

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, JULY 8, 2014
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

DRAFT

ROLL CALL

PUBLIC ANNOUNCEMENTS

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

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE JUNE 10, 2014 MINUTES

PUBLIC HEARINGS

CONSENT CALENDAR

Any items not pulled from the consent calendar are automatically dispensed by vote as approved and/or as per staff comments. Items pulled from the consent calendar shall be discussed and voted upon individually.

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

MINOR SUBDIVISIONS

MS14-06-030

A 5.29 acre parcel (less and except 0.34 acres for right-of-way) into Lots B-1 thru B-5, Ward 1, District 1
Owner: Trinity Developers, L.L.C. Surveyor: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

MS14-06-032

A 63.76 acre parcel into Parcels A thru E, Ward 1, District 3
Owner: Christine F. Byrnes Surveyor: LS Land Surveying, L.L.C.
Parish Council District Representative: Hon. Marty Dean

[-----(End of Consent Calendar)-----]

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
JULY 8, 2014
MANDEVILLE, LOUISIANA

REVOCATION/CLOSINGS REVIEW

REV14-07-001

Revocation of a portion of Powerline Road located on the north side of LA Highway 40, northwest of Bush, Louisiana, Ward 5, District 6

Applicant: James P. Stoyanoff Surveyor: John E. Bonneau & Associates, Inc.

Parish Council District Representative: Hon. Richard Tanner

RESUBDIVISION REVIEW

RS14-06-062

Rivercrest, lot 12-A into lots 11-A, 12 & 13, Ward 8, District 9

Petitioner: Jerry Nelson Ross, Jr. & Melvin Prange, Jr. Surveyor: J.V. Burkes & Associates, Inc.

Owner: Jerry Nelson Ross, Jr. & Melvin Prange, Jr. Parish Council District Representative: Hon. Gene Bellasario

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

SD04-08-02P15

Bedico Creek, Phase 15, Ward 1, District 1

Developer/Owner: Bedico Creek Preserve, L.L.C.

Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

FINAL SUBDIVISION REVIEW

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

PLANNING
COMMISSION
MINUTES

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, JUNE 10 , 2014
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

DRAFT

Note: Audio and video tapes of this meeting, produced by Parish employees, are considered part of these minutes. Should any action reflected in these written minutes be in conflict with said tapes, the audio/video tapes shall supercede the written minutes.

CALL TO ORDER

The regular meeting of the St. Tammany Parish Planning Commission was called to order by the Chairman, Dave Doherty.

ROLL CALL

Present: Cazaubon, Lorren, Hines, Richard, Willie, Matthews, Davis, Mannella, Drumm, Randolph

Absent:

Staff Present: Paul Carroll, Jeremy Harrison, Lauren K. Davis, Mike Sevante, Ron Keller, Jay Watson

INVOCATION

The Invocation was presented by Mr. Randolph.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was presented by Mr. Willie.

APPROVAL OF THE MAY 13, 2014 MINUTES

Davis moved to approve, second by Matthews.

Yea: Cazaubon, Lorren, Hines, Richard, Willie, Matthews, Davis, Mannella, Drumm, Randolph

Nay:

Abstain:

CONSENT CALENDAR (Performance Obligations & Entering Parish Rights-of-Way)

Any items not pulled from the consent calendar are automatically dispensed by vote as approved and/or as per staff comments. Items pulled from the consent calendar shall be discussed and voted upon individually.

The following items were pulled from the Consent Calendar:

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

Entering Parish Right-of-Way (Jim Core Road), Ward 2, District 3

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

Debtor: Southern Light, L.L.C. Parish Council District Representative: Hon. James "Red" Thompson

**MINUTES OF THE
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ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Woodson Catlin/Southern Light, Jeff Schoen/Jones Fussell
Opposition: none

Matthews moved to approve, second by Davis.

Yea: Cazaubon, Lorren, Hines, Richard, Willie, Matthews, Davis, Mannella, Drumm, Randolph

Nay:

Abstain:

MS14-05-028

Tract A and D, and a 2.95 acre parcel into tracts A1, A2, A-3 & D, Ward 1, District 1

Owner: BCS Development, L.L.C. Surveyor: John E. Bonneau & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Matt Organ/Organ Commercial Properties, Ed Murphy/Commercial Realty, Inc. Opposition: none

Davis moved to deny, second by Matthews.

