

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, MARCH 8, 2016
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

DRAFT

ROLL CALL

PUBLIC ANNOUNCEMENTS

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

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE FEBRUARY 10, 2016 MINUTES

PUBLIC HEARINGS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

Entering Parish Right-of-Way (Bodet Road), Ward 4, District 5
Request to enter Parish right-of-way for the purpose of laying fiber optic cable
Debtor: Southern Light, L.L.C. Parish Council District Representative: Hon. Rykert Toledano
(POSTPONED AT THE FEBRUARY 10, 2016 MEETING)

MINOR SUBDIVISIONS

2016-189-MSP

Lot 5 into lots 5-A & 5-B, Ward 2, District 6
Owner: Clarence R. Dutruch Surveyor: D & S Surveyors, Inc.
Parish Council District Representative: Hon. Richard Tanner

2016-190-MSP

A 20.893 acre parcel and lot 6-A-1 (River Forest Country Club Subdivision) into Lots 1 thru 4 and lot 6-A-1 (River Forest Country Club Subdivision), Ward 1, District 3
Owner: Pleasantville, L.L.C. Surveyor: John G. Cummings & Associates, Inc.
Parish Council District Representative: Hon. James "Red" Thompson

PETITIONS/REQUESTS

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
MARCH 8, 2016
MANDEVILLE, LOUISIANA

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

FINAL SUBDIVISION REVIEW

PROPOSED AMENDMENTS TO ORDINANCE 499

An ordinance to amend the St. Tammany Parish Code of Ordinances, Appendix "B", of Chapter 40, Subdivision Regulatory Ordinance No. 499, specifically, Section 40-032.0 Streets, relative to road testing standards, drainage and utility trench backfill

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

PLANNING
COMMISSION
MINUTES

DRAFT

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, FEBRUARY 9TH, 2016
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, Richard, Willie, Mannella, Matthews, Davis, Doherty, Drumm, Randolph

Absent:

Staff Present: Jay Watson, Holly Thomas, Ron Keller, Lauren K. Davis, Terry Hand

INVOCATION

The Invocation was presented by Mr. Randolph.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was presented by Mr. Drumm.

APPROVAL OF THE JANUARY 12TH, 2016 MINUTES

Davis moved to approve, second by Matthews.

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

Nay:

Abstain:

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

Entering Parish Right-of-Way (Bodet Road), Ward 4, District 5

Request to enter Parish right-of-way for the purpose of laying fiber optic cable

Debtor: Southern Light, L.L.C. Parish Council District Representative: Hon. Rykert Toledano

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

Randolph moved to postpone until the March meeting, second by Matthews.

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

Nay:

Abstain:

FEBRUARY 9TH, 2016 MINUTES, CONT.

Entering Parish Right-of-Way (“H” Street), Ward 3, District 2

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

Debtor: DMM Construction Parish Council District Representative: Hon. Dennis Sharp

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

Davis moved to approve, second by Randolph.

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

Nay:

Abstain:

MINOR SUBDIVISIONS

2016-158-MSP

3.84 acres being parcels 3, 4 and a portion of land into parcels 3A, 3B & 4A, Ward 2, District 3

Owner: Evan & Aaron Wolfe Surveyor: Dading, Marques & Associates, L.L.C.

Parish Council District Representative: Hon. James “Red” Thompson

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

Willie moved to approve, second by Randolph.

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

Nay:

Abstain:

2016-159-MSP

A 10.921 acre parcel into lots 1 thru 5, Ward 5, District 6

Owner: StrongHold Construction Surveyor: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Richard Tanner

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

Randolph moved to approve, second by Lorren.

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

Nay:

Abstain:

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCAION/CLOSINGS REVIEW

FEBRUARY 9TH, 2016 MINUTES, CONT.

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

2016-150-PP

Bedico Creek, Parcel 12, Ward 1, District 1

Developer/Owner: Bedico Creek Preserve, L.L.C. Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

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

Richard moved to approve, second by Davis.

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

Nay:

Abstain:

FINAL SUBDIVISION REVIEW

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

NEW BUSINESS

An ordinance to amend the St. Tammany Parish Code of Ordinances, Appendix "B", of Chapter 40, Subdivision Regulatory Ordinance No. 499, specifically, Section 40-032.0 Streets, relative to road testing standards, drainage and utility trench backfill.

(For distribution purposes only - not for discussion)

ADJOURNMENT

Mr. Dave Mannella
Chairman

ENTERING PARISH
RIGHTS-OF-WAY, SERVITUDES
AND/OR EASEMENTS

(Draft Date 3/1/16)

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

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

**SUB-TITLE: A RESOLUTION GRANTING SOUTHERN LIGHT, LLC; 107 ST. FRANCIS ST., STE. 1800, MOBILE, AL 36602; PERMISSION TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY BODET ROAD FOR THE PURPOSE OF LAYING FIBER OPTIC CABLES.
WARD 4 DISTRICT 5**

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

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and/or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish releases the Performance Obligation.
5. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right-of-way.
6. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
7. That the petitioner post a Performance Letter of Credit in the amount of \$4,800 for a period of six (6) months.
8. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the R.O.W. by (an) individual (s) until the time that the project is satisfactorily completed.

