

CODE OF ORDINANCES
ST. TAMMANY PARISH, LOUISIANA
APPENDIX “B”, CHAPTER 40
SUBDIVISION REGULATORY
ORDINANCE NO. 499
(SUPPLEMENTAL SECTION)

TENTATIVE SUBDIVISION APPROVAL CHECK SHEET

The Developer shall submit to the Department of Planning a minimum of ten (10) 24" x 36" folded copies of the proposed subdivision plat. If the proposed subdivision is to be developed in stages/phases, two (2) copies of the master plan must be furnished depicting all of the proposed phases to the subdivision. The subdivision plat must be drawn to scale inclusive of providing all relevant information as described below.

Subdivision Name: _____ Section-Township-Range _____

Developer's Name: _____

Developer's Address: _____
Street City State Zip Code

Developer's Phone No. _____
(Business) (Cell) (Fax)

Engineer's Name/Firm: _____

Engineer's Address: _____
Street City State Zip Code

Developer's Phone No. _____
(Business) (Cell) (Fax)

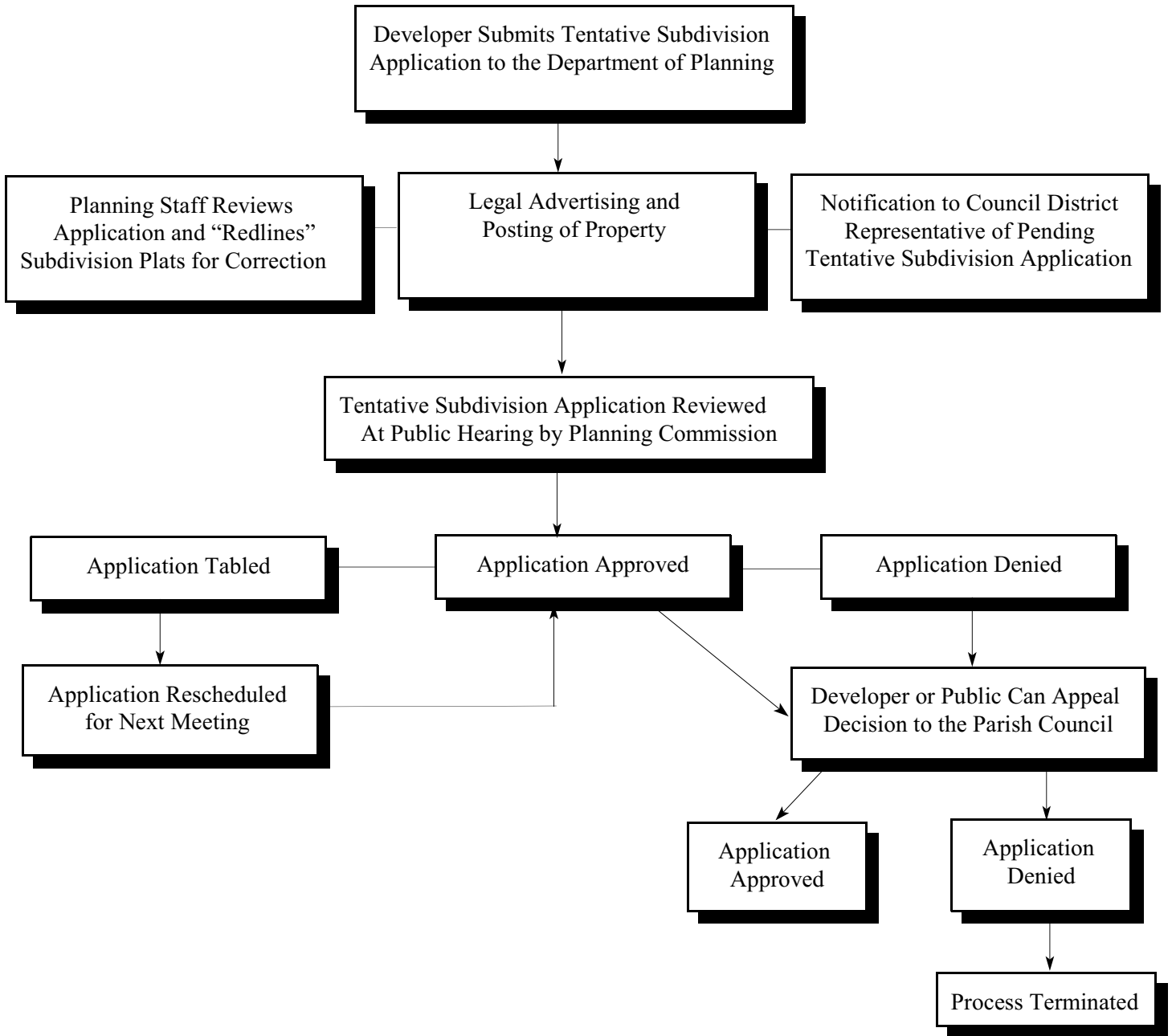
TENTATIVE SUBDIVISION CHECKLIST

Please check the appropriate boxes below to insure that the proper information and documentation for the tentative subdivision approval process, as well as items to be depicted on the tentative subdivision plat, have been included with your application.

