ORDINANCE NO. 2026-4.0

AN ORDINANCE TO REPEAL AND REPLACE THE KILLIAN SUBDIVISION REGULATIONS

WHEREAS, the Killian Board of Alderman seeks to protect the health and welfare of all citizens; and,

WHEREAS, the Killian Board of Alderman and Mayor have hired Villavaso & Associates to rewrite the subdivision regulations in coordination with the Town Engineer, Alvin Fairbun; and,

WHEREAS, the Killian Board of Alderman has the authority and responsibility to provide for the orderly and safe development of subdivisions in the Town of Killian;

NOW, THEREFORE, BE IT ORDAINED by the Board of Alderman of the Town of Killian, State of Louisiana, that Sections 13-45 through 13-72 of the Killian Municipal Code are hereby repealed and replaced with the following:

Killian Subdivision Regulations Final DRAFT 7.1.2026

Prepared by Villavaso and Associates

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Chapter XXX - SUBDIVISIONS

SUBCHAPTER A. - PURPOSE AND AUTHORITY

Sec. XXX-1. - General.

These regulations shall hereafter be known, cited and referred to as the Subdivision Regulations of The Town of Killian, Louisiana. The word "town" and "board" herein, refers to the Town of Killian Board of Alderman and its appointed agents.

Sec. XXX- 2. - Policy.

It is hereby declared to be the policy of the town to consider the development and subdivision of land and the subsequent development of the subdivided plat as subject to the control of the town for the orderly, planned, efficient, and economic development of the town.

Sec. XXX- 3. - Purpose.

The purposes of these regulations are:

A. To protect and provide for the public health, safety, and general welfare of the town;

B. To provide for an expeditious and efficient process for the review of proposed subdivisions;

C. To assure that new development in the Town of Killian conforms to the policies of the Town of Killian Code of Ordinances;

D. To protect the character and the social and economic stability of all parts of the town and to encourage the orderly and beneficial development of all parts of the town.

E. To protect and conserve the value of land throughout the town and the value of buildings and improvements upon the land, and to minimize the conflicts among the uses of land and buildings.

F. To guide public and private policy and action in order to provide adequate and efficient transportation, water, sewerage, schools, parks, playgrounds, recreation, and other public requirements and facilities.

G. To establish reasonable standards of design and procedures for subdivisions and resubdivision, in order to further the orderly layout and use of land; and to insure proper legal descriptions and monumenting of subdivided land.

H. To ensure that public facilities are available and will have sufficient capacity to serve the proposed subdivision.

I. To prevent the pollution of air, streams, and ponds; to assure the adequacy of drainage facilities; to safeguard the water table; and to encourage the appropriate use and management of natural resources throughout the town in order to preserve the integrity, stability, and beauty of the community and the value of the land.

Sec. XXX- 4. - Authority.

A. By authority of R.S. 33:101-119, as amended, other applicable laws, statutes, ordinances, and regulations of the State of Louisiana, the town Board of Alderman does hereby exercise the power and authority to review, approve, and disapprove plats for subdivision land within the corporate limits of the town.

B. By the same authority, the town does hereby exercise the power and authority to pass and approve or disapprove development of plat subdivisions of land already recorded in the office of the town clerk of court if such plats are entirely or partially undeveloped.

C. The plat shall be considered not a legal plat if:

1. Said plat has been recorded with the town clerk of court's office without a prior approval by the town after the date of adoption of these regulations, and it therefore is considered an illegal plat of property.

2. Said plat has been approved by the town where the approval has been granted more than three years prior to granting a building permit, on the partially or entirely undeveloped land.

D. By authority of Article VII Section 14(C) of the Louisiana Constitution of 1974, the Town of Killian may enter into cooperative endeavors with the State of Louisiana and/or its political subdivisions.

Sec. XXX- 5. - Jurisdiction.

A. From the date of adoption, this chapter shall regulate all subdivision of land within the corporate limits of the Town of Killian. All developments shall meet the minimum standards and requirements of these regulations, as amended. Any owner of land within the limits of the said subdivision jurisdiction wishing to subdivide land shall meet all minimum standards and requirements of these regulations, as amended. No land shall be subdivided within the corporate limits of the town until:

1. The subdivider or his/her agent shall submit plat plans and specifications of the parcel to the town through its secretary;

2. Obtain preliminary approval and final approval of the plan itself by the town; and

3. The approval plat is properly signed by the town and filed with the town clerk of court.

B. No building permit or certificate of occupancy shall be issued for any parcel or plat of land which was created not in conformity with the provisions of these subdivision regulations, and no excavation of land or construction of any public or private improvements shall take place or be commenced except in conformity with the regulations.

C. No plat of subdivision lying within such territory or part thereof shall be filed and recorded with The Town of Killian Clerk of Court, and no sale of lots in a subdivision shall occur until the final plat of such subdivision shall have been approved in accordance with these regulations.

Sec. XXX- 6. - Interpretation, conflict, and separability.

A. In their interpretation and application, the provisions of these regulations shall be held to be the minimum requirements for the promotion of the public health, safety, and general welfare.

B. Conflict with public provisions. The regulations are not intended to interfere with, abrogate, or annul any other ordinance, rule or regulation, statute, or other provision of law. Where any provision of these regulations imposes restrictions different from those imposed by any other provision of these regulations or any other ordinance, rule or regulation, or other provision of law, whichever provisions are more restrictive or impose higher standards shall control.

C. Private Restrictions. The Town will not interpret, search for, or enforce private restrictions to which it is not a party.

D. Separability. If any part or provision of these regulations or the application thereof is judged invalid by any court of competent jurisdiction, such judgment shall be confined to the part, provision or application directly involved in the controversy in which the judgment shall be rendered and it shall not affect or impair the validity of the remainder of these regulations or the application thereof. The Town Board of Alderman hereby declares that it would have enacted the remainder of these regulations even without any such part, provision or application that is judged to be invalid.

Sec. XXX- 7. - Repeal of conflicting ordinances and regulations

All ordinances and regulations or parts of ordinances and regulations in conflict herewith or inconsistent with the provisions of these regulations are hereby repealed.

Sec. XXX- 8. - Amendments.

For the purposes of providing the public health, safety, and general welfare, the town may from time to time amend the provisions imposed by these subdivision regulations. Public hearings on all proposed amendments shall be held by the town in the manner prescribed by law and such amendments shall be voted upon by the Alderman in an open public session.

Sec. XXX- 9. - Fees.

Fees for applications, inspections, and all other matters pertaining to these subdivision regulations shall be set according to the established fee ordinance for the Town of Killian. No permit, certificate, waiver, or final approval shall be issued unless or until such costs, charges, fees or expenses have been paid in full.

Sec. XXX- 10. - Reserved.

SUBCHAPTER B. - DEFINITIONS AND RULES OF INTERPRETATION

Sec. XXX-11. - Rules of interpretation

The following rules of interpretation shall apply to the text of this subdivision ordinance:

A. For the purpose of these regulations, certain numbers, abbreviations, terms, and words used herein shall be used, interpreted, and defined as set forth in this section.

B. Unless the context clearly indicates to the contrary, words used in the present tense include the future tense; words used in the plural number include the singular; the word "herein" means "in these regulations"; the word "regulations" means "these regulations."

C. The particular controls the general.

D. In the case of any difference in the meaning or implication between the text of these subdivision regulations and any caption or illustration, the text controls.

E. "Shall" is always mandatory and not discriminatory.

F. Words used in the present tense include the future; and words used in the singular include the plural, and the plural the singular, unless the context clearly states the contrary.

G. A "person" includes a corporation, a partnership, and an incorporated association of persons such as a club; "shall" is always mandatory; a "building" includes a "structure"; a "building" or "structure" includes any part thereof; "used" or "occupied" as applied to any land or building shall be construed to include the words "intended, arranged, or designed to be used or occupied."

H. The term "board" or "commission" means the Board of Alderman of The Town of Killian, Louisiana.

I. Unless the context clearly indicates the contrary, where a regulation involves two (2) or more items, conditions, provisions or events connected by the conjunction "and" or "or," the following shall apply:

   1. "And" indicates that all the connected items, conditions, provisions or events shall apply.

   2. "Or" indicates that the connected items, conditions, provisions or events may apply singularly or in any combination.

J. Terms not defined in this chapter have the meaning customarily assigned to them, or a meaning to be assigned by a designee of the Town of Killian.

Sec. XXX-12. - Definitions.

For the purpose of these regulations, certain terms and words are hereby defined:

Administrative Official: The person designated by the Board of Alderman to administer and enforce these subdivision regulations, including the review of subdivision applications, plats, and related documentation for compliance with the requirements set forth herein.

Applicant: The owner of land proposed to be subdivided, or his representative. Consent shall be required from the legal owner of the premises.

Application: The process by which an applicant submits a request and indicates a desire to be granted a subdivision under the provisions of these regulations. An application includes all written

documentation, verbal statements, and representations in whatever form or forum made by an applicant to the Town concerning a request.

Bond: Any form of security including cash deposit, surety bond, collateral, property, or instrument of credit in an amount and form satisfactory to the governing body. All bonds shall be approved by the governing body representatives wherever a bond is required by these regulations.

Block: A parcel of land within a subdivision or development that is bounded by public streets, highways, railroad rights-of-way, public walks, cul-de-sac parks or open space, rural land or drainage channels, the exterior boundary of the subdivision, or a combination thereof. For this definition, an alley is not considered a street but part of the block.

Block length: The distance between intersections of through streets, such distance being measured parallel to the longest street bounding the block and from right-of-way line to right-of-way line of the two (2) intersecting streets.

Buffer area: A part of a property or an entire property, which is not built upon and is specifically intended to separate and thus minimize the effects of a land use activity (e.g. noise, dust, visibility, glare, etc.) on adjacent properties or on sensitive natural resources,

Building (or structure): Any structure designed or built or used for the support, enclosure, shelter, or protection of people, animals, chattels, or property of any kind.

Building line (or front building line): A line in front of which no building or part of a building may be erected or altered.

Building line setback: The distance between the building line and the street line in a lot, tract or parcel of land.

Construction plan: (see Engineering plan definition).

Culvert: A pipe or enclosed channel that conveys water by gravity under a road, railway, or embankment.

Development means the construction, conversion, structural alternation, relocation or enlargement of any structure or any landfill, excavation or extension of the use of land.

