

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6428 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER PROVIDED BY: CIVIL DIVISION ADA

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 20 DAY OF AUGUST , 2020

ORDINANCE TO AUTHORIZE THE PARISH OF ST. TAMMANY, THROUGH THE OFFICE OF THE PARISH PRESIDENT, TO ENTER INTO A UTILITY SERVICES AGREEMENT FOR WATER AND SEWER SERVICES FOR HUNTER HAVEN SUBDIVISION (WARD 1, DISTRICT 4)

WHEREAS, St. Tammany Parish Government desires to enter into a Utility Services Agreement with the developer of Hunter Haven Subdivision to provide water and sewer treatment services to the subdivision; and

WHEREAS, the developer will install the water/sewer lines and related equipment needed to connect to Parish’s existing systems, at their expense and as more fully described in the Utility Services Agreement to be confected; and

WHEREAS, upon completion and acceptance of the water and sewer lines and related equipment, the developer shall donate said lines and equipment to Parish, as more fully described in the Utility Services Agreement to be confected.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS: that the Office of the Parish President is authorized to exercise its discretion in entering into a Utility Services Agreement for provision of water and sewer services to Hunter Haven Subdivision and to take all actions necessary, including entering into all agreements or negotiations in furtherance of the actions contemplated herein; and

BE IT FURTHER ORDAINED: that all actions previously taken by the Office of the Parish President in furtherance of the actions or agreements contemplated herein are hereby ratified and approved.

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.

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

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: _____ SECONDED BY: _____

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

YEAS: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 3 DAY OF SEPTEMBER , 2020 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: AUGUST 12 , 2020

Published Adoption: _____, 2020

Delivered to Parish President: _____, 2020 at _____

Returned to Council Clerk: _____, 2020 at _____

Ordinance Administrative Comment

ORDINANCE TO AUTHORIZE THE PARISH OF ST. TAMMANY, THROUGH THE OFFICE OF THE PARISH PRESIDENT, TO ENTER INTO A UTILITY SERVICES AGREEMENT FOR WATER AND SEWER SERVICES FOR HUNTER HAVEN SUBDIVISION (WARD 1, DISTRICT 4)

St. Tammany Parish seeks to enter into a Utility Services Agreement for provision of water/sewer services to Hunter Haven Subdivision. Appurtenant to the Utility Services Agreement will include the donation of lines constructed and/or extended and all related equipment necessary to facilitate such services. This will also include all necessary servitudes for future operation and maintenance by Tammany Utilities.



TAMMANY UTILITIES
DEPT. OF ENVIRONMENTAL SERVICES
ST. TAMMANY PARISH GOVERNMENT

January 10, 2019

Favret Investments, LLC
68359 Taulla Dr.
Covington, LA 70433
(985) 892-8047
Hunter's Haven – Phase I
Penns Chapel Rd. Hwy 22, Mandeville
Email:ubfii@charter.net

RE: Hunter's Haven – Penns Chapel Rd. Hwy 22, Mandeville - 32 Lot Residential Subdivision, Mandeville, LA

To Whom It May Concern:

Tammany Utilities (TU) will be able to service water and sewer to the above referenced development through the existing Pineland Water System (PWS 1103093) and the Hwy 22 Wastewater Treatment Plant (LA0117676). It is the developer's responsibility to have a reputable engineer design the infrastructure for the development, including details of the connections for both the water distribution and sewer collection systems. These plans must be submitted to Tammany Utilities for review and approval before applying for tentative subdivision approval with St. Tammany Parish. Tammany Utilities also needs to approve the Louisiana Licensed Contractor that will construct the tie in and the infrastructure before any work may begin. At such time that the plans have been accepted by Tammany Utilities, our legal counsel will draft a Utility Services Agreement between Tammany Utilities and you, as the developer.

Using the information provided to TU by the developer and the State Sanitary Code Loading Criteria, the following sewer and water capacities were calculated for this development:

<u>Item</u>	<u>Quantity</u>	<u>Units</u>	<u>GPD</u>	<u>Total (Gallons)</u>
Water/Sewer Services	32	Lots	400	12,800

Estimated fees may include, but are not limited to:

<u>Fees</u>	<u>Quantity</u>	<u>Units</u>	<u>Rate</u>	<u>Total:</u>
Capacity--Water	12,800	Gallons	\$2.35	\$30,080
Capacity--Sewer	12,800	Gallons	\$4.70	\$60,160
Lift Station	1		\$25,000	\$25,000
Legal Fees, Permits, etc.	1		\$2,000	\$2,000

