

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
MEETING OF JULY 19, 2012

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called to order the regular meeting of July 19, 2012 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 7:10 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Gerald Schouest.
- B. Upon Roll Call, present were: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. Richard Elfert; Mr. James Erny; Mr. Jeremy Kelley; Mr. Gerald Schouest; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call were: Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice-Chairman; and Mr. Wayne Thibodeaux. Also present were Mr. Patrick Gordon, Director and Mr. Christopher Pulaski, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Mrs. Williams moved, seconded by Mr. Schouest: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of June 21, 2012.”

The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. Mrs. Williams moved, seconded by Mr. Erny: “THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of June 21, 2012.”

The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mrs. Williams moved, seconded by Mr. Schouest: “THAT the HTRPC emit payment for the July 19, 2012 invoices and approve the Treasurer’s Report of June 2012.”

The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS:
1. Mr. Gordon read a letter from Milford & Associates, Inc., dated July 12, 2012 requesting to withdraw Lot 5, Block 1, Bayou Terrebonne Subdivision from the meeting agenda [See *ATTACHMENT A*].
 - a) Mr. Gordon stated he had met with Recreation District 6 regarding purchase of the property in order to construct a park but didn’t know their decision.
 - b) Mr. Erny moved, seconded by Mr. Kelley: “THAT the HTRPC withdraw the application by Louis J. Mohana for Lot 5, Block 1, Bayou Terrebonne Subdivision from the meeting agenda as per the owner’s request.”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. OLD BUSINESS:
1. WITHDRAWN *Lot 5, Block 1, Bayou Terrebonne Subdivision* [See *ATTACHMENT A*]

Mr. Erny moved, seconded by Mrs. Williams: “THAT the HTRPC remove Old Business Item F1 from the table to be considered at this time.”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Chairman stated the next item on the agenda under Old Business was for a conceptual & preliminary and engineering application by Annie 1, LLC for Process C, Major Subdivision for Trinity Lane.
 - a) Mr. Ken Rembert, representing Gene Milford, Milford & Associates, Inc., stated he was representing Mr. Shaw on behalf of Mr. Milford who was currently out of town.
 - b) The Chairman recognized Mr. Ronnie Shaw, 155 Autumn Drive, who gave a presentation of his Master Plan for the ±220 acres of property he owns.
 - c) The Chairman recognized Mr. Rusty Picou, 116 Casey Drive, Power Torque Services, who stated they needed this street in order for them to do their business.
 - d) The Chairman recognized Mr. Clint Morgan, 454 Mitchell Road, Power Torque Services, who stated they were looking to make their corporate headquarters in this area and the road is needed.
 - e) The Chairman recognized Mr. Jason Galbreath, 215 Wimbledon, Trinity Tools, who stated they wished for the road to be approved.
 - f) The Chairman recognized Mr. Eddie Pullaro, representing both Power Torque Services and Trinity Tools, who stated there were millions of dollars in investments in the process for which this road would be needed and requested the matter be approved.
 - g) The Chairman recognized Mr. Ray Rhymes, 217 Crescent Boulevard, representing North Terrebonne, who encouraged the approval of the road in order to keep economic development going strong in the parish.
 - h) Mr. Gordon discussed the issue of the applicant applying for both conceptual & preliminary and engineering at the same time and the regulations. He stated this matter is strictly for road construction with no creation of lots and the desire to have all road projects come to the Planning Commission whereas they weren't before. He discussed his Staff Report and stated Staff recommended approval of the variance and conditional approval provided the Developer adhere to the Engineering Punch List.
 - i) Mr. Schouest moved, seconded by Mr. Elfert: "THAT the HTRPC grant conceptual & preliminary and engineering approval with a variance for both to be considered at the same meeting and conditioned upon the Developer complying/resolving with all punch list items."
 - j) Discussion was held with regard to the street being built to industrial standards and later accepted by the Parish for maintenance, etc and developing lots afterwards in a piece-meal fashion.
 - k) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, stated there were no punch list items for the development and referenced the letter dated July 19, 2012 [See *ATTACHMENT B*].
 - l) Discussion was held with regard to drainage and the calculations being submitted at the permit process stage.

The Chairman called for a vote on the motion offered by Mr. Schouest. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. APPLICATIONS:

1. The Chairman called to order the Public Hearing for an application by Ronnie J. Pitre for Process D, Minor Subdivision for the Survey of Tracts A & B, Property of Ronnie J. Pitre, et al.
 - a) Mr. Ken Rembert, Kenneth L. Rembert Land Surveyors, representing the Developer, discussed the location and division of property. He stated a second letter from the Board of Health was received and approved.
 - b) No one from the Public was present to speak.

