and that the Professional Land Surveyor has fully complied with the provisions of Louisiana Revised Statutes 33:5051, et seq., and all parish ordinances governing the subdivision of land.
- i. All monuments and concreted monuments required by these regulations shall be shown on the Final Plat. Monuments shall be set prior to Final Plat approval at 1) all corners, control points and angle points on the boundary of the subdivision, but spaced no more than five hundred (500) feet apart, 2) at all points where the boundary of the subdivision intersects street right-of-way lines, 3) at all corners formed by the intersection of street right-of-way lines, and 4) at the point of curvature and the point of tangency on all horizontal curves. All exterior monuments on the outer boundary of the subdivision shall be concreted prior to approval of the Final Plat. The location of interior monuments that are to be concreted, having a maximum spacing between each of 500' within the subdivision along street right-of-ways, shall be submitted for approval and approved in writing by the Department of Planning and Zoning within fourteen (14) days of submittal. These interior concreted monuments may be set after Final Plat approval upon the completion of all utility installations, but must be set prior to the 12-month warranty inspection of the subdivision and prior to any construction occurring within the subdivision after Final Plat approval.

AS WRITTEN:

II. Subdivision Procedure.

G. Final Plat Requirements.

3. Final Plat/Additional Submission Requirements.

- f. One (1) film reproducible of the storm drainage system.
- g. One (1) film reproducible of the street lighting system.
- h. One (1) film reproducible of the water system.
- i. One (1) copy of the traverse calculations for the subdivision. The minimum traverse calculations required shall include a closed traverse of the subdivision boundaries and a closed traverse along the centerline of each street within the development. It is stipulated that the correctness and accuracy of survey data and computations rests with the Registered Professional Civil Engineer or Registered Land Surveyor submitting the Final Plat of the subdivision. The field traverse shall be balanced by the following method:
 - (1) Check angular closure. If closure is less than $(v n) \times (15 \text{ seconds})$, where n = number of angles turned, proceed with subsequent steps. If closure is greater than $(v n) \times (15 \text{ seconds})$, rerun field traverse until angular closure is less than $(v n) \times (15 \text{ seconds})$.

- (2) Adjust all angles equally.
- (3) Rerun traverse with adjusted angles.
- (4) Check linear closure. If closure is within 1 in 10,000, proceed with subsequent step. If closure is not within 1 in 10,000, rerun field traverse until closure conforms to previous steps.
- (5) Adjust dimensions by compass rule.

AS REVISED:

II. Subdivision Procedure.

G. Final Plat Requirements.

3. Final Plat/Additional Submission Requirements.
 - f. Reserved
 - g. Reserved
 - h. Reserved
 - i. The traverse calculations and closure of the subdivision boundaries and the street right-of-ways within the subdivision shall be in accordance with Louisiana Revised Statute §2913. Positional Accuracy Specification and Positional Tolerances [Formerly §2909]

AS WRITTEN:

IV. Design standards.

E. Miscellaneous.

5. Monuments.
 - a. Permanent control monuments of materials specified in these regulations shall be required at all of the following locations and shall be shown on the Final Plat.
 1. At all corners, control points and angle points on the boundary of the subdivision, but spaced no more than five hundred (500) feet apart.
 2. At all points where the boundary of the subdivision intersects street right-of-way lines.
 3. At all corners formed by the intersection of street right-of-way lines.
 4. At the point of curvature and the point of tangency on all horizontal curves.
 - b. Specifications.
 1. Subdivision boundary corner markers shall be concrete monuments a minimum of four (4) inches in diameter extending three (3) feet below the ground line or a steel pipe a minimum of one-half ($\frac{1}{2}$) inch in diameter and a maximum of three-quarters ($\frac{3}{4}$) inch in diameter firmly embedded in concrete which extends three (3) feet below the ground.
 2. Lot corner markers shall be a steel pipe one-half ($\frac{1}{2}$) inch to three-quarters ($\frac{3}{4}$) inch in diameter extending two (2) feet below the ground line. If conditions prohibit placement of the monuments on line, off-set marking will be permitted provided that exact off-set distances and courses are shown on the Final Plat.

AS REVISED:

IV. Design standards.

E. Miscellaneous.

5. Monuments.
 - a. Monuments and concreted monuments shall be required at the locations specified in II. Subdivision procedure, G. Final Plat Requirements.
 - b. Reserved

SECTION II. That the foregoing provisions of this ordinance shall be included and incorporated in the Code of Ordinances of the Parish of St. Charles as an addition or amendment thereto, and the provisions shall be appropriately renumbered to conform to the uniform numbering system of the Code.

The foregoing proposed ordinance was postponed indefinitely on October 15, 2018, by the following vote:

YEAS: HOGAN, WILSON, CLULEE, GIBBS, WOODRUFF, FLETCHER,
FISHER-PERRIER

NAYS: NONE

ABSENT: BENEDETTO, BELLOCK

2018-0278 Postponed Amend Code Appendix C-Subdivision Regs-I B II G IV (8-29-18) Revised (L_10-1-18-early)