

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00 P.M. - TUESDAY, SEPTEMBER 8, 2015**  
**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 AUGUST 11, 2015 MINUTES**

**PUBLIC HEARINGS**

**CONSENT CALENDAR**

Any items not pulled from the consent calendar are automatically dispensed by vote as approved and/or as per staff comments. Items pulled from the consent calendar shall be discussed and voted upon individually.

**ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS**

Entering Parish Right-of-Way (Henrietta Street), Ward 4, District 5

Request to enter Parish right-of-way for the purpose of laying and connecting sewer and water lines

Debtor: Relo DG, L.L.C. Parish Council District Representative: Hon. Marty Gould

**(POSTPONED AT THE AUGUST 11, 2015 MEETING)**

Entering Parish Right-of-Way (Compass Way North), Ward 4, District 5

Request to enter Parish right-of-way for the purpose of making roadway improvements

Debtor: MECO (Mike Heck) Parish Council District Representative: Hon. Marty Gould

Entering Parish Right-of-Way (Madison Avenue), Ward 1, District 1

Request to enter Parish right-of-way for the purpose of gaining access to property

Debtor: Teodosio & Christine Aparicio Parish Council District Representative: Hon. Marty Dean

**AGENDA  
ST. TAMMANY PARISH PLANNING COMMISSION  
SEPTEMBER 8, 2015  
MANDEVILLE, LOUISIANA**

**MINOR SUBDIVISIONS**

**MS15-08-039**

A 2.475 acre parcel into parcels 1 & 2, Ward 6, District 6  
Owner: Barry Pichon Surveyor: J.V. Burkes & Associates, Inc.  
Parish Council District Representative: Hon. Richard Tanner

[-----**(End of Consent Calendar)**-----]

**PETITIONS/REQUESTS  
ENTERING THE TAMMANY TRACE**

**REVOCATION/CLOSINGS REVIEW**

**REV15-07-001**

Revocation of a portion of South Azalea Drive, Flowers Estates Subdivision, Ward 1, District 1  
Applicant: Viola Living Trust & Terry and Gary O'Brien Surveyor: John G. Cummings & Associates  
Parish Council District Representative: Hon. Marty Dean  
**(POSTPONED AT THE AUGUST 11, 2015 MEETING)**

**RESUBDIVISION REVIEW**

**DORMANT SUBDIVISION REVIEW**

**TENTATIVE SUBDIVISION REVIEW**

**PRELIMINARY SUBDIVISION REVIEW**

**SD15-07-003P**

Wingfield, Ward 1, District 3  
Developer/Owner: Robert Bruno Engineer: Arrow Engineering & Consulting  
Parish Council District Representative: Hon. James "Red" Thompson

**FINAL SUBDIVISION REVIEW**

**SD06-06-018F1A**

Countryside, Phase 1A, Ward 1, District 3  
Developer/Owner: Abita Equities, L.L.C. Engineer: Arrow Engineering & Consulting  
Parish Council District Representative: Hon. James "Red" Thompson

**SD05-08-021-1A5**

Terra Bella, Phase 1A-5, Ward 1, District 1  
Developer/Owner: Terra Bella Group, L.L.C. Engineer: Kelly McHugh & Associates, Inc.  
Parish Council District Representative: Hon. Marty Dean

**AGENDA  
ST. TAMMANY PARISH PLANNING COMMISSION  
SEPTEMBER 8, 2015  
MANDEVILLE, LOUISIANA**

**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. *(Department of Engineering to discuss)*  
**(POSTPONED AT THE AUGUST 11, 2015 MEETING)**

**OLD BUSINESS**

**SD13-06-002**

Audubon Oaks, Ward 3, District 5

Developer/Owner: Step Three Investments                      Engineer: McLin & Associates, Inc.

Parish Council District Representative: Hon. Marty Gould

*(Request by developer to change the name of the subdivision to "Audubon Trail")*

**NEW BUSINESS**

**ADJOURNMENT**

PLANNING  
COMMISSION  
MINUTES

# DRAFT

**MINUTES OF THE  
ST. TAMMANY PARISH PLANNING COMMISSION MEETING  
6:00 P.M. - TUESDAY, AUGUST 11, 2015  
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

**Note: Audio and video tapes of this meeting, produced by Parish employees, are considered part of these minutes. Should any action reflected in these written minutes be in conflict with said tapes, the audio/video tapes shall supercede the written 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:** Lorren, Richardson, Richard, Willie, Davis, Mannella, Doherty, Drumm, Randolph, Cazaubon, Matthews

**Absent:**

**Staff Present:** Paul Carroll, Raima Tobler, Mike Servante, Ron Keller, Jay Watson, Donna O'Dell

## **INVOCATION**

The Invocation was presented by Mr. Randolph.

## **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was presented by Mr. Richard.

## **APPROVAL OF THE July 9, 2015 MINUTES**

**Drumm moved to approve, second by Doherty.**

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

**Nay:**

**Abstain:**

## **CONSENT CALENDAR**

Any items not pulled from the consent calendar are automatically dispensed by vote as approved and/or as per staff comments. Items pulled from the consent calendar shall be discussed and voted upon individually.

**Matthews moved to pull all items from the Consent Calendar, second by Davis.**

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

**Nay:** Willie

**Abstain:**

**MINUTES OF THE  
ST. TAMMANY PARISH PLANNING COMMISSION MEETING  
6:00 P.M. - TUESDAY, AUGUST 11, 2015  
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

**ENTERING PARISH RIGHTS-OF-WAY, SERVIDITUDES, EASEMENTS**

Entering Parish Right-of-Way (Oak Harbor, Landmark & Marina Drives), Ward 9, District 12  
Request to enter Parish right-of-way for the purpose of laying fiber optic cable  
Debtor: Hunt Telecom Parish Council District Representative: Hon. Jerry Binder

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Opposition: none

**Cazaubon moved to approve, second by Willie.**

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

**Nay: Doherty, Matthews**

**Abstain:**

Entering Parish Right-of-Way (Ochsner Boulevard), Ward 1, District 1  
Request to enter Parish right-of-way for the purpose of laying fiber optic cable  
Debtor: Hunt Telecom 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: Opposition: none

**Cazaubon moved to approve, second by Willie.**

**Yea: Lorren, Richardson, Richard, Willie, Davis, Mannella, Randolph, Cazaubon,**

**Nay: Doherty, Matthews, Drumm**

**Abstain:**

Entering Parish Right-of-Way (Henrietta Street), Ward 4, District 5  
Request to enter Parish right-of-way for the purpose of laying and connecting sewer and water lines  
Debtor: Relo DG, L.L.C. Parish Council District Representative: Hon. Marty Gould

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Andrew Klein Opposition: Stanley LaGrange, Victoria Warren, Don E. Elber, Marilyn LaGrange

**Matthews moved to postpone, second by Davis.**

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

**Nay:**

**Abstain:**

**MINUTES OF THE  
ST. TAMMANY PARISH PLANNING COMMISSION MEETING  
6:00 P.M. - TUESDAY, AUGUST 11, 2015  
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

**MINOR SUBDIVISIONS**

**MS15-07-030**

Lot 1-R1 into lots 1-R1-A, 4-R, BA-1 and 5, Ward 9, District 14  
Owner: Rotolo Consultants, Inc. Surveyor: Kelly McHugh & Associates  
Parish Council District Representative: Hon. T.J. Smith

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen Opposition:

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

**MS15-07-031**

Lots 1A and 3A into lots 1A1 and 1A2, Ward 4, District 5  
Owner: N59 Ventures, L.L.C. Surveyor: Randall W. Brown & Associates  
Parish Council District Representative: Hon. Marty Gould

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Mike Saucier Opposition:

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

[------(End of Consent Calendar)-----]

**PETITIONS/REQUESTS**

**ENTERING THE TAMMANY TRACE**

**REVOCAATION/CLOSINGS REVIEW**

**REV15-07-001**

Revocation of a portion of South Azalea Drive, Flowers Estates Subdivision, Ward 1, District 1  
Applicant: Viola Living Trust & Terry and Gary O'Brien Surveyor: John G. Cummings & Associates  
Parish Council District Representative: Hon. Marty Dean  
**(POSTPONED AT THE JULY 14, 2015 MEETING)**



**MINUTES OF THE  
ST. TAMMANY PARISH PLANNING COMMISSION MEETING  
6:00 P.M. - TUESDAY, AUGUST 11, 2015  
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

**Cazaubon, Matthews**

**Nay:**

**Abstain:**

**SD04-02-007F4**

Natchez Trace, Phase 4, Ward 1, District 1

Developer/Owner: Lonesome Development 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: Jeff Schoen Opposition:

**Davis moved to approve, second by Matthews.**

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

**Nay:**

**Abstain:**

**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.

*(Department of Engineering to discuss)*

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Carlo Hernandez Opposition:

**Matthews moved to postpone, second by Doherty.**

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

**Nay:**

**Abstain:**

**OLD BUSINESS**

**SD14-05-004P**

The Estates at Watercross, Ward 1, District 1

Developer/Owner: All State Financial Company Engineer: Duplantis Design Group, P.C.

Parish Council District Representative: Hon. Marty Dean

*(Request by developer to have the drainage fee recalculated)*

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne Opposition:



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ST. TAMMANY PARISH PLANNING COMMISSION MEETING  
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**Nay: Lorren, Richardson, Richard, Willie, Drumm, Randolph, Cazaubon, Mannella**

**Abstain:**

**Cazaubon moved to approve, second by Randolph.**

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

**Nay: Matthews, Doherty**

**Abstain:**

**NEW BUSINESS**

**ADJOURNMENT**

(CONSENT CALENDAR)  
ENTERING PARISH  
RIGHTS-OF-WAY, SERVITUDES  
AND/OR EASEMENTS

*Draft Date 8/11/15*  
*Revised 9/8/15*

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. 15-\_\_\_\_\_

**TITLE: A RESOLUTION AUTHORIZING MANDEVILLE RELO DG,  
LLC TO ENTER PARISH RIGHT-OF-WAY.**

**SUB-TITLE: A RESOLUTION GRANTING MANDEVILLE RELO DG,  
LLC., 129 RUE CHARTRES, NEW ORLEANS, LA 70130;  
PERMISSION TO ENTER PARISH RIGHT-OF-WAY,  
SPECIFICALLY THE PORTION OF HENRIETTA ST. R.O.W.  
LOCATED WITHIN TOWN OF MANDEVILLE S/D  
(OUTSIDE THE INCORPORATED AREA), FOR THE  
PURPOSE OF LAYING AND CONNECTING WATER LINES  
AND SEWER LINE.  
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. The petitioner shall produce proof that the right of way is dedicated to the Parish.
6. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right-of-way.
7. 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.

RESOLUTION P.C. NO. 15-\_\_\_\_\_  
PAGE NO. 2 OF 2

8. That the petitioner post a Performance Letter of Credit in the amount of \$2,000 for a period of six (6) months.

9. 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.

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

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

12. 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:

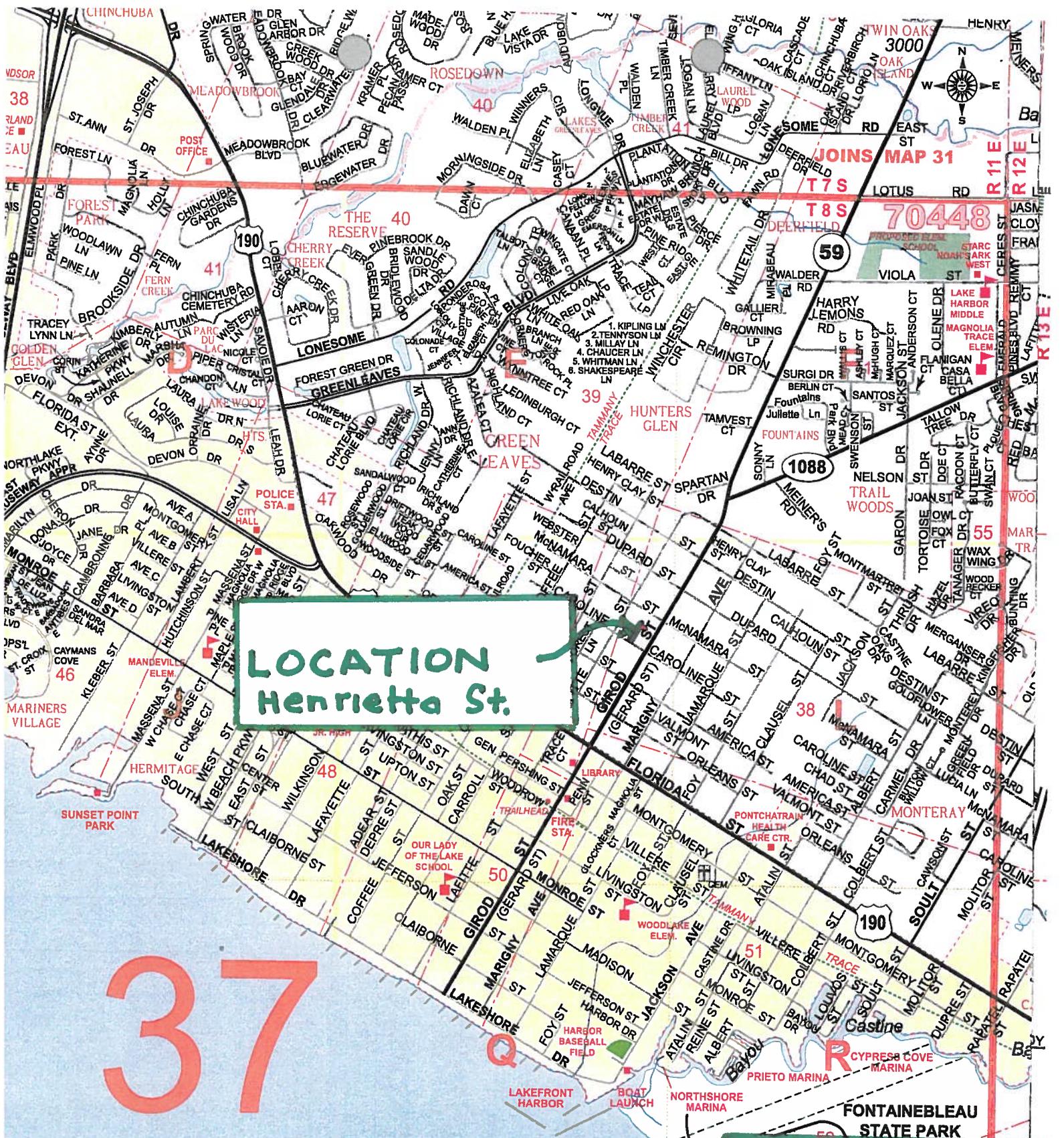
ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE \_\_\_\_<sup>TH</sup> DAY OF \_\_\_\_\_, 2015 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



**LOCATION**  
Henrietta St.

**37**

Lake Pontchartrain

END MAP

© MAPMAN, LLC

Enter Parish R.O.W.  
Mandeville Relo DG, LLC  
HENRIETTA STREET  
Water lines and  
Sewer line





# St. Tammany Parish Government

Department of Engineering

P. O. Box 628

Covington, LA 70434

Phone: (985) 898-2552

Fax: (985)867-5110

Email: eng@stpgov.org

**Pat Brister**  
**Parish President**

August 12, 2015

Mandeville Relo DG, LLC  
129 Chartres Street  
New Orleans, LA 70130

Re: Enter Parish Right of Way  
Specifically the Portion of Henrietta St. R.O.W.  
Town of Mandeville S/D (Outside the Incorporated Area)  
For the Purpose of Laying and Connecting Water Lines and Sewer Line

Gentlemen:

The above captioned project was POSTPONED at the August 11, 2015 Planning Commission meeting.

