

VILLAGE OF FOLSOM
STATE OF LOUISIANA

**ORDINANCE AMENDING CODE OF ORDINANCES
CHAPTER 18, PLANNING AND DEVELOPMENT REGULATIONS
ARTICLE A, SUBDIVISION REGULATIONS**

BE IT ORDAINED by the Board of Aldermen of the Village of Folsom, State of Louisiana that the Village of Folsom, Code of Ordinances, Chapter 18 "Planning and Development Regulations," Article A, "Subdivision Regulations," be amended as set forth below:

Note:

Existing language appears in standard font.
Proposed language appears in italics.

Section 18.2 "General Requirements and Minimum Standards of Design for the Subdivision of Land," paragraph (h) reads as follows:

(h) Whenever any stream or improved surface drainage course is located in an area that is being subdivided, the subdivider shall dedicate an adequate right of way along each side of the stream for the purpose of widening, deepening, sloping, improving or protecting the stream or for drainage maintenance. All surface drainage courses shall have a minimum right of way width of at least two to one (2:1) side slope, or side slopes having at least two feet of horizontal distance for each one foot of vertical drop.

Lots created along a drainage channel shall not encroach upon the drainage and easement or servitude of rights of way and all such easements, or servitudes shall be excluded from the lot area.

Section 18.2 "General Requirements and Minimum Standards of Design for the Subdivision of Land," paragraph (h) is proposed to read as follows:

(h) Whenever any stream or improved surface drainage course is located in an area that is being subdivided, the subdivider shall dedicate an adequate right of way along each side of the stream for the purpose of widening, deepening, sloping, improving or protecting the stream or for drainage maintenance. All surface drainage

courses shall have a minimum right of way width of at least two to one (2:1) side slope, or side slopes having at least two feet of horizontal distance for each one foot of vertical drop.

Lots created along a drainage channel shall not impede, obstruct, or retard the flow of natural drainage. Any easement or servitude required by the Village of Folsom for maintenance of the drainage channel shall be excluded from the calculation of minimum lot size.

Section 18.3 "Improvement Standards," paragraph (h) reads as follows:

(h) An adequate draining system including necessary open ditches, pipes, culverts, intersectional drains, drop inlets, etc., shall be provided for the proper drainage of all surface water. In the design of the drainage for the subdivision, provision should be made to adequately take care of adjacent property in the watershed areas after they have been developed. All drainage should 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. Drainage facilities shall be provided for a five year frequency storm.

Subdivider shall provide to the Town's Engineer sufficient design data to substantiate that the facilities shown on the plans will provide adequate drainage for a five year storm. This information shall include the entire watershed area, both on and off site.

Pipe used for subsurface drain shall be concrete conforming to ASTM Specifications for the type pipe used. Reinforced concrete pipe shall be used under roadways. Joints shall be rubber gaskets.

Culvert pipe used in open ditch construction, may be reinforced concrete or asphalt coated corrugated metal conforming to ASTM Specifications for the material used. Joints shall be rubber gaskets for concrete and bands for corrugated metal.

Surface drains:

(a) The grade for open ditch drainage shall be sufficiently designed to prevent ponding or stagnated water.

(b) All surface drainage ditches placed along-side streets shall be so graded as to prevent undermining of streets by drainage water.

(c) All surface drainage courses shall have a minimum of 2:1 side slope or slide slopes having at least two foot of horizontal distance for each one foot of vertical drop.

(d) Drains in ditches under driveways shall extend three feet beyond the top edge of the drive shoulder for each foot of elevation of the drive above the ditch bottom.

Section 18.3 "Improvement Standards," paragraph (h) is proposed to read as follows:

(h) An adequate draining system including necessary open ditches, pipes, culverts, intersectional drains, drop inlets, etc., shall be provided for the proper drainage of all surface water. In the design of the drainage for the subdivision, provision should be made to adequately take care of adjacent property in the watershed areas after they have been developed. All drainage should 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. Drainage facilities shall be provided for a five year frequency storm.

Subdivider shall provide to the Town's Engineer sufficient design data to substantiate that the facilities shown on the plans will provide adequate drainage for a five year storm. This information shall include the entire watershed area, both on and off site.

Pipe used for subsurface drain shall be concrete conforming to ASTM Specifications for the type pipe used. Reinforced concrete pipe shall be used under roadways. Joints shall be rubber gaskets.

Culvert pipe used in open ditch construction shall comply with State of Louisiana Department of Transportation and Development specifications, shall conform to ASTM specifications for the material used, and additional end treatments shall be of reinforced concrete.

Surface drains:

(a) The grade for open ditch drainage shall be sufficiently designed to prevent ponding or stagnated water.

(b) All surface drainage ditches placed alongside streets shall be so graded as to prevent undermining of streets by drainage water.

(c) All surface drainage courses shall have a minimum of 2:1 side slope or slide slopes having at least two foot of horizontal distance for each one foot of vertical drop.

