

ORDINANCE NO. 4719

AN ORDINANCE AMENDING CHAPTER 110 OF THE BOSSIER PARISH CODE OF ORDINANCES OF BOSSIER PARISH, LOUISIANA, "SUBDIVISIONS" TO ADD AND/OR AMEND CERTAIN SECTIONS OR SUBSECTIONS

BE IT ORDAINED by the Bossier Parish Police Jury in regular and legal session on this 17th day of April, 2019, that Chapter 110 "Subdivisions", of the Bossier Parish Code of Ordinances, be and is hereby amended to read as follows:

Section 110-93, be and is hereby amended to read as follows:

Section 110-93. Street Construction Requirements

The streets in all subdivisions, whether public or private, dedicated or not, must be constructed in strict compliance with the following requirements.

- (1) All roads must be graded to a subgrade width of 30 feet with a final compacted base width of 28 feet except residential streets (25 mph or less) which shall have a base width of 22 feet, with the proper slope of ditches in accordance with cross sections to be provided in drawings furnished by the developer and approved by the parish engineer. The proposed roadway in the Red River Flood Plain shall be finished with an overlay of hot mix asphalt meeting the State Department of Transportation and Development Specifications, and shall have not less than three and a half (3 ½) inches of compacted depth and 20 feet of roadway width, and a minimum 42.5-foot radius for cul-de-sac. The proposed roadway outside of this area shall have not less than two (2) inches of compacted depth and 20 feet of roadway width.
- (2) All asphalt pavements shall be designed by a licensed civil engineer. The design life shall be for fifteen years. The design will be based on the AASHTO design, with coefficients for the local area and a minimum structural number of 2.50. Design calculations including traffic assumptions shall be submitted to the parish engineer for approval. All streets will require proper design information including a soils investigation (One boring every 1,000 ft. of roadway, minimum of three (3) borings)(Roadway borings shall be six (6) feet in depth). All pavement shall consist of a subbase, a base, and a surface. The minimum subbase shall be twelve (12) inches of compacted A-1, A-2, A-3, or A-4 material. A-6 or A-7 materials used as a subbase shall be lime treated to obtain a Plasticity Index of 18 or less and compacted to ninety-five (95) percent of Standard Proctor ASTM D-698. The base shall consist of a minimum of ten (10) inches of crushed stone, or equal, over an approved engineering fabric, approved by the parish engineer. In place soil cement stabilization may be used outside of the Red River Flood Plain in lieu of stone base course twelve (12) inches in thickness. Soil tests must be run to determine percentages of cement content to be used, and results of the tests must be furnished to the parish engineer and approved before construction begins. The surface shall be a minimum of three and a half (3 ½) inches of hot mix for residential streets within the Red River Flood Plain and shall be a minimum of two (2) inches for areas not within the Red River Flood Plain. All costs for the design will be the responsibility of the developer.

The following shall be complied with:

- (1) The entire area indicated for public use shall be cleared and grubbed: all existing stumps, roots, brush, and any other unsatisfactory materials shall be removed for a minimum of depth of two (2) feet below the subgrade or natural ground, whichever is lower. In no case should cleared and grubbed material or any organic matter be buried under the proposed right of way.
- (2) The subbase shall be a minimum of twelve (12) inches of A-1, A-2, A-3, or A-4 material. A-6 or A-7 materials used as a subbase shall be lime treated to obtain a Plasticity Index of 18 or less and compacted to ninety-five (95) percent of Standard Proctor ASTM D-698. The subbase shall be inspected and tested prior to placement of base material.

(3) The base shall be a minimum of ten (10) inches of graded crushed stone or equal, compacted to ninety-five (95) percent Standard Proctor ASTM D-698 over an approved engineering fabric. The base shall be inspected and tested prior to placement of surface course.

(4) The asphalt surface course shall meet the Louisiana Department of Transportation and Development Standard Specification for Roads and Bridges (Section 501). The approved mix design shall be submitted and approved before construction begins.