- c) Mrs. Williams moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided drainage calculations are submitted to the Terrebonne Parish Engineering Division for review and/or approval and addresses were depicted on the plat. He further discussed a letter written by the Fire Chief who was not present at the meeting stating there were no regulations regarding fire hydrants near homes and it being an insurance matter between the property owner and their insurance company.
- e) Mr. Erny moved, seconded by Mr. Kelley & Mrs. Williams: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for the Survey of Tracts A & B, Property of Ronnie J. Pitre, et al conditioned upon the submittal of drainage calculations to the Terrebonne Parish Engineering Division for review and/or approval and addresses being depicted on the plat.”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Erny, Mr. Kelley, Mr. Schouest, and Mrs. Williams; NAYS: Mr. Elfert; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 2. The Chairman called to order the Public Hearing for an application by James G. Fister, II for Process D, Minor Subdivision for the Survey of Revised Lot “D” and Lots “E”, “F”, & “G”, A Subdivision of Property belonging to James G. Fister, Sr., et al.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the developer, discussed the location and division of property.
- b) No one from the public was present to speak.
- c) Mrs. Williams moved, seconded by Mr. Kelley: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff would recommend approval provided upon addresses being depicted on the plat and an approval letter from Pollution Control approving the community sewer system as proposed.
- e) Mr. Erny moved, seconded by Mrs. Williams: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for the Survey of Revised Lot “D” and Lots “E”, “F”, & “G”, A Subdivision of Property belonging to James G. Fister, Sr., et al conditioned upon addresses being depicted on the plat and an approval letter from Pollution Control approving the community sewer system as proposed.”

The Chairman called for a vote on the amended motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE AMENDED MOTION ADOPTED.

- 3. The Chairman called to order the Public Hearing for an application by Matherne Realty Partnership, LLC for Process D, Minor Subdivision for Enterprise Subdivision, Addendum No. 2.

- a) Mr. Ken Rembert, representing Gene Milford, Milford & Associates, Inc., stated he was representing Matherne Realty Partnership on behalf of Mr. Milford who was currently out of town. He stated all infrastructure was already in place.
- b) No one from the public was present to speak.

- c) Mrs. Williams moved, seconded by Mr. Elfert: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended approval with provided drainage calculations were submitted to the Terrebonne Parish Engineering Division for review and/or approval and addresses were depicted on the plat.
- e) Discussion was held with regard to zoning, drainage system, and piece-mealing of the drainage system.
- f) Mr. Elfert moved, seconded by Mrs. Williams: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for Enterprise Subdivision, Addendum No. 2 conditioned upon the submittal of drainage calculations to the Terrebonne Parish Engineering Division for review and/or approval, the drainage be done in such a way that drainage for all lots are taken care of at once and addresses being depicted on the plat.”
- g) Ms. Schexnayder stated they encourage the Developer to take care of the drainage altogether with large tracts such as this. She stated they had a master drainage plan for the area at one time, but the drainage has changed.

The Chairman called for a vote on the motion offered by Mr. Elfert. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 4. The Chairman sated the next item on the agenda was an engineering application by Henry J. Richard for Process C, Major Subdivision for CitiPlace Subdivision, Addendum No. 3.

- a) Mr. Ken Rembert, representing Gene Milford, Milford & Associates, Inc., stated he was representing Mr. Richard on behalf of Mr. Milford who was currently out of town.
- b) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a memo regarding the punch list items for the development dated July 19, 2012 [See *ATTACHMENT C*].
- c) Mr. Rembert stated they would comply/resolve all punch list items.
- d) Mr. Erny moved, seconded by Mr. Kelley & Mrs. Williams: “THAT the HTRPC grant engineering approval for Process C, Major Subdivision for CitiPlace Subdivision, Addendum No. 3 conditioned upon the Developer complying/resolving all punch list items per the Terrebonne Parish Engineering Division’s memo dated July 19, 2012 [See *ATTACHMENT C*].”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 5. The Chairman sated the next item on the agenda was an engineering application by Sugar Rentals, LLC for Process C, Major Subdivision for Summerfield Place Subdivision, Addendum No. 17, Phase C.