Yea: Lorren, Doherty, Matthews, Davis, Randolph

Nay: Cazaubon, Hines, Richard, Willie, Mannella, Drumm

Abstain:

Hines moved to approve subject to the plats not being recorded unless the Board of Adjustments favors granting of the needed variances. Second by Drumm.

Yea: Cazaubon, Hines, Richard, Willie, Mannella, Drumm, Randolph

Nay: Lorren, Matthews, Davis, Doherty

Abstain:

**Note: As both the motion to deny failed, and the motion to approve failed, the request pertaining to this case is thus denied.*

PERFORMANCE OBLIGATIONS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

MINOR SUBDIVISIONS

MS14-05-025

Lot 1-R into lots 1-R1 & 1-R2, Ward 9, District 14

Owner: Rotolo Consultants, Inc. Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. T.J. Smith

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MS14-05-027

A 23.224 acre parcel into parcels A thru D, Ward 6, District 6
Owner: Richard Sorensen, et al. Surveyor: J.V. Burkes & Associates, Inc.
Parish Council District Representative: Hon. Richard Tanner

Matthews moved to approve the Consent Calendar less items pulled, second by Richard.
Yea: Cazaubon, Lorren, Hines, Richard, Willie, Matthews, Davis, Mannella, Drumm, Randolph
Nay:
Abstain:

-----**(End of consent calendar)**-----

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

FINAL SUBDIVISION REVIEW

Matthews made a motion to pull item SD12-04-002FIV. Second by Randolph.
Yea: Cazaubon, Lorren, Hines, Richard, Willie, Matthews, Davis, Mannella, Drumm, Randolph
Nay:
Abstain:

SD12-04-002FIV

Northpark, Phase IV-A, Ward 3, District 5
Developer/Owner: Mikado, L.L.C. & Ruddigore, L.L.C. Engineer: Scalfano Engineering, Inc.
Parish Council District Representative: Hon. Marty Gould
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen/Jones Fussell Opposition: none

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Davis moved to grant final approval, second by Richard.

Yea: Cazaubon, Lorren, Hines, Richard, Willie, Matthews, Davis, Mannella, Drumm, Randolph

Nay:

Abstain:

SD05-08-019F1B

Hidden Creek, Phase 1B, Ward 1, District 3

Developer/Owner: Hidden Creek, L.L.C. Engineer: Randall W. Brown & Associates, Inc.

Parish Council District Representative: Hon. James "Red" Thompson

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

Matthews moved to grant final approval, second by Willie.

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

Nay:

Abstain:

Absent: Cazaubon

SD12-04-001F2A2

Grand Oaks, Phase 2-A2, Ward 1, District 1

Developer/Owner: Trinity Developers Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

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

Hines moved to grant final approval, second by Matthews.

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

Nay:

Abstain:

Absent: Cazaubon

SD04-08-024F4

Bedico Creek, Phase 4, Ward 1, District 1

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

Parish Council District Representative: Hon. Marty Dean

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

**MINUTES OF THE
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ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

Davis moved to grant final approval, second by Matthews.

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

Nay:

Abstain:

Absent: Cazaubon

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

**Mr. Dave Doherty
Chairman**

(CONSENT CALENDAR)

MINOR

SUBDIVISIONS

commission (8 members) is needed in order to approve pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision Regulatory Ordinance No. 499.

Department of Engineering

None

Department of Environmental Services

None

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of July 1, 2014)

CASE NO.: MS14-06-032

OWNER/DEVELOPER: Christine F. Byrnes

ENGINEER/SURVEYOR: LS Land Surveying, L.L.C.

SECTION: 35

WARD: 1

TOWNSHIP: 6 South

PARISH COUNCIL DISTRICT: 3

RANGE: 10 East

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

GENERAL LOCATION: The property located on the south and east sides of Fitzsimons Road, south of U.S. Highway 190 and west of Covington, Louisiana.