(d) Drains in ditches under driveways shall extend three feet beyond the top edge of the drive shoulder for each foot of elevation of the drive above the ditch bottom.

Section 18.3 "Improvement Standards," paragraph (k) reads as follows:

(k) Permanent monuments consisting of a metal pipe three fourths inch in diameter and three feet long shall be set at all street corners, at all points where the street lines intersect the exterior boundaries of the subdivision, and at angle points and points of curve in each street. The top of the monuments shall be set flush with the finished grade. All survey work shall be done by a Registered Land Surveyor.

For all subdivisions of twenty five lots or more, a permanent bend mark shall be accessibly placed. The elevation of which shall be based on Mean Seal Level Datum as determined by the U. S. Geological Survey and accurately note on the subdivision plat. Such permanent bench marks shall be concrete with a minimum dimension of four inches square, three feet long, 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.

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

Section 18.3 "Improvement Standards," paragraph (k) is proposed to read as follows:

(k) Permanent monuments consisting of a metal pipe three fourths inch in diameter and three feet long shall be set at all street corners, at all points where the street lines intersect the exterior boundaries of the subdivision, and at angle points and points of curve in each street. The top of the monuments shall be set flush with the finished grade. All survey work shall be done by a Registered Land Surveyor.

For all subdivisions of twenty five lots or more, a permanent bench mark shall be accessibly placed in the subdivision. The elevation of the permanent bench mark so placed shall be based on Mean Sea Level Datum as determined by the U. S. Geological Survey and accurately noted on the subdivision plat. Such permanent bench marks shall be concrete with a minimum dimension of four inches square, three feet long, 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.

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

Section 18.4 "Supplemental Conditions," paragraph (d) reads as follows:

(d) Driveway culverts shall be sized by Town and shall be furnished and installed by the developer or lot owner.

Section 18.4 "Supplemental Conditions," paragraph (d) is proposed to read as follows:

(d) Driveway culverts shall be approved by the Village Engineer, based on an engineering plan for drainage, provided by the developer and other sources. Driveway culverts shall be a minimum diameter of fifteen inches (15") and provided by the developer or lot owner.

BE IT FURTHER ORDAINED that this ordinance shall take effect on and after its promulgation.

Folsom, Louisiana this 1 day of June, 1997.


MARSHALL BRUMFIELD, Alderman

Willie Richardson Jr.
WILLIE RICHARDSON, JR., Alderman

ELAINE RAINEY, Alderman

Approved:

VILLAGE OF FOLSOM

By: Darrell Magee
DARRELL MAGEE, Mayor

CERTIFICATE

I, Joyce Core, certify that the above and foregoing is a true and correct extract of the minutes of the regular session of the Village of Folsom held at the Town Hall in the Village of Folsom, Louisiana on the 12th day of May, 1997. Present: Darrell Magee, mayor, Marshall Brumfield, alderman, Willie Richardson, Jr., alderman; Elizabeth Rainey, alderman. All present voted yea and there were no nays.

Joyce Core
JOYCE CORE, Village Clerk

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VILLAGE OF FOLSOM
STATE OF LOUISIANA

**ORDINANCE AMENDING CODE OF ORDINANCES
CHAPTER 18, "PLANNING AND DEVELOPMENT REGULATIONS"
ARTICLE A, "SUBDIVISION REGULATIONS"**

BE IT ORDAINED by the Board of Aldermen of the Village of Folsom, State of Louisiana that the Village of Folsom, Code of Ordinances, Chapter 18 "Planning and Development Regulations," Article A "Subdivision Regulations," be amended as follows:

Paragraph (j) is added and shall read as follows:

"(j) Developers are required to set aside suitable sites for parks and playgrounds."

BE IT FURTHER ORDAINES that this ordinance shall take effect on and after its promulgation.

Said ordinance having been introduced on the 13th day of November, 2006, notice of public hearing having been published, said public hearing having been held on the 11th day of December, 2006, the title having been read and the ordinance considered, on motion duly made and seconded to adopt the ordinance, a record vote was taken and the following was had:

Yeas: Alderman George Garrett
Alderman Ronald Holliday
Alderman John Mathies

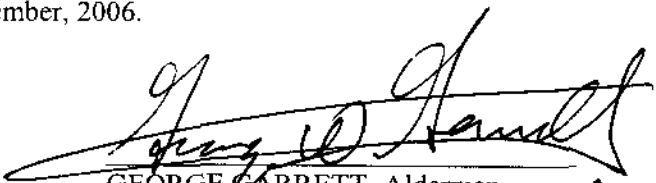
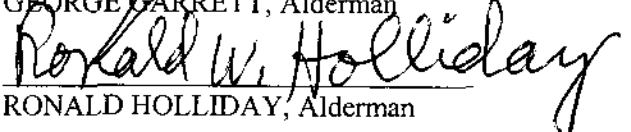
Nays: None

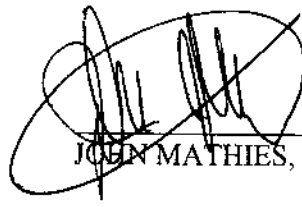
Abstentions: None

Absent: None

Whereupon, the Mayor declared the above ordinance duly adopted on the 11th day of December, 2006.

