ORDINANCE 2024-26

AN ORDINANCE TO AMEND, SUPPLEMENT AND RE-ENACT CITY OF BAKER CODE OF ORDINANCES CHAPTER 22, SECTION 16, Concerning Information Required on Construction Plans and to provide for Other Matters regarding the same.

BE IT ORDAINED BY THE MAYOR AND COUNCIL of the City of Baker, Parish of East Baton Rouge, Louisiana, in regular session assembled, a proper quorum being there and then assembled on the 8th day of October **2024**, as follows, to-wit:

SECTION 1:

City of Baker Code of Ordinances Chapter 22, Section 16 shall be Amended, Supplemented and Re-Enacted to read as follows:

"Sec. 22-16. Information Required on Construction Plans.

(a) All subdivision designs, construction plans and specifications shall bear the seal of a registered professional civil engineer, registered in the state. All designs shall be made in accordance with the design standards of the department of public works of the parish. A copy of complete design data shall be submitted for permanent record.

(b) The basic requirements for plans for street and drainage improvements are as follows:

(1) Contour map: Contour map of the area comprising the subdivision and sufficient additional area to include all watersheds which might be a factor in the design of the storm sewer system.

(2) Layout plan of the storm sewer system and/or ditch drainage system, including culvert locations.

(3) Layout plan of the sanitary sewer system, if it is to be built.

(4) Street plan and profile: Plan and profile of all streets, including the following:

a. Profile along the centerline and each property line.

b. Proposed curb grade.

c. Grade of storm sewers and/or ditch drainage system.

d. Grade of sanitary sewers.

e. Design details of street and sewer improvements.

(c) The construction plans should use the following check list format (City of Baker Public Works has the right to make additions as needed):

City of Baker
Subdivision Check List
For
Construction Plans

Introduction: The following checklist provides a guideline for compliance with the City of Baker standards, policies, and subdivisions regulations and does not relieve the design engineer from full compliance with applicable city standards, polices, and subdivision regulations which are not contained in this checklist. All applicable items must be addressed. Submit three (3) sets of construction plans.

Name of Subdivision: _____ Filing _____

Certification: This is to certify that these final construction plans have been prepared in accordance with the requirements of this checklist.

Engineer: _____ _____
Name Signature

Developer: _____ _____
Name Signature

Date of Preliminary Plat Approval: _____

1. <u>TITLE SHEET</u>

_____ A. Name of Subdivision

_____ B. Type of Subdivision (check one): _____ Residential; _____ Commercial; _____ Industrial; or _____ PUD

_____ C. Name of engineer, signature, and seal

_____ D. Space provided for the signatures of the Subdivision Engineer, Chief Engineer, and Director

_____ E. Index of sheets – all plan/profile sheets to be indexed by street name

_____ F. Vicinity Map (scale 1" = 2000')

G. Notes:

_____ 1. All work shall conform to the standard specifications of the City of Baker Department of Public Works.

_____ 2. Maintenance Bond required in accordance with provisions of the Subdivision Ordinance

_____ 3. The approval of these plans applies to the construction features only as required by the Subdivision Ordinance and the City of Baker Department of Public Works.

_____ 4. No Street in the Subdivision is to be opened to traffic until the proper intersection control signs have been installed by the developer.