SURROUNDING LAND USES: North - low density single family residential
 South - low density single family residential
 East - low density single family residential
 West - low density single family residential

TOTAL ACRES IN DEVELOPMENT: 63.76

NUMBER OF LOTS/PARCELS: 5 TYPICAL LOT SIZE: 5 acres +
ZONING: A-1 Suburban

REASONS FOR PUBLIC HEARING: One of the proposed parcels is being accessed by a private drive.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create five (5) parcels from one parent parcel; and since a private drive will only provide access to one (1) parcel within the minor subdivision, said drive is not required to be built to a parish standard pursuant to Section 40-045.01 Minimum Standards for a Private Drive, of Subdivision Regulatory Ordinance No. 499. Therefore, the staff has no objections to the proposed minor subdivision request.

Department of Engineering

None

Department of Environmental Services

None

27 26
34 35

Fitzsimons Road



Reference Survey:
 1. Survey prepared by Land Engineering Services, Inc. dated Oct. 14, 2004 Survey No. J-64-424 (Basis of Bearings)
 2. Survey prepared by Land Engineering Services, Inc. dated March 8, 1966 Survey No. 149B
 3. Survey prepared by Land Surveying, Inc. dated July 10, 1997 Survey No. 767B
 4. Survey prepared by Land Surveying, Inc. dated Oct. 20, 1998 Survey No. 8214

This property is located in Flood Zones A, B and C as per FEMA FIRM, Comm. Panel No. 225205 0210 C, map dated Oct. 17, 1989

Note: Improvements were not located at the time of this survey

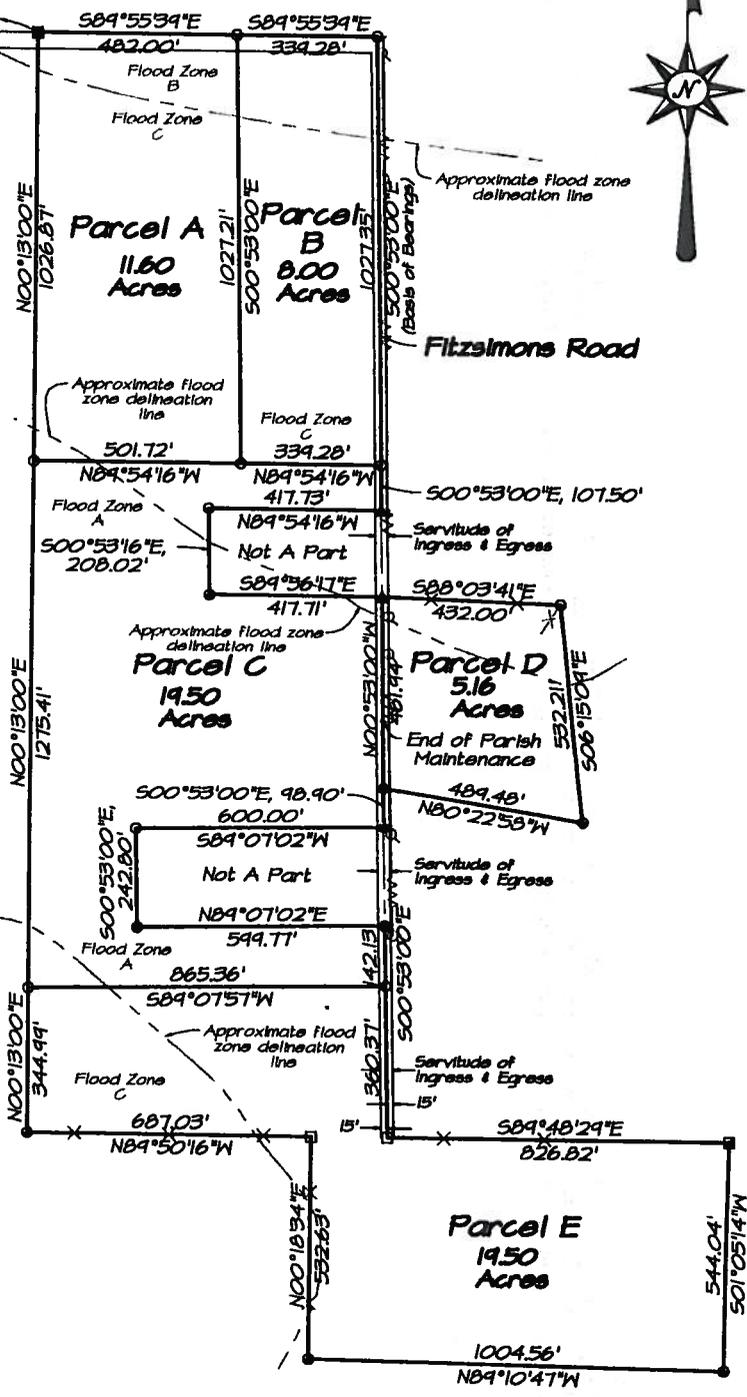
Note: Soap and Tallow Branch was not located at the time of this survey