Developed area: Any area on which a site improvement or change is made, including buildings, landscaping, parking areas and streets.

Drainageway: Non-navigable: above ground watercourses, detention basins or depressions which collect and convey stormwater runoff.

Dwelling unit: A room or group of rooms located within a structure forming a single habitable unit with facilities that are used or intended to be used for living, sleeping, cooking, eating and sanitation by one (1) family.

Easement (or servitude): The right, granted by the property owner, to use a parcel of land for the specified purposes, such as public utilities, drainage and other public purposes, the title of which shall remain with the property owner, subject to the right if use designated in the reservation of the easement. Easement and servitude are considered the same.

Engineering plan (or construction plan): The drawings accompanying a subdivision plan for major subdivisions and showing the specific location and design of improvements, which if approved, will be used for construction of the improvements.

Engineer, professional: A professional engineer in good standing registered by the Louisiana Professional Engineering and Land Surveying Board.

Fill: Any material including, but not limited to, dirt and concrete that is placed above natural grade.

Frontage: The distance for which property abuts one side of a street, road, highway or other public way measured along the dividing line between the public way and the private property.

Governing body: The body of the local government having the power to adopt ordinances, the Board in this case.

Grade: The elevation of the ground at a building or building site.

Green infrastructure: (see Stormwater management definition)

Lot (or parcel): A tract, plot or portion of a subdivision or other parcel of land intended as a unit for the purpose, whether immediate or future, of transfer of ownership or for building development.

Lot, corner: A lot situated at the intersection of two (2) streets, the interior angle of such intersection not exceeding one hundred thirty-five (135) degrees.

Lot, double frontage: A lot other than a corner lot that has frontage on more than one (1) street.

Lot, interior: A lot that is not a corner lot.

Lot depth: The distance between front and rear lot lines. If these lines are not parallel the mean dimension shall be deemed to be the lot depth.

Lot line, front: That line which separates the lot from the street or road. The front lot line of a corner lot shall be the line of least dimension.

Lot line, rear: That lot line which is opposite and generally parallel to the front lot line but to the rear of the lot. The rear lot line of an irregularly shaped lot shall, for the purpose of these regulations, be a line not less than ten (10) feet long lying entirely within the lot, generally parallel to and the greatest distance from the front lot line.

Lot line, side: Any lot line not a front or rear lot line.

Lot of record: A recorded, platted lot or a parcel of land lot, the map of which has been recorded with The Town of Killian Clerk of Court, or a lot described by metes and bounds, the description of which has been recorded with the Town of Killian Clerk of Court.

Lot width: The width of a lot as measured along the minimum front building setback line.

Maintenance bond: A surety bond or other means of security filed by the developer with the town, securing to the town the satisfactory performance of a public improvements for a period of time specified by these regulations.

Owner: Any person, group of persons, firm or firms, corporation or corporations, or any other legal entity having legal title to or sufficient proprietary interest in the land sought to be subdivided under these regulations.

Parcel: (see Lot definition).

Person: Includes a firm, association, organization, partnership, trust, company, or corporation, as well as an individual.

Plat: A survey of a tract of land showing the boundaries, dimensions and location of individual lots and streets, survey monuments, topographic data, easements, servitudes, rights-of-way, existing structures, and significant natural features. For purposes of these regulations the term plat is not to be construed as a site plan.

Plat, conceptual: A conceptual representation of a proposed subdivision survey prior to the preparation of the preliminary plat (or final plat in the case of minor subdivision) sufficient for a tentative subdivision application. The conceptual plat may be drawn to scale in architectural freehand style to enable the developer to save time and expense in reaching general agreement with the Town regarding the objectives of these regulations but accurately representing the size and proposed dimensions of lots and the extent of any public facilities that are proposed for dedication and which is accompanied by a site features map and conceptual drainage study.

Plat, final: A subdivision survey in substantial conformance with any preceding preliminary plat in accordance with the provisions of these regulations submitted to and approved by the [Town Board of Alderman] to be signed by the required Town officials placed on file with the Town of Killian Clerk of Court.

Plat, preliminary: A subdivision survey plat preparatory to the preparation of a final plat, accompanied by engineering construction plans and specifications for the construction of any and all public and private improvements shown or required to be shown on the preliminary plat.

Public improvement: Any drainage ditch, roadway, parkway, sidewalk, tree, lawn, off-street parking area, lot improvements, or other facility for which the local government may ultimately assume the responsibility for maintenance and operation, or which may affect an improvement for which local government responsibility is established. All such improvements shall be properly bonded by the developer as per these regulations.

Public improvement plan: A detailed plan outlining the installation of all public improvements either in a subdivision or in conjunction with a subdivision.

Right-of-way: A grant by the property owner, usually in the form of a dedication to the public, of a strip or strips of land, title to which shall rest in the public for the purpose stated in the dedication.

Sale or lease: Any immediate or future transfer of ownership, or any possessory interest in land, including contract of sale, lease, devise, intestate succession, or transfer, of an interest in a subdivision or part thereof, whether by metes and bounds, deed, contract, plat, map, lease, devise, intestate succession, or other written instrument.

Servitude: (see Easement).

Sewage system, individual: Individual sewage system means any system of piping (excluding plumbing within a building), treatment device or other facility that conveys, stores, treats, or disposes

of sewage on the property where it originates, and which utilizes the individual sewage system technology.

Sewage system, private: Private sewage system means a collection and/or treatment facility which is owned, operated, maintained, and managed by a private individual or individuals or entity (partnership, corporation, etc.).

Side drain: Drainage pipe placed under residential or commercial driveways, commonly referred to as a culvert or driveway pipe.

Sidewalk: An improved pedestrian surface that is typically located adjacent to a roadway or street.

Sight distance: The length of an unobstructed view from a particular access point to the farthest visible point of reference on a roadway. Used in these regulations as a reference for unobstructed road visibility.

Site plan (also known as a development plan): An accurate, scaled map or rendering showing the location of buildings, the landscaping, parking, circulation and other such features, and supportive data describing the project proposed by the applicant.

Storm drain: Drainage pipe used for subsurface applications that does not include side drains or cross drains.

Street: Public and private ways such as alleys, avenues, highways, roads, and other rights-of-way, as well as areas on subdivision plans designated as right-of-ways, for vehicular access other than driveways. The following shall be used to classify all streets:

Alley: A public or private right-of-way primarily designed to serve as secondary access to the side or rear of those properties and not intended for general traffic.

Arterial street: Public thoroughfares that serve the major movements of traffic within and through the Town and the town.

Boulevard: A street that is divided by a median or neutral ground.

Collector street: Public thoroughfares that serve to collect and distribute traffic primarily from local residential streets to arterial streets.

Cul-de-sac: A local street with only one (1) outlet and having an appropriate termination based on adopted development standards for the safe reversal of traffic movement.

Local street: A street that is used primarily for direct access to abutting residential properties and leading into the collector street system.

Marginal access street: Minor streets that are parallel to or adjacent to arterial streets and highways that provide ingress and egress from abutting properties and protection from through traffic. The term is also commonly referred to as a frontage road or service road.

Private street: A privately owned and maintained street, generally providing access to abutting properties for private users of such property.

Stormwater management (also see green infrastructure): Any technique, apparatus, or facility that controls and/or manages the path, storage, or rate of release of stormwater runoff including storm sewers, retention/detention basins, drainage swales and bioswales, rainwater reuse systems, drainage channels, inlet or outlet structures, and other similar techniques and facilities.
Structure: Anything constructed or erected that requires more or less permanent or semi-permanent location on the ground or the attachment to something having permanent location on the ground, including, but not limited to, retaining walls, gasoline pumps, signs, manufactured housing, and vending machines.

Subdivider (also known as a developer): Any person, firm, partnership, corporation or other entity, acting as a unit, subdividing or proposing to subdivide land as herein defined.

Subdivision: (1) The division of a lot, tract or parcel of land, vacant or improved, into two or more lots, plats, sites or other divisions of land for the purpose of sale, lease, or of building development, whether immediate or future. It includes resubdivision, and when appropriate to the contents, relates to the process of subdividing or to the land subdivided. (2) Also, the change of drainage patterns, the dedication, granting or constructing of a road, street, highway, alley, or servitude through a tract of land regardless of area. This includes both major and minor subdivisions.

Subdivision agent: Any person who represents, or acts for or on the behalf of, a subdivider or developer, in selling, leasing or developing, or offering to sell, lease, or develop any interest, lot, parcel, unit, site, or plat in a subdivision, except an attorney at law whose representation of another person consists solely of rendering legal services.

Substantial completion: The degree of completion of construction of required infrastructure improvements necessary for such improvements to operate and function appropriately as designed and to be utilized for the purpose for which it is intended and permitted. Substantial completion considers construction, installation, testing, inspection and approval or permitting when applicable. Whenever a subdivision is approved in phases, the substantial completion requirement shall apply to each phase independently.

Surveyor: A land surveyor in good standing registered by the Louisiana Professional Engineering and Land Surveying Board.

Tract or parcel of land: All contiguous land in the same ownership, provided that lands located on opposite sides of a public or private road shall be considered each a separate tract or parcel of land unless such road was established by the owner of land on both sides thereof.

Variance: A waiver or change from these rules, approved by the town because of a hardship on an applicant/developer that is not self-imposed. Permission to depart from the literal requirements of the subdivision ordinance, but not including the applicant's desire to save money by not following the regulations herein or not paying the required application fees.

Waterfront Lot: Any lot or parcel of land that has direct frontage on, or is contiguous to, a navigable body of water, including but not limited to a lake, river, stream, pond, bay, or tidal waters, as measured along the ordinary high-water mark or mean high-water line of such water body.

Sec. XXX-13- Sec. XXX-20. - Reserved.

SUBCHAPTER C. – CLASSIFICATION OF SUBDIVISIONS

Sec. XXX-21 - General Subdivision Requirements (ALL Subdivisions).

All proposed subdivisions of land, including all subdivision plats and associated engineering and construction plans, shall comply with the following laws, rules, regulations and standards: standards:

A. All applicable statutory provisions.
B. All applicable provisions of these regulations and all other applicable laws, ordinances and codes of the Town of Killian.
C. All regulations of the Louisiana Department of Health and/or appropriate agencies, with such regulations providing minimum standards to be met by all subdivision plats including, but not limited to water, sewer, and drainage.
D. The regulations of the Louisiana Department of Transportation and Development when so noted and if the subdivision or any lot contained therein abuts a highway or connecting street.
E. All applicable standards and regulations of the Town and all Boards, Commissions, agencies and officials of the Town.
F. **Building permit:** No building permit shall be issued for development requiring subdivision approval until the final plat has been approved.

