AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, JANUARY 12, 2016
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

DRAFT

ROLL CALL

PUBLIC ANNOUNCEMENTS
- Phones and Pagers
- Appeals
- Speaker Cards
- Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal
- Please exit the building

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE DECEMBER 8, 2015 MINUTES

PUBLIC HEARINGS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

Entering Parish Right-of-Way (Center Bar Street), Ward 8, District 13
Request to enter Parish right-of-way for the purpose of gaining access to property

Entering Parish Right-of-Way (Orleans Avenue), Ward 4, District 10
Request to enter Parish right-of-way for the purpose of laying and connecting a sewer line

Entering Parish Right-of-Way (John T. Prats Road), Ward 10, District 6
Request to enter Parish right-of-way for the purpose of laying fiber optic cable

Entering Parish Right-of-Way (Coffee Street & Tammany Trace), Ward 4, District 10
Request to enter Parish right-of-way for the purpose of laying fiber optic cable

Entering Parish Right-of-Way (Desoto & 5th Streets), Ward 4, District 5
Request to enter Parish right-of-way for the purpose of laying fiber optic cable

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AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
JANUARY 12, 2016
MANDEVILLE, LOUISIANA

MINOR SUBDIVISIONS

2015-134-MSP
An 18.67 acre parcel into parcels A & B, Ward 1, District 3
Owner: Janice Accardo Surveyor: LS Land Surveying, L.L.C.

2015-135-MSP
Parcels A, B & C into parcels A-1, B-1, C-1, D-1 & E-1, Ward 1, District 4
Parish Council District Representative: Hon. Mike Lorino

2015-136-MSP
Lots 1A1 & 5 into lots 1A1-A & 1A1-B, Ward 4, District 5
Parish Council District Representative: Hon. Rykert Toledano

2015-137-MSP
An 11.571 acre parcel into parcels A1 & A2, Ward 3, District 5
Parish Council District Representative: Hon. Rykert Toledano

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

REV16-01-001
Revocation of a portion of “F” Street located in Alexiusville Subdivision, Ward 3, District 2
Applicant: Steve Baumgartner & John T.M. Baldwin Surveyor: Land Surveying, LLC
Parish Council District Representative: Hon. Dennis Sharp

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

2015-125-PP
Whispering Forest, Ward 1, District 3
Developer/Owner: Bob Hesson Engineer: Arrow Engineering
AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
JANUARY 12, 2016
MANDEVILLE, LOUISIANA

2015-126-PP
Guste Island, Parcel D-3, Ward 1, District 4
Parish Council District Representative: Hon. Mike Lorino

FINAL SUBDIVISION REVIEW

2015-98-FP
Wadsworth, Ward 4, Districts 5 & 7
Parish Council District Representative: Hon. Mike Lorino & Jacob Groby
(POSTPONED AT THE DECEMBER 8, 2015 MEETING)

PROPOSED AMENDMENTS TO ORDINANCE 499

An ordinance to amend the St. Tammany Parish Code of Ordinances, Appendix B, Chapter 40 of
Subdivision Regulatory Ordinance No. 499, Street Identification and Traffic Control Signs, in order to
incorporate updated standards.
(POSTPONED INDEFINITELY AT THE SEPTEMBER 8, 2015 MEETING)

OLD BUSINESS

Entering Parish Right-of-Way (19th Avenue), Ward 3, District 5
Request to enter Parish right-of-way for the purpose of gaining access to property
(Request for an extension of time to produce documentation)

NEW BUSINESS

ADJOURNMENT
PLANNING COMMISSION MINUTES
CALL TO ORDER

The regular meeting of the St. Tammany Parish Planning Commission was called to order by the Chairman, Dave Mannella.

ROLL CALL

Present: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis, Doherty, Drumm, Randolph

Absent: Richard

Staff Present: Lauren K. Davis, Mike Sevante, Ron Keller, Jay Watson, Holly Thomas

INVOCATION

The Invocation was presented by Mr. Randolph.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was presented by Mr. Davis.

APPROVAL OF THE NOVEMBER 10, 2015 MINUTES

Davis moved to approve, second by Matthews.

Yea: Cazaubon, Lorren, Richardson, Willie, Mannella, Matthews, Davis, Doherty, Drumm, Randolph

Nay: Richard

PUBLIC HEARINGS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

MINOR SUBDIVISIONS

2015-100-MSP

A 2.17 acre parcel into parcels A & B, Ward 8, District 11


Parish Council District Representative: Hon. Steve Stefancik
MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, DECEMBER 8, 2015
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis, Doherty, Drumm, Randolph

Cazaubon moved to approve, second by Willie.

Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis, Doherty, Drumm, Randolph

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis, Doherty, Drumm, Randolph

Nay:

Abstain:

PETITIONS/REQUESTS

A request to build on a buildable substandard lot of record, located in Town of Mandeville, Sq. 142-A, lot 54, Ward 4, District 10
Owner: Donald Scott

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Donald Scott, owner

Cazaubon moved to approve, second by Willie.

Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis, Doherty, Drumm, Randolph

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis, Doherty, Drumm, Randolph

Nay:

Abstain:

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

2015-93-TP
Doux Maison, Ward 5, District 6
Parish Council District Representative: Hon. Richard Tanner
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Sean Burkes/JV Burkes  
Opposition: none

Matthews moved to deny tentative approval, second by Davis.  
Yea: Cazaubon, Lorren, Richardson, Willie, Mannella, Matthews, Davis, Doherty, Drumm, Randolph  
Nay: Richard  
Abstain:

PRELIMINARY SUBDIVISION REVIEW

FINAL SUBDIVISION REVIEW

2015-94-FP  
Berkshire, Ward 8, District 9  
Developer/Owner: SJA Berkshire, LLC  
Engineer: JV Burkes & Associates, Inc.  
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne/Jones Fussell, Sean Burkes/JV Burkes  
Opposition: Rachelle Vieages/homeowner

Randolph moved to grant final approval, subject to developer providing recreational amenities 90 days from the plat filing, and including an extension to the performance obligation to 12 months. Second by Matthews.  
Yea: Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis, Doherty, Drumm, Randolph  
Nay:  
Abstain:

2015-96-FP  
Grand Oaks, Phase 2-B, Ward 1, District 1  
Developer/Owner: Trinity Developers, L.L.C.  
Engineer: Kelly McHugh & Associates, Inc.  
Parish Council District Representative: Hon. Marty Dean  
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne/Jones Fussell, Jay Ploue/developer  
Opposition: James Dunnavant, Timothy Pierre, John Ayme/homeowners

Lorren moved to grant final approval subject to the developer complying with all comments and no plats to be signed until all items are satisfactorily completed. Second by Randolph.
Yea: Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis, Doherty, Randolph
Nay: Drumm
Abstain:

2015-98-FP
Wadsworth, Ward 4, Districts 5 & 7
(This case was postponed indefinitely at the August 11, 2015 meeting. The developer now requests that the commission formally place this case back on the agenda for review and consideration.)

Richard made a motion to return this case to the agenda, second by Richardson.
Yea: Lorren, Richardson, Richard, Willie, Mannella, Davis, Doherty, Drumm, Randolph
Nay: Matthews
Abstain:
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Shelby LaSalle/developer
Opposition: Carlo Hernandez

Matthews moved to postpone this case until the January agenda, second by Doherty.
Yea: Lorren, Mannella, Matthews, Davis, Doherty, Drumm
Nay: Richardson, Richard, Willie, Randolph
Abstain:

PROPOSED AMENDMENTS TO ORDINANCE 499

Matthews made a motion to return the Ordinance 499/Sign Ordinance to the agenda for the January meeting. Second by Doherty.
Yea: Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis, Doherty, Drumm, Randolph
Nay:
Abstain:

OLD BUSINESS
MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, DECEMBER 8, 2015
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

NEW BUSINESS

Discussion was held about possible need for security at Planning and Zoning Commission as well as Board of Adjustment meetings. Commissioner Matthews will hold a committee meeting on this matter.