Building setback lines should be determined by owner or contractor prior to any construction

- Legend
- 1/2" Rebar Set
 - 1/2" Rebar Found
 - 5/8" Rebar Found
 - 1/2" Iron Pipe Found
 - 1/2" Iron Pipe Found
 - 3/4" Iron Pipe Found
 - 3/4" Iron Pipe Found
 - Square Bolt Found
 - ▲ Railroad Spike Found
 - ✕ Fence
 - Powerpole

MINOR SUBDIVISION OF 63.76 ACRES LOCATED IN SECTION 35 TOWNSHIP 6 SOUTH RANGE 10 EAST ST. TAMMANY PARISH, LOUISIANA INTO PARCELS A, B, C, D AND E FOR CHRISTINE FITZSIMMONS BYRNES

FILED FOR RECORD
 DIR. DEPT. OF ENGINEERING
 CHRMN. PLANNING COMMISSION
 SECRETARY, PLANNING COMM.
 CLERK OF COURT
 DATE FILED MAP FILE NO.



LS Land Surveying, LLC
 518 N. Columbia Street
 Covington, LA 70433
 (985) 892-6271 office (985) 898-0355 fax

MAP PREPARED FOR
Christine Fitzsimons Byrnes

SCALE: 1" = 300'	DRAWN BY
DATE: 2-24-2014	
Located in Section 35 Township 6 South Range 10 East, St. Tammany Parish, Louisiana	
Revised: June 4, 2014	DRAWN NUMBER 16223

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD OR UNKNOWN ON TITLE OPINION OR TITLE POLICY WILL BE INDICATED HEREON UPON REQUEST, AS THE UNDERSIGNED HAS NOT MADE AN ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED FEDESTALS. THIS MAP IS IN ACCORDANCE WITH THE MINIMUM STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY UNDER THE APPLICABLE STANDARDS OF PRACTICE CITED IN EAC 464, Code No. 4804. THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

Christine Fitzsimons Byrnes
 L.A. PROFESSIONAL SURVEYOR
 LICENSE NO. 484

REVOCACTION/CLOSINGS

REVIEW

REVOCATION STAFF ANALYSIS REPORT

CASE NO.: REV14-07-001

NAME OF STREET OR ROAD: POWERLINE ROAD

NAME OF SUBDIVISION: N/A

WARD: 5 PARISH COUNCIL DISTRICT: 6

PROPERTY LOCATION: The property is located on the orth side of LA Highway 40, approximately 1/4 mile west of the intersection with LA Highway 1083, northwest of Bush, Louisiana, Louisiana

SURROUNDING ZONING: Low Density Single Family Residential

PETITIONER/REPRESENTATIVE: James P. Stoyanoff

STAFF COMMENTARY:

The applicant wishes to revoke a 40' wide strip of Powerline Road that traverses through his properties primarily due to fact that the roadway dead ends at the northern end of his properties from LA Highway 40 which the applicant claims are being used by people who are illegally dumping "waste and garbage" at said dead end and who are using said roadway and his properties to drive ATV's exposing him to liability issues.

Recommendation:

Typically since the roadway is completely surrounding the applicant's properties and serves no other public benefit other than to the applicant himself, the staff would have no objections. However, in this case there are extenuating circumstances due to the fact that the public roadway services at least three (3) of the five (5) applicant's separately owned parcels; a 14.5, 2.0 and a 2.05 acre parcel located in the northwest corner (see survey attached); and to deny public road access to said parcels would leave the parish open to potential liability and litigation issues if the applicant ever sold said parcels since the parish would be denying public road access to same.