- a) Mr. William Strickland, GSE Associates, Inc., representing the Developer, discussed his request.
- b) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a memo regarding the punch list items for the development dated July 19, 2012 [See *ATTACHMENT D*].
- c) Mr. Strickland stated they would comply/resolve all punch list items.
- d) Discussion was held with regard to the property line discrepancy at the conceptual and preliminary stage with Dr. Joel Comeaux being taken care of.

- e) Mr. Erny moved, seconded by Mr. Schouest: “THAT the HTRPC grant engineering approval for Process C, Major Subdivision for Summerfield Place Subdivision, Addendum No. 17, Phase C conditioned upon the Developer complying/resolving all punch list items per the Terrebonne Parish Engineering Division’s memo dated July 19, 2012 [See *ATTACHMENT D*].”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. STAFF REPORT:

1. Mr. Gordon informed the Commission of a Planning Commission Training Workshop to be held on Saturday, August 18, 2012 at South Central Planning & Development Commission as required for new Commissioners per ACT 859. Mr. Kelley stated he was registered to attend.

I. ADMINISTRATIVE APPROVALS:

Mrs. Williams moved, seconded by Mr. Kelley: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-6.”

1. Shift of Lot Lines belonging to Louis J. Voisin and Nettie L. Weldon, Tract 23, Greenwood Plantation Estates, Sections 9 & 10, T17S-R15E, Terrebonne Parish, LA
2. Survey of Revised Lot 12 of Block 2, Addendum No. 1 to J.J. Martin Subdivision, Sections 36 & 37, T18S-R18E, Terrebonne Parish, LA
3. Survey of Revised Lots 10 & 19, Hellier Row Subdivision, A Redivision of a portion of Lot 5, Batey Plantation Subdivision, Property belonging to Mary Louis Morgan, et al, Section 3, T16S-R16E & Section 3, T16S-R17E, Terrebonne Parish, LA
4. Survey of Revised Tracts 1 & 2, A Redivision of Property belonging to Spencer Bergeron, et ux, Section 4, T17S-R17E, Terrebonne Parish, LA
5. Survey of Revised Tract "A-1" and Tracts "B" & "C", A Redivision of Tracts "A-1" & "A-2", Property belonging to SYXI, Inc. et al, Sections 7 & 96, T17S-R17E, Terrebonne Parish, LA
6. Revised Lots 12 & 13 and Revised Tract 1-B, Property of Cropland Investment Group, L.L.C., et al, Sections 3 & 4, T16S-R16E and Sections 3 & 4, T16S-R17E, Terrebonne Parish, LA

The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

J. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee: None.
2. Comprehensive Master Plan Update:
 - a) Mr. Mart Black, Providence Engineering, gave a presentation regarding the Comprehensive Master Plan Update.
 - b) Mrs. Williams moved, seconded by Mr. Kelley: “THAT the HTRPC call a Public Hearing for Thursday, August 16, 2012 and Thursday, September 20, 2012 with regard to the Comprehensive Master Plan Update.

The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

3. Master Thoroughfare Plan Committee Update:
 - a) Discussion was held with regard to the wrong maps being submitted to the Commissioners and the correct one would be forwarded by email. A Public Hearing will be held Thursday, August 16, 2012 at 6:00 pm.

L. COMMISSION COMMENTS:

1. Planning Commissioners’ Comments: None.
2. Chairman’s Comments: None.

M. PUBLIC COMMENTS:

1. The Chairman recognized Ms. Stacy Hargenrader, 406 Cavaness Drive, Chairwoman of South Louisiana Patriots, who expressed concerns with the Vision 2030 Plan and sustainable communities and it not being right for Terrebonne Parish. She also expressed concerns with the Plan being pre-planned and community input not taken into consideration. She encouraged the Commissioners to review the packet that was submitted to them.
2. The Chairman recognized Mr. Mike Fesi, 3341 Bayou Black Drive, who expressed concerns of being cautious of the funds given by the federal government but consequences that come with it. He questioned Mr. Gordon about the 800 or so lots purchased by the Parish and what happens to the land after the homes are torn down.
3. Mr. Gordon clarified the programs Mr. Fesi was referring to and stated the FEMA PA Program (public assistance) allows the demolition of homes which is retained by the property owner. He stated the Parish retained 85-90 lots through the HMGP (Hazard Mitigation Grant Program) but have found it not to be feasible with maintenance and such and no longer participate in that program.
4. The Chairman recognized Mr. Randolph Bazet, 510 Katie Drive, who expressed concerns of being careful of what you sign for and getting more from it than you anticipated such as endangerment of environmental issues as depicted in the Vision 2030 plan, housing and urban development, and taking more than two public meetings for input on the plan.
5. The Chairman recognized Josh Malbrough, 183 Norwood Drive, who expressed concerns of the Vision 2030 Plan with regard to issues not to be taken lightly and focusing on keeping businesses here locally rather than tourism.
6. The Chairman expressed appreciation of the comments and discussed the Vision 2030 that was put together by the community.