- | | |
|---|--|
| <input type="checkbox"/> Tentative subdivision fees (\$15.00 per lot, plus \$100.00) | <input type="checkbox"/> Flood zone A (lines of demarcation) |
| <input type="checkbox"/> (10) folded copies of the tentative subdivision plat | <input type="checkbox"/> North direction arrow |
| <input type="checkbox"/> Traffic Impact Analysis Study (if applicable) | <input type="checkbox"/> Scale of drawings |
| <input type="checkbox"/> Typed legal description (on 8 1/2" x 11" paper) | <input type="checkbox"/> Phases within subdivision (proposed and future) |
| <input type="checkbox"/> Environmental Assessment Data Form (attached) | <input type="checkbox"/> Proposed front and corner yard setback lines |
| <input type="checkbox"/> Illustration showing the ultimate disposal of drainage | <input type="checkbox"/> Typical lot sizes and dimensions |
| <input type="checkbox"/> Utility Disclosure Letter (notarized) | <input type="checkbox"/> Location of proposed or existing servitudes |
| <input type="checkbox"/> Subdivision name (top center of plat) | <input type="checkbox"/> Proposed street and road names |
| <input type="checkbox"/> Section, Township and Range (under subdivision name) | <input type="checkbox"/> Adjoining land uses |
| <input type="checkbox"/> Wetland determination (depict lines of demarcation) | <input type="checkbox"/> Existing structures |
| <input type="checkbox"/> Vicinity map inset detail (upper left-hand corner of plat) | <input type="checkbox"/> Proposed parks and playgrounds |
| <input type="checkbox"/> Location of sewerage and water facilities | <input type="checkbox"/> Any land fills on property (notation on plat) |
| <input type="checkbox"/> Parish restrictive covenants (upper right-hand corner) | <input type="checkbox"/> Enhanced subdivision entrance (inset detail) |
| <input type="checkbox"/> Typical street cross-section detail (lower left-hand corner) | <input type="checkbox"/> Declaration of street ownership (private or public) |
| <input type="checkbox"/> Information block (zoning, streets, number of lots, acreage, maximum block length, average lot size, etc...) | <input type="checkbox"/> Street and road right-of-way widths |
| <input type="checkbox"/> Proposed form of detention (note or illustrate on plat) | <input type="checkbox"/> Flood Zone (A, B, C or V to be depicted on plat) |
| | <input type="checkbox"/> PUD zoning plan compliance letter (if applicable) |

Please refer to Section 40-050.0 Tentative Subdivision Review, of Subdivision Regulatory Ordinance No. 499 for additional criteria and requirements.

**PROCEDURAL FLOW DIAGRAM FOR
THE TENTATIVE SUBDIVISION REVIEW PROCESS**



PRELIMINARY SUBDIVISION APPROVAL CHECK SHEET

The Developer shall submit to the Department of Planning a minimum of eighteen (18) 24" x 36" folded copies of the proposed preliminary subdivision plat. The subdivision plat constitutes the detailed plan of the subdivision by which the construction of the streets, drainage, structure and channels will be executed by the developer. It is therefore necessary that the plat be an actual ground survey to insure that the plan will be feasible and practical. The subdivision plats must be drawn to scale inclusive of providing all relevant information as described below.

Subdivision Name: _____

Section-Township-Range _____

Developer's Name: _____

Developer's Address: _____
Street City State Zip Code

Developer's Phone No. _____
(Business) (Cell) (Fax)

Engineer's Name/Firm: _____

Engineer's Address: _____
Street City State Zip Code

Developer's Phone No. _____
(Business) (Cell) (Fax)

PRELIMINARY SUBDIVISION CHECKLIST

Please check the appropriate boxes below to insure that the proper information and documentation for the preliminary subdivision approval process, as well as items to be depicted on the preliminary subdivision plat, have been included with your application.

