

2025-0293

**INTRODUCED BY: MATTHEW JEWELL, PARISH PRESIDENT
(DEPARTMENT OF PLANNING & ZONING)**

ORDINANCE NO. 25-10-8

An ordinance to amend the St. Charles Parish Code of Ordinances, Appendix C – St. Charles Parish Subdivision Regulations of 1981, Section II. Subdivision procedure., E. Preliminary Plat Requirements., item 3.e. and Section IV. Design standards., B. Sewerage Systems., 1. Design Criteria., to establish a waiver process for use of private sewer facilities.

WHEREAS, the St. Charles Parish Subdivision Regulations of 1981 establishes design requirements for sewer systems and review of sewer facilities for major subdivisions; and,

WHEREAS, the Subdivision Regulations do not address the use of private sewer systems which may be proposed for major subdivisions; and,

WHEREAS, the Parish hopes to affirm that sewer systems must be designed to connect to Parish facilities and establish a waiver process to utilize private systems if doing so is impractical.

THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:

SECTION I. The St. Charles Parish Code of Ordinances, Appendix C – St. Charles Parish Subdivision Regulations of 1981, Section II. Subdivision procedure., E. Preliminary Plat Requirements., 3. Preliminary Plat/Additional Submission Requirements., e. Sewer Impact Report, is amended as follows with deleted text in ~~strikethrough~~ and additional text in underline:

3. Preliminary Plat/Additional Submission Requirements.

- a. Drainage Impact Analysis. A Drainage Impact Analysis by a Civil Engineer registered with the State of Louisiana. The Drainage Impact Analysis shall be prepared pursuant to the guidelines specified in these regulations.
- b. Traffic Impact Analysis. A traffic impact analysis, including all required documentation, shall be submitted in accordance with the Parish Traffic Impact Policy.
- c. Storm Water Pollution Prevention Plan. A Stormwater Pollution Prevention Plan, including all required documentation, shall be submitted in accordance with Chapter 25—Stormwater Management and Erosion and Sedimentation Control.
- d. Drainage Impact Report. A technical report by a Civil Engineer registered with the State of Louisiana delineating how the proposed development will impact downstream drainage.
- e. Sewer Impact Report. A technical report by a Civil Engineer registered with the State of Louisiana detailing how the proposed sewer plan will integrate with the St. Charles Parish Master Sewage Plan. If the report details the use of privately maintained sewer systems a waiver is required as per 4. C of this section.
- f. Phasing document. When a preliminary plat shows a subdivision being completed in phases, the subdivider shall submit a document that outlines the proposed schedule for development.

SECTION II. The St. Charles Parish Code of Ordinances, Appendix C – St. Charles Parish Subdivision Regulations of 1981, Section IV. Design standards., B. Sewerage Systems., 1. Design Criteria., is amended as follows with deleted text in ~~strikethrough~~ and additional text in underline:

1. Design Criteria.

- a. Sewage Systems shall be designed to connect to Parish sewer. If it is impractical due to availability of service, Private sewer may be considered upon waiver request. Any such request requires both Planning Commission approval and a supporting resolution from the Parish Council.
- ~~ab.~~ The design population shall be based upon four (4) persons per residential lot or apartment unit.
- ~~bc.~~ Sewer collection lines shall be designed to carry a peak flow of three (3) times the average flow of one hundred (100) gallons per capita, per day, with minimum collector size to be eight (8) inches.
- ~~cd.~~ Sewer collection lines shall be designed to flow half full and have velocities of two (2) feet per second or have a minimum slope as

approved by the Louisiana Department of Health and Human Resources.

- de. Lift stations shall be designed with a minimum of two (2) pumps and each pump shall be capable of pumping three (3) times the average flow of one hundred (100) gallons per capita per day. All sewer lift stations shall be three (3) phase 230-volt design.
- ef. House connections shall be a minimum of six (6) inches in diameter and shall be installed by the developer from the collection line to the property line of each lot. Individual service lines sealed with a plug shall be provided for each lot located on the side of the street upon which the sewer main is located and a single line crossing the street with the use of a wye is permitted to service two lots. The minimum cover at the end of each sewer service line shall be thirty (30) inches with a maximum of forty-eight (48) inches above the edge of the roadway or top of curb where curbs are proposed (unless approved otherwise in writing on a case by case basis by the Director of Public Works/Wastewater to address special situations). "H/C" shall be stamped in curbs and sewermarkers (which shall be submitted to the Parish for review and approval) shall be placed 12 inches off the edge of roadways without curbs, and shall be located perpendicular to the lots sewer house connection in straight roadways and radial to the lots sewer house connection in curved roadways.
- fg. Subdivider shall provide a magnetic identification disk placed directly above each house connection which can be located with Parish-owned equipment. A 4" minimum diameter schedule 40 white PVC pipe shall be installed immediately in front of the house connection plug and shall extend no less than twenty-four (24) inches and no more than forty-eight (48) inches above the nearest edge of the roadway when curbs are not to be utilized or the nearest top of curb when curbs are to be constructed.
- gh. The developer shall forward the applicable state health permits to the St. Charles Parish Sewerage Department as required.
- hj. As-built drawings shall be presented upon completion of appropriate testing (as per subsection IV.B.3.a). The location of all house connections shall be noted on the as-built drawings using stationing measured from the center of sewer manhole covers.

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

YEAS: MOBLEY, FONSECA, WILSON, SKIBA, PILIE, O'DANIELS,
FISHER, DEBRULER
NAYS: NONE
ABSENT: COMARDELLE

And the ordinance was declared adopted this 6th day of October, 2025, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: Jelly Fonseca
SECRETARY: Michelle Dupont
DLVD/PARISH PRESIDENT: October 7, 2025
APPROVED : ✓ DISAPPROVED: _____

PARISH PRESIDENT: Math Jewell
RETD/SECRETARY: October 7, 2025
AT: 3:19pm RECD BY: [Signature]