RESOLUTION P.C. NO. _____

PAGE NO. 2 OF 2

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

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

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

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

YEA:

NAY:

ABSTAIN:

ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 10TH DAY OF FEBRUARY, 2016 AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

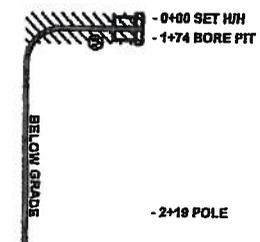
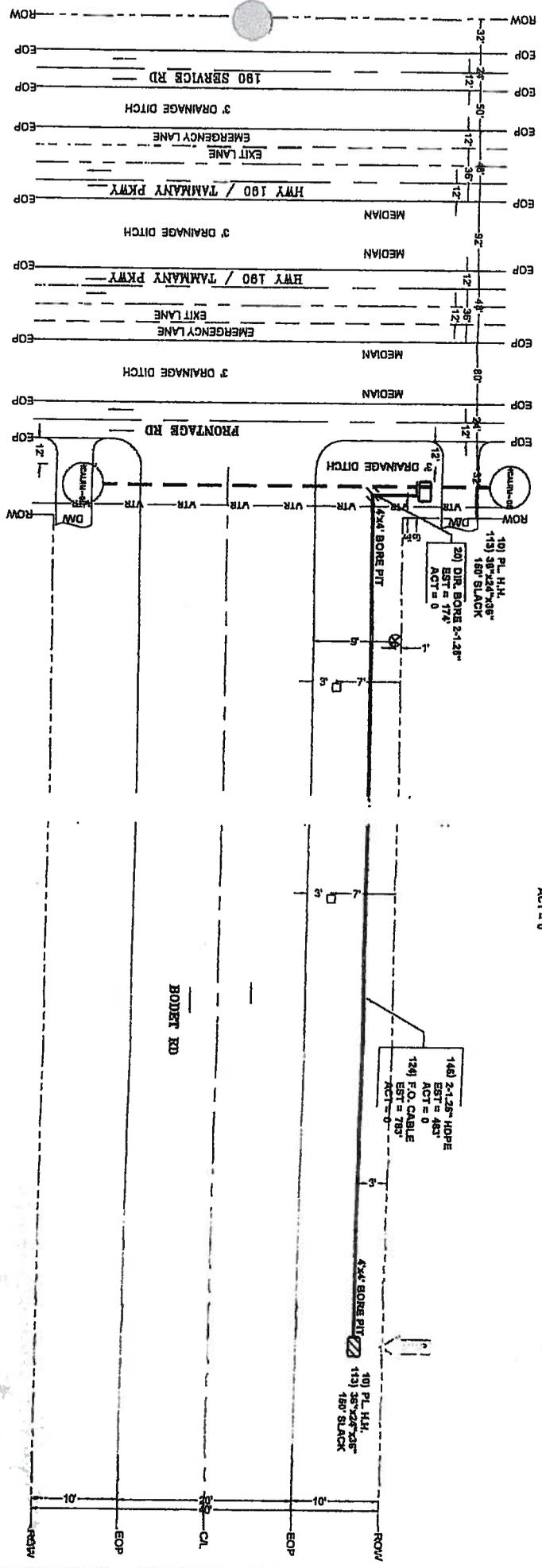
DAVID G. MANNELLA, CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