One of the reasons for the postponement was that the ownership of the Henrietta Street R.O.W. was in question.

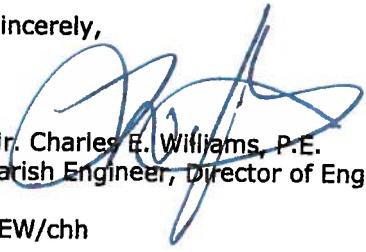
Normally requests for infrastructure to enter Parish R.O.W. are within existing Parish Roads. There is no question that the Parish owns the R.O.W.s when the roadway is already constructed.

However, in this case the R.O.W. is not improved and the petitioner is required to produce proof that the R.O.W. is dedicated to the Parish; all in accordance with Ordinance No. 96-2495.

Therefore, the resolution for this project will be revised to state the following: "The petitioner shall produce proof that the right of way is dedicated to the Parish".

Should you have any questions please advise.

Sincerely,



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

CEW/chh

*Enclosures (1)*

xc: Honorable Marty Gould  
Mr. Ron Keller  
Mr. Michael J. Noto  
Ms. Erin Stair  
Mr. Earl J. Magner, P.E., P.L.S.

Mr. Jay Watson, P.E.  
Mr. Paul Carroll, P.E.  
Ms. Donna O'Dell, P.E., PhD

**DORSEY & BOSSETTA, LLC**

ATTORNEYS AT LAW  
511 GRAVIER STREET - SUITE 100  
NEW ORLEANS, LOUISIANA 70130  
TELEPHONE 504-529-4541  
FAX 504-524-4941  
NOTARIES PUBLIC

MARC G. DORSEY  
PATRICK R. BOSSETTA \*  
\* M.S. in TAXATION

- OF COUNSEL -  
JUDGE JOSEPH R. BOSSETTA  
(RETIRED)

August 26, 2015

Mike Sevante, Esq.  
Parish Attorney  
St. Tammany Parish

Re: Mandeville Relo DG, LLC  
Application to extend utilities

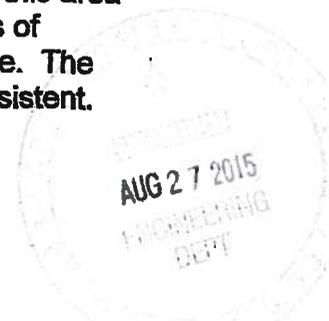
Dear Mr. Sevante:

The St. Tammany Parish Planning Commission sought to adopt a resolution authorizing Mandeville Relo DG, LLC to enter and use the parish right-of-way described as Henrietta Street to install water and sewer lines to provide service to Lot 20-A of Square 186. At the August 11th meeting the council postponed the matter due in part to an alleged claim of ownership of a portion of Henrietta St. by Mr. Stanley J. LaGrange.

This letter is to document and demonstrate that Mr. LaGrange has no claim or right to any part of the public street right of way shown as Henrietta St. Furthermore the proposed right of way for utilities will be located in the part of the public street which Mr. LaGrange admits that he has no right or claim to by virtue of his own documentation. Therefore even if his claim were valid (which is denied) he would have no right or standing to object since no part of the utilities would encroach upon the area he claims to own.

**I. Henrietta Street has been consistently shown as a public street since 1907:**

Henrietta St. was shown as a public street on a plan of subdivision attached to an act of sale dated October 15, 1907 from Joseph Schilkoffskey to Edward Wunderlich, passed before E. M. Stafford, Orleans Parish Notary. A certified copy of this plan is recorded in COB 123, folio 33 St. Tammany Parish conveyance records. See attached "Exhibit 1". All surveys in the chain of title show the area as a street and every legal description references the original plan showing the street. The designation of this area as a street for more than a hundred years is also evidenced on various surveys of different lots in the chain of title some of which are attached hereto for reference. The acknowledgment of this public street throughout the chain of title has been consistent.



**II. A public street is not subject to acquisitive prescription:**

A search of the public records shows that there is no revocation or relinquishment of the street or the public right of way by the Parish of St. Tammany. In fact every survey accompanying a transfer in the Square shows Henrietta St.

It should be noted that it is a basic concept of Louisiana property law that no matter how long you may occupy or possess a public thing such as a public street you will never acquire any rights thereto (See LA Civil Code Article 450 and 3473). Should Mr. LaGrange make this argument it simply does not apply.

**III. Stanley J. LaGrange alleged title to a 25 foot portion of the street is incomplete and invalid:**

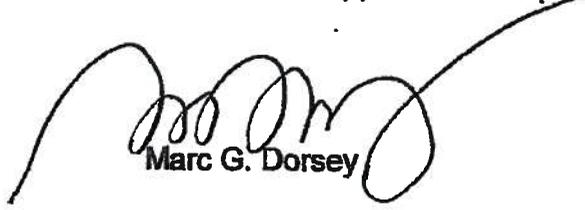
Mr. LaGrange argues that he owns 25 feet of 50 feet of the street right of way adjacent to Lots 17, 18 and 19 of Square 186. In support of his argument he presents an act of cash sale purporting to convey 25 feet of Henrietta Street to him from The Estate of Alma Konze LaGrange dated March 21, 1988 recorded in COB 1337, folio 635 (Exhibit 2) who acquired the property from her father, John Konze by Judgment of Possession dated September 29, 1955 recorded in COB 235, folio 384 (Exhibit 3) who acquired title from William Frederick Dubarry by act dated October 7<sup>th</sup>, 1946 recorded in COB 175, folio 278 (Exhibit 4) who acquired from Albert Bechac and Albert Moese Bechac by act of sale dated September 22, 1933 recorded in COB 123, folio 32 (Exhibit 5). Unfortunately when Albert Bechac and Albert Moese Bechac acquired their title to the property from their predecessor in title, Alice Weindahl by act of sale dated November 10th, 1925, (Exhibit 6) the 25 feet of the street right of way claimed by Mr. LaGrange was not included. This is a fatal flaw to his claim of ownership. He cannot demonstrate that he has a complete title to the area of the street he is claiming. Furthermore, since you cannot acquire title to public things by prescription he must show he holds title by an act of conveyance. Since you cannot sell what you do not own then his alleged ownership claim to the street fails. Mr LaGrange simply cannot show valid title to the 25 foot area of the street he claims to own. Again, there is no record of a conveyance from the Parish to Mr. LaGrange or his predecessor in title to support his claim of ownership. Any such sale would require an ordinance approving such action after a public hearing and determination that the street was no longer needed for public purposes.

**IV. The right of way requested by Applicant for the installation of sewer and water lines is not in the area of the street claimed by Mr. LaGrange:**

The defective title presented by Mr. LaGrange purports to show he somehow owns the easterly 25 feet of the street right of way. For the reasons above this claim is flatly denied. However, assuming that his claim were valid the Applicant is not proposing to encroach on the area he has claimed. Therefore he has no standing to

object to approval of the public right of way on a public street to which he has stated no claim.

*It would also be grossly unfair to deny the Applicant the right to use a public right of way to extend utilities where there is an unsubstantiated claim of ownership of a public street. To the contrary, there is ample evidence that Henrietta Street is recognized as a public street for over 100 years. Further the area requested by Applicant for the right of way does not encroach on the area Mr. LaGrange claims to own. The Parish Planning Commission should consider and approve this request.*



Marc G. Dorsey

Draft Date: 9/8/15

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. \_\_\_\_\_

**TITLE: A RESOLUTION AUTHORIZING MECO c/o MIKE HECK TO ENTER PARISH RIGHT-OF-WAY.**

**SUB-TITLE: A RESOLUTION GRANTING MECO c/o MIKE HECK, 68375 COMPASS WAY EAST, MANDEVILLE, LA 70471, PERMISSION TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY A 200 FOOT PORTION OF COMPASS WAY NORTH LOCATED IN ALAMOSA PARK SUBDIVISION, PHASE 3B, FOR THE PURPOSE OF IMPROVING THE ROADWAY.  
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. The road design must meet the concrete road standards as established under the "Subdivision Regulatory Ordinance." 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 \$12,000 for a period of six (6) months.
8. That the petitioner agrees to post a Warranty Obligation upon completion of the project.

RESOLUTION P.C. NO. 15-\_\_\_\_\_  
PAGE NO. 2 OF 2

9. 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 Maintenance System.

10. That the petitioner and any assignees agrees to provide maintenance for this project at his/her own expense until such time as the Parish agrees to accept these improvements into the Parish's Selective Road Maintenance System.

11. Petitioner acknowledges and accepts full responsibility for the installation and maintenance of drainage, on the public right of way he/she seeks permission to enter.

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

13. That the petitioner shall submit a site plan of Petitioner's property.

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

15. 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:

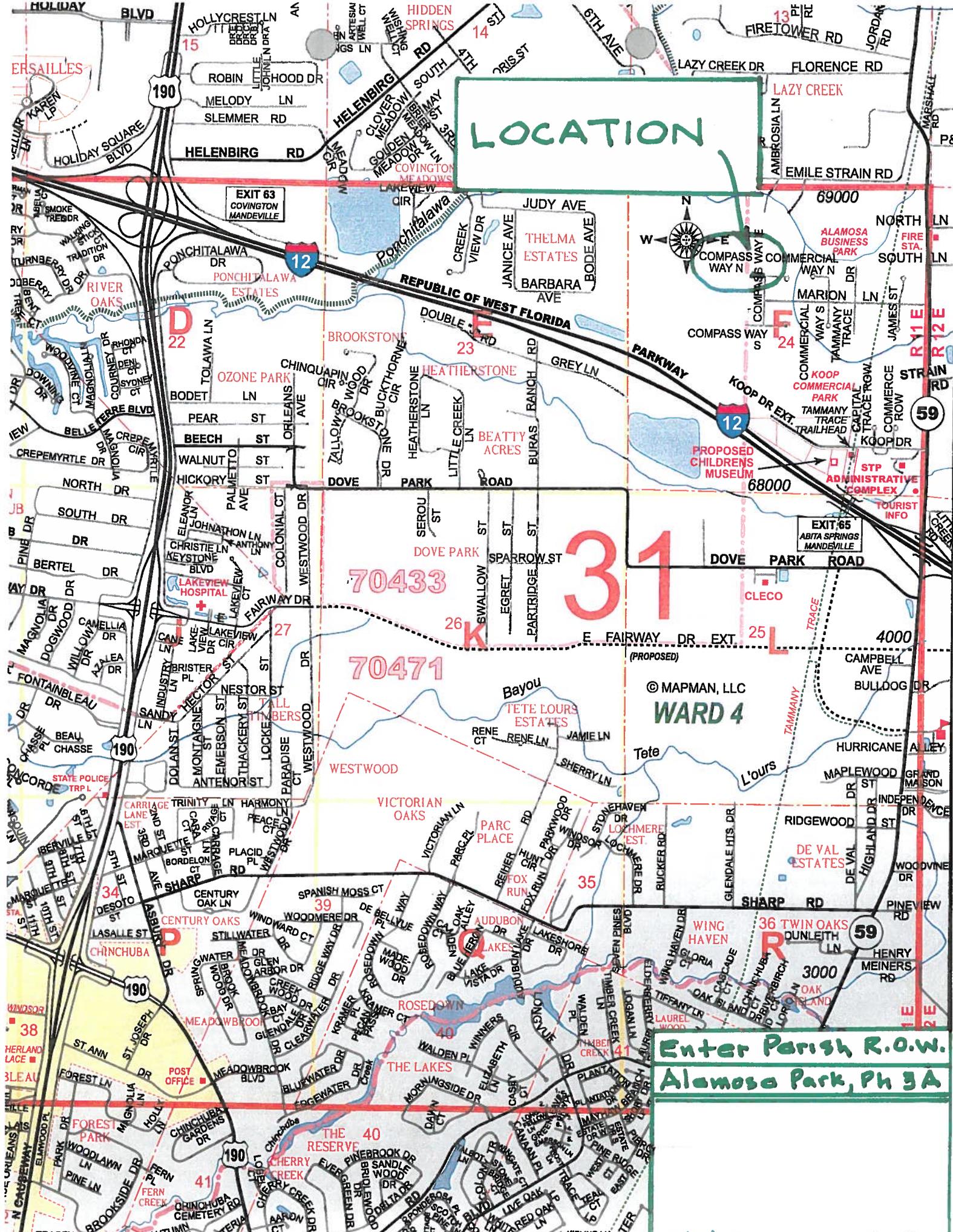
ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2015, 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



LOCATION

31

WARD 4

Enter Parish R.O.W.  
Alamosa Park, Ph 3A



© MAPMAN, LLC

HWY 59 (SIDE)

NORTH  
↑

200' OF CONC. ROADWAY TO BE RE DONE  
IN PARISH RIGHT OF WAY



Enter Parish R.O.W.  
Alamosa Park, Ph 3A

9/8/15 sheet 2/2

*DRAFT DATE: 9/8/15*

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. 15-\_\_\_\_\_

**TITLE: A RESOLUTION AUTHORIZING TEODOSIO AND CHRISTINE APARICIO TO ENTER PARISH RIGHT-OF-WAY.**

**SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO TEODOSIO AND CHRISTINE APARICIO, 135 BRYANT ST., MADISONVILLE, LA 70447; TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE UNOPENED PORTION OF MADISON AVE.; THREE RIVERS HEIGHT SUBDIVISION, FOR THE PURPOSE OF GAINING ACCESS TO PROPERTY.  
WARD 1 DISTRICT 1.**

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 ASPHALT 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) (8) 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.
5. 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.

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

7. 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.

8. That the petitioner post a Performance Letter of Credit in the amount of \$3,600 for a period of six (6) months.

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

10. 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.

11. That the petitioner and any assignees agrees 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.

12. 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.