The Chairman recognized State Representative Lenar Whitney in the audience.

- N. Mrs. Williams moved, seconded Mr. Kelley: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 8:45 p.m.”

The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

*Becky M. Becnel, Minute Clerk
Houma-Terrebonne Regional Planning Commission*

MILFORD & ASSOCIATES, INC.
CIVIL & CONSULTING ENGINEERS

July 12, 2012

Houma-Terrebonne Regional
Planning Commission
P.O. Box 1446
Houma, LA 70361



ATTN: Mr. Pat Gordon

RE: Lot 5, Bayou Terrebonne Minor S/D

Dear Mr. Gordon:

At the request of the owner, please remove Lot 5, Bayou Terrebonne Minor S/D, from the Planning Commission Agenda for the meeting of July 19, 2012

If you have any questions, or need additional information, please contact our office at 985-868-2561.

Yours very truly,

MILFORD & ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "F. E. Milford III", written over a horizontal line.

F. E. Milford III, P. E.

FEMIII/sr
cc: Louis Mohana
12-45
Reading

12-45july12patgordon.doc

1538 Polk Street
Houma, Louisiana 70360
(985) 868-2561 / FAX (985) 868-2123
milfordassociate@bellsouth.net



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(985) 868-5050




P. O. BOX 2768
HOUMA, LOUISIANA 70361
(985) 868-3000

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

July 19, 2012
2nd Review
Item F-2

TO: **Pat Gordon**

FROM: **Joan E. Schexnayder, P.E.** 

SUBJECT: **Trinity Lane
Review of Engineering Approval**

The Engineering Division of the Terrebonne Parish Department of Public Works reviewed the re-submittal for the above referenced subdivision. These plans and calculations comply with the conditions for Engineering Approval passed by the Terrebonne Parish Planning Commission.

This review does not imply that this subdivision submitted complies with all other requirements of the Parish Codes. Please feel free to contact me if you have any questions or comments.

JES/mld

Attachment

cc: Gregory E. Bush, LTC, USA, Retired
Tom Bourg
Philip Liner
Gene Milford, III, P.E.
Planning Commission
Engineering Division
Reading File
Council Reading File



P. O. BOX 6097
HOUMA, LOUISIANA 70361
(985) 868-5050



P. O. BOX 2768
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(985) 868-3000

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

July 19, 2012
1st Review
Item G-4

TO: Pat Gordon

FROM: Joan E. Schexnayder, P.E. *JES*

SUBJECT: Citiplace Subdivision Addendum 3
Review of Engineering Approval

The Engineering Division of the Terrebonne Parish Department of Public Works has reviewed the plans and calculations for the above referenced subdivision. The plans and calculations fail to comply with Parish Ordinances and Subdivision Regulations in the following areas:

1. Does not conform to the SDDM:
 - a. V.A.7 All lots are not graded to drain to the street or to a major drainage artery as defined by the S.D.D.M. HTRPC is authorized to allowed up to 60% of the total lots to drain to the rear. Lot 1, Block 2 has more than 60% of the lot draining to the rear.
2. 24.7.5.2 A letter from Utilities dated July 16, 2012 was received and is attached.

This review does not imply that this subdivision submitted complies with all other requirements of the Parish Codes. Please feel free to contact me if you have any questions or comments.

JES/mld

Attachment

cc: Gregory E. Bush, LTC, USA, Retired
Tom Bourg
Philip Liner
Gene Milford, III, P.E.
Planning Commission
Engineering Division
Reading File
Council Reading File

**SUBDIVISION INSPECTION
PUNCH LIST
ELECTRIC DISTRIBUTION**

DATE: 7/16/2012

Citiplace Subdivision Add. 3

According to Terrebonne Parish, Louisiana, Code of Ordinances , Part II - Parish Code, Appendix A - Subdivision Regulations , 24.7.1 - Development improvements - , 24.7.5.2 - Utilities Light Standards, the following items are incomplete:

x _____ Furnish copies of plans and specifications for proposed underground street lighting systems (including manufacturer spec-sheets and manufacturer and distributor name for proposed street light standards.)
PLEASE NOTE: Discontinued light standards will not be allowed.