(5) All materials and construction shall be in compliance with the Louisiana Department of Transportation and Development Standard Specifications for Roads and Bridges.

(6) All Drainage design shall be the responsibility of the developer. The minimum culvert size under a roadway shall be fifteen (15) inches in diameter and the minimum ditch shall be twenty-four (24) inches deep. Culverts must meet the LADOTD Specifications and be approved on the State QPL list. The parish engineer may approve exceptions if it is found to be necessary.

(7) After final dressing of the right of way, all disturbed areas shall be fertilized, seeded, and mulched with straw.

(8) All street name signs and traffic control signs shall be erected prior to request for acceptance.

(9) All street construction must be done by a competent bonded contractor who shall furnish an acceptable maintenance bond guaranteeing proper maintenance of the street/drainage for a period of two years from acceptance by the police jury. All construction work shall be done under the supervision of the parish engineer.

(10) The shoulders of all blacktopped streets shall be graveled six (6) inches in thickness and shall be maintained by the owner or developer for a period of two years from completion of such work. Culverts under blacktopped streets shall be covered to a depth of twelve (12) inches in the case of metal or plastic culverts and six (6) inches in the case of concrete culverts.

(11) No inverted roads shall be allowed within a subdivision.

(12) There shall be sidewalks provided on each side of all streets within a subdivision. The sidewalk area shall be at least six (6) feet in width and shall be provided on each side of all streets, avenues and boulevards. The sidewalk shall be four (4) feet wide.

Section 110-124, be and is hereby amended to read as follows:

Section 110-124. Rights-of-way for thoroughfares or main arteries

Rights-of-ways for thoroughfares or main arteries shall not be less than 60 feet wide and constructed with not less than a 30-foot crown width according to drawings and cross section as provided to the parish engineer and approved by the police jury. Such roads shall have a surfacing of Hot Mix Asphalt, and shall not be less than 28 feet wide and three and a half (3 1/2) inches of compacted depth within the Red River Flood Plain. The proposed roadway outside of this area shall have not less than two (2) inches of compacted depth and 20 feet of roadway width.

Section 110-129, be and is hereby amended to read as follows:

Section 110-129. Testing and certification of materials used.

- a) Any roads or streets constructed in the parish, which have the possibility of becoming a part of the parish road system, shall not only conform to the conditions set forth in Sections 110-121 - 110-127, but shall also be certified by an approved independent testing laboratory chosen by the police jury that any and all materials used in the construction of such roads or streets, whether the base crushed stone or soil cement,

and whether the surface is concrete paving or asphalt paving meets or exceeds the police jury regulations.

- b) It shall be the responsibility of the developer or his contractor to see that all materials are approved by the laboratory prior to being used in the construction of such roads or streets. Certified copies of the laboratory test results will be filed with the police jury immediately (24 hours) after the tests are conducted. Retests of the contractors work will be the responsibility of the developer/contractor and must be paid before final acceptance.

Section 110-130, be and is hereby amended to read as follows:

Section 110-130. Acceptance into parish road system; maintenance bond required.

(a) In order for all concrete paving and asphalt paving streets and roads to be accepted into the parish road system, the police jury shall require that a two-year maintenance bond on materials and workmanship be furnished, and that contractors furnish a certificate from approved testing laboratories certifying that construction meets parish specifications.

(b) The percentage of the maintenance bond to be furnished by the contractor for the two-year period shall be at the following rates:

(1) Twenty-Five Percent (25%) of the total cost of the contract for asphalt paved streets and roads.

(2) Ten Percent (10%) of the total cost of the contract for concrete paved streets and roads.

Section 110-228, be and is hereby amended to read as follows:

Section 110-228. Street construction requirements.

The streets in all subdivisions, whether public or private, dedicated or not, within the five mile radius of any incorporated town or village in the parish which has zoning regulations, must be constructed in strict compliance with the following requirements and must meet the standards of the town or village.