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

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

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

16. 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.

17. 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 1 DISTRICT 1.

19. That the petitioner submit as-built drawings certifying that road is constructed within the Parish right of way.

20. 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 \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 2015 AT A REGULAR MEETING OF THE PLANNING  
COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

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

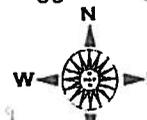
ATTEST:

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

70433

JOINS MAP 19

© MAPMAN, LLC



LOCATION

24

70433

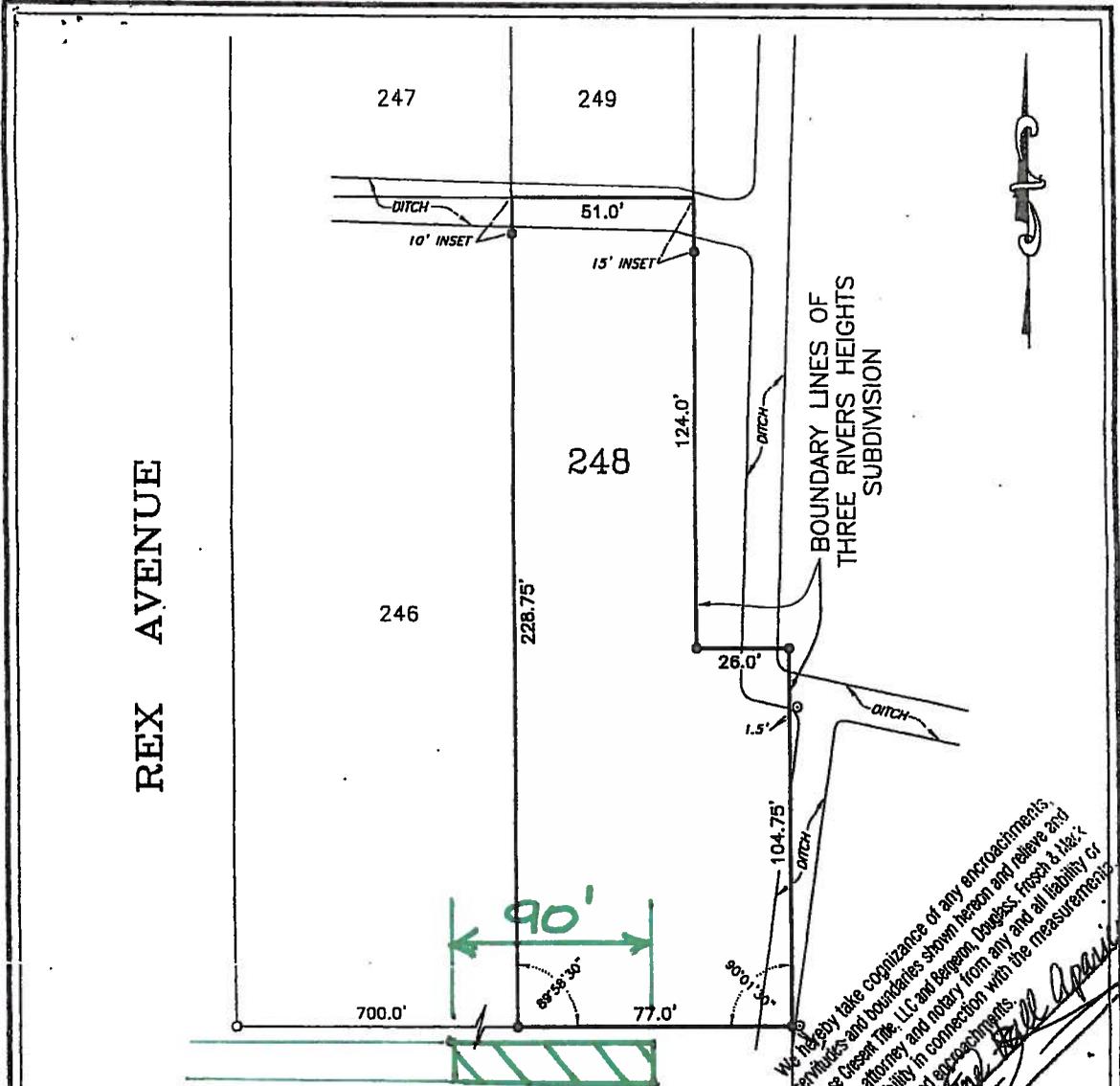
WARD 1

Enter Parish Right of Way

MADISON AVENUE

Galatia Sheet 112





REX AVENUE

MADISON AVENUE  
(Partially Constructed)

BOUNDARY LINES OF  
THREE RIVERS HEIGHTS  
SUBDIVISION

Construct  
Asphalt Road

We hereby take cognizance of any encroachments, servitudes and boundaries shown hereon and relieve and release, dissent, LLC and Benjamin, Douglas, Frisch & Mack and its attorney and notary from any and all liability or responsibility in connection with the measurement, servitudes and encroachments.  
*Thomas J. Fontcuberta*  
*Surveyor*

**NOTE:**  
BUILDING SETBACK REQUIREMENTS SHOULD BE OBTAINED FROM THE PARISH BY OWNER OR CONTRACTOR PRIOR TO CONSTRUCTION AND/OR DESIGN OF ANY STRUCTURES.

**LEGEND**  
● = IRON ROD SET  
○ = IRON PIPE FOUND  
⊙ = IRON ROD FOUND

**NOTE:**  
ANY UTILITIES AND/OR SERVITUDES THAT MAY EXIST WITHIN THIS PROPERTY, IF ANY, ARE NOT SHOWN HEREON.

I HAVE CONSULTED THE F.E.M.A. FLOOD INSURANCE RATE MAPS AND FIND THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "C" PER PANEL NUMBER 225205 0210 C, DATED 10-17-89.

THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED AND IS IN ACCORDANCE WITH THE ADOPTED LOUISIANA MINIMUM STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

Enter Parish  
Right of Way.  
MADISON  
AVENUE

SURVEY OF LOT 248  
THREE RIVERS HEIGHTS  
SUBDIVISION  
SITUATED IN  
SECTION 10  
TOWNSHIP 7 SOUTH  
RANGE 10 EAST  
ST. TAMMANY PARISH, LA



Fontcuberta  
SURVEYS  
INCORPORATED  
PROFESSIONAL  
LAND SURVEYORS  
*Thomas J. Fontcuberta*  
SURVEYOR

PREPARED FOR:  
TERRI T. CASTJOHN

9/8/15 sheet 2/2

|           |          |                                                                |          |            |         |               |
|-----------|----------|----------------------------------------------------------------|----------|------------|---------|---------------|
| DATE      | SCALE    | P.O. BOX 1792<br>COWINGTON, LA. 70434<br>PHONE: (504) 893-7461 | DRAWN BY | CHECKED BY | JOB NO. | PLAT FILE NO. |
| 3-19-2001 | 1" = 40' |                                                                | MFD      | TJF        | 218650  | 127-211       |

(CONSENT CALENDAR)

MINOR

SUBDIVISIONS



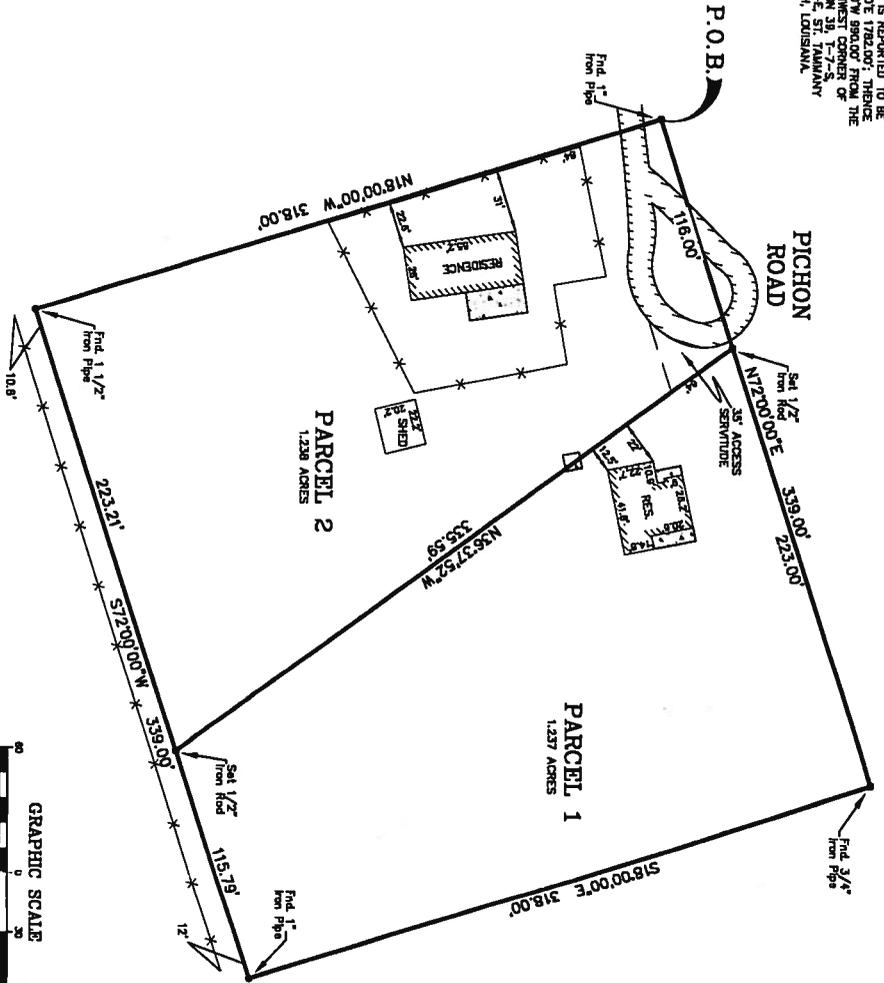
**Department of Engineering**

None

**Department of Environmental Services**

None

P.O.B. IS REPORTED TO BE  
 N7200'00"E FROM THE  
 NORTHEAST CORNER OF  
 SECTION 39, T-7-S,  
 R-14-E, ST. TAMMANY  
 PARISH, LOUISIANA.



GRAPHIC SCALE  
 (IN FEET)  
 1 INCH = 60 FEET

REFERENCE SURVEYS:  
 1) SURVEY BY ALBERT LOVELL DATED  
 11/22/77, 808 NO. 77-28X.

**APPROVED:**

|                                  |          |
|----------------------------------|----------|
| CHAIRMAN OF PLANNING COMMISSION  | DATE     |
| SECRETARY OF PLANNING COMMISSION | DATE     |
| DIRECTOR OF ENGINEERING          | DATE     |
| CLERK OF COURT                   | DATE     |
| DATE FILED                       | FILE NO. |

TOTAL AREA: 000,000 SQ. FT. OR 00,000 ACRES

SCALE: 1" = 60'

DATE: 7/8/15

DRAWN BY: JDJ  
 CHECKED BY: RMK

DWG. NO.: 20150285

SHEET 1 OF 1

I certify that this plot does represent an actual ground survey and that to the best of my knowledge no encroachments exist, either on or off the property here, except as shown. Encroachments, however, may be necessary to exclude. Encroachments of record are shown on title opinion or title policy will be performed only this record or abstract.

I have consulted the Flood Insurance Rate Map and found this property is in a Special Flood Hazard Zone. B.F.E. = N/A

DATE: 10/17/15

Verify prior to construction with local governing body.

**A MINOR SUBDIVISION MAP OF A 2.475 ACRE PARCEL OF LAND INTO PARCEL 1 & PARCEL 2 SITUATED IN SECTION 39, T-7-S, R-14-E, ST. TAMMANY PARISH, LOUISIANA**

Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners. Survey is void only if plat has original seal of surveyor. Property is surveyed in accordance with the Louisiana Minimum Standards for Property Boundary Surveys for a Class "C" survey. Descriptions are based on record bearings unless noted otherwise.

**BARRY PICHON**

**J.V. Burkes & Associates, Inc.**  
 SURVEYING  
 ENGINEERING & ENVIRONMENTAL

1065 Staircase Highway  
 Suite 458  
 Metairie, Louisiana 70002  
 Email: jvb@jvburkes.com

Phone: 985-649-0075 Fax: 985-649-0154  
 Mississippi Phone: 228-435-5800

**SEAN M. BURKES**  
 LA REG. NO. 4785

# REVOCACTION/CLOSINGS

## REVIEW

## REVOCATION STAFF ANALYSIS REPORT

CASE NO.: REV15-07-001

NAME OF STREET OR ROAD: South Azalea Drive

NAME OF SUBDIVISION: Flower Estates

WARD: 1 PARISH COUNCIL DISTRICT: 1

PROPERTY LOCATION: The property is located at the far southern end of Azalea Drive, west of Covington, Louisiana.

