

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)**  
**MEETING OF MARCH 20, 2014**

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called to order the regular meeting of March 20, 2014 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 7:04 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. James Erny.
- B. Upon Roll Call, present were: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. Richard Elfert; Mr. James Erny; Mrs. Gloria Foret, Secretary/Treasurer; Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice Chairman; Mr. Gerald Schouest; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: None. Also present were Mr. Patrick Gordon, Director, and Christopher Pulaski, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Mr. Kurtz moved, seconded by Mr. Erny: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of February 20, 2014.”  
  
The Chairman called for a vote on the motion offered by Mr. Kurtz. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
  2. Mr. Erny moved, seconded by Mr. Thibodeaux: “THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of February 20, 2014.”  
  
The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mrs. Foret moved, seconded by Mr. Erny: “THAT the HTRPC emit payment for the March 20, 2014 invoices and approve the Treasurer’s Report of February 2014.”  
  
The Chairman called for a vote on the motion offered by Mrs. Foret. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS:
1. Mr. Gordon read a letter from Charles L. McDonald Land Surveyor, Inc.’s office dated March 20, 2014 requesting to table Item F.1 with regard to the Redivision of Property belonging to Wayne A. Mayon and Tracy Lynn Gary Mayon indefinitely until all requirements are met [See *ATTACHMENT A*].  
  
Mr. Erny moved, seconded by Mr. Thibodeaux: “THAT the HTRPC table the application by Wayne Mayon for Process D, Minor Subdivision, for the Redivision of Property belonging to Wayne A. Mayon and Tracy Lynn Gary Mayon indefinitely as per the Developer’s request [See *ATTACHMENT A*].”  
  
The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. OLD BUSINESS:
1. *WITHDRAWN Redivision of Property belonging to Wayne A. Mayon and Tracy Lynn Gary Mayon [See ATTACHMENT A]*

G. APPLICATIONS:

1. The Chairman called to order the Public Hearing for an application by Ber Boys, LLC requesting approval for Process D, Minor Subdivision for Tracts 2-A, 2-B, & 2-C, Property belonging to Ber Boys, LLC.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated drainage would flow to the roadside ditch and he has hired Milford's office to do drainage calculations. He also stated, after the Public Hearing, he would request the matter be tabled until the next meeting so the fire hydrant could be installed and calculations could be completed.
- b) No one from the public was present to speak.
- c) Mr. Thibodeaux moved, seconded by Mr. Erny: "THAT the Public Hearing be closed."

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

- d) Mr. Gordon discussed the Staff Report and stated Staff would recommend the matter be tabled until a fire hydrant was installed, drainage calculations were submitted and approved by the Terrebonne Parish Engineering Division, and addressing was depicted on the plat.
- e) Mr. Schouest moved, seconded by Mr. Erny: "THAT the HTRPC table the application for Process D, Minor Subdivision for Tracts 2-A, 2-B, & 2-C, Property belonging to Ber Boys, LLC until the next regular meeting of April 17, 2014 as per the Developer's request."
- f) Discussion was held with regard to minimum requirements, drainage calculations, etc. for areas in the lower parts of the parish

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

2. The Chairman called to order the Public Hearing for an application by Annie 1, LLC requesting conceptual and preliminary approval for Process C, Major Subdivision for Trinity Commercial Park, Addendum No. 2.

- 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. Erny moved, seconded by Mr. Kelley: "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. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff would recommend approval.
- e) Mr. Erny moved, seconded by Mr. Thibodeaux: "THAT the HTRPC grant conceptual and preliminary approval of Process C, Major Subdivision for Trinity Commercial Park, Addendum No. 2."
- f) Discussion was held with regard to the variance that was requested for block length.
- g) Mr. Gordon stated that the Fire Chief from Schriever also was in agreement with the variance.
- h) *Motion as amended.* Mr. Erny moved, seconded by Mr. Thibodeaux: "THAT the HTRPC grant conceptual and preliminary approval of Process C, Major Subdivision for Trinity Commercial Park, Addendum No. 2 with a variance from the block length."

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

3. The Chairman called to order the Public Hearing for an application by CitiPlace, LLC requesting conceptual and preliminary approval for Process C, Major Subdivision, for Williamsburg Subdivision, Phase B.

- a) Mr. David Waitz, David A. Waitz Engineering and Surveying, Inc., discussed the location and division of property.
- b) No one from the public was present to speak.
- c) Mr. Ostheimer moved, seconded by Mr. Kurtz: “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, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff would recommend approval.
- e) Discussion was held with regard to the connection of streets and the development meeting the master plan that was approved previously.
- f) Mr. Erny moved, seconded by Mr. Schouest: “THAT the HTRPC grant conceptual and preliminary approval of Process C, Major Subdivision, for Williamsburg Subdivision, Phase B.”