- | | |
|---|--|
| <input type="checkbox"/> Preliminary subdivision fees (\$40.00 per lot, S & W fees) | <input type="checkbox"/> Total acres in development |
| <input type="checkbox"/> (18) folded copies of the preliminary subdivision plat | <input type="checkbox"/> Total number of lots |
| <input type="checkbox"/> Total length of streets to be constructed | <input type="checkbox"/> Coastal Zone review (if applicable) |
| <input type="checkbox"/> Environmental Assessment Data Form (completed) | <input type="checkbox"/> Ditch/canal profile bottoms not in street ROW |
| <input type="checkbox"/> Vicinity map | <input type="checkbox"/> Total acres of easements to be dedicated |
| <input type="checkbox"/> Legal description (on 8 1/2" x 11" paper) | <input type="checkbox"/> Existing easements |
| <input type="checkbox"/> Section corner tie | <input type="checkbox"/> Proposed easements |
| <input type="checkbox"/> Engineering certification | <input type="checkbox"/> Building setback lines |
| <input type="checkbox"/> Signature lines for parish officials and clerk of court | <input type="checkbox"/> Interstate land sales compliance letter |
| <input type="checkbox"/> Signature lines for developer/owner (if applicable) | <input type="checkbox"/> Street lighting plan (if applicable) |
| <input type="checkbox"/> Culvert size for each lot | <input type="checkbox"/> Right-of-way grants (if any) |
| <input type="checkbox"/> Board of Health letter | <input type="checkbox"/> Areas subject to inundation (100 year flood) |
| <input type="checkbox"/> Restrictive covenants (top right-hand corner of plat) | <input type="checkbox"/> Detention pond maintenance: whom (note on plat) |
| <input type="checkbox"/> Cross-section of road (to scale) | <input type="checkbox"/> Cross-section of detention pond(s) |
| <input type="checkbox"/> Plat corrections per tentative subdivision approval | <input type="checkbox"/> Sedimentation barriers |

- Three (3) sets of detailed plans and specs for central sewerage and/or water systems (including piping, etc...)
- Signage plan and blue reflectors

Please refer to Section 40-060.0 Preliminary Subdivision Review, and Section 40-061.0 Additional Requirements to Preliminary, at el, of Subdivision Regulatory Ordinance No. 499 for additional criteria and requirements.

I hereby certify that all information provided relative to the preliminary subdivision review submission is true, accurate and correct and in accordance to St. Tammany Parish code requirements.

**DEVELOPER/ENGINEER OR ASSIGN
(SIGNATURE)**

DATE

PRELIMINARY APPROVAL DRAINAGE CHECK SHEET

In addition to submitting the eighteen (18) preliminary subdivision plats to the Department of Planning, a separate set of eighteen (18) plats (24" x 36") folded copies must be submitted providing the following items, information or data.

Please check the appropriate boxes below to insure compliance:

- Vicinity map
- Topographical map of subdivision depiction one (1') foot contours
- Flood Zone A and V areas using lines of demarcation to depict said areas
- Datum used for elevation control
- Ultimate surface disposal (U.S.G.S. Quad Map) or vicinity map
- Direction of flow of surface water in street ditches, canals and on lots
- Location, size and type of drainage structures
- Sections and profiles of canals to be constructed
- Proposed drainage easements for parish maintenance (must conform to Parish standards)
- Any right-of-ways required
- Minimum floor elevations for residential structures
- Certificates by a registered professional engineer
- Copy of restrictive covenants for the subdivision
- Proposed street cross-sections (to scale) and surfacing criteria

Preliminary Subdivision Fees to be Paid:

(Subdivision Fees)

_____ lots @ \$30.00 per lot \$ _____

(Sewerage & Water Fees)