RON KELLER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION

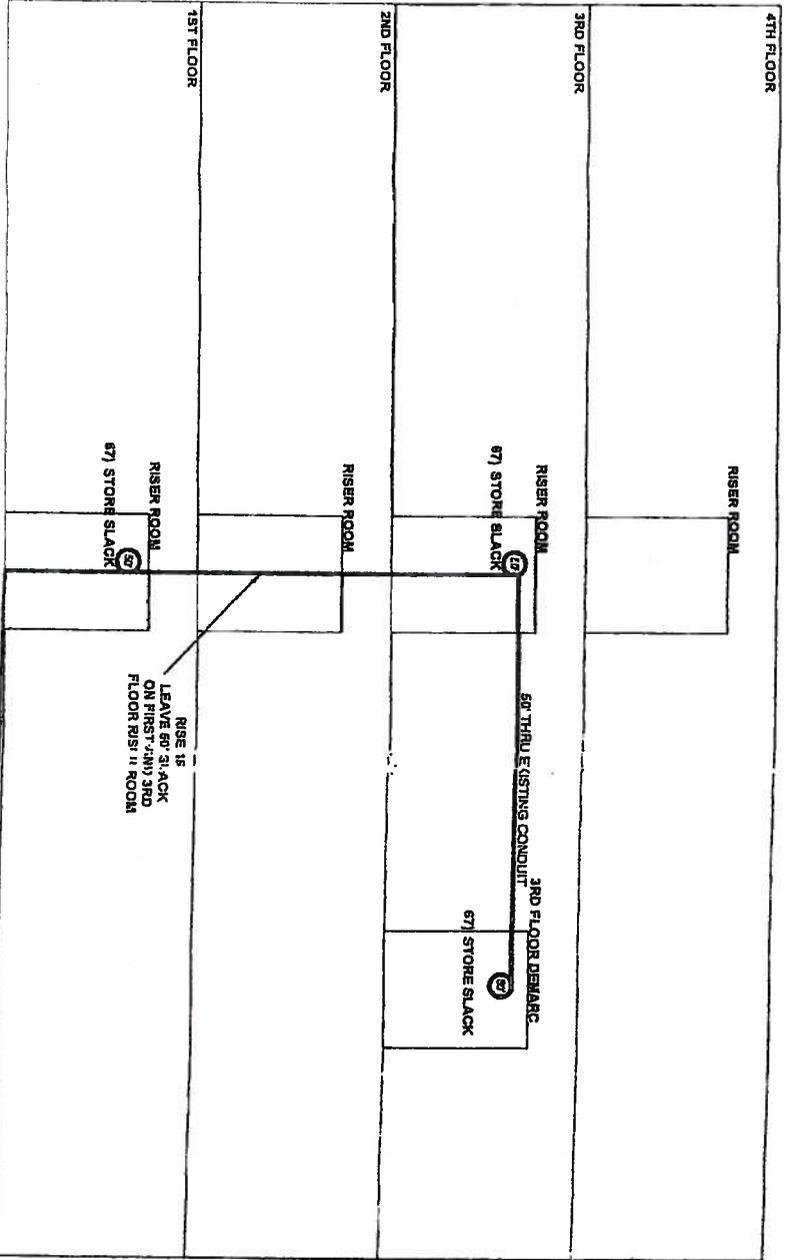
SPEED LIMIT 45

NOTE: SL REP TO BE ONSITE WHEN DIGGING UP THE IN AND DOING OVERBORE



<p>ALL UTILITIES LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES PRIOR TO ANY WORK PERFORMED. CONTRACT SOUTHWEST LIGHT: 311-484-1170</p>		<p>PROVIDED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES PRIOR TO ANY WORK PERFORMED.</p>	
DATE	REVISION	SCALE	PROJECT
		N/S	N/A
		DESIGNER: N/A	CLIENT: SOUTHWEST LIGHT
		DRAWN BY: N/A	DATE: 11/25/18
		CHECKED BY: N/A	PROJECT: NET/CELEX
		APPROVED BY: N/A	LOCATION: FARM ROAD, CONVICTION, LA

BODDET LANE
Southern Light
Fiber Optic
31116 Street



Set SL HH at MWP in ROW of Bodet St leave 150' slack. Trench 5' and access existing conduit. Pull fiber through conduit 350' to first floor riser room. Then rise 45' to 3rd floor riser room in existing conduit. Then pull fiber additional 50' through existing conduit to 3rd floor server room and leave 50' slack in first and 3rd floor riser room and 3rd floor server room as shown on the attached drawings. SL requests two full days of on-site construction. SL will notify property at least 24 hours prior to construction. Ground conditions will be restored to existing or better conditions. SL estimates 1-2 days to complete construction.

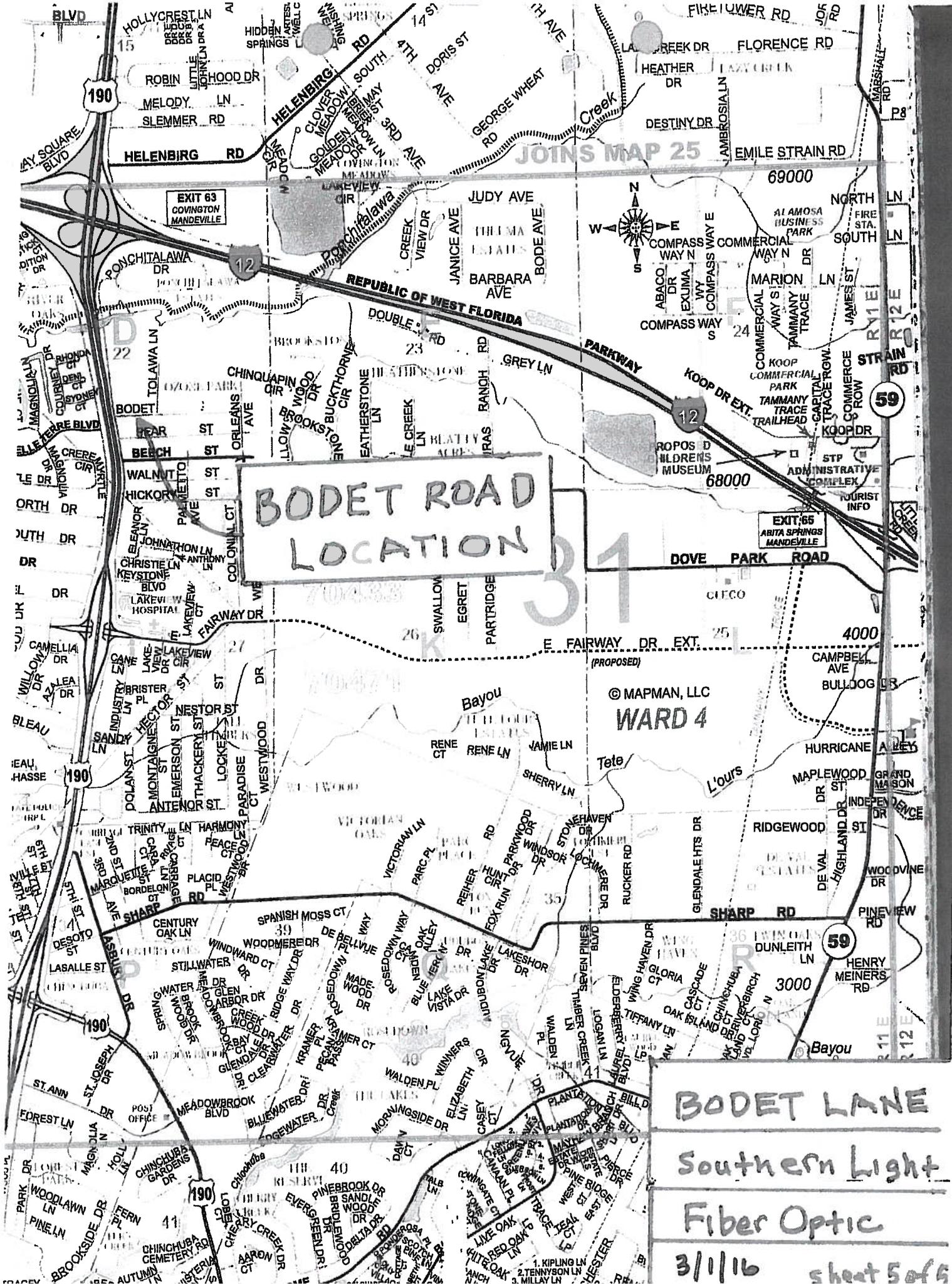
BODET RD

350' THRU EXISTING CONDUIT

5' TRENCH
 101 PL HH,
 143) 35" x 24" x 35"
 160' SLACK

ALL LIMITATIONS, LOCATIONS, SCHEDULES AND APPROPRIATE CONTRACTOR'S RESPONSIBILITIES FOR ALL LOCATIONS, PRIOR TO ANY WORK PERFORMED. CONTRACT NUMBER: 1001001-1110	
DATE:	11/23/2015
SCALE:	1"=40'
PROJECT:	NET/CELEBRATION
DESIGNER:	NET/CELEBRATION
DATE:	11/23/2015
DESIGNER:	L. BEACH
DATE:	11/23/2015
DESIGNER:	L. BEACH