SURROUNDING ZONING: Single Family Residential

PETITIONER/REPRESENTATIVE: Viola Living Trust & Terry & Gary O'Brien

### **STAFF COMMENTARY:**

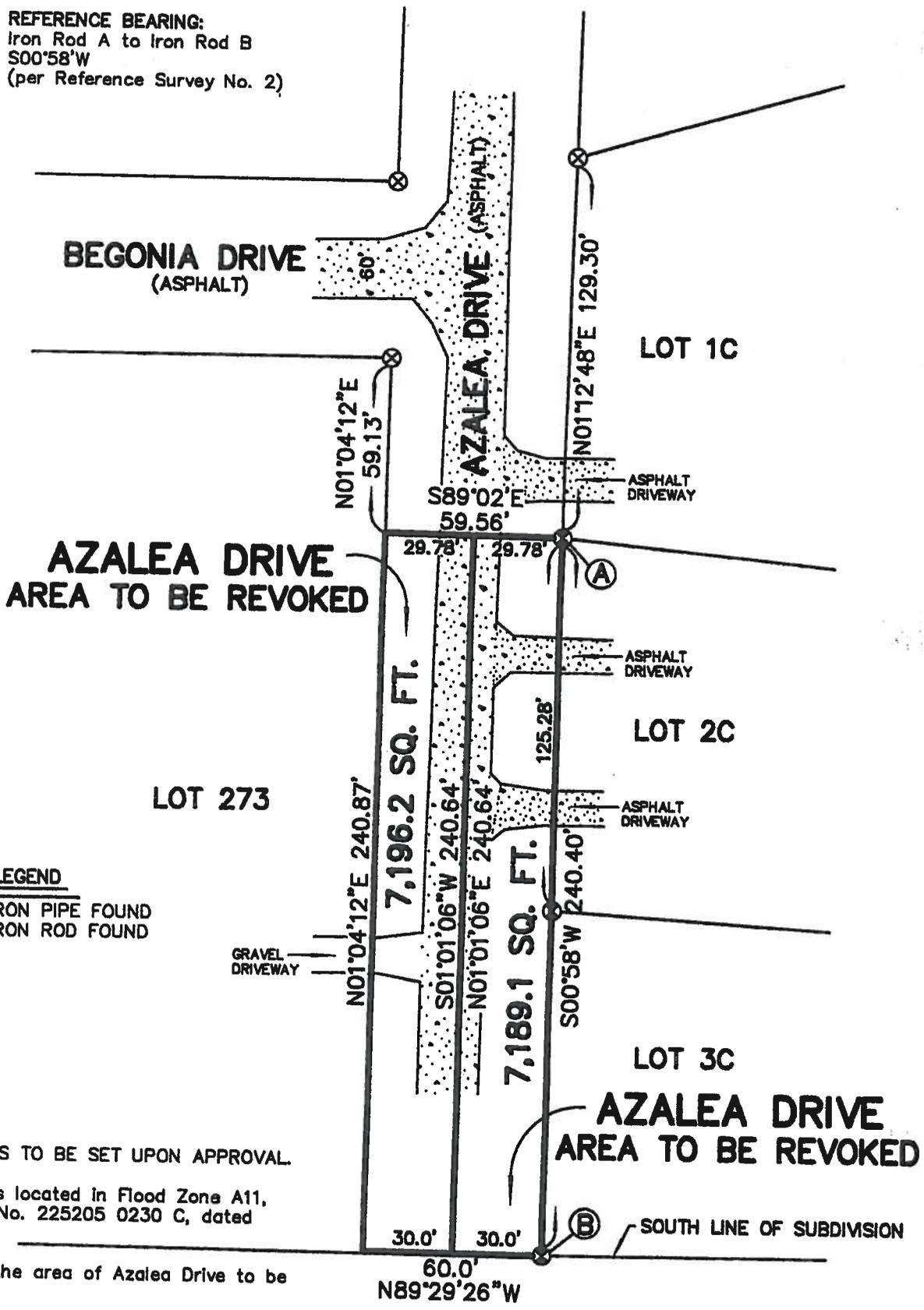
The Department of Public Works does not support the revocation request due to the fact that said right-of-way is needed by the parish for drainage and access to another drainage lateral at the end of said right-of-way.

However, if the commission decides to recommend adoption of the revocation request, it should be subject to the following conditions:

- 1.) The right-of-way being assimilated into the adjacent properties through the parish's minor resubdivision process in conjunction with adoption of the revocation ordinance by the parish council.
- 2.) Notarized letters of no objection are needed from Atmos Energy and Charter cable.



REFERENCE BEARING:  
Iron Rod A to Iron Rod B  
S00°58'W  
(per Reference Survey No. 2)



**LEGEND**

- ⊗ = 1/2" IRON PIPE FOUND
- ⊗ = 1/2" IRON ROD FOUND

**NOTES:**

1. 1/2" IRON RODS TO BE SET UPON APPROVAL.
2. This property is located in Flood Zone A11, per F.E.M.A. Map No. 225205 0230 C, dated October 17, 1989.
3. No utilities in the area of Azalea Drive to be revoked.
4. Azalea Drive is also known as South Azalea Drive.

**REFERENCE SURVEY:**

1. Plat of Flower Estates by Robert A. Berlin, Surveyor, filed St. Tammany Parish Clerk of Court Map File No. 19C.
2. Survey for Flowers Inc. by Ned R. Wilson, Surveyor, dated September 11, 1991, filed St. Tammany Parish Clerk of Court Map File No. 1083B.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

PRELIMINARY

SUBDIVISION

REVIEW

**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of September 1, 2015)*

CASE NO.: SD15-07-003P

SUBDIVISION NAME: Wingfield

DEVELOPER: Tammany North Properties, LLC  
Mr. Robert Bruno  
70325 Hwy 1077, Suite E  
Covington, LA 70433

ENGINEER/SURVEYOR: Arrow Engineering & Consulting, Inc./John G. Cummings & Associates

SECTION 33  
TOWNSHIP 6 South  
RANGE 10E

WARD: 1  
PARISH COUNCIL DISTRICT: 1

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

TOTAL ACRES IN DEVELOPMENT: 163.45

NUMBER OF LOTS: 47                   AVERAGE LOT SIZE: 2.87 Acres

SEWER AND WATER SYSTEMS: Community

ZONING: A-1A

FLOOD ZONE DESIGNATION: "A"

TENTATIVE APPROVAL GRANTED: July 14, 2015

**STAFF COMMENTARY:**

**Department of Engineering**

1. The Preliminary plans 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:
  - a. **Subdivision Plat:**
    - 1) Need a drainage easement for the proposed ditch connecting Baham Road drainage to Crossvine Drive.

- 2) Need 10' right-of-way along north side of Joiner Wymer Road.
- 3) On table, show "Asphalt" for road surfacing.
- 4) Provide a restrictive covenant limiting the fill on lots to what can be mitigated.
- 5) The drainage plan refers to "10' Drainage / Utility Servitude", but this isn't shown on the plat.

**b. Paving and Drainage:**

- 6) The lateral ditch adjacent to Lot 26 and 27 has a long run with no proposed slope.
- 7) The cross-culvert at the corner of Buttonbush Drive and Silverthorn Street has an invert at the south end higher than the proposed ditch.
- 8) There are several locations where "10' Drainage / Utility Servitude" is labeled, but it isn't clear where this is.
- 9) The ditch along Rosebay Drive is rising against grade on the east side from lots 33 – 36.
- 10) The 2-52" RCP culverts do not list an invert or length. Are these actually 54" RCP?
- 11) No cross-culverts are shown under Crossvine drive in the vicinity of detention ponds 2 and 3 to show how drainage will reach them.
- 12) The culvert schedule doesn't specify a type of culvert.

**c. Hydrologic Study:**

- 13) Provide culvert calculations for all proposed culverts including cross-culverts, driveway culverts, and culverts in Bedico Creek.
- 14) Provide net fill calculations.
- 15) Provide calculations on off-site flow including sheet flow and ditches entering the site.
- 16) Provide calculations showing the flow in Bedico Creek including the required cross-section if upgraded to 100 year capacity to determine easement requirements and culvert requirements.
- 17) Remove areas discharging directly to Bayou Monga from retention calculations.
- 18) For post-development runoff calculations, the ditch length should not be added to the length used in the calculations. Either the ditch can be modeled directly or an equivalent length determined. The current calculations underestimate post-developed flows.

**d. Water and Sewer:**

- 19) Remove the 2<sup>nd</sup> double water service connection from lot #46
- 20) Show the tie-in locations for both the water and sewer force main at Tuscany West Subdivision
- 21) A DOTD permit will be required for the water and sewer extensions along Hwy 1077
- 22) Remove the sewer force main information along Crossvine Dr. on sheet C4
- 23) A 4" sewer force main is called out on the plans but not included in the DHH permit application. Revise the DHH permit application
- 24) 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. No work order will be issued until the submitted plans and specifications are approved by the DHH.

e. **Traffic:**

- 25) Move the speed limit sign on Crossvine near lot 42 to the southbound side of the road
- 26) Move the speed limit sign at lot # 32 from Rosebay Dr. to the eastbound side of the road on Crossvine Dr. at lot #32

f. **General:**

- 27) Submit to DOE: 3 sets of revised water and sewer plans for Wingfield S/D and 3 sets of the corresponding DHH permit application.
  - 28) The water and sewer portion of the subdivision fees appear to be incorrectly calculated. The water and sewer extension quantities along Joiner Wymer Rd. and Hwy 1077 were not included. Staff's best estimate of the line extension is approximately 4,550 feet of water main and 4,550 feet of sewer force main. The quantity provided by Arrow Engineering of 3,500 feet needs to be verified.
    - Sewer fees:  
4,550 ft. @ \$0.06/ft. = \$273.00 sewer fees owed to the Parish
    - Water fees:  
4,550 ft. @ \$0.11/ft. = \$500.50 water fees owed to the Parish
3. A funded Maintenance Obligation in the amount of **\$56,000** 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, which includes the extension of the sewer and water lines.
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

FINAL  
SUBDIVISION  
REVIEW



- e. A letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer system has not been issued by the utility provider as required
  - f. A negative bacteriological report relative to the construction of the project's water system has not been issued by the LA DH&H/OPH as required by Section 40-070.0 of the Subdivision Regulatory Ordinance No. 499
- 3. No Warranty Obligation is required since no roadway was constructed. However, the \$10,000 Maintenance Obligation will not be released until the uncompleted items have been completed.
  - 4. The staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats to be signed until all items are satisfactorily completed.
  - 5. Mandatory Developmental Fees are required as follows:  
  
Road Impact Fee = \$1077 per lot x 8 lots = \$8,616  
Drainage Impact Fee = \$1114 per lot x 8 lots = \$8,912

**Department of Planning**

None

**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of September 1, 2015)*

CASE NO.: SD05-08-021F1A5

SUBDIVISION NAME: Terra Bella, Phase 1A-5

DEVELOPER: Terra Bella Group, LLC

ENGINEER/SURVEYOR: Kelly J. McHugh & Associates, Inc.

SECTION 46                      WARD:            1  
TOWNSHIP 7S                  PARISH COUNCIL DISTRICT:            1  
RANGE 11 East

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)  
                                                           OTHER (Multi family, commercial or industrial)(**PUD**)

TOTAL ACRES IN DEVELOPMENT: 6.644 Ac.

NUMBER OF LOTS: 33                      AVERAGE LOT SIZE:            Varies

SEWER AND WATER SYSTEM:            Central

ZONING:            PUD

FLOOD ZONE DESIGNATION:            "B"

**STAFF COMMENTARY:**

**Department of Engineering**

1.        Periodic inspections have been made by this office during construction and the final inspection was made on August 27, 2015. The inspection disclosed that all asphalt roads are constructed, road shoulders are constructed and the subsurface drainage is functioning.
  
2.        There were no uncompleted roadway and drainage items. The following Sewer and Water uncompleted items existed at the time of the final inspection.
  - a.        A letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer system has not been issued by the utility provider as required
  - b.        A negative bacteriological report relative to the construction of the project's water system has not been issued by the LA DH&H/OPH as required by Section 40-070.0 of the Subdivision Regulatory Ordinance No. 499

3. Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 1440 linear feet x \$12.00 per linear foot = \$17,300 for a period of one (1) year.
4. The staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats to be signed until all items are satisfactorily completed.
5. No mandatory development fees are required at this time since the developer has entered into a voluntary developmental agreement and has paid all current fees.

**Department of Planning**

None

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 \_\_\_\_\_, 2015.

ORDINANCE TO AMEND THE ST. TAMMANY PARISH CODE OF ORDINANCES, APPENDIX "B", CHAPTER 40 SUBDIVISION REGULATORY ORDINANCE NO. 499 (SUPPLEMENTAL SECTION): "STREET IDENTIFICATION AND TRAFFIC CONTROL SIGNS" TO INCORPORATE UPDATED STANDARDS OUTLINED IN THE MANUAL OF 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;

WHEREAS, the Manual of Uniform Traffic Control Devices ("MUTCD") outlines specific guidelines/standards related to street signage that are intended to improve visibility for all drivers, including emergency response vehicles;

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

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

NOW, THEREFORE, THE PARISH OF ST. TAMMANY HEREBY ORDAINS, that it amends the St. Tammany Parish Code of Ordinances, Appendix "B," Chapter 40 Subdivision Regulatory Ordinances No. 499 to state the following:

**STREET NAME AND TRAFFIC CONTROL SIGNS**

All owners of property who wish to develop new subdivisions within St. Tammany Parish shall install 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: 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:

Material: Aluminum - .080 inch thickness

For all other specifications see Exhibit 1.

All mounting poles shall follow standards as specified 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:

Material: Aluminum, .080 inch thickness

For all other specifications see Exhibit 1.

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

**(C.) YIELD Signs (R1-2)**

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") 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:

Material: Aluminum - .080 inch thickness

For all other specifications see Exhibit 1.

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

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

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

Specifications for Speed Limit Signs:

Material: Aluminum - .080 inch thickness

For all other specifications see Exhibit 1.

All mounting poles shall follow standards as specified 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:

Material: Aluminum - .080 inch thickness

For all other specifications see Exhibit 1.

All mounting poles shall follow standards as specified 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:

Material: Aluminum - .080 inch thickness

For all other specifications see Exhibit 1.

All mounting poles shall follow standards as specified 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:

Material: Aluminum - .080 inch thickness

For all other specifications see Exhibit 1.

All mounting poles shall follow standards as specified 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:

Material: Aluminum - .080 inch thickness

For all other specifications see Exhibit 1.

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

**(J.) 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:

Material: Aluminum - .080 inch thickness

For all other specifications see Exhibit 1.

All mounting poles shall follow standards as specified 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):

Material: Aluminum - .080 inch thickness

For all other specifications see Exhibit 1.

All mounting poles shall follow standards as specified 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-eighths (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.

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 applying for Preliminary Subdivision Approval after January 1, 2016**

**(a) The owner, developer, and/or contractor of a new residential subdivision, 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 the installation of a uniform Street Name and Traffic Control signage plan, including the associated mounting poles. A signage plan must be produced as part of the preliminary and final subdivision 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 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, 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. 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 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 expense. Notwithstanding this certification, the Parish maintains the right to replace any and all damaged or missing Street Name signs, Traffic Control signs, and/or specialty mounting poles with standard Parish signs described in Sections (A) through (K) above if the developer or homeowners' association fails to repair or replace said Street Name sign, Traffic Control sign, and/or mounting pole 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.**

**In addition, all other requirements set forth in the most current MUTCD and AASHTO Roadside Design Guide must be met per federal law; specifically, 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.**

**A uniform signage plan must be produced as part of the preliminary and final subdivision plans and must be approved by the Department of Engineering. The signage plan shall include the GPS location of each Street Name sign or Traffic Control sign in the subdivision. 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 which have received Final Subdivision Approval prior to January 1, 2016

The provisions of this ordinance shall not apply to residential subdivisions 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 subdivision plans to replace all Street Name signs, Traffic Control signs, and/or attendant mounting poles within the subdivision, a signage plan shall be submitted by a professional engineer, and shall comply with the provisions of Section (L)(1)(b) above.

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 (L)(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 for 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:

(f.) ~~—————~~ 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.) ~~—————~~ Dean 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 used on the right side of the road toward the dead end must be "right markers".

Markers used on left side for roads towards the dead end will be "left markers".

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-eighths (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.

Responsibility: The owner, developer, contractor, etc., of a subdivision, shall be responsible for the maintenance of the signs installed by them until all improvements have been completed and the streets have been accepted for perpetual maintenance by St. Tammany Parish Government

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 fifteen (15) days after 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 \_\_\_\_\_ 2015; AND BECOMES ORDINANCE COUNCIL SERIES NO. 2015-\_\_\_\_\_.

