

TANGIPAHOA PARISH SUBDIVISION REGULATIONS

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In accordance with the provisions of the Louisiana Revised Statutes 33:112, the following regulations have been adopted by the Tangipahoa Parish Planning Commission and The Tangipahoa Parish Council. The following definitions are set by the Tangipahoa Parish Planning Commission to determine the meaning of words used in these Subdivision Regulations.

DEFINITIONS

ACCEPTANCE OF IMPROVEMENTS- once the final approval has been given by the Planning Commission; all improvements have been completed as per specifications; and an acceptable guarantee for the road maintenance has been met, the Parish Council will give final acceptance of improvements and place the road under a Two (2) year maintenance period.

AGRICULTURAL LAND USE WITH A RESIDENCE- Any division of land, 20 acres or greater that fronts on an existing publicly dedicated street, not involving any new streets, or extension of public facilities improvement and having a minimum of 300 feet of frontage. This subdivision shall have a minimum of 300 feet of frontage. This subdivision shall have no more than one residence per 20 acre tract. The Agricultural Land use with a Residence shall be presented to the planning commission for approval.

AGRICULTURAL LAND USE WITHOUT A RESIDENCE-The division of land to be used for, orchards, forestry, and/ or the raising of crops or livestock, provided that the owner certifies upon the survey that such land is to be used for orchards, forestry, of the raising of crops, or livestock. This type of subdivision of land does not need approval from the Planning Commission.

APARTMENT COMPLEXES- More than 4 units built to sublet for housing purposes. Not for sale.

BUILDING OFFICIAL- the person or persons employed by the Parish Council responsible for building permits and inspection.

COMPREHENSIVE PLAN- Reports, maps, charts and descriptive matter which set forth the Comprehensive Plan developed and adopted by the Planning Commission.

COMMERCIAL DEVELOPMENT- Any commercial development of a parcel of land which fronts a public road shall be assessed through the public road frontage of the parent tract.

CONDOMINIUM- means a building, or group of buildings, in which living units are owned individually, and common areas and facilities are owned by all the owners on a proportional basis as are stipulated in the condominium declaration. The same regulations that apply to apartments will be applied to condo's for sale.

CORNER LOT- a lot located at the intersection of two or more streets.

DIRECTOR OF PUBLIC WORKS- The person so designated by Parish Government and appointed by the Parish President who is responsible for numerous activities as detailed in the Tangipahoa Parish Charter.

DRAINAGE DISTRICTS- Area in the parish responsible for maintaining public drainage laterals and canals. (See map on page 24)

DRAINAGE DISTRICT 1 ADMINISTRATOR- The person employed by Consolidated Gravity Drainage District 1 to govern drainage activities in District 1.

DRAINAGE PLANS- Detailed sketch, at a minimum, identifying contributing drainage areas, existing condition and proposed condition flows entering and exiting the site: and the capacity of existing and proposed major drainage structures, ditches and canals.

DRIVEWAY- A private servitude of way for a vehicle to travel from a public street or road to a single residence.

DWELLING UNITS-One (1) or more rooms physically arranged so as to create an independent housekeeping establishment for occupancy by one (1) family with sleeping facilities, a separate toilet and a single facility for cooking (Kitchen) for the exclusive use of the occupying family.

EASEMENT- A grant by the owner for the use of a strip of ground by others for specific purposes.

ENGINEER- these regulations refer to a Civil Engineer licensed or registered in the State of Louisiana.

FAMILY-One or more persons, related by blood, marriage, or legal adoption, living together and occupying a single housekeeping unit with single culinary facilities; or a group of not more than four (4) unrelated persons living together by mutual agreement and occupying a single housekeeping unit with single culinary facilities.

FAMILY PARTITION- The division or subdivision of any lot, tract, or parcel of land by act(s) of partition among co-heirs or from a parent to a child or a child to a parent or a sibling to a sibling by donation, consideration and/or other approved means. This is considered a special subdivision. (For purposes of this definition, a child includes grandchildren and step-children.) Any right-of-way dedicated for a Family Partition, that does not meet parish specifications for road construction, will not be accepted into the Parish Maintenance System of said property. This said statement shall be added to the property deed of the family partition and recorded, and shall be made an item on the Family Partition checklist.

FINAL APPROVAL- Approval of Subdivision plans by the Planning Commission after which construction can begin. This does not constitute acceptance into the Parish Maintenance system.

HEALTH AUTHORITY- The Parish Health Unit. Acting under the Department of Health and Hospitals- Office of Public Health. (DHH-OH)

IMPROVEMENTS - All streets, ditches, drainage laterals and easements that are to be turned over to the parish for maintenance or reserved to all of the members of the subdivision for usage.

IMPROVEMENT MAINTENANCE GUARANTEE - Refundable, optional cash, Surety bond from a bond company with a rating of "A" or better, or a letter of Credit from a federally insured bank or savings and loan in the amount set forth in these regulations to be made payable to the Tangipahoa Parish Council to be held until the two year maintenance period has expired.

IMPROVEMENT COMPLETION GUARANTEE - Refundable, optional cash, Surety bond from a bond company with a rating of "A" or better, or a letter of Credit from a federally insured bank or savings and loan in the amount set forth in these regulations, to be made payable to the Tangipahoa Parish Council to be held until all improvements are built to parish specifications.

KITCHEN-A room primarily used for the preparation of food that contains a sink and other necessary culinary related appliances.

LOT- The smallest portion of land into which the subdivision or blocks or squares of the subdivision is divided.

MANUFACTURED HOME PARK- Community developed for subletting lots to manufactured (mobile) homes. Not for sale. Three (3) or more manufactured homes shall constitute a manufactured home park. Mobile homes (Not exceeding three (3) in number) parked on family property for family (mother, father, siblings) use shall not be considered a Mobile Home Park but shall meet all state and parish regulations regarding lot size, sewer, well and etc.*

MINI PARTITION- Any subdivision containing 4 lots or less and fronting on an existing publicly dedicated street or state highway, not involving any new street, or the extension of public facilities, or the creation of any public improvement, not adversely affecting the remainder of the parcel or adjoining property, not changing existing public drainage course and not in conflict with any provision or portion of these regulations. A property owner shall be allowed to create only one (1) mini partition of property in which he or she retains ownership, after such mini-partition is created. Minimum size of lots shall be 22,500 square feet, with a minimum of frontage 125 feet. The approximate checklist shall be completed and submitted with three (3) copies of plat, drawn on a sheet no smaller than 11"x17". Doesn't have to go to Tangipahoa Parish Planning Commission-Three (3) signatures required –Parish Engineer and Department of Health & Hospitals Representative and Drainage Board Administrator.

PARISH ENGINEER- A Civil Engineer properly licensed by the State of Louisiana to practice engineering and employed by the Parish Government to review subdivision plans submitted for approval by the Planning Commission.

PHASE- A portion of a subdivision that may not be developed until future use. All proposed phases should be on the initial plans.

PLANNING COMMISSION- Agency established by the Tangipahoa Parish Council in conformity with State Legislation with all the rights and responsibilities defined by this legislation.

PRELIMINARY APPROVAL- Approval of a preliminary plan. This does not constitute an approval of any construction done or to be done in the future. (Bring application and 6-(24"x 36") copies of plat to secretary at this time.

RECREATIONAL CAMPING GROUNDS- The placement of three (3) or more Recreational Vehicles or Travel Trailers on property to be occupied temporarily, primarily for recreational purposes.

RIGHT-OF-WAY- A strip of ground dedicated by the sub divider for public use, title to which shall rest in the public for the purpose stated in the dedication.

SERVITUDE- A strip of ground reserved for public utilities, drainage, and other public purposes, the title of which shall remain with the property owner subject to the right of use designated in the reservation of the servitude.

SMALL DEVELOPMENT- (More than four (4) four lots, but not exceeding eight (8) lots) may be allowed on existing publicly-maintained roadways, provided: 1) Lots sizes meet the minimum 125 feet road frontage and 22,500 square size; 2) a wetlands jurisdictional determination, in writing from the Corps of Engineers, is obtained; and 3) A comprehensive drainage plan is presented, detailing where sewer effluent will be received by a public, maintained waterway. Such small developments may be approved by the Parish Engineer and a representative of the Department of Health and Hospitals, without having to be presented to the Planning Commission. A fee of Twenty-Five Dollars (\$25.00) per lot, made payable to the Tangipahoa Parish Government, will be assessed. All such small developments must be filed with the T. P. Clerk of Court, before any permits will be issued. The appropriate checklist shall be completed and submitted with three (3) copies of plat, drawn on a sheet measuring 24"x36".

SPECIAL USE SUBDIVISION- Subdivision in which lots are not offered for sale.

STREET- Applies to any public route intended for use primarily by vehicular traffic.

SUBDIVIDER- Any person, group or corporation acting as a unit, or any agency thereof, dividing or proposing to divide land so as to constitute a subdivision as defined in these regulations.

SUBDIVISION DEVELOPED-

A: The division of a lot, tract, or parcel of land into two or more lots, plots, sites, or other division of land, for the purpose of sale or lease, or donation, or of building development.

B: The dedication, granting or constructing of a road, highway, street, alley, or servitude through a tract of land regardless of area unless expropriated by a public entity.

SUBDIVISION PLANS- Specifications of the development, drawn on 2' x 3' paper with a map of the land, regardless of size, showing metes and bounds, location, North arrow and acreage. A separate sheet of paper is required for the Drainage specifications.

SURVEYOR-A land surveyor licensed or registered in the state of Louisiana.

TOWN HOMES-Two or more attached living units with common or party sidewalls between units, designated so that each unit may be sold independently as a lot with its own yards and parking spaces.

TRACT- A portion of land of any size.

PROCEDURES

The following procedure is recommended to help expedite the approval of a subdivision.

SIGN REQUIREMENTS:

- *Names of subdivision and streets shall be verified with the 911 office before posting sign.
- *It shall be the developers' responsibility to post the sign.
- *Sign shall be posted (60) sixty days prior to preliminary hearing.
- *Sign shall be posted behind the public right-of-way at the site of proposed development in a visible location.
- *Multiple signs may be required at corner sites.
- *Notify the Planning Department when sign is posted and verification of sign will be made by picture.
- *Sign shall be 4' x 8' and contain the following information:
 - 1) Name and Type of Development
 - 2) Number of Lots
 - 3) Developer's Name and phone number (including individuals, incorporation, partners)
 - 4) Date, Time and Location of Preliminary Hearing (obtained from Planning Commission Secretary)
 - 5) Date of Drainage Board Meeting (if applicable)

PRELIMINARY APPROVAL:

- 1) Ten (10) complete sets of subdivision plans shall be delivered to the Planning Commission at the regular scheduled meeting prior to the preliminary.
(Example: Scheduled hearing is in August plans must be delivered to the Planning Commission meeting in July.)
- 2) Notify the Planning Commission Secretary at least 30 working days prior to meeting so that the approval request may be put on the agenda. Fees, application, survey plat, and drainage approval are due at this time.
- 3) Preliminary Plans are to be prepared in accordance with page 8-9 ("Preliminary Plans") and a set of the plans should be given to the Parish Engineer Ph.#985-748-3211, Director of Public Works or Road Superintendent Ph. #985-748-3211 and the Drainage Board Ph. #985-542-4292 for review and approval, at least (30) working days before the meeting.
- 4) Six-(2'x 3') copies are required at the meeting.
- 5) Development plans are to be presented at the meeting by the developer or developer's respective engineer, owner/developer must be present at this time.
- 6) Public hearing will be conducted at this time.
- 7) If subdivision is to be divided into phases, all potential phases must be shown. Any approval granted will extend only to the phase or phases to be immediately constructed.
- 8) Discussion of plans by the Commission will be noted in the minutes.
- 9) Approval of a preliminary plan will not constitute nor imply final approval.
- 10) Approval may be withdrawn if final approval procedure is not commenced within twelve (12) months. After which an extension may be applied for.

FOLLOWING PRELIMINARY APPROVAL:

- 1) All plans and specifications must be completed in accordance to page 8-10 ("Final Plans") and submitted at the final approval meeting.
- 2) Parish Engineer's evaluation of final plans to be obtained by developer.
- 3) Wetlands "Jurisdictional Determination" from the Corps of Engineers with attached map (504- 862-2270) (VIA letter) or refer to page 10.
- 4) Health Approval of final plans (985-543-4175 or 4176) (VIA letter)
- 5) Drainage Board Approval of final plans or Director of Public Works Approval if not in the Drainage District No.1. (985-542-4292) (VIA letter)
- 6) 911 Office- to verify street names and names of subdivision (985-747-0911)
- 7) Subdivision application (Page 40)

***THERE SHALL BE (30) THIRTY DAYS BETWEEN PRELIMINARY & FINAL APPROVALS.**

***DEVELOPERS MUST BE PRESENT AT THE PUBLIC HEARING TO OBTAIN APPROVAL.**

FINAL APPROVAL:

- 1) Notify secretary at least 10 working days prior to meeting. (Wetland Jurisdictional Letter, DHH-Health Letter, Final fees and application should be given to secretary at this time.)
- 2) Six full sets of plans to be presented at the meeting.
- 3) Discussion of plans by the commission will be noted in the minutes.
- 4) Construction may begin. If subdivision improvements are not complete within 24 months, final approval will expire. Any activity subsequent to expiration of final approval will constitute as a violation of these regulations.
- 5) All proposed new subdivision must follow Procedure "A" or Procedure "B" before permits are issued.

PROCEDURE "A" (If no lots are to be sold before construction is complete)

1. Complete construction of all improvements as per final approval plans. If construction differs from plans, as-built set of plans must be submitted.
2. Obtain inspection and approval letter from Parish Engineer or Department of public works and Drainage District requesting the two-year maintenance period to begin.
3. Provide laboratory testing results and cover letters (cover letter will summarize the testing results into a pass/fail/explanation format and be prepared and certified by the testing facility) to Planning Commission secretary.
4. Prepare "Final Plan" in accordance to page 9-10 (entitled "Final Plan")
5. Secure Improvement Maintenance Guarantee in the amount as determined by current fee schedule. *The above (items 1-5) shall be provided to the Planning Commission Secretary. Developer will then have plans signed and recorded. Lots can then be sold*.

PROCEDURE "B" (If lots are to be sold prior to the completion of construction)

1. Post an Improvement Completion Guarantee in the amount equal to 125% of the estimated development construction costs with the Tangipahoa Parish Financial Director. Development construction costs shall be determined and evidence by the developer engineer certified construction cost estimate or a valid construction contract for all improvements properly executed by the developer and a licensed contractor.
2. Prepare final plat in accordance to page 9-10 ("Final Plan", labeling said plan ("PRECONSTRUCTION FINAL PLAN".) This plat shall remain in force up to the date of final acceptance of improvements or 24 months following final approval.

ACCEPTANCE OF FACILITIES BY GOVERNING BODY:

- 1) The Tangipahoa Parish Council will not accept improvements until they have been completed in accordance with approved plans. An improvement maintenance guarantee based on current fee schedule for the total amount of road footage made payable to Tangipahoa Parish Government will be required at the time of completion of construction. At that time, the developer will request an inspection of the improvements by the Parish Engineer or Director of Public Works. If the roads meet the requirements of the Tangipahoa Parish Subdivision Regulations, the road will place on a two (2) year maintenance period. After 23 months the developer shall notify the Parish Engineer or Public Works Director and Drainage Administrator to make another inspection and recommend in writing to the Parish Council to accept the improvements into the Parish Road Maintenance Program. If the improvements need repair, the developer shall make the necessary repair himself or if the developer fails to do so the Parish Council may use the guarantee money to bring the improvements to required standards. Any guarantee money that remains after the improvements are made will be returned to the developer. If no improvements are needed on the road, the entire guarantee money will be returned to the developer.
- 2) The Tangipahoa Parish Council will not accept canals, rights-of-ways, ditches or other facilities until they have been completed according to the approved plans and specifications. Upon acceptance of any dedication, the Parish of Tangipahoa or its sub agencies will undertake the maintenance of such facilities so dedicated.
- 3) In order for the developer and /or owners to sell lots prior to the subdivision completion, an improvement completion guarantee shall be posted, in the amount of the contracted cost to build the road. This guarantee must endure the full term of construction.
- 4) After the improvements are complete or a completion bond is placed the developer may file a copy of the plans with the Clerk of Court.

NAME CHANGE:

If a name change is to be made in a previously approved subdivision, the owner, homeowners association, or new buyer must present the existing plat along with the new name to the Planning Commission for approval. A public hearing will be held and a revised copy of the final plat with the following statement should be filed with the Clerk of Court: "This is an existing approved subdivision that is filing for a name change only. Approved by the Planning Commission on (DATE)." (Planning Commission Chairman Signature)

PRELIMINARY PLANS:

- 1) Scale plans to two hundred (200) feet to the inch or larger.
- 2) The title under which the proposed subdivision is to be recorded (Care should be taken that no duplication of names of subdivisions occur within the parish).
- 3) The name and address of subdivide/developer
- 4) The name, address and seal of the engineer preparing the plat.
- 5) The name, address and seal of the surveyor who surveyed the tract.
- 6) Total number of acres.
- 7) Number, letter or combination there to identify each lot or site.
- 8) If community sewerage system, a layout of the proposed sanitary sewerage system showing location of sewers and pump stations, disposal or treatment facilities and tentative size and type.
- 9) If individual sewerage systems are used provisions will be made to show the location of the discharge line. (This must discharge into an approved public servitude.)
- 10) If public or community water, a layout of proposed location of mains, wells, treatment facilities, tanks and tentative size and type.
- 11) A vicinity or location map of area showing proposed development site, highways, railroads, major creeks or rivers, nearest incorporated areas. Map will be at scale of 1" = 1 mile and will cover a minimum of 48 square miles.
- 12) Lot dimensions and total square footage. (Refer to page 23)
- 13) Legal description including section, township and range; boundaries of property, boundaries of incorporated areas or other established districts, ditches, water courses and any other features or physical conditions upon the property.
- 14) Names of any adjoining subdivisions.
- 15) Names and addresses of all adjacent owners (as their names appear on the Parish Assessment Records).
- 16) Proposed location, names and widths of street right-of-ways, easements and servitude.
- 17) North point, scale and date
- 18) Subdivisions with 75 lots or more shall dedicate 1.5% of the total acreage for Green Space that will be maintained by the developer or the Home Owners Association. This shall be stated on plat.

FINAL PLANS:

- 1) All information required on preliminary plans.
- 2) Complete, final name of subdivision and all streets.
- 3) Existing and proposed sanitary and storm sewers, water mains, culverts, and other underground structures within the tract and immediately adjacent thereto and shown taken to the nearest Parish maintained drainage lateral. The location and size of the nearest water main and sewer outlet are to be indicated in a general way upon the plan.
- 4) Place for signature of the following:
 - (a) Parish Engineer
 - (b) Building Official
 - (c) Planning Commission Chairman
 - (d) Public Works Director
 - (e) Consolidated Gravity Drainage District No #1
 - (f) Subdivision Developer
 - (g) Parish President
 - (h) Sewerage District No.1
 - (i) Tangipahoa Water District of Tangipahoa Parish
- 5) Certification by an Engineer that the plans are correct in accordance with the requirements of the regulations and with the laws and statues of the State of Louisiana as pertains to the subdivision of property.

- 6) Building setback lines.
- 7) Street names to be verified by the 911 office. (985-747-0911)
- 8) a) Topography (Contour lines), b) Flood Zones, as per FIRM with Community, Panel and Date c) Base Flood Elevation if in flood zone, d) wetland determinations
- 9) A layout of typical diagram of street section, entrance, and Cul-de-sac that includes right-of-way; location and type of drainage; width, depth and type of base; width, thickness and type of pavement and location of utilities. (Streets must meet minimum standards)
- 10) If street lights are included, a layout showing location of proposed lighting.
- 11) All subdivision plans must have a schedule of all cross-drain and driveway culverts-this schedule will show culvert size and designed flowline elevation. Cross-drain and driveway culverts must be either asphalt coated corrugated metal or reinforced concrete culverts. All culverts must be (18") minimum diameter unless approved by the Parish Engineer or the Director of Public Works."
- 12) Final plans may consist of several sheets accompanied by an index sheet showing the entire subdivision.

PHASES

No additional phases of subdivisions may be started until infrastructure (roads, ditches, water & sewer) of phases approved by the Tangipahoa Parish Planning Commission are completed as determined by parish engineer.

PROPOSED WETLANDS REQUIREMENTS FOR RESIDENTIAL SUBDIVISIONS, APARTMENTS/CONDO COMPLEXES, MOBILE HOME PARKS, CAMPGROUNDS AND COMMERCIAL DEVELOPMENTS.

A Developer must submit the following three (3) items prior to final approval of plans by the Planning Commission:

- The developer must submit to the planning commission a Wetland Delineation along with written proof that application has been made to the Corps of Engineers. A COE Project Number must accompany this document.
- All Delineated Wetlands must be depicted on the subdivision plans indicating the relation of wetlands to the lot. All lots within a delineated wetland must be listed on the plan. This plan is to be recorded into the public record.
- A disclaimer stating that the developer will take full responsibility for and COE issues related to wetland in the development must be signed by the Developer and witnessed.
- No subdivision street will be accepted into the parish road system until a Corps of Engineers wetland permit or a Corps of Engineers jurisdictional determination stating that no wetlands exist on the subject property is received by the T. P. Planning Commission secretary.

Once a COE permit has been received or mitigation is complete a copy of the permit must be forwarded to the Planning Commission Secretary.

STREETS

Any subdivision with egress and ingress on a State Highway must submit a permit application to LA D.O.T.D. This application must include the total subdivision even if it is to be constructed in Phases. The approved permit must be presented with the Final Plans.

A set back of 35' is required for any residential Subdivision fronting on a Parish or State Road. The Tangipahoa Parish Planning Commission is hereby given authority to delay for not more than fifty (50) days or deny approval of plans for subdivisions, apartment complexes, condominiums, mobile home parks, or town homes when the capacity or configuration of the parish road which must serve as access to the subdivision, apartment complex, condominiums, mobile home park or town homes does not meet the design standards for "Local Roads and Streets" as set by LA D.O.T.D. This determination will be made by the Parish Engineer in consultation with the Developer and his Consulting Engineer within 30 days. The determination will be valid for 6 months. Any subdivision consisting of fifty (50) acres or more and must use a parish road for access which has less than eighteen feet (18') wide riding surface and less than fifty feet (50') wide right-of-way must have lots consisting of one (1.0) acre or more.