_____ lots @ \$10.00 per lot.. \$ _____

_____ Linear feet of water distribution pipe @ \$0.06 \$ _____

_____ Linear feet of sewerage collection pipe @ \$0.11 \$ _____

_____ Water supply facilities @ \$30.00 per facility. \$ _____

_____ Sewerage collection treatment facilities @ \$30.00 per facility. \$ _____

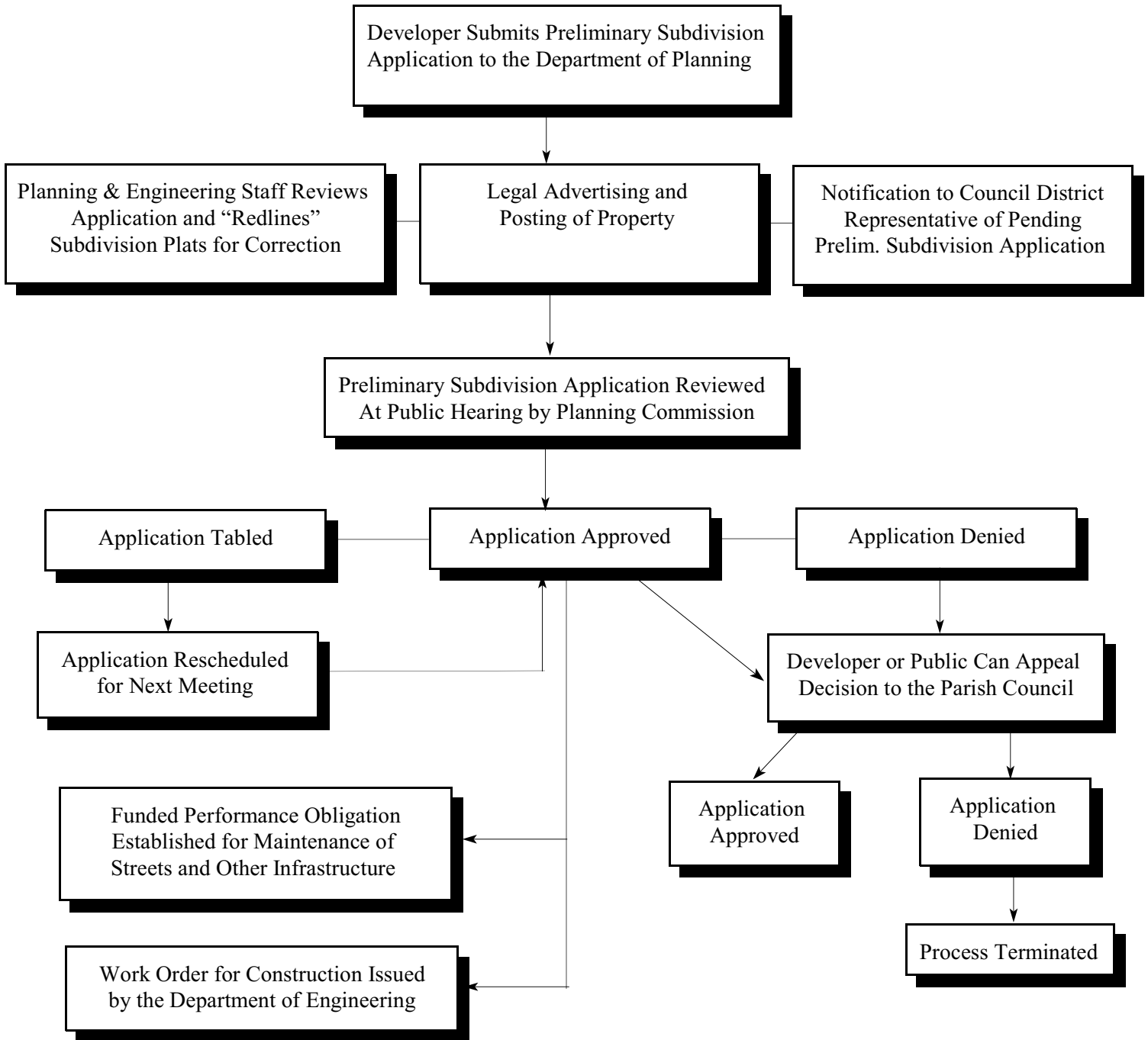
Total Amount Paid \$ _____

I hereby certify that all information provided relative to the preliminary subdivision review submission is true, accurate and correct and in accordance to St. Tammany Parish code requirements.

**DEVELOPER/ENGINEER OR ASSIGN
(SIGNATURE)**

DATE

**PROCEDURAL FLOW DIAGRAM FOR
THE PRELIMINARY SUBDIVISION REVIEW PROCESS**



FINAL SUBDIVISION APPROVAL CHECK SHEET

The Developer shall submit to the Department of Planning a minimum of eighteen (18) 24" x 36" folded copies of the proposed final subdivision plat. To obtain final subdivision approval, all work must be completed, or an acceptable funded performance obligation posted to insure completion of the work. The subdivision plats must be drawn to scale inclusive of providing all relevant information as described below.

