

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)**  
**MEETING OF JANUARY 16, 2014**

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called to order the regular meeting of January 16, 2014 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:11 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. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice Chairman; and Mr. Gerald Schouest. Absent at the time of Roll Call was: Mr. James Erny; Mrs. Gloria Foret, Secretary/Treasurer; and Mr. Wayne Thibodeaux. Also present were Mr. Patrick Gordon, Director, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Mr. Kurtz moved, seconded by Mr. Schouest: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of December 19, 2013.”  
  
The Chairman called for a vote on the motion offered by Mr. Kurtz. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Schouest; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny, Mrs. Foret, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
  2. Mr. Kurtz moved, seconded by Mr. Schouest: “THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of December 19, 2013.”  
  
The Chairman called for a vote on the motion offered by Mr. Kurtz. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Schouest; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny, Mrs. Foret, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mr. Ostheimer moved, seconded by Mr. Kelley: “THAT the HTRPC emit payment for the January 16, 2014 invoices and approve the Treasurer’s Report of December 2013.”  
  
The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Schouest; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny, Mrs. Foret, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS: None.
- F. APPLICATIONS:
- Mr. Ostheimer moved, seconded by Mr. Elfert: “THAT the HTRPC alter the agenda in order to consider Item F3, master proposal, before Item F2, redivision of property.”  
  
The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Schouest; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny, Mrs. Foret, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. The Chairman called to order the Public Hearing for an application by Annie 1, LLC requesting conceptual and preliminary approval for a Process C, Major Subdivision for Energy Center of Southeast Louisiana, Addendum No. 3.
    - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
    - b) No one from the public was present to speak.
    - c) Mr. Kelley moved, seconded by Mr. Schouest: “THAT the Public Hearing be closed.”  
  
The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Schouest; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny, Mrs. Foret, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
    - d) Mr. Gordon discussed the Staff Report and stated Staff would recommend approval.

- e) Mr. Elfert moved, seconded by Mr. Schouest: “THAT the HTRPC grant conceptual and preliminary approval of Process C, Major Subdivision, for Energy Center of Southeast Louisiana, Addendum No. 3.”

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

- 2. The Chairman called to order the Public Hearing for an application by Acadia Agricultural Holdings, LLC requesting approval for Process D, Minor Subdivision for the Redivision of remainder of Evergreen Plantation into Tract E and Remaining Property.

- a) Mr. Matt Ledet, T. Baker Smith, LLC, discussed the location and division of property. He stated the drainage was accounted for and were awaiting approval from Waterworks.

- b) No one from the public was present to speak.

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

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

- d) Mr. Gordon discussed the Staff Report and stated Staff would recommend approval provided addressing was depicted on the plat, an approval letter from the Board of Health, and an approval letter from Waterworks.

- e) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC grant approval of Process D, Minor Subdivision, for the Redivision of remainder of Evergreen Plantation into Tract E and Remaining Property conditioned upon address being depicted on the plat, an approval letter from the Board of Health, and an approval letter from Waterworks.”

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

- 3. The Chairman called to order the Public Hearing for an application by Acadia Agricultural Holdings, LLC requesting approval for Process C, Major Subdivision, for Evergreen Master Proposal.

- a) Mr. Matt Ledet, T. Baker Smith, LLC, discussed the location and the master plan for the property.

- b) Mr. Gordon discussed the Staff Report and stated Staff would recommend approval provided the property to the rear has access from an approved roadway.

- c) Discussion was held with regard to drainage, two servitudes and which one would be able to provide access to the highway and clarification on the map of the same.

*Mr. Erny arrived at the meeting at this time – 6:23 p.m. (during Item F3 which was considered prior to Item F2)*

- d) Mr. Ostheimer moved, seconded by Mr. Elfert: “THAT the HTRPC grant approval of Process C, Major Subdivision, for the Evergreen Master Proposal conditioned at least one of the servitudes have access to West Park Avenue.”

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

- 4. The Chairman called to order the Public Hearing for an application by Corporate Realty requesting approval for Process A, Re-Subdivision for Tract C-2-E-1 of the 3040 Commercial Park Subdivision.