NOTE: The developer/engineer shall notify the Parish Engineer, Director of Public works or Parish Road Superintendent when road tests are to be made so that they or their designated representative can be present to observe the testing procedures. It is the developer/engineer's responsibility to send the Planning Commission secretary a copy of the certified road tests and to notify the Parish Engineer or the Director of Public Works and Drainage Administrator when the improvements are complete.

- 1) The arrangement, character, extent, width, grade, and location of all streets will conform to the specifications of the Louisiana Department of Transportation and Development (LA DOTD).**
- 2) Street jogs with centerline offsets of less than one hundred and twenty-five feet will be avoided. (Diagram 1)**
- 3) A tangent at least one hundred feet long shall be used between reverse curves. (Diagram 2)**
- 4) Streets will be laid out so as to intersect at right angles.**
- 5) Property lines at intersections will be rounded with a radius of thirty feet or greater.**
- 6) All hard surfaced, dead-end streets greater than 500' will end with a Cul-de-sac, having a minimum right-of-way diameter of one hundred and twenty feet and a minimum roadway surface diameter of one hundred feet. See options on pages (13-19)**
- 7) No street names will be used which will duplicate or be confused with the names of existing streets filed with the 911 Office.**
- 8) All streets and road rights-of-way will be 60 feet or greater for open ditch subdivisions, 50 ft or greater for curb and gutter.**
- 9) Typical street detail will be followed with all streets. (Diagrams on pages 13-19)**
- 10) All entrances to a subdivision shall be approved by the Planning Commission.**
- 11) Street name and safety enforcement signs shall be posted in the subdivision by the developer and shall conform to M.U.T.C.D. published by Fed. Hwy. Admin. (John Bordelon, 345-0105).**
- 12) In the case of existing parish maintained streets, the developer will dedicate right-of-way for this street. If the developer decides to upgrade the road, the parish is only responsible for the maintenance of said road in the condition existing at the time of completion of the subdivision. Property owners may petition the Parish Council for upgrading and will pay for the upgrading on a front foot basis.**
- 13) The design Engineer must certify that any improvement tests meet requirements of the LA Standard Specifications for Roads and Bridges and of the Planning Commission.**

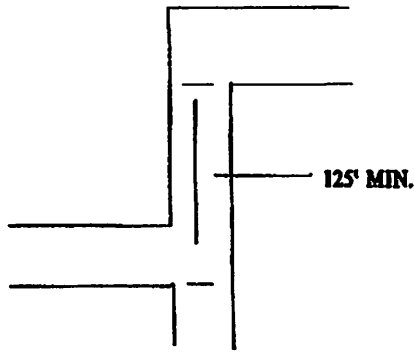


Diagram 1

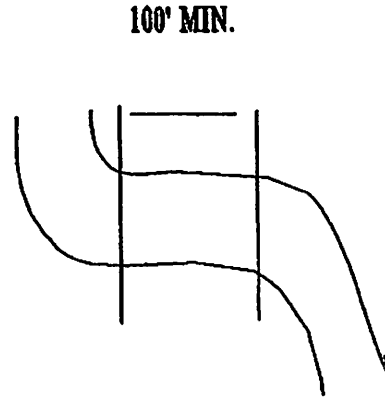


Diagram 2

Definitions:

HMAC- Hot Mix Asphaltic Concrete

PCCP - Portland Cement Concrete

Pavement

PSI - Pounds per Square Inch

WWF - Welded Wire Fabric

DOTD - Department of Transportation and Development

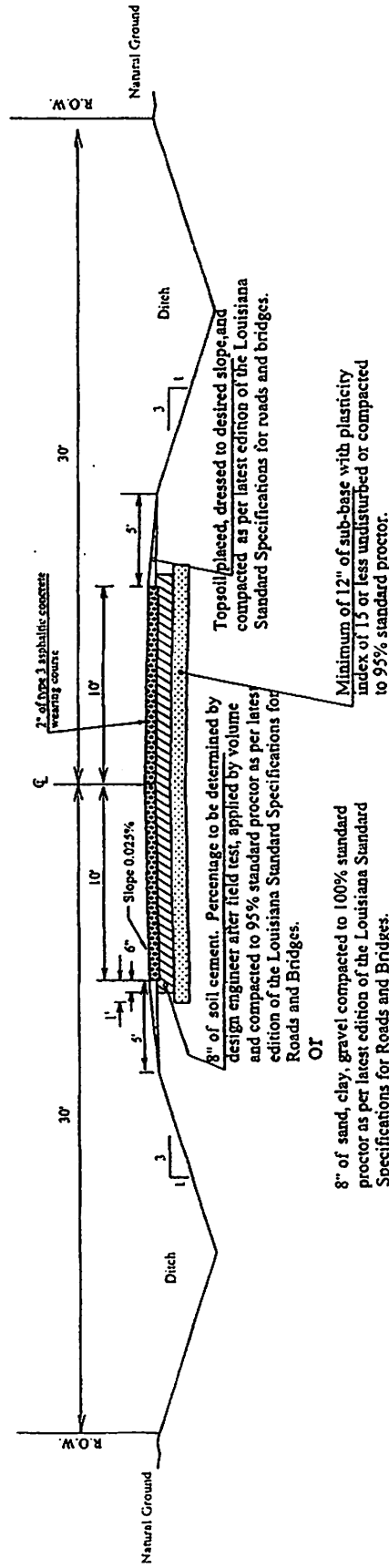
ROW - Right-of-Way

Streets other than hard surfaced and requiring a cul-de-sac shall meet all of the dimensions for hard-surfaced streets as provided above relative to length, right-of-way diameter, and roadway width and center core. Tee-turns may be allowed to accommodate future extension under scheduled phases. The design engineer must certify and supply test results (obtained from a laboratory licensed to perform the appropriate tests) which meet the requirements of the Louisiana Standard Specifications for Roads and Bridges, 1992 Edition "Silver Book" (or any subsequent editions) and the Tangipahoa Parish Planning Commission.

Specific testing and frequency are outlined as follows:

1. **Sub grade:** To be compacted to a minimum density of 95% and materials to meet the classification per Section 203-Pages 65 through 73.
2. **Base Materials:** To meet the standard specification as per Section 302-Pages 94 through 103.
 Required test for soil cement base
 - A. Pulverization-70% passing #4 sieve.
 - B. Density-95% min.
3. **Asphaltic Concrete Mixture:** To meet the standard specification as per specifications as per Section 501. Pages 127 through 147.
 A. Density-95%min.

Required test per subdivision. One for every one thousand (1000) feet, or a minimum of two (2) per subdivision.



Typical Road Cross Section

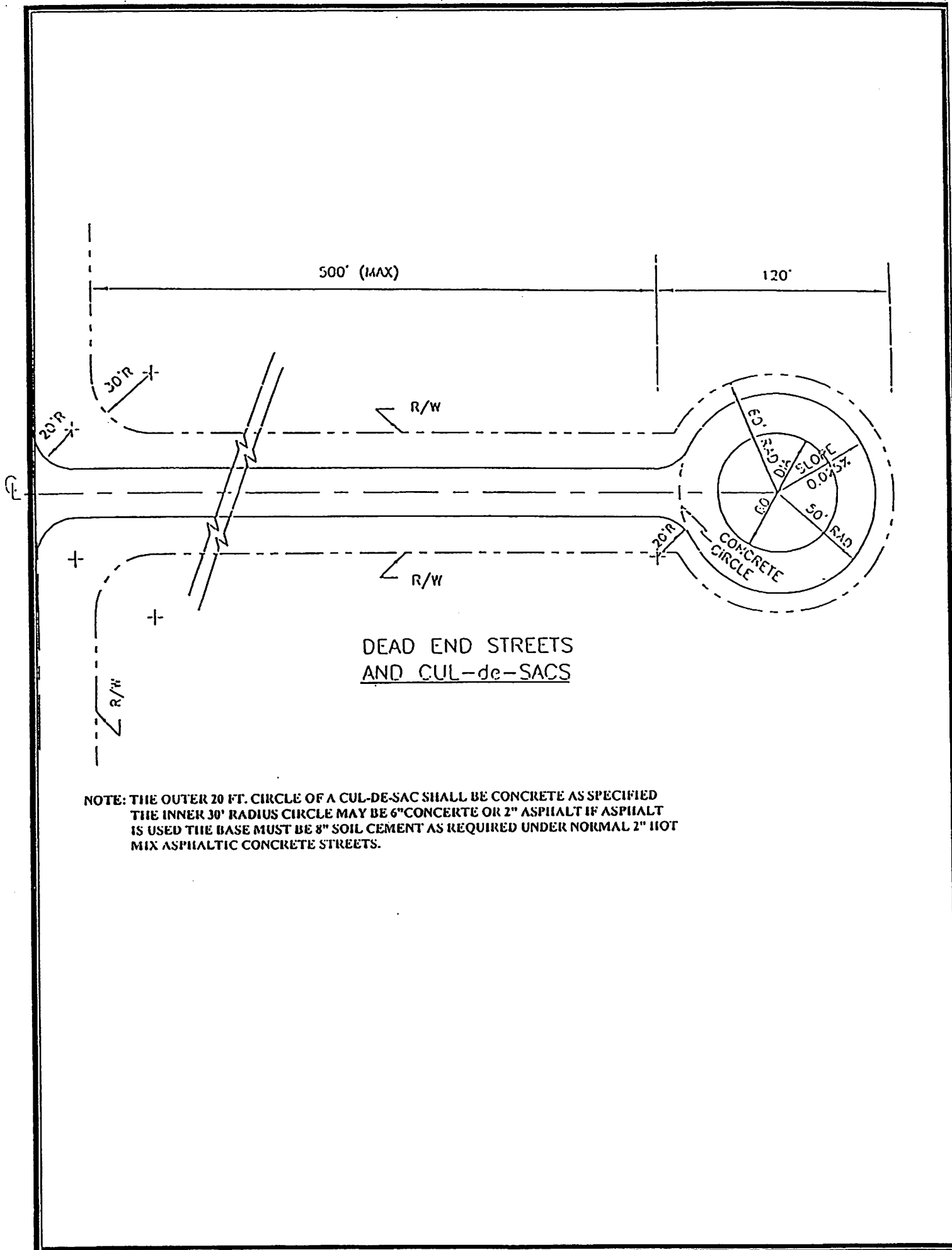
N.T.S.

Roadway Detail

Tangipahoa Parish, Louisiana

Notes:

Prior to development test shall be made of the indigenous soil to a depth of 18 inches below the bottom of the topsoil layer and the necessary treatment of the sub-base and the base shall be determined by the design engineer accordingly. These test shall be made at a frequency of one for every 1000' of roadway, or a minimum of two test for any given subdivision.



500' (MAX)

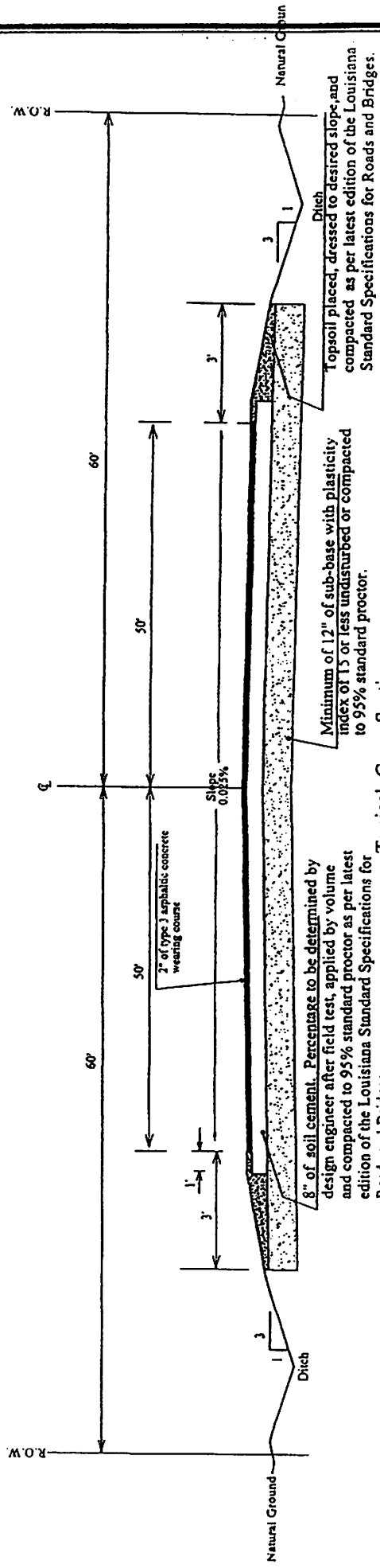
120'

R/W

R/W

DEAD END STREETS
AND CUL-de-SACS

**NOTE: THE OUTER 20 FT. CIRCLE OF A CUL-DE-SAC SHALL BE CONCRETE AS SPECIFIED
THE INNER 30' RADIUS CIRCLE MAY BE 6" CONCRETE OR 2" ASPHALT IF ASPHALT
IS USED THE BASE MUST BE 8" SOIL CEMENT AS REQUIRED UNDER NORMAL 2" HOT
MIX ASPHALTIC CONCRETE STREETS.**



8" of soil cement. Percentage to be determined by design engineer after field test, applied by volume and compacted to 95% standard proctor as per latest edition of the Louisiana Standard Specifications for Roads and Bridges.

OR

8" of sand, clay, gravel compacted to 100% standard proctor as per latest edition of the Louisiana Standard Specifications for Roads and Bridges.

Typical Cross Section

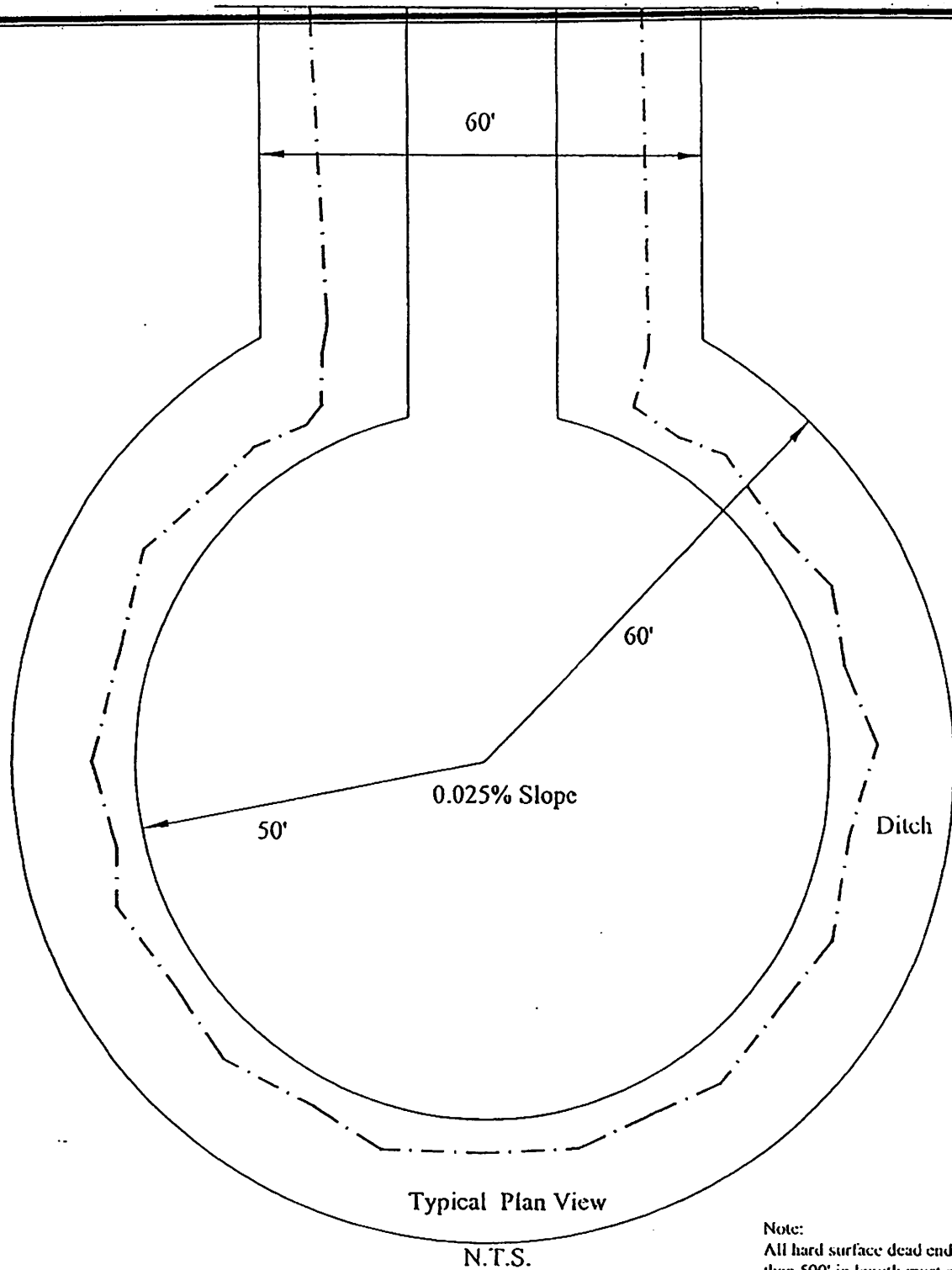
N.T.S.

Notes:

Prior to development test shall be made of the indigenous soil to a depth of 18 inches below the bottom of the topsoil layer and the necessary treatment of the sub-base and the base shall be determined by the design engineer accordingly. These test shall be made at a frequency of no less than every 1000' of roadway and shall be a minimum of two test for any given subdivision.

Cul de Sac Detail

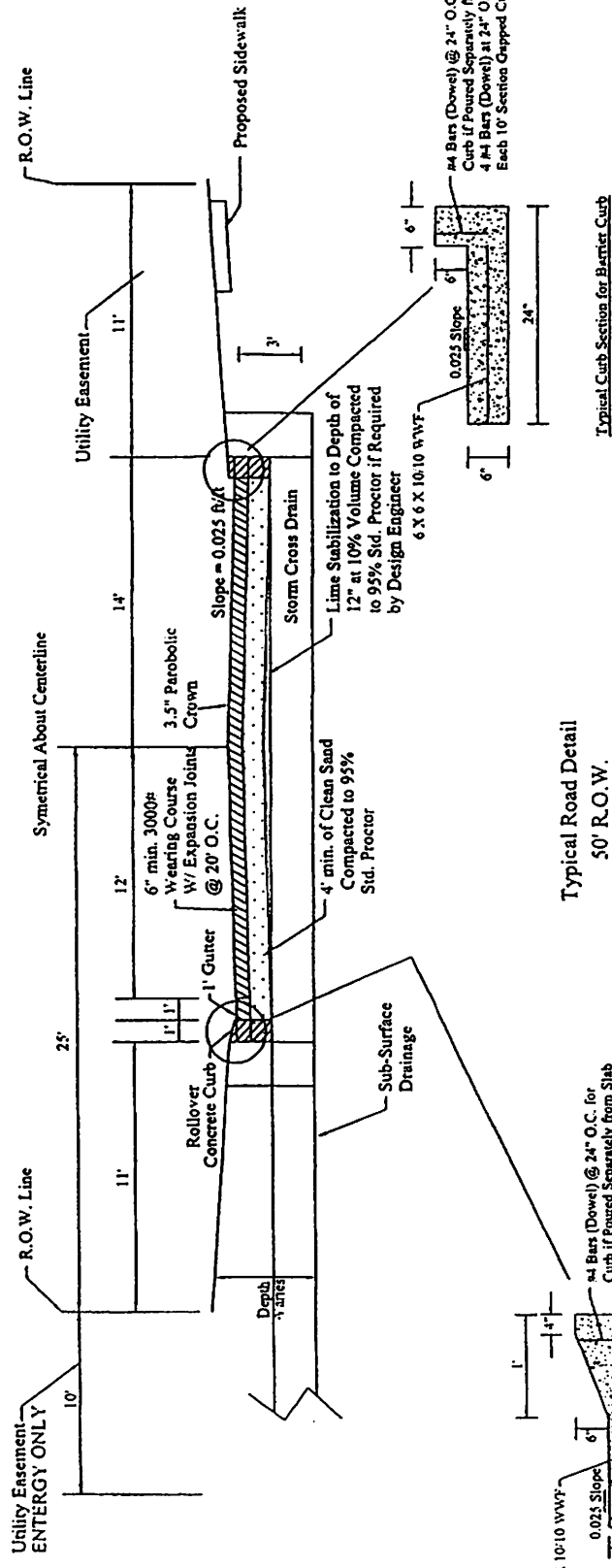
Tangipahoa Parish, Louisiana



Note:
 All hard surface dead end streets greater than 500' in length must end in a cul de sac

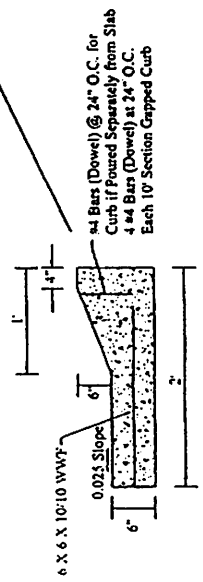
Notes:
 Prior to development test shall be made of the indigenous soil to a depth of 18 inches below the bottom of the topsoil layer and the necessary treatment of the sub-base and the base shall be determined by the design engineer accordingly. These test shall be made at a frequency of one for every 1000' of roadway, or a minimum of two test for any given subdivision.