Subdivision Name: _____

Section-Township-Range _____

Developer's Name: _____

Developer's Address: _____
Street City State Zip Code

Developer's Phone No. _____
(Business) (Cell) (Fax)

Engineer's Name/Firm: _____

Engineer's Address: _____
Street City State Zip Code

Developer's Phone No. _____
(Business) (Cell) (Fax)

FINAL SUBDIVISION CHECKLIST

Please check the appropriate boxes below to insure that the proper information and documentation for the final subdivision approval process, as well as items to be depicted on the final subdivision plat, have been included with your application.

- | | |
|---|--|
| <input type="checkbox"/> Final subdivision fees (\$75.00 per lot, plus a \$20.00 one-time inspection fee) | <input type="checkbox"/> Signature of dedication (roads and drainage) |
| <input type="checkbox"/> (18) folded copies of the final subdivision plat and paving and drainage plans | <input type="checkbox"/> Approval and recordation signatures |
| <input type="checkbox"/> Scale of plan | <input type="checkbox"/> Engineer's certificate and stamp |
| <input type="checkbox"/> North direction arrow | <input type="checkbox"/> Blue reflectors relative to fire hydrants |
| <input type="checkbox"/> Vicinity map inset detail | <input type="checkbox"/> Surveyor's certificate and stamp |
| <input type="checkbox"/> Boundary Survey | <input type="checkbox"/> Board of Health letter |
| <input type="checkbox"/> Section corner tie | <input type="checkbox"/> Compliance with Interstate Land Sales Act |
| <input type="checkbox"/> Location of permanent markers at each lot corner | <input type="checkbox"/> Required easements |
| <input type="checkbox"/> As-built drawing for community sewerage and water facilities (3 sets minimum) | <input type="checkbox"/> FEMA Flood Delineation per last panel |
| <input type="checkbox"/> Legal instrument for recordation stating responsibility for maintenance and upkeep of green space/park areas | <input type="checkbox"/> Total acres (information block on plat) |
| <input type="checkbox"/> Restrictive covenants | <input type="checkbox"/> Number of lots (information block on plat) |
| <input type="checkbox"/> Statement prohibiting mobile homes (if applicable) | <input type="checkbox"/> Lot dimensions (information block on plat) |
| <input type="checkbox"/> Act of dedication (roads and drainage) | <input type="checkbox"/> Depict building setback lines for lots |
| <input type="checkbox"/> Intersection safety | <input type="checkbox"/> Depict existing street connections |
| <input type="checkbox"/> Elevations of streets | <input type="checkbox"/> Dead-end streets (not permitted) |
| | <input type="checkbox"/> Length of streets (information block on plat) |
| | <input type="checkbox"/> Street names |
| | <input type="checkbox"/> Indicate adjacent land uses (on plat) |
| | <input type="checkbox"/> Street name signs |

- Depict bench marks (if applicable)
- Proposed flood protection (if applicable)
- Recordation check made out to Clerk of Court
- Traffic signs and blue reflectors
- Municipal street addresses for all lots
- Existing easements

Please refer to Section 40-070.0 Final Subdivision Review, at et, of Subdivision Regulatory Ordinance No. 499 for additional criteria and requirements.

I hereby certify that all information provided relative to the final subdivision review submission is true, accurate and correct and in accordance to St. Tammany Parish code requirements.

**DEVELOPER/ENGINEER OR ASSIGN
(SIGNATURE)**

DATE

FINAL APPROVAL PAVING & DRAINAGE CHECK SHEET

In addition to submitting the eighteen (18) final subdivision plats to the Department of Planning, a separate set of eighteen (18) plats (24" x 36") folded copies must be submitted providing the following items, information or data. Please check the appropriate boxes below to insure compliance:

- All checks as per the preliminary drainage check sheet
- Elevation of streets and roads

The subdivision plat shall depict the paving and drainage as actually constructed and whether or not there are any deviations from the preliminary plans that were approved by this office.

Final Subdivision Fees to be Paid:

(Subdivision Fees)

_____ lots @ \$60.00 per lot \$ _____

(Sewerage & Water Fees)