Folsom, Louisiana this 11th day of December, 2006.



GEORGE GARRETT, Alderman

RONALD HOLLIDAY, Alderman



JOHN MATHIES, Alderman


Approved:

VILLAGE OF FOLSOM

By: 
MARSHALL BRUMFIELD, Mayor

CERTIFICATE

I, Joyce Core, certify that the above and foregoing is a true and correct extract of the minutes of the regular session of the Village of Folsom held at the Town Hall in the Village of Folsom, Louisiana on the 11th day of December, 2006. Present: Marshall Brumfield, Mayor, George Garrett, Alderman, Ronald Holliday, Alderman, John Mathies, Alderman. All present voted yea and there were no nays.


JOYCE CORE, Municipal Clerk

VILLAGE OF FOLSOM
STATE OF LOUISIANA

AN ORDINANCE AMENDING CODE OF ORDINANCES
CHAPTER 18, ARTICLE A, SUBDIVISION REGULATIONS

BE IT ORDAINED by the Board of Aldermen of the Village of Folsom, State of Louisiana that the Village of Folsom, Code of Ordinances, Chapter 18, Article A, Subdivision Regulations be amended to add Section 18.7 as follows:

SECTION 18.7: MINIMUM ANNEXATION STANDARDS AND PROCEDURES

- a) **Review by Planning Commission:** A request for annexation of property into the corporate limits of Folsom will be reviewed by the Planning Commission before being forwarded, with a recommendation, to the Board of Aldermen.
- b) **Documentation to be Included with Request:** The request for annexation by the property owners or residents must be accompanied by the following information and documentation from those requesting annexation. (If the information is not complete, the Village may not be able to complete the annexation procedure.)
1. A signed petition for annexation which describes the annexation boundaries as a legal description along with the proper survey, plat, or map.
 2. The petition signed by at least 51% of the property owners of the property to be annexed, at least 51% of the registered voters in the area to be annexed, and signatures representing at least 25% of the assessed land value of the area to be annexed. Such signatures must be accompanied by the signees' physical and mailing address and the property assessment number of each parcel of land to be annexed.
 3. Such information and the petition should be submitted to the Village at least 14 days before the date of the Village of Folsom Planning Commission meeting.
 4. The property/owners and/or the Village Planning Commission must request that an appropriate zoning classification be assigned to all property being annexed at the time of such annexation.
- c) **Public Hearing to be Held:** The Planning Commission may only vote on a recommendation for annexation after a public hearing has been duly advertised and conducted. At least one advertisement in a newspaper of local circulation must be printed at least 2 days in advance of the public hearing before such hearing is held. The public should be invited to attend and to make comment. The Planning Commission may hold a second public hearing if needed.
- d) **Recommendation by the Planning Commission:** After the public hearing is held and all proper information submitted to the Village by the petitioners, the Planning

Commission shall vote to recommend or not recommend the annexation to the Village Board of Aldermen. A recommendation may be accompanied by conditions set forth by the Planning Commission. Such recommended conditions may include the need for the petitioners to make changes or upgrades to the streets and utilities in the annexed area before annexation can take place. All recommendations on the annexation shall be forwarded to the Board of Aldermen so that they may review the matter, which must be voted upon as an ordinance amending the corporate boundaries and the zoning map of record.

e) **Notices to the Public after Annexation:** If the annexation request is voted upon favorably by the Board of Aldermen and the annexation petition is approved by the Parish Assessor and Registrar of Voters, then the following parties (at a minimum) will be notified about the annexation:

- FIRE DEPARTMENT
- POLICE DEPARTMENT
- 911 COMMUNICATION DISTRICT
- ELECTRIC COMPANY PROVIDER
- GAS PROVIDER
- CABLE PROVIDER
- PHONE COMPANY
- PARISH SHERIFF'S OFFICE
- SCHOOL BOARD

BE IT ORDAINED that this ordinance shall take effect on and after its promulgation. Folsom, Louisiana this 14th day of August, 2000.

FOLSOM ZONING COMMISSION

Approved Denied
As per Planning Commission meeting
held May 11, 2000.

Willie Richardson, Jr., Alderman

Gerald Sambola, Alderman

David Pittman, Alderman

Approved:

Marshall Brumfield, Mayor

CERTIFICATE

I, Joyce Core, certify that the above and foregoing is a true and correct extract of the minutes of the regular meeting of the Village of Folsom held at Town Hall in the Village of Folsom, Louisiana on the 14th day of August, 2000

Joyce Core, Municipal Clerk