ADJOURNMENT

Mr. Dave Mannella
Chairman
ENTERING PARISH

RIGHTS-OF-WAY, SERVITUDE

AND/OR EASEMENTS
ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO.______

TITLE: A RESOLUTION AUTHORIZING JIMMY LAURENT D/B/A LAURENT CONSTRUCTION CO. TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING JIMMY LAURENT D/B/A LAURENT CONSTRUCTION CO.; P. O. BOX 273; LACOMBE, LA 70445; PERMISSION TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY PORTION OF CENTER (BAR) ST., BEVERLY HEIGHTS MANOR SUBDIVISION FOR THE PURPOSE OF GAINING ACCESS TO PROPERTY.

WARD 11 DISTRICT 13

NOW, THEREFORE, BE IT RESOLVED, by the St. Tammany Parish Planning Commission that it hereby grants permission to the aforementioned petitioner to enter Parish right-of-way for the aforementioned purposes, subject to the following conditions:

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.

2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and/or relocation of utilities currently located within Parish right-of-way.

3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. The drainage and road design with soil borings must meet the AGGREGATE road standards as established under the “Subdivision Regulatory Ordinance.” The Parish’s engineer may require additional off-site work to minimize the potential impact of the proposed construction with special emphasis regarding drainage. The plans must include sewerage and water systems, where applicable. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.

4. Any developer/applicant proposing to develop lots within a “dormant subdivision” or “subdivision of record” must submit for review and approval of the Parish Engineer a drainage plan that meets the detention requirements of Subdivision Regulatory Ordinance No. 499. Where applicable, such developer/applicant shall be entitled to claim a credit toward drainage impact fees due the Parish under the authority of the “St. Tammany Parish Drainage Impact Fee Ordinance” (Sec. 2-009.00 Part IV (B) (6) and, where applicable, shall be entitled to claim credit/reimbursement from any drainage impact fees that have been paid into the “Drainage Impact Fee Escrow Account” by the owner or owners of lots that are not owned by the developer/applicant but would be receiving the benefits of said storage requirements.
That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy, including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish takes over the maintenance.

That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.

That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.

That the petitioner post a Performance Obligation in the amount of $16,000 for a period of six (6) months.

That the petitioner agree to post a Warranty Obligation upon completion of the project.

That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the access by (an) individual(s) until the time that the access is upgraded to Parish standards and accepted into the Parish’s Selective Road Maintenance System.

That the petitioner and any assignees agree to provide maintenance for this access at his/her own expense until such time as the Parish agrees to accept this portion of right of way into the Parish’s Selective Road Maintenance System.

Petitioner acknowledges and accepts full responsibility for the installation and maintenance of drainage, specifically from the on-site mechanical sewerage treatment plants, on the public right of way he/she seeks permission to enter.

That the petitioner agrees to provide the Parish with the necessary drainage and utility servitude along the roadways being constructed.

That the petitioner shall submit a copy of the current owner’s deed.

That the petitioner shall produce proof that the right of way is dedicated to the Parish.

That the petitioner shall produce from the U.S. Army Corps of Engineers either: a written statement that the road is not in a wetland area, within the meaning of Section 404 of the Federal “Clean Water Act” or a Section 404 Permit under the Federal “Clean Water Act” authorizing the opening of the portion of the right of way in question.

That the petitioner shall submit a site plan of Petitioner’s property and the unopened right of way.
18. Permission is valid for the issuance of building permits according to current zoning only, issued to AS INDICATED ABOVE, WARD 8 DISTRICT 13.

19. That the petitioner must agree to participate in a front foot assessment in upgrading the road to a hard surface standard meeting Parish requirements, in the future.

20. That the petitioner submit as-built drawings certifying that road is constructed within the Parish right of way and that the sewer and water tie ins have been completed.

21. That the petitioner submit all documentation required within SIX (6) months from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission.

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY ___________, SECONDED BY ___________, A VOTE THEREON RESULTED IN THE FOLLOWING:

YEA:

NAY:

ABSTAIN:

ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 12th DAY OF JANUARY, 2016 AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

RON KELLER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION
ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. ______

TITLE: A RESOLUTION AUTHORIZING MAY INVESTMENTS, LLC TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING MAY INVESTMENTS, LLC, 56404-A FRANK PICHON RD., SLIDELL, LA 70458; PERMISSION TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE PORTION OF ORLEANS AVE. LOCATED WITHIN TOWN OF MANDEVILLE (UNINCORPORATED) BETWEEN COFFEE ST. & CARROLL ST. FOR THE PURPOSE OF LAYING AND CONNECTING A SEWER LINE.

WARD 4 DISTRICT 10

NOW, THEREFORE, BE IT RESOLVED, by the St. Tammany Parish Planning Commission that it hereby grants permission to the aforementioned petitioner to enter Parish right-of-way for the aforementioned purposes, subject to the following conditions:

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.

2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and/or relocation of utilities currently located within Parish right-of-way.

3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.

4. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish releases the Performance Obligation.

5. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right-of-way.

6. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.

7. That the petitioner post a Performance Letter of Credit in the amount of $3,500 for a period of six (6) months.
8. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the R.O.W. by (an) individual(s) until the time that the project is satisfactorily completed.

9. That the petitioner shall submit a copy of the current owner’s deed.

10. That the petitioner submit as-built drawings certifying that the sewer line is constructed in accordance with the approved drawing(s).

11. That the petitioner submit all documentation required within SIX (6) months from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be required to reapply for permission.

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY ___________ SECONDED BY ___________;

A VOTE THEREON RESULTED IN THE FOLLOWING:

YEA:
NAY:
ABSTAIN:
ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE ___TH DAY OF ___ 2016 AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

DAVID G. MANNELLA, CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

RON KELLER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION
REFERENCE SURVEYS:
2. Survey for Leonard Frosch & Bryan A. Frosch by Bruce H. Pope, III, Surveyor, dated December 5, 2005.

NOTE: No building permits shall be issued until each lot is provided with community sewerage & water facilities.

LEGEND

- = 1/2" iron pipe found
- = 5/8" iron rod found
- = 3/4" iron rod found
- = 1/2" iron rod set

NOTE: This property is located in Flood Zone C, per F.E.M.A. Map No. 222803 0355 C, dated April 2, 1991.

APPROVAL:
A RESUBDIVISION OF 60,104.6 SQUARE FEET INTO PARCELS A1, A2, A3, & A4, SQUARE 146, TOWN OF MANDELELLA, (OUTSIDE INCORPORATED AREA) LOCATED IN SECTION 49, TOWNSHIP 8 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

This property is located in Flood Zone C, per F.E.M.A. Map No. 222803 0355 C, dated April 2, 1991.

John G. Cummings and Associates
Professional Land Surveyors
503 N. Jefferson Avenue
 Covington, LA 70433

Rodney West

Enter Parish
ORLEANS Ave.
Sewer Line
for
Investments
sheet 2 of 2; 1/14/
ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO.______

TITLE: A RESOLUTION AUTHORIZING SOUTHERN LIGHT, LLC
to enter Parish right-of-way.

SUB-TITLE: A RESOLUTION GRANTING SOUTHERN LIGHT, LLC; 107
ST. FRANCIS ST., STE. 1800, MOBILE, AL 36602;
PERMISSION TO ENTER PARISH RIGHT-OF-WAY,
SPECIFICALLY JOHN T. PRATS ROAD FOR THE PURPOSE
OF LAYING FIBER OPTIC CABLES.

WARD 10    DISTRICT §

NOW, THEREFORE, BE IT RESOLVED, by the St. Tammany Parish Planning Commission
that it hereby grants permission to the aforementioned petitioner to enter Parish right-of-way for the
aforementioned purposes, subject to the following conditions:

1. That the improvements that will be undertaken will be at the sole expense of the
petitioner.

2. That the petitioner agrees to accept full responsibility, financial and all other, for the
damage and/or relocation of utilities currently located within Parish right-of-way.