- a) Mr. Michael Blanchard, Acadia Land Surveying, LLC, discussed the location and division of property.

- b) No one from the public was present to speak on the matter.
- c) Mr. Schouest moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”

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

- d) Mr. Gordon discussed the Staff Report and stated Staff would recommend approval provided the address was depicted on the plat for Tract C-2-E-1-B.
- e) Mr. Schouest moved, seconded by Mr. Erny: “THAT the HTRPC grant approval of the application for Process A, Re-Subdivision, for Tract C-2-E-1 of the 3040 Commercial Park Subdivision conditioned upon the address being depicted on the plat for Tract C-2-E-1-B.”

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

- 5. The Chairman called to order the Public Hearing for an application by Al & Denise Marmande requesting approval for Process D, Minor Subdivision for the Redivision of Property belonging to Al’s Shrimp Co., LLC (Tracts 1-6).

- a) Mr. Galen Bollinger, Charles L. McDonald Land Surveyors, discussed the location and division of property.
- b) No one from the public was present to speak on the matter.
- c) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”

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

- d) Mr. Gordon discussed the Staff Report and stated Staff would recommend approval provided a fire hydrant is installed as illustrated on the submitted plat, addressing of all property be depicted on the plat, and natural ground elevations are illustrated on each lot. He discussed whether the campsite development would need drainage calculations because all of the water drains into Bayou Dularge.
- e) Discussion was held with regard to the drainage flow not having any impact on the neighbors and the percentage being half and half with regard to the ridge on the property.
- f) Discussion was held with regard to tabling the matter due to infrastructure needing to be installed.
- g) Mr. Schouest moved, seconded by Mr. Ostheimer: “THAT the HTRPC table the application for Process D, Minor Subdivision for the Redivision of Property belonging to Al’s Shrimp Co., LLC (Tracts 1-6) until the next regular meeting of February 20, 2014.”
- h) Discussion was held with regard to drainage and Mr. Gordon removing that condition from his Staff Report. Discussion ensued with regard to drainage, minimum lot size requirements, and 60’ frontage.

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

6. The Chairman stated the next item on the agenda was an application by Deroche Development, LLC requesting engineering approval for Process C, Major Subdivision, for Deroche Estates.
  - a) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a memo dated January 16, 2014 with regard to the punch list items for the development [See *ATTACHMENT A*].
  - b) Mr. Gene Milford, Milford & Associates, Inc., requested a variance for Item 3.a. for the lots on the east side of Alma Street that back up to the detention basin to drain 50% to the rear and that they would comply/resolve all of the remaining items on the punch list.
  - c) Discussion was held with regard to the lots and drainage.
  - d) Mr. Erny moved, seconded by Mr. Kelley: “THAT the HTRPC grant engineering approval for Process C, Major Subdivision, for Deroche Estates with a variance for punch list Item 3.a. and conditioned upon the Developer complying/resolving all remaining punch list items per the Terrebonne Parish Engineering Division’s memo dated January 16, 2014 [See *ATTACHMENT A*].”
  - e) Discussion was held with regard to the lots fronting Alma Street, community sewerage, and the gravity flow tying in near Richard Drive and Alma Street.  
  
The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Schouest; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
7. The Chairman stated the next item on the agenda was an application by Coastal Homebuilders, LLC requesting final approval for Process C, Major Subdivision, for Colonial Acres Subdivision.
  - a) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a memo dated January 16, 2014 with regard to the punch list items for the development [See *ATTACHMENT B*].
  - b) Mr. Gene Milford, Milford & Associates, Inc., stated they would comply/resolve all of the items on the punch list.
  - c) Mr. Erny moved, seconded by Mr. Kelley: “THAT the HTRPC grant final approval for Process C, Major Subdivision, for Colonial Acres Subdivision.”
  - d) Discussion was held with regard to this application being for final approval and there being conditions to complete and a time frame to do so.
  - e) *Motion as amended.* Mr. Erny moved, seconded by Mr. Kelley: “THAT the HTRPC grant final approval for Process C, Major Subdivision, for Colonial Acres Subdivision conditioned upon the Developer complying/resolving all punch list items per the Terrebonne Parish Engineering Division’s memo dated January 16, 2014 [See *ATTACHMENT B*] and allow 90 days for completion.”  
  