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

4. The Chairman stated the next item on the agenda was an application by S & A Capital Investments, LLC requesting engineering approval for Process C, Major Subdivision for Hillcrest Estates.

- a) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a memo dated March 20, 2014 with regard to the punch list items for the development [See *ATTACHMENT B*].
- b) Mr. Gene Milford, Milford & Associates, Inc., requested a variance for Item 2.f. for the lots adjacent to the pond to allow half of the lot to drain to the pond.
- c) Discussion was held with regard to the reasoning for the variance was because of the location of the pond and Ms. Schexnayder clarified it consistent with the regulations and allowable.
- d) Mr. Erny moved, seconded by Mr. Ostheimer: “THAT the HTRPC grant engineering approval for Process C, Major Subdivision, for Hillcrest Estates with a variance granted for punch list item 2.f and conditioned upon the Developer complying/resolving all remaining punch list items per the Terrebonne Parish Engineering Division’s memo dated March 20, 2014 [See *ATTACHMENT B*].”
- e) Mr. Freeman requested the motion to include specific details on the variance.
- f) *Motion as amended.* Mr. Erny moved, seconded by Mr. Ostheimer: “THAT the HTRPC grant engineering approval for Process C, Major Subdivision, for Hillcrest Estates with a variance granted for punch list item 2.f for the lots adjacent to the pond to drain 50% to the pond and conditioned upon the Developer complying/resolving all remaining punch list items per the Terrebonne Parish Engineering Division’s memo dated March 20, 2014 [See *ATTACHMENT B*].”

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

5. The Chairman stated the next item on the agenda was an application by Terrebonne Land Partnership requesting engineering approval for Process C, Major Subdivision, for Valhi Commercial Park.
- a) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a memo dated March 20, 2014 with regard to the punch list items for the development [See *ATTACHMENT C*].
  - b) Mr. Gene Milford, Milford & Associates, Inc., requested a variance for Item 1.f and requested to work out with Administration on whether it would be a recreational amenity. He stated they would resolve/comply with all remaining items on the punch list.
  - c) Discussion was held with regard to a fence and gate not being needed if the pond was considered a recreational amenity.
  - d) Mr. Elfert moved, seconded by Mr. Erny: “THAT the HTRPC grant engineering approval for Process C, Major Subdivision, for Valhi Commercial Park with a variance granted for punch list Item 1.f that a fence and gate around the pond be required unless Parish Administration approves the designation as a recreational amenity and conditioned upon the Developer complying/resolving all remaining punch list items per the Terrebonne Parish Engineering Division’s memo dated March 20, 2014 [See *ATTACHMENT C*].”
- The Chairman called for a vote on the motion offered by Mr. Elfert. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier & Mr. Ostheimer; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
6. The Chairman stated the next item on the agenda was an application by Annie 1, LLC requesting final approval for Process C, Major Subdivision, for Trinity Commercial Park, Addendum No. 1.
- a) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a memo dated March 20, 2014 with regard to the punch list items for the development [See *ATTACHMENT D*].
  - b) Mr. Gene Milford, Milford & Associates, Inc., stated they would comply/resolve all of the items on the punch list within 60 days.
  - c) Discussion was held with regard to an incorrect fire hydrant symbol on the plat that needed to be corrected.
  - d) Mr. Ostheimer moved, seconded by Mr. Elfert: “THAT the HTRPC grant final approval for Process C, Major Subdivision, for Trinity Commercial Park, Addendum No. 1 conditioned upon the Developer complying/resolving all punch list items per the Terrebonne Parish Engineering Division’s memo dated March 20, 2014 and be allowed 60 days for completion [See *ATTACHMENT D*].”
- The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
7. The Chairman stated the next item on the agenda was an application by North Hollywood Plantation, LLC requesting final approval for Process C, Major Subdivision, for Sugar Pointe Commercial Park.
- a) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a memo dated March 20, 2014 with regard to the punch list items for the development [See *ATTACHMENT E*].
  - b) Mr. Terral Martin, Providence/GSE, stated they would comply/resolve all of the items on the punch list within 60 days.
  - c) Mr. Elfert moved, seconded by Mr. Thibodeaux: “THAT the HTRPC grant final approval for Process C, Major Subdivision, for Sugar Pointe Commercial Park conditioned upon the Developer complying/resolving all punch list items per the Terrebonne Parish Engineering Division’s memo dated March 20, 2014 and be allowed 60 days for completion [See *ATTACHMENT E*].”
  - d) Discussion was held with regard to verification after 60 days and rechecking the punch list and the streets after one year for the warranty.