3. That the petitioner shall submit plans prepared by a licensed engineer to the
Department of Engineering for review and approval. Upon approval of plans and specifications by
the Director of Engineering, the petitioner must notify the Department of Engineering prior to the
commencement of any activity.

4. That should the petitioner commence work thereon, petitioner by such act acquiesces
and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees
free and harmless from any liability or responsibility whatsoever in connection with the construction
of the project. Petitioner will provide copy of Liability Insurance Policy including the naming of
the Parish as an insured party. The insurance will remain in effect until the Parish releases the
Performance Obligation.

5. That nothing herein shall be construed as a revocation of the dedication of the
aforementioned right-of-way.

6. That no maintenance nor financial nor material nor assistance shall be provided by
the Parish for the project nor the maintenance thereof, except for the inspection of the plans and
specifications by the Department of Engineering to insure the construction complies with Parish
specifications.

7. That the petitioner post a Performance Letter of Credit in the amount of $1,000 for
a period of six (6) months.

8. That the petitioner and any assignees submit a Hold Harmless Agreement in
connection with the construction of the project and utilization of the R.O.W. by (an) individual (s)
until the time that the project is satisfactorily completed.
9. That the petitioner submit as-built drawings certifying that the fiber optic cables are constructed in accordance with the approved drawing(s).

10. That the petitioner submit all documentation required within SIX (6) months from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be required to reapply for permission.

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY ________________, SECONDED BY ________________; A VOTE THEREON RESULTED IN THE FOLLOWING:

YEA:

NAY:

ABSTAIN:

ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 12TH DAY OF JANUARY, 2016 AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

__________________________________
CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

__________________________________
RON KELLER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION
John T. Prats Rd.

Fiber Optic Installation

Plans for Proposed Project:

#75200 State Road 59 - Covington, LA

Project Location: Southem

December 11, 2015

Project Contact: Carolinas Swayer (251) 445-1658

Project Manager: Donald Cooper (251) 259-4155

Engineer: Borchison (251) 459-1705

Address:

Job Information

Vicinity Map
ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO._____

TITLE: A RESOLUTION AUTHORIZING SOUTHERN LIGHT, LLC TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING SOUTHERN LIGHT, LLC; 107 ST. FRANCIS ST., STE. 1800, MOBILE, AL 36602; PERMISSION TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY COFFEE ST. & TAMMANY TRACE FOR THE PURPOSE OF LAYING FIBER OPTIC CABLES.

WARD 4    DISTRICT 10

NOW, THEREFORE, BE IT RESOLVED, by the St. Tammany Parish Planning Commission that it hereby grants permission to the aforementioned petitioner to enter Parish right-of-way for the aforementioned purposes, subject to the following conditions:

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.

2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and/or relocation of utilities currently located within Parish right-of-way.

3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.

4. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish releases the Performance Obligation.

5. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right-of-way.

6. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.

7. That the petitioner post a Performance Letter of Credit in the amount of $7,500 for a period of six (6) months.

8. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the R.O.W. by (an) individual(s) until the time that the project is satisfactorily completed.
9. That the petitioner submit as-built drawings certifying that the fiber optic cables are constructed in accordance with the approved drawing(s).

10. That the petitioner submit all documentation required within SIX (6) months from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be required to reapply for permission.

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY ____________, SECONDED BY ____________: A VOTE THEREON RESULTED IN THE FOLLOWING:

YEA:

NAY:

ABSTAIN:

ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 12TH DAY OF JANUARY, 2016 AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

______________________________
CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

______________________________
RON KELLER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION
MANDEVILLE, LA
TAMMANY TRACE.
ALONG COFFEE ST CROSSING THE ST.
ST. TAMMANY PARISH PERMIT REQUEST
FOR PLACEMENT OF FIBER OPTIC CABLE
MANDEVILLE POLICE
ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO._____

TITLE: A RESOLUTION AUTHORIZING SOUTHERN LIGHT, LLC TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING SOUTHERN LIGHT, LLC; 107 ST. FRANCIS ST., STE. 1800, MOBILE, AL 36602; PERMISSION TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY DESOTO ST. & 5TH ST. FOR THE PURPOSE OF LAYING FIBER OPTIC CABLES.

WARD 4 DISTRICT 5

NOW, THEREFORE, BE IT RESOLVED, by the St. Tammany Parish Planning Commission that it hereby grants permission to the aforementioned petitioner to enter Parish right-of-way for the aforementioned purposes, subject to the following conditions:

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.

2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and/or relocation of utilities currently located within Parish right-of-way.

3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.

4. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish releases the Performance Obligation.

5. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right-of-way.

6. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.

7. That the petitioner post a Performance Letter of Credit in the amount of $2,500 for a period of six (6) months.

8. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the R.O.W. by (an) individual(s) until the time that the project is satisfactorily completed.
RESOLUTION P.C. NO. 
PAGE NO. 2 OF 2

9. That the petitioner submit as-built drawings certifying that the fiber optic cables are constructed in accordance with the approved drawing(s).

10. That the petitioner submit all documentation required within SIX (6) months from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be required to reapply for permission.

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY ____________, SECONDED BY ____________: A VOTE THEREON RESULTED IN THE FOLLOWING:

YEA:

NAY:

ABSTAIN:

ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 12TH DAY OF JANUARY, 2016 AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

______________________________
CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

______________________________
RON KELLER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION
MINOR

SUBDIVISIONS
MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of January 5, 2016)

CASE NO.: 2015-134-MSP

OWNER/DEVELOPER: Janice Accardo

ENGINEER/SURVEYOR: LS Land Surveying, L.L.C.

SECTION: 27 WARD: 1
TOWNSHIP: 6 South PARISH COUNCIL DISTRICT: 3
RANGE: 10 East

TYPE OF DEVELOPMENT: __ SUBURBAN (Residential acreage between 1-5 acres)
_x RURAL (Low density residential 5 acres or more)
___ OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: The property is located at the far northern end of Veronica Boulevard and north of U.S. Highway 190, west of Covington, Louisiana.

SURROUNDING LAND USES: North - low density residential
South - low density residential
East - low density residential
West - low density residential

TOTAL ACRES IN DEVELOPMENT: 18.67

NUMBER OF LOTS/PARCELS: 2 TYPICAL LOT SIZE: 9.33 acres

ZONING: A-1 Suburban

REASONS FOR PUBLIC HEARING: Both parcels do not have the required lot width.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create two parcels from one 18.67 acre parent parcel. Both parcels abut a public roadway (Veronica Boulevard) but only at the stub end of said road which only affords each parcel with approximately 20' of frontage. Parish code requires a 300' road frontage based on the A-1 Suburban zoning classification for this property.

However, based on the facts that the property will be resubdivided into parcels of nine (9) plus acres each with little chance of further development of the property unless the property were to be rezoned to a lesser density classification, the staff would not object to the commission approving this request subject to the granting of a waiver of the front footage requirement, which would require a 2/3rds majority vote of the full membership of the commission (8 members) in order to approve pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision Regulatory Ordinance No. 499.
Department of Engineering
None

Department of Environmental Services
None

Parcel A
9.34 ACRES

Parcel B
9.33 ACRES
MINOR SUBDIVISION STAFF ANALYSIS REPORT  
(As of January 5, 2016)

CASE NO.: 2015-135-MSP

OWNER/DEVELOPER: Katrinna Cherie


SECTION: 44  WARD: 1
TOWNSHIP: 7 South  PARISH COUNCIL DISTRICT: 4
RANGE: 10 East

TYPE OF DEVELOPMENT:  
x  SUBURBAN (Residential acreage between 1-5 acres)  
___ RURAL (Low density residential 5 acres or more)  
___ OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: The property is located on the southwest corner of LA Highway 1077 and Cousin Road, north of Madisonville, Louisiana.