\_\_\_\_\_  
RICHARD TANNER, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA BRISTER, PARISH PRESIDENT

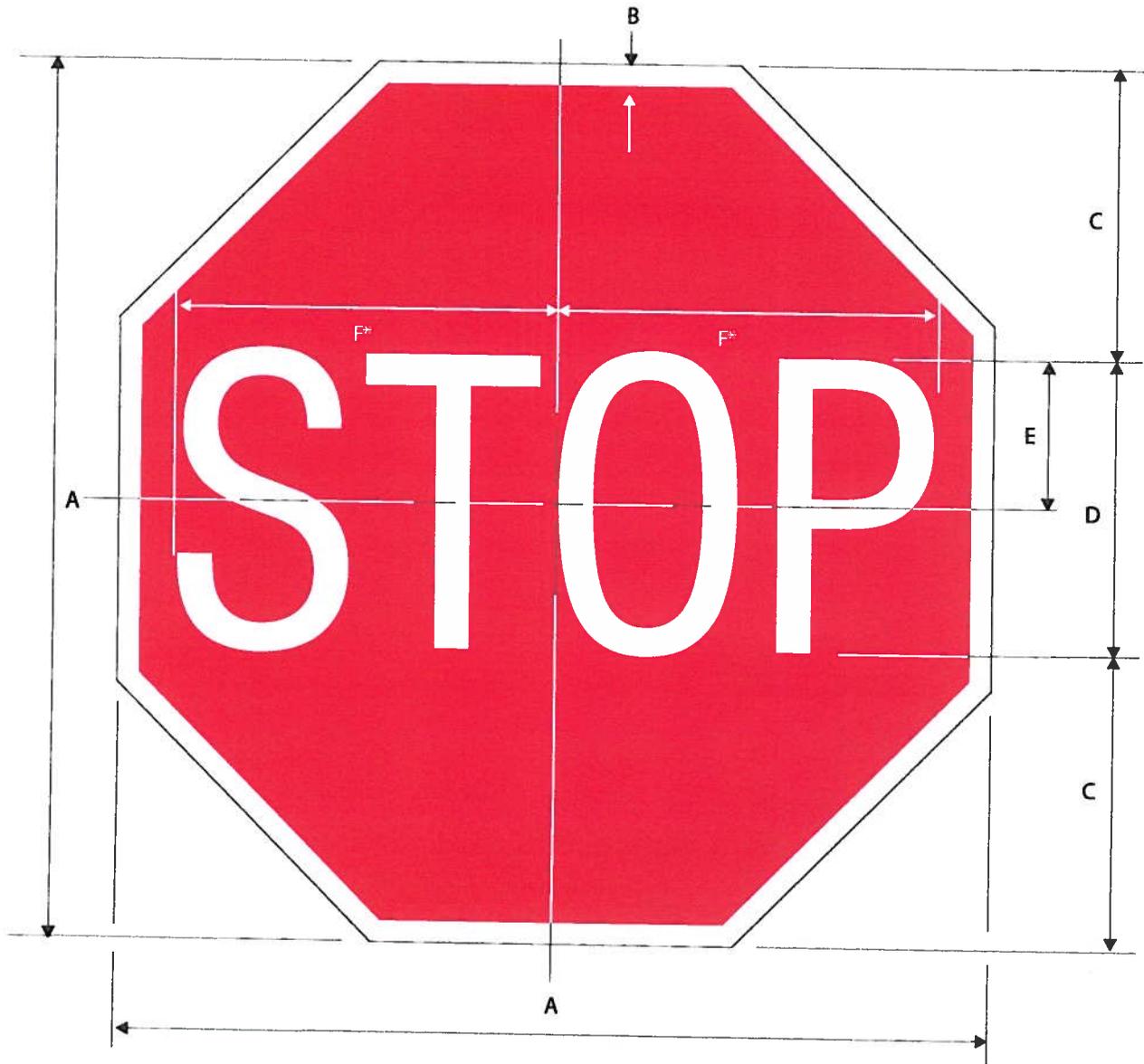
Published introduction: \_\_\_\_\_, 2015

Published adoption on: \_\_\_\_\_, 2015

Delivered to Parish President: \_\_\_\_\_, 2015 @ \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2015 @ \_\_\_\_\_

**EXHIBIT 1**

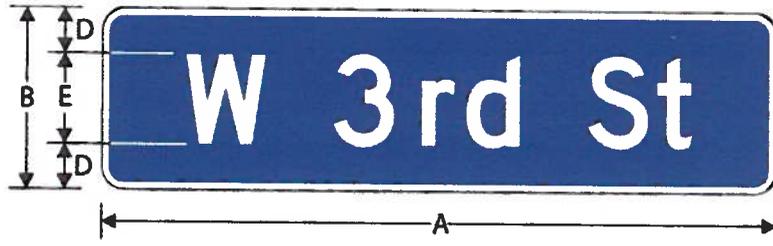
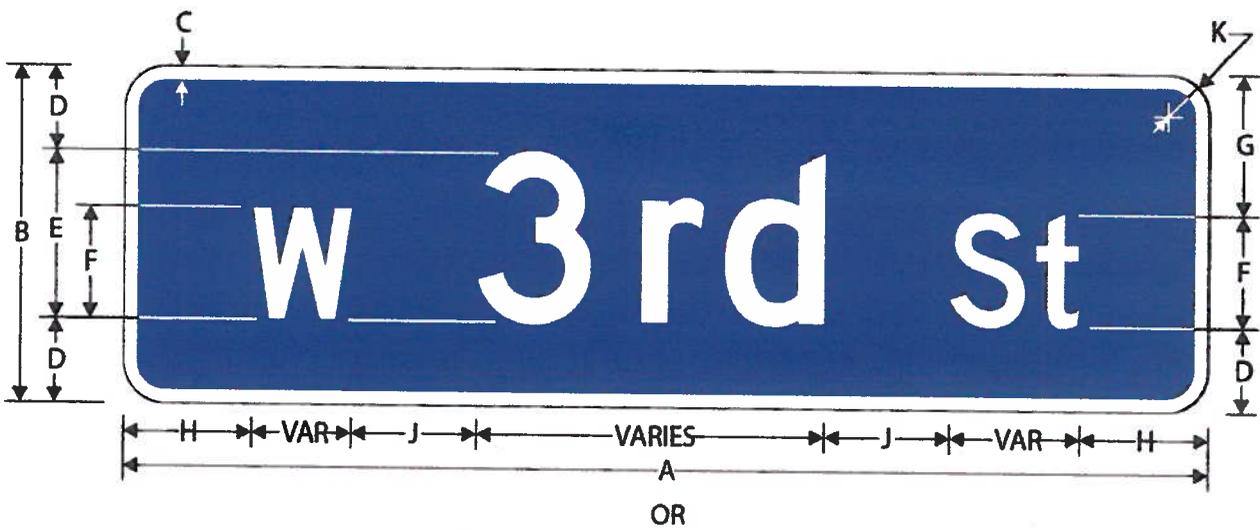


R1-1  
STOP

\*Reduce spacing 40%

| A  | B    | C  | D    | E | F    |
|----|------|----|------|---|------|
| 18 | .375 | 6  | 6 C  | 3 | 7.75 |
| 24 | .625 | 8  | 8 C  | 4 | 10   |
| 30 | .75  | 10 | 10 C | 5 | 12.5 |
| 36 | .875 | 12 | 12 C | 6 | 15   |
| 48 | 1.25 | 16 | 16 C | 8 | 20   |

COLORS: LEGEND - WHITE (RETROREFLECTIVE)  
BACKGROUND - RED (RETROREFLECTIVE)



D3-1  
STREET NAME SIGN



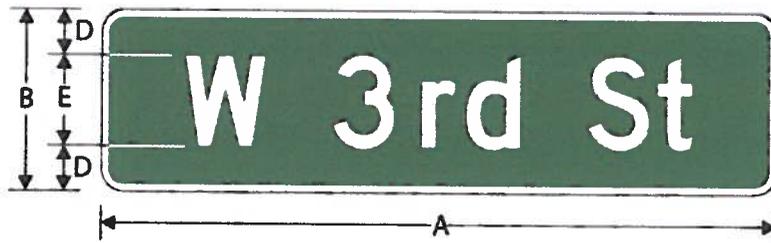
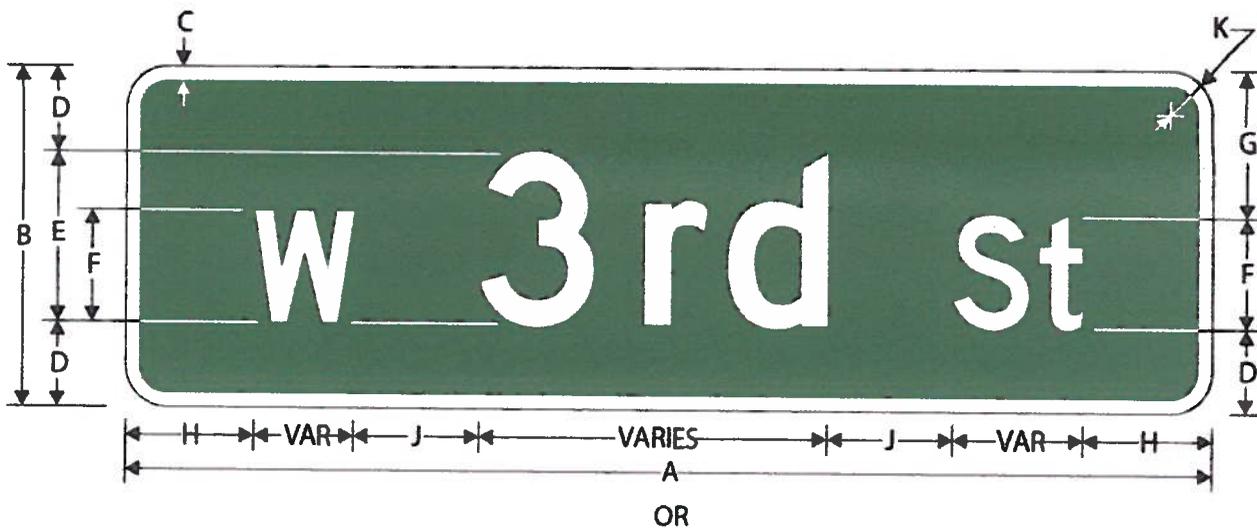
D3-1 — PRINCIPAL LEGEND WITH DESCENDING STROKES



D3-1 — WITHOUT BORDER, PRINCIPAL LEGEND WITH OR WITHOUT DESCENDING STROKES

| A   | B  | C     | D | E    | F      | G    | H          | J   | K     | L    | M    | N    |
|-----|----|-------|---|------|--------|------|------------|-----|-------|------|------|------|
| VAR | 8  | 0.375 | 2 | 4 D  | 3 D    | 3    | 3 (MIN)    | 3   | 1     | 1.75 | 2.25 | 2.75 |
| VAR | 12 | 0.5   | 3 | 6 D  | 4 D    | 5    | 4.5 (MIN)  | 4.5 | 1.5   | 2.75 | 3.25 | 4.75 |
| VAR | 18 | 0.75  | 5 | 8 D  | 5.33 D | 7.67 | 5.33 (MIN) | 6   | 1.875 | 5    | 5    | 7.67 |
| VAR | 24 | 1     | 6 | 12 D | 8 D    | 10   | 9 (MIN)    | 9   | 2.25  | 5.5  | 6.5  | 9.5  |

COLORS: LEGEND, BORDER — WHITE (RETROREFLECTIVE)  
 BACKGROUND — BLUE (RETROREFLECTIVE)  
 BACKGROUND (ALTERNATE) — GREEN, WHITE OR BROWN (RETROREFLECTIVE)



D3-1  
STREET NAME SIGN



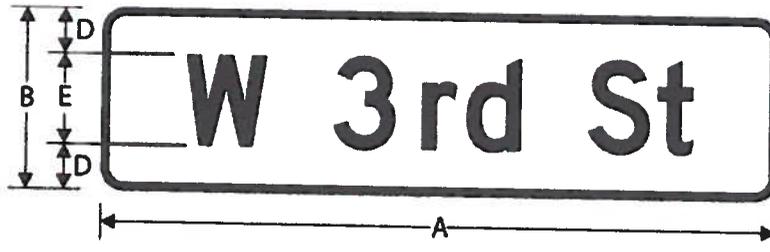
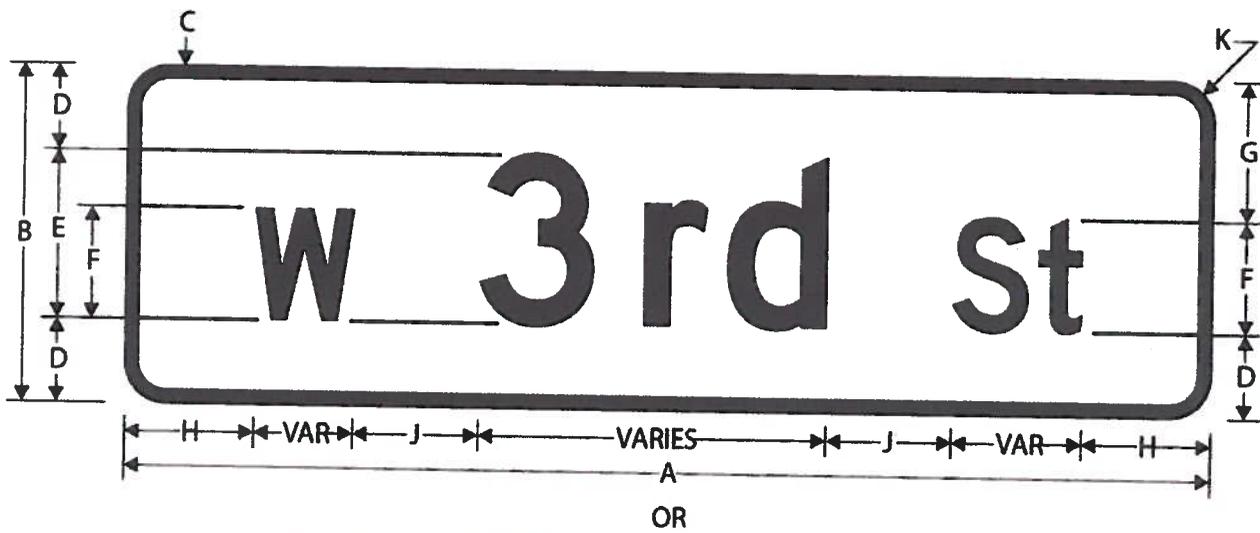
D3-1 — PRINCIPAL LEGEND WITH DESCENDING STROKES