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. Kurtz, Mr. Ostheimer, and Mr. Schouest; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
8. The Chairman stated the next item on the agenda was an application by Rutter Land Co., Inc. requesting final approval for Process C, Major Subdivision, for Sugar Mill Olde Towne Subdivision, Addendum No. 1, Phase B.
  - a) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a memo dated January 16, 2014 with regard to the punch list items for the development [See *ATTACHMENT C*].
  - b) Mr. John Daigle, David A. Waitz Engineering & Surveying, Inc., stated they would comply/resolve all of the items on the punch list with the exception of Item 14 which was a cracked panel for an earlier phase of the development.
  - c) The Chairman recognized Mr. Lea Rutter, Developer, who discussed the small crack being insignificant and has existed for over two years and not caused by the new phase.

- d) Discussion was held with regard to the crack and needing to request a variance with good enough reason, infrastructure warranties, whether the crack was caused from construction of the new phase or not, financial burden not being a reason to grant a variance, the street being functional despite the insignificant crack, inconvenience of repairing the panel, the developer utilizing an existing parish street to access the proposed development, etc.
- e) Options were discussed as to the developer requesting the Parish to repair the cracked panel, requesting a variance, or tabling the matter until a compromise can be made.
- f) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC grant final approval for Process C, Major Subdivision, for Sugar Mill Olde Towne Subdivision, Addendum No. 1, Phase B conditioned upon the Developer complying/resolving all punch list items per the Terrebonne Parish Engineering Division’s memo dated January 16, 2014 [See *ATTACHMENT C*].”
- g) Discussion was held with regard to the street with the cracked panel already dedicated to the Parish but if used as access to a new development during construction, it being the Developer’s responsibility to upgrade and/or repair. Discussion ensued with regard to why the matter was included on the punch list and not handled separately. Mrs. Schexnayder stated it appeared as though construction vehicles caused the damage.
- h) Discussion ensued with regard to acting on the current regulations in place, time frame of infrastructure warranties, contractor liability, and eliminating these types of issues by constructing the phases of the development in a closer time frame.

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

G. STAFF REPORT: None.

H. ADMINISTRATIVE APPROVALS:

Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-2.”

- 1. Revised Tracts C & D, A Redivision of Revised Tracts C & C, Property belonging to Ivan Authement, Section 14, T18S-R18E, Terrebonne Parish, LA
- 2. Revised Motivatit Seafood, Inc. Tract being a Redivision of Property of Indian Ridge Plantation, L.L.C., et al, Section 17, T20S-R16E, Terrebonne Parish, LA

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

I. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee:

- a) Mr. Gordon stated they had been working on the new mobile home regulations and ready to call a public hearing for the next meeting.

- (1) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC call a Public Hearing for Thursday, February 20, 2014 for the introduction of the proposed mobile home park regulations.”

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

- b) Mr. Gordon discussed the chart he distributed to the Commissioners with regard to 6 subdivisions in the northern parts of the parish and the affects of drainage [See *ATTACHMENT D*]. The Subdivision Regulations Review Committee requested the Engineering Division to see a -25% reduction and how it would impact the drainage runoff. Right now, subdivisions have a 0% runoff factors to design to in the S.D.D.M. The chart depicts the evaluation of these factors of a -25% versus 0% and it being a good idea to change the S.D.D.M. to reflect this. He suggested sending this to Administration to direct the Engineering Division to submit this change to the S.D.D.M. and bring it to the Parish Council.

- (1) Mr. Elfert moved, seconded by Mr. Erny: “THAT the HTRPC send the recommendation of changes to the S.D.D.M. concerning a -25% reduction to Administration to direct the Engineering Division for submittal to the Parish Council for consideration.”

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

- c) Mr. Gordon stated they were still working on sidewalks in subdivisions and administrative approvals.

J. COMMISSION COMMENTS:

1. Planning Commissioners’ Comments:

- a) Mr. Ostheimer discussed clarifying campsite regulations and hope to look at again.