SURROUNDING LAND USES:  
North - low density residential  
South - low density residential  
East - low density residential  
West - low density residential

TOTAL ACRES IN DEVELOPMENT: 9.896
NUMBER OF LOTS/PARCELS: 5  TYPICAL LOT SIZE: 1 - 4 acres

ZONING: A-3 Suburban Residential

REASONS FOR PUBLIC HEARING: One of the parcels is being accessed by a private drive.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create five (5) parcels from an existing 9.896 acre minor subdivision parcel. Of the five (5) parcels proposed, only one (1) parcel does not have public road frontage; therefore, since a private drive will provide access to only one (1) parcel, said drive is not required to be built to a parish standard pursuant to Section 40-045.01 Minimum Standards for a Private Drive, of Subdivision Regulatory Ordinance No. 499. Therefore, since the request complies with all code requirements, the staff has no objections to the proposed minor subdivision.

Department of Engineering

None

Department of Environmental Services

None
CALLS ALONG THE CENTERLINE OF A 20' RIGHT-OF-WAY LINE
BEARING

APPROVAL
AN AMENDED MINOR SUBDIVISION OF A 9.896 ACRE TRACT OF LAND BEING PARCELS A, B, C, INTO PARCELS A-I, B-I, C-I, D-I, E-I, LOCATED IN SECTION 44, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.


NOTES


SECRETARY/PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CHIEF OF THE PLANNING COMMISSION

APPROVAL

REVISION 02-24-2015

NOT: THIS PARCEL WAS FORMERLY A MINOR SUBDIVISION RECORDED UNDER MAP FILE NO 15448.

RECORD NO: 5349 E, RECORDED 02-24-2015.

REVIEWED 11-19-2015
MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of January 5, 2016)

CASE NO.: 2015-136-MSP

OWNER/DEVELOPER: N59 Ventures, L.L.C.


SECTION: 19	WARD: 4
TOWNSHIP: 7 South	PARISH COUNCIL DISTRICT: 5
RANGE: 12 East

TYPE OF DEVELOPMENT:  

SUBURBAN (Residential acreage between 1-5 acres)

RURAL (Low density residential 5 acres or more)

x OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: The property is located on the generally on the northeast corner of LA Highway 59 and E. Koop Drive, south of Abita Springs, Louisiana.

SURROUNDING LAND USES: North - commercial
South - commercial
East - undeveloped
West - commercial

TOTAL ACRES IN DEVELOPMENT:

NUMBER OF LOTS/PARCELS: 2 TYPICAL LOT SIZE: Varies

ZONING: HC-2 & 3 Highway Commercial

REASONS FOR PUBLIC HEARING: One of the parcels does not meet the acreage requirement of one (1) acre in size.

STAFF COMMENTARY:

*Department of Development - Planning*

The owner is proposing to reconfigure two (2) lots within an existing minor subdivision into an 8.747 and 0.679 acre lots. One of the proposed lots (1A1-B) does not meet the one acre minimum requirement for lot size; however the commission has approved at least two similar requests within this minor subdivision prior to the fact that this minor subdivision is a commercial development.

Therefore, if the commission decides to approve this request, a waiver of the regulations are required in order to approve this minor subdivision request relative to the lot size issue where a 2/3rds majority vote of the full membership of the commission (8 members) is needed in order to approve pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision Regulatory Ordinance No. 499.
Department of Engineering
None

Department of Environmental Services
None
MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of January 5, 2016)

CASE NO.: 2015-137-MSP

OWNER/DEVELOPER: Fritz Developers, L.L.C.


SECTION: 48
TOWNSHIP: 7 South
RANGE: 11 East

WARD: 3
PARISH COUNCIL DISTRICT: 5

TYPE OF DEVELOPMENT: 

- SUBURBAN (Residential acreage between 1-5 acres)
- RURAL (Low density residential 5 acres or more)
- OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: The property is located at the far western end of River Highlands Boulevard, west of U.S. Highway 190 and south of Covington, Louisiana.

SURROUNDING LAND USES: 

- North - commercial
- South - commercial
- East - commercial
- West - commercial

TOTAL ACRES IN DEVELOPMENT: 11.571

NUMBER OF LOTS/PARCELS: 2

TYPICAL LOT SIZE: 5 plus acres

ZONING: HC-3 Highway Commercial

REASONS FOR PUBLIC HEARING: One of the parcels is being accessed by a private drive.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create two (2) parcels from one parent parcel; and since a private drive will only access one of the parcels (A2) said drive is not required to be built to a parish standard pursuant to Section 40-045.01 Minimum Standards for a Private Drive, of Subdivision Regulatory Ordinance No. 499. Furthermore, since the request complies with all code requirements, the staff has no objections to the proposed minor subdivision.

Department of Engineering

None

Department of Environmental Services

None
NOTE: OWNER OR BUILDER RESPONSIBLE FOR OBTAINING SETBACKS IN höchst CONSTRUCTION SECTIONS.

1) PLAN OF RIVER HIGHLANDS PHASE 1
MAP FILE: M# 4052
DATE FILED: 12-07-05

2) SURVEY BY JOHN E. BONNEAU
DATED: JUNE 18, 1996
FILED DEED: M# 250977
MAP FILE: E# 2117
A SHOWING Fenced AREA OF SUBJECT PROPERTY
NORTH OF FRENCHMAN ST.

Note: I have consulted the Federal Insurance Administration
Flood Hazard Boundary Map and found the property
described
DENOTES 1/2" IRON PIPE TO BE SET
DENOTES 1/2" IRON PIPE AND UNLESS OTHERWISE NOTED

A Minor Subdivision of
AN 11.571 ACRE PARCEL OF GROUND SITUATED IN
SECTION 48 – TOWNSHIP 7 SOUTH – RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA
INTO
PARCEL A1 AND PARCEL A2
PINE GROVE MANOR

Professional Land Surveyors
Geodetic - Forensic - Consultants
228 W. Causeway Approach, Mandeville, LA 70448
(985) 624-5345 FAX (985) 624-5309
E-MAIL: info@brownsurveys.com

Copyright 2015 - Brown W. & Associates, Inc.
REVOCATION/CLOSINGS

REVIEW
CASE NO.: REV16-01-001

NAME OF STREET OR ROAD: “F” Street

NAME OF SUBDIVISION: Alexiusville

WARD: 3 PARISH COUNCIL DISTRICT: 2

PROPERTY LOCATION: The property is located in the Town of Alexiusville Subdivision, east of U.S. Highway 190, and south of Covington, Louisiana.

SURROUNDING ZONING: Commercial

PETITIONER/REPRESENTATIVE: Steve Baumgartner & John T.M. Baldwin

STAFF COMMENTARY:

Recommendation:

The staff has reviewed the applicant’s request and believes that the proposal is consistent relative to the Louisiana Revised Statutes governing the revocation of immovable property since the right-of-way does not appear to serve any public use or benefit, other than to the applicants themselves.

However, as of this writing, the applicant has not provided this office with the required notarized letters of no objection from the major utility companies servicing this area or certification from the surveyor relative to if any utilities are within the right-of-way of “F” Street; therefore, the staff recommends postponement of this case until said documentation or certification has been submitted and reviewed by staff.
*A Revocation of a Portion of "F" Street, Town of Alexiusville, St. Tammany Parish, La.

(Created Asphalt)

7th Street

(NOT CONSTRUCTED)

192.50' 20.0' 20.0'

Asphalt

3.0'.

Service Lines

Reference: A Survey Map by Gerald Fussel, Dated 7-25-74, #4467

Bearings shown were assumed and are for Reference only.

Building Setbacks must be verified prior to Construction.

This property is located in Flood Zone C, per FEMA Map No. 225205

*There is no evidence of any visible Utilities other than shown on Subject Street.