D3-1 — WITHOUT BORDER, PRINCIPAL LEGEND WITH OR WITHOUT DESCENDING STROKES

| A   | B  | C     | D | E    | F      | G    | H          | J   | K     | L    | M    | N    |
|-----|----|-------|---|------|--------|------|------------|-----|-------|------|------|------|
| VAR | 8  | 0.375 | 2 | 4 D  | 3 D    | 3    | 3 (MIN)    | 3   | 1     | 1.75 | 2.25 | 2.75 |
| VAR | 12 | 0.5   | 3 | 6 D  | 4 D    | 5    | 4.5 (MIN)  | 4.5 | 1.5   | 2.75 | 3.25 | 4.75 |
| VAR | 18 | 0.75  | 5 | 8 D  | 5.33 D | 7.67 | 5.33 (MIN) | 6   | 1.875 | 5    | 5    | 7.67 |
| VAR | 24 | 1     | 6 | 12 D | 8 D    | 10   | 9 (MIN)    | 9   | 2.25  | 5.5  | 6.5  | 9.5  |

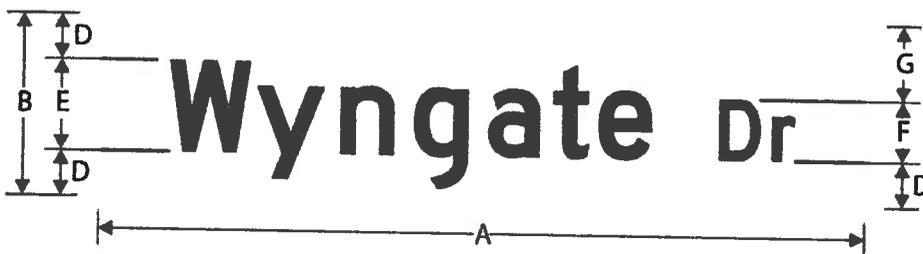
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 BACKGROUND — BLUE (RETROREFLECTIVE)  
 BACKGROUND (ALTERNATE) — GREEN, WHITE OR BROWN (RETROREFLECTIVE)



D3-1  
STREET NAME SIGN



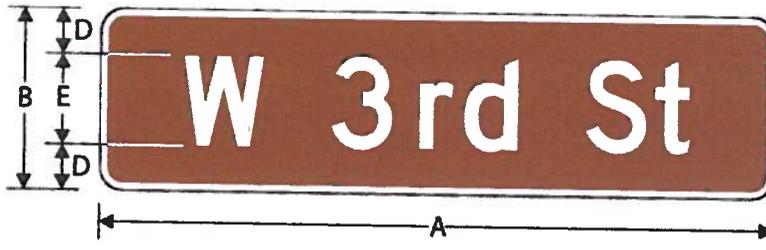
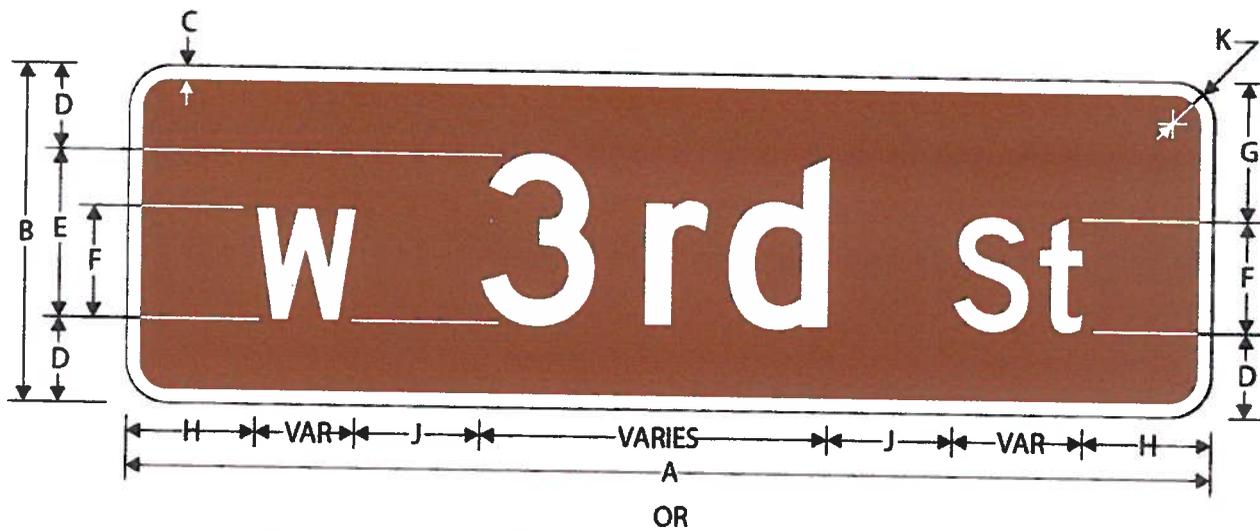
D3-1 — PRINCIPAL LEGEND WITH DESCENDING STROKES



D3-1 — WITHOUT BORDER, PRINCIPAL LEGEND WITH OR WITHOUT DESCENDING STROKES

| A   | B  | C     | D | E    | F      | G    | H          | J   | K     | L    | M    | N    |
|-----|----|-------|---|------|--------|------|------------|-----|-------|------|------|------|
| VAR | 8  | 0.375 | 2 | 4 D  | 3 D    | 3    | 3 (MIN)    | 3   | 1     | 1.75 | 2.25 | 2.75 |
| VAR | 12 | 0.5   | 3 | 6 D  | 4 D    | 5    | 4.5 (MIN)  | 4.5 | 1.5   | 2.75 | 3.25 | 4.75 |
| VAR | 18 | 0.75  | 5 | 8 D  | 5.33 D | 7.67 | 5.33 (MIN) | 6   | 1.875 | 5    | 5    | 7.67 |
| VAR | 24 | 1     | 6 | 12 D | 8 D    | 10   | 9 (MIN)    | 9   | 2.25  | 5.5  | 6.5  | 9.5  |

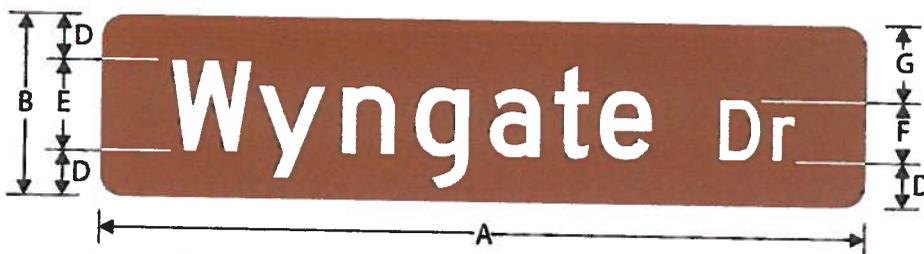
COLORS: LEGEND, BORDER — WHITE (RETROREFLECTIVE)  
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 BACKGROUND (ALTERNATE) — GREEN, WHITE OR BROWN (RETROREFLECTIVE)



D3-1  
STREET NAME SIGN



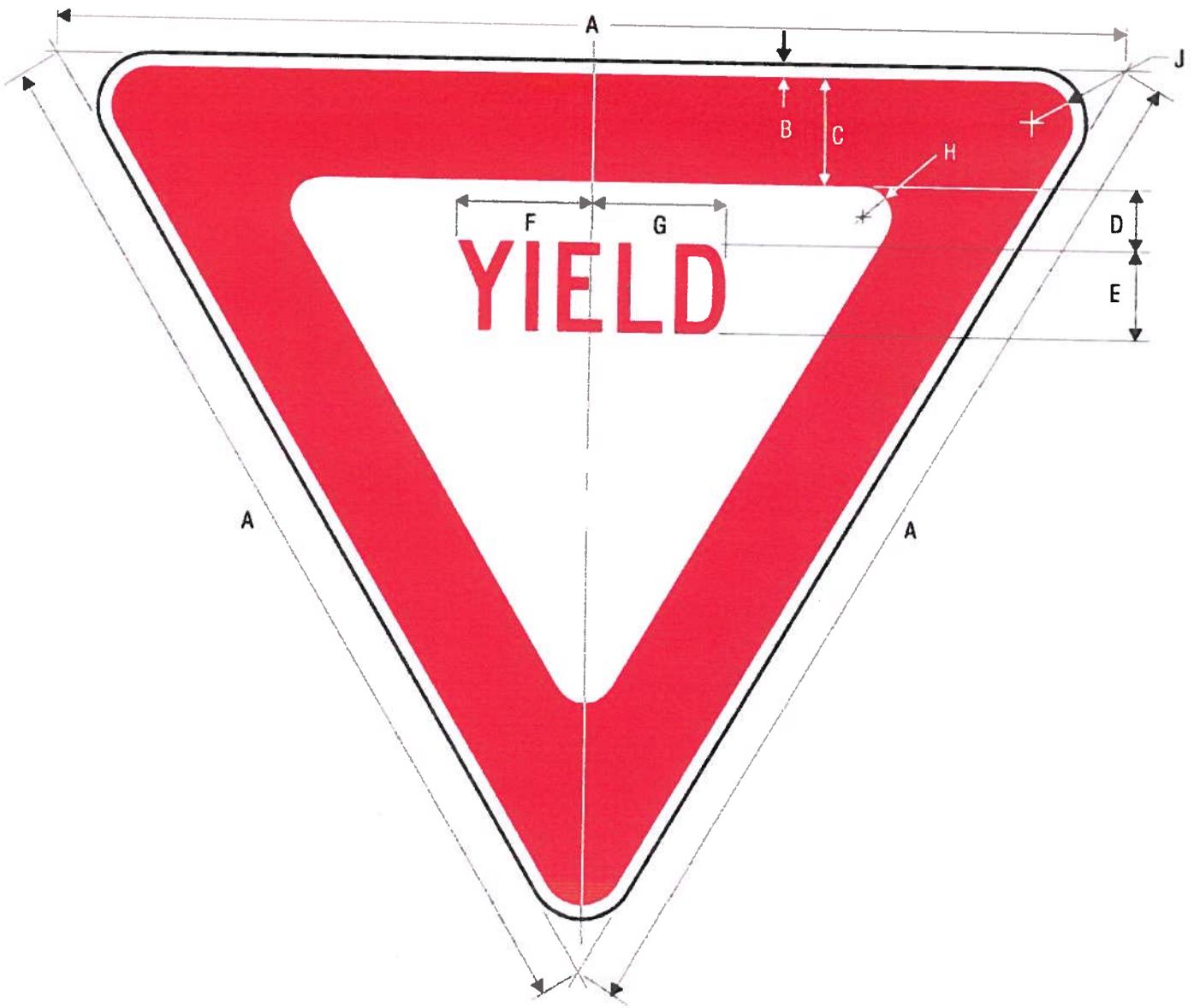
D3-1 — PRINCIPAL LEGEND WITH DESCENDING STROKES



D3-1 — WITHOUT BORDER, PRINCIPAL LEGEND WITH OR WITHOUT DESCENDING STROKES

| A   | B  | C     | D | E    | F      | G    | H          | J   | K     | L    | M    | N    |
|-----|----|-------|---|------|--------|------|------------|-----|-------|------|------|------|
| VAR | 8  | 0.375 | 2 | 4 D  | 3 D    | 3    | 3 (MIN)    | 3   | 1     | 1.75 | 2.25 | 2.75 |
| VAR | 12 | 0.5   | 3 | 6 D  | 4 D    | 5    | 4.5 (MIN)  | 4.5 | 1.5   | 2.75 | 3.25 | 4.75 |
| VAR | 18 | 0.75  | 5 | 8 D  | 5.33 D | 7.67 | 5.33 (MIN) | 6   | 1.875 | 5    | 5    | 7.67 |
| VAR | 24 | 1     | 6 | 12 D | 8 D    | 10   | 9 (MIN)    | 9   | 2.25  | 5.5  | 6.5  | 9.5  |

COLORS: LEGEND, BORDER — WHITE (RETROREFLECTIVE)  
 BACKGROUND — BLUE (RETROREFLECTIVE)  
 BACKGROUND (ALTERNATE) — GREEN, WHITE OR BROWN (RETROREFLECTIVE)



**R1-2**  
**YIELD**

| A           | B    | C | D     | E     | F     | G     | H    | J   |
|-------------|------|---|-------|-------|-------|-------|------|-----|
| 18          | .375 | 2 | 1     | 1.5 C | 2.375 | 2.188 | .625 | 1.5 |
| 24          | .375 | 3 | 1.375 | 2 C   | 3.25  | 3     | .875 | 1.5 |
| 30          | .625 | 4 | 1.75  | 2.5 C | 3.938 | 3.625 | .875 | 1.5 |
| <b>C</b> 36 | .75  | 5 | 2     | 3 C   | 4.688 | 4.375 | 1.25 | 2   |
| 48          | 1    | 6 | 2.75  | 4 C   | 6.25  | 5.875 | 2    | 3   |
| 60          | 1.5  | 8 | 3.5   | 5 C   | 7.875 | 7.25  | 2.5  | 4   |

**COLORS:** LEGEND — RED (RETROREFLECTIVE)  
BACKGROUND — WHITE (RETROREFLECTIVE)



**R2-1**  
SPEED LIMIT (ENGLISH)

\*Optically space numerals about centerline

| A  | B  | C    | D    | E | F   | G | H    | J      | K      | L    |
|----|----|------|------|---|-----|---|------|--------|--------|------|
| 18 | 24 | .375 | .625 | 3 | 3 E | 2 | 8 E  | 7.188  | 5.5    | 1.5  |
| 24 | 30 | .375 | .625 | 4 | 4 E | 2 | 10 E | 9.563  | 7.313  | 1.5  |
| 36 | 48 | .625 | .875 | 6 | 6 E | 5 | 14 E | 14.375 | 11     | 2.25 |
| 48 | 60 | .75  | 1.25 | 8 | 8 E | 6 | 16 E | 19.125 | 14.625 | 3    |

COLORS: LEGEND — BLACK  
BACKGROUND— WHITE (RETROREFLECTIVE)