2. Chairman’s Comments: None.

K. PUBLIC COMMENTS:

1. The Chairman recognized Councilman Babin who discussed positives for Terrebonne Parish with relation to the numbers illustrated with a -25% runoff in subdivisions. He stated it showed the residents of Terrebonne Parish that they are trying to keep water out of their homes.
2. The Chairman thanked Ms. Schexnayder for the extra work to prepare the figures.

- L. Mr. Kelley moved, seconded by Mr. Erny: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:34 p.m.”

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

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



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## TERREBONNE PARISH CONSOLIDATED GOVERNMENT

January 16, 2014  
1st Review  
Item F6

TO: Pat Gordon

FROM: Gregory E. Bush, LTC, USA, Retired

SUBJECT: Deroche Estates  
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. 22-189 Letter of No objection not provided for work in parish right-of-way.
2. LaDOTD permit not provided.
3. 24.7.6.2.6 Does not conform to the SDDM:
  - a. V.A.6 All lots are not graded to drain to the street or major drainage artery. The HTRPC can allow a portion to drain to the rear if drainage to the rear is to be dedicated; however, the percentage may not exceed 60%.
  - b. VII. Since this development will result in disturbance of more than 5 acres a LAR100000 permit and a NOI need to be submitted to LaDEQ. TPCG-ED should receive a copy prior to construction.
4. No Approval letter from the following Utilities
  - a. Waterworks
  - b. DHH

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.

GEB/jes

cc: Tom Bourg  
Philip Liner  
F.E. Milford, III, P.E.  
Planning Commission  
Engineering Division  
Reading File  
Council Reading File

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## TERREBONNE PARISH CONSOLIDATED GOVERNMENT

January 16, 2014  
Item No. F-7

TO: Pat Gordon

FROM: Gregory E. Bush, LTC, USA, Retired  
Director of Public Works

SUBJECT: Colonial Acres Subdivision  
Final Inspection

A final inspection of the above referenced subdivision was held by representatives of the Department of Public Works. The following punch list items remain and need to be addressed:

1. 24.7.5.6 No approval letter from Waterworks.
2. Plat should reflect location of extended warranty of the roadway.
3. All permanent benchmarks shall be shown on the final survey plat including elevation, datum, date and three point ties.
4. Fence should be completed.
5. Elevations around island need to be provided showing that they drain.
6. All property surveyed within Terrebonne Parish shall tie in to one of the following:
  - a. If the property is located within a two thousand foot radius of a National Geodetic Survey Monument or a Terrebonne Parish GIS monument, the survey plat shall show the state plane coordinate of at least two points within the subdivisions.
  - b. If the property is located outside of the two thousand foot radius as specified above, but within a four thousand foot radius of any state, parish or municipal road intersection, the survey plat shall show at least two ties, with bearings and approximate distances.
7. Remove hay bales at various locations.
8. Remove dirt out of culvert on upstream side of retention pond.
9. All tree stumps must be flush with the bank and bottom of the retention pond.
10. Remove plywood and board out of retention pond.
11. Reshape lot grading on numerous lots as to not interfere with water runoff.
12. Culvert #22 does not match record drawings. Engineering and record drawings show a 24" RPVC and there is a 15" RPVC installed.
13. Remove excess concrete and clean out catchbasins 1, 3, 7, 15, 17, 19, 21, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 77, 79, 81, 83, 85, 87, 91, 93, 97, and at Sta. 70+00.

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**Colonial Acres Subdivision**

**Final Inspection**

GEB Memo to PG dated 1/16/14

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14. Grout the voids in catchbasins 19, 43, 49, 59, and 77.
15. Repair cracked 30" RPVC in catchbasin 97.
16. CB-01 Sta 70+00 improper connection between 18" RPVC and 15" RCP.
17. Remove rebar handles from catchbasins at Sta. 71+08 and 72+33.
18. Remove cement obstruction from 18" stub-out along Alma Street.
19. Remove drainage obstruction at Sta. 75+00.
20. Construction joint tar seal and backer rod has backed out and needs to be sealed near Lot 17 Block 3.
21. Islands in front of Lots 7 & 8 Block 3 and Lots 15 & 16 Block 3 obstruct access to future driveways of these lots.
22. The end of two existing cross drain culverts under Alma Street were removed during construction and need to be replaced. The shoulder also needs to be repaired.
23. Along Alma Street where the roadside ditch is filled the shoulder needs to slope away from the roadway for proper drainage of road.
24. Location of sewer service lines (where they cross the property line) shall be marked with an asterisk etched into the street curb.
25. The sewer lines and manholes shall be cleaned of debris and obstructions to allow proper inspection.
26. Video inspection of sewer lines need to be inspected.