_____ lots @ \$15.00 per lot, plus a \$20.00 one-time inspection fee.. . . . \$ _____

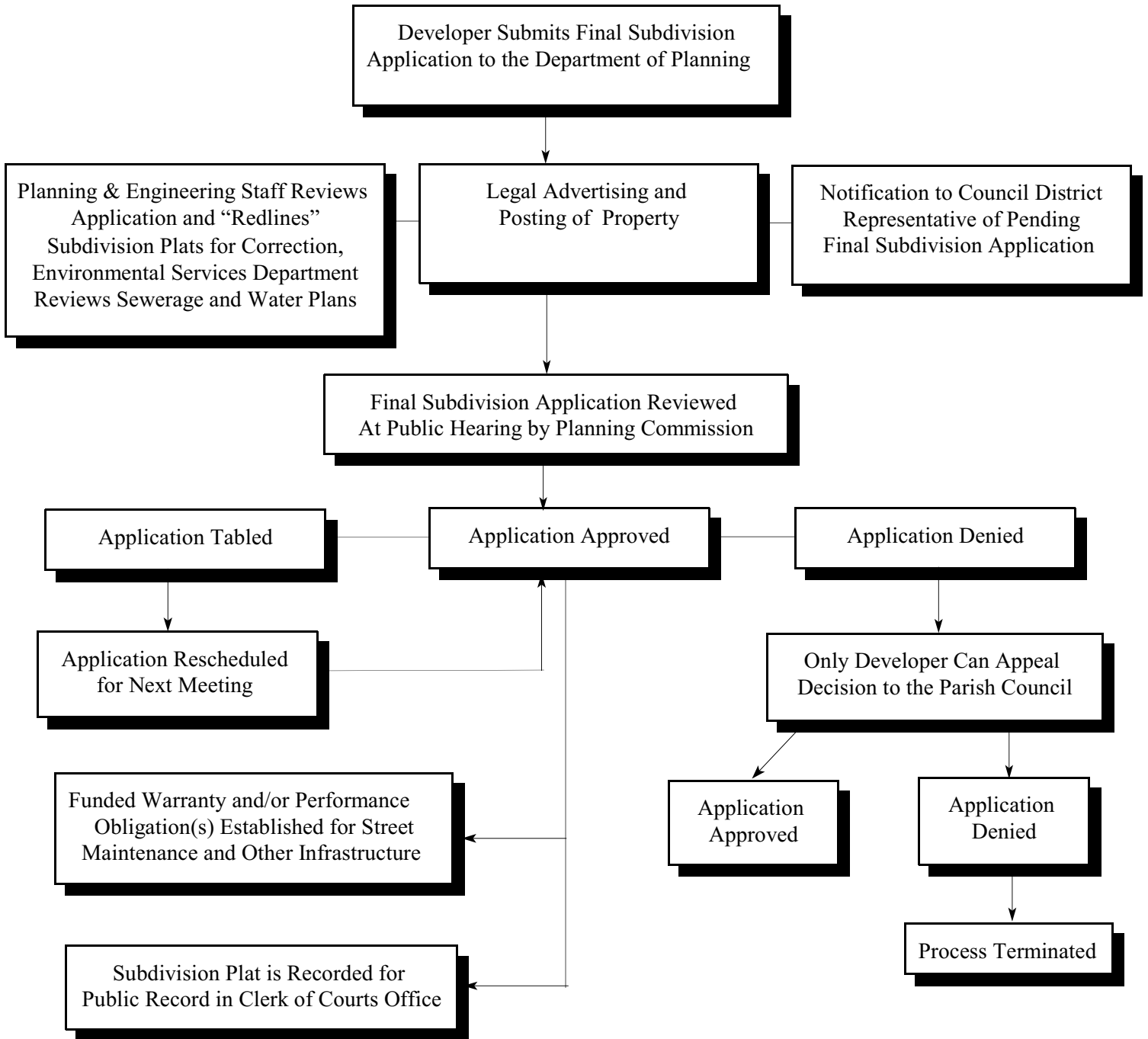
Total Amount Paid \$ _____

I hereby certify that all information provided relative to the final subdivision review submission is true, accurate and correct and in accordance to St. Tammany Parish code requirements.

**DEVELOPER/ENGINEER OR ASSIGN
(SIGNATURE)**

DATE

**PROCEDURAL FLOW DIAGRAM FOR
THE FINAL SUBDIVISION REVIEW PROCESS**



ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: _____

Developer's Address: _____
Street City State Zip Code

Developer's Phone No. _____
(Business) (Cell)

Subdivision Name: _____

Number of Acres in Development: _____ Number of Lots/Parcels in Development: _____

Ultimate Disposal of Surface Drainage: _____

Water Surface Runoff Mitigation Proposed: _____

(Please check the following boxes below, where applicable:)