Sec. XXX-22 – Types of Subdivisions.

All subdivision applications are classified into one of two general categories, a Minor or a Major Subdivision.

A. **Minor Subdivision.** A minor subdivision shall meet **ALL** of the following requirements with no waivers:
    1. The original lot(s) must be existing lots of record.
    2. Results in no more than five (5) lots of record
    3. Does not involve the creation of any new public street or public improvement.
    4. Does not result in the creation of any non-conforming lots.
    5. Does not result in any lots that violate the minimum lot area or minimum lot frontage requirements, if available.
    6. No waiver from these regulations can be requested as part of a minor subdivision. Any subdivision requiring a waiver from these regulations must be approved as a major subdivision.
    7. No more than one (1) minor subdivisions and/or consolidations involving the same land may be applied for or approved within any two (2) year period. If additional subdivisions are required, they shall be considered only as a major subdivision.
    8. A Minor Subdivision that meets all of the requirements of this section may be approved by the Administrative Official.

B. **Major Subdivision**. Any subdivision that is not a minor subdivision or specifically exempted by these regulations.

1. A major subdivision with no public improvements shall require approval of a **Major Subdivision Final Plat** by the Board.

2. A major subdivision with construction of public improvements shall require approval of a **Major subdivision Preliminary Plat** by the Board, a **Major Subdivision Final Plat** by the Administrative Official, and **Acceptance of Public Improvements** by the Board and certification of a maintenance bond, letter of credit or other surety, approved by the Town Attorney, in an amount sufficient to cover any costs which might be incurred by the Town for the maintenance and/or repair to the required improvements for a period of two years after acceptance.

Sec. XXX-23 – Sec. XXX-30 – Reserved.

SUBCHAPTER D. – SUBDIVISION PLAT REQUIREMENTS

Sec. XXX- 31 – Subdivisions Plat Requirements - General.

Prior to approval of a subdivision application the subdivision plat or survey must contain all of the information specified in this subchapter, as well as any modifications or other information required by the Town of Killian, as applicable.

Sec. XXX- 32 – Preliminary Plat Requirements (Major Subdivision with Public Improvements)

A. The Town shall have the authority to determine the form, format, and manner in which plats are submitted for review under these regulations. The Town may establish, modify, and publish administrative submission requirements, including but not limited to the number of copies, paper size, digital file formats, electronic submission procedures, application forms, and supporting documentation necessary for review. Applicants shall comply with the submission requirements in effect on the date a complete application is filed, as established by the Town.

B. The Preliminary Plat shall contain all the information listed in this section. In addition to the requirements below, all subdivision plats shall conform to the standards of the Louisiana Professional Engineering and Land Surveying Board.

1. A north arrow, scale, and date.
2. Title The title shall include:
    a. The name by which the proposed subdivision is to be recorded;
    b. The legal description of the property to be recorded;
    c. The number of lots and common areas proposed;
    d. The name of the owner or owners and/or the applicants; and,
    e. The name of the appropriate licensed design professional of record who is platting the tract.
3. Boundaries – The boundaries of the subdivision location, with section and township lines, and an indication of incorporated areas, zoning district classifications and boundaries, phase lines, if proposed, and all dimensions, bearings, and corner markers shall be provided.
4. Existing Improvements
    a. The width and names of streets adjoining the subdivision shall be shown.
    b. All watercourses, drainage ways, stormwater controls, sanitary sewers, water mains, culverts, other underground structures, and other features within or immediately adjacent the area to be subdivided shall be shown.
    c. Existing buildings shall be shown and municipal address, if any, identified.
5. Vicinity – The following information shall be provided:
    a. The names of all abutting subdivisions with respective filings; and

b. A map with a north arrow showing existing roads and drainage ways within at least 1,000 feet of the boundaries of the property being subdivided.

6. When subdividing lots of record, all property affected must be platted (i.e., when a lot is removed from a property, both the lot and dimensions given) and lots must be re-designated. For example, if Lot 1 was divided into lots, the resulting new lots would become 1-A and 1-B.

7. Proposed Features – The following features shall be shown:

   a. The proposed location, names, and width of streets, including proposed cross-sections.

   b. All servitudes and easements intended for public use, including stormwater controls, sanitary sewers, water, gas and power lines.

   c. Sewer Lines – The proposed plans for sewage disposal shall be shown.

   d. Stormwater Management

      (1) Flood Elevation Data The preliminary plat shall include the record inundation, the FEMA flood zone(s) and the range of base flood elevation(s). Where the area subdivided lies at or below the record inundation level, or the base flood elevation, whichever is greater, that area shall be shaded appropriately.

      (2) A statement of proposed plans for stormwater management, including the location of proposed culverts and bridges and shall be shown.

      (3) A Drainage Impact Report consistent with the requirements of these regulations

   e. Special Use and/or Common Areas – The location and size of proposed parks, playgrounds, church or school sites, or other special uses of land to be considered for dedication or sale for public use and of all property that may be designated by deed and covenants for the common use of the property owners in the subdivision, along with a statement for responsibility for maintenance;

   f. Lots – The layout and approximate dimensions of lots along with any other necessary descriptions of lots, including building envelopes.

C. The town may request supplemental information for a Major Subdivision Final Plat with improvements including, but not limited to:

   1. Sanitary sewerage system plans.

   2. Water system plans.

   3. Traffic impact studies

   4. Drainage Impact Studies

   5. Street lighting plans.

   6. Public dedications letters of request indicating all street, infrastructure, parks, and/or other improvements to be dedicated for public use.

7. List of covenants and agreements.

Sec. XXX- 33 – Final Plat Requirements.

A. The Town shall have the authority to determine the form, format, and manner in which plats are submitted for review under these regulations. The Town may establish, modify, and publish administrative submission requirements, including but not limited to the number of copies, paper size, digital file formats, electronic submission procedures, application forms, and supporting documentation necessary for review. Applicants shall comply with the submission requirements in effect on the date a complete application is filed, as established by the Town.

B. The Final Plat shall contain all the information listed in this section. In addition to the requirements below, all subdivision plats shall conform to the standards of the Louisiana Professional Engineering and Land Surveying Board.

1. The name of subdivision;
2. The name, address, and signature of the applicant;
3. A north arrow, scale, and date;
4. The outer boundary lines with accurate distances, angles, or true bearings if available, and the exact location and width of all recorded streets and ways intersecting the boundaries of the tract being divided;
5. Distances and angles, or true bearings if available, to the established street lines or official monuments, which shall be accurately described on the plat;
6. Municipal, range, township, parish and section lines accurately tied to the lines of the subdivision by distances and angles, or true bearings, if available;
7. Streets, alleys, ways and private streets, together with their widths and approved names;
8. All curve data, the lengths of all arcs, radii, internal angles, points of curvature, and lengths and bearings of tangents;
9. All dimensions, both linear and angular, necessary for determining the exact boundary of all lots in the subdivision. All angles shall either be given directly or indicated by the bearings shown. Where any lot line is curved, the significant elements of the curve, such as the arc length and the subtending central angle, bearing and dimensions of side lot lines and where a curve is involved an indication if it is a radial line and any and all mathematical information and data necessary to locate all interior and exterior boundary lines of any lot;
10. A note giving reference to the basis of the bearings referenced to some well-established line, i.e., "Bearings shown refer to true 'North' or "Bearings shown refer to Grid North as established for the Louisiana Plane Coordinate System by the U.S.C. & G.S." or "Bearings shown refer to assumed North based on a bearing of S 10°30' 10" W used for the center line of State Highway 100," or "Bearings shown refer to the map (or deed) call N 30°E for the easterly line of the Smith Tract";

11. All block indications, if any, and lot numbers. A number or letter shall designate all individual areas, and lots in new subdivisions shall be numbered consecutively. No tract or portion of land shall be indicated as "Reserved";
12. Benchmarks – The accurate location, material type and description of all permanent vertical control monuments (benchmarks).
13. Special Use and/or Common Areas – The location and size of proposed parks, playgrounds, church or school sites, or other special uses of land to be considered for dedication or sale for public use and of all property that may be designated by deed and covenants for the common use of the property owners in the subdivision, along with a statement for responsibility for maintenance;
14. A description of the tract being subdivided;
15. The street light layout;
16. Sanitary sewerage system plans, if applicable.
17. The municipal address numbers assigned for the subdivided property. In the case that sufficient space is not available within the drawing, the address numbers may alternatively be provided in table format on the final plat document with references to the coinciding lot numbers.
18. Professional Land Surveyor's Certification and Seal.
19. List of covenants and agreements.
20. Originals of the maintenance bond, letter or credit or other appropriate security required as assurance for completion and maintenance of improvements

C. The town may request supplemental information for a Final Plat including, but not limited to:
    1. Sanitary sewerage system plans.
    2. Water system plans.
    3. Traffic impact studies
    4. Drainage Impact Studies
    5. Street lighting plans.
    6. Public dedications letters of request indicating all street, infrastructure, parks, and/or other improvements to be dedicated for public use.
    7. List of covenants and agreements.

Sec. XXX-34 – Sec. XXX-40 – Reserved.

SUBCHAPTER E. - SUBDIVISION APPLICATION AND PROCEDURES

Sec. XXX-41. - Application procedures for all subdivisions.

A. Pre-application meeting:

1. A pre-application meeting is mandatory before filing an application for a major subdivision, and optional for a minor subdivision.

2. The pre-application meeting shall be held with the administrative official and may include other Town staff or public officials, to discuss the procedures, standards and regulations required for approval in accordance with this chapter and other applicable Town codes.

B. Application: To initiate a subdivision application the following information shall be submitted:

1. Completed application form provided by the Town of Killian.

2. Subdivision plat/survey, and additional information as required by these regulations.

3. No applications shall be reviewed, and no permit, certificate, or approval shall be issued unless the application fee has been paid in full.

C. Complete applications: An application is complete when it contains all the information necessary to decide whether or not the application as proposed will comply with all of the requirements of these regulation chapter and all fees have been paid. The presumption is that all of the information required in the application process is necessary to satisfy the requirements of this chapter. However, it is recognized that each application is unique, and more or less information may be required according to the needs of the particular case. The applicant shall rely on the determination of the administrative official as to whether more or less information is needed for the application to be considered complete.