Cul de Sac Detail
 Tangipahoa Parish, Louisiana

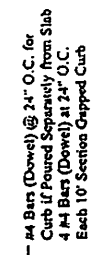


Note:
Asphalt is 24' wide with
1' curb and 1' gutter

Typical Road Detail
50' R.O.W.
(NTS)

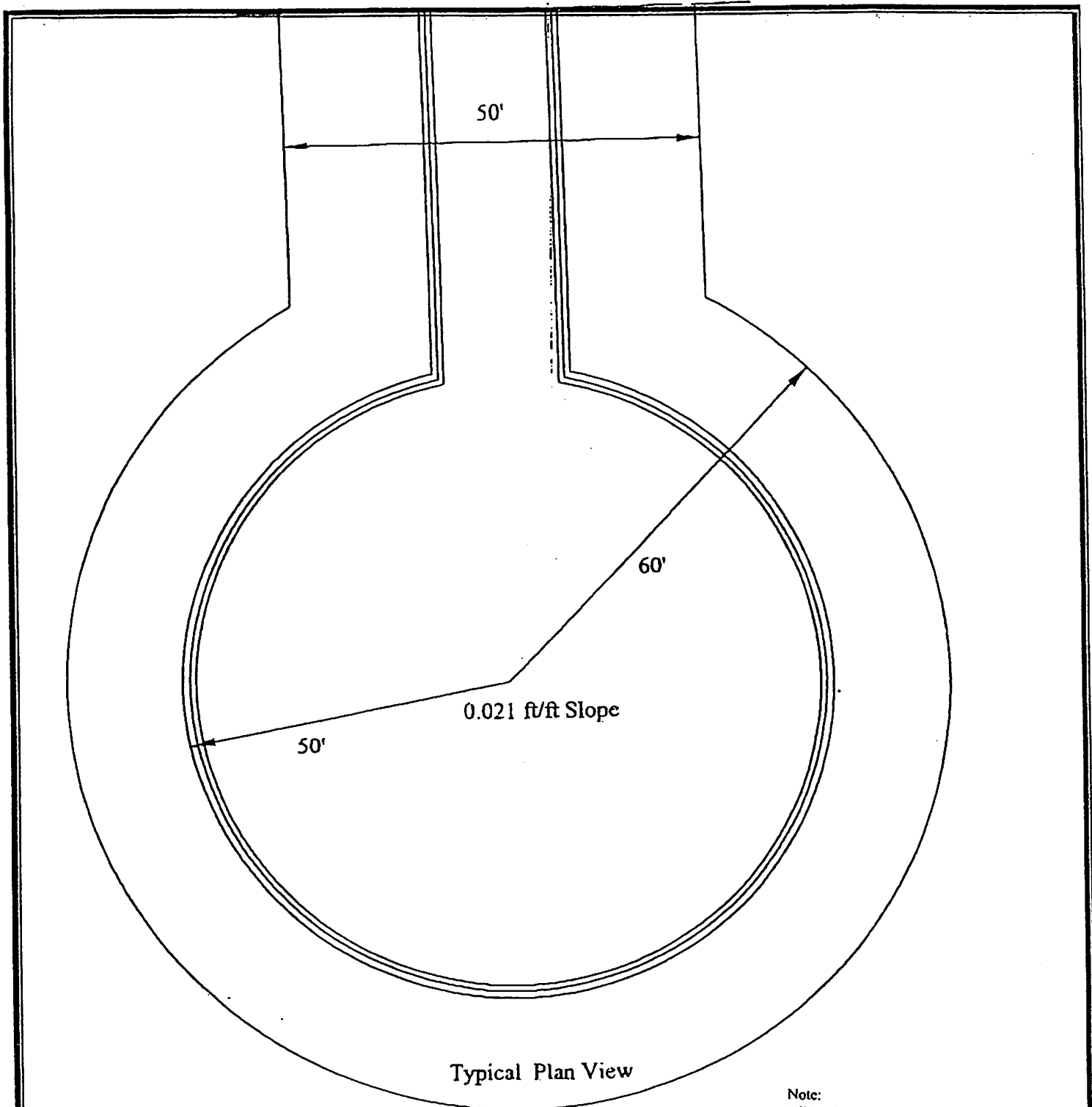


Typical Curb Section for Rollover Curb



Typical Curb Section for Barrier Curb

Typical Curb and Gutter Road Detail With Concrete Wearing Course	
Scale: NTS	Date: January, 2001
Drawn By:	Revision Date:
Tangipahoa Parish, Louisiana	



Note:
 All hard surface dead end streets greater than 500' in length must end in a cul de sac

Notes:
 Prior to development test shall be made of the indigenous soil to a depth of 18 inches below the bottom of the topsoil layer and the necessary treatment of the sub-base and the base shall be determined by the design engineer accordingly. These test shall be made at a frequency of one for every 1000' of roadway, or a minimum of two test for any given subdivision.

Cul de Sac Detail
 Curb and Gutter
 Tangipahoa Parish, Louisiana

METAL PIPE

TO MEET D.O.T.D. SPECIFICATIONS
GAGES AND CORRUGATION
AS PER LIST BELOW
(MUST BE COATED)

CORRUGATED METAL PIPE
2 2/3" x 1 1/2"

<u>DIAMETER</u>	<u>GAGE</u>
12"	16
15"	16
18"	16
21"	16
24"	16
30"	14
36"	14
42"	14
48"	14
54"	12
60"	12

CORRUGATED METAL PIPE
3" x 1" CORRUGATION

<u>DIAMETER</u>	<u>GAGE</u>
66"	12
72"	12
84"	10
90"	10
96"	10

REMARKS: PLASTIC PIPE CAN BE USED *ONLY* WHEN IT MEETS A D.O.T.D. SPECIFICATIONS AND MUST BE CORRUGATED

NOTE: FOR ARCHED PIPE THE DEVELOPER SHOULD CHECK WITH THE PIPE MANUFACTURER FOR MINIMUM GAGE REQUIREMENTS, WHICH MIGHT EXCEED THE GAGES SHOWN HERE.

PRIVATE ROADS:

No private roads will be accepted in a parish-approved subdivision, except those in Special Use Subdivision.

PROPERTY DIVISION FRONTING ON A PRIVATE ROAD:

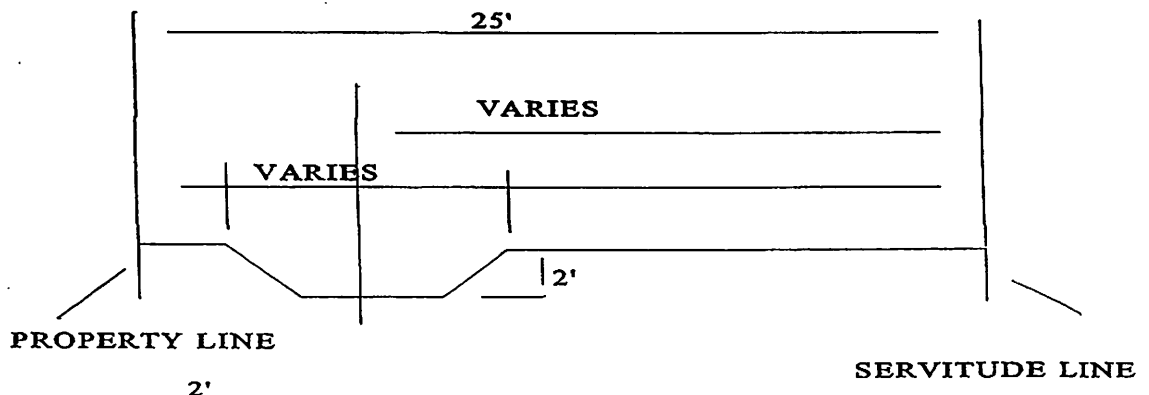
A tract of land consisting of 4-10 acres and fronting on an existing road may be subdivided into parcels of 80,000 square feet with 200' frontage on the private road. A 35' easement dedicated for sewer leading to a public or natural drain is required.

A tract of land consisting of 4 acres or less and fronting on an existing private road may be subdivided into parcels of 22,500 square feet with 125 frontage on a private road. A 35' wide easement dedicated for sewer leading to a public or natural drain is required.

DRAINAGE

1. The developer will plan all drainage for his project in accordance with the requirements of the appropriate Parish Drainage Authority. (For Drainage District No.1 see page 41)
2. The need for an impact study will be determined by the Drainage Board and/or the Planning Commission in consultation with Parish Engineer.
3. No individual, partnership or corporation will deepen, widen, fill, reroute, or in any manner change or alter the course or location of existing ditch, or drainage canal without first obtaining written permission from the appropriate Parish Drainage Authority.
4. Whenever any stream or improved surface drainage course is located in an area that is being subdivided, the sub divider will dedicate an adequate right-of-way along the stream as determined by the appropriate Parish Drainage Authority.
5. Adequate provision will be made for the disposal of storm water subject to the approval of the appropriate parish drainage authority. Necessary storm drainage will be located within the street right-of-way except where it is located in servitude to facilitate outfall needs or for subdivision interconnection.
6. All subdivision restrictive covenants will include a restriction against any construction; fill matter or fences in the parish right-of-way, without approval from the appropriate Parish Drainage
7. There will be no construction of any drainage facilities prior to the submittal and approval of plans by the appropriate Parish Drainage Authority.

REAR LOT LINE DRAINAGE SERVITUDE



**CONSOLIDATED GRAVITY DRAINAGE DISTRICT NO. 1 OF TANGIPAHOA
PARISH
DEVELOPMENT DRAINAGE REQUIREMENTS
(Revised March 21, 2007)**

(1) **DEVELOPMENT.** Defined as all subdivisions (excluding minor subdivisions), institutional developments (schools, hospitals, etc.), commercial developments (shopping centers, apartment complexes, condominiums, etc.) industrial developments (manufacturing plants, etc.) and recreational developments (camp grounds, parks, etc.). The Drainage District shall not recommend for approval any plans which do not make adequate provision for drainage.

(2) **DRAINAGE PLAN REQUIREMENTS FOR DEVELOPMENTS.**

The developer or developer's engineer shall submit to the Drainage District Administrator one (1) set of preliminary drainage plans fourteen (14) calendar days prior to a regularly scheduled meeting of the Drainage District Board. The Drainage District Board meets twice a month. The plans shall be prepared and certified by a civil engineer licensed in the state of Louisiana, providing the following information:

PLAN SHEETS OR PLATS:

- Lot layout of the development
- Topography of the area to be developed with the contour lines at one foot vertical intervals
- Vicinity map
- Designated flood areas (shown on plat with demarcation lines or shading)
- Designated wetlands areas (shown on plat with demarcation lines or shading)
- Datum used for elevation control
- Direction of flow of surface water in street ditches and canals
- Location, size and type of drainage structures
- Design calculations to support the size and type of the proposed drainage structures
- Sections and profiles drawings of ditches/canals to be constructed
- Proposed drainage easements for Drainage District maintenance
- Proposed rerouting of existing canals or natural drains
- Rights-of-way/drainage servitudes required
- Subdivision restrictions or covenants (including language with restrictions against construction of structures within rights-of-way or servitudes which would hinder maintenance of ditches or canals)
- Floor elevations of residences to insure safety in flood conditions

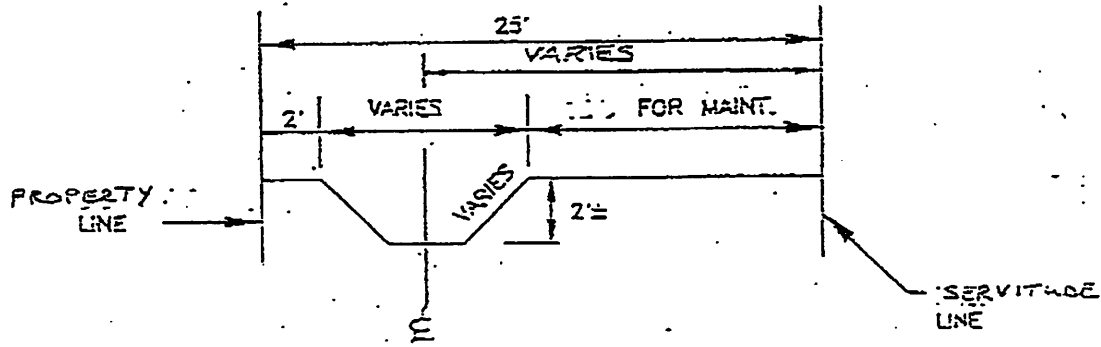
- Floor elevations of residences to insure safety in flood conditions

DRAINAGE IMPACT STUDY:

- A watershed map with development site clearly defined. Acreage and slope of basins within watershed area.
- Pre and post development runoff rates for 5, 10, 25, and 100 year rainfall events
- Inventory of downstream structures of receiving outfall
- Determine downstream hydraulic capacity of receiving outfall facilities (ditches, canals, culverts, bridges, etc.) that will be utilized to convey flow from the downstream limits of the proposed development at the rainfall events listed above.
- Design features which limit site post-development surface water runoff to pre-development surface water runoff based on a ten year storm event.
- Documentation that the development will not obstruct any offsite flows or that it will provide a drainage system to convey that flow through or around the development without increasing the upgradient water surface elevation.
- Documentation that fill placed in the development will not reduce the flood carrying capacity of a nearby stream which could cause an increase in water surface elevation. A "nearby stream" is one that is located within 500 feet of the development boundary from a "stream" designated on the USGS quadrangular sheet or designated on the Consolidated Gravity Drainage District No. 1 "Lateral Map".

- (3) **AREAS OF POOR DRAINAGE.** Whenever a plat is submitted for an area that is subject to flooding or the development of results in a drainage situation that adversely impacts the property of others, the developer shall demonstrate to the Drainage District how any potential adverse impact will be mitigated. In the case of an official designated Floodway, a plat proposing unauthorized types of development shall be rejected.
- (4) **DEDICATION OF DRAINAGE EASEMENTS.** When a subdivision is traversed by a watercourse, channel or stream, there shall be provided a drainage easement or right-of-way conforming substantially to the lines of said watercourse, channel or stream, and of a width sufficient (as determined by the Drainage District) to maintain said watercourse, channel, or stream.
- (5) **DESIGN REQUIREMENTS.** Design and construction of all drainage shall be in accordance with specifications and standards of the State of Louisiana Department of Transportation and Development (DOTD) unless otherwise directed.
- All drainage shall be predicated on a ten (10) year storm frequency of one (1) hour duration.
 - The minimum grade along the bottom of a drainage course shall ensure a design velocity of at least three (3) feet per second (fps).

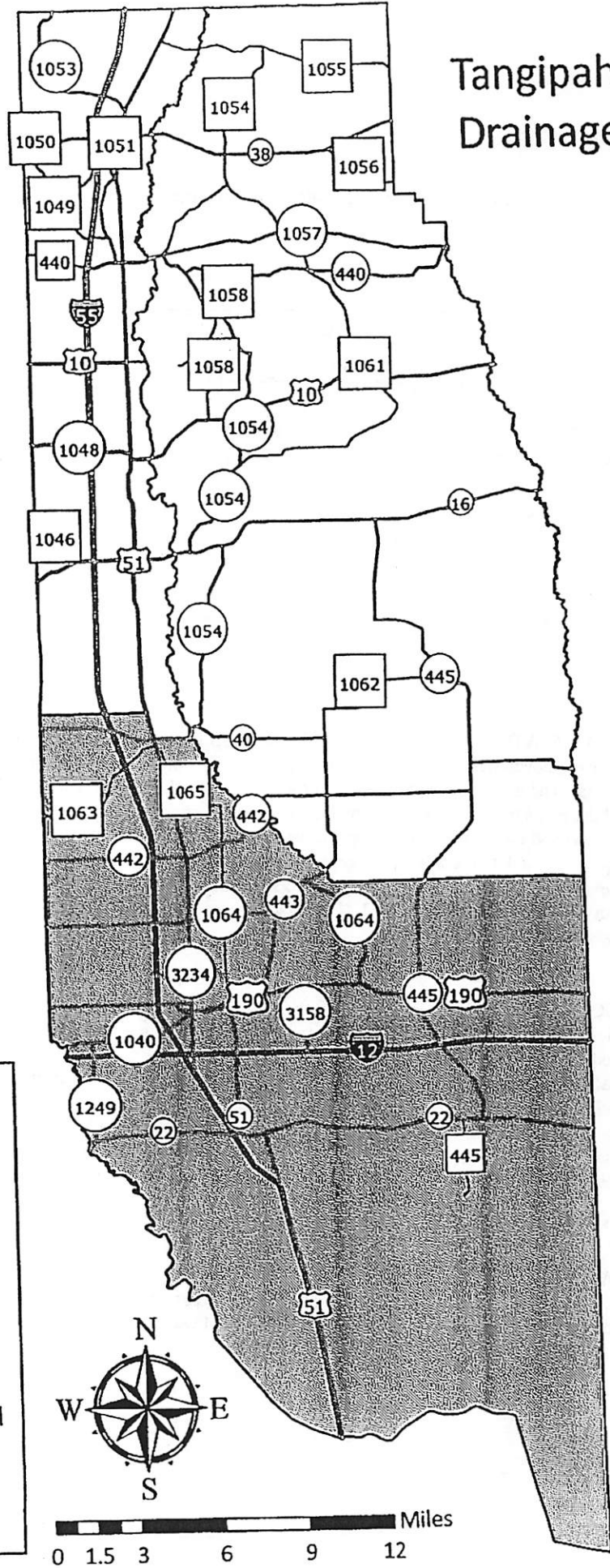
- Rear lot line drainage ditch and servitude:











- Side slope of all surface drainage courses shall have at least a 1H:IV design.

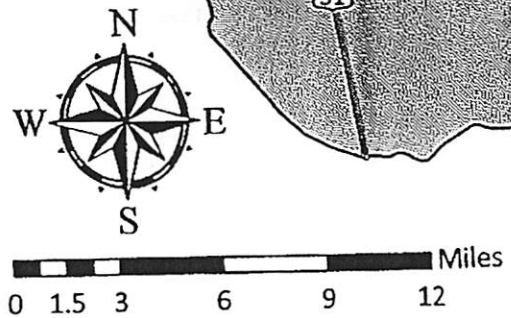
- (6) **PLAN REVIEW AND BOARD ACTION.** Plans will be reviewed by the Drainage District Administrator and the developer or the developer's engineer shall be notified if there are any corrections needed on the plans. The developer or the developer's engineer shall make corrections, if needed, and submit five (5) sets of the plans to be reviewed by the District's Board at one of its regularly scheduled meeting. The Board will review and either approve or disapprove the plans within fifty (50) after this initial meeting. If the plans are approved, a letter granting conceptual approval shall be issued by the Drainage District authorizing the developer to begin construction. No work toward the construction of the drainage infrastructure may begin until said letter has been issued. If the plans are rejected the developer has the option to revise the plans and re-submit.
- (7) **COMPLETION OF CONSTRUCTION/MAINTENANCE PERIOD.** Upon completion of construction, the developer will request an inspection of the drainage improvements by the Drainage District. This request will be by letter accompanied by a set of as-built drawings. The as-builts shall profile all drainage facilities at 100 ft. intervals. If the drainage facilities meet the requirements of the Drainage District, they will be placed on a two (2) year maintenance period. During this maintenance period, the developer shall be responsible for maintaining the integrity of the drainage facilities. At the end of the maintenance period, the developer will request an inspection of the drainage improvements by the Drainage District. The developer shall rework any drainage facilities that do not meet District standards.
- (10) **ACCEPTANCE.** The Drainage District will approve the drainage facilities if they are complete in accordance with the approved plans. Upon acceptance, the Drainage District will issue a letter to the developer accepting the drainage facilities and will undertake the maintenance of said facilities.

Tangipahoa Parish Drainage Districts



Legend

-  District 1
-  District 4
-  District 5
-  Not Districted
-  Interstate
-  Principal Arterial
-  Minor Arterial
-  Major Collector



DESIGN & IMPROVEMENT STANDARDS

LOTS:

Lot sizes must conform to the following:

- 1) Lots with individual sewage systems, when allowed, will not be less than 22,500 square feet and 125 feet of road frontage nor may the state or local health officer consider any lesser proposal. However, the 125-foot frontage may be waived for lots fronting on a Cul-de-sac if the frontage is not less than 60 feet with the average width of 125'.
- 2) For subdivisions with state approved community sewage systems, the lots may have a minimum frontage of eighty feet (80') and 9600 square feet with a minimum depth of 120 ft, however, the 80' frontage may be waived for lots fronting on a cul-de-sac if the frontage is not less than 60' and the lot contains a minimum area of 9,600 square feet.
- 3) Front setback lines shall be a minimum 25' from the property line.
- 4) Side setback shall be 10' from side property lines if the road frontage is 125' or greater and 5' from side property lines if the road frontage is less than 125'.
- 5) Corner lots will have extra width to permit appropriate building setback from and orientation to both streets.
- 6) All lots will be provided with an address from the "911" office.
- 7) All lots will be posted with lot numbers until the time that a home is constructed and an address assigned.
- 8) Minor modifications to the minimum subdivision lot standards so as to reduce lot dimensions and area of no more that two (2) lots per subdivision. Each lot so modified shall be within 10% of the standard minimum lot dimension and area. Small development subdivision and mini partitions are excluded from these considerations.

SEWAGE:

The installation of all sewer connections, subdivision sewer systems, sewage disposal systems and devices will be constructed under the supervision of and in compliance with the rules and regulations of the State Department of Health and Hospitals.

- 1) If the subdivision is so located that it can reasonably be served by the extension of an existing public sanitary sewer, the sub divider will enter into an agreement with the Utilities Department of the respective city or parish for the extension of a said sewer so that sanitary sewer service will be available for each lot within the subdivided area.
- 2) Where no sewers are accessible the sub divider shall, after securing a written permit from the State Department of Health and Hospitals, install septic tanks or other mechanical means of sewerage disposal for the entire subdivision provided that the means of sewerage disposal be installed in accordance with the Sanitary Code of the State of Louisiana.
- 3) Small developments with 8 lots or less can use individual septic systems. These lots must be a minimum of 22,500 square feet total with a minimum 125 feet of road frontage.
- 4) Developments with each lot containing 2 acres or more and a minimum of 200' of road frontage can have individual septic systems. The frontage requirement may be waived for lots fronting a Cul-de-sac if the frontage is not less than 60 feet with the average width of 125'.
- 5) No utilities will be connected until sewage and waste disposal plans have been approved by the State department of Health and Hospitals.

WATER LINES:

Where the public water supply is already reasonably accessible, the sub divider will enter into an agreement with the Utilities Department or Water District of the respective city or parish for the extension of the said public water system, including the installation of standard valves, fire hydrants, etc., so that public water service will be available for each lot within the subdivided area.

Pending availability of a public water supply, the sub divider may construct a private water supply system in such a manner that an adequate supply of potable water will be available to every lot within the subdivision. The source of water supply and the distribution system will comply with the requirements of the Sanitary Code of the State of Louisiana for a public water system; however, there will be no obligation on the part of the Utilities Department to incorporate the said private system of water supply, or any part thereof, into any public system of water supply that may be built in the future.