- e) Discussion ensued with regard to item 5 and that the ditches were currently being worked on.

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

H. STAFF REPORT:

- 1. Mr. Gordon stated he would have information pertaining to the 2013 Annual Report ready for the next meeting in April.

I. ADMINISTRATIVE APPROVALS:

Mr. Thibodeaux moved, seconded by Mr. Erny: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-6."

- 1. Revised Lots 5 & 6, Addendum No. 1 to Myrtle Grove Heights Subdivision, Section 2, T17S-R18E, Terrebonne Parish, LA
- 2. Tracts A & B, Property of Daniel John Lapeyrouse, et al, Sections 3 & 13, T18S-R18E, Terrebonne Parish, LA
- 3. Rebecca Industrial Complex, Redivision of Tract P to include additional 6.7 acres within Rebecca Plantation, Section 9, T16S-R16E, Terrebonne Parish, LA
- 4. Revised Tracts 1-C & 1-D, Property belonging to Dove Development & Land, LLC, Sections 82 & 83, T17S-R17E, Terrebonne Parish, LA
- 5. Revised Lots 10, 11, 12 & 14 of A Redivision of Lots 10, 11, 12, & 14 of Block 1 of Matherne Subdivision, Sections 5, 101, & 102, T17S-R17E, Terrebonne Parish, LA
- 6. Parcels A, C, D, and Clay Dupont Homesite of Property belonging to Arthur A. DeFraites, Jr. and John M. DeFraites being a portion of Lot 172, Honduras Plantation Subdivision, Section 105, T17S-R17E, Terrebonne Parish, LA

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

J. COMMITTEE REPORTS:

- 1. Subdivision Regulations Review Committee:
  - a) Mr. Gordon stated the three elements on the flood ordinance were going to the Council Committee next week (prohibiting landfills and hazardous waste sites in special flood hazard areas; and mobile homes including the chassis, plumbing, insulation, etc. be elevated above base floor elevation. He also stated the proposed mobile home park regulations would be going to the Council which would probably then be forwarded to their Subdivision Regulations Review Committee. He stated Geoffrey Large and Mr. Pulaski were working on the RV Park regulations and would possibly be bringing it to the Commission by the next meeting or the one after.

K. COMMISSION COMMENTS:

- 1. Planning Commissioners' Comments:
  - a) Mr. Ostheimer discussed conditional approvals versus tabling matters.
  - b) Mr. Thibodeaux discussed driveways along West Park Avenue and requested Staff to continue to monitor.
  - c) Mr. Erny discussed Martin Luther King Boulevard and traffic concerns.
- 2. Chairman's Comments:
  - a) The Chairman expressed gratitude for the Commission and Becky.

L. PUBLIC COMMENTS: None.

- M. Mr. Erny moved, seconded by Mr. Schouest: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:55 p.m.”

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

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

**Charles L. McDonald**  
Land Surveyor, Inc.  
P O Box 1390  
Gray, Louisiana 70359  
Tele: (985) 876-4412 Fax: (985) 876-4806

Charles L. McDonald, PLS

Galen F. Bollinger, PLS

March 20, 2014

Houma Terrebonne Regional Planning Commission  
Attn: Becky Becnel  
P O Box 1446  
Houma, LA 70361

Re: Redivision of Property belonging to Wayne A. Mayon and Tracy  
Lynn Gary Mayon; Sections 9 & 10, T16S-R14E, Terrebonne Parish,  
LA

Dear Becky:

I'm requesting that the above referenced item on tonight's Planning  
Commission agenda be **tabled** indefinitely until all requirements are  
met/obtained.

The applicant waives the right and/or requirement to have the  
application approved within 60 days as per state and local laws, and  
consents to the extension of such period.

Feel free to call me if you have any questions.