D. Concurrent applications: Applications may be filed and reviewed concurrently. Applications submitted concurrently are subject to the approval of all other related applications; denial or disapproval of any concurrently submitted application shall stop consideration of any related applications until the denied or disapproved application is resolved.

E. Modification/amendment of application: An application may be modified at the applicant's request following the determination of a complete application by the administrative official. Any modification requested by the applicant of a major subdivision after the required public hearing, but prior to a final decision shall require a new public hearing.

Sec. XXX-42. – Public Notices

D. All subdivision applications shall be publicly noticed.

1. Minor Subdivision Notice Requirements: Posted notice at Town Hall

2. Major Subdivision Notice Requirements: Posted notice at Town Hall.

E. Public Notice Required Information – All notices for public hearing shall contain at a minimum the date of the complete application, a brief description of the action proposed to be taken and the date, time, and place of the public hearing (if applicable).

F. Type of Public Notice:

1. Posted Notice at Town Office – At least five (5) days prior to a final decision by the Administrative official, or at least five (5) days prior to a public hearing, posted notice shall be placed at the Town Office.

2. Posted Notice at Site – Placeholder.

3. Published Notice of Public Hearing – Placeholder.

Sec. XXX-43. – Minor Subdivision Process

A. An application shall be filed with the Town of Killian.

B. Official review of an application shall begin after the application is deemed complete and all fees are paid.

C. Review by Administrative official: The Administrative official may refer the application to other Town officials and affected or interested agencies for review and comment.

D. After completion of public notice and within thirty (30) days of determination of a complete application, the Administrative official shall consider the comments and recommendations of the Town Engineer and other relevant public officials, relevant comments of all interested parties, and the review criteria in Section XXX.E Review Criteria for Minor Subdivisions, and shall approve, approve with conditions, or deny with the reasons for the denial provided in writing to the applicant, of the application.

   1. In the case of conditional approval requiring amendment of the application and/or plat map, the applicant shall resubmit the required number of copies of the amended application and/or plat map for approval by the Administrative official.

   2. Failure to submit amended documents sufficient to meet the conditional approval requirements of the Administrative official in the time prescribed by the Administrative official shall constitute a failure to meet the conditions of approval and shall cause the application to be denied.

E. Review Criteria for Minor Subdivision. The Administrative official, Town Engineer, and other public agencies and/or officials shall consider the following criteria in reviewing a Minor Subdivision:

   1. The proposed subdivision complies with the requirements contained in these regulations, the code of ordinances, and other applicable ordinances of the Town of Killian.

   2. The proposed subdivision is designed, located and proposed so that the public health, safety and welfare of the community will be protected.

F. Appeal of Minor Subdivision Decision by the Administrative official

   1. A final decision by the Administrative official on a Minor Subdivision application may be appealed to the Board within thirty (30) days of the Administrative official's decision.

   2. The Town shall provide notice of a Board appeal hearing in accordance with Board notice and public hearing requirements.

G. Required Number of Final Plats – The application shall provide the required number of copies of the final plat for signatures and recording.

Sec. XXX-44. - Major Subdivision (with no public improvements) Final Plat Process

A. Major subdivision pre-application meeting: A pre-application meeting is required before submitting an application.

B. An application shall be filed with the Town of Killian.

C. Official review of an application shall begin after the application is deemed complete and all fees are paid.

D. Review by Administrative official: The Administrative official may refer the application to other Town officials and affected or interested agencies for review and comment.

E. After completion of public notice and in accordance with Board notice and public hearing requirements, within sixty (60) days of the submittal of a complete application, the Board shall consider the comments and recommendations of the Administrative Official, Town Engineer and other relevant public officials, relevant comments of all interested parties, and the review criteria in Section F Review Criteria for Major Subdivisions, and shall approve, approve with conditions, or deny with the reasons for the denial provided in writing to the applicant, of the application.

1. In the case of conditional approval requiring amendment of the application and/or plat map, the applicant shall resubmit the required number of copies of the amended application and/or plat map for review and approval by the Administrative official.

2. Failure to submit amended documents sufficient to meet the conditional approval requirements of the Administrative official in the time prescribed by the Board shall constitute a failure to meet the conditions of approval and shall cause the application to be denied.

F. Review criteria for major subdivision: The Board shall consider the following criteria in reviewing a major subdivision final plat.

1. The proposed subdivision complies with the requirements contained in these regulations, the code of ordinances, and other applicable ordinances of the Town of Killian.

2. The proposed subdivision is designed, located and proposed so that the public health, safety and welfare of the community will be protected.

G. Appeal of Town Board action on major subdivision: A final decision by the Board on a major subdivision preliminary plat may be appealed to 21st Judicial District Court.

H. Required Number of Final Plats: The application shall provide the required number of copies of the final plat for signatures and recording.

Sec. XXX-45. - Major Subdivision (with public improvements) Preliminary Plat Process

A. Major subdivision pre-application meeting: A pre-application meeting is required before submitting an application.

B. An application shall be filed with the Town of Killian.

C. Official review of an application shall begin after the application is deemed complete and all fees are paid.

D. Review by Administrative official: The Administrative official may refer the application to other Town officials and affected or interested agencies for review and comment.

E. The application shall be reviewed by the Town Engineer prior to a vote by the Board of Alderman

F. After completion of public notice and in accordance with Board notice and public hearing requirements, within sixty (60) days of the initial public hearing, the Board shall consider the comments and recommendations of the Administrative official, Town Engineer and other relevant public officials, relevant comments of all interested parties, and the review criteria in Section F Review Criteria for Major Subdivisions, and shall approve, approve with conditions, or deny with the reasons for the denial provided in writing to the applicant, of the application.

1. In the case of conditional approval requiring amendment of the application and/or plat map, the applicant shall resubmit the required number of copies of the amended application and/or plat map for review and approval by the Administrative official.

2. Failure to submit amended documents sufficient to meet the conditional approval requirements of the Administrative official in the time prescribed by the Board shall constitute a failure to meet the conditions of approval and shall cause the application to be denied.

G. Review criteria for major subdivision: The Board shall consider the following criteria in reviewing a major subdivision.

1. The proposed subdivision complies with the requirements contained in these regulations, the code of ordinances, and other applicable ordinances of the Town of Killian.

2. The proposed subdivision is designed, located and proposed so that the public health, safety and welfare of the community will be protected.

H. Appeal of Town Board action on major subdivision: A final decision by the Board on a major subdivision may be appealed to 21st Judicial District Court.

I. Required Number of Major Subdivision Preliminary Plats – The application shall provide the required number of copies of the approved preliminary plat for signatures and recording, as needed.

Sec. XXX-46. - Major subdivision construction.

A. After approval of a Major Subdivision Preliminary Plat, construction/engineering plans that include all materials for construction of the plat shall be submitted to the Administrative Official and the Town Engineer for approval.

B. Applicants shall submit in writing bi-monthly progress reports to the Board regarding the construction of improvements.

C. All required tests shall be made in the presence of the Town engineer or his/her duly authorized representative at the expense of the developer.

D. Applicants shall submit six (6) sets of as-built drawings and one (1) electronic CAD file of as-built drawings for all public improvements and utilities and showing exact location of mains, services, etc. for approval by the Administrative official and Town Engineer before submitting a final plat application.

E. Dedications and improvements:

1. For development of property requiring subdivision approval under these regulations, the applicant must dedicate any additional right-of-way necessary to the width

required by the Town for streets adjoining the property, install curbs and gutters and pave all streets adjoining the property, and install sidewalks and street trees based on the standards of these regulations.

2. The applicant shall bear the costs of installation of any on-site or off-site improvements required by this chapter, including provisions for stormwater management, paving and utilities.

3. The Town is not required to accept any dedication or improvements that do not meet the standards of this chapter and any other applicable Town ordinances or regulations.

F. Improvement guarantee:

1. Prior to the approval of any construction/engineering plan, the applicant shall submit a cost estimate and time schedule for installation of each phase of subdivision improvements.

2. An improvement bond shall be required guaranteeing all on-site and off-site improvements. The bond shall be in an amount equal to one hundred fifteen (115) percent of the improvement cost estimate, and in a form approved by the Town attorney.

3. As each phase of improvements is installed and inspected by the administrative official and Town engineer, the bond may be reduced by the cost of the installed improvements.

Sec. XXX-47. - Major Subdivision (with improvements) Final Plat Process

A. After all public improvements on an approved major subdivision preliminary plat have been constructed and inspected to the satisfaction of the Administrative official and Town Engineer, an applicant may proceed with a Major Subdivision (with improvements) Final Plat application.

B. An application shall be filed with the Town of Killian.

C. Official review of an application shall begin after the application is deemed complete and all fees are paid.

D. Review by Administrative official: The Administrative official may refer the application to other Town officials and affected or interested agencies for review and comment.

E. The application shall be reviewed by the Town Engineer prior to a vote by the Board of Alderman

F. After completion of public notice and within thirty (30) days of determination of a complete application, the Administrative official shall consider the comments and recommendations of the Town Engineer and other relevant public officials, relevant comments of all interested parties, and the review criteria in Section XXX.F Review Criteria for Major Subdivisions, and shall approval, approve with conditions, or deny with the reasons for the denial provided in writing to the applicant, of the application.

1. In the case of conditional approval requiring amendment of the application and/or plat map, the applicant shall resubmit the required number of copies of the amended application and/or plat map for approval by the Administrative official.

2. Failure to submit amended documents sufficient to meet the conditional approval requirements of the Administrative official in the time prescribed by the Administrative

official shall constitute a failure to meet the conditions of approval and shall cause the application to be denied.

G. Review Criteria for Major Subdivision Final Plat. The Administrative official, Town Engineer, and other public agencies and/or officials shall consider the following criteria in reviewing a Major Subdivision Final Plat:

1. The proposed subdivision complies with the requirements contained in these regulations, the code of ordinances, and other applicable ordinances of the Town of Killian.

2. The Plat conforms substantially to the approved preliminary plat, or the portion/phase of the preliminary plat included in the proposed final plat.

3. The proposed subdivision is designed, located and proposed so that the public health, safety and welfare of the community will be protected.