(1) All residential streets shall be constructed of concrete with an integral curb a minimum of six (6) inches thick and boulevards a minimum of eight (8) inches thick. The roadway width shall be a minimum of 25 feet, as measured from the back of curb to the back of curb, and laid on a subbase and or base of crushed concrete six (6) inches under residential streets and eight (8) inches under boulevards to be approved by the parish engineer or designated representative of the police jury. Residential streets may also be constructed of asphaltic concrete with three and a half (3 1/2) inches of hot mix asphalt in the Red River Flood Plain. Side streets (streets other than main thoroughfares or boulevards) shall have a minimum of two (2) inches of hot mix asphalt. Such streets shall have 30-inch wide concrete curb and gutters, constructed in a manner to provide a total roadway width of 25 feet. All construction plans and drawings, including drainage and street lighting, shall meet all parish code requirements and must be submitted to the parish engineer for his approval.

(a) As an exception to subsection (1) of this section, open ditch drainage will be permitted where each lot has an average width and length of 200 feet, and is no less than one acre in size.

(b) As an exception to subsection (1) of this section, open ditch drainage will be permitted where each lot has an average width of 125 feet, and is no less than one half acre in size when the subdivision is supported by community water and sewer services.

(c) As an exception to subsection (1) of this section, open ditch drainage will be permitted in the "Cypress and Black Bayou Reservoirs' Zoned Area" where each

lot has an average width of 125 feet, and is no less than three quarters of an acre in size when the subdivision is supported by only community water. The "Cypress and Black Bayou Reservoirs' Zoned Area" is defined as the area adjacent to and surrounding the Cypress and Black Bayou Reservoirs up to a distance of 800 feet from the 179.6-foot contour line on the Cypress Black Bayou Reservoir and from the 185.0-foot contour line on Black Bayou Reservoir. Individual sewer systems meeting all provisions of the State and Parish Health Code and the Bossier Parish Police Jury Code of Ordinances may be utilized within the "Zoned Area."

Right of ways shall meet the minimum requirement of 60 feet or more.

(2) See Section 110-126

(3) There shall be sidewalks provided on both sides of all streets in subdivisions with lots less than an average of 200 feet in width and length. The sidewalk area of at least six (6) feet in width shall be provided on each side of all streets, avenues, and boulevards. The sidewalks shall be four feet wide. Handicap ramps are required at all intersections, meeting ADA requirements.

(4) Cul-de-sac shall have a minimum radius of 42.5 feet, as measured from the back of curb to the center point. Cul-de-sac's shall be constructed of a minimum of six (6) inches of Portland Cement Concrete over six (6) inches of crushed stone.

Under Subsection 1(a) or 1(b)

(1) All roads must be graded to a subgrade width of 30 feet and a final compacted base width of 28 feet except residential streets (25 mph or less) which shall have a base width of 22 feet, with the proper slope of ditches in accordance with cross sections to be provided in drawings furnished by the developer and approved by the parish engineer. The proposed roadway shall be finished with an overlay of hot mix asphalt meeting the State Department of Transportation and Development Specifications, and shall have not less than three and a half (3 1/2) inches in the Red River Flood Plain and shall be a minimum of two (2) inches for areas outside the Red River Flood Plain or on side streets and 20 feet of roadway width, and a minimum 42.5 foot radius for cul-de-sac.