- Type of Sewerage System Proposed: Community Individual
- Type of Water System Proposed: Community Individual
- Type of Streets and/or Roads Proposed: Concrete Asphalt Aggregate Other
- Land Formation: Flat Rolling Hills Marsh Swamp Inundated Tidal Flow
- Existing Land Use: Undeveloped Residential Commercial Industrial Other
- Proposed Land Use: Undeveloped Residential Commercial Industrial Other
- Surrounding Land Use: Undeveloped Residential Commercial Industrial Other
- Does the subdivision conform to the major street plan? Yes No
- What will the noise level of the working development be? Very Noisy Average Very Little
- Will any hazardous materials have to be removed or brought on-site for the development? Yes No
If yes, what are the hazardous materials? _____
- Does the subdivision front on any waterways? Yes No
If yes, what major streams or waterways? _____

- Does the subdivision front on any major arterial streets? Yes No

If yes, which major arterial streets? _____

- Will any smoke, dust or fumes be emitted as a result of operational construction? Yes No

If yes, please explain? _____

- Is the subdivision subject to inundation? Frequently Infrequently None at all

- Will canals or waterways be constructed in conjunction with this subdivision? Yes No

(Does the proposed subdivision development...)

- a.) have or had any landfill(s) located on the property? Yes No
- b.) disrupt, alter or destroy any historical or archeological sites or district? Yes No
- c.) have a substantial impact on natural, ecological recreation, or scenic resources? Yes No
- d.) displace a substantial number of people? Yes No
- e.) conform with the environmental plans and goals that have been adopted by the parish? Yes No
- f.) cause an unwarranted increase in traffic congestion within or near the subdivision? Yes No
- g.) have substantial esthetic or adverse visual impact within or near the subdivision? Yes No

h.) breach any Federal, State or Local standards relative to:

- air Quality Yes No
- noise Yes No
- water Quality Yes No
- contamination of any public or private water supply Yes No
- ground water levels Yes No
- flooding/inundation Yes No
- erosion Yes No
- sedimentation Yes No
- rare and/or endangered species of animal or plant habitat Yes No
- interfering with any movement of resident or migratory fish or wildlife species Yes No
- inducing substantial concentration of population Yes No
- dredging and spoil placement Yes No

I hereby certify to the best of knowledge and ability, that this subdivision development will not adversely impact the surrounding environment, inclusive of all the information contained herein; and further, said information provided and answered above is accurate, true and correct.

ENGINEER/SURVEYOR/OR DEVELOPER **DATE**
(SIGNATURE)

STREET NAME AND TRAFFIC CONTROL SIGNS

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

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

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

(A.) STOP Signs (R1-1)

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

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

Specifications for STOP Signs:

Material: Parish Maintained - Aluminum - .080 inch thickness. Privately Maintained - MUTCD Compliant

For other specification guidelines see section (M).

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

(B.) STREET NAME Signs (D3-1)

Street Name signs should be erected in urban areas at all street intersections regardless of other route markings that may be present. In business or commercial areas and on principle arteries, Street Name signs should be placed at least on diagonally opposite corners. In residential areas,

at least one Street Name sign should be installed at each intersection. Signs naming both streets should be installed at each intersection. They should be mounted with their faces parallel to the streets they name.

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

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

Specifications for Street Name Signs:

Material: Parish Maintained - Aluminum - .080 inch thickness. Privately Maintained - MUTCD Compliant.

For other specification guidelines see section (M).

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

(C.) YIELD Signs (R1-2)

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

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

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

Specifications for Yield Signs:

Material: Parish Maintained - Aluminum - .080 inch thickness. Privately Maintained - MUTCD Compliant.

For other specification guidelines see section (M)

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

(D.) SPEED LIMIT Signs (R2-1)

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

Specifications for Speed limit Signs:

Material: Parish Maintained - Aluminum - .080 inch thickness. Privately Maintained - MUTCD Compliant

For other specification guidelines see section (M).

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

(E.) NO U-TURN Signs (R3-4):

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

Specifications for No U-Turn Signs:

Material: Parish Maintained - Aluminum - .080 inch thickness. Privately Maintained - MUTCD Compliant.

For other specification guidelines see section (M).

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

(F.) DO NOT ENTER Signs (R5-1):

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

Specifications for Do Not Enter Signs:

Material: Parish Maintained - Aluminum - .080 inch thickness. Privately Maintained - MUTCD Compliant.

For other specification guidelines see section (M).

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

(G.) WRONG WAY Signs (R5-1a):

Wrong Way signs may be used as a supplement to the DO NOT ENTER sign.

Specifications for Wrong Way Signs:

Material: Parish Maintained - Aluminum - .080 inch thickness. Privately Maintained -MUTCD Compliant.

For other specification guidelines see section (M).

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

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

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

Specifications for One Way Signs:

Material: Parish Maintained - Aluminum - .080 inch thickness. Privately Maintained - MUTCD Compliant.