H. Appeal of Major Subdivision Final Plat Decision by the Administrative official

1. A final decision by the Administrative official on a Major Subdivision Final Plat application may be appealed to the Board within thirty (30) days of the Administrative official's decision.

2. The Town shall provide posted notice of a Board appeal hearing in accordance with Board notice and public hearing requirements.

I. Required Number of Final Plats – The application shall provide the required number of copies of the final plat for signatures and recording.

Sec. XXX-48. – Acceptance of Public Improvements

A. All public improvements shall be accepted by the Board in accordance with all required notices and public hearings.

B. Maintenance Bond: The Applicant shall be required to file a maintenance bond with the Town, prior to final dedication of improvements, in an amount equal to twenty percent of the costs of such improvements and in a form satisfactory to the Town attorney. This is done in order to assure the satisfactory condition of the required improvements for a period of two years after the date of their acceptance by the

Sec. XXX-49. – Subdivision Waivers and Amendments

A. Whenever a lot or piece of property to be subdivided is of such unusual size or shape, or is surrounded by such development or unusual conditions that the strict application of the requirements of these regulations would result in real difficulties and substantial hardships or injustices, the applicant may request modification or waiver of such requirements in order to develop the property in a reasonable manner, but so that, at the same time, the public welfare and interests of the Town are protected and the general intent and spirit of these regulations are preserved. Additionally, all waivers shall meet the following conditions:

1. Approval of any part of any plat that violates any part of these regulations can only be permitted as a waiver.

2. Waivers only apply to these regulations in the creation of official lot(s) of record in the Town of Killian.

3. All approved waivers must be recorded on the final plat. Any approved waiver that is not recorded on the final plat shall be considered void.

B. All waiver requests shall be submitted and reviewed as part of the Major Subdivision Preliminary Plat Process. A waiver request cannot be initiated by the Board.

C. Review by Administrative official: The Administrative official may refer the application to other Town officials and affected or interested agencies for review and comment.

D. All waiver requests shall only be considered if submitted and added to the application and the record before the Major Subdivision Preliminary Plat public hearing. Any new waiver request after the Major Subdivision Preliminary Plat public hearing, but before the official decision of the Board on the Major Subdivision Preliminary Plat, shall be considered a modification of the application and shall require a new public hearing before any decision by the Board.

E. The Board shall consider the comments and recommendations of the Town Engineer and other relevant public officials, relevant comments of all interested parties, and the review criteria in Section F. Review Criteria for Subdivision Waivers.

F. Review Criteria for Subdivision Waivers. All requested waivers must meet the following standards:

1. Granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property.

2. The waiver is of such an inconsequential nature that it will not have any substantial effect on the purpose and intent of these regulations or the authority for which is specifically granted in these regulations.

3. A particular hardship or unusual and practical difficulty, but specifically not to include financial hardship, may result from the strict application of these regulations and the conditions upon which the request for waiver are based are unique to the property for which the waiver is sought because of the physical surroundings, existing surrounding development, or shape or topographical conditions of the specific property, and are not applicable generally to other properties.

4. The waiver is not explicitly prohibited in these regulations.

5. The waiver does not violate any town or state standard or regulation not specifically addressed in these regulations.

6. In considering a waiver, the Board may require such alternative conditions as will serve substantially the same objective as the standards or regulations to be waived.

Sec. XXX-50. – Subdivision Plat Amendments

A. Minor changes to final, approved subdivision applicants/plats such as the location and siting of buildings and structures and minor dimensional adjustments may be approved by the Administrative official through the Minor Subdivision Plat process.

B. Any change to the final, approved subdivision determined to be a major or significant amendment to the subdivision shall only be approved through the Major Subdivision Process in accordance with the provisions of these regulations.

C. Any change to an approved and recorded waiver shall be considered a major or significant amendment.

Sec. XXX-51 – Sec. XXX-60 – Reserved.

SUBCHAPTER F. – INFRASTRUCTURE AND DESIGN STANDARDS

Sec. XXX-61 - Conformance to applicable rules and regulations.

A. In addition to the requirements established herein, all subdivision plats shall comply with the following town rules and standards:

1. All applicable statutory provisions, fire and safety codes adopted by the town or State of Louisiana and 911 Communication District.

2. The town standards for road design and construction, and any other codes or ordinances deemed to be applicable.

3. Standards of local, town, and state health codes and water districts.

Sec. XXX-62 - Responsibility of private design engineer and surveyor.

This section provides minimum criteria and some general guidance for the design of improvements for a subdivision. It is not the intent of this section to relieve the design engineer and/or surveyor from exercising his/her professional judgment, knowledge and experience in the preparation of accepted, good engineering design. The engineer shall be responsible for pointing out to the town instances in which these criteria do not fit particular situations or problems arising in the design and/or installation of improvements in a particular subdivision.

Sec. XXX-63 – Ownership and Maintenance of Improvements.

A. If streets, common space, recreational areas, open space, communal facilities and/or other improvements within the proposed subdivision are to be privately owned and not offered for dedication to the Town, the applicant shall submit agreement(s), covenant(s), or other legal instruments stating the ownership and setting forth the manner and means for permanent care and maintenance of the stated improvements.

B. Self-Imposed Restrictions. If restrictions on any of the land contained in the subdivision are greater than those required by these regulations, such restrictions or reference to those restrictions shall be indicated on the subdivision plat and Restrictive Covenant specifying the restrictions recorded. **It will not be a duty of the Town to enforce the self-imposed restrictive covenants and/or any other private agreements related to the subdivision.**

Sec. XXX-64 - Lot improvements and minimum lot sizes.

A. Each lot or parcel excluding waterfront lots shall have a minimum lot size of a half (½) Acre and a minimum lot width of one-hundred (100) feet
B. Waterfront lots shall have a minimum lot width of sixty (60) feet
C. Each lot or parcel must front on a public street or on an approved private street, road or servitude in accordance with these regulations.
D. Each lot or parcel shall have no more than one (1) residence per lot of record
E. Side lot lines shall be substantially at right angles or radial to street lines.
F. New construction shall have the lowest floor (including basement), elevated two (2') feet above the base flood elevation.
G. The lot size, width, shape and orientation and minimum building setback lines shall conform to all zoning regulations (if applicable).

Sec. XXX-65 - Blocks

A. The standard block in the town shall be no less than 300 feet in length and no more than 800 feet in length.

B. The shape of blocks shall be determined with due regard to:

1. Provision of adequate building sites suitable to the needs of the type of use contemplated.
2. Zoning requirements as to lot sizes and dimensions (if applicable).
3. Needs for convenient access, circulation, control and safety of street traffic.
4. Limitations and opportunities of topography.

Sec. XXX-66 - Monuments for major subdivisions.

A. Permanent monuments consisting of a metal pipe one inch in diameter and three feet long shall be set at all street corners at all points where the street line intersects the exterior boundaries of the subdivision, and at angle points and points of curve in each street and on block corners. The top of the monument shall set flush with the finished grade.

B. For all subdivisions larger than five lots or more, a permanent benchmark shall be accessibly placed, the elevation of which shall be based on NAVD88 as determined by the U.S. Geological Survey, and accurately noted on the subdivision plat. Such permanent benchmarks shall be deemed to be concrete with a minimum dimension of four inches in diameter or four inches square, with a flat top. The top of the monument shall have an indented cross to identify properly the location and shall be set flush with the finished grade.

C. All other lot corners shall be marked with an iron pipe, not less than three-fourths inch in diameter and 30 inches long driven so as to be flush with the finished grade.

Sec. XXX-67 – Roads, Streets and Easements.

A. The developer, where practical, shall provide for the continuation or projection of existing streets in surrounding areas.

B. All new streets shall be constructed in accordance with these regulations, including private streets.

C. Access onto an existing public street. No subdivision shall be approved unless the area to be subdivided shall have access onto and access from an existing public street or approved public or private roadway. Wherever the area to be subdivided is to utilize existing road frontage, such road frontage shall be suitably improved if the subdivision development is deemed to have a significant and major impact on the existing roadway.

D. Private Streets and Servitudes of Access

1. Private streets shall be laid out, designed, and constructed in the same manner as public streets.
2. The Developer that constructs a private road shall be required to obtain a signed affidavit from all buyers located on the private road acknowledging it is a private road and not maintained by the Town, and a copy of each signed affidavit must be submitted to the Town in conjunction with the filing of any building permit. A large note shall be placed on the final plat stating the following: **"BUYER BEWARE—THE STREETS, ROADS, SERVITUDES AND RIGHTS OF WAY IN THIS SUBDIVISION WILL NOT BE MAINTAINED BY THE TOWN OF KILLIAN OR ANY OTHER PUBLIC BODY."**

3. A servitude of access providing direct access to an existing public or private street shall meet all of the requirements for Private Streets and shall have a minimum width of fifty (50) feet.

E. Conversion of Private Street or Servitude to Public Streets – Private roads or streets or servitudes shall not be converted to public streets unless:

1. The rights-of-way comply with all of the design standards these regulations and any other Town standards for roads.

2. The roads or streets are hard surfaced according to Town standards for public roads and streets.

3. The streets and associated drainage are in good repair.

4. If private streets or servitudes do not comply with all of the above standards, the Town may allow conversion to public streets if all of the property owners with frontage on the street consent in writing to the conversion; and all of the property owners with frontage on the street consent to a special assessment to cover the cost of improving the roads or streets to the standards of these regulations.

F. Unless specifically noted in other Town ordinances or regulations, street right-of-way widths shall be no less than sixty (60) feet for open ditch sections and no less than fifty (50) feet for curb and gutter sections.

G. Street elevations. No street shall be approved unless it is built to base flood elevation. Drainage openings shall be designed so as not to restrict the flow of water.

H. Dead end streets. All dead-end streets shall be cul-de-sacs designed not to be extended in the future. The length of dead-end streets shall not exceed 500 feet. They shall have a turn-around outside roadway diameter of at least 80 feet and a right-of-way diameter of at least 100 feet. T type dead end designs may be accepted by the town.

I. Street grades. Street grades shall conform to the terrain and streets shall be crowned. Grade shall not exceed seven percent on major streets.

J. Reserve strips. The creation of reserve strips shall not be permitted adjacent to a proposed street in such a manner as to deny access from adjacent property to such street, without first receiving unanimous approval from the town board members.