This review does not imply that the drainage plan, or any other building plan, submitted for this project complies with all other requirements of the Parish Codes. Please feel free to contact Joan Schexnayder at 873-6720 if you have any questions or comments.

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



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## TERREBONNE PARISH CONSOLIDATED GOVERNMENT

January 16, 2014  
Item No. F-8

**TO:** Pat Gordon

**FROM:** Gregory E. Bush, LTC, USA, Retired  
Director of Public Works

**SUBJECT:** Sugar Mill Olde Towne Subdivision, Add. No. 1, Ph. B  
Final Inspection

A final inspection of the above referenced subdivision was held by representatives of the Department of Public Works. The following punch list items remain and need to be addressed:

1. Lot grading needs to be completed.
2. Lot corners need to be staked.
3. Install dead end markers.
4. Install street lights.
5. The temporary turnaround needs to be installed.
6. Remove blockage from outfall ditch.
7. Video inspection of sewer lines needs to be conducted.
8. CB 01 Rt. Sta. 0+56.0, grout beneath frame of CB to flush with box for support.
9. CB 01 Lt. Sta. 1+56.0
  - a. Build up bottom of CB to invert of Culvert.
  - b. Grout the void on ceiling of CB.
  - c. Grout beneath frame of CB to flush with box for support.
10. CB 01 Rt. Sta. 1+56.0 Rt. grout the exposed rebar.
11. Cut and Repair cracked 24" PVC drain pipe at the drainage ditch.
12. 24.7.5.6 No approval letter from Waterworks.
13. Install bench mark.
14. Replace cracked panel at the corner of Rue St. Cameron and Rue St. Sydney.
15. Expansion joint missing at the beginning of the Rue St. Cameron Extension.
16. Catchbasin where old and new concrete meet is not sealed and is approximately one inch higher than the new casting.
17. Replace concrete where curb was removed for alleyways.
18. Two catchbasins were not built according to plan.
19. Curb that was cut near alleyways needs to properly transition height and width.
20. Provide right-of-way on swale at intersection of Rue St. Sydney and Rue St. Cameron.

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**Sugar Mill Olde Towne Subdivision, Add. No. 1, Ph. B**

**Final Inspection**

GEB Memo to PG dated 1/16/14

Page 2

21. All property surveyed within Terrebonne Parish shall tie to one of the following:
  - a. If the property is located within a two thousand foot radius of a National Geodetic Survey Monument or a Terrebonne Parish GIS monument, the survey plat shall show the state plane coordinate of a least two points within the subdivision.
  - b. If the property is located outside of the two thousand foot radius as specified above, but within a four thousand foot radius of any state, parish or municipal road intersection, the survey plat shall show at least two ties, with bearings and approximate distances.

This review does not imply that the drainage plan, or any other building plan, submitted for this project complies with all other requirements of the Parish Codes. Please feel free to contact Joan Schexnayder at 873-6720 if you have any questions or comments.

cc: Planning Commission  
Brandon M. Arceneaux, P.E.  
Tom Bourg  
Philip Liner  
Engineering Division  
Reading File  
Council Reading File

Name	10 YR	25	25%	Actual	Actual
	Pre	25 YR Pre	Reduction	Post	Reduction
Colonial Acres	21.6	24.5	18.4	15.7	36%
Deroche Estates	10.6	12.4	9.3	6.3	49%
Williamsburg	Hired FTN to include in model showing no increase in elevations downstream				
North Park	54.8	63.3	47.5	33.1	48%
Cascade Gardens	This was not designed under current SDDM could not be evaluated				
Palm Gardens	5.4	6	4.5	1.8	70%