*Some items shown are not to Scale, dimensions shown prevail over scale.

"Baldwin Motors Inc."

518 N. Columbia Street, Covington, LA 70433
(985) 642-0771 office (985) 642-0759 fax

Revised: 12-15-15
SCALE 1"= 40'
DATE: 8-17-15
NUMBER: 17028

Keith M. Butler, III

PROFESSIONAL LAND SURVEYOR

STATE OF LOUISIANA

MAP PREPARED FOR

JOHN BALDWIN

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN A Portion of F Street, located in the Town of Alexiusville, St. Tammany Parish, Louisiana.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:18.

LEGEND:

- = Fnd. 1/2" Rebar
- = Set 1/2" Rebar
- = Fnd. Conc. Monument
- = Fnd. 1" Pipe
= Set Mag Nail
= Metal Post
= Service Pole
= Tree
= FENCE
PRELIMINARY

SUBDIVISION

REVIEW
PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT  
(As of January 5, 2016)

CASE NO.: 2015-125-PP

SUBDIVISION NAME: Whispering Forest

DEVELOPER: Mr. Robert W. Hesson, Jr.  
12090 Joiner-Wymer Road  
Covington, LA 70433

ENGINEER/SURVEYOR: Arrow Engineering & Consulting, Inc.

SECTION 33 WARD: 1  
TOWNSHIP 6 South PARISH COUNCIL DISTRICT: 3  
RANGE 10 East

TYPE OF DEVELOPMENT:  
\[ X \quad \text{URBAN (Residential lots less than 1 acre)} \]
\[ \quad \text{SUBURBAN (Residential lots between 1-5 acres)} \]
\[ \quad \text{RURAL (Residential Farm Tract lots 5 acres plus)} \]
\[ \quad \text{OTHER (Multi family, commercial or industrial)(PUD)} \]

GENERAL LOCATION: The property is located on the south side of Joiner Wymer Road, west of LA Highway 1077 and west of Covington, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 8.98

NUMBER OF LOTS: 13 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Community

ZONING: A-3

FLOOD ZONE DESIGNATION: “A”

TENTATIVE APPROVAL GRANTED: October 13, 2015

STAFF COMMENTARY:

Department of Engineering

1. The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site.
2. It is recommended that Preliminary submittal be approved subject to the following:

Sewer and Water

a. Plans and specifications for the construction of the project’s water distribution lines and sewage collection lines have not yet been approved by the Department of Health and Hospitals as required.

b. No work order will be issued until the submitted plans and specifications are approved by the DHH.

c. Provide Utility Company with a set of water and sewer plans.

d. Move the proposed fire hydrant to in front of lot #3 and add another fire hydrant near the cul-de-sac.

e. Sheet C-3 - the 8" tapping sleeve and 2" flush valve do not appear to be shown in the correct location. Revise.

3. A funded Maintenance Obligation in the amount of $10,000 is required in accordance with Subdivision Ordinance #499; Section 40.061.08 funded letters of credit for existing Parish roads to ensure the repair of any damage to the Parish roads resulting from construction in connection with the subdivision.

4. Mandatory Developmental fees will be required at Final Submittal in accordance with Ordinance No. 04-0990 since no public hearing was held prior to January 1, 2005.

Department of Development - Planning

None
Department of Engineering

1. The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site.
2. It is recommended that Preliminary submittal be approved subject to the following:

Sewer and Water

a. Plans and specifications for the construction of the project's water distribution lines and sewage collection lines have not yet been approved by the Department of Health and Hospitals as required.

b. No work order will be issued until the submitted plans and specifications are approved by the DHH.

3. A funded Maintenance Obligation in the amount of $10,000 is required in accordance with Subdivision Ordinance #499; Section 40.061.08 funded letters of credit for existing Parish roads to ensure the repair of any damage to the Parish roads resulting from construction in connection with the subdivision.

4. No Mandatory Developmental fees will be required at Final Submittal in accordance with Ordinance No. 04-0990 since a public hearing was held prior to January 1, 2005.

Department of Development - Planning

None
FINAL

SUBDIVISION

REVIEW
FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of January 5, 2016)

CASE NO.: 2015-98-FP

SUBDIVISION NAME: Wadsworth

DEVELOPER/OWNER: The Azby Fund & Wadsworth Estates, L.L.C.

ENGINEER/SURVEYOR: GEC, Inc./R. W. Krebs, L.L.C.

SECTION 33 WARD: 4
TOWNSHIP 7South PARISH COUNCIL DISTRICT: 5
RANGE 12East

TYPE OF DEVELOPMENT: ___ URBAN (Residential lots less than 1 acre)
___ SUBURBAN (Residential lots between 1-5 acres)
___ RURAL (Residential Farm Tract lots 5 acres plus)
X OTHER (Multi family, commercial or industrial)(PUD)

TOTAL ACRES IN DEVELOPMENT: 160.0587

NUMBER OF LOTS: 5 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: C

STAFF COMMENTARY:

Department of Engineering

1. Periodic inspections have been made by this office during construction and the final inspection was made on December 28, 2015. The inspection disclosed that the asphalt road is constructed, road shoulders need to be constructed, roadside ditches need to be regraded and sewer and water infrastructure needs to be completed.

2. Since the infrastructure has not been completed the developer is requesting that a Performance Obligation be established for a period of six (6) months covering the work required. See attached tabulation of items not completed.

3. Should the Planning Commission approve the request for final approval a Performance Obligation will be required for the infrastructure to be constructed.
4. The staff has reviewed the engineer’s calculations and agrees with the contents. It is recommended that a Performance Obligation be established in the amount of $183,000 for a period of six (6) months.

5. No Warranty Obligation is required at this time and will be established upon completion of the infrastructure.

6. No Mandatory Developmental Fees are required since a Public Hearing was held prior to January 1, 2005.

*Department of Development - Planning*

None
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<th>Unit</th>
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**Notes:**
- Items not completed by December 11, 2015.
- Costs include completion of existing ditches, clean and flush culverts.
PROPOSED AMENDMENTS
TO SUBDIVISION ORDINANCE
NUMBER 499
ST. TAMMANY PARISH COUNCIL
ORDINANCE

ORDINANCE CALENDAR NO:______ ORDINANCE COUNCIL SERIES NO:______

COUNCIL SPONSOR:__________ PROVIDED BY: DEVELOPMENT

INTRODUCED BY:__________ SECONDED BY:_____ 

ON THE ___DAY OF ________, 2016.

ORDINANCE TO AMEND AND REENACT THE ST. TAMMANY PARISH CODE OF ORDINANCES, APPENDIX “B”, CHAPTER-48 SUBDIVISION REGULATORY ORDINANCE NO. 499 SUPPLEMENTAL SECTION, “STREET IDENTIFICATION AND TRAFFIC CONTROL SIGNS” TO INCORPORATE UPDATED STANDARDS OUTLINED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) ROADSIDE DESIGN GUIDE.

WHEREAS, the St. Tammany Parish Government strives to establish development standards that comply with all applicable laws, regulations and best practices to ensure the safety and functionality of infrastructure in St. Tammany Parish; and

WHEREAS, the Federal Highway Administration Manual on Uniform Traffic Control Devices (“MUTCD”) outlines specific standards and guidelines related to street signage that are intended to improve visibility for all drivers, including emergency response vehicles; and

WHEREAS, the Association of State Highway and Transportation Officials (“AASHTO”) Roadside Design Guide addresses safety standards of street sign mounting poles; and

WHEREAS, St. Tammany Parish Government hereby wishes to updates its street sign regulations ordinance to apply these standards and guidelines on all public and private roadways in unincorporated St. Tammany Parish.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, that it amends and reenacts the St. Tammany Parish Code of Ordinances, Appendix “B”, Chapter-48 Subdivision Regulatory Ordinances No. 499 to state the following:

STREET NAME AND TRAFFIC CONTROL SIGNS

The intent of these provisions is to achieve the objectives of public safety and functionality of infrastructure parish-wide. Parish maintained traffic controls and signage will be updated in conformity with these regulations in accordance with a plan of the Parish Department of Public Works.