GATED COMMUNITIES-

The Commission may approve private subdivisions with gated or guard house entrances or entrance signs notifying the public of the private nature of the subdivisions and their improvements. Said subdivisions must meet all of the Tangipahoa Parish Subdivision Regulations. Improvements in private subdivisions meeting all of the public improvement requirements of the subdivision regulations shall remain private improvements rather than public improvements. The responsibility for maintenance and upkeep of the improvements shall be vested in the developer and/or subdivision residents as spelled out in detail in the recorded subdivision restriction shall address the following issues: 1) school buses and emergency vehicle access; 2) garbage and trash collection and disposal; 3) public utilities access; and 4) maintenance of streets, drainage, and other improvements; and 5) policing of parking restrictions. These subdivision restrictions shall be approved and filed prior to acceptance of the final plat

SUBDIVISIONS FOR SPECIAL USES

Requirements for Apartments, Condominiums, Town Homes, Mobile Home Parks and Recreational Camping Grounds:

- 1) Construction layout with vicinity map.
- 2) Total number of acres.
- 3) Total number of lots or units.
- 4) Approval from the State Board of Health and Hospitals.
- 5) Approval from the Drainage Board.
- 6) Streets shall be named and have a 911 address prior to final approval.
- 7) Wetland Determination Letter from the Corps of Engineers as required on page 10 of these regulations before final approval.
- 8) Public hearing, preliminary and final approvals shall be required. Developer must be present at public hearing to obtain approval. There shall be 30 days between preliminary and final approvals.
- 9) All of the following that apply.

APARTMENT COMPLEXES AND CONDOMINIUMS:

- a) 1-9 above
- b) Adequate mini-dumps for solid waste disposal.
- c) Approval from the State Fire Marshal's office if required.
- d) Fences and/or green spaces may be required by the Planning Commission.
- e) Maximum density-12 units per acre.
- f) 12 or more units must have:
 - 1) 35' minimum wide right-of-way width a 16' minimum wide hard surfaced street.
 - 2) At least 10% of the total development acreage must be in green space or recreational area.
 - 3) Privacy fences, 6 feet in height, may be required if necessary to separate incompatible land uses.
 - 4) Security lighting must be provided on every other utility pole or at equivalent spacing.
 - 5) Streets exceeding 500' in length must end in cul-de-sac with a 60' radius within a 70' radius right-of-way or a t-turnaround 20' wide x 80' in length within a 30' x 90' right-of-way.

RECREATIONAL CAMPING GROUNDS:

- a) 1-9 above
- b) Clear space for auto, trailer and/or tent.
- c) Potable water supply at each campsite.
- d) Toilet and lavatory facilities in central areas, with minimum of one toilet and lavatory per 10 sites.
- e) Maximum number of lots per acre will be 8 spaces.
- f) Electrical services will be provided to each site and all areas must be adequately lighted at night.
- g) Adequate commercial dumpsters for solid waste disposal shall be provided by park owner and located no closer than 50' of public servitude.
- h) A 6' wood, privacy fence is required on each side and rear property line of park and shall be maintained. If the fence is not maintained, further permits for park will not be issued. There shall be a 50' front setback from the right of way.

TOWNHOUSES:

- a) 1-8 above
- b) Minimum Lot Size-2400 square feet
- c) Minimum Lot Width-24'
- d) Minimum Lot Depth-100'
- e) Setbacks from property lines: Front-20', Rear-15', Sides-10'
- f) Lot Arrangements: No more than 4 townhouses units shall be grouped in 1 structure and no portion of a townhouse accessory structure in or related to one group of continuous townhouses or condos shall be closer than 20' to any portion of a townhouse /condo or accessory structure related to another group or to any building outside of the townhouse/condo area.
- g) Front Yard-Each townhouse shall have its own lot with a minimum of 120 square feet front yard and a minimum of 360 square feet back yard. Such yard shall not be used for off-street parking or for accessory buildings.
- h) Off-street parking requirements shall be 2 spaces per unit with at least a minimum of 1 car space behind the setback line.

MANUFACTURED HOME PARKS:

- a) 1-8 above
- b) Plat scaled 200' to the inch or larger with vicinity map
- c) Minimum lot site will be 60 x 100
- d) Maximum number of lots per acre will be seven spaces
- e) Manufactured Home Park Shall be no less that three (3) acres and 1/10 of area shall be green space and or playground area
- f) Shall have compacted Clay Material shaped to drain as a pad
- g) Base Flood Elevation mark provided by a Licensed Engineer or Registered Surveyor, if property is in a flood zone "A" or "AE"
- h) Electrical services will be provided to each site and all areas must be adequately lighted at night.
- i) Restrictions must be adopted and must require Manufacture Home owner to have approved manufactured skirting that will enclose the entire opening under the manufactured home
- j) A six foot (6') wood, privacy fences is required on each side and rear property of park and shall be maintained. If fence is not maintained, permits for park will not be issued.
- k) Adequate commercial dumpsters for solid waste disposal shall be provided by park owner and located no closer than 50' of public servitude.
- l) Must have a (35') minimum wide servitude of passage with 16' minimum wide hard surfaced streets.
- m) Streets exceeding 500' in length must end in a cul-de-sac with a 60' radius within a 70' radius right-of-way or a 'T' turn-around- 20' wide by 80' long within a 30' x 90' right-of-way.
- n) Security lighting must be provided on every other power pole or at equivalent spacing.
- o) There shall be a 50' setback from right-of-way at the front of park. No structures shall be built in set back. Landscaping, park name signs and mail receptacles will be permitted in setback space. If owner builds a fence across the front of the park, it must be behind the 50' setback.
- p) Name of park shall have a monument type sign constructed of block masonry or brick and be within 25' of entrance to park and shall not block sight clearance for entering or exiting vehicles.
- q) Adequate commercial dumpsters for solid waste disposal shall be provided by park owner and shall be located no closer than 50' of public servitude.
- r) No electrical permits shall be issued until approval of Parish Engineer.

FAMILY PARTITION:

Any right-of-way dedicated for a Family Partition, that does not meet parish specifications for road construction, will not be accepted into the Parish Maintenance System. This statement shall be added to the property deed of the family partition and recorded..

- a) Lots must have 22,500 square feet and a minimum 125' frontage for individual sewage.
- b) A minimum 35' right-of-way for (road, drainage, utilities and sewage) must be provided. Property can be divided to the center of the road, but the right-of-way must be kept free of construction or fence.
- d) A notarized affidavit shall be required. This affidavit shall specify the relationship of recipient to donor and specify which tract each individual will receive.
- e) No parcel of family property may be sold for 2 years after the approval date of partition. Special hardship cases will be considered on a case by case basis.

Plans should include:

- 1) Family Name (First and last)
- 2) Location
- 3) Total acres
- 4) Total lots
- 5) 35' Right of Way stating for: Access, Drainage, Utilities and Sewage
- 6) Statement on plat: "This plat represents a Family Partition and may not conform to parish subdivision regulations and no parcel of this division may be sold for 2 years from approval date."

VARIANCES AND APPEALS

APPEALS:

Upon unfavorable ruling upon any subdivision proposal by the Planning Commission, the developer/owner may appeal directly to the Tangipahoa Parish Council. As part of his/her appeal he/she must, however, present the written decisions of the Planning Commission. It will be brought before the Parish Council at a regular meeting and the decision of the Parish Council will be rendered in writing.

VARIANCES:

Only the Tangipahoa Parish Council will give variances after an appeal is made and then only for good cause.

FINES AND ENFORCEMENT

VIOLATIONS:

A. It shall be the duty of the Planning Commission and its representatives to enforce these regulations and to bring to the attention of the District Attorney and violations or lack of compliance herewith.

B. No owner, agent of the owner, of any parcel of land located in a proposed subdivision shall transfer or sell any such parcel before a plat and plans of such subdivision has been approved by the Planning Commission, in accordance with the provisions of these regulations, and filed with the Clerk of Court.

C. The subdivision of any lot or any parcel of land, by the use of metes and bounds description for the purpose of sale, transfer, or lease with the intent of evading these regulations, shall not be permitted. All such described subdivisions shall be subject to all of the requirements contained in these regulations.

D. No building permit shall be issued for the construction of any building or structure located on a lot or plat subdivided or sold in violation of the provisions of these regulations.

PENALTIES:

Any person, firm, or corporation who fails to comply with, or violates, any of these regulations shall be subject to a fine determined by the current fee schedule. Such fine pursuant to the provisions of Section 33: 101-119 as amended of the Revised Statutes of the State of Louisiana.

ENFORCEMENT:

Appropriate actions and proceedings may be taken by law or in equity to prevent any violation of these regulations, to prevent any unlawful construction, to recover damages, to restrain, correct, or abate violation, to prevent illegal occupancy of a building structure or premises, and these remedies shall be in addition to the penalties described above.

CURRENT FEE SCHEDULE

FILING FEES: (All fees are non-refundable)

SUBDIVISIONS, GATED COMMUNITIES, TOWNHOMES, MOBILE HOME PARKS AND CONDOMINIUMS

Preliminary Fees: \$200.00 and \$10.00 per lot:

Final Fees: \$250.00 and \$10.00 per lot:

Review Fees: \$200.00

APARTMENTS..... Preliminary Fee.....\$200.00 and \$10.00 per lot

Review.....\$200.00

MINI PARTITIONS AND SMALL DEVELOPMENTS..... See Ord. No. #08-37-back of book
\$50 a lot plus \$200 review fee

FAMILY PARTITIONn/c

RECREATIONAL PARKS \$100.00

FINES:

\$500.00 per lot or parcel transferred, sold, agreed or negotiated to be sold.

IMPROVEMENT MAINTENANCE GUARANTEE:\$30.00 per foot for the total length of Hard Surfaced Road."

IMPROVEMENT MAINTENANCE GUARANTEE:\$15.00 per foot of the total length of Gravel Surfaced Road.'

T.P ORDINANCE NO. 04-43

AN ORDINANCE AMENDING THE TANGIPAHOA PARISH SUBDIVISION
REGULATIONS TO ADD PROCEDURAL PLAN FOR ACCEPTANCE OF EXISTING SEWAGE FACILITIES.

BE IT ORDAINED by the Tangipahoa Parish Council, governing authority of Tangipahoa Parish,
State of Louisiana, that the T.P. Subdivision Regulations be amended to add "Procedural Plan for Acceptance of Existing
Sewage Facilities" as follows:

TANGIPAHOA PARISH SEWERAGE DISTRICT NO. 1
PROCEDURAL PLAN
FOR ACCEPTANCE OF EXISTING SEWAGE FACILITIES

Effective as amended on July 19, 2004

I. Initial Request for Acceptance:
NOTE: WATER UTILITY AGREEMENT REQUIRED (SEE
ITEM V)

The owner or owners of an existing system must make the request for
acceptance in writing. Said written request shall as a minimum include the
following:

1. Legal name of system
2. Legal owner of system
3. Capacity of system
4. Number of existing and potential customers
5. DHH approval of design
6. Acknowledgement of DEQ permit application
7. As-built plans
8. Equipment manuals
9. A check in the amount of ___ payable to the District (Tangipahoa
Parish Sewerage District No. 1) for the system evaluation fee.

II Evaluation of System

Upon completion of step I the District Engineer and Manager shall evaluate the system
and note any deficiencies from District, State and Federal Standards. The District Engineer will
also provide a cost estimate to remedy any deficiencies found.

III. Correction of Deficiencies:

The owner shall correct or have corrected all deficiencies before acceptance.

IV Legal Requirements:

Before acceptance the owner shall submit to the District's legal counsel the following:

1. Provide acceptable written evidence of good, valid and merchantable title of the system
to be donated to the District.
2. Provide a complete abstract of title from an authorized abstractor on the property to be
donated to the District, showing that the donating owner has good, valid and merchantable
title, for the District's records.
3. Provide acceptable legal description and a current survey of the system.
4. Provide acceptable donation paperwork of all facility sites and easements.
5. Provide a list of the physical and mailing addresses of all current customers of systems.
6. Provide a copy of the owner's current and valid DEQ permit on the sewerage plant.
7. Provide receipts from DEQ showing that all outstanding amounts due and owing for the
sewerage treatment plant are current.

V Acceptance:

Upon meeting all District requirements and upon attaining an agreement of cooperation with the utility which serves the system with potable water, the District will by resolution accept the donation and will operate and maintain the system.

VI Warranty:

The Grantee shall warrant all facilities of the collection and treatment system against any defects in workmanship and/or materials for a one (1) year period following acceptance.

- (1) All systems must have Louisiana State Department of Health and Hospital approval and must be built according to said approval.
- (2) All systems must be served by a community water system whose ultimate owner must agree to cooperate with the Sewerage District in billing and cutoffs.
- (3) The Department of Environmental Quality discharge permits must be applied for. Also, the developer must agree to meet the criteria set forth in said permit when it is issued even if the District has already accepted the system. Failure to do so will result in revocation of acceptance.
- (4) No metal sewerage treatment facilities below ground will be accepted. Above ground metal Units on concrete slabs will be accepted if corrosion control is utilized, as set forth in the latest addition of ASCE-Manuals and Reports on Engineering Practice No.36.
- (5) No steel wet wells will be accepted.
- (6) No grinder pumps will be accepted in lift stations. Pumps in lift stations shall be required to pass a 3" solid and shall have cast iron or better impellers.
- (7) No cominuters will be accepted in sewerage treatment facilities. Bar screens and other screening devices as set forth in the latest edition of ASCE-Manuals and Reports on Engineering Practice #36 are acceptable and required.
- (8) Lift station wet wells shall have a minimum diameter of 6.0 feet. All submersible lift pumps must be provided with stainless steel cables or chains, stainless steel guide-rails, and stainless steel fittings. These wet wells must have approved lockable aluminum lids.
- (9) Wet wells shall not be deeper than 15.0 feet measured from natural ground level to the wet well invert when above ground suction lift pumps are used.
- (10) At this time, the District will accept any type of sewer pipe, force main pipe, pumps, valves, etc. which are accepted by the State of Louisiana, not specifically prohibited by these requirements. However, at such time, as maintenance necessities, such as spare parts and replacement inventory require it, the District will have to limit acceptable materials and equipment as approved by the District Board. Therefore, until further notice, the District will accept only ductile iron in wet well interiors in the Zoeller brand wet well pumps.
- (11) Siphon sludge returns on treatment plants will not be accepted.
- (12) Manhole construction must be of concrete and shall conform to the District's standard layout as set forth in the latest edition of ASCE-Manual and Reports on Engineering Practice #37.
- (13) All facilities, including sewerage treatment plants, shall be in place and operating before acceptance.
- (14) All gravity sewer lines must pass a test for infiltration/inflow before acceptance, as set forth.
- (15) All force mains and other pressure lines must be tested to an hold 100 psi for four (4) hours before acceptance and must be SDR 26 or better. For jack and bore installations, SDR 11 or better is required.

- (16) The off-side (opposite side of the road from the sewer main) services only must be in place to the property line during testing for the infiltration/inflow.
- (17) All sewer services must have a cleanout permanently marked with concrete pads at the property line.
- (18) All sewer services, lines, and cleanouts shall be shown on the as built system plans.
- (19) The District shall post in writing any and all changes, modifications, additions, and/or deletions to these requirements with the Tangipahoa Parish Planning Commission 60 days prior to their implementation for public notification. The District shall invite public input at its regular meeting on any proposed rulings or requirements of the District.
- (20) The sewage Treatment plant must be provided with an access servitude by means of an all-weather road of 50 feet in width, but not less than 30 feet wide with board approval.
- (21) The sewage treatment plant must be provided with a discharge servitude to a public receiving water.
- (22) All package aeration plants must be provided with factory-approved air diffusers.
- (23) Fencing-All lagoon treatment plants must be provided with a fence at least five (5) feet high located to allow for mowing access on both sides. This fence shall consist of at least four (4) feet of hog wire and two (2) upper strands of barbed wire. The access gate shall be chain link, double swing at least twelve (12) feet wide. All package-mechanical plants must be provided with a chain-length fence at least six (6) feet high located so as to allow for mowing on both sides. These plants must also be provided with a chain-link double-swing access gate at least twelve (12) feet wide. Above ground lift stations must be provided with a chain-link fence at least six (6) feet high with a double-swing access gate at least twelve (12) feet wide.

T. P. ORDINANCE NO. 06-10

AN ORDINANCE AMENDING THE TANGIPAOHA PARISH SUBDIVISION REGULATIONS TO ADD DESIGN STANDARDS FOR COVED SINGLE FAMILY NEIGHBORHOODS

BE IT ORDAINED by the Tangipahoa Parish Council, governing authority of Tangipahoa Parish, State of Louisiana, that the T. P. Subdivision Regulations be amended to add the following:

Design Standards for Coved Single Family Neighborhoods

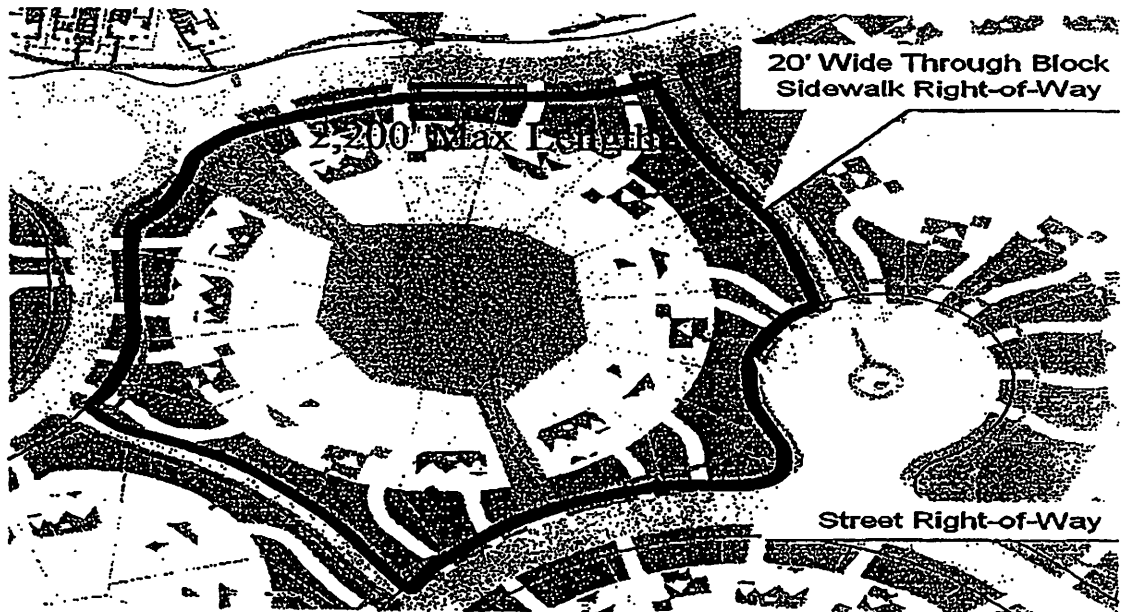
General:

Proposals for coved neighborhood plans are subject to and will follow all procedures and specifications in the Parish subdivision regulations as revised 2,9,2004.

Blocks:

With a free-form design such as coving, it is difficult to determine a block by length. Instead "blocks" will be defined by perimeter length of street and walk right-of-way.

Minimum block perimeter length will be 1000 feet and the maximum shall generally be 2,200 feet as measured along the Right-of-Way as street or through walk. The block perimeter length can be greater where topography or configuration will not fit within said maximum length.



Lots:

A "cove" is an indent in the shoreline of a body of water. In planning, it is an indentation of the front setback line designed to create a park-like streetscape.

A coved lot is similar to a conventional lot except the front setback is individually dimensioned when the distance from Right-of-Way is greater than the 25' minimum as defined by the conventional subdivision regulations.

Staggering of the front setbacks shall be avoided, instead using a meandering setback designed to open up the street and avoid monotony.

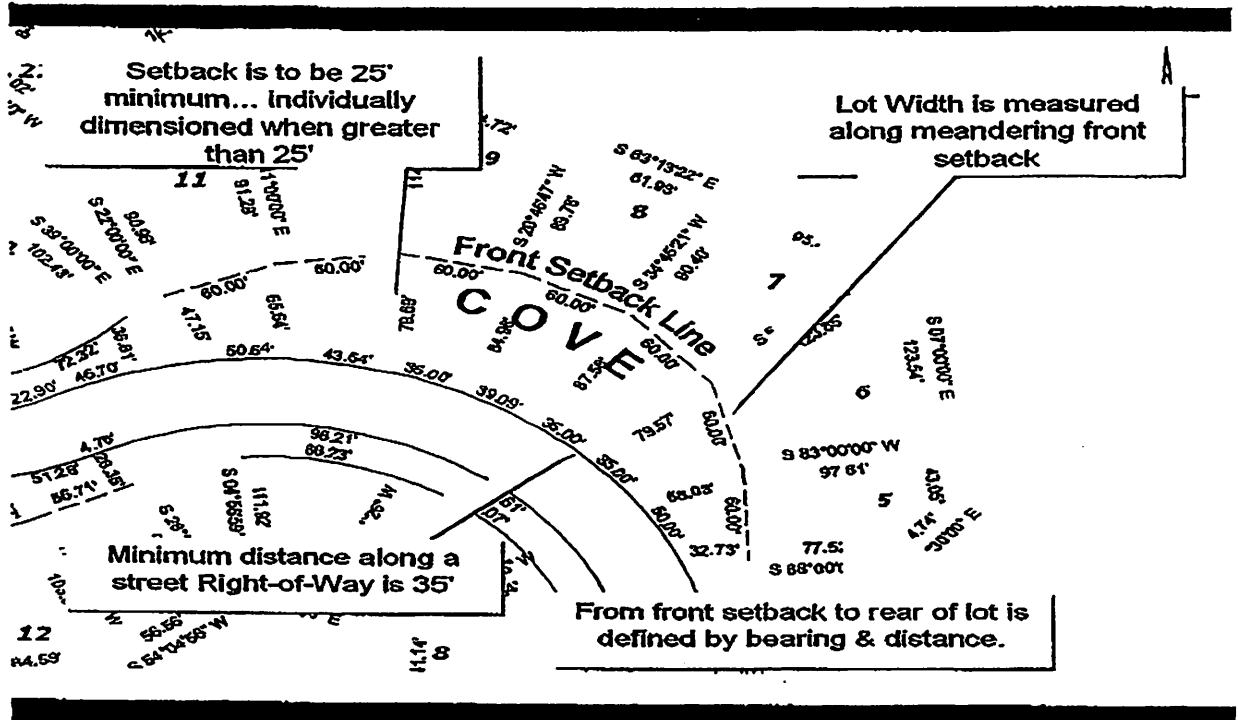
A proper coved design uses the homes fronts (the setback line) to form a curve that differs from the curvature of the street.

The minimum width along the meandering front setback line shall be 60' wide as measured from a point where the front setback line intersects the side lot lines.