Southern Light
Fiber Optic
 31116
 Sheet 4 of 11



BODET ROAD
LOCATION

© MAPMAN, LLC
WARD 4

BODET LANE
Southern Light
Fiber Optic
3/1/16 sheet 5 of 6

MINOR
SUBDIVISIONS

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of March 1, 2016)

CASE NO.: 2016-189-MSP

OWNER/DEVELOPER: Clarence R. Dutruch

ENGINEER/SURVEYOR: D & S Surveyors, Inc.

SECTION: 23

WARD: 2

TOWNSHIP: 5 South

PARISH COUNCIL DISTRICT: 6

RANGE: 11 East

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

GENERAL LOCATION: The property is located on the west side of LA Highway 40, west of Bush and north-northeast of Covington, Louisiana.

SURROUNDING LAND USES: Low density single family residential & undeveloped property

TOTAL ACRES IN DEVELOPMENT: 3.2

NUMBER OF LOTS/PARCELS: 2 TYPICAL LOT SIZE: 1+ acres

ZONING: A-2 Suburban

REASONS FOR PUBLIC HEARING: One (1) parcel does not meet the minimum 150' lot frontage requirement for A-2 Suburban zoning.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create two (2) parcels from one (1) 3.2 acre parent parcel. Both lots will have public road frontage; however, as indicated above, one of the proposed lots (5-A) does not meet the minimum road frontage for A-2 zoning of 150'.

Therefore, if the commission decides to approve this request, a waiver of the regulations are required relative to the lot width issue, and a 2/3rds majority vote of the full membership of the commission (8 members) is needed in order to approve pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision Regulatory Ordinance No. 499.

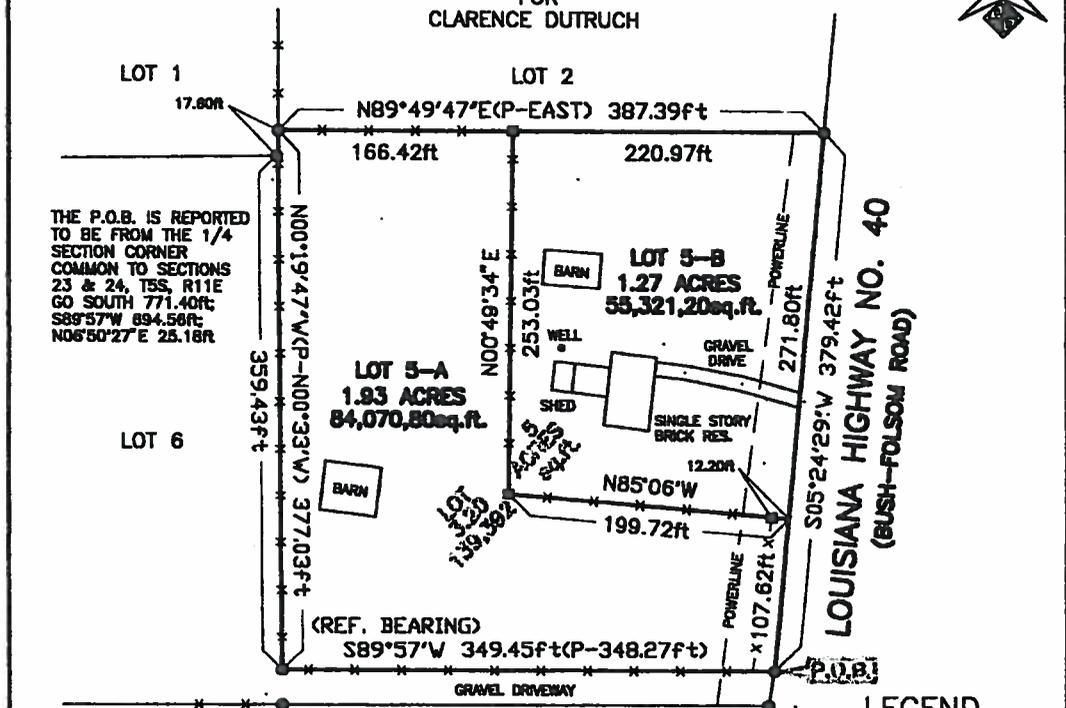
Department of Engineering

None

Department of Environmental Services

None

MINOR RESUBDIVISION
FOR
CLARENCE DUTRUCH



THE P.O.B. IS REPORTED TO BE FROM THE 1/4 SECTION CORNER COMMON TO SECTIONS 23 & 24, T5S, R11E GO SOUTH 771.40ft; S89°57'W 894.56ft; N06°50'27" E 25.18ft.

LOUISIANA HIGHWAY NO. 40
(BUSH-FOLSOM ROAD)

LEGEND

- 1" IRON PIPE FOUND
- WOOD FENCE POST

CHAIRMAN OF THE PLANNING COMMISSION

SECRETARY OF THE PLANNING COMMISSION

CLERK OF COURT

DIRECTOR OF PARISH ENGINEERING DEPT.