_____ 5. A project permit must be obtained by the contractor from the Department of Public Works prior to construction

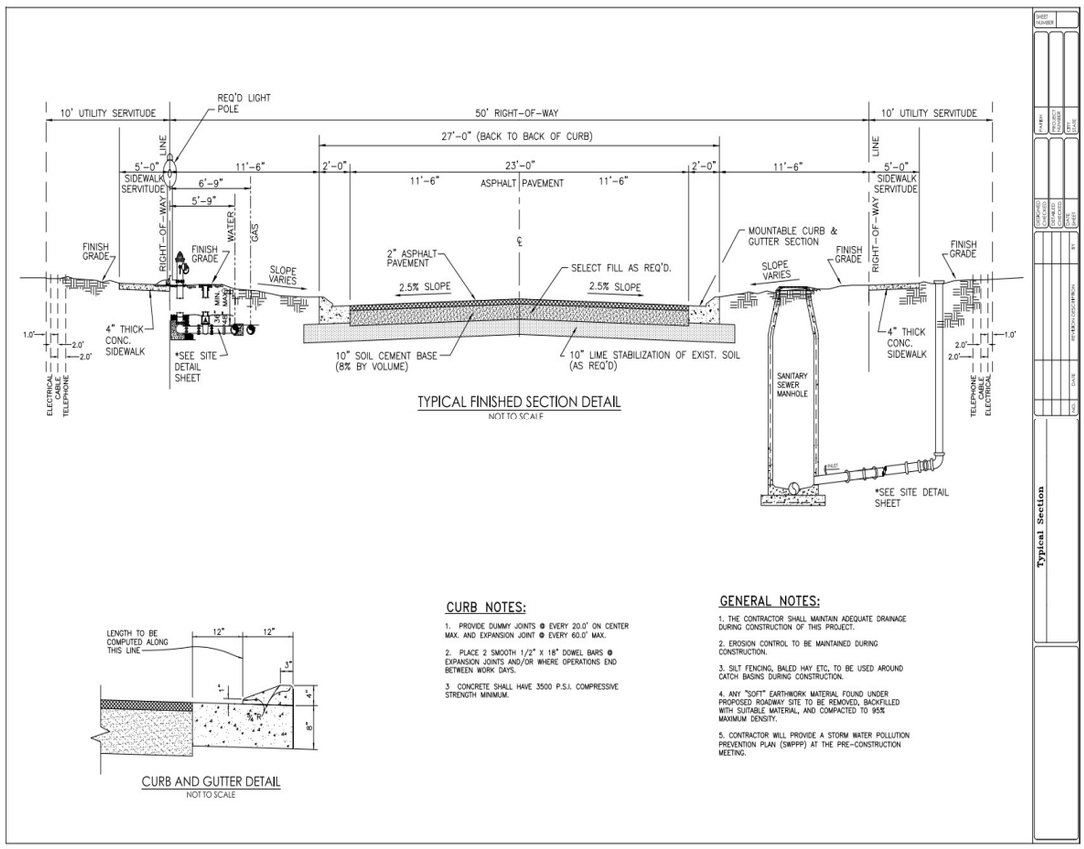
_____ 6. Where underground electrical utility service is provided for the subdivision, the following note shall be added to the title page and final plat:

> **The owner of each lot will furnish, and electric servitude form the source of supply to his meter location for receipt of electric service on the lot.**

_____ H. Bench Mark Data: Elevation and Source

_____ I. List of waivers and date of Council Approval

II. <u>TYPICAL SECTION SHEET:</u>



_____ **A.** **Name of subdivision and filing number**

_____ **B.** **Name of engineer, signature and seal**

_____ **C.** **Right of Way Requirements**

_____ **Alley – Minimum 20’**
_____ **Boulevards – Minimum of 100’**
_____ **Major Streets – Shall conform to widths required on the major plan**
_____ **Rural Roads (Open Ditch) – Minimum 60’**
_____ **Rural Roads (Curbs and Gutter) – Minimum 50’**
_____ **Streets (Other than major streets) – Minimum 50’**
_____ **Townhouse Driveway – Minimum 22’**
_____ **Campsite Streets – Minimum 60’**
_____ **T-Turnaround – 80’ by 20’**
_____ **Cul-de-sac (Turning circle) – Minimum 68’ outside radius**

_____ **D.** **Utility Space Allocation Plan**

_____ **E.** **Street Lights standards may be located on either side of street or in center of the median strip on boulevards as required by the illumination design. The street lighting layout must be approved by the Traffic Engineering Division.**

F. **Typical Cross Section**
_____ **1.** **Minimum cross slope = 0.025**
1/1 2 Residential — inside CSD

_____ **a. Twenty-seven foot back of curb to back of curb in a 50-foot right-of-way with 4 foot by 4 inch sidewalks in a 5 foot sidewalk servitude on each side**

_____ **b. Street sections (determined by Public Works based on Engineer's recommendation and results of soil analysis):**

_____ **1.** **2-inch asphaltic wearing surface on 10 10-inchil cement base or better.**

_____ **2.** **6 inches of concrete or 7 h inches of full depth asphalt.**

_____ **3.** **5 inches of concrete and I h inches of asphaltic wearing surface.**

_____ **4.** **Commercial and Industrial Streets:**
a. Inside CSD — 27 feet curb and gutter, 8-inch Portland cement concrete pavement
b. Outside CSD — 20 feet, 8-inch Portland cement concrete pavement