The minimum dimension (length) along a street Right-of-Way for frontage shall be 35'

The layout should avoid angles on said lot lines unless it is difficult to meet the 35' Right-of-Way length minimum.

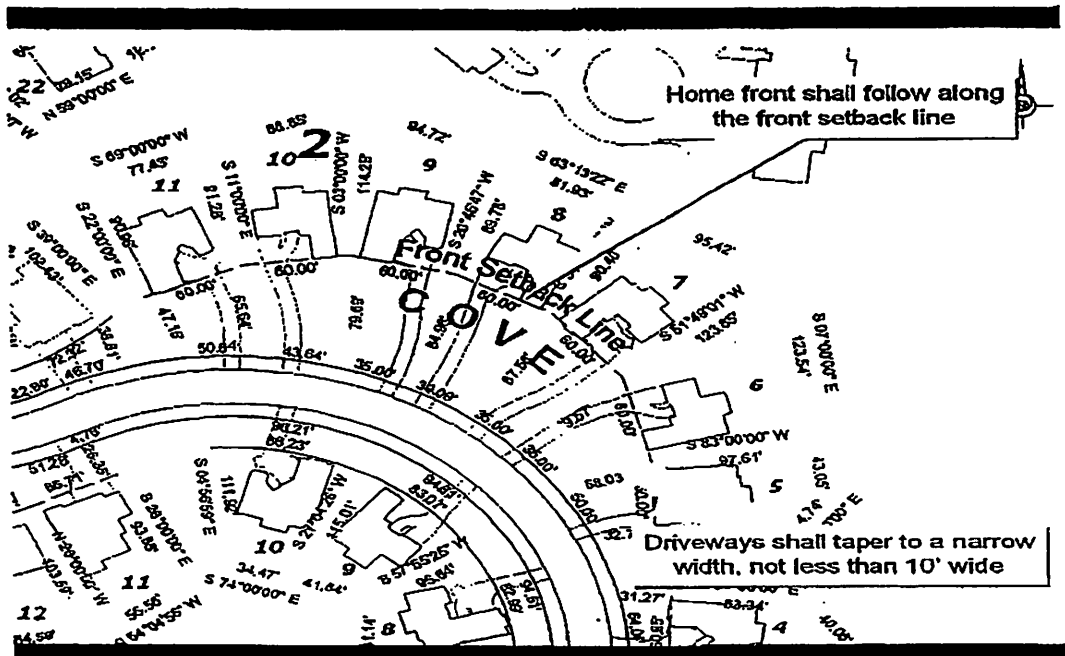
Each side lot line shall contain a dimension distance from the right-of-way corner to the front setback intersection, then a bearing and distance from the setback intersection to the rear lot line shall be noted on the final plat. An additional bearing shall be shown if there is an angle point on the side lot line otherwise it is assumed the lot line is void of angles.



The home front shall be constructed at the same angle as defined by the front setback line, i.e. perpendicular and parallel to the front setback line.

Side lot lines are generally not perpendicular or radial to the Right-of-Way line.

Longer driveways shall taper to a narrow width not less than 10' wide.



Side Yards:

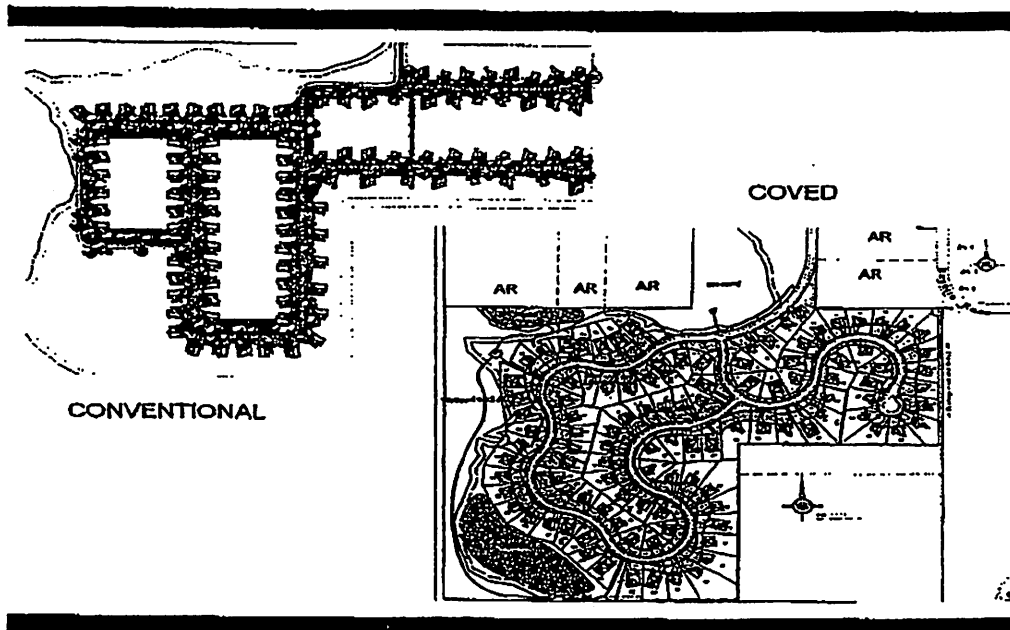
Side yard minimum shall be 5' from the side lot line to the home structure.

Overall average side yards on coved neighborhoods is much greater than conventional platting as few (if any) home sides will parallel each other.

Side yards on a corner lot shall be 10' from the Right-of-Way line.

Street Pattern:

Coved street pattern shall be designed to avoid multiple streets using a more meandering pattern with a reduction of intersections compared to conventional parallel streets. Streets shall be designed to reduce speed and avoid unnecessary obstacles to traffic flow.



If a street splits to form a landscaped island, a more meandering pattern is encouraged. The Right-of-Way shall parallel the meandering pavement.

The one-way lanes shall be a minimum 16' feet wide.

A minimum landscaped island width of 12' feet shall be maintained at it's narrowest point.

Tangents:

Coved street design shall not have a minimum tangent distance. Tangents between reverse curves should be discouraged.



Streets and Right of-Ways:

Street construction shall conform to the subdivision regulations (revised 2,9,2004 for conventional subdivisions)

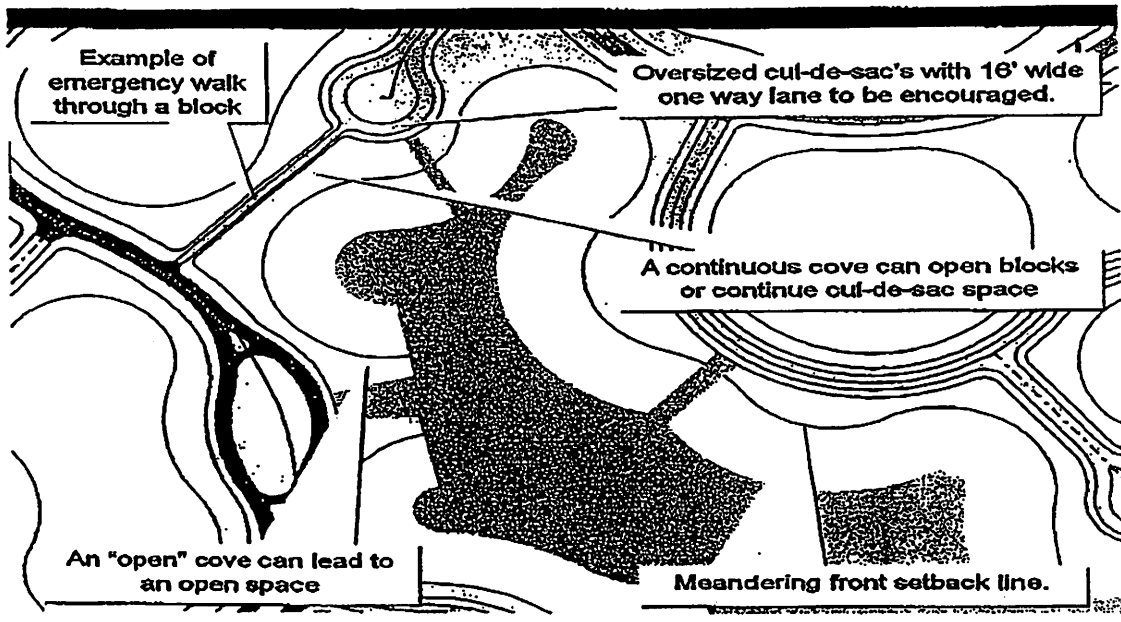
50' ROW: shall use 28' wide (back to back of curb) street section without open ditch.

Cul-de-Sac diameters shall have a minimum 50' radii at the Right-of-way line and minimum 30' radii at the paving. Coved designs encourage much larger radii..

All streets must be concrete.

Coved Patterns:

Gentle and gradual transitions from minimum setback to deep setbacks should be avoided. Long transitions will mute the effect of scale, a more aggressive shallow to deep transition should be encouraged.



As shown above there are many different types of coved shapes. In general, the coved pattern and setbacks should vary throughout the neighborhood to eliminate any monotony.

Lot Size

To encourage pedestrian oriented coved neighborhoods there shall be two lot size standards.

Lot Area

	With Walk System	Without Walks
Minimum Lot Area	7,000 sq.ft.	8,000 sq.ft.
Minimum Average Lot Area	10,000 sq.ft.	12,000 sq.ft.

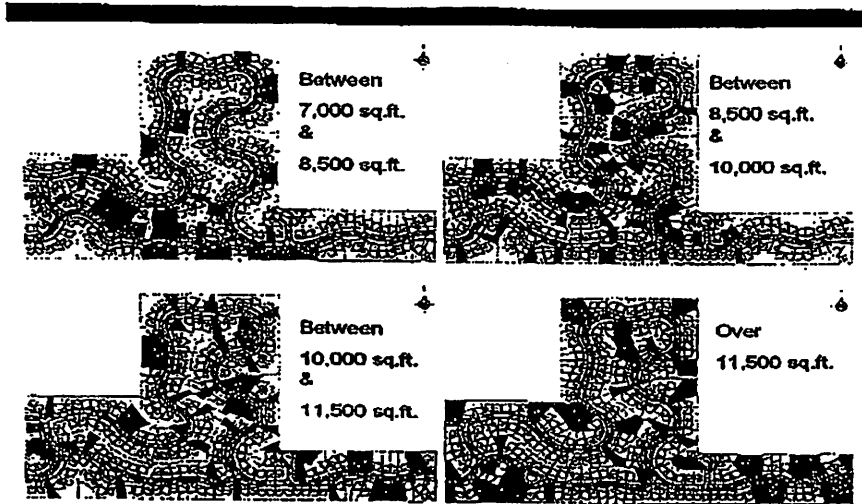
Lot Size Distribution

To obtain the meandering front yards where a series of homes begin at the minimum front setback then transitions (quickly) to a deeper setback and back to the minimum the cove design cannot function without a natural distribution of a wide variety of lot sizes due to the physical limitations of the geometry itself.

This is clearly shown on the graphic below showing an existing covered neighborhood that uses similar design restrictions as indicated in these regulations:

To assure that there cannot be any possibility that the design can be abused, the following additional regulations must apply:

At any single location along a street there cannot be more than 5% of the total lots, which are less than the average minimum that either adjoin and/or are



directly across the street from each other.

No more than 50% of the total lots can be less than the minimum average lot size.

Example: Cantura Coves, Mesquite, Texas

No more than 50% of the total lots can be less than the minimum average lot size as shown above..

Lot Width

Minimum lot width shall be measured along the meandering front setback line.

Minimum front setback from Right-of-Way measured along lot side line or parallel to the Right-of-Way shall be 25'

There is no maximum lot depth requirement.

	With Walk System	Without Walks
Minimum width	60.ft.	65 ft.
Minimum width along ROW	35.ft.	40 ft.

Greenspace

Any park, open space and/or green space standards shall conform to conventional subdivision standards as revised 2,9,2004).

Homeowners Association

Subdivision restrictions must require that all property owners belong to a homeowners association.

The homeowners association shall maintain all green spaces and walks.

Drainage servitudes

All drainage structures or open ditches shall be in permanent servitudes in favor of the parish or appropriate drainage districts.

Utilities: All utilities must be underground.

Pedestrian Oriented Design

Walks shall interlink through the neighborhood designed to make it as easy and safe as possible to walk through the neighborhood.

The following design principals shall be encouraged:

Meandering

A walk system of meandering pedestrian ways are not just more attractive, but also benefit from separating pedestrians and vehicular traffic as much as possible. A Meandering walk can be within the Right-of-Way of a street but also outside the street Right-of-Way. When the walk meanders outside the street Right-of-Way, a public easement shall be dedicated and defined to be parallel to the walk and 2' outside the walk's edge. This walk easement shall be designated on the preliminary and final plat.

Width

Where walks through blocks also serve as an emergency vehicle path, the minimum width shall be 8' wide in a 20' wide walk Right-of-Way.

Walks on one side of the street shall be preferable to walks on both sides of a street, except on high traffic volume streets. Walk width, when on a single side of the street, shall be 6' minimum, and 5' minimum if on both sides of a street.

Proximity to a home

A meandering walk shall not be any closer to the front or side of a home than if that same walk was constructed using conventional design standards being a minimum distance of 25 feet from the house structure.

Rate of Meandering

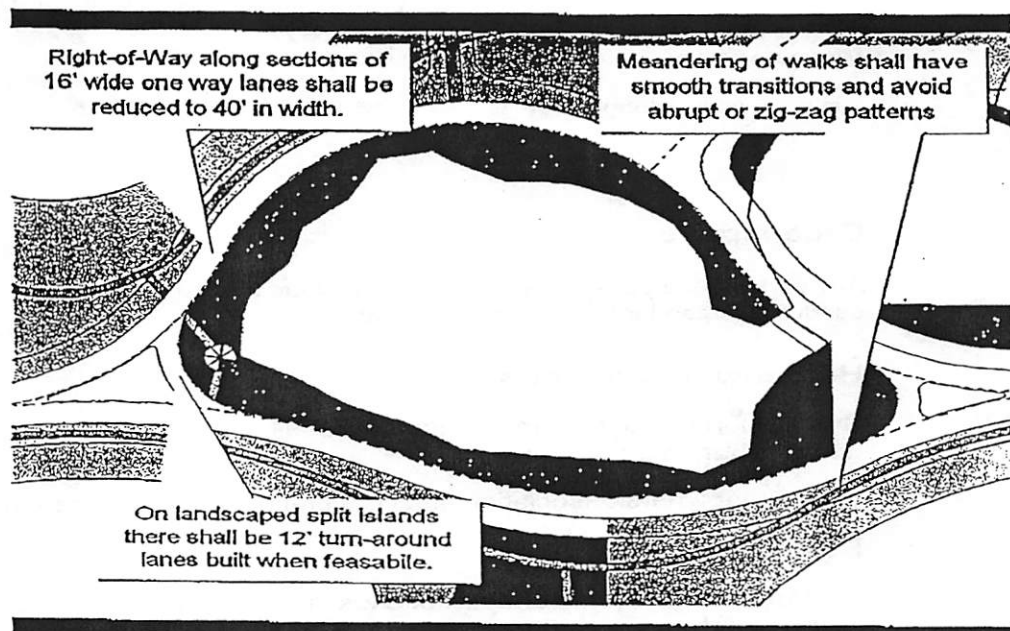
Walks should be gently meandering using large radii, avoiding zig-zag patterns.

Additional Right-of-Way and Street Design Parameters

All streets shall have curb & gutter design and minimums.

Right-of-Way width along one-way street sections shall be 40' wide.

When width of an island allows there shall be a 12' wide turn around lane provided in the island as shown below:



T. P. ORD. NO. 06-78

**AN ORDINANCE AMENDING TANGIPAOHA PARISH
SUBDIVISION REGULATIONS**

BE IT ORDAINED by the Tangipahoa Parish Council-President Government, governing authority of Tangipahoa Parish, State of Louisiana that the Tangipahoa Parish Subdivision Regulations be hereby amended as follows:

PROCEDURES:

SIGNS: POSTING OF SIGNS W/INFORMATION ON PROPOSED SIGHTS:

DEVELOPERS SHALL PLACE A FOUR FOOT BY EIGHT FOOT (4' X 8') SIGN AT SITE OF PROPOSED SUBDIVISION WITH THE FOLLOWING INFORMATION ON SIGN:

- 1) STATE NAME AND TYPE OF DEVELOPMENT
- 2) NUMBER OF LOTS
- 3) DEVELOPERS'S NAME & PHONE NUMBER
- 4) DATE OF DRAINAGE BOARD MEETING
- 5) DATE OF PRELIMINARY HEARING
- 6) SIGN MUST BE POSTED SIXTY (60) DAYS PRIOR TO PRELIMINARY HEARING WITH DATE, TIME & LOCATION
- 7) SIGN TO BE VERIFIED BY A DESIGNEE OF THE TANGIPAOHA PARISH PLANNING COMMISSION PRIOR TO POSTING (PHONE # 985-542-8377)
- 8) SIGN SHALL BE POSTED BEHIND PUBLIC RIGHT-OF-WAY AT THE SITE OF PROPOSED DEVELOPMENT IN A VISIBLE LOCATION. MULTIPLE SIGNS MAY BE REQUIRED AT CORNER SITES.

PRELIMINARY APPROVAL:

- 1) Notify the Planning Commission Secretary at least thirty (30) working days prior to meeting so that the approval request may be put on the agenda. Fees, application, survey plat, and check list are due at this time.
- 2) Preliminary Plans are to be prepared in accordance with page 8 ("Preliminary Plans") and a set of the plans should be given to the Parish Engineer Ph. # 985-748-3211, Director of Public Works or Road Superintendent Ph.# 985-748-3211 and the Drainage Board Ph. # 985-542-4292 for review and approval, at least thirty (30) days before the meeting.
- 3) Six (6) - 2' x 3' copies are required at the meeting.
- 4) Development plans are to be presented at the meeting by the developer or developer's respective engineer, owner/developer must be present at this time.
- 5) Public hearing will be conducted at this time.
- 6) If subdivision is to be divided into phases, all potential phases must be shown. Any approval granted will extend only to the phase or phases to be immediately constructed.
- 7) Discussion of plans by the Commission will be noted in the minutes.
- 8) Approval of a preliminary plan will not constitute nor imply final approval.
- 9) Approval may be withdrawn if final approval procedure is not commenced within twelve (12) months. After which an extension may be applied for.

**PROPOSED ADDITIONS TO THE
PARISH SUBDIVISION REGULATIONS:**

Any subdivision with egress and ingress on a State Highway must submit a permit application to LA D.O.T.D. This application must include the total subdivision even if it is to be constructed in Phases. The approved permit must be presented with the Final Plans.

The Tangipahoa Parish Planning Commission is hereby given authority to delay for not more than fifty (50) days or deny approval of plans for subdivisions, apartment complexes, condominiums, mobile home parks, town homes when the capacity or configuration of the parish road which must serve as access to the subdivision, apartment complex, condominiums, mobile home park or town homes does not meet the design standards for "Local Roads and Streets" as set by LA D.O.T.D. This determination will be made by the Parish Engineer in consultation with the Developer and his Consulting Engineer within. Within 30 days. This determination will be valid for 6 months.

Any subdivision consisting of fifty (50) acres or more and must use a parish road for access which has less than eighteen feet (18') wide riding surface and less than fifty feet (50') wide right-of-way must have lots consisting of one (1.0) acre or more.

REVISE ITEM 2 UNDER LOTS - PAGE 23:

To read - "For subdivisions with state approved community sewerage systems, the lots may have a minimum frontage of eighty feet (80') and 9,600 square feet with a minimum depth of 120 feet, however, the 80' frontage may be waived for lots fronting on a cul-de-sac if the frontage is not less than 60' and the lot contains a minimum area of 9,600 square feet.

REVISE "GRAVEL ROADS" - PAGE 20:

Add Item d) - "must end with a cul-de-sac if over 500' long"

Other items to be re-numbered.

BE IT FURTHER ORDAINED that this ordinance shall become effective immediately upon signature of the Parish President.

This ordinance having been submitted in writing, having been introduced at a public meeting of the Tangipahoa Parish Council, discussed at a public hearing of said Council and was submitted to an official vote of the TPC.

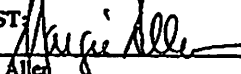
On motion by Mr. Bruno and seconded by Mr. Cortez, the foregoing ordinance was hereby declared adopted on this 11th day of December, 2006 by the following roll-call vote:

YEAS: 10 (Buckley, Rick, Petitto, Bruno, Ridgel, Bankston, Wells, Notariano, Edwards, Cortez)

NAYS: NONE

ABSENT: NONE

NOT VOTING: NONE

ATTEST: 
Margie Allen
Clerk of Council
Tangipahoa Parish Council


Carlos Notariano
Chairman
Tangipahoa Parish Council

INTRODUCED: November 27, 2006

PUBLISHED: December 7, 2006 DAILY STAR - OFFICIAL JOURNAL

ADOPTED BY TPC: December 11, 2006

DELIVERED TO PRESIDENT: 12th day of December, 2006 at 9:00 A.M.

T. P. ORD. NO. 07-05

AN ORDINANCE AMENDING TANGIPAHOA PARISH SUBDIVISION REGULATIONS PERTAINING TO WETLAND REQUIREMENTS

BE IT ORDAINED by the Tangipahoa Parish Council-President Government, governing authority of Tangipahoa Parish, State of Louisiana that the Tangipahoa Parish Subdivision Regulations be hereby amended as follows:

Proposed Wetlands Requirements for Residential Subdivisions, Apartment/Condo Complexes, Mobile Home Parks, Campgrounds and Commercial Development

A Developer must submit the following three (3) items prior to final approval of plans by the Planning Commission:

- The Developer must submit to the planning commission a Wetlands Delineation along with written proof that application has been made to the Corps of Engineers. A COE Project Number must accompany this document.
- All Delineated Wetlands must be depicted on the subdivision plans indicating the relation of wetlands to the lot. All lots within a delineated wetland must be listed on the plan. This plan is to be recorded into the public record.
- A disclaimer stating that the developer will take full responsibility for any COE issues related to wetland in the development must be signed by the Developer and witnessed.
- No subdivision street will be accepted into the parish road system until a Corps of Engineers wetland permit or a Corps of Engineers jurisdictional determination stating that no wetlands exist on the subject property is received by the T. P. Planning Commission secretary.

Once a COE permit has been received or mitigation is complete a copy of the permit must be forwarded to the Planning Commission Secretary.

BE IT FURTHER ORDAINED that this ordinance shall become effective immediately upon signature of the Parish President.