Therefore, in order to nullify any potential liability to the parish, the staff recommends that the applicant agree to one of the following two options:

- (a.) Agree to participate in the parish's minor subdivision process whereby all of the applicant's parcels would be depicted on one certified survey plat and the three lots in question would be accessed by a private drive that would be approved by the parish; or

- (b.) The applicant agree to amend his deed/title to one of the principle parcels that have access to public roadways, being either the 26 acre tract to the north, or the 77.33 acre tract to the south, as depicted on the attached survey plat; thereby through assimilation, creating one large tract that would have public road access.

Furthermore, if the commission makes recommendation to approve this revocation request, the survey plat needs to be amended to account for a request by AT&T for a 5' wide utility servitude.

APPROVALS:

POLICE JURY PRESIDENT

CHAIRMAN OR SECRETARY OF PLANNING COMMISSION

CHAIRMAN OF PUBLIC WORKS COMMITTEE

PARISH ENGINEER

CLERK OF COURT

DATE FILED MAP FILE NO.



26 ACRES

14.50 ACRES

125' CLECO SERVITUDE APPROXIMATE LOCATION (NO LEGAL PROVIDED)

2.00 ACRES

2.05 ACRES

77.33 ACRES

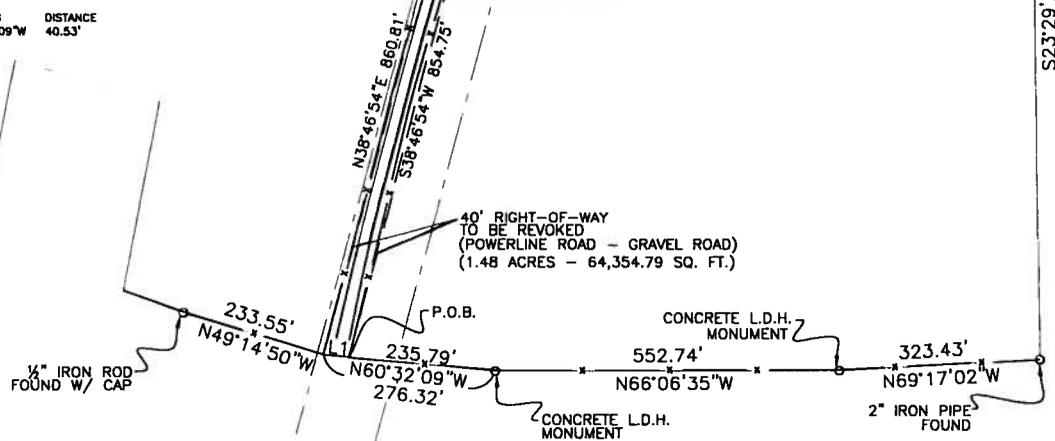
NOTE: THE P.O.B. IS REPORTED TO BE S23°29'23"W 1494.29'; N69°17'02"W 323.43'; N66°06'35"W 552.74' AND N60°32'09"W 235.79' FROM THE SECTION CORNER COMMON TO SECTIONS 38, 39 & 10, T-5-S, R-12-E, ST. HELENA MERIDIAN, ST. TAMMANY PARISH, LOUISIANA

CURVE TABLE:

NUMBER	RADIUS	LENGTH	BEARING	CHORD
C1	372.46'	344.46'	N64°04'33"E	332.32'
C2	332.46'	289.12'	S82°30'32"W	280.10'

LINK TABLE:

NUMBER	BEARING	DISTANCE
L1	N60°32'09"W	40.53'



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JOHN E. BONNEAU & ASSOCIATES, INC.

LOUISIANA HIGHWAY 40

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "D" SURVEY.

REFERENCE SURVEY: A SURVEY BY ARPEUTEUR CONSULTANTS, LLC DATED SEPTEMBER 10, 2010.

BASE FOR BEARINGS: The Reference Survey.