_____ **5.** **Boulevards — Minimum 25 feet lane width back-to-back of curb; minimum 30 feet center of neutral ground. See other items in this section for type of street construction.**

_____ **6.** **Alleys — 1 8 feet wide 6 inch Portland cement concrete pavement.**

_____ **7.** **Private Servitude of Access — Minimum 22 feet wide with adequate drainage and turnaround space, 6 inch Portland cement concrete pavement with I h asphaltic concrete wearing course.**

_____ **8.** **Campsite Streets — Minimum 20 feet width of 6 inch compacted gravel; minimum 24 feet width roadbed; graded to full 60 feet width.**

_____ **9.** **T-Turnaround — Minimum pavement size is 80 feet by 20 feet. The type of construction is same as adjacent street.**

_____ **10.** **Cul-de-sac (Turning circle) — Minimum inside turning radius of 35 feet, with curb and gutter pavement 24 feet from back to back of curbs.**

III. **<u>WATERSHED MAP</u>**

_____ **A.** **Name of subdivisions**

_____ **B.** **Name of engineer, signature and seal**

_____ **C.** **Onsite and offsite drainage areas**

_____ **D.** **Stormwater runoff "Q" CFS**

_____ **E.** **North point and scale**

IV. **<u>STORM DRAINAGE LAYOUT</u>**

_____ **A.** **Name of subdivisions**

_____ **B.** **Name of engineer, signature and seal**

_____ **C.** **Contours**

_____ **D.** **Servitudes: No combined servitudes. Label servitudes as either drainage, utility or sidewalk. A servitude (minimum 7 h feet) is required on the perimeter of the subdivision except where adequate adjacent servitudes or rights-of-way already exist. The width of the servitude shall be approved by Public Works.**

_____ E. **Lot numbers**

_____ F. **Drainage Areas (area, including offsite areas, and calculated flow should be given for each area). Sheet flow shall be accommodated of the site by use of swale ditches or pipe systems to intercept the sheet flow and direct it to the appropriate outfall. Provisions must be made to adequately take care of adjacent watershed areas. All drainage structures must be sufficient for the drainage of the adjacent watershed after complete development of the total area, and for future needs; however, the developer shall be required to dig or to open necessary drains only of sufficient depth to cover present drainage needs.**

_____ G. **Pipe sizes, lengths and type. Minimum pipe sizes shall be 15 inches (ASTM C-76, Class Il reinforced concrete with O-ring gasket joints). (Calculations must be submitted with plans).**

_____ H. **Inlet designations**

_____ 1. **Inlet spacing (maximum = 300 feet between inlets and between inlets and high points). Double inlets required at sags. Inlets should not be placed on or near property line.**

_____ J. **Water surface at outfalls**

_____ K. **Inundation elevation**

_____ L. **1 00 — year flood elevation**

_____ M. **Graphic Scale (l” = 100’)**

_____ N. **North arrow**

_____ O. **Adjacent properties**

_____ P. **Legend**

_____ Q. **Conflicts with sewers**

_____ R. **Provide catch basins for low areas behind curb**

_____ S. **Profiles of all streets and ditches. Where open ditches are used for drainage, the location, size and grade of all driveway culverts shall be shown.**

_____ T. **Storm Water Pollution Prevention Plan and Erosion and Sediment Control**

V. **<u>SANITARY SEWER LAYOUT</u>**

_____ A. **Name of subdivisions**

_____ B. **Name of engineer, signature and seal**

_____ C. **Contours**

_____ D. **Servitudes: No combined servitudes. Labels servitudes as either drainage, utility or sidewalks.**

_____ E. **Lot numbers**

_____ F. **Pipe sizes and grades (Minimum 0.47 and maximum 150 lots on an 8"**

_____ G. **Manhole designation, top elevation, and invert elevation for each manhole**

_____ H. **Wyes for each lot. No wyes to be stubbed out of manholes except for a manhole at the upstream end of the system. No double wyes.**

_____ I. **Manhole spacing 300+/- feet**

_____ J. **Graphic Scale (1 " – 100")**

_____ K. **North Arrow**

_____ L. **Note: "Minimum depth of house connections at the property line shall be 2.5 feet below the top of the curb. House connections from the main sewer to the property shall have a minimum slope of 1% and 2% where available depth permits. Service lines in servitudes must be extended to the edge of the servitude. For individual sanitary sewer service lines that cannot drain by gravity to the sanitary sewer collection system, either a lift station shall be required for that lot, or a note shall be required on the final plat which advises the future lot owner."**

_____ M. **Sketch showing location of sanitary sewer and service line in servitude.**

_____ N. **Identify adjacent properties**

_____ O. **Legend**

_____ P. **Location of pump station and force main, if applicable**

_____ Q. **Check for conflicts with storm drain lines system**

_____ R. **Calculations and/or documentation providing existing sanitary sewer system**
have adequate capacity for proposed subdivision.