K. Bridges of primary benefit to the applicant and for service of the subdivision, shall be constructed at the full expense of the applicant. Sharing of expenses for bridges of benefit to the applicant and the governmental body shall be agreed upon by both parties. Louisiana Department of Highway standards shall be used for bridge construction and sidewalks shall be constructed on both sides of bridge.

L. Street jogs with centerline off-sets of less than 125 feet shall not be allowed.

M. A tangent of at least 125 feet long shall be introduced between reverse curves on major thoroughfares and collector streets.

N. Streets shall be laid out so as to intersect as nearly as possible at right angles and no intersection shall be at an angle of less than 75 degrees.

O. All new public streets/roads accepted by the town as part of a major subdivision with improvements shall be paved and built according to local road standards.

P. In accordance with LA R.S. 48:35 regarding highway design and maintenance, all roads shall meet the minimum safety standards of the Louisiana Department of Transportation and Development with the following exceptions: this shall not apply to existing alleys, lanes, and other roads that do not connect throughways. All new roads must conform.

Sec. XXX-68 - Subdivision and road names/street signs.

Proposed subdivision road or street names shall be shown on the preliminary plat and shall be subject to the approval of the town and 911 to avoid duplication of road names. Names which duplicate or closely approximate the name of any other street or subdivision shall not be approved by the town. Street name signs, yield, speed limit, and stop signs shall be erected by the developer/subdivider according to Town of Killian standards.

Sec. XXX-69 - Street Construction

A. The recommended street by these regulations shall consist of a minimum thickness of three (3) inches of asphaltic concrete wearing surface or six (6) inches of Portland cement concrete (3800 psi @ 28 days) with a minimum width of twenty (20) feet on a ten (10) inch soil cement base which is at least twenty-two (22) feet wide. All sealers and wearing surfaces must meet the latest LA. DOTD standards. A four (4) foot shoulder is required on each side of the road.

B. Aggregate surface streets may be allowed based on the recommendation of the Town Engineer. Additionally, aggregate surface streets shall be approved through the **subdivision waiver process**. Such streets shall, at a minimum, be surfaced with compacted shell with a minimum of six-inch thickness.

C. Where the street is of the boulevard type, that is, two lanes of traffic and these separated by a neutral ground or strip, with a minimum of ten (10) feet in width, the paving on each traffic lane shall not be less than sixteen (16) feet in width with an eighteen (18) foot wide base.

D. Where conditions do not permit economical cement stabilization, as determined by a testing laboratory, alternative pavement construction may be submitted for approval.

E. If curbs and gutters are not provided, ditches shall be provided having at least 3:1 fore slopes (or side slopes on the street side having at least three (3) feet of horizontal distances for each one (1) foot of vertical drop, with four (4) feet of flat bottom ditch on the property side and 5:1 back slopes (or side slopes on the property side having at least five (5) feet of horizontal distance for each one (1) foot of vertical drop.

F. It shall be indicated on all subdivision plats submitted with streets without curbing, gutters and storm sewer drains that no property owner shall be permitted to place drain lines or structures in road or street ditches along the property without first obtaining a culvert permit, and then the size and catch basin requirements shall be determined by the Administrative official and Town Engineer upon application by the property owner.

G. Minimum shoulder widths on open ditch section shall be four (4) feet.

H. Approved street markers bearing the names of the streets and block numbers shall be provided and installed at each intersection in the subdivision.

I. Refer to Section XXX for Required materials, Testing and Construction Control for Roads and Streets in the Town of Killian, Louisiana.

J. The right-of-way of all streets shall be seeded with grass seed to prevent the erosion of topsoil onto adjacent streets and into drainage ditches as required by Section XXX.

K. Street light standards shall be located in all subdivisions and may be located on either side of the street or in the center of the median on boulevards as required by Section XIII.L. The Developer shall arrange with the utility franchise for the arrangement of the monthly utility cost with the bills rendered to the customers within the subdivision.

L. The full right-of-way shall be graded.

Sec. XXX- 70. Testing and Construction Control for Roads and Streets

A. General. The basis for tests noted herein are those standard tests of materials and construction as currently specified by the Louisiana Department of Transportation (DOTD) Office of Highways. There are several locally available commercial testing laboratories that are familiar with those standards and tests to which reference is made in the following sections. Any laboratory to be used must have prior approval of the Town Engineer. A report of all data obtained by the laboratory shall be submitted to the Administrative official. It shall be the responsibility of the Developer to pay for the services of the testing laboratory; the Developer shall provide the Administrative official with evidence that compensation has been made in full to the testing laboratory.

B. Soil Information. Wherever roads or streets are to be constructed, sufficient soils information shall be secured, at locations designated by the Administrative official, to determine the following:

1. Standard Proctor Curve. Plotting moisture against density to provide a means of checking actual density as a percentage of theoretical maximum density at optimum moisture.

2. Workability of the soil with or without lime treatment. Include plastic and liquid limits from which the Plasticity Index (PI) would be determined. The PI is a direct indicator of soil workability.

C. Embankment. Embankment material should be free from vegetation, broken concrete, or other rubble, roots, or other organic material and should be at or near optimum moisture prior to compaction. Material shall be brought up in lifts not exceeding eight (8) inches in depth and shall be compacted to at least ninety (90) percent of maximum density; except that the top eight (8) inches compacted thickness of the embankment shall be compacted to at least ninety-five (95) percent maximum density based on Standard Proctor Curve.

D. Subgrade. Subgrade, including lime treatment if required as per Section 5a, shall be free from soft or spongy spots, roots, stumps, or other perishable matter and the entire subgrade shall be compacted in accordance with Section 3.

E. Base. The following sub-sections will cover the requirements for various materials:

F. Lime Treatment Prior to Base Preparation – If the subgrade to be used is of a type having Plasticity Index (PI) of more than 20, the soil shall be lime-treated to lower the PI to 10 prior to stabilization. The percentage of lime to be used shall be recommended by a commercial laboratory engaged in this type of work, and approved by the Town Engineer. Lime treatment and stabilization shall be to a depth of eight (8) inches compacted thickness subject to the provisions of Section V, hereof. Lime treatment prior to stabilization will be required under conditions outlined under Section D.5a.

G. Soil Cement Stabilized Base – Stabilization of soil by use of cement shall be performed in accordance with the requirements of the Standard Specifications of the Louisiana DOTD Office of Highways regarding mixing, pulverizing, placing, compaction and curving. Compaction shall be to at least ninety-five (95) percent Standard Proctor Curve maximum density. The percentage of cement to be used shall be recommended by a commercial testing laboratory and approved by the Town Engineer. Stabilization of soil using cement shall be to a depth of six (6) inches compacted thickness, subject to the provisions of these regulations. Hereof.

H. Base Primer. Prepared base (See Section 5) shall be primed with bituminous material meeting the current requirements of the Louisiana DOTD Office of Highways specifications. The bituminous material used as a prime coat shall be Grade MC-30 or Grade MC-70 Cutback asphalt only on a granular type base. For soil cement base a SSI-H (Emulsion)

shall be used, with at least a 24-hour curing period. Priming of the base shall be inspected by the Town Engineer. The base shall be lime treated (with hydrated lime) unless Atterberg limits indicate the PI of the native soil to be less than 15. Base shall be compacted to 92% of the modified proctor (or 95% standard proctor) and compaction tests shall be required.

Sec. XXX-71 - Sewers

A. General requirements. The applicant shall install sanitary sewer facilities or private sewage treatment service, in a manner and with materials specified herein and approved by the State Department of Health. The subdivision shall be connected with the municipal sewerage system and sewers shall be installed to serve each lot and to grades and sizes required herein.

B. No individual disposal system or treatment plant shall be allowed within the municipal limits unless such system is first approved, on a temporary basis only, by the town. This approval shall only be valid for newly annexed areas or new subdivisions when no access to municipal sewerage connections is available. Agreement between the property owner/developer and the Town shall be made starting the method of costs and payment and the time period involved in extending sewer trunk lines.

C. Individual disposal systems or subdivision treatment plants within the town or to be dedicated to the town must have written health clearances from the town health unit and state health agency.

D. Minimum size. When installing sewer mains, due consideration shall be given to the area and its growth potential. No public sewer main shall be less than eight inches in diameter, except that service laterals no longer than 300 feet may be six inches in diameter (measured from the main to the property line).

E. Maximum size. The diameter of sewers proposed shall not exceed the diameter of the existing or proposed receiving sewer, whichever is applicable.

F. Minimum slopes. The minimum slopes for sewer lines shall provide for velocities of 2.0 fps (or may be 1.5 fps in level or when matching existing receiving sewers) and generally shall be as follows (Sewer sizes in inches per 100 linear feet):

1. 08" = 0.4 ft.
2. 10" = .28 ft.
3. 12" = .22 ft.
4. 15" = .18 ft.
5. 18" = .16 ft.
6. 24" = .12 ft.

G. Manholes and clean-outs. Manholes shall be installed in the end of each sewer line, at changes in alignment or grade, at sewer intersections and shall be no more than 400 feet apart in distance. Clean-outs may be used in place of manholes at the ends of six-inch service laterals. Manhole and clean-out locations shall be indicated on plat map. Any service lateral over 100 feet in length shall have a clean-out plug.

H. Cover. No less than four feet of cover shall be provided over the top of sewer pipe in street and alley right-of-way and three feet in all other areas. The above may be modified by the town upon recommendation and approval of the review engineer and the health department.

I. Relation of sewer to water mains. When lines must be on the same side of the street, water and sewer lines shall be at least six feet apart in horizontal distance. Less than six feet can

be approved only when the water main is at least two feet above the sewer. When water and sewer mains cross each other the water main shall be of ductile iron for a distance of nine feet on either side of the sewer.

J. Sewer collection systems materials.
   1. Pipe: P.V.C. (SDR 35) gasketed joints.
   2. Fittings: P.V.C., gasketed joints.
   3. Force mains: P.V.C. Cl 160 for four-inch and larger and sch. 40 for under four inches.
   4. Manholes: Four-foot inside diameter, precast concrete or mortared brick with two-inch coating inside and out. Proper inverts shall be constructed to at least 50 percent of pipe diameter. Covers shall be cast iron with minimum 22-inch diameter opening.
   5. Cleanouts: Same material and size as lines with metal casting top with threaded brass cap. A 24-inch square with a 45-inch thick concrete pad will be placed at top if not in paved area.