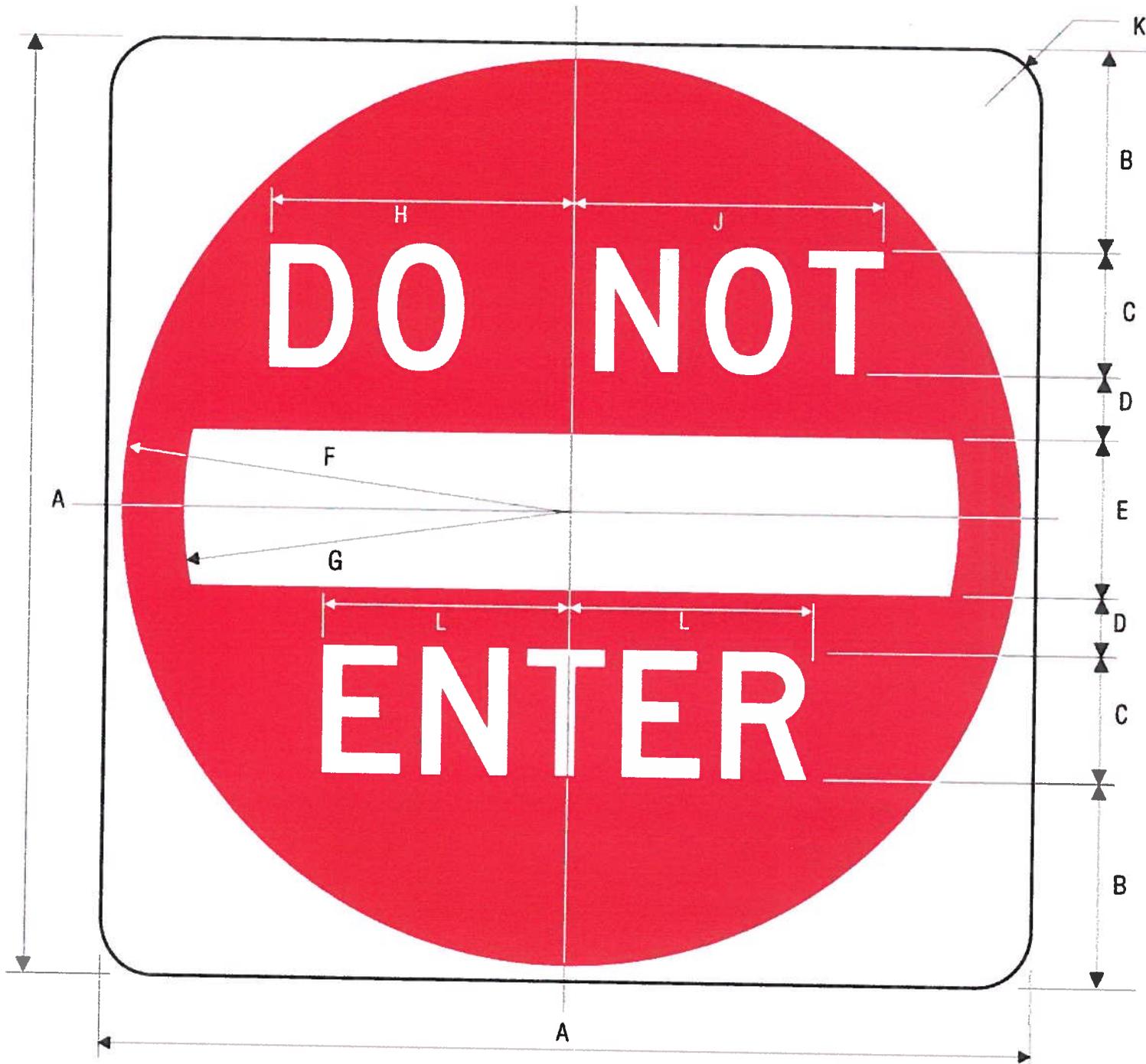
**R3-4**  
U-TURN PROHIBITED

\*See page 6-2 for design.

**C**

| A  | B    | C    | D      | E      | F     | G     | H   | J     | K     | L   | M    |
|----|------|------|--------|--------|-------|-------|-----|-------|-------|-----|------|
| 24 | .375 | .625 | 10.5   | 8.5    | 2.5   | 2.5   | 6   | 2.25  | 1.5   | 2   | 5    |
| 30 | .5   | .75  | 13.125 | 10.625 | 3.125 | 3.125 | 7.5 | 2.813 | 1.875 | 2.5 | 6.25 |
| 36 | .625 | .875 | 15.75  | 12.75  | 3.75  | 3.75  | 9   | 3.375 | 2.25  | 3   | 7.5  |
| 48 | .75  | 1.25 | 21     | 17     | 5     | 5     | 12  | 4.5   | 3     | 4   | 10   |

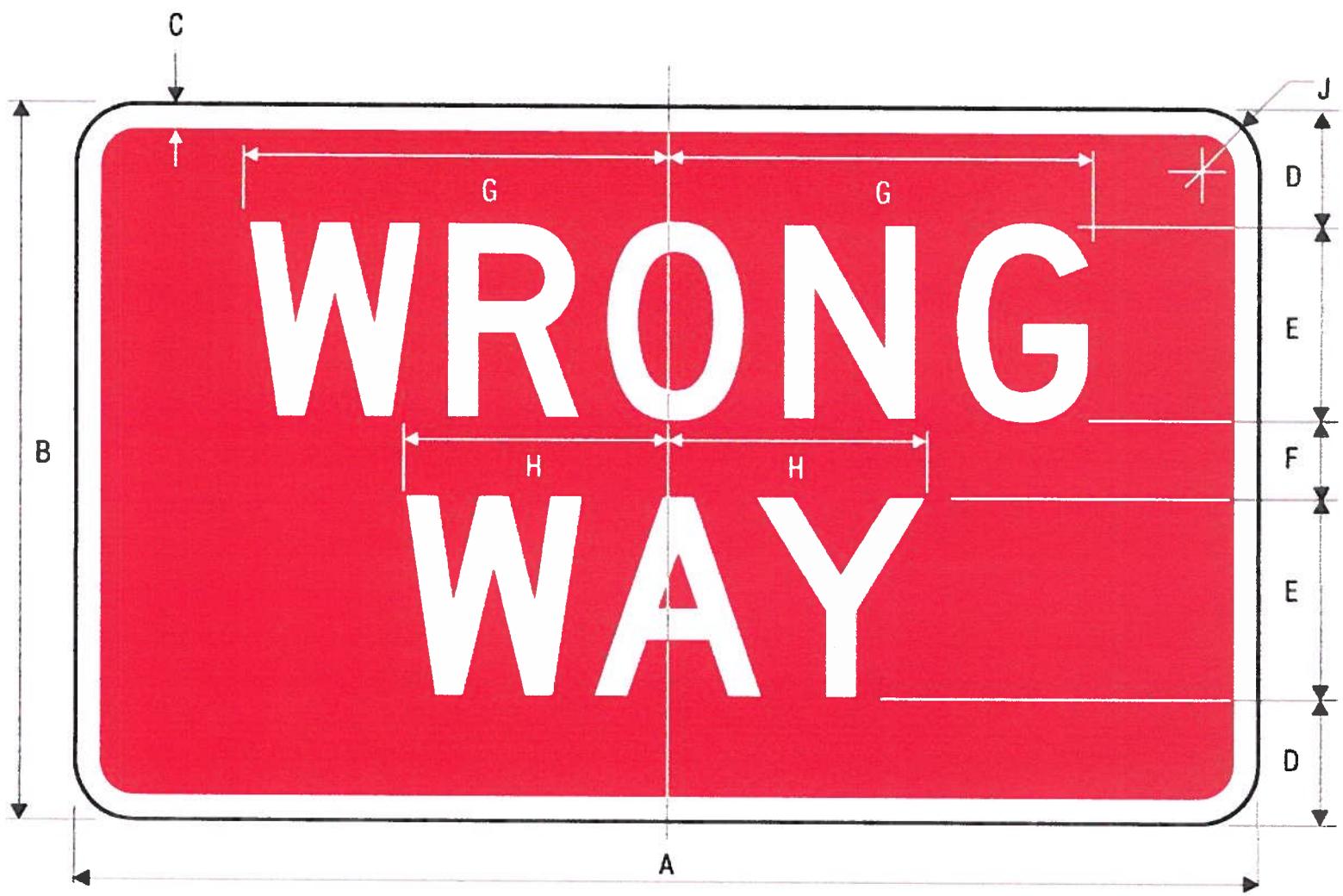
**COLORS:** CIRCLE & DIAGONAL — RED (RETROREFLECTIVE)  
 SYMBOL & BORDER — BLACK  
 BACKGROUND — WHITE (RETROREFLECTIVE)



**R5-1**  
**DO NOT ENTER**

|          | A  | B   | C   | D   | E | F    | G    | H    | J      | K     | L     |
|----------|----|-----|-----|-----|---|------|------|------|--------|-------|-------|
| <b>C</b> | 30 | 6.5 | 4 D | 2   | 5 | 14.5 | 12.5 | 9.75 | 10     | 1.875 | 7.875 |
|          | 36 | 7.5 | 5 D | 2.5 | 6 | 17.5 | 15   | 12   | 12.375 | 2.25  | 9.813 |
|          | 48 | 11  | 6 D | 3   | 8 | 23.5 | 20   | 14.5 | 15     | 3     | 11.75 |

**COLORS:** SYMBOL — RED (RETROREFLECTIVE)  
LEGEND & BACKGROUND — WHITE (RETROREFLECTIVE)



R5-1a  
WRONG WAY

|          | A  | B  | C    | D   | E   | F | G      | H     | J     |
|----------|----|----|------|-----|-----|---|--------|-------|-------|
|          | 30 | 18 | .625 | 3   | 5 D | 2 | 11.063 | 6.688 | 1.5   |
| <b>C</b> | 36 | 24 | .75  | 4.5 | 6 D | 3 | 13.313 | 8.063 | 1.5   |
|          | 42 | 30 | .875 | 5   | 8 D | 4 | 17.75  | 10.75 | 1.875 |

COLORS: LEGEND — WHITE (RETROREFLECTIVE)  
 BACKGROUND — RED (RETROREFLECTIVE)



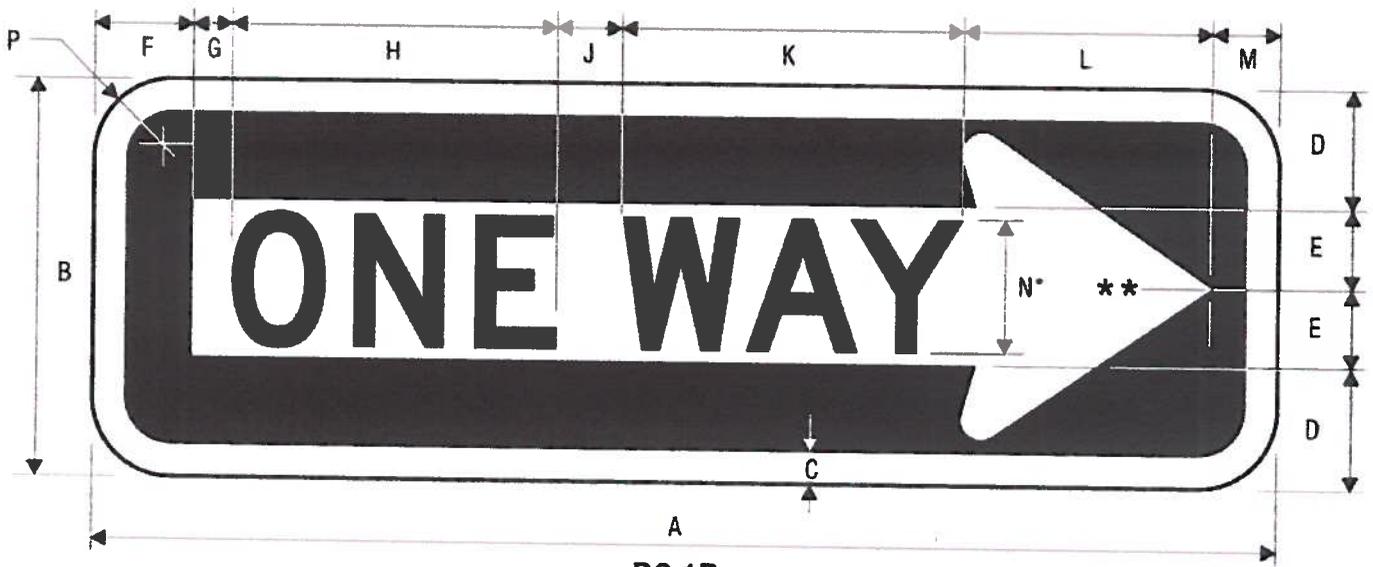
**R6-2R**  
ONE WAY

\*Series 2000 Standard Alphabets.  
\*\*See page 6-2 for arrow design.

| A  | B  | C    | D    | E    | F    | G     | H     | J     | K      | L      | M      |
|----|----|------|------|------|------|-------|-------|-------|--------|--------|--------|
| 12 | 16 | .375 | .375 | 2    | 3 D  | 1.5   | 3     | 3.5   | 3.722  | 3.664  | 3.717  |
| 18 | 24 | .375 | .625 | 2.5  | 5 D  | 1.5   | 4.5   | 5.5   | 6.244  | 6.124  | 6.044  |
| 24 | 30 | .375 | .625 | 3    | 6 D  | 1.875 | 6.063 | 7.063 | 7.485  | 7.285  | 7.325  |
| 36 | 48 | .625 | .875 | 4.75 | 10 D | 3.25  | 9.5   | 10.5  | 12.369 | 12.249 | 12     |
| 48 | 60 | .75  | 1.25 | 6    | 12 D | 4     | 12    | 14    | 15     | 14.571 | 14.811 |

| N      | P      | Q      | R    | S    |
|--------|--------|--------|------|------|
| 3.943  | 3.75   | 4      | 1.5  | 1.5  |
| 6.805  | 6      | 6.805  | 2.25 | 1.5  |
| 8.286  | 8.286  | 8.926  | 3    | 1.5  |
| 13.530 | 13.250 | 14.290 | 5    | 2.25 |
| 16.252 | 16.572 | 17.853 | 6    | 3    |

COLORS: LEGEND — BLACK  
BACKGROUND — WHITE (RETROREFLECTIVE)