All privately maintained traffic controls and signage in Subdivisions, Planned Unit Developments (PUDs), and Traditional Neighborhood Developments (TNDs) receiving final subdivision approval prior to March 01, 2016, are generally exempt from the requirements of these regulations, except when and until the replacement of all traffic controls, signage and mounting poles within the development becomes necessary.

All owners of property who wish to develop new Subdivisions, PUDs, and TNDs within St. Tammany Parish shall install uniform street name signs, stop signs, and any other regulatory signage deemed necessary by St. Tammany Parish Government (the “Parish”) in accordance with the following specifications and the most current version of the Manual on Uniform
Traffic Control Devices (MUTCD), Association of State Highway and Transportation Officials (AASHTO) Roadside Design Guide, and Louisiana Law. In the event of a conflict, Parish specifications are to be followed.

All standards and guidelines shall be consistent with the most current version of the Manual of Uniform Traffic Control Devices (MUTCD), Association of State Highway and Transportation Officials (AASHTO) Roadside Design Guide, and Louisiana Law.

(A.) STOP Signs (R1-1)

STOP signs shall be an octagon with a white message and border on a red background. The standard size of the sign shall be thirty (30") inches by thirty (30") inches. Where greater emphasis or visibility is required, a larger size sign may be required.

At intersections where all approaches are controlled by STOP signs, an ALL WAY supplemental plaque shall be mounted below each stop sign. The ALL WAY plaque shall have a white legend and border on a red background and shall have a standard size of eighteen (18") inches by six (6") inches. The message shall state ALL WAY. Supplemental plaques with legends such as 2-WAY, 3-WAY, 4-WAY or other numbers of ways shall not be used with stop signs.

Specifications for STOP Signs:


For all other specification guidelines see section (M). Exhibit 1.

All mounting poles shall follow standards as specified in below under section (K).

(B.) Street Name Signs (D3-1)

Street Name signs should be erected in urban areas at all street intersections regardless of other route markings that may be present. In business or commercial areas and on principle arteries, Street Name signs should be placed at least on diagonally opposite corners. In residential areas, at least one Street Name sign should be installed at each intersection. Signs naming both streets should be installed at each intersection. They should be mounted with their faces parallel to the streets they name.

Street Name signs may also be placed above a regulatory or STOP or YIELD sign with no vertical separation.

The legend and background of the signs shall be contrasting colors. For roads that will be dedicated to and maintained by the Parish, and whose signs will be maintained by the Parish, the sign shall have white lettering (legend) on a blue background. For Street Name signs that will be privately maintained by the developer or homeowners’ association after final subdivision approval, the legend and background shall be contrasting colors, but may have an alternative background color. The only acceptable alternative background colors for Street Name signs other than blue shall be green, brown, or white. Regardless of whether green, blue, or brown is used as the background color for Street Name signs, the legend (and border, if used) shall be white. For Street Name signs that use a white background, the legend (and border, if used) shall be black.

Specifications for Street Name Signs:


For all other specification guidelines see section (M). Exhibit 1.

All mounting poles shall follow standards as specified in below under section (K).
(C.) **YIELD Signs (R1-2)**

The YIELD signs shall be a downward pointing equilateral triangle having a red border band and a white interior and the word yield in red inside the border band. The border band must be five (5") inches for the thirty-six (36") inch sign and six (6") inches for the forty-eight (48") inch sign.

YIELD signs may be used on a minor road at the entrance to an intersection where it is necessary to assign right-of-way to the major road, but where a STOP sign is not necessary at all times, and where the safe approach speed on the minor road exceeds ten (10) mile per hour.

YIELD signs shall be located in the same manner as a STOP sign.

Specifications for YIELD Signs:


For all other specification guidelines see section (M), Exhibit I.

All mounting poles shall follow standards as specified in below under section (K).

(D.) **Speed Limit Signs (R2-1)**

The Speed Limit signs shall display the limit established by law or by regulation. In accordance with the MUTCD, Section 5B.03.01, speed limits shown shall be in multiples of five (5) miles per hour.

Specifications for Speed Limit Signs:


For all other specification guidelines see section (M), Exhibit I.

All mounting poles shall follow standards as specified in below under section (K).

(E.) **No U-Turn Signs (R3-4)**

The No U-Turn sign is intended for use at or between intersections to indicate where U-turns are prohibited.

Specifications for No U-Turn Signs:


For all other specification guidelines see section (M), Exhibit I.

All mounting poles shall follow standards as specified in below under section (K).

(F.) **Do Not Enter Signs (R5-1):**

To prohibit traffic from entering a restricted road section, Do Not Enter signs should be conspicuously placed in the most appropriate position at the end of a One Way Roadway or Ramp. The signs shall be a thirty (30") inch white square on which is inscribed a twenty-nine (29") inch diameter red circle with a white band five (5") inches in width placed horizontally across the center of the circle.

Specifications for Do Not Enter Signs:

For all other specification guidelines see section (M). Exhibit 1.

All mounting poles shall follow standards as specified in below under section (K).

(G.) Wrong Way Signs (R5-1a):

Wrong Way signs may be used as a supplement to the Do Not Enter sign.

Specifications for WRONG WAY Signs:


For all other specification guidelines see section (M). Exhibit 1.

All mounting poles shall follow standards as specified in below under section (K).

(H.) ONE WAY Signs (R6-1 & R6-2):

ONE WAY signs shall be used when required to indicate streets or roadways upon which vehicular traffic is allowed to travel in a one way direction.

Specifications for ONE WAY Signs:


For all other specification guidelines see section (M). Exhibit 1.

All mounting poles shall follow standards as specified in below under section (K).

(I.) NO OUTLET Signs (W14-2):

NO OUTLET signs are intended for use to warn of a street or road which has no outlet and which terminates in a dead end or cul-de-sac. The color must be a black legend and border on a yellow background. For single-entrance subdivisions, the NO OUTLET sign is to be placed at the entrance to the subdivision only.

Specifications for NO OUTLET Signs:


For all other specification guidelines see section (M). Exhibit 1.

All mounting poles shall follow standards as specified in below under section (K).

(J.) End of Roadway Markers (OM4-1, OM3-L, OM3-R):

End of Roadway markers in conjunction with type III Object Markers are used to warn and alert road users of the end of a roadway in other than temporary traffic control zones. Type III Object Markers used on the right side of the end of road shall be right object markers (OM3-R). Type III Object Markers used on the left side of the end of road shall be left object markers (OM3-L). Where conditions warrant, more than one marker, or a larger marker with or without a Type III barricade may be used at the end of the roadway. Where barricades are required, they shall be built according to specifications set forth by the Department of Engineering.
Specifications for End of Roadway Markers (OM4-1):


For all other specification guidelines see section (M), Exhibit 1.

All mounting poles shall follow standards as specified in below under section (K).

(K) Mounting Poles:

The standard mounting pole on street signs maintained by the Parish shall comply with the following:

(a) U-Channel Standard: Hot rolled from high tensile steel galvanized with pre-punched holes three-eights (3/8") of an inch on one (1") inch centers. Height and placement location requirements shall be in accordance with the most current MUTCD guidelines.

(b) Signs with wood or specialty mounting poles or wood borders will not be accepted into the Parish Road Maintenance System.

(c) Signs with wood borders will not be accepted into the Parish Road Maintenance System.

Specialty mounting poles to be privately maintained must comply with the following:

(a) Specialty mounting poles are permitted as long as they meet the crashworthiness or breakaway requirements set forth in the most current AASHTO and MUTCD guidelines as certified by the developer’s engineer.