This ordinance having been submitted in writing, having been introduced at a public meeting of the Tangipahoa Parish Council, discussed at a public hearing of said Council and was submitted to an official vote of the TPC.

On motion by Mr. Notariano and seconded by Mr. Cortez, the foregoing ordinance was hereby declared adopted on this 22nd day of January, 2007 by the following roll-call vote:

YEAS: 8 (Buckley, Rick, Petitto, Ridgel, Bankston, Wells, Notariano, Cortez)

NAYS: NONE

ABSENT: 1 (Edwards)

NOT VOTING: 1 (Bruno)

ATTEST:


Margie Allen
Clerk of Council
Tangipahoa Parish Council


Lionell Wells
Chairman
Tangipahoa Parish Council

INTRODUCED: January 8, 2007

PUBLISHED: January 18, 2007

DAILY STAR - OFFICIAL JOURNAL

T. P. ORD. NO. 07-08

AN ORDINANCE AMENDING TANGIPAHOA PARISH
SUBDIVISION REGULATIONS PERTAINING TO DEFINITIONS OF
DWELLING UNITS, FAMILY, KITCHEN, AND CONDO FOR SALE

BE IT ORDAINED by the Tangipahoa Parish Council-President Government, governing authority of Tangipahoa Parish, State of Louisiana that the Tangipahoa Parish Subdivision Regulations be hereby amended as follows:

The following definitions and statement concerning condominiums for sale shall be as follows and additions to the subdivision regulations manual:

Definitions:

Dwelling Units: One (1) or more rooms physically arranged so as to create an independent housekeeping establishment for occupancy by one (1) family with sleeping facilities, a separate toilet and a single facility for cooking (kitchen) for the exclusive use of the occupying family.

Family: One or more persons, related by blood, marriage, or legal adoption, living together and occupying a single housekeeping unit with single culinary facilities; or a group of not more than four (4) unrelated persons living together by mutual agreement and occupying a single housekeeping unit with single culinary facilities.

Kitchen: is a room primarily used for the preparation of food that contains a sink and other necessary culinary related appliances.

Condominiums for Sale:

The same regulations that apply to apartments will be applied to condos for sale.

BE IT FURTHER ORDAINED that this ordinance shall become effective immediately upon signature of the Parish President.

This ordinance having been submitted in writing, having been introduced at a public meeting of the Tangipahoa Parish Council, discussed at a public hearing of said Council and was submitted to an official vote of the TPC.

On motion by Mr. Notariano and seconded by Mr. Ridgel, the foregoing ordinance was hereby declared adopted on this 22nd day of January, 2007 by the following roll-call vote:

YEAS: 8 (Buckley, Rick, Petitto, Ridgel, Bankston, Wells, Notariano, Cortez)


NAYS: NONE

ABSENT: 1 (Edwards)

NOT VOTING: 1 (Bruno)

ATTEST:


Margie Allen
Clerk of Council
Tangipahoa Parish Council


Lionell Wells
Chairman
Tangipahoa Parish Council

INTRODUCED: January 8, 2007

PUBLISHED: January 18, 2007 DAILY STAR - OFFICIAL JOURNAL

ADOPTED BY TPC: January 22, 2007

DELIVERED TO PRESIDENT: 23rd day of January, 2007 at 9:45 A.M.

AN ORDINANCE AMENDING TANGIPAOHA PARISH
SUBDIVISION REGULATIONS PERTAINING TO CROSS-DRAIN AND
DRIVEWAY CULVERTS

BE IT ORDAINED by the Tangipahoa Parish Council-President Government,
governing authority of Tangipahoa Parish, State of Louisiana that the Tangipahoa Parish
Subdivision Regulations be hereby amended as follows:

"All subdivision plans must have a schedule of all cross-drain and driveway culvers - this
schedule will show culvert size and designed flowline elevation. Cross-drain and driveway
culverts must be either asphalt coated corrugated metal or reinforced concrete culverts. All
culverts must be eighteen inches (18") minimum diameter unless approved by the Parish
Engineer or the Director of Public Works."

BE IT FURTHER ORDAINED that this ordinance shall become effective immediately upon
signature of the Parish President.

This ordinance having been submitted in writing, having been introduced at a public meeting of
the Tangipahoa Parish Council, discussed at a public hearing of said Council and was submitted to an
official vote of the TPC.

On motion by Mr. Cortez and seconded by Mr. Bruno, the foregoing
ordinance was hereby declared adopted on this 26th day of February 2007 by the following roll-call vote:

YEAS: 10 (Buckley, Rick, Petitto, Bruno, Ridgel, Bankston, Wells, Notariano,
Edwards, Cortez)

NAYS: NONE

ABSENT: NONE

NOT VOTING: NONE

ATTEST: Margie Allen
Margie Allen
Clerk of Council
Tangipahoa Parish Council

Lionell Wells
Lionell Wells
Chairman
Tangipahoa Parish Council

INTRODUCED: February 12, 2007

PUBLISHED: February 22, 2007 DAILY STAR - OFFICIAL JOURNAL

ADOPTED BY TPC: February 26, 2007

DELIVERED TO PRESIDENT: 27th day of February, 2007 at 8:30 A.M.

APPROVED BY PRESIDENT: Gordon A. Burgess 2-28-07
Gordon A. Burgess Date

VETOED BY PRESIDENT: Gordon A. Burgess _____
Gordon A. Burgess Date

RECEIVED FROM PRESIDENT: 28th day of February, 2007 at 12:30 P.M.

T. P. ORD. NO. 07-23

AN ORDINANCE AMENDING TANGIPAOHA PARISH
SUBDIVISION REGULATIONS PERTAINING TO FAMILY
PARTITIONS & COMMUNITY SEWERAGE TREATMENT AND
WATER SYSTEMS

BE IT ORDAINED by the Tangipahoa Parish Council-President Government,
governing authority of Tangipahoa Parish, State of Louisiana that the Tangipahoa Parish
Subdivision Regulations be hereby amended as follows:

Add to Family Partition Requirements - No Parcel of a Family Partition May Be Sold for
Two (2) Years after the Date of Partition - (Special hardship cases will be considered
on a case by case basis)

Add - A community sewerage treatment plant and community water system shall be provided for
any proposed subdivision containing more than eight (8) lots with lot areas less than two (2)
acres."

BE IT FURTHER ORDAINED that this ordinance shall become effective immediately upon
signature of the Parish President.

This ordinance having been submitted in writing, having been introduced at a public meeting of
the Tangipahoa Parish Council, discussed at a public hearing of said Council and was submitted to an
official vote of the TPC.

On motion by Mr. Notariano and seconded by Mr. Bankston, the foregoing
ordinance was hereby declared adopted on this 26th day of March, 2007 by the following roll-call vote:

YEAS: 10 (Buckley, Rick, Petitto, Bruno, Ridgel, Bankston, Wells, Notariano,
Edwards, Cortez)

NAYS: None

ABSENT: None

NOT VOTING: None

ATTEST:

Margie Allen
Margie Allen
Clerk of Council
Tangipahoa Parish Council

Lionell Wells
Lionell Wells
Chairman
Tangipahoa Parish Council

INTRODUCED: March 12, 2007

PUBLISHED: March 22, 2007

DAILY STAR - OFFICIAL JOURNAL

ADOPTED BY TPC: March 26, 2007

DELIVERED TO PRESIDENT: 27th day of March, 2007 at 9:50 A.M.

APPROVED BY PRESIDENT:

Gordon A. Burgess
Gordon A. Burgess

3-28-07
Date

VETOED BY PRESIDENT:

Gordon A. Burgess
Gordon A. Burgess

Date

RECEIVED FROM PRESIDENT: 28th day of March, 2007 at 1:10 P.M.

AN ORDINANCE AMENDING TANGIPAHOA PARISH
SUBDIVISION REGULATIONS PERTAINING EXPANSION OF
EXISTING MANUFACTURED HOME PARKS

BE IT ORDAINED by the Tangipahoa Parish Council-President Government,
governing authority of Tangipahoa Parish, State of Louisiana that the Tangipahoa Parish
Subdivision Regulations be hereby amended as follows:

ADDITION TO MANUFACTURED HOME PARKS:

No existing Manufactured Home Park may be expanded or extended beyond the
capacity of the existing Sewage Treatment System. An existing Manufactured
Home Park may be expanded or extended up to the capacity of the existing
Sewage Treatment System using the same requirements as the existing
Manufactured Home Park as long as no additional property is being purchased or
added to the original parcel.

BE IT FURTHER ORDAINED that this ordinance shall become effective immediately upon
signature of the Parish President.

This ordinance having been submitted in writing, having been introduced at a public meeting of
the Tangipahoa Parish Council, discussed at a public hearing of said Council and was submitted to an
official vote of the TPC.

On motion by Mr. Bruno and seconded by Mr. Notariano, the foregoing
ordinance was hereby declared adopted on this 9th day of July, 2007 by the following roll-call vote:

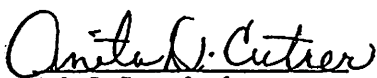
YEAS: 8 (Buckley, Rick, Petitto, Bruno, Ridgel, Wells, Notariano, Edwards)

NAYS:

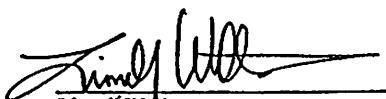
ABSENT: 1 (Bankston)

NOT VOTING: 1(Cortez)

ATTEST:



Anita D. Cutrer, Interim
Clerk of Council
Tangipahoa Parish Council



Lionell Wells
Chairman
Tangipahoa Parish Council

INTRODUCED: June 25, 2007

PUBLISHED: June 21, 2007

DAILY STAR - OFFICIAL JOURNAL

ADOPTED BY TPC: July 9, 2007

DELIVERED TO PRESIDENT: 9th day of July, 2007 at 9:00 A.M.

APPROVED BY PRESIDENT:

Gordon A. Burgess
Gordon A. Burgess

7-10-07
Date

VETOED BY PRESIDENT:

Gordon A. Burgess
Gordon A. Burgess

Date

RECEIVED FROM PRESIDENT: 10th day of July, 2007 at 10:00 A.M.

T. P. ORD. NO. 07-29

AN ORDINANCE AMENDING TANGIPAHOA PARISH
SUBDIVISION REGULATIONS PERTAINING TO TOWN HOME
DEFINITION

BE IT ORDAINED by the Tangipahoa Parish Council-President Government,
governing authority of Tangipahoa Parish, State of Louisiana that the Tangipahoa Parish
Subdivision Regulations be hereby amended as follows:

TOWN HOME DEFINITION

Definition:

Town Housing is two or more attached living units with common or party
sidewalls between units, designated so that each unit may be sold independently
as a lot with its own yards and parking spaces.

BE IT FURTHER ORDAINED that this ordinance shall become effective immediately upon
signature of the Parish President.

This ordinance having been submitted in writing, having been introduced at a public meeting of
the Tangipahoa Parish Council, discussed at a public hearing of said Council and was submitted to an
official vote of the TPC.

On motion by Mr. Ridgel and seconded by Mr. Notariano, the foregoing
ordinance was hereby declared adopted on this 9th day of April, 2007 by the following roll-call vote:

YEAS: 8 (Rick, Petitto, Ridgel, Bankston, Wells, Notariano, Edwards, Cortez)

NAYS: None

ABSENT: 2 (Buckley, Bruno)

NOT VOTING: None

ATTEST:

Margie Allen
Margie Allen
Clerk of Council
Tangipahoa Parish Council

Lionell Wells
Lionell Wells
Chairman
Tangipahoa Parish Council

INTRODUCED: March 26, 2007

PUBLISHED: April 5, 2007

DAILY STAR - OFFICIAL JOURNAL

ADOPTED BY TPC: April 9, 2007

DELIVERED TO PRESIDENT: 16th day of April, 2007 at 9:00 A.M.

APPROVED BY PRESIDENT:

Gordon A. Burgess
Gordon A. Burgess

4.16.07
Date

VETOED BY PRESIDENT:

Gordon A. Burgess
Gordon A. Burgess

Date

RECEIVED FROM PRESIDENT: 16th day of April, 2007 at 1:30 P. M.

T. P. ORDINANCE NO. 07-43

AN ORDINANCE AMENDING TANGIPAHOA PARISH SUBDIVISION REGULATIONS ON PROPOSED ADDITIONS

BE IT ORDAINED by the Tangipahoa Parish Council-President Government, governing authority of Tangipahoa Parish, State of Louisiana that the Tangipahoa Parish Subdivision Regulations be hereby amended as follows:

ALL PROPOSED NEW SUBDIVISIONS MUST FOLLOW PROCEDURE "A" OR PROCEDURE "B" BEFORE ANY PERMIT IS ISSUED

BE IT FURTHER ORDAINED that this ordinance shall become effective immediately upon signature of the Parish President.

This ordinance having been submitted in writing, having been introduced at a public meeting of the Tangipahoa Parish Council, discussed at a public hearing of said Council and was submitted to an official vote of the TPC.

On motion by Mr. Bruno and seconded by Mr. Notariano, the foregoing ordinance was hereby declared adopted on this 25th day of June, 2007 by the following roll-call vote:

YEAS: 9 (Buckley, Rick, Petitto, Bruno, Ridgel, Wells, Notariano, Edwards and Cortez)


NAYS: 0

ABSENT: 1 (Bankston)

NOT VOTING: 0

ATTEST:

Margie Allen *Interim*
Clerk of Council
Tangipahoa Parish Council


Lionell Wells
Chairman
Tangipahoa Parish Council

INTRODUCED: May 29, 2007

PUBLISHED: June 21, 2007 DAILY STAR - OFFICIAL JOURNAL

ADOPTED BY TPC: June 25, 2007

DELIVERED TO PRESIDENT: 26th day of June, 2007 at 10:00 A.M.

APPROVED BY PRESIDENT:  June 27, 2007
Gordon A. Burgess Date

VETOED BY PRESIDENT: _____ Date
Gordon A. Burgess

RECEIVED FROM PRESIDENT: 27th day of June, 2007 at 10:00 A.M.

T. P. ORD. NO. 07-47

AN ORDINANCE AMENDING T. P. ORD. NO. 06-86 TANGIPAHOA PARISH
SUBDIVISION REGULATIONS - MANUFACTURED HOME PARKS

BE IT ORDAINED by the Tangipahoa Parish Council-President Government, governing authority of Tangipahoa Parish, State of Louisiana that the Tangipahoa Parish Subdivision Regulations hereby be amended as follows:

CHANGE OR ADD AS FOLLOWS:

- a) No Change.
- b) No Change.
- c) No Change.
- d) No Change.
- e) CHANGE: d) to e) Minimum lot site will be 60 X 100.
- f) CHANGE e) to f) No Change. ← 5 to 7
- g) CHANGE f) to g) No Change.
- h) CHANGE h) to i) No Change.
- i) CHANGE i) to j) No Change.
- j) CHANGE j) to k) No Change.
- k) ADD: Shall have compacted Clay Material shaped to drain as a pad.
- l) No Change.
- m) No Change.
- n) No Change..
- o) No Change.
- p) No Change.

BE IT FURTHER ORDAINED that this ordinance shall become effective immediately upon signature of the Parish President.

This ordinance having been submitted in writing, having been introduced at a public meeting of the Tangipahoa Parish Council, discussed at a public hearing of said Council and was submitted to an official vote of the TPC.

On motion by Mr. Bruno and seconded by Mr. Ridgel, the foregoing ordinance was hereby declared adopted on this 9th day of July 2007 by the following roll-call vote:

YEAS: 8 (Buckley, Rick, Petitto, Bruno, Ridgel, Wells, Notariano, Edwards)

NAYS: 0

ABSENT: 1 (Bankston)

NOT VOTING: 1 (Cortez)

ATTEST:

T. P. ORDINANCE NO. 07-53

AN ORDINANCE AMENDING TANGIPAHOA PARISH SUBDIVISION REGULATIONS ON PROPOSED ADDITIONS

BE IT ORDAINED by the Tangipahoa Parish Council-President Government, governing authority of Tangipahoa Parish, State of Louisiana that the Tangipahoa Parish Subdivision Regulations be hereby amended as follows:

The Tangipahoa Parish Council hereby grants authority to the Tangipahoa Parish Planning Commission to allow minor modifications to the minimum subdivision lot standards so as to reduce lot dimensions and area of no more than two (2) lots per subdivision. Each lot so modified shall be within 10% of the standard minimum lot dimension and area. Small development subdivisions and mini-partition subdivision are excluded from these considerations.

BE IT FURTHER ORDAINED that this ordinance shall become effective immediately upon signature of the Parish President.

This ordinance having been submitted in writing, having been introduced at a public meeting of the Tangipahoa Parish Council, discussed at a public hearing of said Council and was submitted to an official vote of the TPC.

On motion by Mr. Cortez and seconded by Mr. Notariano, the foregoing ordinance was hereby declared adopted on this 13th of August, 2007 by the following roll-call vote:


YEAS: 8) Buckley, Rick, petitto, Bruno, Ridgel, Bankston, Wells, Notariano, Cortez

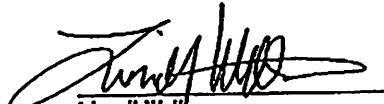
NAYS: 0)

ABSENT: 1) Edwards

NOT VOTING: 1) Bruno

ATTEST:


Anita D. Cutrer
Interim-Clerk of Council
Tangipahoa Parish Council


Lionell Wells
Chairman
Tangipahoa Parish Council

INTRODUCED: July 23, 2006

PUBLISHED July 19, 2007

DAILY STAR - OFFICIAL JOURNAL

ADOPTED BY TPC: August 13, 2007

DELIVERED TO PRESIDENT 14th day of August, 2007 at 10:00 A.M.

APPROVED BY PRESIDENT: Gordon A. Burgess 8.14.07
Gordon A. Burgess Date

VETOED BY PRESIDENT: _____ Date
Gordon A. Burgess

RECEIVED FROM PRESIDENT: 14th day of August, 2007 at 11:00 A.M.

T. P. ORDINANCE NO. 07-54

AN ORDINANCE AMENDING TANGIPAHOA PARISH
SUBDIVISION REGULATIONS ON PROPOSED ADDITIONS

BE IT ORDAINED by the Tangipahoa Parish Council-President Government, governing authority of Tangipahoa Parish, State of Louisiana that the Tangipahoa Parish Subdivision Regulations be hereby amended as follows:

That ten (10) complete sets of subdivision plans shall be delivered to the Planning Commission at the regular scheduled commission meeting prior to the meeting at which the plans are to be heard by the commission. (Example: Schedule Hearing is August-plans must be delivered to the Planning Commission meeting in July.)

BE IT FURTHER ORDAINED that this ordinance shall become effective immediately upon signature of the Parish President.

This ordinance having been submitted in writing, having been introduced at a public meeting of the Tangipahoa Parish Council, discussed at a public hearing of said Council and was submitted to an official vote of the TPC.

On motion by Mr. Cortez and seconded by Mr. Notariano, the foregoing ordinance was hereby declared adopted on this 13th of August, 2007 by the following roll-call vote:

YEAS: 8) Buckley, Rick, Petitto, Ridgel, Bankston, Wells, Notariano, Cortez

NAYS: 0)

ABSENT: 1) Edwards

NOT VOTING: 1) Bruno

ATTEST

Anita D. Cutrer
Interim-Clerk of Council
Tangipahoa Parish Council


Lionell Wells
Chairman
Tangipahoa Parish Council

INTRODUCED: July 23, 2007

PUBLISHED July 19, 2007

DAILY STAR - OFFICIAL JOURNAL

ADOPTED BY TPC: August 13, 2007

DELIVERED TO PRESIDENT 13th day of August, 2007 at 10:00 A.M.

APPROVED BY PRESIDENT: Gordon A. Burgess 8.14.07
Gordon A. Burgess Date

VETOED BY PRESIDENT: Gordon A. Burgess
Gordon A. Burgess Date

RECEIVED FROM PRESIDENT: 14th day of August, 2007 at 11:00 A. M.

T. P. ORDINANCE NO. 07-55

AN ORDINANCE AMENDING TANGIPAHOA PARISH
SUBDIVISION REGULATIONS ON PROPOSED AMENDMENTS

BE IT ORDAINED by the Tangipahoa Parish Council-President Government,
governing authority of Tangipahoa Parish, State of Louisiana that the Tangipahoa Parish
Subdivision Regulations be hereby amended as follows:

In amending Tangipahoa Parish Subdivision Regulations delete "Gravel" Roads"
Section from subdivision regulations. Delete Items #13, #14 from "Final Plans" Section
of Parish Subdivision Regulations

BE IT FURTHER ORDAINED that this ordinance shall become effective immediately
upon signature of the Parish President.

This ordinance having been submitted in writing, having been introduced at a public
meeting of the Tangipahoa Parish Council, discussed at a public hearing of said Council and was
submitted to an official vote of the TPC.


On motion by Mr. Cortez and seconded by Mr. Rick, the
foregoing ordinance was hereby declared adopted on this 13th of August, 2007 by the following
roll-call vote:

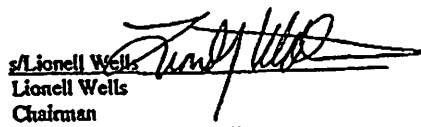
YEAS: 8) Buckley, Rick, Petitto, Ridgel, Bankston Wells, Notariano, Cortez

NAYS: 0)

ABSENT: 1) Edwards

NOT VOTING: 1) Bruno

ATTEST: 
Anita D. Cutrer
Interim-Clerk of Council
Tangipahoa Parish Council


Lionell Wells
Chairman
Tangipahoa Parish Council


INTRODUCED: July 23, 2007

PUBLISHED July 19, 2007

DAILY STAR - OFFICIAL JOURNAL

ADOPTED BY TPC: August 13, 2007

DELIVERED TO PRESIDENT 14th day of August, 2007 at 10:00 A.M.

APPROVED BY PRESIDENT: 
Gordon A. Burgess 8/14/07
Date

VETOED BY PRESIDENT: _____
Gordon A. Burgess Date

RECEIVED FROM PRESIDENT: 14th of August, 2007 at 11:00 a.m.