FILE NUMBER

DATE

- Reference 1) SURVEY PLAT FOR HOUSTON E. DUTRUCH ET. AL. BY LOWELL E. CUMMINGS DATED 10/10/1962
- Reference 2) SURVEY AND DESCRIPTION FOR CHARLES LONG SURVEYED BY JOHN G. CUMMINGS, DATED 12/07/1998. SAID SURVEYS AND DESCRIPTION WAS USED AS THE BASIS OF BEARINGS AND PLAT(P) CALLS SHOWN.

NOTE 1) Said property is located in Flood Zone C per the Insurance Rate Map for St. Tammany Parish, Community Panel # 225205 0150C Map Revised, OCT. 17, 1989 Base Flood Elevation N/A

NOTE 2) The undersigned surveyor has not performed a title search or abstract. This survey was conducted using documents provided by the client or their agents. Servitudes shown are not necessarily exclusive. Servitudes of record will be added hereto upon request after a title opinion. Plat Revised

I certify this plat represents an actual ground survey in accordance with the applicable standards of practice as stipulated by the Louisiana State Board of Registration for Professional Engineers and Land Surveyors and bears a D survey classification.

WAYNE R. SIMKIN
REG. No. 4751
REGISTERED PROFESSIONAL
LAND SURVEYOR

MINOR RESUBDIVISION OF LOT 5, HOUSTON E. DUTRUCH ET. AL. SITUATED IN SEC. 23, T5S, R11E, ST. TAMMANY PARISH, LOUISIANA.

D & S SURVEYORS, INC.
PROFESSIONAL LAND SURVEYORS
228 WEST 21st AVENUE, COVINGTON, LOUISIANA 70433
OFFICE(985)892-2847~FAX(985)892-2806

JOB NO.	DRAWN WRS	DATE	SHEET NO.
15-89	CHECKED WRS	10/21/2015	1 OF 1
		SCALE	
		1"=100'	

Finally, if the commission decides to approve this request, a waiver of the regulations are required relative to the lot width issue, and a 2/3rds majority vote of the full membership of the commission (8 members) is needed in order to approve pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision Regulatory Ordinance No. 499.

Department of Engineering

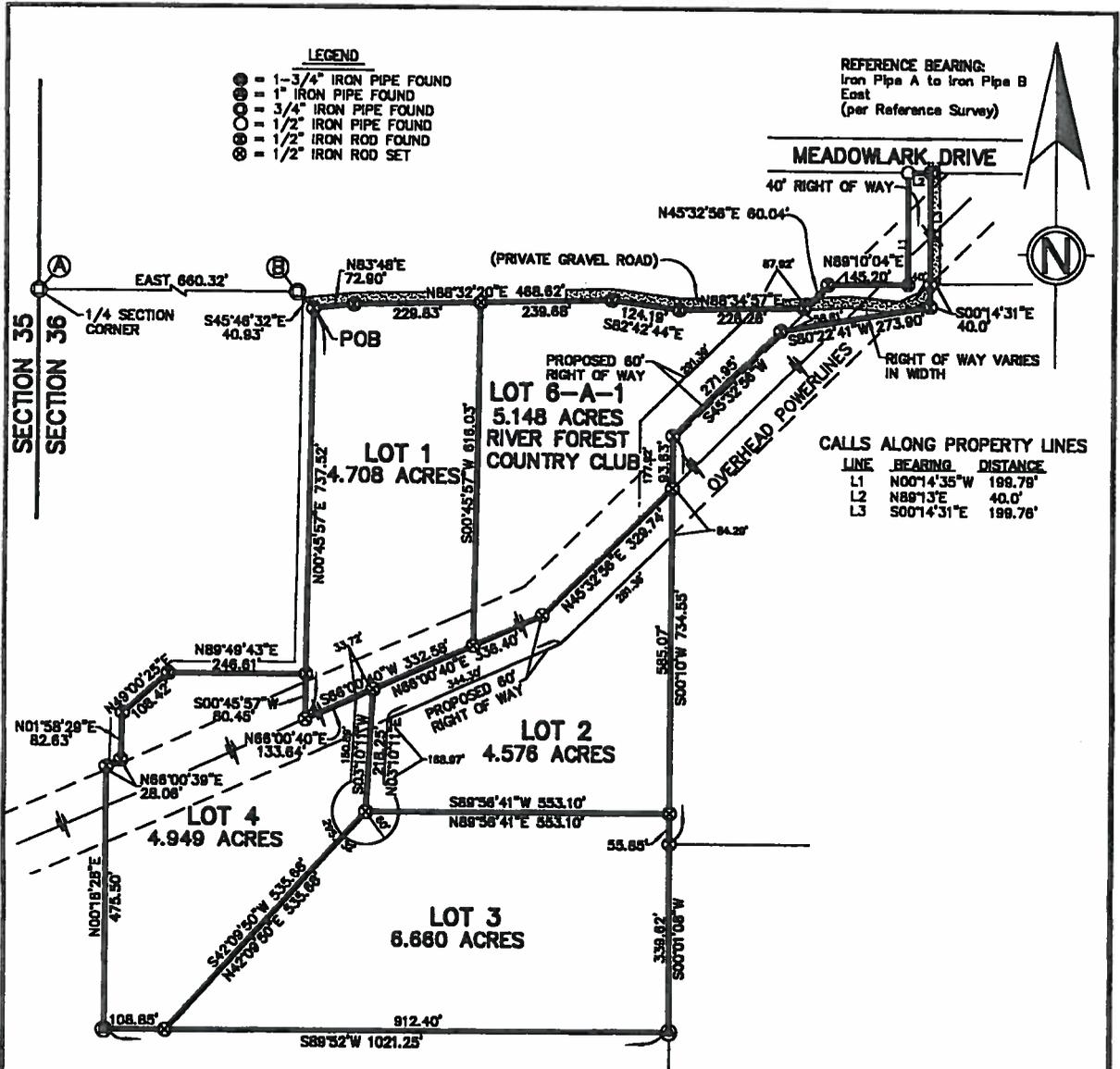
None

Department of Environmental Services

None

- LEGEND**
- = 1-3/4" IRON PIPE FOUND
 - = 1" IRON PIPE FOUND
 - = 3/4" IRON PIPE FOUND
 - = 1/2" IRON PIPE FOUND
 - ⊙ = 1/2" IRON ROD FOUND
 - ⊙ = 1/2" IRON ROD SET