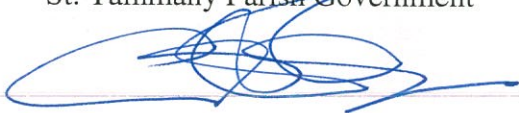
Grand Total: \$117,240

Please be advised that the above-referenced water system and sewer treatment plant each have limited capacity. This letter should not be construed as a reservation of such capacity. Until such time as a written Utility Services Agreement is executed, Tammany Utilities expressly reserves the right to sell said capacity to any third party. Should the remaining capacity of either the water system or sewer treatment plant be purchased by others before a written Utility Services Agreement is executed and the terms and conditions therein have been fulfilled, Tammany Utilities may be unable to provide such service and you may need to find other alternatives for providing central water and sewer services to your development.

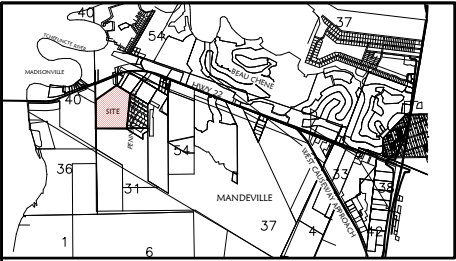
Finally, any and all fees and charges contained herein are estimates. Any and all such fees are subject to change up and until the execution of a written Utility Services Agreement between the developer and Tammany Utilities.

At your convenience, please forward to Tammany Utilities a copy of the engineered plans once prepared for our review, as well as an estimated project timeline. If you have any further questions please call me at 985-893-1717.

Sincerely,
St. Tammany Parish Government

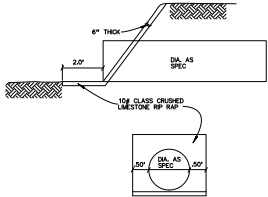


Amanda Osborn-Kurall
Tammany Utilities – New Development Coordinator



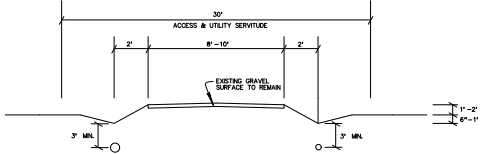
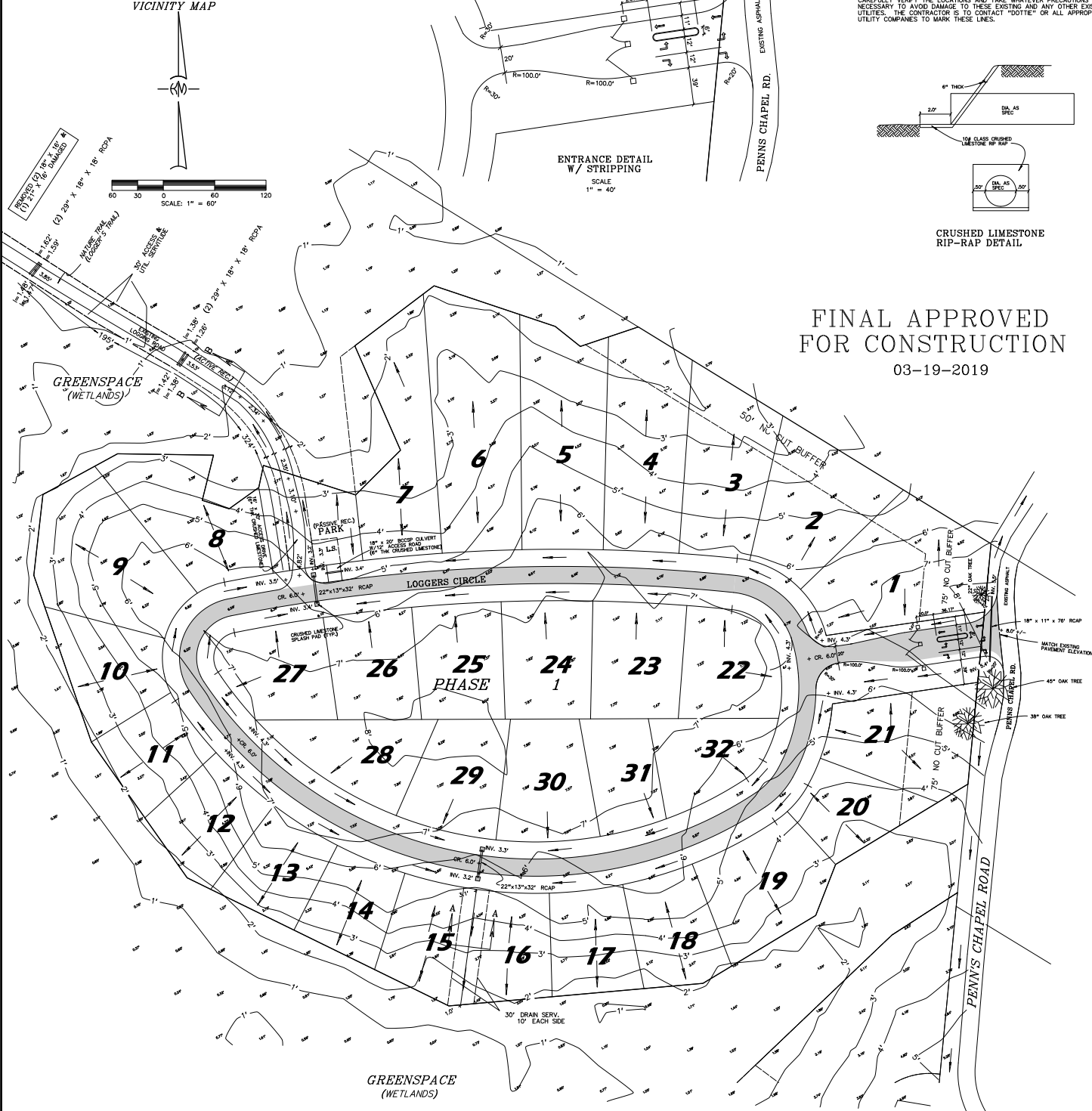
HUNTER'S HAVEN SUBDIVISION, PHASE 1
(FORMERLY KNOWN AS HOULTONVILLE ESTATES)
SECTION 54, TOWNSHIP 7 SOUTH, RANGE 11 EAST,
GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA

- CONCRETE PAVEMENT NOTES:
1. UNLESS OTHERWISE SHOWN ALL PAVEMENTS SHALL BE A MINIMUM OF 6" THICK.
 2. CONCRETE SHALL BE 4000 PSI MINIMUM 28 DAYS. MIX DESIGN CONTROL AND TESTING IN ACCORDANCE WITH SPECIFICATIONS. MINIMUM 5.75 SACKS OF CEMENT PER CUBIC YARD. 6.5 FOR UTILITY CUTS.
 3. IF CONCRETE TEMPERATURES MEASURED AT THIS POINT OF DISCHARGE EXCEED 85 DEGREES FAHRENHEIT AT THE TIME OF PLACEMENT A WATER REDUCING RETARDING ADJUNCTURE, A.S.T.M. C-494 TYPE D SHALL BE DESIGNED INTO MIX.
 4. IF CONCRETE TEMPERATURES ARE 85 DEGREES FAHRENHEIT OR HIGHER AT TIME OF PLACEMENT OR IF CONCRETE IS NOT DEPOSITED WITHIN 1 1/2 HOURS AFTER THE INITIAL INTRODUCTION OF THE MIXING WATER, THE LOAD SHALL BE REJECTED AND NOT USED.
 5. EXACT BASE DESIGN TO BE PROVIDED FROM SOI INVESTIGATION REPORT OR INSTRUCTED BY THE ENGINEER.
 6. A RECOGNIZED TESTING LAB SHALL BE PROVIDED FOR REQUIRED TESTING.
 7. SPLIT SLAB CONSTRUCTION ONLY WITH WRITTEN APPROVAL OF THE ENGINEER.
 8. PAVEMENT SHALL NOT BE OPEN TO TRAFFIC UNTIL 21 DAYS AFTER PLACEMENT WITHOUT THE APPROVAL OF THE ENGINEER.
 9. ALL MANHOLES IN PAVEMENT SHALL BE BOXED-OUT.
 10. JOINT SEALER SHALL BE 1/4" EXTENDED COAL TAR MEETING ALL OF THE REQUIREMENTS OF THE DOTD STANDARD SPECIFICATIONS (LATEST EDITION) AND ALL MANUFACTURER'S SPECIFICATIONS FOR APPLICATION. JOINTS SHALL BE WIRED BRUSHED AND BLOWN PRIOR TO APPLICATION.
 11. THE LOCATION ON THE PLANS OF EXISTING UTILITIES ARE APPROXIMATE AND MAY NOT REPRESENT ALL EXISTING UTILITIES. THEREFORE, THE CONTRACTOR SHALL CAREFULLY VERIFY THE LOCATIONS AND TAKE WHATEVER PRECAUTIONS NECESSARY TO AVOID DAMAGE TO THESE EXISTING AND ANY OTHER EXISTING UTILITIES. THE CONTRACTOR IS TO CONTACT "DOTTE" OR ALL APPROPRIATE UTILITY COMPANIES TO MARK THESE LINES.