T. P. ORDINANCE NO. 07-59

AN ORDINANCE AMENDING TANGIPAHOA PARISH SUBDIVISION REGULATIONS PERTAINING TO NOTIFICATION OF DEVELOPMENT, ADDITION TO GENERAL SUBDIVISION REGULATION

BE IT ORDAINED by the Tangipahoa Parish Council-President Government, governing authority of Tangipahoa Parish, State of Louisiana that the Tangipahoa Parish Subdivision Regulations be hereby amended as follows

PROPOSED CHANGES TO SUBDIVISION REGULATIONS
7/18/07
NOTIFICATION OF DEVELOPMENT

Proposed subdivision containing more than twelve (12) single-family residential lots, multi-family dwellings or mobile home parks containing more than twelve (12) living unites or mobile homes, the following additional public notifications shall be required when the Parish Engineer and Parish Public Works Director determines that cooperation between the parish and any incorporated area within the parish is necessary to address adequate infrastructure needs of the proposed development.

The developer/owner or his agent may be required to give 30 day advance written notice by certified mail of the proposed development, including the date, time and place of the Planning Commission public hearing and a narrative description of the proposed development and provide contact information to:

- The Mayor or Chief Executive Officer of any incorporated area of Tangipahoa Parish within one thousand feet (1,000') of the proposed subdivision providing that the incorporated area agrees to notify Parish Government of any such development that is within one thousand feet (1,000') inside the corporation limit
- The Parish Council Representative whose council district includes such proposed subdivision
- The Fire Chief, voluntary or full time, whose fire district or primary coverage area includes the proposed subdivisions;
- The School Board District representative whose school district includes the proposed subdivision
- Tangipahoa Parish Water District or other Community water provider unless the developer plans to install a private community water system
- Tangipahoa Parish Sewer District
- Any comments resulting from this notification must be presented to the Parish Engineer within 10 days of the Notifications
- This Notification is for information purposes only and comments may or may not effect the proposed Development

BE IT FURTHER ORDAINED that this ordinance shall become effective immediately upon signature of the Parish President.

This ordinance having been submitted in writing, having been introduced at a public meeting of the Tangipahoa Parish Council, discussed at a public hearing of said Council and was submitted to an official vote of the Tangipahoa Parish Council.

T. P. ORDINANCE. NO. 07-73

AN ORDINANCE AMENDING TANGIPAOHA PARISH SUBDIVISION REGULATIONS PERTAINING TO DRAINAGE PLAN, PRIVATE AND GATED DEVELOPMENTS AND IMPROVEMENTS

BE IT ORDAINED by the Tangipahoa Parish Council-President Government, governing authority of Tangipahoa Parish, State of Louisiana that the Tangipahoa Parish Subdivision Regulations be hereby amended as follows:

- An as-built drainage plan must be presented and approved before the maintenance/construction guarantee is released.
- Private and gated developments will be required to provide a maintenance/construction guarantee for a two (2) year trial period.
- Add to Procedure "A" and "B":
Improvements (all utilities, streets, drainage)

BE IT FURTHER ORDAINED that this ordinance shall become effective immediately upon signature of the Parish President.

This ordinance having been submitted in writing, having been introduced at a public meeting of the Tangipahoa Parish Council, discussed at a public hearing of said Council and was submitted to an official vote of the TPC.

On motion by Mr. Bruno and seconded by Mr. Cortez, the foregoing ordinance was hereby declared adopted on this 9th day of October, 2007 by the following roll-call vote:

YEAS: 8 (Buckley, Rick, Petitto, Bruno, Ridgel, Wells, Edwards, Cortez)

NAYS: NONE

ABSENT: 1 (Notariano)

NOT VOTING: 1 (Bankston)

ATTEST:

Margie Allen
Margie Allen
Clerk of Council
Tangipahoa Parish Council

Lionell Wells
Lionell Wells
Chairman
Tangipahoa Parish Council

INTRODUCED: September 24, 2007

PUBLISHED: October 4, 2007 DAILY STAR - OFFICIAL JOURNAL

ADOPTED BY TPC: October 9, 2007

DELIVERED TO PRESIDENT: 10th day of October, 2007 at 11:30 A.M.

APPROVED BY PRESIDENT: Gordon A. Burgess 10.11.07
Gordon A. Burgess Date

VETOED BY PRESIDENT: _____
Gordon A. Burgess Date

RECEIVED FROM PRESIDENT: 11th day of October, 2007 at 11:00 A. M.

T. P. ORDINANCE NO. 07-104

AN ORDINANCE AMENDING TANGIPAHOA PARISH SUBDIVISION REGULATIONS ON DEFINITION OF ADEQUATE COMMERCIAL DUMPSTERS

BE IT ORDAINED by the Tangipahoa Parish Council-President Government, governing authority of Tangipahoa Parish, State of Louisiana that the Tangipahoa Parish Subdivision Regulations be hereby amended as follows:

Definition: "Adequate" as pertains to Mobile Home Parks, Apartment Complexes, Condominiums and Recreational Camping Grounds shall be defined as a container(s) with substantial holding capacity capable of receiving and storing household waste solely for the bona fide residents of said park and /or housing facility. Containers shall be serviced and emptied by a qualified waste hauler that meets requirements as established in Chapter 18, Sec 18-42 of the Parish Code.

BE IT FURTHER ORDAINED that this ordinance shall become effective immediately upon signature of the Parish President.

This ordinance having been submitted in writing, having been introduced at a public meeting of the Tangipahoa Parish Council, discussed at a public hearing of said Council and was submitted to an official vote of the TPC.

On motion by Mr. Bruno and seconded by Mr. Bankston, the foregoing ordinance was hereby declared adopted on this 26th day of December, 2007 by the following roll-call vote:

YEAS: 7 (Rick, Petitto, Bruno, Ridgel, Bankston, Wells, Cortez)

NAYS: NONE

ABSENT: 3 (Buckley, Notariano, Edwards)

NOT VOTING: NONE

ATTEST: Margie Allen
Margie Allen
Clerk of Council
Tangipahoa Parish Council

Lionell Wells
Lionell Wells
Chairman
Tangipahoa Parish Council

INTRODUCED: December 10, 2007

PUBLISHED: December 20, 2007 DAILY STAR - OFFICIAL JOURNAL

ADOPTED BY TPC: December 26, 2007

DELIVERED TO PRESIDENT: 27th day of December, 2007 at 9:00 A.M.

APPROVED BY PRESIDENT: Gordon A. Burgess 12-28-07
Gordon A. Burgess Date

VETOED BY PRESIDENT: _____
Gordon A. Burgess Date

RECEIVED FROM PRESIDENT: 28th day of December, 2007 at 10:45 A.M.

AN ORDINANCE AMENDING TANGIPAHOA PARISH SUBDIVISION REGULATIONS PERTAINING TO GATED COMMUNITIES

BE IT ORDAINED by the Tangipahoa Parish Council-President Government, governing authority of Tangipahoa Parish, State of Louisiana that the Tangipahoa Parish Subdivision Regulations be hereby amended as follows:

AMENDMENT TO SUBDIVISION REGULATIONS

GATED COMMUNITIES

The Commission may approve private subdivisions with gated or guard house entrances or entrance signs notifying the public of the private nature of the subdivisions and their improvements. Said subdivisions must meet all of the Tangipahoa Parish Subdivision Regulations except, the streets may be paved or gravel surfaced. Improvements in private subdivisions meeting all of the public improvement requirements of the subdivision regulations shall remain private improvements rather than public improvements.

The responsibility for maintenance and upkeep of the improvements shall be vested in the developer and / or subdivision residents as spelled out in detail in the recorded subdivision restrictions and shall address the following issues: 1) school buses and emergency vehicle access; 2) garbage and trash collection and disposal; 3) public utilities access; 4) maintenance of streets, drainage, and other improvements; and 5) policing of parking restrictions. These subdivision restrictions shall be approved and filed prior to acceptance of the final plat.

BE IT FURTHER ORDAINED that this ordinance shall become effective immediately upon signature of the Parish President.

This ordinance having been submitted in writing, having been introduced at a public meeting of the Tangipahoa Parish Council, discussed at a public hearing of said Council and was submitted to an official vote of the TPC.

On motion by Mr. Rick and seconded by Ms. Edwards, the foregoing ordinance was hereby declared adopted on this 28th day of January, 2008 by the following roll-call vote:

YEAS: 9 (Tolar, Rick, Petitto, Bruno, Ridgel, Bankston, Notariano, Edwards, Cortez)

NAYS: NONE

ABSENT: 1 (Wells)

NOT VOTING: NONE

ATTEST: Margie Allen, Clerk of Council, Tangipahoa Parish Council

Bobby Cortez, Chairman, Tangipahoa Parish Council

INTRODUCED: January 14, 2008

PUBLISHED: January 24, 2008 DAILY STAR - OFFICIAL JOURNAL

ADOPTED BY TPC: January 28, 2008

DELIVERED TO PRESIDENT: 28th day of January, 2008 at 8:15 A.M.

APPROVED BY PRESIDENT: Gordon A. Burgess, Date 1-29-08

VETOED BY PRESIDENT: Gordon A. Burgess, Date

RECEIVED FROM PRESIDENT: 29th day of January, 2008 at 8:30 A.M.

SWPPP

T. P. ORDINANCE NO. 08-08

AN ORDINANCE AMENDING TANGIPAHOA PARISH SUBDIVISION REGULATIONS ON CONSTRUCTION SITE RUNOFF CONTROL

BE IT ORDAINED by the Tangipahoa Parish Council-President Government, governing authority of Tangipahoa Parish, State of Louisiana that the Tangipahoa Parish Subdivision Regulations be hereby amended as follows:

■ Construction Site Runoff Control
Under the Louisiana Pollutant Discharge Elimination System (LPDES) Program all builders and developers must obtain a Storm Water Pollution Prevention Plan (SWPPP) Permit if their activities disturb either one or more acres of land or disturb less than one acre but the lot is located in a larger development where one or more acres in total area is disturbed (i.e. a finished lot in a subdivision). The following procedure must be followed:

1. The Contractor/Developer must file a Notice of Intent (NOI) with LDEQ and receive an authorization number or show evidence that application has been made and a SWPPP must be presented to the Parish Engineer as a part of the Preliminary Plan.
2. The General Contractor is responsible for creating/updating and submitting a SWPPP specific to the site and the sequence of construction for the project. The contractor shall follow best management practices to minimize off-site sedimentation. The contractor shall comply with all requirements of the LAR 1000 General Permit for Storm Water, General Permit for Construction Activities.
3. Contractor shall maintain all erosion control devices for the duration of the project. The contractor shall inspect existing erosion control devices every 7 days and / or after each rain event of 0.5" or more. The contractor shall maintain a file record of these inspections.
4. Temporary seeding should be performed as soon as practicable to reduce siltation.
5. The contractor shall file a Notice of Termination (NOT) with LDEQ after a certificate of approval has been issued by the Parish Engineer.

BE IT FURTHER ORDAINED that this ordinance shall become effective immediately upon signature of the Parish President.

This ordinance having been submitted in writing, having been introduced at a public meeting of the Tangipahoa Parish Council, discussed at a public hearing of said Council and was submitted to an official vote of the TPC.

On motion by Mr. Bruno and seconded by Mr. Ridgel, the foregoing ordinance was hereby declared adopted on this 11th day of February, 2008 by the following roll-call vote:

YEAS: 9 (Tolar, Petitto, Bruno, Ridgel, Bankston, Wells, Notariano, Edwards, Cortez)

NAYS: NONE

ABSENT: 1 (Rick)

NOT VOTING: NONE

ATTEST: Margie Allen
Margie Allen
Clerk of Council
Tangipahoa Parish Council

Bobby Cortez
Bobby Cortez
Chairman
Tangipahoa Parish Council

INTRODUCED: January 28, 2008

T. P. ORDINANCE NO. 08-20

AN ORDINANCE AMENDING TANGIPAHOA PARISH SUBDIVISION REGULATIONS ON EXISTING STREETS

BE IT ORDAINED by the Tangipahoa Parish Council-President Government, governing authority of Tangipahoa Parish, State of Louisiana that the Tangipahoa Parish Subdivision Regulations be hereby amended as follows:

Amend Sec. 20-2.1 (a) (9) Acceptance of existing streets into Parish Road Systems

Remove the 2 year waiting period before the road will be accepted into the system and add "road must have been in use for at least 2 years". All current roads on the 2-Year waiting list to be accepted into the parish road system upon passage of this ordinance.

BE IT FURTHER ORDAINED that this ordinance shall become effective immediately upon signature of the Parish President.

This ordinance having been submitted in writing, having been introduced at a public meeting of the Tangipahoa Parish Council, discussed at a public hearing of said Council and was submitted to an official vote of the TPC.

On motion by Mr. Tolar and seconded by Mr. Bankston, the foregoing ordinance was hereby declared adopted on this 12th day of May, 2008 by the following roll-call vote:

YEAS: 9 (Tolar, Rick, Petitto, Bruno, Ridgel, Bankston, Wells, Notariano, Cortez)

NAYS: None

ABSENT: 1 (Edwards)

NOT VOTING: None

ATTEST:

Margie Allen
Margie Allen
Clerk of Council
Tangipahoa Parish Council

Bobby Cortez
Bobby Cortez
Chairman
Tangipahoa Parish Council

INTRODUCED: April 28, 2008

PUBLISHED: May 8, 2008

DAILY STAR - OFFICIAL JOURNAL

ADOPTED BY TPC: May 12, 2008

DELIVERED TO PRESIDENT: 13th day of May, 2008 at 8:00 A.M.

APPROVED BY PRESIDENT:

Gordon A. Burgess
Gordon A. Burgess

5.13.08
Date

VETOED BY PRESIDENT:

Gordon A. Burgess
Gordon A. Burgess

Date

RECEIVED FROM PRESIDENT: 13th day of May, 2008 at 8:15 A.M.

TMDL3

T. P. ORDINANCE NO. 08-24

AN ORDINANCE REQUIRING ALL DEVELOPMENT IN TANGIPAHOA PARISH TO SUBMIT A REQUEST FOR PRELIMINARY DETERMINATION OF LPDES PERMIT ISSUANCE TO THE LDEQ AND TO SUBMIT A RESPONSE LETTER TO THE DHH-OPH BEFORE ANY PARISH APPROVALS ARE RECEIVED FROM DHH-OPH, PERMIT AND PLANNING DEPARTMENTS

BE IT ORDAINED by the Tangipahoa Parish Council-President Government, governing authority of Tangipahoa Parish, State of Louisiana that the Tangipahoa Parish as follows:

In accordance with 303(d) of the Clean Water Act, Total Maximum Daily Loads (TMDLs) must be developed by the Louisiana Department of Environmental Quality (LDEQ).

Therefore, all development in Tangipahoa Parish, as identified in the Tangipahoa Parish Subdivision Regulation Book, all commercial projects and all change of use for commercial buildings shall submit a "Request for Preliminary Determination of LPDES Permit Issuance" (RPD) to the LDEQ and then shall submit a response letter to the Tangipahoa Parish Department of Health and Hospitals, Office of Public Health (DHH-OPH) before any approvals are received from DHH-OPH, Permit and Planning Departments. A copy of the RPD can be obtained through LDEQ, DHH-OPH, Planning and Permit Departments.

This Ordinance does not include Single-Family Houses and Single Manufactured home placements.

BE IT FURTHER ORDAINED that this ordinance shall become effective immediately upon signature of the Parish President.

This ordinance having been submitted in writing, having been introduced at a public meeting of the Tangipahoa Parish Council, discussed at a public hearing of said Council and was submitted to an official vote of the TPC.

On motion by Mr. Rick and seconded by Mr. Notariano, the foregoing ordinance was hereby declared adopted on this 28th day of April, 2008 by the following roll-call vote:

YEAS: 8 (Tolar, Petitto, Rick, Bruno, Ridgel, Wells, Notariano, Cortez)

NAYS: None

ABSENT: 2 (Bankston, Edwards)

NOT VOTING: None

ATTEST: Margie Allen
Margie Allen
Clerk of Council
Tangipahoa Parish Council

Bobby Cortez
Bobby Cortez
Chairman
Tangipahoa Parish Council

INTRODUCED: April 14, 2008

PUBLISHED: April 24, 2008

DAILY STAR - OFFICIAL JOURNAL

ADOPTED BY TPC: April 28, 2008

DELIVERED TO PRESIDENT: 28th day of April, 2008 at 9:00 A.M.

APPROVED BY PRESIDENT: Gordon A. Burgess 4/29-08
Gordon A. Burgess Date

VETOED BY PRESIDENT: _____
Gordon A. Burgess Date

RECEIVED FROM PRESIDENT: 29th day of April, 2008 at 9:30 A. M.

T. P. ORDINANCE NO. 08-37

AN ORDINANCE AMENDING TANGIPAHOA PARISH SUBDIVISION REGULATIONS ON VARIOUS REQUIREMENTS

BE IT ORDAINED by the Tangipahoa Parish Council-President Government, governing authority of Tangipahoa Parish, State of Louisiana that the Tangipahoa Parish Subdivision Regulations be hereby amended as follows:

CHANGES TO SUBDIVISION REGULATIONS:

CURRENT FEE SCHEDULE:

CHANGE: Mini Partition: \$50.00 per lot plus \$200.00 review fee

ADD: Small Development: \$50.00 per lot plus \$200.00 review fee

DEFINITIONS:

ADD: Parish Planner- Official employed with the Parish to assist all concerned with the implementation of the regulations.

ADD: Planning Department- Department containing the Parish Planner, secretary and other related staff to assist all concerned with the implementation of the regulations.

FAMILY PARTITION

ADD: Family Partitions may be approved by the Parish Engineer and Planner without having to be presented to the Planning Commission.

MINI PARTITION

REMOVE: Signature from Department of Health and Hospitals Representative

ADD: Signature from Parish Planner

SMALL DEVELOPMENT

REMOVE: Small developments may be approved by the Parish Engineer and a representative of the Department of Health and Hospitals.

ADD: Small developments may be approved by the Parish Engineer and the Parish Planner.

PROCEDURES:

PRELIMINARY APPROVAL: 3)

ADD: set of plans provided to the Planning Department

FINAL PLANS: 4) Signatures:

ADD: Planner

BE IT FURTHER ORDAINED that this ordinance shall become effective immediately upon signature of the Parish President.

This ordinance having been submitted in writing, having been introduced at a public meeting of the Tangipahoa Parish Council, discussed at a public hearing of said Council and was submitted to an official vote of the TPC.

On motion by Mr. Rick and seconded by Mr. Bankston, the foregoing ordinance was hereby declared adopted on this 27th day of May, 2008 by the following roll-call vote:

YEAS: Tolar, Rick, Petitto, Bruno, Ridgel, Bankston, Wells, Notariano, Edwards, Cortez

NAYS: None

ABSENT: None

NOT VOTING: None

ATTEST:

T. P. ORDINANCE NO. 08-38

AN ORDINANCE AMENDING TANGIPAHOA PARISH
SUBDIVISION REGULATIONS ON STREETS

BE IT ORDAINED by the Tangipahoa Parish Council-President Government, governing authority of Tangipahoa Parish, State of Louisiana that the Tangipahoa Parish Subdivision Regulations be hereby amended as follows:

STREETS: Item 6

REMOVE: 6) All hard surfaced, dead-end streets greater than 500' will end with a Cul-de-sac, having a minimum right-of-way diameter of one hundred and twenty feet and a minimum roadway surface diameter of one hundred feet.

ADD: 6) All hard surfaced, dead-end streets will end with a Cul-de-sac or "T" turn around. Cul-de-sac shall have a minimum right-of-way diameter of one hundred and twenty feet and a minimum roadway surface diameter of one hundred feet.

BE IT FURTHER ORDAINED that this ordinance shall become effective immediately upon signature of the Parish President.

This ordinance having been submitted in writing, having been introduced at a public meeting of the Tangipahoa Parish Council, discussed at a public hearing of said Council and was submitted to an official vote of the TPC.

On motion by Mr. Tolar and seconded by Mr. Bankston, the foregoing ordinance was hereby declared adopted on this 27th day of May, 2008 by the following roll-call vote:

YEAS: Tolar, Rick, Petitto, Bruno, Ridgel, Bankston, Notariano, Edwards, Cortez

NAYS: None

ABSENT: None

NOT VOTING: Wells

ATTEST:

Margie Allen
Margie Allen, Clerk of Council
Tangipahoa Parish Council

Bobby Cortez
Bobby Cortez, Chairman
Tangipahoa Parish Council

INTRODUCED: May 12, 2008

PUBLISHED: May 22, 2008

DAILY STAR
OFFICIAL JOURNAL

ADOPTED: May 27, 2008

DELIVERED TO PRESIDENT: 27th day of May, 2008 at 9:30 A.M.

APPROVED BY PRESIDENT: Gordon A. Burgess 5.29.08
Gordon A. Burgess Date

VETOED BY PRESIDENT: _____ Date
Gordon A. Burgess

RECEIVED FROM PRESIDENT: 29th day of May, 2008 at 9:00 A. M.

Vertical text on the right margin, possibly a page number or reference.

T. P. ORDINANCE NO. 08-39

AN ORDINANCE AMENDING TANGIPAOA PARISH
SUBDIVISION REGULATIONS ON VARIOUS REQUIREMENTS

BE IT ORDAINED by the Tangipahoa Parish Council-President Government, governing authority of Tangipahoa Parish, State of Louisiana that the Tangipahoa Parish Subdivision Regulations be hereby amended as follows:

CHANGES TO SUBDIVISION REGULATIONS:

DESIGN & IMPROVEMENT STANDARDS- LOTS: item 2

REMOVE: 2) For subdivisions with state approved community sewage systems, the lots shall have a minimum frontage of 80' and minimum depth of 120 ft with 9600 square feet. However, the 80' frontage may be waived for lots fronting on a cul-de-sac if the frontage is not less than 60' and the lot contains a minimum area of 9,600 square feet.

ADD: 2) For subdivisions with state approved community sewage systems, the lots shall have a minimum frontage of 80' and a minimum 80' depth with the total square footage of the lot being no less than 9600 square feet. However, the 80' frontage may be waived for lots fronting on a cul-de-sac if the frontage is not less than 60' and the lot contains a minimum area of 9,600 square feet.

TOWNHOUSES

REMOVE: d) Minimum Lot Depth-100'

BE IT FURTHER ORDAINED that this ordinance shall become effective immediately upon signature of the Parish President.

This ordinance having been submitted in writing, having been introduced at a public meeting of the Tangipahoa Parish Council, discussed at a public hearing of said Council and was submitted to an official vote of the TPC.