_____ S. **Sewer plans submitted to State Board of Health. Provide copy of letter to State Board of Health**

VI. **<u>PLAN PROFILE SHEETS:</u>**

_____ A. **Subdivision, filing number and street name on each sheet**

_____ B. **Name of engineer, signature, and seal**

_____ C. **Graphic Scale (1" = 20', 1" – 2' profile)**

_____ D. **North Arrow**

_____ E. **Inlet and manhole designations (on both plan and profile)**

_____ F. **Identify type of street construction on each sheet (Plan only)**

_____ G. **Top curb and invert elevations of all inlets on plan**

_____ H. **Length, slope, and size of all sanitary sewer lines (on both plan and profile)**

_____ I. **Length, size, slope, and design flow on all storm drain pipes (on both plan and profile)**

_____ J. **Street grades (0.35% minimum)**

_____ K. **Existing ground in profile**

_____ L. **Hydraulic grade line. Show the slope; also the design water surface value at all manholes and inlets.**

_____ M. **Radius at intersections:**
Residential — 25' minimum
Commercial — 35' minimum
Industrial and major streets — 50' minimum

_____ N. **Curve data where required**

_____ O. **Lot numbers**

_____ P. **Driveway pipe sizes on plan (open ditch subdivisions). RCP required minimum 15". (Pipe shall extend 5 feet each way from edge of driveway.)**

_____ Q. **Sidewalks (4 inches thick x 4 feet wide — 5 feet sidewalk servitudes)**

_____ R. **Check for conflicts between newer and storm drain lines**

_____ S. **Street centerline elevation:**

1. **Major streets — At or above FIRM 100-year flood elevation or inundation, whichever is greater.**

2. **Other streets — No lower than 2 feet below FIRM 100-year flood elevation or I foot below record inundation, whichever is greater.**

3. **Streets in Flood Zone A — No offsite landfill material shall be used to elevate any street greater than 24 inches except pursuant to written authorization by the DPW Director**

VII. PUMP STATION DETAILS:

_____ A. **Subdivision name and filing number**

_____ B. **Name of engineer, signature and seal**

_____ C. **Design flow and total dynamic head (show calculations)**

_____ D. **Pump size and model number**

_____ E. **Motor size and speed**

_____ F. **Piping sizes**

_____ G. **Slab elevation**

_____ H. **Ground elevation**

_____ I. Top elevation

_____ J. Water well

1. Diameter
2. Invert
3. Invert of incoming pipes
4. Low water elevation
5. High water elevation

_____ K. Electrical supply

_____ L. Site Plan

VIII. <u>PRIVATE TREATMENT PLANT:</u>

_____ A. Subdivision name and filing number

_____ B. Name of engineer, signature and seal

_____ C. Design capacity (show calculations)

_____ D Dimensions of all tanks

_____ E. Map showing capacity designated to each area to be served by the plan

_____ F. Piping layout with sizes

_____ G. Blower house details

_____ H. Size of blowers and motors (show calculations)

_____ l. Pipe and valve diagram

_____ J. Slab elevation

_____ M. Wiring diagram

_____ N. Check discharge pipe to see if it is adequate for maximum pump station flow

_____ O. Site plan

_____ P. Plan submitted to State for approval

_____Q. Discharge permit applied for

_____R. Sewer plans submitted to State Board of Health (copy of letter submitted to us)

IX. <u>DRAINAGE DITCHES:</u>

_____ A. Subdivision name and filing number

_____ B. Name of engineer, signature and seal

_____ C. 4" Concrete liners shall be installed in curb and gutter subdivisions

and other areas designated by Department of Public Works and meeting DPW specifications when:

_____ 1. New drainage channels are constructed by the subdivider.

_____ 2. Subdivision includes existing drainage channels which originate within the limits of the subdivision.

_____ 3. If the new existing channel is a continuation of a lined channel immediately upstream from the subdivision

D. Profile

_____ 1. Natural ground

_____ 2. Bottom of ditch

_____ 3. Hydraulic grade line

_____ 4. Flow in ditch

_____ 5. Corrugated metal pipe (20' minimum) at discharge channel

E. Section

_____ 1. Bottom width

_____ 2. Side slopes-up to 6 feet, 2: l', 6 to 8 feet, 2-1/2: l ; over 8 feet, 3: l , unless otherwise determined by soil analysis

_____ B. Precast concrete deck with concrete piles and caps

_____ C. Elevation of lowest bridge deck member must clear the 100 Year Flood Elevation or Inundation, whichever is greater.

_____ D. Adequate bridge opening is required

XIV. <u>FIRE HYDRANT LOCATION:</u>
***-Submit plan to Chief of the Fire Department or his designated representative for review and written approval.**

XV. <u>MISCELLANEOUS:</u>

_____ A. At the entrance to any subdivision development with private improvements, a sign shall be placed stating the limits of public maintenance within the Development.

XVI. <u>MISCELLANEOUS:</u>

_____ A. DHH Signature

_____ B. If needed — Contractor for gas tie in — OQ Certified

_____ C. Signed Abnormal Pipeline Condition Brochure

_____ D. Signed OQ Certification Document

_____ E. Signed Cert. of Compliance Letter for S WPP and ESCP

_____ F. Proof of Plans from DEQ — permit # or letter from DEQ or Cert. Return Receipt (Notice of Intent)

XVII. <u>COMMENTS:</u>

_____

_____

_____

_____

_____

_____

_____

_____ 3. Design water depth

_____ 4. Top of ground

_____ 5. Top width

_____ 6. Location within servitude or right-of-way

_____ 7. Design flow

_____ 8. Show calculations

X. <u>SANITARY SEWER PROFILES:</u>

_____ A. Subdivision name and filing number

_____ B. Name of engineer, signature and seal

_____ C. Natural ground

_____ D. Size, length, and grade of all lines

_____ E. Manhole designation, stationing, and inverts

_____ F. Drop inlets if required (avoid when possible)

Xl. <u>STREET LIGHTING LAYOUT:</u>

Xll. SIGNING & TRAFFIC CONTROL PLAN:

_____ A. Street signs 2 DPW approved signs at all intersections and all private servitude drives serving more than 5 lots:

1. **North-South streets shall be called drives**
2. **East-West streets shall be called avenues**
3. **Boulevard streets shall be called boulevards**

_____ B. Traffic intersection control signs

_____ C. Traffic Engineer approval

XIII. <u>BRIDGE DETAIL SHEET (NO TIMBER BRIDGES):</u>

A. Cast-in-Place concrete deck with concrete piles and caps"

SECTION 2:

All Ordinances and parts of Ordinances in conflict herewith and the same are hereby Repealed.

All Ordinances not in conflict herewith and not affected by the amendment hereinabove set forth are hereby maintained in full force and effect as if re-enacted herein.

The Repeal of an Ordinance shall not affect any punishment or penalty incurred before the repeal took effect, or any suit, prosecution or proceedings pending at the time of the repeal, for an offense committed under the ordinance repealed.

SECTION 3: SEVERABILITY

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by any Court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrases, clauses, sentence, paragraph or section. If the provisions of this ordinance, or the application thereof to any person, fact, situation or circumstance are held invalid, the remainder of this ordinance and the application of such provisions to the other persons, facts, situations or circumstances, shall not be affected thereby.

SECTION 4: INVALIDATION

If any provision of this Ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions or applications of this ordinance which can be given effect without the invalid provisions or applications and, to that end, any and all provisions of this ordinance and applications thereof are declared to be severable.

This ordinance having been submitted to a vote, the vote thereon was as follows:

YEAS:	Collins, Dunn, Murphy, Vincent, Young
NAYS:	None
ABSENT:	None
ABSTAIN:	None

And the Ordinance was presented September 24, 2024, at the regular meeting of the Baker City Council held at the City Hall Building in Baker, Louisiana.

And the Ordinance was declared adopted on this, the 8th day of October 2024 at the regular meeting of the Baker City Council held at the Baker City Hall Building in Baker, Louisiana.

ATTEST:

/s/Angela Canady Wall, LCMC, Clerk of Council

/s/Darnell Waites, Mayor