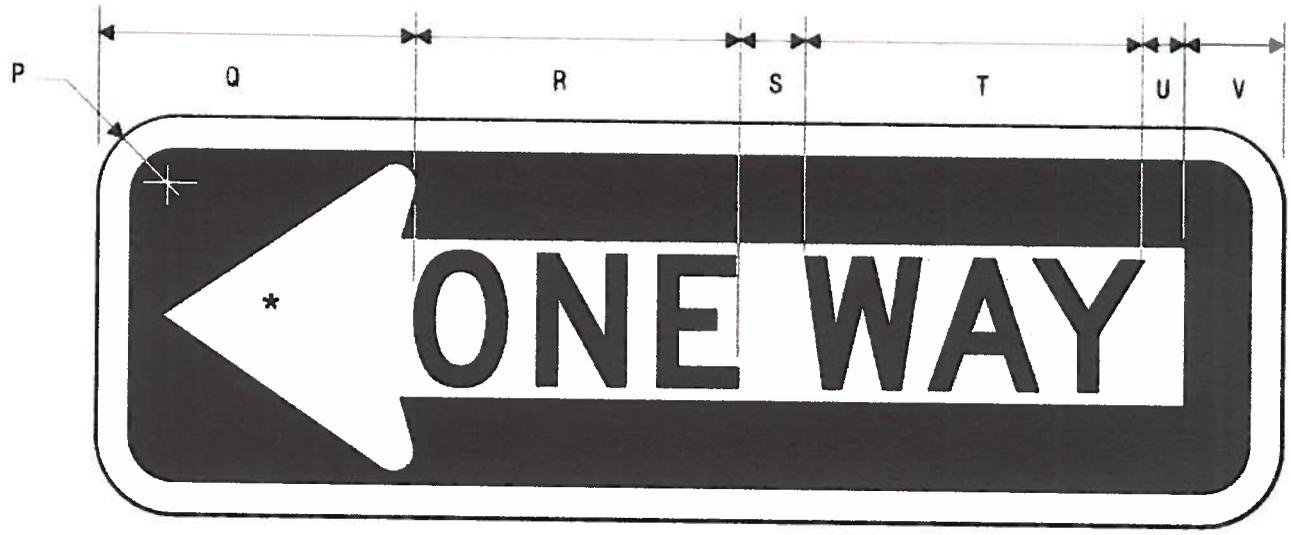
R6-1R  
ONE WAY

| A  | B  | C  | D     | E     | F | G    | H      | J     | K      | L  | M |
|----|----|----|-------|-------|---|------|--------|-------|--------|----|---|
| 36 | 12 | .5 | 3.375 | 2.625 | 3 | 1.25 | 9.125  | 2     | 9.625  | 9  | 2 |
| 54 | 18 | 1  | 5.5   | 3.5   | 5 | 4    | 12.309 | 2.929 | 12.762 | 13 | 4 |

| N   | P     | Q  | R      | S     | T      | U    | V |
|-----|-------|----|--------|-------|--------|------|---|
| 4 D | 1.5   | 11 | 9.125  | 2     | 9.625  | 1.25 | 3 |
| 5 D | 1.875 | 17 | 12.309 | 2.929 | 12.762 | 4    | 5 |

\*Series 2000 Standard Alphabets.  
\*\*See page 6-2 for arrow design.



R6-1L  
ONE WAY

COLORS: LEGEND — BLACK  
 BACKGROUND — BLACK  
 ARROW — WHITE (RETROREFLECTIVE)

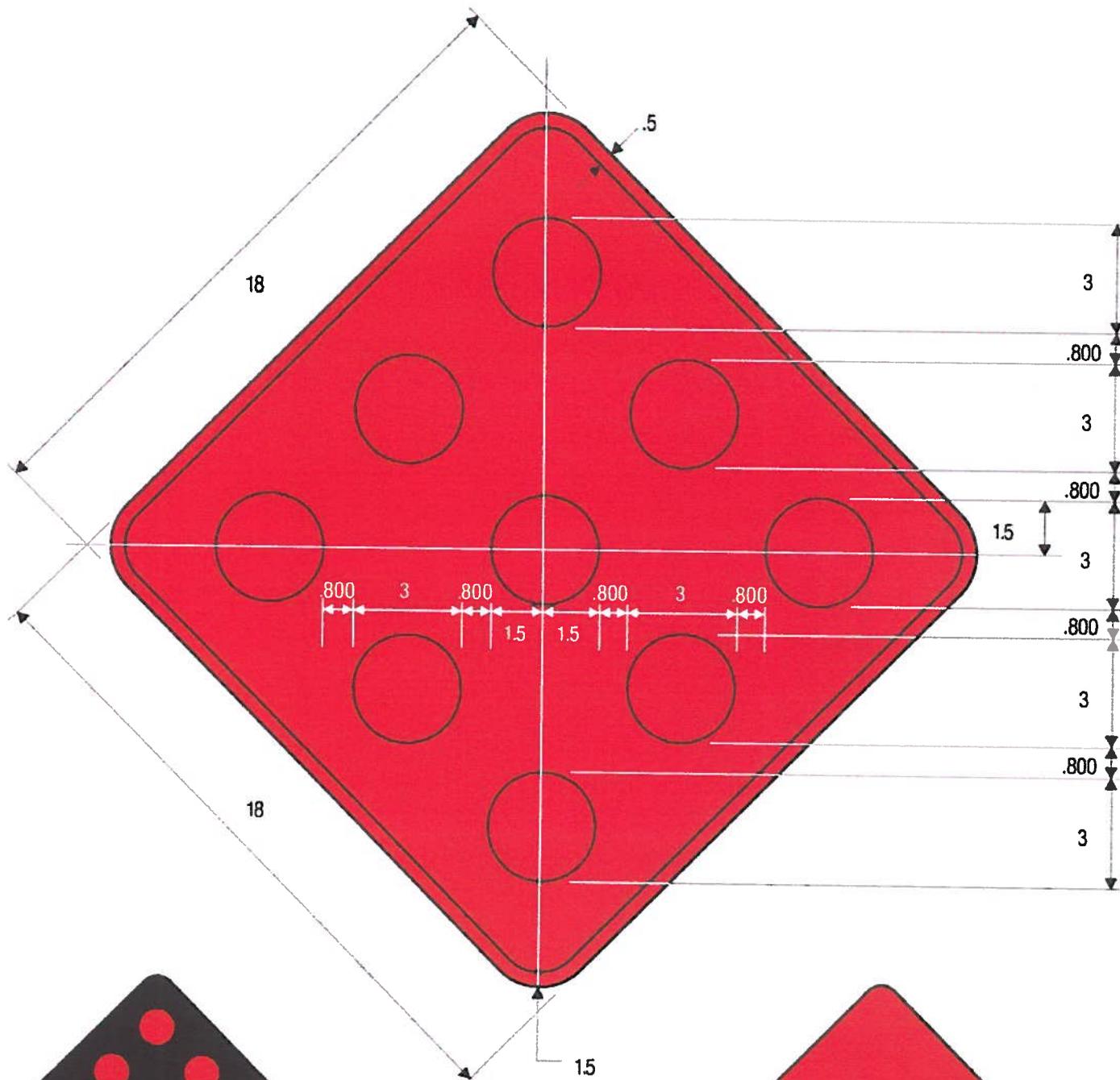


**W14-2**  
**NO OUTLET**

**C**

| A  | B    | C    | D   | E | F     | G     | H     | J      | K      | L     |
|----|------|------|-----|---|-------|-------|-------|--------|--------|-------|
| 24 | .375 | .625 | 5 D | 3 | .75   | 4.125 | 4.5   | 11.625 | 12.063 | 1.5   |
| 30 | .5   | .75  | 6 D | 4 | .938  | 5     | 5.375 | 13.938 | 14.5   | 1.875 |
| 36 | .625 | .875 | 7 D | 5 | 1.125 | 5.875 | 6.25  | 16.25  | 16.938 | 2.25  |

**COLORS: LEGEND — BLACK**  
**BACKGROUND— YELLOW (RETROREFLECTIVE)**



OM4-1

**OM4-1 COLORS:**

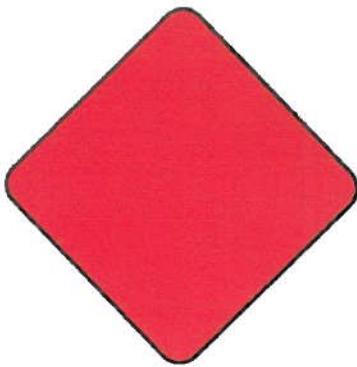
- REFLECTORS — RED (RETROREFLECTIVE)
- BACKGROUND — RED
- BORDER — RED (RETROREFLECTIVE)



OM4-2

**OM4-2 COLORS:**

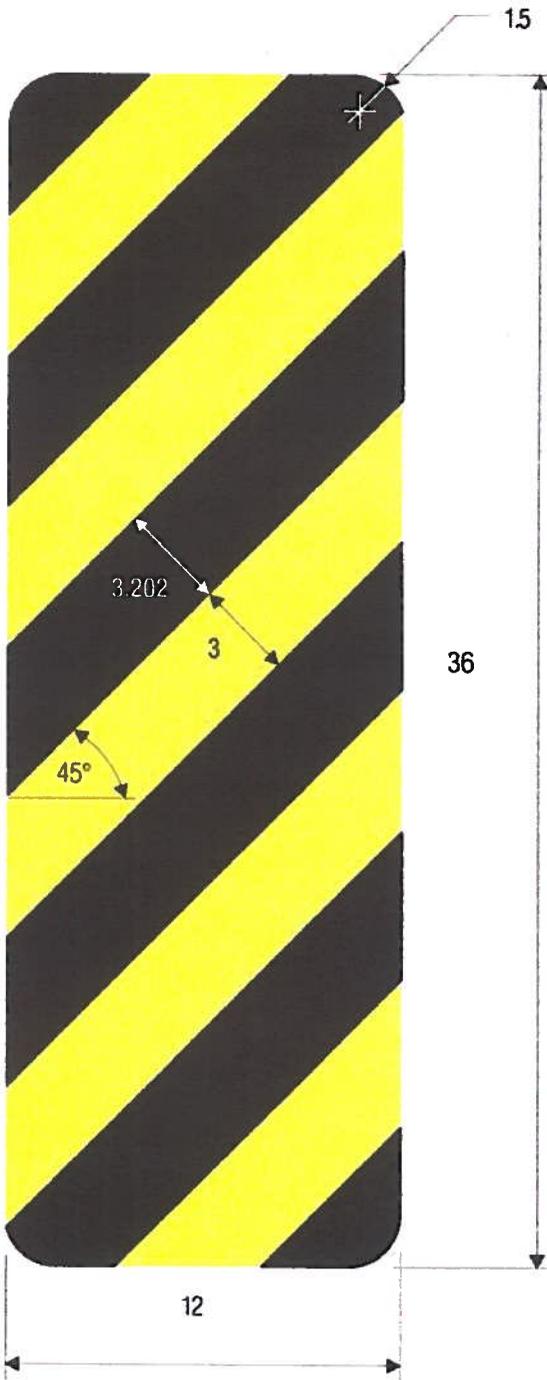
- REFLECTORS — RED (RETROREFLECTIVE)
- BACKGROUND — BLACK



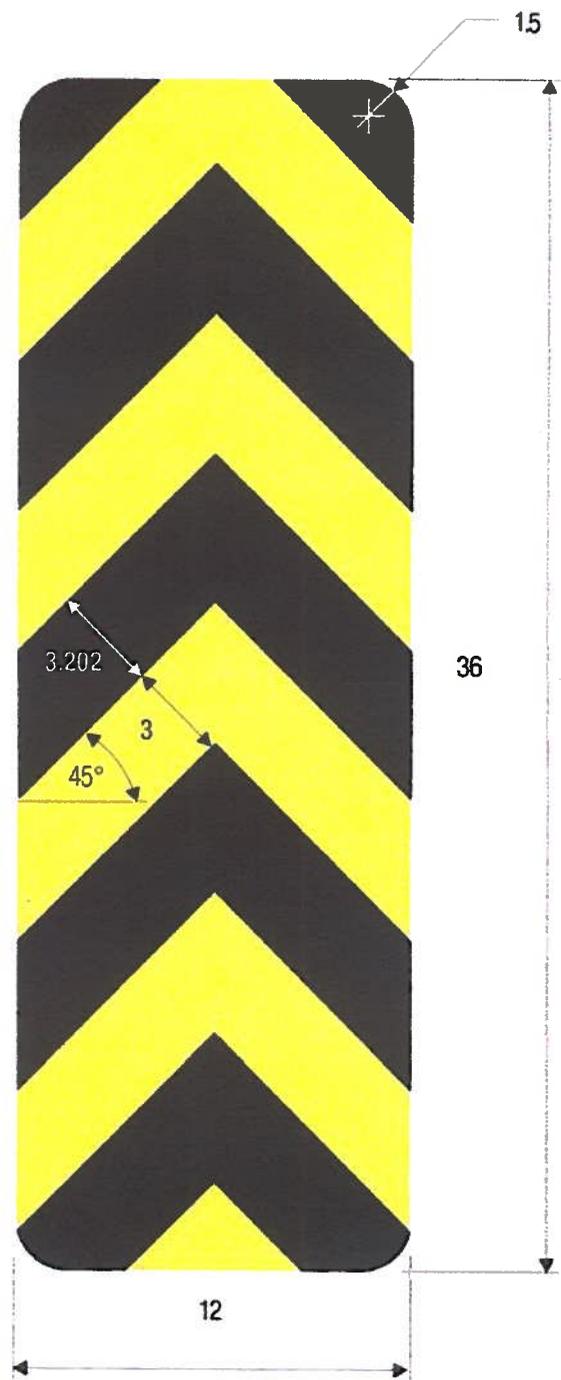
OM4-3

**OM4-3 COLORS:**

- SIGN PANEL — RED (RETROREFLECTIVE)



OM-3R



OM-3C



OM-3L

COLORS: STRIPES -BLACK  
BACKGROUND-YELLOW (RETROREFLECTIVE)

# OLD BUSINESS

WILLIAM J. JONES, JR.  
A. WAYNE BURAS  
JEFFREY D. SCHOEN  
JOHN R. WALKER  
SAM J. COLLETT, JR.  
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CALVIN P. BRASSEAU  
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August 3, 2015

**Via Email and U.S. Mail**

St. Tammany Parish  
Department of Development  
c/o Mr. Ron Keller, Senior Planner  
21490 Koop Drive  
Mandeville, Louisiana 70471

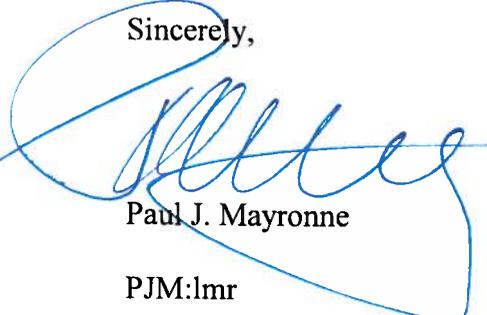
**Re: Subdivision Name Change**

Dear Ron:

On behalf of Step Three Investments, L.L.C., the owner and developer of Audubon Oaks Subdivision, please allow this letter to serve as our official request to change the name of the development to Audubon Trail. We would appreciate if you would place this matter under old business on the Planning Commission's September agenda.

Thank you for your assistance, and should you have any questions regarding our request, please do not hesitate to contact me.

Sincerely,



Paul J. Mayronne

PJM:lmr

cc: Step Three Investments, L.L.C.