REFERENCE BEARING:
Iron Pipe A to Iron Pipe B
East
(per Reference Survey)



CALLS ALONG PROPERTY LINES

LINE	BEARING	DISTANCE
L1	N00°14'35"W	199.79'
L2	N89°13'E	40.0'
L3	S00°14'31'E	199.78'

APPROVAL:

A MINOR SUBDIVISION OF 20.893 ACRES AND LOT 6-A-1, RIVER FOREST COUNTRY CLUB INTO LOTS 1, 2, 3, & 4, AND LOT 6-A-1, RIVER FOREST COUNTRY CLUB LOCATED IN SECTION 36, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

CHAIRMAN OF THE PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO.

NOTE:

This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0210 C, dated October 17, 1989.

REFERENCE SURVEY:

Survey for Deborah Hogan by John G. Cummings, Surveyor, dated February 28, 2015, Job No. 0170-1-2R.

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 COMPLYING DATA FOR THIS SURVEY.

503 N. JEFFERSON AVENUE
COVINGTON, LA 70433

JOHN G. CUMMINGS & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

PHONE (985) 892-1549
FAX (985) 892-9250

PLAT PREPARED FOR: **Deborah & Robert Hogan**

SHOWING A SURVEY OF: A MINOR SUBDIVISION OF 20.893 ACRES AND LOT 6-A-1, RIVER FOREST COUNTRY CLUB INTO LOTS 1, 2, 3, & 4, AND LOT 6-A-1, RIVER FOREST COUNTRY CLUB LOCATED IN SECTION 36, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

John G. Cummings
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 200'

JOB NO. 0170-1-2R1

DATE: 2-11-2016

REVISED:

PROPOSED AMENDMENTS
TO SUBDIVISION ORDINANCE
NUMBER 499

ORDINANCE

ORDINANCE CALENDAR NO. _____ ORDINANCE COUNCIL SERIES NO. _____
COUNCIL SPONSOR: _____ PROVIDED BY: DEVELOPMENT
INTRODUCED BY: _____ SECONDED BY: _____
ON THE ___ DAY OF ___ 2015

ORDINANCE AMENDING THE ST. TAMMANY PARISH CODE OF ORDINANCES, APPENDIX "B", CHAPTER 40 SUBDIVISION REGULATORY ORDINANCE NO. 499 TO REVISE THE TESTING STANDARDS FOR ROADWAY CONSTRUCTION AND CLARIFY REQUIREMENTS RELATED TO DRAINAGE AND UTILITY TRENCH BACKFILL.

WHEREAS, the roadway construction testing standards outlined in the current ordinance were established to ensure roadways were constructed in manner that is safe and structurally sound;

WHEREAS, the Department of Engineering has referenced the Louisiana Department of Transportation and Development's manual, Louisiana Standard Specifications for Roads and Bridges ("LSSRB"), which addresses roadway construction and testing;

WHEREAS, the Department of Engineering acknowledges that the current roadway testing standards exceed those required in the LSSRB manual;

WHEREAS, the Department of Engineering and Department of Planning and Development wish to revise the roadway testing requirements to a level that is reasonable yet ensures safety and minimal maintenance;

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that the St. Tammany Parish Code of Ordinances is hereby amended to provide therein the following regulations that are applicable thereto, and to otherwise provide as follows:

SECTION 40-032.0 STREETS

Sec. 40-032.01 Definitions Relating to Streets

1. Apron(s) as herein used is defined as the access or egress roadbed and road-wearing surface leading to and from a subdivision hereafter approved.
2. Subdivision (see master definition Section 40-010.23).
3. Main street or thoroughfare includes any road, roadbed and road-wearing surface, situated in any subdivision as "subdivision" is herein above defined, which constitutes the main road or roads or traffic arteries situated therein for the purpose of ingress or egress of vehicular traffic into and out of the subdivision and within the subdivision; same shall also automatically include roads which are separated by a median or other separation and also four-lane roads providing for two lanes (2) each for opposing traffic; whether or not so divided by a median or other device situated therein.

4. The Department of Engineering as is herein used is that department as defined in the Code of Ordinances for St. Tammany Parish Louisiana, or any successor agency thereto; should that department be hereafter divided in function, the Parish department herein with jurisdiction over streets and roads shall be the department referred to herein.
5. Reinforcement as used herein shall include mesh, rods and/or a mixture of materials so as to provide the per square-inch strength imposed and required by the Louisiana Department of Transportation and Development for the installation and construction of highway traffic arteries.
6. Testing as used herein shall mean the sampling of a roadbed material for composition, compaction, depth and such other requirements applicable thereto, and of the road surface (all at such intervals as standard testing procedures provide) to determine through state of the art methodology, proper compliance with the specifications imposed.
7. Responsibility for on-site inspections shall be the responsibility of the developer to retain a registered civil engineer, to provide for on-site inspections and observation during all construction activities, including those contingent herein and drainage. Said engineer shall provide periodic inspection reports to the Engineering Department for review and filing. *(Amended per Ord. No. 14-3171, adopted August 7, 2014).*
8. Utility line shall mean any wire, pipe and/or conduit in a system of pipes and/or conduits for conveying utility services including, but not limited to, water, sanitary sewer, natural gas, electricity, steam, fiber, data/communications.