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0065 B; Revised: MARCH 01, 1984

**SURVEY MAP OF
A 40' RIGHT-OF-WAY, POWERLINE ROAD (TO BE REVOKED)**
situated in

SECTIONS 38 & 39, T-5-S, R-12-E
St. Tammany Parish, Louisiana

for
**JAMES P. STOYANOFF &
LAW OFFICE OF MARTHA L. JUMONVILLE**

Survey No. 2013 535 Drawn by: SPH Scale: 1" = 200'
Date: NOVEMBER 07, 2013 Revised: 02/06/14(CERTIFICATION AND APPROVALS)

JOHN E. BONNEAU & ASSOCIATES, INC.
Professional Land Surveyors Planners and Consultants

420 HWY. 1085, EXIT #57 • MADISONVILLE, LA. 70447
(985)845-1012 • (985)845-1013 • (985)845-1351 • FAX NO. (985)845-1778

NOTE: This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

NOTE: Setback lines shall be verified by owner and/or contractor prior to any construction, as an abstract has not been performed by the undersigned.

Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request as appropriate.

This Survey is Certified True and Correct by
JOHN E. BONNEAU
REG. No. 1423
REGISTERED PROFESSIONAL
John E. Bonneau
Professional Land Surveyor

RESUBDIVISION

REVIEW

RESUBDIVISION STAFF ANALYSIS REPORT

CASE FILE NO: RS14-06-062

NAME OF SUBDIVISION: RIVERCREST

LOTS BEING DIVIDED: Lot 12-A into lots 11-A , 12 & 13

SECTION: 38

WARD: 8

TOWNSHIP: 9 South

PARISH COUNCIL DISTRICT: 9

RANGE: 15 East

PROPERTY LOCATION: The property is located on the north side of Spring Drive off of Herwig Bluff Road, east of Slidell, Louisiana.

ZONING: Single Family Residential

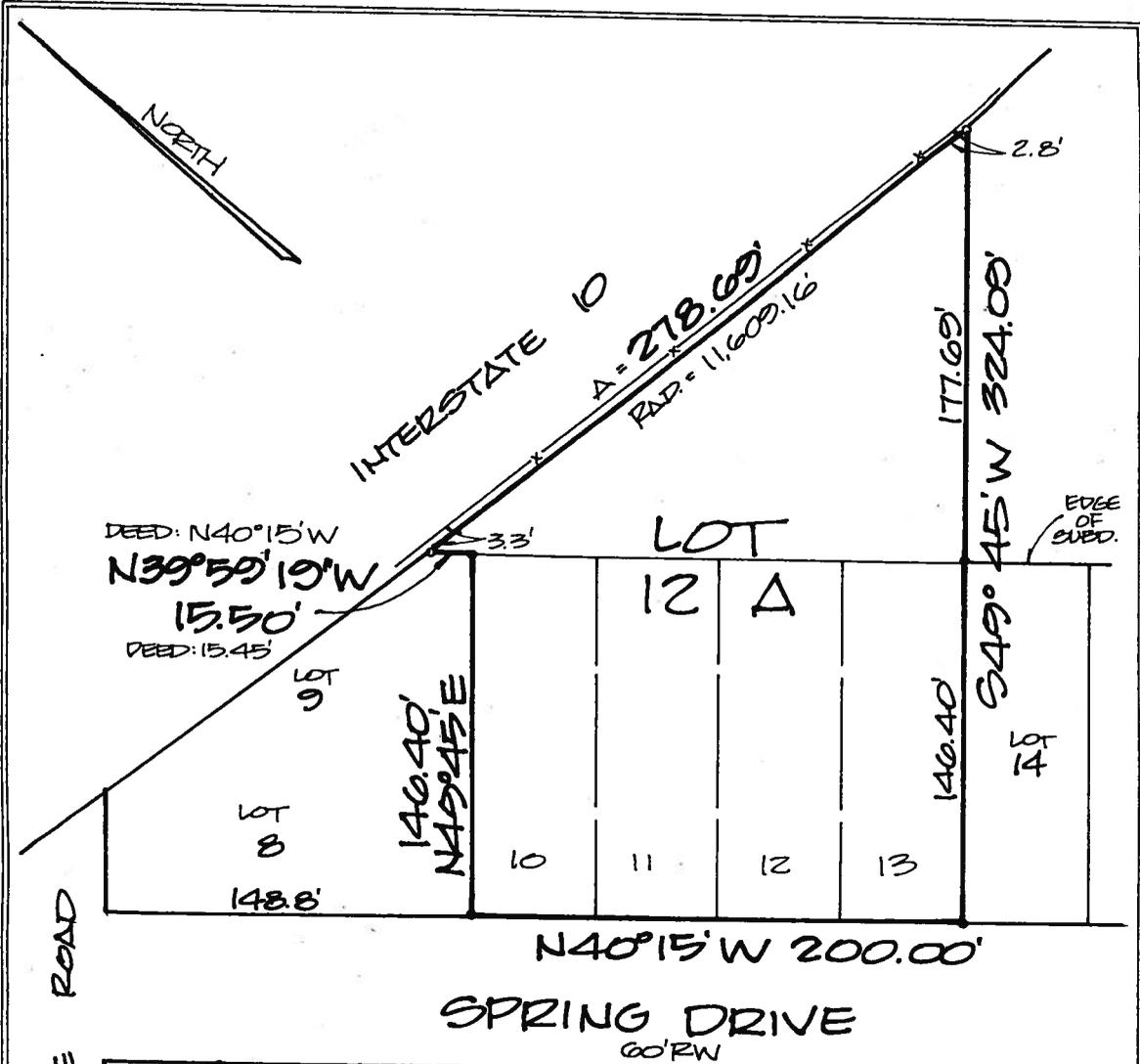
PROPERTY OWNER: Jerry Nelson Ross, Jr. & Melvin Prange, Jr.