(L) Specialty Street Name Signs, Traffic Control Signs and Mounting Poles

1. New residential Subdivisions, Planned Unit Developments (PUDs), and Traditional Neighborhood Developments (TNDs) applying for Preliminary Subdivision Approval after March 01, 2016.

(a) The owner, developer, and/or contractor of a new residential Subdivision, PUD, or TND who upon completion of the development intends to dedicate the roads to the Parish for eventual acceptance into the Parish Road Maintenance System, shall be responsible for installing the installation of a uniform Street Name and Traffic Control signage, signage plan, including the associated mounting poles, in accordance with these regulations. A signage plan must be produced as part of the preliminary and final subdivision reviews plans and must be approved by the Department of Engineering. The signage plan shall include the GPS location of each Street Name and Traffic Control sign in the subdivision. The developer’s engineer must certify that the Street Name signs, Traffic Control signs, and associated mounting poles comply with the most current MUTCD and AASHTO guidelines, as well as Sections (A) through (K) listed above, before being accepted into the Parish Road Maintenance System.

(b) For residential Subdivisions, PUDs, and TNDs whose roads will be dedicated to the Parish for eventual acceptance into the Parish Road Maintenance System upon completion of the subdivision, but whose Street Name signs, Traffic Control signs, and associated mounting poles will be privately maintained by the developer, or homeowners’ association, or other stated owner, a signage plan must also be
produced as part of the preliminary and final subdivision reviews and must be approved by the Department of Engineering, but specialty mounting poles and sign borders are permitted as long as they meet the installation, crashworthiness and breakaway requirements set forth in the most current AASHTO and MUTCD guidelines as certified by the developer’s engineer. The signage plan shall include the GPS location of each Street Name sign or Traffic Control sign in the subdivision.

Any variance from the provisions of these regulations regarding sign size, mounting height or mounting placement must be approved by the Department of Engineering and will be granted only in the event that engineering judgment determines that a variance is warranted.

A specialty mounting pole is defined as any Street Name sign or Traffic Control sign mounting pole other than the U-channel Standard pole described in Section (K) above.

The material specification for the blades of the signs must be Type III – high intensity retroreflective, and any framing of the blade cannot alter the sign shape, minimum size, or color, or in any way obscure the blade of the sign, including its border. Privately maintained Street Name signs must also conform to one of the color schemes listed in Section (B) above.

In the event that any development elects to install and maintain more decorative signage, the responsibility for the ongoing maintenance must be clearly indicated on the final plats for that development.

All standards set forth in the most current MUTCD and AASHTO Roadside Design Guide must be met per federal law.

The developer, as part of the final subdivision approval, shall certify that all specialty mounting poles and their attendant Street Name or Traffic Control signs will be installed and maintained in perpetuity at the developer’s or homeowners’ association’s (or other stated owner’s) expense. Notwithstanding this certification, however, the Parish maintains the right to immediately replace any and all damaged or missing Street Name signs, Traffic Control signs, and/or specialty mounting poles with standard Parish signs and mounting poles described in Sections (A) through (K) above if the developer or homeowners’ association (or other stated owner) fails to repair or replace said Street Name sign, Traffic Control sign, and/or mounting pole and the Parish within 24-hours of the Parish receiving notification of the deficient condition. Furthermore, the Parish reserves the right to replace any privately maintained Street Name sign, Traffic Control sign, and/or mounting pole which poses any safety risk with standard Parish signs described in Sections (A) through (K). Under no circumstances will the Parish be responsible for installing, maintaining, or repairing specialty mounting poles. The Parish installed signs and mounting poles shall remain until replaced and returned to the Parish by the developer or homeowners association (or other stated owner).

A uniform signage plan must still be produced as part of the preliminary and final subdivision plans and must be approved by the Department of Engineering. The developer’s engineer shall certify that the Street Name signs and Traffic Control signs, as well as the associated mounting poles, comply with the most current version of the MUTCD, the AASHTO Roadside Design Guide, as well as Sections (A) through (K) listed above.
2. Residential Subdivisions, Planned Unit Developments (PUDs), and Traditional Neighborhood Developments (TNDs) having which have received Final Subdivision Approval prior to March 01, January 1, 2016.

The provisions of these regulations this ordinance shall not apply to residential Subdivisions, PUDs, and TNDs with privately maintained Street Name signs and Traffic Control signs which have received final subdivision approval prior to March 01, January 1, 2016. However, if the developer, or homeowners' association, or other stated owner of an existing subdivision plans to replace all Street Name signs, Traffic Control signs, and attendant mounting poles within the subdivision, a signage plan shall be submitted to the Parish by a professional engineer, and shall comply with the provisions of Section (L.)1.b) above.

If any development exempt under this section requests that the parish assume maintenance of signage, it must first bring all existing signage up to the new standards described in (L.1).

3. For subdivisions that will privately maintain Street Name signs and Traffic Control signs, the Developer shall include on the final subdivision plats an affirmative declaration that the Street Name signs and Traffic Control signs within the subdivision shall be privately maintained by the developer, homeowners association, or other owner for the subdivision as an affirmative obligation of that person or entity.

(M.) Additional Specifications Reference Guidelines:


American Association of State Highway and Transportation Officials (AASHTO).


3. New Traditional Neighborhood Developments (TNDs) and Planned Unit Developments (PUDs) applying for Preliminary Subdivision Approval on or after January 1, 2016

For new TNDs or PUDs whose roads will be dedicated to the Parish for eventual acceptance into the Parish Road Maintenance System upon completion of the TND or PUD, but whose Street Name signs, Traffic Control signs, and associated mounting poles will be privately maintained by the developer or homeowners' association, the developer's engineer shall submit a uniform signage plan described in Section (L)(1)(b) at the preliminary and final subdivision approval stages.

The developer's engineer shall certify that the Street Name signs and Traffic Control signs, as well as the associated mounting poles, comply with the most current version of the MUTCD, the AASHTO Roadside Design Guide, as well as Sections (A) through (K) listed above. Any variance from the provisions of this ordinance regarding sign size, mounting height or mounting placement must be approved by the Director of Engineering and will be granted only in the event that engineering judgment determines that a variance is warranted.

4. Traditional Neighborhood Developments (TNDs) and Planned Unit Developments (PUDs) which have received Final Subdivision Approval prior to January 1, 2016
The provisions of this ordinance shall not apply to TNDs and PUDs with privately maintained Street Name signs and Traffic Control signs which have received final subdivision approval prior to January 1, 2016. However, if the developer or homeowners' association of an existing TND or PUD plans to replace all Street Name signs, Traffic Control signs, and/or attendant mounting poles within the development, a signage plan shall be submitted by a professional engineer, and shall comply with the provisions of Section 1.1(b) above.

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STREET IDENTIFICATION AND TRAFFIC CONTROL SIGNS

All owners of property who wish to develop new subdivisions within St. Tammany Parish shall install Street identification signs, stop signs, and any other regulatory signage deemed necessary by the parish, in accordance with the following specifications:

(A.) Stop Signs

The stop sign shall be an octagon with a white message and border on a red background. The standard size of the sign shall be thirty (30") inches. Where greater emphasis or visibility is required, a larger size sign is recommended. On low-volume local streets and secondary roads with low approach, a twenty-four (24") inch size sign may be used.

At a multiple way stop intersection, a supplementary plate should be mounted below each stop sign. The supplementary plate shall have white letters on a red background and shall have a standard size of twelve (12") inches by six (6") inches. Secondary messages shall not be used on stop sign faces.

Specifications for Stop Signs:

- Size: standard 30" x 30"
- Material: Steel - 16-gauge minimum, 24" x 24" Aluminum .080 inches
- High intensity reflective sheeting shall be used on blanks. The legend shall be commensurate with size and be reflective. The border shall be one (1") inch and also reflective.