Sec. 40-032.03 St. Tammany Parish Roadway Testing & Inspection Standards for Residential and Commercial Subdivisions

1. Roadway Subgrade Preparation

The roadway alignment shall be stripped of all topsoil with organics and other deleterious materials. The topsoil in St. Tammany Parish is generally underlain by moisture sensitive silty soils. These near surface silty deposits shall be examined at the time of construction since they tend to lose their support capabilities if they become wet. Consequently, depending on the site condition at the time of construction, the moisture sensitive soils may have to be undercut and replaced with compacted structural fill.

Once the roadway alignment is stripped and undercut to the required subgrade elevation, the roadway subgrade shall be proofrolled using a single or a tandem axle dump truck or similar heavily loaded rubber tired vehicle weighing about 20 tons. Soils which are observed to rut or deflect under the moving load shall be undercut and replaced with compacted structural fill, disked open to dry or treated to form a stable non-yielding subgrade prior to fill placement. Proofrolling the roadway subgrade shall be witnessed by St. Tammany Parish Inspection personnel or their representative prior to proceeding with fill placement. The approval of the subgrade is valid for 24 48 hours. Therefore, the subgrade shall be protected and covered with fill as soon as possible. Should the subgrade be exposed to excessive amount of precipitation, re-approval of the subgrade will be required.

2. Roadway Fill

Fill placed along the roadway alignment shall consist of sandy clays, clayey or silty sands free of organics and other deleterious materials. The fill shall have a maximum liquid limit of 40 and a plasticity index less than 18 20 percent. The structural fill shall be placed in maximum lifts of 8 inches of loose materials and shall be compacted within 1 percentage point below to 3 percentage points above the optimum moisture content. The fill shall be compacted to at least 95 percent of the fill's maximum dry density as determined by ASTM D698 (AASHTO T99). Each lift of fill shall be tested by the parish approved testing laboratory and approved prior to placement of subsequent lifts. The edge of the fill shall extend at least 2 feet beyond the edge of the road or face of curb. Field density tests shall be

conducted in accordance with ASTM D2922 at ~~400~~ 500 foot intervals along the roadway alignment.

3. Aggregate Base Course

The roadway aggregate base shall consist of Class II Base including 610 limestone or crushed concrete meeting the requirements of the latest edition of Louisiana Standard Specifications for Roads and Bridges (LSSRB), Section 1003.3D. The aggregate base shall be compacted to at least 95 percent of the aggregate's maximum dry density determined by ASTM D698 (AASHTO T99). Field density tests shall be conducted on the base material in accordance with ASTM D2922 at ~~400~~ 500 foot intervals along the roadway alignment. In addition, depth checks shall be conducted at the density test locations to verify compliance with the pavement design and parish requirements.

4. Lime Treated Subgrade

Lime treatment may be used to stabilize the clay subgrade or to dry the in situ soil. It is not intended for use as a pavement base. Lime treatment shall be conducted after the soil has been classified and the plasticity index of the soil is determined to optimize the quantity of lime needed to treat the soil. The following percent of hydrated lime, by weight, is a guide to treat the cohesive soil. The actual amount shall be verified by the approved testing laboratory prior to field application.

% of Hydrated Lime by Weight	Clay Soil Plasticity Index, %
2	18 to 30
4	31 to 45

The percent of lime required to stabilize clays with plasticity indices over 45 percent shall be determined by the independent testing laboratory. Lime treatment of silty soils shall be conducted for drying purposes only.

Lime treatment shall be designated by type in accordance with LSSRB, Section 304. When lime is used to treat the clay sub-base or to prepare for cement treatment, Type B and Type C shall be used, respectively. For Type B and Type C treatments, the pulverized treated soil shall yield 95 percent passing the 3/4 inch sieve and 50 percent passing the No. 4 sieve, by weight. The mixture shall be compacted to at least 95 percent of the maximum dry density as determined by ASTM D698 (AASHTO T-99). Field density tests shall be conducted at intervals of ~~200~~ 500 linear feet of roadway. The mixture shall be protected against drying in accordance with LA DOTD specifications.

4.5. Cement Treated Base

Cement treatment of roadways shall be conducted in general accordance with LSSRB, Section 303. Cement treated base generally involves treatment of the existing subgrade soils or treatment of imported embankment fill to be used as a base course in flexible or rigid pavement sections.

The in situ or embankment fill considered for cement treatment shall have a plasticity index of less than 15 percent. Soils with higher plasticity indices shall be lime treated prior to cement treatment. Cement treated bases for roadways shall be designed to yield a minimum compressive strength of 300 psi at 7 days as determined by a mix design in accordance with DOTD TR 432 Standard Procedure. The mix design shall be conducted on representative samples of the subgrade soil by an independent testing laboratory. Unless the results of the mix design indicate otherwise, the silty soils encountered generally in St. Tammany Parish shall be treated with at least 10 percent of Portland Cement, by volume. The roadway shall be prepared in general accordance with LSSRB, Section 303-04. The moisture content of the mixture shall be within 2 percent of the optimum moisture at the time of treatment. Pulverization of the treated soils shall yield a mixture with at least 60 percent passing the No. 4 sieve.

Compaction and finishing of a treated roadway section shall be completed within 3 hours of the initial cement application to the base course materials. The treated base shall be compacted to at least 95 percent of the mixture's maximum dry density as determined by ASTM D698 (AASHTO T-99). Field density tests shall be conducted on the cement treated base at a frequency of not less than 1 test per ~~100~~ 500 linear feet of road.