K. Sewer collection flows:
   1. Residential density: 3.5 persons per household.
   2. Discharge per capita: 100 gallons per day (includes infiltration).
   3. Design day: 1,000 minutes (16.7 hours).
   4. Peak flow factor: 250 percent of average design flow.
   5. Example: 200 units x 3.5 capita/unit x 100 g/c/d x 2.5 peak factor; 1,000 minutes/day.= 175 gallons per minute.

L. Pipe slopes: As per state health and human resources guidelines.(Usually 2.0 fps but as follows in appropriate circumstances.)
   1. 8" s.s. = 0.40% STD (0.3% to as low as 0.25% minimum).
   2. 10" s.s. = 0.28% STD (0.22% minimum).
   3. 12" s.s. = 0.22% STD (0.18% minimum).
   4. 15" s.s. and larger: Maintain minimum 2.0 fps.

M. Manhole spacing: 400 feet and at every change in direction or slope.

N. Pump or lift stations:
   1. Types: 300 gpm or more preferably factory built underground with separate wet well. 100 to 300 gpm: submersible, self-priming factory underground or wet well mounted self-priming centrifugals.
   2. Number of pumps: Two, each capable of ten percent, more or less, peak design flow of development. Preferably 1170 RPM or less, not over 1750 RPM Example: 175 gpm peak design flow, install 2 - 190 to 200 gpm pumps.
   3. Controls: Automatic with pumps alternating each cycle and with both pumps capable of running at same time

O. Treatment: Town treatment facilities. Special permission must be granted by town or separate treatment facilities for unusual circumstances.

P. Garbage disposal: Garbage disposal facilities shall be designed so as to be hidden from public view and so as not to be a nuisance or health hazards. Each subdivision shall provide a method of proper garbage disposal.

Sec. XXX-72 - Storm Drainage

A. All drainage systems must be designed and stamped by a professional engineer.

B. The town shall not recommend for approval any plans which do not make adequate provision for drainage and that do not include a drainage plan from the developer. Storm water drainage system shall be separate and independent of any sewer system and shall comply with any applicable plans and/or ordinances.

C. For a Major Subdivision, a Stormwater Drainage Impact Study shall be required. The study shall be prepared by a professional engineer as to the ability of existing watercourse channels, storm sewers, culverts and other improvements pertaining to drainage or flood control within the subdivision, to handle the additional run-off which would be generated by the development of the land within the subdivision. Additional information shall be submitted to adequately indicate that provisions have been made for disposal of surface water without any damage to the developed or undeveloped land downstream, below or adjacent to the proposed subdivision.

D. It is required that a contour map be furnished showing the area comprising the subdivision and all additional areas necessary to include all watersheds that drain into the property to be developed.

E. In the design of the drainage for the subdivision, provisions shall be made to adequately take care of adjacent watershed areas after they have been developed. All drainage structures shall be sufficient for the drainage of the watershed after complete development of the area, and where ditches and canals are used, adequate servitudes shall be provided for future needs. The flow line elevation of each drainage structure to be constructed or incorporated into the overall plan shall show the location at which the effluent from the new drainage facilities enter into a publicly maintained canal or stream of sufficient capacity to absorb the volume of flow. The flow line elevation of this point shall be shown on the plans.

F. Drainage layouts. Drainage layouts shall be prepared on standard size sheets and shall show in addition to the above:

1. Contours one-foot interval.
2. Inlets and junction boxes properly numbered.
3. Conduits, length, size, kind and slope.
4. Tributary drainage areas delineated and area shown in acres.
5. Such drainage facilities shall be located in the road right-of-ways where feasible, or in peripheral unobstructed easements, and shall follow the specifications of subsurface pipe and installation standards where subsurface drainage is installed on right-of-way or under private driveways.
6. Pipe specifications and catch basins. (When used) Materials approved shall be either of the following:

a. Reinforced concrete culvert pipe. Reinforced concrete culvert pipe of 15-inch diameter and larger shall be of not less than 4,000 PSI concrete, and conforming to ASTM Standard Specifications C-76-60T, Class III, Wall B.

b. Non-reinforced concrete drainage pipe. Non-reinforced concrete drain pipe from 15-inch through 24-inch diameter may be used parallel to, but not under roadways. This pipe shall conform in all respects to the latest revision of ASTM Standard Specifications C-118 for 12 inches through 30 inches in diameter.

c. Asphalt coated corrugated metal pipe. Asphalt coated corrugated metal pipe shall conform to the standard specifications of AASHA M-36 for base metal, and fabrication where applicable. The pipe shall be of the minimum gauge and thickness as required by the Louisiana Department of Transportation and Development. In addition, the pipe shall be coated inside and out with bituminous coating meeting the following requirements:

    i. The bituminous coating shall be 99.5 percent soluble in carbon disulfide.
    ii. Thickness of coating. The pipe shall be uniformly coated inside and out to a minimum thickness of .05 inch. The thickness shall be measured on the crests at the corrugations.

7. SIDE SLOPE: All surface drainage courses shall have at least a 3H:IV side slope(s) road side of ditch, 2:1 back side.

8. GRADE: The minimum grade along the bottom of a road side drainage course shall be 0.2 per 100 linear feet or a slope that would ensure a design velocity of 3-10 feet per second (fps).

9. Cross drainage pipes. Under streets shall be laid on a firm base and shall be of sufficient depth below the road bed to avoid damage due to overburden stresses. In no case shall the top of the pipe be less than ten inches below the crown of the finished road surface. Concrete cradle should be installed over pipe with less than 14" cover.

10. Accommodation of upstream drainage areas. A culvert or other drainage facility shall in each case be large enough to accommodate potential run-off from the entire upstream drainage area, whether inside or outside of the subdivision. The local review engineer (not the project engineer) shall approve the necessary size of the proposed culvert or drainage ditch, assuming the need to adequately carry storm water and assuming future development of upstream area. The local review engineer as a representative of the town shall recommend to the town the pro-rated share of drainage/culvert costs that should be shared by the developer. A written estimate shall be presented which shows the probably impact of the developer's project on drainage and the proposed allocated share of the costs.

11. Effect on downstream drainage. The subdivision developer and the engineers shall also study the effect of each new subdivision on existing downstream drainage facilities and recommend to the town the impact and mitigation measures needed for handling potential downstream drainage problems affected by the proposed new subdivision.

12. Areas of poor drainage. Whenever a plat is submitted for an area which is known to be subject to flooding or located in an official flood zone, the town may request that the developed property be raised to a sufficient elevation above the elevation of a

most probable flood. In the case of an official designated floodway, a plat proposing unauthorized types of development shall be rejected.

13. Dedication of drainage easements. Where subdivision is traversed by a watercourse, channel, or stream, there shall be provided a drainage easement or right-of-way conforming substantially to the lines of such watercourse and of at least 20 feet wide [6] on both sides of the watercourse as to be easily expanded and maintained by the drainage district or town public works department. Drainage easements and rights-of-way shall be indicated (in feet) on the preliminary and final plats. For sewer collection lines or storm sewers the minimum width of servitude shall be 15 feet.

14. Discharge of storm waters. Whenever the developer discharges drainage from a subdivision into existing dedicated waterway, he shall install conduit or sufficient size or area to accommodate storm water. Conduit shall extend four feet into the canal (from side slope) to prevent bank erosion and to allow for concrete flume on the canal slope built to conform to acceptable practices. Conduit shall be covered by at least three feet of soil to make it passable by equipment for maintenance and shall have a length of at least 30 feet. Conduit shall be continuous metal pipe without joints.

15. Open drainage ditches shall be reworked when lot and building construction is completed. Builders and the developer shall be responsible for maintaining the integrity of the subdivision's drainage on the lots which they work on.

16. Hydraulic design computations of the drainage system shall follow accepted principals of hydraulics and all energy losses shall be included in the design computation.

17. Runoff for subdivision drainage design in cubic feet per second shall be at least 2.0 cfs/acre based upon a rainfall of three inches per hour, a duration of one hour and a runoff coefficient of 65 percent, and shall be used for all drainage areas in size of one to 100 acres, excepting those situations indicated below.

    a. For areas of 101 acres to 10,000 acres, the runoff shall be computed by the equation R = 6A 0.77 in which R = cfs/ac., A - drainage area in acres.

    b. Shopping centers - 4.0 CFS/acre minimum.13.Pump station. Generally not acceptable, unless approved by the town for maintenance.

Sec. XXX-73 - Water Systems

A. General requirements. Water facilities shall meet the standards of the appropriate water district that will maintain the water lines. When there are no standards provided by a water district, the following minimum standards will be used. Where a public water main is accessible, the subdivider shall install adequate water facilities to serve both domestic use and fire protection (and commercial use, if applicable). Fire hydrants shall be installed of size and location with spacing and size as recommended by the Louisiana Property Insurance Association (Fire Rating Board).

    1. All water mains shall be at least six inches in diameter except that smaller lines of at least four inches may be installed on dead end streets of 600 feet or less. A two-inch flush hydrant must be installed at the end of such dead-end line. Water mains must meet the specifications of ASTM-110 pressure rating and be tested to 22 times the normal operating pressure (normally 150 psi).

2. Water mains shall have a 30-inch compacted cover. Water and sewer lines should be no less than six feet apart (and water line above sewer line) if on the same side of street but should be constructed on opposite sides of the street where feasible.

3. To eliminate future street openings, all underground utilities for fire hydrants and all other improvements shall be installed before construction of base course and final paving of any street shown on the subdivision plat.

4. Cut off valves from main lines.

B. Materials (minimum requirements).

1. Pipe: P.V.C. Class (C900) or ductile iron pipe Class (150) w/pressure rating of 150 psi, slip joint or coupling w/ rubber type gaskets or approved pipe used by the water district.

2. Valves: M & H Mueller w/ box and cover w/ mechanical joints.

3. Fittings: Ductile iron.

4. Fire hydrants (where required): Fire hydrants should be standard three-way hydrants (one 4 inch and two 2.5-inch standard threaded nozzles) with a 36 inch bury depth, M &H or Mueller improved, and mechanical joint fittings. Hydrants shall be repainted red just prior to acceptance.

5. Blow-off hydrants (where required): 2-inch hydrant with two 2.5-inch nozzles for end of lines smaller than six-inch diameter. Hydrants shall be repainted red just prior to acceptance.

