

1 Introduced June 12, 2001, by Councilman  
2 Cerny, seconded by Councilman Cusimano  
3 (both by request of Administration)

4  
5 **Item No. 01-06-2229**

6 **ORDINANCE NO. 3021**

7  
8 An ordinance amending Appendix B, Subdivision Regulations Part 3 and  
9 Part 4, of the Code of Ordinances of the City of Slidell, to update provisions in the  
10 chapter.

11 WHEREAS, the City of Slidell desires to update provisions in Appendix B  
12 of the Code of Ordinances of the City of Slidell.

13  
14 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it  
15 does hereby amend Appendix B as follows:

16  
17 Part 3. Standards of Design, Section 3.701, to provide for the closure of open  
18 drainage courses.

19  
20 **Section 3.7. Drainage.**

21  
22 Delete Section 3.701 in its entirety and replace with the following:

23  
24 "3.701 *Drainage courses.* Whenever any stream or surface drainage course is  
25 located in an area that is being subdivided, the subdivider shall dedicate an  
26 adequate right-of-way sufficient to provide for the drainage course and access for  
27 the purpose of cleaning, widening, deepening, sloping, improving, or protecting  
28 the stream and for drainage maintenance.

29  
30 All surface drainage courses (new or existing) shall include design  
31 considerations for the one or more of the following:  
32  
33  
34  
35  
36  
37  
38

1 **ORDINANCE NO. 3021**  
2 **ITEM NO. 01-06-2229**  
3 **PAGE 2**

4           Closure of the drainage course with pipe or box culvert; lining of the  
5 drainage course for the full channel cross section with concrete or comparable  
6 product; construct the drainage course with minimum three to one side slopes  
7 (three feet of horizontal run to one foot of vertical depth).  
8

9  
10           Open channel design shall include sufficient dedicated servitude for a top  
11 of bank access a minimum of fifteen (15) feet wide continuous on one side of the  
12 drainage course, and a minimum of five (5) feet wide continuous on the other  
13 side of the drainage course. Open channel design shall include a minimum  
14 bottom width of five (5) feet. Designers are advised that the open channel could  
15 be larger than this due to site-specific variables of slope, runoff quantities, etc.  
16 However, the minimum open channel design should adhere to the above criteria.  
17 Example: a five-foot deep open channel would have 3:1 side slopes, a five-foot  
18 bottom, and a total of 20 feet on the top of bank areas. This would require a total  
19 servitude width of fifty five (55) feet. This will vary according to depth of the  
20 channel.  
21

22           All design features for the storm water drainage in the development shall  
23 be subject to the approval of the City Engineer. Should there be site-specific  
24 conditions that would demand deviation from the above criteria, these  
25 considerations may be reviewed by the City Engineer. Such a request for  
26 deviation shall be made in writing to the City Engineer with supporting  
27 documentation included. Approval of any deviation from these specifications  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38

1 **ORDINANCE NO. 3021**

2 **ITEM NO. 01-06-2229**

3 **PAGE 3**

4 shall be made by the City Engineer in writing. Cost alone shall not be sufficient  
5 grounds for approval of a deviation. The Mayor or Chief of Staff shall be notified  
6 in writing of any approved deviations from these specifications contained in  
7 section 3.701.  
8

9  
10  
11 Drainage servitude or right-of-way shall not be considered a part of street  
12 right-of-way.”  
13

14 Part 4. Improvement Standards, Section. 4.605 and Section 4.705 are amended  
15 to delete obsolete language.  
16

17 **Section 4.6 Sewerage system.**

18 Delete Section 4.605 in its entirety.  
19

20 **Section 4.7. Water supply system.**

21 Delete Section 4.705 in its entirety.  
22

23  
24 Section 4.12 is amended to provide for a warranty period for dedicated public  
25 improvements.  
26

27 Delete Section 4.12 in its entirety and replace with the following:  
28

29 **“Section 4.12. Warranty**

30 (1) All public improvements dedicated to and accepted by the City shall be  
31 warranted to be free from defects of any nature for a period of one year.  
32

33 The warranty period shall commence on the date the City Council accepts  
34 the improvement. Any defect discovered during the warranty period shall  
35 be corrected by the developer at no cost to the City.  
36  
37  
38

4 (2) Maintenance Obligations

5  
6 (a) Maintenance obligations are established when the developer has  
7 received preliminary approval. Said obligation shall be used to  
8 ensure the repair of any damage to a City of Slidell road or drainage  
9 system resulting from construction activity in connection with the  
10 subdivision.  
11

12  
13  
14 i. The amount of the obligation will be based upon the existing  
15 condition of the affected City of Slidell road, its type of  
16 construction (e.g. gravel, concrete, asphalt), the length of the  
17 road exposed to construction traffic, and other such factors as  
18 may be deemed appropriate such as existing terrain, anticipated  
19 amounts of heavy traffic, etc.  
20