(2) All flexible pavements shall be designed by a licensed civil engineer. The design life shall be for fifteen years. The design will be based on the AASHTO design, with coefficients for the local area and a minimum structural number of 2.50. Design calculations including traffic assumptions shall be submitted to the parish engineer for approval. All streets will require proper design information including a soils investigation (One boring every 1,000 ft. of roadway, minimum of three (3) borings)(Roadway borings should be a minimum of six (6) feet in depth). All pavement shall consist of a subbase, a base, and a surface. The minimum subbase shall be eight (8) inches of compacted A-1, A-2, A-3, or A-4 material. A-6 or A-7 materials used as a subbase shall be lime treated to obtain a Plasticity Index of 18 or less and compacted to ninety-five (95) percent of Standard Proctor ASTM D-698. The base shall consist of a minimum of ten (10) inches of crushed stone, or equal, approved by the parish engineer. In place soil cement stabilization twelve (12) inches may be used in lieu of stone base course outside of the Red River Flood Plain. Soil tests must be run to determine percentages of cement content to be used, and results of the tests must be furnished to the parish engineer and approved before construction begins. The surface shall be a minimum of three and a half (3 1/2) inches of hot mix for residential streets and shall be a minimum of two (2) inches for side streets. All costs for the design will be the responsibility of the developer.

a) The following shall be complied with:

(1) The entire area indicated for public use shall be cleared and grubbed: all existing stumps, roots, brush, and any other unsatisfactory materials shall be removed for a minimum of depth of two (2) feet below the subgrade or natural ground, whichever is lower. In no case should cleared and grubbed material or any organic matter be buried under the proposed right of way.

(2) The subbase shall be a minimum of twelve (12) inches of A-1, A-2, A-3,

or A-4 material. A-6 or A-7 materials used as a subbase shall be lime treated to obtain a Plasticity Index of 18 or less and compacted to ninety-five (95) percent of Standard Proctor ASTM D-698. The subbase shall be inspected and tested prior to placement of base material.

(3) The base shall be a minimum of ten (10) inches of graded crushed stone or equal, compacted to ninety-five (95) percent Standard Proctor ASTM D-698 over an approved engineering fabric. The base shall be inspected and tested prior to placement of surface course.

(4) The asphalt surface course shall meet the Louisiana Department of Transportation and Development Standard Specification for Roads and Bridges (Section 501). The approved mix design shall be submitted and approved before construction begins.

(5) All materials and construction shall be in compliance with the Louisiana Department of Transportation and Development Standard Specifications for Roads and Bridges.

(6) All Drainage design shall be the responsibility of the developer. The minimum culvert size under a roadway shall be fifteen (15) inches in diameter and the minimum ditch shall be twenty-four (24) inches deep. Culverts must meet the LADOTD Specifications and be approved on the State QPL list. The parish engineer may approve exceptions if it is found to be necessary.

(7) After final dressing of the right of way, all disturbed areas shall be fertilized, seeded, and mulched with straw.

(8) All street name signs and traffic control signs shall be erected prior to request for acceptance.

(9) All street construction must be done by a competent bonded contractor who shall furnish an acceptable maintenance bond guaranteeing proper maintenance of the street/drainage for a period of two years from acceptance by the police jury. All construction work shall be done under the supervision of the parish engineer.

(10) The shoulders of all blacktopped streets shall be graveled six (6) inches in thickness and shall be maintained by the owner or developer for a period of two years from completion of such work. Culverts under blacktopped streets shall be covered to a depth of twelve (12) inches in the case of metal or plastic culverts and six (6) inches in the case of concrete culverts. A sidewalk area of at least six (6) feet in width shall be provided on each side of all streets, avenues, or boulevards. Sidewalks shall be four (4) feet wide.

(11) No inverted roads shall be allowed within a subdivision.

(12) If the asphaltic concrete street option is approved, all intersections and driveways shall be a minimum of six (6) inches of Portland Cement Concrete over six (6) inches of crushed stone for residential side streets and shall be a minimum of eight (8) inches of Portland Cement Concrete over eight (8) inches of crushed stone for boulevards and main thoroughfares.

The ordinance was offered by Ms. Bennett, seconded by Mr. Avery. Upon unanimous vote, it was duly adopted on this 17th day of April, 2019.

RACHEL D. HAUSER
PARISH SECRETARY

DOUG RIMMER, PRESIDENT
BOSSIER PARISH POLICE JURY