C. Installation (minimum requirements)

1. Pipe shall have minimum cover of 30 inches and bedded in conformance with manufacturer's recommendation. Pipe shall be set at grades to conform to slopes of curbed streets such as to maintain 30-inch cover below back of curb throughout development.

2. Valves and fire hydrants: Shall be set on timber plank or concrete pad, and secured as necessary w/ tie bolt and anchors. F.H.'s shall have adequate concrete thrust blocks and a minimum of one cubic foot of gravel at weep hole. Hydrants shall be adjusted to match the finished grade.

3. Connections: Tie-ins to existing water mains will be hot-tapped w/ required fittings and valves if so directed by the superintendent of the water and sewer department. Otherwise, tie-ins will be wet connections. In such situations valves may be required on each side of the tie-in on the existing line. When new line is larger than existing line, the tee for wet tap conditions, shall be the size of the larger line w/reducers each side to reduce to the size of the existing line.

D. Where access to the municipal public water system is not available, private wells or private central water systems may be approved by the town and health unit for a temporary period pending extension of the public system. The town may choose to participate in the cost of extending the municipal system in cooperation with the developer. Such temporary water supply shall provide flows and fire protection to the development consistent with the requirements of the Louisiana Property Insurance Association for the fire rating in effect for the town, where applicable.

1. Responsibility for maintenance of the private system however, will remain with the homeowner or subdivider and not with the town (unless decided otherwise through official action of the Board of Alderman or Water District).

2. If the town or water district takes the responsibility of extending water or sewer trunk lines to a proposed subdivision site, a reasonable time period for such extension shall be allowed.

3. Water systems must be accepted through dedication to the town or water district before the town or water district can bring these systems under their control and maintenance program. The developer shall not reserve rights for others and for the town or water district to tap into the system.

Sec. XXX-74 - Gas

Where a public gas supply is not available, the developer shall note on the Final Plat. Where a public gas supply is available the developer shall connect with such gas system and provide adequate gas lines to each lot.

Sec. XXX-75 - Electrical

The developer shall be responsible for obtaining, along a designated servitude, a power line such that each lot, tract or parcel of land shall have access to same.

Sec. XXX-76. - Utilities

A. Location. It is recommended that all utilities be placed underground or in an approved manner and location determined by the local electrical, gas, and/or phone provider. All utility locations, existing and proposed throughout the subdivision, should be shown on the preliminary plans. Water and sewer lines will be placed in the public street right-of-way. Water meters shall be 12 inches inside property line. Gas service lines will be buried a minimum of 24 inches and may be inside the right-of-way.

B. Easements. Unobstructed easements provided for private or municipal use shall be at least 15 feet wide and be either on rear lot lines or on side lot lines.

C. The developer shall be responsible for obtaining, along a designated servitude, a power line such that each lot, tract or parcel of land shall have access to the same.

D. The developer shall only be required to make available, at the property line, or along a public servitude, those public utilities mentioned above. Responsibility for payment for connection of each individual lot, tract or parcel of land to the water, sewer, gas or electrical lines acquired above shall be paid by the lot owner.

E. Street lighting. (if provided): The purpose and scope of this section is to provide uniform standards for street lighting, when provided. Major subdivisions may provide for proper street lighting, if desired, as indicated below.

   1. Lighting installed by private developers and by electric utility companies shall be indicated on final plat maps.

   2. Aluminum street light standards shall be fabricated with spun aluminum pole approximately 20 feet in length and shall be furnished with pole cap, anchor base bottom, and designed for mounting on concrete base with anchor bolts. If mounted on the utility company pole, service head shall be at least the height determined by the local utility company.

3. Standard wattage shall be 175 watt, 120 volt, mercury vapor bulbs encased in aluminum head and separate aluminum reflectors directing light downward. Sodium vapor lighting may be used when approved by the town. Shut-off systems shall be provided.

4. All wiring shall be of copper installed in minimum 12 inches right conduit installed underground.

5. All wiring and underground work shall be installed before paving of streets to prevent street cuts.

6. Notice before work is concealed. Before any part of wiring is buried or concealed, notice shall be given to the town so that an inspector can inspect and approve such work before concealment.

7. Service equipment. The service equipment shall consist of a service entrance conduit fitting a 30-ampere weatherproof fuse switch or fuse block, a galvanized weatherproof junction box of suitable size to connect service wires with underground feeder wires and 12-inch galvanized rigid conduit. Service equipment shall be properly grounded.

8. Spacing of standards. There shall be one standard installed at each intersection, and spacing of standards shall not exceed 200 feet and shall not be less than 150 feet. Standards shall be at property lines between lots where feasible.

9. All lighting shall be shielded so as to direct light downward only.

Sec. XXX-77 - Preservation and Public Use

A. Existing features that would add value to residential development or to the Town of Killian as a whole, such as trees required to be preserved by these regulations, watercourses, historic spots, and similar irreplaceable assets, shall be preserved in the design of subdivisions or other developments.

B. No trees shall be removed from any subdivision nor the grade of the land within the subdivision be altered until approval of a preliminary or final plat has been granted. If certain trees on the plat are to be retained, they shall be preserved and the area of land within their driplines shall be protected against any change of grade.

C. A Major Subdivision shall dedicate Twenty percent (20%) of the total acreage, in accordance with this Section, for a public park, greenway, recreation and/or open space site to serve the natural and recreational needs of the subdivision or development, according to the following standards and criteria.

1. The dedicated land shall form a single parcel of land, except where the Board of Alderman determines that two (2) or more parcels would be in the best interest of the public. In such cases, the Board of Alderman may require that such parcels be connected by a greenway or other form of pedestrian access.

2. At least one-half (1/2) of the total land dedicated shall be located outside areas of special flood hazard areas as determined by FEMA, lakes or other water bodies and areas with slopes greater than five percent (5%), and at least seventy-five percent (75%) of the total land dedicated shall be located outside of wetlands subject to Federal or State regulatory jurisdiction. Lakes, ponds, creeks, or other water bodies, and wetlands may be dedicated only if a sufficient amount of abutting land, as

determined by the Board of Alderman, is dedicated as a public recreation area or park or if such area constitutes a necessary part of the drainage control system.

3. The dedicated land shall be located so as to reasonably serve the recreation and open space needs of residents of the subdivision and/or the community as a whole.

4. The dedication of such land shall be reviewed and approved as part of the Preliminary Plat. The Preliminary Plat shall identify the area or areas of land to be dedicated pursuant to this section. Where wetlands falling under the jurisdiction of State or Federal agencies have been certified to exist on the property, the wetlands shall be designated. Upon receipt of the Preliminary Plat the Administrative official and Town Engineer shall submit any and all recommendations concerning the land to be dedicated to the Board of Alderman.

D. Planting trees within the right-of-way to be dedicated to the town is not encouraged but if proposed, then the tree species must first be approved by the town. Trees may be planted just outside public right-of-way, but not within 100 feet of an intersecting right-of-way

E. The developer or subdivider shall preserve natural drainage as much as possible.

Sec. XXX-78 - Grass Seeding Procedures

The following grass seeding standards are intended as a general guide for the Developer to use in the planning of the subdivision. These standards consist of preparing seedbed, fertilizing, liming and watering if required, and furnishing and sowing grass seed.

A. Prior to the planting of any seed, the Developer is to contact the Town Engineer to determine the varieties and quantities of seed to be used along both sides of the streets in the subdivision. The variety and quantity of the seed will be determined by the content of the soil in the subdivision and the time of year in which the seeding is to take place.

B. Generally, the seeding included in these regulations shall be done is accordance with Section 717, Seeding, of the Louisiana Standard Specifications for Roads and Bridges, as published by the Office of Highways, Department of Transportation and Development, State of Louisiana, as amended.

Sec. XXX-79 – Green Infrastructure and Stormwater Best Management Practices (BMPs) - Placeholder

This is a placeholder section for potential future use. Green Infrastructure, also commonly referred to as Stormwater Best Management Practices (BMP), help to minimize runoff, increase infiltration, recharge groundwater, improve water quality, and mitigate the effect of new development, redevelopment, or infill development on the existing drainage system.

Sec. XXX-80 – Impact Fees Placeholder

This is a placeholder section for potential future use. Impact fees are payments required by local governments for new development for the purpose of providing new or expanded public capital facilities required to serve that development. The fees typically require cash payments in advance of the completion of development, are based on a methodology and calculation derived from the cost of the facility and the nature and size of the development, and are used to finance improvements offsite of the development, but to the benefit of the development.

Sec. XXX-81 – Sec. XXX-90 Reserved.

SUBCHAPTER G. - VIOLATIONS AND ENFORCEMENT

Sec. XXX-91 – Violations and Enforcement

A. It shall be illegal to sell or otherwise transfer by lot, tract, parcel, block, or total subdivision without compliance with this part and until the Final Plat has been approved by the Board of Alderman and recorded in the Office of the Clerk of Court.

B. It shall be illegal for any gas, water, electric, or other utility company to provide services to any lot, tract, parcel, block or total subdivision, covered by these regulations, unless such lot, tract, parcel, block or total subdivision was established and approved in accordance herewith.

C. Any person, partnership, firm, unincorporated association or corporation who violates any of the provisions of these regulations, or aids or abets in the violation of any of the provisions of these regulations shall be fined not more than $500.00 per lot, tract, parcel, block or total subdivision sold or provided. Each violation shall constitute a separate offense.

This ordinance having been submitted in writing, having been introduced at a public meeting of the Town of Killian, discussed at a public hearing of said Board and was submitted to an official vote of the Town of Killian.

A motion was made by Nick Guthrie to adopt the ordinance and was duly seconded by Corey Beasley.

This ordinance has been introduced on July 13, 2026, by Wesley Bignar, notice of public hearing regular meeting of the Town Council on September 22, 2026 and called for final passage and having been put to a vote thereon was as follows:
YEAS: Guthrie, Bignar, Beasley, Sharp
NAYS: ø
ABSTAIN: ø
ABSENT: Clardy

Caleb Atwell, Mayor

CERTIFICATE

I, Keila O'Neal Town Clerk of the Town of Killian, do hereby certify that the foregoing ordinance is a true and exact copy adopted by the Killian Board of Aldermen at a meeting thereof legally held on the 01 day of October, 2026.

Keila Oneal
Town Clerk

Delivered to Mayor: 10-1, 2026
Received from Mayor: 10 1, 2026
Effective Date: 10 1, 2026