STAFF COMMENTARY:

The owners are requesting to resubdivide lot 12-A back into three (3) lots. The original proposal resubdivided lots 10 thru 13 and an unplatted parcel of ground all into one lot, 12-A (see first survey plat attached). However, subsequent to the resubdivision, a portion of the lot 12-A was sold in error to Melvin Prange, Jr. (formerly lots 12 and 13) without approval by the parish.

Now, in order to clear up any potential title issues, both property owners of lot 12-A seek the parish's permission to resubdivide the lot into proposed lots 11-A, 12 and 13 (see second survey attached).

If the commission decides to grant the resubdivision request, a waiver of the regulations are required in order to approve this resubdivision request relative to the reduction in lot sizes that are inconsistent with parish code requirements. Therefore, a 2/3rds majority vote of the full membership of the commission (8 members) is needed in order to approve pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision Regulatory Ordinance No. 499.



LEGEND
 • FND 1/2" IRON
 • SET 1/2" IRON

TOTAL AREA:
 1.1081 ACRES

F.I.R.M. 225205
 0440 D 4-21-99
 ZONE: C D.F.E.: N/A

RESUBDIVISION OF

APPROVED

LOTS 10 THRU 13 : A
 PARCEL IN SEC. 38-T9S-R15E

Ron Kulla
 SEC. PLAN. COMM.

INTO
 LOT 12A
 RIVERCREST SUBD.

J. W. Burke III
 PARISH ENGINEER
Sallym Surge
 CLERK OF COURT

SEC. 38-T9S-R15E
 ST. TAMMANY PARISH, LA
 FOR:



8-28-2007 4526 C
 DATE FILE NO.

LOA: JERRY ROSS

J.V. BURKES | ASSOC., INC.
 2990 GAUSE BLVD. EAST - SUITE B
 SLIDELL, LA 70461 504-649-0075

SCALE: 1" = 60' BY: CAD
 DATE: 9-26-01 NO. 1012246-1

PRELIMINARY

SUBDIVISION

REVIEW

- f. Speed limit signs should be added on Audubon Parkway. Northbound, one could be placed between lots 569 & 570. Southbound, one could be placed between lots 572 & 573 (across the road);
 - g. Revise note # 2 under sign installation detail to read, "All signage and posts shall conform to..." (add "and posts").
3. No Maintenance Obligation is required since this is a Private S/D.
 4. No Mandatory Developmental fee is required at Final Submittal in accordance with Ordinance No. 04-0990 since a public hearing was held prior to January 1, 2005.

Department of Environmental Services

1. Add North arrow to plans
2. All comments from Tammany Utilities must be addressed before plans will be submitted to DHH.
3. Three (3) copies of the revised plans must be submitted to DES and one (1) copy of the revised plans must be submitted to Tammany Utilities.
4. Plans and specifications for the construction of the project's water distribution lines and sewage collection lines have not yet been approved by the Department of Health and Hospitals as required. No work order will be issued until the submitted plans and specifications are approved by the DHH.

Department of Development - Planning

None