On motion by Mr. Notariano and seconded by Mr. Rick, the foregoing ordinance was hereby declared adopted on this 27th day of April, 2008 by the following roll-call vote:

YEAS: Tolar, Rick, Petitto, Bruno, Ridgel, Bankston, Notariano, Edwards, Cortez

NAYS: None

ABSENT: None

NOT VOTING: Wells

ATTEST: Margie Allen
Margie Allen
Clerk of Council
Tangipahoa Parish Council

Bobby Cortez
Bobby Cortez
Chairman
Tangipahoa Parish Council

INTRODUCED: May 12, 2008

PUBLISHED: May 22, 2008

DAILY STAR
OFFICIAL JOURNAL

ADOPTED: May 27, 2008

DELIVERED TO PRESIDENT: 28th day of May, 2008 at 9:30 A.M.

APPROVED BY PRESIDENT: Gordon A. Burgess 5-29-08
Gordon A. Burgess Date

VETOED BY PRESIDENT: _____
Gordon A. Burgess Date

RECEIVED FROM PRESIDENT: 29th day of May, 2008 at 9:00 A.M.

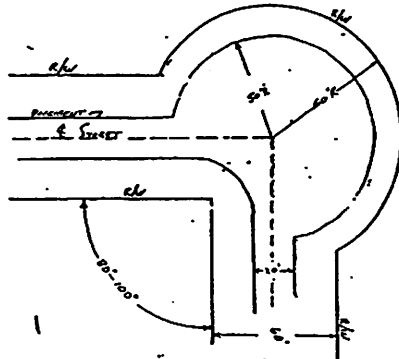
T. P. ORDINANCE NO. 09-51

AN ORDINANCE AMENDING THE SUBDIVISION REGULATIONS;
STREETS, TO INCLUDE SEMI CUL-DE-SAC AND LOTS, TO INCLUDE
FRONTAGE ON SEMI CUL-DE-SAC

BE IT ORDAINED by the Tangipahoa Parish Council-President Government,
governing authority of Tangipahoa Parish, State of Louisiana, that the Subdivision Regulations be
amended as follows:

STREETS:

Streets that have a left or right turn with a central angle of 80-100 degrees may
incorporate a semi cul-de-sac (see diagram)



LOTS:

Lots fronting on a Semi Cul-de-sac shall not have less than 60' frontage with an average
width of 125'.

BE IT FURTHER ORDAINED that this ordinance shall become effective immediately
upon signature of the Parish President and all previous ordinances in conflict with said ordinance
are hereby repealed.

This ordinance having been submitted in writing, having been introduced at a public
meeting of the Tangipahoa Parish Council and after a public hearing, was submitted to an official
vote of said Council.

On motion by Mr. Cortez and seconded by Mr. Bankston, the foregoing
ordinance was hereby declared adopted on this 27th day of July, 2009 by the following roll-call
vote:

YEAS: 10 (Tolar, Rick, Petitto, Bruno, Ridgel, Bankston, Wells, Notariano, Edwards,
Cortez)

NAYS: None

ABSENT: None

NOT VOTING: None

WITNESSETH:

Carla Tate
Carla Tate
Clerk of Council
Tangipahoa Parish Council

Carlo S. Bruno
Carlo S. Bruno
Chairman
Tangipahoa Parish Council

INTRODUCED: July 13, 2009

PUBLISHED: July 22, 2009

ADOPTED: July 27, 2009

AMITE TANGI DIGEST
OFFICIAL JOURNAL

DELIVERED TO PRESIDENT: 28th day of July, 2009 at 9:00 A.M.

AN ORDINANCE AMENDING TANGIPAOHA PARISH
SUBDIVISION REGULATIONS REGARDING DEFINITION AND
POLICY CHANGES FOR DUPLEX AND MULTIFAMILY HOUSING

BE IT ORDAINED by the Tangipahoa Parish Council-President Government,
governing authority of Tangipahoa Parish, State of Louisiana that the Tangipahoa Parish
Subdivision Regulations are hereby amended as follows:

Definitions:

Delete: APARTMENT COMPLEXES- More than 4 units built to sublet for housing
purposes. Not for sale.

Add: Apartment- Housing type, commonly duplex or apartment building in which units
are located on one common parcel owned by one owner. Apartment units are typically
rented.

Add:

Approval Required:

Approval from the parish planner is required for the construction or expansion of no more
than two residential, two-family unit or duplex on one platted lot of record or on multiple
adjacent lots of record under same ownership, including partnership in a LLC. For
Consolidated Gravity Drainage District No. 1 requirements, this is considered a minor
subdivision.

Approval from the Planning Commission is required for the construction or expansion of
more than two residential, two-family unit/duplex and all other multi-family construction
on a platted lot of record or multiple adjacent lots of record under same ownership,
including partnership in a LLC. This will be considered a major development and shall
follow all requirements set forth in the Tangipahoa Parish Subdivision Regulation book
concerning Apartment Complexes and Condominiums.

BE IT FURTHER ORDAINED that this ordinance shall become effective
immediately upon signature of the Parish President.

This ordinance having been submitted in writing, having been introduced at a
public meeting of the Tangipahoa Parish Council, discussed at a public hearing of said
Council and was submitted to an official vote of the TPC.

On motion by Mr. Bruno and seconded by Mr. Wells, the
foregoing ordinance was hereby declared adopted on this 28th day of November, 2011 by
the following roll-call vote:

YEAS: 9 (Tolar, Rick, Petitto, Bruno, Muscarello, Bankston, Wells, Edwards,
Cortez)

NAYS: None

ABSENT: 1 (Notariano)

NOT VOTING: None

ATTEST:

Carla Tate
Carla Tate
Clerk of Council
Tangipahoa Parish Council

Thomas M. Tolar
Thomas M. Tolar
Chairman
Tangipahoa Parish Council

INTRODUCED: November 14, 2011

PUBLISHED: November 17, 2011

HAMMOND DAILY STAR -
OFFICIAL JOURNAL

ADOPTED: November 28, 2011

DELIVERED TO PRESIDENT: 29th day of November, 2011 at 9:00 A.M.

APPROVED BY PRESIDENT: Gordon A. Burgess 11-30-11
Gordon A. Burgess Date

VETOED BY PRESIDENT: _____
Gordon A. Burgess Date

RECEIVED FROM PRESIDENT: 30th day of November, 2011 at 12:00 P.M.

T. P. ORDINANCE NO. 14-07

AN ORDINANCE AMENDING TANGIPAHOA PARISH
SUBDIVISION REGULATIONS

BE IT ORDAINED by the Tangipahoa Parish Council-President Government,
governing authority of Tangipahoa Parish, State of Louisiana that the Tangipahoa Parish
Subdivision Regulations be hereby amended as follows:

MINI PARTITIONS, FAMILY PARTITIONS, SMALL DEVELOPMENTS
REMOVE: Requires signature from parish engineer

BE IT FURTHER ORDAINED that this ordinance shall become effective
immediately upon signature of the Parish President.

This ordinance having been submitted in writing, having been introduced at a
public meeting of the Tangipahoa Parish Council, discussed at a public hearing of said
Council and was submitted to an official vote of the TPC.

On motion by Mr. Cortez and seconded by Mr. Wells, the
foregoing ordinance was hereby declared adopted on this 10th day of March, 2014 by the
following roll-call vote:

YEAS: 10 (Forrest, Varnado, Joseph, Bruno, Muscarello, Bankston,
Wells, Vial, Lavine, Cortez)

NAYS: 0

ABSENT: 0

NOT VOTING: 0

ATTEST:
Kristen Pecararo
Kristen Pecararo
Clerk of Council
Tangipahoa Parish Council

David P. Vial
David P. Vial
Chairman
Tangipahoa Parish Council

INTRODUCED: February 24, 2014

PUBLISHED: March 6, 2014 - OFFICIAL JOURNAL
Hammond Daily Star

ADOPTED BY TPC: March 10, 2014

DELIVERED TO PRESIDENT: 11th day of March at 11:00 A.M.

APPROVED BY PRESIDENT: Gordon A. Burgess 3-12-14
Gordon A. Burgess Date

VETOED BY PRESIDENT: _____
Gordon A. Burgess Date

RECEIVED FROM PRESIDENT: 12th day of March at 11:30 A.M.

T. P. ORDINANCE NO. 15-06

AN ORDINANCE AMENDING TANGIPAHOA PARISH
SUBDIVISION REGULATIONS TO OMIT THE REQUIREMENT OF
THE SURVEYORS AND ENGINEERS SEAL ON PRELIMINARY
PLANS

BE IT ORDAINED by the Tangipahoa Parish Council-President Government,
governing authority of Tangipahoa Parish, State of Louisiana that the Tangipahoa Parish
Subdivision Regulations be hereby amended as follows:

PRELIMINARY PLANS:

REMOVE: seals for engineer and surveyors preparing the plats.

BE IT FURTHER ORDAINED that this ordinance shall become effective immediately
upon signature of the Parish President.

This ordinance having been submitted in writing, having been introduced at a public
meeting of the Tangipahoa Parish Council, discussed at a public hearing of said Council and was
submitted to an official vote of the TPC.

On motion by Mr. Varnado and seconded by Mr. Joseph,
the foregoing ordinance was hereby declared adopted on this 9th day of February, 2015 by
the following roll-call vote:

YEAS: 9 (Forrest, Varnado, Joseph, Bruno, Muscarello, Bankston, Vial, Lavine,
Cortez)

NAYS: 0

ABSENT: 1 (Wells)

NOT VOTING: 0

ATTEST:

K. Pecararo
Kristen Pecararo
Clerk of Council
Tangipahoa Parish Council

David P. Vial
David P. Vial
Chairman
Tangipahoa Parish Council

INTRODUCED: January 26, 2014

PUBLISHED: February 5, 2015

- OFFICIAL JOURNAL
Hammond Daily Star

ADOPTED BY TPC: February 9, 2015

DELIVERED TO PRESIDENT: 10th day of February, 2015 at 11:00 A.M.

APPROVED BY PRESIDENT: Gordon A. Burgess 2-11-15
Gordon A. Burgess Date

VETOED BY PRESIDENT: Gordon A. Burgess Date

RECEIVED FROM PRESIDENT: 11th day of February, 2015 at 11:00 A.M.

Notice

Effective December 1, 2008 the Planning Department will require "As Built" plans BEFORE we will do any of the following:

- *Inspect and recommend placement on the 2-year waiting list
- *Sign plats
- *Issue permits

1. The developer/engineer will bring the "As Built" plans to our office and schedule an inspection of infrastructure.
2. We will send the Parish Engineer and Drainage District Administrator (if applicable) out for inspection.
3. If infrastructure is approved, we will notify developer of the security bond/Letter of Credit dollar amount required.
4. Developer/Engineer will provide bond/letter of credit and seven original plats to Planning Department. Development will be placed on the Parish Council agenda requesting the 2-year waiting period to begin.
5. Once we obtain signatures we will notify the developer/engineer.
6. Signed copies can then be filed.
7. Once filed copies are returned to us, we will release plats to begin permit process.

Copies go to:

1 - Developer
2 - Clerk

3 - 911

4 - Assessor

5 - Planning Dept.

6 - Permit

7 - BH

**PRELIMINARY APPLICATION
FOR PLANNING COMMISSION APPROVAL**

DATE OF PUBLIC HEARING: _____

Name of Development: _____

Type of Development: _____

Property Location/Road: _____ **City:** _____

Section _____ **T-** _____ **-S R-** _____ **-E** **Council District:** _____

Owner/Developer: _____

Owner/Developer's Address: _____

Owner/Developer's Phone: _____ **Cell:** _____

Engineer's Name: _____

Engineer's Address/Phone: _____

Total Acreage: _____ **Total Lots/Units:** _____

FOR OFFICE USE ONLY:

Submitted by (name): _____ **Date submitted:** _____

Technical Review Meeting Date: _____

_____ **Sign Verification** **Date:** _____

_____ **Preliminary set of plans**

_____ **Drainage Board Approval/or Letter from Parish Engineer, if outside district: Date** _____

_____ **SWPP-Storm Water Pollution Plan: Date** _____

FEES:

_____ **Preliminary Fees (\$200.00 + \$10.00 per lot/unit x _____ = _____)**

\$200.00 **Review Fees (\$200.00)**

_____ **Total Fees** **Paid: Check #** _____ **or Cash** _____

Meeting outcome: Approved (date) _____ **Denied (date)** _____

**FINAL APPLICATION
FOR PLANNING COMMISSION APPROVAL**

DATE OF MEETING: _____ **PROCEDURE A OR B:** _____

Name of Development: _____

Type of Development: _____

Property Location/Road: _____ **City:** _____

Section _____ **T-** _____ **-S R-** _____ **-E** **Council District:** _____

Owner/Developer: _____

Owner/Developer's Address: _____

Owner/Developer's Phone: _____ **Cell:** _____

Engineer's Name: _____

Engineer's Address/Phone: _____

Total Acreage: _____ **Total Lots/Units:** _____

FOR OFFICE USE ONLY:

Submitted by (name): _____ **Date submitted:** _____

_____ **Final set of plans**

_____ **Wetlands JD letter or Project Number from Corps and Disclaimer from Developer:**
Date _____

_____ **Sewage approval letter-DHH or Sewer District: Date** _____

_____ **State Hwy Permit, if applicable: Date** _____

_____ **Parish Engineer Review: Date:** _____

FEES:

_____ **Final Fees (\$250.00 + \$10.00 per lot/unit x _____ = _____)**

_____ **Total Fees** **Paid: Check #** _____ **or Cash** _____

Meeting outcome: Approved (date) _____ **Denied (date)** _____

FAMILY PARTITIONS

DEFINITIONS:

Family Partition- The division or subdivision of any lot, tract, or parcel of land by act(s) of partition among co-heirs or from a parent to a child or a child to a parent or a sibling to a sibling by donation, consideration and/or other approved means. For purposes of this definition, a child includes grandchildren and stepchildren.

REQUIREMENTS:

1. Lots must have 22,500 square feet and a minimum 125' frontage for individual sewage and minimum 80' frontage and minimum 80' depth with the total square footage being no less than 9600 square feet for Community sewage.
2. A minimum 35' right-of-way for (road, drainage, utilities and sewage) must be provided. Property can be divided to the center of the road, but the right-of-way must be kept free of construction or fence. *If this right of way is to be used to drain sewage, functional ditches must be in place and must drain to a parish maintained ditch or lateral at time of inspection.* Any right-of-way dedicated for a Family Partition, that does not meet parish specifications for road construction, will not be accepted into the Parish Maintenance System. This statement shall be added to the property deed of the family partition and recorded.
3. Legal recorded Proof of Ownership will be required. (Mortgage/Cash Deed, Donation, Succession, etc.)
4. A notarized affidavit shall be required. This affidavit shall specify the relationship of recipient to donor and specify which tract each individual will receive and also if the owner of the property will retain ownership of the remaining parcel.
5. No parcel of family property may be sold for 2 years after the approval date of partition. Special hardship cases will be considered on a case-by-case basis.
6. Plats should include: (4 copies minimum)
 - a) Family Name (First and Last)
 - b) Location
 - c) Total acres
 - d) Total lots
 - e) 35' Right of Way labeled for: Access, Drainage, Utilities and Sewage
 - f) Signature lines Parish Planner
 - g) The following statements on plat: "This plat represents a Family Partition and may not conform to parish subdivision regulations and no parcel of this division may be sold for 2 years from approval date." and if applicable, "This right-of-way does not meet parish specifications for road construction and will not be accepted into the Parish Maintenance System until it is brought to Parish standards."

INSTRUCTIONS:

1. Divide property as per requirements (Licensed Surveyor/Engineer)
2. Bring 1 copy of plat to Environmental Health at 15485 Club Deluxe Road-Hammond to verify that the sewer discharge will comply with State Sanitary Code. (3-5 day time frame)
**Also during this time, you may want to bring 1 copy of the survey to a Notary/Attorney to obtain an affidavit drawn as per requirements above.*
3. When Sewer Discharge Verification is received, bring the following to the Planning Department for final approval:
 - a) 4 copies of the plat
 - b) Completed application
 - c) Sewer Discharge Verification letter from Environmental Health
 - d) Notarized Affidavit
 - e) Proof of ownership or deed
4. The Planning Department may be able to approve while you wait, if not, you will be notified when approved.
5. Pick up plats from the Planning Department and file them with the Clerk of Court located at 318A NW Railroad Avenue-Hammond. (1 copy will be left there. 1 copy will be for your records.)
6. Return the Recording page to the Planning Department in person, by mail, fax or email. When received, we will forward approval to Environmental Health so that permits can be issued.

FEE: N/C

MINI PARTITIONS (4 LOTS OR LESS)

Mini Partition-A division of property into 4 lots or less (including parent tract) and all lots will front on an existing publicly dedicated street or highway.

Existing Private Road is a private road that leads to a public road, that has been built and used for access for a minimum of 5 years and has a 30' min. recorded easement for access.

REQUIREMENTS:

1. Property may be divided into no more than 4 lots.
2. Only 1 mini partition can be created on a parent tract (up to 4 lots) No further mini partitions can occur by that developer or affiliates of the developer. (LLC., family, etc.)
3. Recorded proof of ownership (Mortgage/Cash Deed, Succession, Donation, etc.)
4. Minimum lot size shall be 22,500 square feet, with a minimum 125' frontage. (For community sewage, such as City sewer or Sewer District- minimum 80' frontage and minimum 80' depth with the total square footage being no less than 9600 square feet)
5. If sewage is to drain to easement (existing private roads) the easement must be dedicated for sewage, and functional ditches must be in place draining to a parish maintained ditch or lateral, or a statement on the plat: "*Sewer will not be permitted until functional ditches are in place and approved by DHH-OPH Environmental Health.*" (35' may be required for sewer purposes.)
6. Divisions on private roads shall not be further divided until road is upgraded to parish standards.
7. Fee is \$200 review fee plus \$50 per lot

PLATS MUST INCLUDE:

- Plats must be 11 x 17 (4 copies minimum)
- Name of Partition
- Name of Owner
- Vicinity map
- Total lots listed
- Total acres listed
- Lot dimension and total footage (bearings and distances)
- Legal description of entire tract
- Signature line for Parish Planner

If private road: "*After this property division, no further division is allowed until the private road is upgraded to parish standards*"

If applicable: "*Sewer will not be permitted until functional ditches are in place and approved by DHH-OPH Environmental Health.*"

INSTRUCTIONS:

1. Divide property as per requirements (Licensed Surveyor/Engineer)
2. Bring 1 copy of plat to Environmental Health at 15485 West Club Deluxe Road-Hammond to verify that the sewer discharge will comply with State Sanitary Code. (3-5 day time frame)
3. When Sewer Discharge Verification is received, bring the following to planning for final approval:
 - a) 4 copies (min) of the plat
 - b) Completed application
 - c) Sewer Discharge Verification from Environmental Health
 - d) Proof of ownership
 - e) Pay fee
4. Planning may be able to approve while you wait, if not, you will be notified when approved.
5. Pick up plats from planning and file with the Clerk of Court (318A NW RR Avenue, Hammond)
6. Return the recording page to planning either in person, by mail, fax or email.
(When received, we will forward approval to Environmental Health so that permits can be issued.)

SMALL DEVELOPMENT (up to 8 LOTS)

DEFINITION: A division of property with more than 4 lots, but not exceeding 8 lots fronting on an existing publicly maintained street or state highway.

Private Road is an existing maintained private road leading to a public road with a recorded 30' easement for access.

REQUIREMENTS:

1. Property may be divided into no more 8 lots.
2. Wetlands- jurisdictional determination, in writing from the Corps of Engineers.
3. SWPP (Storm Water Protection Plan) along with some form of DEQ submittal verification.
4. Minimum lot size shall be 22,500', with a minimum 125' frontage for individual sewage and minimum 80' frontage and minimum 80' depth with the total square footage being no less than 9600 square feet for community sewage. All frontages must be on an existing public maintained road.
5. **If private road:** Tracts can be divided as follows:
 - 4 acres or less can be divided into parcels/lots of 22,500' with 125' frontage.
 - 4-10 acres can be divided into parcels of 80,000 sq. ft. with 200' frontage.
 - *10-20 acres-can be divided into 4 acre parcels/lots with 200' frontage.
 - *20-35 acres can be divided into 5 acre parcels/lots with 250' frontage.
 - *35-60 acres can be divided into 6 acre parcels/lots with 300' frontage.
 - *60+ acres can be divided into 10 acre parcels/lots with 400' frontage.
 - *These large parcel developments are not required to submit Wetlands, Drainage Plan and SWPPP (Ord. 07-66) Frontage must be on private road and if sewage is to drain to easement, 35' may be required and the easement must be dedicated for sewage and *functional ditches* must be in place draining to a parish maintained ditch or lateral. Divisions on private roads shall not be further divided until road is upgraded to parish standards.
6. Comprehensive Drainage Plan.
7. Legal recorded Proof of Ownership will be required. (Mortgage/Cash Deed, Donation, etc.)
8. Plats must be 24 x 36 and shall contain: (6 plats required)
 - a) Name of partition
 - b) Name of Owner/Developer
 - c) Vicinity map
 - d) Total lots
 - e) Total acres
 - f) Lot dimension and total footage
 - g) Legal description of entire tract
 - h) Lots with bearings and distances
 - i) Signature line for Parish Planner
 - j) Flood Zones and Panel Information
 - k) If private road, statement on plat must read "After this property division, no further division is allowed until the private road is upgraded to parish standards"

INSTRUCTIONS:

1. Divide property as per requirements (Licensed Surveyor/Engineer)
Bring 1 copy of plat to Environmental Health at 15485 Club Deluxe Road-Hammond to verify that the sewer discharge will comply with State Sanitary Code. (3-5 day time frame)
2. If you are located in the Drainage District, bring 1 plat with drainage plan to the Drainage District Administrator at 48571 Hwy 51-Tickfaw to obtain approval letter.
3. When these letters are received, bring the following to the Planning Department for final approval:
 - a) 4 copies of the plat
 - b) Completed application
 - c) Sewer Discharge Verification letter from Environmental Health
 - d) Proof of ownership or deed
 - e) Drainage District (if applicable)
 - f) Wetlands (Jurisdictional determination or project number from Corps and disclaimer from developer)
 - g) SWPP
 - h) Pay fee: \$50.00 per lot plus \$200.00 review fee
4. The Planning Department will notify you when the plats are approved. (Usually 3-5 days)
5. Pick up 3 plats from the Planning Department and pay fee. Go file them with the Clerk of Court located at 318A NW Railroad Avenue-Hammond. 1 copy will be left there. 1 copy is for your records.
6. Return 1 filed copy to the Planning Department. The Planning Department will forward a final approval to Environmental Health and Permit Offices so that permits can be issued.