(B.) Street Identification Signs

Street name signs should be erected in urban areas at all street intersections regardless of other route markings that may be present, and should be erected in rural areas to identify roads not otherwise marked.

Lettering on street name signs should be at least four (4") inches in height. Supplementary lettering to indicate the type of street or section of the parish/city may be in smaller letters, but in any case, should be no less than two (2") inches in height.

The legend and background of the signs shall be contrasting colors and should have white lettering and border on a green background. In residential areas, at least one (1) sign should be mounted at every intersection.

Specifications for Street Identification Signs:

- Plates: Anodized aluminum, .080 in thickness, six (6") inches in height by (24", 30" or 36") in width, as necessary, with a 3/4" radius corner. The sign must also have thermosetting acrylic backed enamel, or reflective shooting finishes.
Lettering: standard alphabet—four (4") inches  
(prefix or suffix abbreviations)—two (2") inches  
(block numbering)—two (2") inch copy on top of suffix, when applicable  
Hardware: Smooth-surface die-cast aluminum, maintenance-free, with cadmium-plated-set screws.  

(C.) Yield Signs  
The yield sign shall be a downward-pointing equilateral triangle having a red border band and a white interior and the word yield in red inside the border band. The border band must be five (5") inches for the thirty-six (36") inch sign and six (6") inches for the forty-eight (48") sign.  
Yield signs may be used on a minor road at the entrance to an intersection where it is necessary to assign right-of-way to the major road, but where a stop sign is not necessary at all times, and where the safe approach speed on the minor road exceeds ten (10) mile per hour.  
Yield signs shall be located in the same manner as a stop sign.  
Specifications for Yield Signs:  
Size: standard—36" x 36" (size to be increased by 12"-inch increments only)  
Material: Steel—16 gauge  
Aluminum—.080 inch  
Reflective sheeting on 16"-gauge steel and high-intensity reflective on .080 aluminum.  

(D.) Speed Limit Signs  
The speed limit sign shall display the limit established by law or by regulation. The speed limits shown shall be in multiples of five (5) miles per hour.  
Specifications for Speed Limit Signs:  
Size: standard—24" x 36" (increase in size by 12" increments only) Steel—16 gauge (Reflective sheeting on 16"-gauge steel)  
Size of Subordinate Sign of Speed Regulation: Night Speed Signs—24" x 24"  
Minimum Speed Signs—24" x 30"  
Minimum-Maximum Speed Sign—24" x 48" Sign for Reduced Speed Ahead—24" x 30"  
Design specifications shall be the same as for speed limit signs.  

(E.) U-Turn Prohibitive Signs:  
The "no turn" sign is intended for use at or between intersections to indicate where U-turns are prohibited.  
Specifications for U-Turn Prohibitive Signs:  
Size: standard—Upper Signs: 24" x 24" Lower Signs: 24" x 18"  
Alternative Sign Standard—24" x 30"  
Reflective sheeting required.
(F.) — Do Not Enter Signs:

To prohibit traffic from entering a restricted road section, “Do Not Enter” signs should be conspicuously placed in the most appropriate position at the end of a “One Way Roadway” or “Ramp”. The signs shall be a thirty (30") inch white square on which is inscribed a twenty-nine (29") inch diameter red circle with a white band five (5") inches in width placed horizontally across the center of the circle.

Specifications for Do Not Enter Signs:

Size: standard — 30" x 24" (larger in increments of 6")
Steel — 16 gauge (reflective sheeting)

(G.) — Wrong-Way Signs:

Wrong-way signs may be used as a supplement to the “Do Not Enter” sign.

Specifications for Wrong-Way Signs:

Size: standard — 36" x 24"
Steel — 16 gauge (reflective sheeting)

(H.) — One Way Signs:

One way signs shall be used when required to indicate streets or roadways upon which vehicular traffic is allowed to travel in a one way direction. The sign shall be either:

(a.) — A white arrow right or left, on a black horizontal rectangle of a standard, with a minimum size of thirty-six (36") inches by twelve (12") inches with the words “one way only” centered within the arrow; or

(b.) — A vertical rectangle of a standard, with a minimum size of eighteen (18") inches by twenty-four (24") inches with black lettering and a right or left arrow on a white background.

(I.) — Dead End Signs:

Dead end signs are intended for use to warn of a street or road which has no outlet and which terminates in a dead end or cul-de-sac. Standard size signs shall be a minimum of thirty (30") inches by thirty (30") inches. The color must be a black legend and border on a yellow background.

(J.) — Dead End Warning Devices:

Where barriers are required, they shall be built according to specifications set forth by the Department of Public Works. The signs shall be marked with reflectorized sheet metal. Further, the signs shall be posted a sufficient advance distance to permit the vehicle operator to avoid the dead end by turning off, if possible, at the nearest intersecting street. In addition, standard hazard object markers shall be placed alongside of the street or road, to provide adequate warning that a dead end is being approached.

Specifications for Hazard Markers:

20 gauge steel back with a baked enamel finish. With stripes are to be bead reflectorized, with three (3") inch holes, one (1") inch from top to bottom.

Size: minimum — 4" x 24"
Markers shall be compatible for mounting on standard posts specified herein.

Standards:

(a) U-Channel Standard: Hot rolled from high tensile steel and finished with green-baked enamel or galvanizing pre-punched holes three-eights (3/8") of an inch on one (1") inch centers for a minimum of three (3') feet of installation non-driven channel standards.

(b) Galvanized Tubular Standards: (2) 3/80.0 steel tubing .080 wall with approximately two (2) one-pound per foot. Standard shall be embedded in fair ground to a minimum depth of three (3') feet.

REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective immediately upon adoption.

MOVED FOR ADOPTION BY: , SECONDED BY:

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS:
NAYS:
ABSTAIN:
ABSENT:

THIS ORDINANCE WAS DECLARED ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE _____ DAY OF ________ 2016; AND BECOMES ORDINANCE COUNCIL SERIES NO. 2016-________.

, COUNCIL CHAIRMAN

ATTEST:

THERESA FORD, COUNCIL CLERK
OLD BUSINESS
January 5, 2016

St. Tammany Parish Planning Commission
P.O. Box 628
Covington, LA 70434

Re: Enter Parish ROW - Res. No. 15-012
Specifically Unopened Portion of 19th Ave., Alexiusville S/D

Honorable Commissioners:

The above referenced resolution was adopted on February 10, 2015.

The resolution states that the petitioner must submit all documentation within six (6) months from the date of adoption.

The petitioner has not furnished all documentation required within the six (6) month period and is requesting an extension of time. See attached letter dated December 2, 2015.

Since the time has expired for the petitioner to furnish all documentation, the following action is required by the Planning Commission to allow the petitioner to proceed with project.

The Department of Engineering has no objection to the extension.

ACTION REQUIRED: Extend adoption date to 1/12/16 thereby extending the six (6) month submittal of documentation to 7/12/16 and the completion date to 1/12/18.

Sincerely,

Charles E. Williams, P.E.
Parish Engineer/Director of Engineering

Enclosure: 12/2/15 Letter

xc: Honorable Rykert Toledano  Mr. Jay Watson, P.E.  Mr. Earl J. Magner, P.E., P.L.S.
Ms. Leslie Long  Mr. Ron Keller  T. J. & C. Real Estate Holdings, LLC
December 2, 2015

Mr. Charles E. Williams, P.E.
St. Tammany Parish Government
Department of Engineering
P. O. Box 628
Covington, LA 70434

RE: Enter Parish Right of Way (Res No. 15-012)
Specifically Unopened Portion of 19th Avenue
Alexsville Subdivision
For the Purpose of Gaining Access to Property

Dear Mr. Williams:

I would like to request an extension of time for Resolution No. 15-012. If any further information is necessary, please let me know.

Sincerely,

[Signature]

Eddie J. Tourelle
T. J. & C Real Estate Holdings, LLC
995 N. Hwy. 190
Covington, LA 70433