Sincerely,



Alisa Champagne,  
(agent for Wayne Mayon)





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## TERREBONNE PARISH CONSOLIDATED GOVERNMENT

March 20, 2014  
1<sup>st</sup> Review  
Item G-4

TO: Pat Gordon  
FROM: ~~Gregory~~ E. Bush, LTC, USA, Retired  
SUBJECT: Hillcrest 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. 24.5.4.8 Existing contours at one foot intervals are not shown on the final drainage plan.
2. 24.7.6.2.6 Does not conform to the SDDM:
  - a. V.A.3 The slopes of the finished centerline are shown incorrectly on the plan/profile.
  - b. V.A.3 Points of vertical intersection not shown on the plan/profile.
  - c. V.A.3 Dimensions of all servitudes not shown on the plan/profile.
  - d. V.A.4 Rights-of-ways should be labeled with bearings and distances.
  - e. V.A.5 No typical roadway section provided for the Rue Harold John open ditch section.
  - f. 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%.
  - g. V.C Culvert sizes shown on drawings do not match calculations.
  - h. V.C.9 Culverts with a diameter of 42" and greater than have a minimum servitude of 20 ft.
  - i. V.C.12 Longitudinal ditch slopes not provided.
  - j. VI.A.4 Profile of pond not provided.
  - k. VI.A.9,18 Adequate access for maintenance personnel not provided around the pond. A minimum servitude of 15 ft should be provided around the pond.
  - l. VI.A.20 Not enough information provided to determine if one foot of freeboard is provided.
  - m. VI.A.21 Dry ponds should be sloped no flatter than 0.3% toward the drainage outlet and wet ponds should have a "low flow" channel installed at a minimum 0.3% slope.
  - n. 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.

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- o. VIII.B Letter of no objection required for work in parish right-of-way.
  - p. A catchbasin is required to connect pipe 62 to pipe 84.
- 3. 24.5.4.6.7 Approval letters should be provided from the following utilities:
  - a. Waterworks
  - b. Gas Utility
  - c. Department of Health and Hospitals
  - d. Electric Utility
- 4. 24.7.5.2 Approval from TPCG Utilities for street lights should be provided.

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

Attachment

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

March 20, 2014  
1<sup>st</sup> Review  
Item G-5

TO: Pat Gordon

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

SUBJECT: Valhi Commercial Park  
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. 24.7.6.2.6 Does not conform to the SDDM:
  - a. V.A.8 Cross Sections do not show roadway and ditch.
  - b. VI.A.4 No plan profile or cross section of ponds provided.
  - c. VI.A.13 No information provided on side slopes of ponds.
  - d. VI.A.18 Not enough information provided to determine if adequate right-of-way is provided along ponds.
  - e. VI.A.20 No information provided on pond freeboard
  - f. VI.A.24 Ponds that are deeper than four feet shall require a protective fencing and a locked gate unless they are considered a recreational amenity as specified by State law and approved by the Planning Commission.
  - g. VI.A.27 Written restriction stating that no structure, fill or obstructions shall be located within any drainage easement or delineated flood plain should be on the plat.
  - h. VI.A.28 Drainage rights-of-ways shall be labeled with the bearings and distances.
  - i. VI.A In order for the parish to accept these ponds for maintenance the following will need to be provided:
    1. The invert of the culverts leaving the pond will need to be at an elevation of -2.5 ft or lower.
    2. Release for any required permit activities.
  - j. 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.
  - k. VIII. Letter of no objection required for work in the parish right-of-way.
  - l. VIII.A Adequate servitude not provided on relocated ditch.
  - m. Culverts removed from roadside ditch along Valhi Boulevard should be placed back at new ditch location for access.

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2. 24.7.5.4.1 Gas mains are required in the city limits.
3. 24.5.4.6.7 Approval letters should be provided from the following utilities:
  - a. Waterworks
  - b. Gas Utility
  - c. Department of Health and Hospitals
  - d. Pollution Control
  - e. Electric Utility
4. 24.7.6.4 For subdivisions other than those with newly constructed concrete streets, permanent benchmarks shall be concrete or steel pipe filled with concrete and a minimum of four (4) inches square or four (4) inches in diameter with a brass or aluminum disk embedded in the top.

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

Attachment

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

March 20, 2014  
Item No. G-6

TO: Pat Gordon

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

SUBJECT: Trinity Commercial Park Add. No. 1  
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. All permanent benchmarks shall be shown on the final survey plat including elevation, datum, date and three point ties.
3. Street lights need to be installed.
4. Fire hydrants shown in wrong location on plat.
5. 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.

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

March 20, 2014  
Item No. G-7

TO: Pat Gordon

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

SUBJECT: Sugar Pointe Commercial Park  
Final Inspection (Revised)

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. No approval letter from Pollution Control.
3. All permanent benchmarks shall be shown on the final survey plat including elevation, datum, date and three point ties.
4. Benchmark should be installed and stamped with elevation and date set.
5. Roadside not built according to the approved engineering plans.
6. Need to verify that proper right-of-way remains on outfall after the filling of the lots.

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  
Robert E. Williams, Jr., P.E.  
Tom Bourg  
Philip Liner  
Engineering Division  
Reading File  
Council Reading File

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