For other specification guidelines see section (M).

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

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

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

Specifications for No Outlet Signs:

Material: Parish Maintained - Aluminum - .080 inch thickness. Privately Maintained - MUTCD Compliant.

For other specification guidelines see section (M).

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

(J.) END OF ROADWAY Markers (OM4-1, OM3-L, OM3-R):

End of Roadway markers in conjunction with Type III Object Markers are used to warn and alert

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

Specifications for End of Roadway Markers (OM4-1):

Material: Parish Maintained - Aluminum - .080 inch thickness. Privately Maintained - MUTCD Compliant.

For other specification guidelines see section (M).

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

(K.) MOUNTING POLES:

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

- (a.) U-Channel Standard: Hot rolled from high tensile steel galvanized with pre-punched holes three-eighths (3/8") of an inch on one (1) inch centers. Height and placement location requirements shall be in accordance with the most current MUTCD guidelines.
- (b.) Signs with wood or specialty mounting poles will not be accepted into the Parish Road Maintenance System.
- (c.) Signs with wood borders will not be accepted into the Parish Road Maintenance System.

(L.) SPECIALTY STREET NAME SIGNS, TRAFFIC CONTROL SIGNS and MOUNTING POLES:

1. New Subdivisions, Planned Unit Developments (PUDs), and Traditional Neighborhood Developments (TNDs) applying for Preliminary Subdivision Approval after March 01, 2016.
 - (a.) The owner, developer, and/or contractor of a new Subdivision, PUD, or TND who upon completion of the development intends to dedicate the roads to the Parish for acceptance into the Parish Road Maintenance System, shall be responsible for installing uniform Street Name and Traffic Control signage, including the associated mounting poles, in accordance with these regulations. A signage plan must be produced as part of the preliminary and final subdivision reviews and must be approved by the Department of Engineering. The signage plan shall include the GPS location of each Street Name and Traffic Control sign in the subdivision. The developer's engineer must certify that the Street Name

signs, Traffic Control signs, and associated mounting poles comply with the most current MUTCD and AASHTO guidelines, as well as Sections (A) through (K) listed above, before being accepted into the Parish Road Maintenance System.

- (b) For Subdivisions, PUDs, and TNDs whose roads will be dedicated to the Parish for acceptance into the Parish Road Maintenance System upon completion of the subdivision, but whose Street Name signs, Traffic Control signs, and associated mounting poles will be privately maintained by the developer, or homeowners' association, or other stated owner, a signage plan must also be produced as part of the preliminary and final subdivision reviews and must be approved by the Department of Engineering, but specialty mounting poles and sign borders are permitted as long as they meet the installation, crashworthiness and breakaway requirements set forth in the most current AASHTO and MUTCD guidelines as certified by the developer's engineer. The signage plan shall include the GPS location of each Street Name sign or Traffic Control sign in the subdivision.
- (c) Any variance from the provisions of these regulations regarding sign size, mounting height or mounting placement must be approved by the Department of Engineering and will be granted only in the event that engineering judgment determines that a variance is warranted.

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

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

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

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

The developer, as part of the final subdivision approval, shall certify that all specialty mounting poles and their attendant Street Name or Traffic Control signs will be installed and maintained in perpetuity at the developer's or homeowners' association's (or other stated owner's) expense. However, the Parish maintains the right to immediately replace any and all damaged or missing Street Name signs, Traffic Control signs, and specialty mounting poles with standard Parish signs and mounting poles described in Sections (A) through (K)

above if the developer or homeowners' association (or other stated owner) fails to repair or replace said Street Name sign, Traffic Control sign, and/or mounting pole and the Parish receives notification of the deficient condition. Furthermore, the Parish reserves the right to replace any privately maintained Street Name sign, Traffic Control sign, and mounting pole which poses any safety risk with standard Parish signs described in Sections (A) through (K). Under no circumstances will the Parish be responsible for installing, maintaining, or repairing specialty mounting poles. The Parish installed signs and mounting poles shall remain until replaced and returned to the Parish by the developer or homeowners association (or other stated owner).

2. Subdivisions, Planned Unit Developments (PUDs), and Traditional Neighborhood Developments (TNDs) having received Final Subdivision Approval prior to March 01, 2016.

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

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

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

(M.) Additional Specifications Reference Guidelines:

Federal Highway Administration Manual on Uniform Traffic Control Devices (MUTCD).

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

St. Tammany Parish Department of Planning and Development,
<http://www.stpgov.org/departments/planning>.