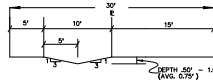


CRUSHED LIMESTONE RIP-RAP DETAIL

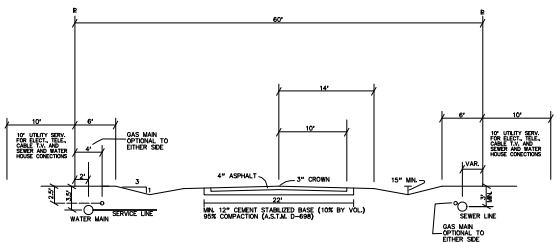
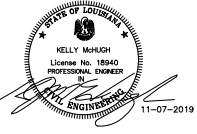
FINAL APPROVED
FOR CONSTRUCTION
03-19-2019



SECTION "B-B"
LOGGER'S TRAIL
SCALE: N.T.S.



SECTION A-A
30' DRAIN SERV.
SCALE: 1" = 10'



TYPICAL STREET SECTION
SCALE: 1"=10'

THIS PROPERTY IS LOCATED IN
FLOOD ZONE "A13"
BASE FLOOD ELEV. 11.00'
FIRM PANEL NO. 225205 0220 C
REV. APRIL 02, 1991

CULVERT SCHEDULE
15" DIA. LOTS 1-25, 27-32
18" DIA. LOT 26

USE ARCH CULVERT WHEN DITCH DEPTH DOES NOT ALLOW ADEQUATE COVER FOR PIPE
ALL DRIVEWAY CULVERTS SHALL BE RCOSP, RCOSPA, RPVOSP, HDPE RSP OR ROPA
ALL CULVERTS IN THIS SUBDIVISION SHALL CONFORM TO THE LATEST DOTD STANDARDS
ALL METAL CULVERTS SHALL BE ULTRA FLO OR HEL-COR CL OR ENGINEER APPROVED EQUAL.

PAVING AND DRAINAGE PLAN

HUNTER'S HAVEN SUBDIVISION, PHASE 1
(FORMERLY KNOWN AS HOULTONVILLE ESTATES)
SECTION 54, TOWNSHIP 7 SOUTH, RANGE 11 EAST,
GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LA.

REVISIONS		KELLY J. McHUGH & ASSOC., INC.	
DATE	DATE	CIVIL ENGINEERS & LAND SURVEYORS	
11/20/17	10-21-19	845 GALVEZ ST. - MANDEVILLE, LA.	626-5611
02/02/18	11-01-19		
10/25/18	11-07-19		
02/01/19		SCALE: 1" = 60'	DATE: 10/05/2017
03-06-19		DRAWN: ATB	JOB NO.: 16-020
03-14-19		CHECKED: K.M	DWG. NO.: 16-020-P&D
03-19-19			