_____ Provide proposed details of street light locations and wiring with feed points on development plans.

_____ Coordinate with the appropriate utility company and have lights connected before dedication to conduct a functional test to be witnessed by TPCG at final inspection.

_____ Provide a one-year warranty for street lights.

Should lights prove to be defective it is the responsibility of the developer to provide replacement.

The above is to be provided to the TPCG Planning Department and the TPCG Electric Department for approval prior to starting construction. Plans shall be thoroughly checked for proper standard spacing, standard conformance, and the type of fixture and glassware before approval is given.



Signature Line



P. O. BOX 6097
HOUMA, LOUISIANA 70361
(985) 868-5050



P. O. BOX 2768
HOUMA, LOUISIANA 70361
(985) 868-3000

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

July 19, 2012
1st Review
Item G-5

TO: **Pat Gordon**

FROM: **Joan E. Schexnayder, P.E.** *JES*

SUBJECT: **Summerfield Subdivision Addendum 17 Phase C
Review of Engineering Approval**

The Engineering Division of the Terrebonne Parish Department of Public Works has reviewed the plans and calculations for the above referenced subdivision. The plans and calculations fail to comply with Parish Ordinances and Subdivision Regulations in the following areas:

1. 24.5.4.8: R.S.37:696-LAC19-3:(10.2,10.3,10.4) Specifications need to be signed and stamped by a licensed engineer.
2. 24.5.4.6.5; R.S. 33:5051 All proposed outfall rights-of-ways should be shown on plat or a separate right-of-way document should be provided. .
3. Does not conform to the SDDM:
 1. V.A.2 Lot grading shows ponding in spots.
 2. V.A.3 Diameter of Structure # 4 is inconsistent throughout plans.
 3. V.A.3 Invert and Top Elevation should be provided for Structures.
 4. V.A.3 St 14+30 Invert is inconsistent with profile.
 5. V.A.3 All flow line elevations upper and lower of drainage pipe should be provided.
 6. V.A.4 Finished grade at right-of-way of lots should be provided.
 7. V.A.4 Overall drainage plan should be provided.
 8. V.A.8 Cross Section should be provided for outfall ditch from Station 50+64 to Station 52+60.47.
 9. V.B.2 Minimum service life for drainage pipes with a diameter less than 48" should be 50 year service life.
 10. V.B.8 All drainpipes under roadway should be joined in conformance with LaDOTD Type 3 joints.
 11. V.B.9 PC-01 standard plan is out of date.
 12. V.B.9 CB-08 & EC-01 standard plans should be provided.
 13. V.B.11 Inlet spacing calculations should be provided.

4. 24.5.4.6.7 No approval letter from the following:
 - a. Waterworks
 - b. Gas Utility
 - c. Department of Health and Hospitals
 - d. TPCG Pollution Control
 - e. Electric Utility
5. 24.7.5.2 A letter from Utilities dated July 10, 2012 was received and is attached.

This review does not imply that this subdivision submitted complies with all other requirements of the Parish Codes. Please feel free to contact me if you have any questions or comments.

JES/mld

Attachment

cc: Gregory E. Bush, LTC, USA, Retired
Tom Bourg
Philip Liner
Robert E. Williams, Jr.
Planning Commission
Engineering Division
Reading File
Council Reading File

**SUBDIVISION INSPECTION
PUNCH LIST
ELECTRIC DISTRIBUTION**

DATE: 7/10/2012

Summerfield Place Subdivision Add 17 Ph C

According to Terrebonne Parish, Louisiana, Code of Ordinances, Part II - Parish Code, Appendix A - Subdivision Regulations, 24.7.1 - Development improvements - , 24.7.5.2 - Utilities Light Standards, the following items are incomplete:

x Furnish copies of plans and specifications for proposed underground street lighting systems (including manufacturer spec-sheets and manufacturer and distributor name for proposed street light standards.)
PLEASE NOTE: Discontinued light standards will not be allowed.


 Provide proposed details of street light locations and wiring with feed points on development plans.

 Coordinate with the appropriate utility company and have lights connected before dedication to conduct a functional test to be witnessed by TPCG at final inspection.

 Provide a one-year warranty for street lights.

Should lights prove to be defective it is the responsibility of the developer to provide replacement.

The above is to be provided to the TPCG Planning Department and the TPCG Electric Department for approval prior to starting construction. Plans shall be thoroughly checked for proper standard spacing, standard conformance, and the type of fixture and glassware before approval is given.



Signature Line