Thickness of the cement treated base shall be verified for compliance with the roadway design. The depth of treatment shall be checked during placement at a frequency of not less than 1 test per ~~100~~ 500 linear feet of road. The cement treated base shall be immediately protected against rapid drying by applying an asphalt curing membrane. The treated section shall be allowed to cure for a period of at least 7 days prior to exposure to construction traffic. The contractor shall protect the treated base from damage until the surface course is placed. Damaged base course shall be repaired by the contractor and approved by St. Tammany Parish Engineering Department prior to application of the surface course.

6. Portland Cement Concrete

Portland Cement Concrete for St. Tammany Parish roadways shall be placed on approved roadway bases. The concrete mix design shall be reviewed in accordance with ACI 301 for compliance with the strength requirements. All materials used in the concrete mix shall be from DOTD approved sources. The materials shall be proportioned, batched, cured and placed in accordance with LSSRB, Section 901.

Prior to placement of concrete, depth checks shall be conducted by string lines trained across the forms to verify the pavement thickness at a frequency of not less than 50 feet and shall be witnessed by St. Tammany Parish Inspector or his representative. Deficiencies noted shall be corrected and approved prior to concrete placement.

During placement of Portland Cement Concrete pavement, observation and testing shall be done on a full-time basis. At a minimum, slump, air content and mix temperature test shall be conducted every ~~50~~ 100 cubic yards of placed concrete. Four (4) compressive strength cylinders shall be cast every 100 cubic yards placed. Cylinders shall be tested as follows: 1 Cylinder at 7 days, 2 cylinders at 28 days and 1 cylinder shall be placed on hold. Additional cylinders shall be cast when high/early mix is used and early concrete strength is required to open the road to traffic with the approval of St. Tammany Parish Engineering Department. The placed concrete shall be finished, cured and protected in accordance with LSSRB requirements. At the discretion of St. Tammany Parish Engineering Department, cores may be obtained for verification of pavement thickness.

7. Asphaltic Concrete

All materials used in the mixture shall be from DOTD approved sources. The materials shall be proportioned to produce a pavement mix meeting LSSRB requirements. The proposed mix design shall be submitted for approval to St. Tammany Parish Engineering Department. The asphaltic concrete mixture shall be placed on a stable and approved base.

During placement of asphaltic concrete, observation and testing shall be on a full-time basis. For each 1,000 tons of materials placed, or a fraction thereof in one day, a sample shall be tested at the plant for percent void, Void Mineral Aggregate (VMA), asphalt content and gradation. The results will be used to control the mixture and form a basis for acceptance of the pavement.

Mix temperature shall be checked on each truck load in the field. Loads with low temperatures not meeting specifications shall not be placed.

The final pavement thickness and density of the mixture shall be verified by obtaining 4 inch diameter cores at a minimum frequency of 1 core per ~~400~~ 1000 linear feet of road and not less than ~~3~~ 2 cores per roadway section. The density of the pavement core shall not be less than 92 percent of the maximum theoretical density. The thickness of the cores shall be

within ¼ inch of the design thickness. The Parish reserves the right to accept or reject the pavement based on the test results.

8. Utility Drainage Trench Backfill

Backfill material for culverts and storm drains shall be placed and compacted in general accordance with LSSRB, Section 701, ~~as modified in this section~~ except as specifically addressed in this Section 8.

Cross drains and side drains ~~in paved areas under roadway areas~~ shall be backfilled with granular fill A-3 material or better. The backfill shall be placed near optimum moisture and shall be compacted in lifts not exceeding 12 inches. Field density tests shall be performed during the backfill operation from 1 foot above the pipe up to the finished grade. Each layer shall be compacted to 95 percent of the fill's maximum dry density as determined by ASTM D698 (AASHTO T-99). The field density tests shall be conducted at a minimum frequency of 1 test per 100 linear feet.

Bedding material shall be provided under the utility drainage lines with a minimum of 6 inches placed under the pipe and extending one half of the pipe diameter beyond the edge of either side of the pipe or minimum of 12 inches, whichever is greater. The pipe shall be side bedded to the mid-height of the pipe or to the pipe spring line, if arch pipe is used. The bedding material shall consist of free draining granular material meeting the requirements of #57 limestone or crushed concrete. Other bedding materials may be considered by St. Tammany Parish Engineering Department. A geotextile fabric shall also be placed around the pipe at each joint to reduce potential migration of the fill into the joints of the pipe.

Utility Drainage trench backfill in non-paved areas shall be either granular material or selected soils as defined by LSSRB, Section 701.08. The fill shall be compacted in lifts to the density of the surrounding soil but not less than 90 percent of the fill's maximum dry density as determined by ASTM D698 (AASHTO T-99).

9. Utility Trench Backfill

Utility lines located in non-paved areas or areas not subject to vehicular traffic will not be required to conform to LSSRB Section 701. Utility lines located within paved areas will be required to conform to the LSSRB, Section 701. Utility lines located in paved areas, and installed prior to proof rolling the roadway subgrade will not be required to conform to LSSRB, Section 701 provided the proof roll passes inspection.

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 any other provision 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:

ORDINANCE CALENDAR NUMBER: _____
ORDINANCE COUNCIL SERIES NO. 2015-_____
PAGE 6 OF 6

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE
COUNCIL HELD ON THE ____ DAY OF _____, 20__, AND BECOMES
ORDINANCE COUNCIL SERIES NO. _____.

ATTEST:

MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

THERESA L. FORD, COUNCIL CLERK

PATRICIA BRISTER, PARISH PRESIDENT

Published introduction: _____, 2012
Published adoption on: _____, 201__
Delivered to Parish President: _____, 20__ @ _____
Returned to Council Clerk: _____, 20__ @ _____