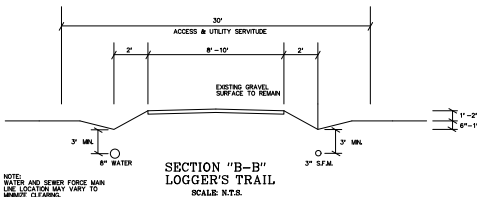
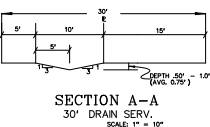
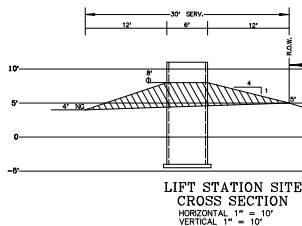
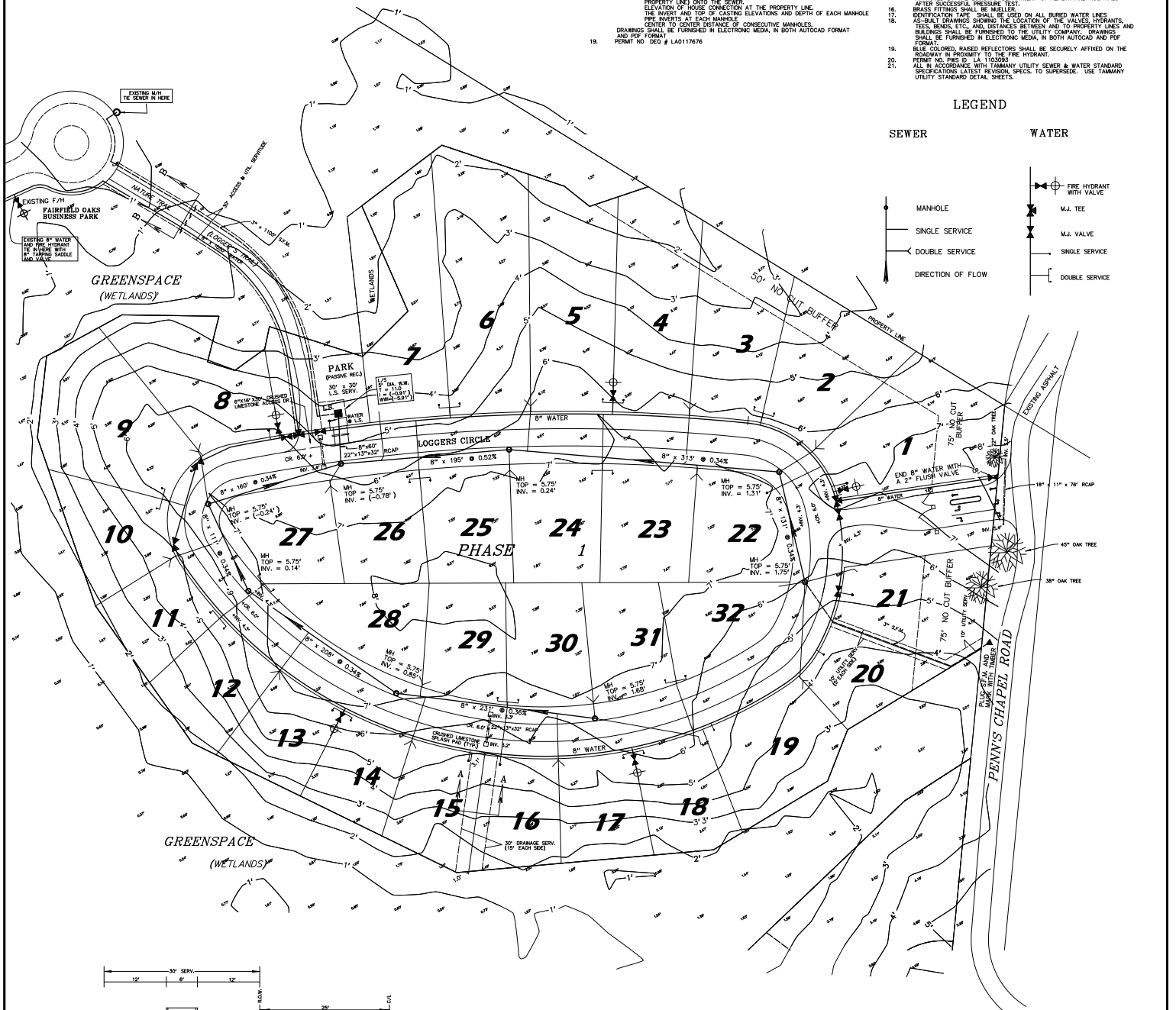
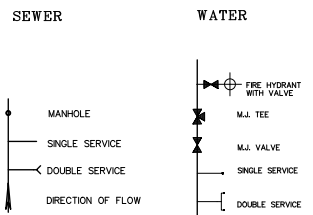
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LEGEND



FINAL APPROVED
FOR CONSTRUCTION



SEWER AND WATER PLAN

HUNTER'S HAVEN SUBDIVISION, PHASE 1
(FORMERLY KNOWN AS HOULTONVILLE ESTATES)
SECTION 54, TOWNSHIP 7 SOUTH, RANGE 11 EAST,
GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LA.

REVISIONS DATE DATE 11/20/17 02/02/18 02/06/19 02/01/19 03/06/19 03/19/19 11-08-09		KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST. - MANDEVILLE, LA. 628-5611 SCALE: 1" = 60' DATE: 10/05/2017 DRAWN: ATB JOB NO.: 16-020 CHECKED: KJM DWG. NO.: 16-020-S&M	
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LOGGING ROAD ROW	03/19/19	CHECKED: KJM	DWG. NO.: 16-020-S&W
	11-08-19		