21  
22  
23 ii. The amount of a maintenance obligation is not expected to  
24 exceed:  
25

26 \$40/linear ft. for asphalt roads or streets

27 \$50/linear ft. for concrete roads or streets  
28

29  
30 iii. The amount of the obligation will be determined by the City of  
31 Slidell Engineering Department and prescribed within the  
32 development review letter. Maintenance obligations must be  
33 established for at least one (1) year or the duration of  
34 construction within the subdivision, whichever comes first.  
35  
36  
37  
38

1 **ORDINANCE NO. 3021**

2 **ITEM NO. 01-06-2229**

3 **PAGE 5**

4 iv. After completion of the subdivision, and upon written request  
5 from the developer, the Department of Engineering may  
6 recommend releasing the maintenance obligation by written  
7 request to the Department of Finance.  
8

10 (b) All maintenance obligations established by the Department of  
11 Engineering must have acceptable securities submitted to and on file  
12 with the Department of Finance, and no work orders will be issued  
13 until such action has been completed.  
14

17 (c) Acceptable securities are required to be posted by a developer of a  
18 newly constructed subdivision development in order to ensure that  
19 monies are available, if needed, to make repairs to any existing City  
20 roads if the developer defaults on his obligations.  
21

24 (d) Acceptable security, as set forth by the Department of Finance, to  
25 ensure fulfillment of maintenance obligations shall be:

- 27 i. Cash, to be held in escrow by the Department of Finance.  
28  
29 ii. Letter of Credit from a financial institution with a Scheshunoff  
30 Bank Quarterly rating of C+ or above. If the financial institution  
31 rating falls below a C+ rating during the term of the obligation  
32 the City of Slidell will allow one additional quarter for the rating  
33 to rise to an acceptable level. If the rating does not rise to an  
34 acceptable level, the developer will have fifteen (15) days to  
35  
36  
37  
38

4 provide acceptable alternative security, or the developer will be  
5 considered in default of his obligation, and the letter of credit  
6 will be called. If the financial institution's rating falls to a NR  
7 (not rated) level, the developer will have fifteen (15) days to  
8 provide acceptable alternative security, or the developer will be  
9 considered in default on his obligation, and the letter of credit  
10 will be called.  
11

- 12  
13  
14  
15 iii. Certificate of Deposit from a financial institution with a  
16 Scheshunoff Bank Quarterly rating of C+ or above. The  
17 certificate of deposit must be pledged to the City of Slidell, and  
18 held with a safekeeping agreement in a safekeeping account.  
19 If the financial institution rating falls to a C during the term of  
20 the obligation, the City of Slidell will allow one additional  
21 quarter for the rating to rise to an acceptable level. If the rating  
22 does not rise to an acceptable level, the developer will have  
23 fifteen (15) days to provide acceptable alternative security, or  
24 the developer will be considered in default on his obligation,  
25 and the certificate of deposit will be called. If the financial  
26 institution's rating falls to a NR (not rated) level, the developer  
27 will have fifteen (15) days to provide acceptable alternative  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38

1 **ORDINANCE NO. 3021**  
2 **ITEM NO. 01-06-2229**  
3 **PAGE 7**

4 security, or the developer will be considered in default on his  
5 obligation, and the certificate of deposit will be called.  
6

7  
8 iv. U.S. Treasury Bills or U.S. Treasury Notes, pledged to the City  
9 of Slidell to be held in a safekeeping account with a  
10 safekeeping agreement.  
11

12 v. Bond issued by a Security Company listed on the Federal  
13 Register, licensed in the State of Louisiana and acceptable to  
14 the City.  
15

16  
17 (e) The City Engineer is charged with the responsibility to ensure that  
18 securities do not lapse or expire. In addition, the City Engineering  
19 shall be responsible for notifying the developer at least ninety (90)  
20 days prior to the expiration of the obligation and further informing  
21 said parties that a public hearing will be held regarding the  
22 disposition of said obligation.  
23

24  
25  
26  
27 (f) The City Engineer shall determine whether the developer has  
28 complied with all applicable requirements of development before any  
29 obligation can be released. In the event that developer requests or  
30 the staff recommends an extension, renewal or reduction of an  
31 obligation, the Department of Engineering shall have the sole  
32 authority to move on any said request.  
33  
34  
35  
36  
37  
38

4 (g) If a developer defaults and cannot or will not meet his obligation at or  
5 on the prescribed date and time that said obligation is due to expire,  
6 the Department of Engineering shall have the authority to call any  
7 outstanding security on the property in question and instruct the  
8 Department of Finance to seize those securities necessary to  
9 complete any maintenance obligation related to the development.”  
10  
11  
12

13  
14 Section 1. Streets. Section 4.0 is amended to provide concrete reinforcing  
15 requirements.  
16

17 **Section 4.0. Concrete pavement.**

18  
19 Delete Section 4.3.15 in its entirety and replace with the following:

20 “4.3.15. Reinforcing steel. In the event reinforcing steel is required for concrete  
21 pavement, such reinforcement shall be designed by a professional engineer and  
22 approved by the city engineer. Reinforcing steel shall be new billet steel and  
23 meet the requirements of the ASTM designation: A-615-68, Grade 40 deformed  
24 bar, and subsequent revisions, for concrete reinforcement. The steel shall be  
25 stored in such a manner so as to be protected from mechanical injury and  
26 surface deterioration caused by exposure to conditions producing rust. When  
27 placed in the work, it shall be free from dirt, scale, rust, paint, oil or other injurious  
28 materials and be tied at each bar intersection.”  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38



4 **Add a new Section 4.3.16 to read as follows:**

5  
6 "4.3.16 Fiber Reinforcing. All concrete pavements shall contain fiber  
7 reinforcement for control of curing and shrinkage cracking. This fiber will be  
8 used instead of highway mesh. This fiber shall be as follows:

- 9  
10  
11 (1) For all roadway pavements, Novamesh, or approved equal, shall be  
12 applied throughout the concrete mixture. Equal products shall be approved  
13 by the City Engineer in writing. This shall be applied at a rate of one and  
14 one-half (1½) bags per cubic yard of concrete. The bag shall be a twenty-  
15 one (21) pound bag consisting of twenty (20) pounds steel fibers and one  
16 pound (1) polypropylene fibers.  
17  
18 (2) All sidewalk and driveway pavement shall contain only the polypropylene  
19 fibers. These shall be applied to the concrete mixture at the rate of one  
20 and one-half (1 ½) bags per cubic yard of concrete. The bag size shall be  
21 one (1) pound."  
22  
23  
24  
25  
26

27 **Section 4.5.04 is amended to provide for a technical change.**

28 Delete the second sentence in Sec. 4.5.04 and replace with the following:

29  
30 "No concrete shall be mixed while the air temperature is at or below 40 degrees  
31 Fahrenheit. Concrete shall not be placed unless the air temperature is at least  
32 40 degrees Fahrenheit and rising."  
33

34  
35 **Section 2. Storm Drainage, Section 1.00 is amended to provide for**  
36 **technical changes.**  
37  
38

4 **Section 1.00 General.**

5 Section 1.03 is amended as follows:

6 In paragraph (1) delete "shell" and replace with limestone";

7 Delete paragraph (2) in its entirety and replace with the following:

8 "(2) Or shall be round pipe supported on sand or crushed limestone foundation."

9 **Section 2.00. Materials.**

10 Section 2.01 is amended to provide a technical change.

11 In paragraph (2) delete "Class II" and replace with "Class III".

12 **Section 3.00. Construction.**

13 Section 3.03 is amended to provide updated technical language.

14 In paragraph (1) delete the following language:

15 "Tongue and groove pipe shall be laid with outer tip or groove end up grade."

16 Delete paragraph (3) in its entirety and replace with the following:

17 "(3) Corrugated metal pipe, round or arch, (CMP or CMPA) shall be used only  
18 upon the approval of the City Engineer. CMP or CMPA when used shall be  
19 asphalt coated."

20 Section 3.04 is amended to provide for updated required materials.

21 In paragraph (1) add the phrase ", fiberglass or precast concrete" after "brick  
22 masonry."

23 Section 3 is amended to delete obsolete language.  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38

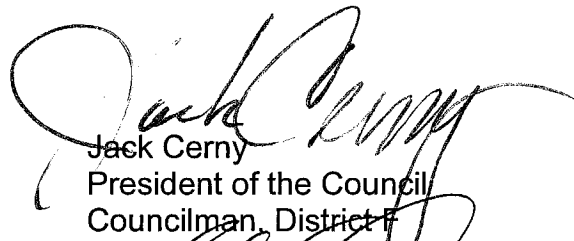
4 **Section 3. Materials permitted and special construction requirements**  
5 **for each.**

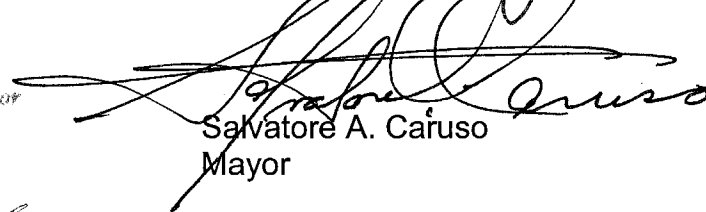
7 Delete Section 3.1.1 in its entirety and reserve said section for future use.

10 **ADOPTED** this 28th day of August, 2001.

15 8/30/01 3:10 pm  
16 Mayor

18 9/4/01  
19 Mayor

12   
13  
14  
15 Jack Cerny  
16 President of the Council  
17 Councilman, District F

18   
19  
20 Salvatore A. Caruso  
21 Mayor

22   
23  
24 Davis Dautreuil  
25 Council Administrator/Clerk of the Council

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38