

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
MEETING OF JANUARY 17, 2013

- A. The Chairman, Dr. L. A. “Budd” Cloutier, Jr., called to order the regular meeting of January 17, 2013 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:35 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. Keith Kurtz; Mr. Alex Ostheimer, Vice Chairman; Mr. Gerald Schouest; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call was: 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. Mr. Ostheimer pointed out a mistake on Item G.6(f) of the minutes.

Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC accept the minutes, as revised, for the Regional Planning Commission for the regular meeting of December 20, 2012.”

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, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. Mr. Erny moved, seconded by Mr. Kurtz: “THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of December 20, 2012.”

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, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mrs. Williams moved, seconded by Mr. Schouest: “THAT the HTRPC emit payment for the January 17, 2013 invoices and approve the Treasurer’s Report of December 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. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS: None.
- Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC deviate from the agenda to allow Mr. Lee Shaffer, landowner, to express concerns with regard to the Master Thoroughfare Plan (Item J.3).”

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, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - The Chairman recognized Mr. Lee Shaffer, 2678 Hwy. 311, who stated they owned property off of Highway 311 that would be impacted by the future Valhi Boulevard Extension. He expressed the desire to push the road as far back as possible as to not take away their useable land.
 - Mr. Clay Breaud, GSE Associates, LLC, stated they were trying to get a wetland delineation done in order to determine where the wetlands were and would re-evaluate. He stated they wished to get this roadway into the Master Thoroughfare Plan and were flexible enough to move the line.
 - Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC return to the regular order of business.”

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, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

F. OLD BUSINESS:

Mr. Kelley 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. Kelley. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

1. The Chairman stated the next item on the agenda under Old Business was an application requesting engineering approval for Process C, Major Subdivision, for Sugar Pointe Commercial Park.

- a) Mr. Gordon discussed an agreement between the Terrebonne Parish Council and the Developer dated March 18, 2008 with regard to Sugarwood Subdivision, Addendum No. 5 to extend Ravensaide Drive to Valhi Boulevard.
- b) Discussion was held with regard to not moving forward until the zoning is taken care of, Administration’s authority to enforce the road construction and agreement, the proposed commercial park when the zoning matter is not yet rectified in the area, inability to anyone purchasing the lots to obtain a commercial building permit if not rectified, and infrastructure being set up for commercial purposes.
- c) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a letter dated January 14, 2013 with regard to the punch list items for the development [See *ATTACHMENT A*].
- d) Mr. Terral Martin, GSE Associates, LLC, stated they would comply/resolve all punch list items.
- e) Mr. Schouest moved, seconded by Mr. Kelley: “THAT the HTRPC grant engineering approval of the application 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 letter dated January 14, 2013 [See *ATTACHMENT A*] and a notation be placed on the plat that the property, at the present time, is not zoned commercial.”

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, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. APPLICATIONS:

1. The Chairman called to order the Public Hearing for an application by Annie 1, LLC for Process D, Minor Subdivision for Lots 2-F thru 2-J & Revised Lot 2, Addendum No. 1 to North Terrebonne Commercial Park.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing Mr. Shaw, discussed the location and division of property.
- b) No one from the public was present.
- 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. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: 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 for the Minor Subdivision and a memo or email from Engineering documents the same, drainage arrows are depicted on Lots 2-F through 2-J, and addresses are illustrated on all lots.
- e) Mr. Erny moved: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for Lots 2-F thru 2-J & Revised Lot 2, Addendum No. 1 to North Terrebonne Commercial Park as per Staff’s recommendation.” *THE CHAIRMAN DECLARED THE MOTION FAILED DUE TO LACK OF A SECOND.*

- f) Discussion was held with regard to whether it was legal for Mr. Erny to vote on this matter since he was an adjacent property owner. It was determined that Mr. Erny sold the property and was no longer an adjacent property owner.
- g) Discussion was held with regard to whether or not a Minor Subdivision applied to this particular development and if it met the requirements of a Minor Subdivision.
- h) Ms. Schexnayder stated no studies were submitted for these lots.
- i) Discussion ensued with regard to concerns of the overall development and meeting the criteria for minor subdivisions and requiring a drainage study for the entire property.
- j) Mr. Ostheimer moved, seconded by Mr. Kelley: "THAT the HTRPC table the application for Process D, Minor Subdivision, for Lots 2-F thru 2-J & Revised Lot 2, Addendum No. 1 to North Terrebonne Commercial Park until the next regular meeting of February 21, 2013."
- k) Discussion was held with regard to Minor Subdivisions and definition of the same and this matter not meeting that definition.
- l) Mr. Erny offered a substitute motion: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for Lots 2-F thru 2-J & Revised Lot 2, Addendum No. 1 to North Terrebonne Commercial Park as per Staff's recommendation." *THE CHAIRMAN DECLARED THE MOTION FAILED DUE TO LACK OF A SECOND.*
- m) Discussion was held with regard to Engineering not having any information to give as to whether this development meets the S.D.D.M. requirements and the necessity of it being tabled.

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, Mr. Schouest, and Mrs. Williams; NAYS: Mr. Erny; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. *THE CHAIRMAN DECLARED THE MOTION ADOPTED.*

- 2. The Chairman called to order the Public Hearing for a conceptual and preliminary application for Process C, Major Subdivision (Road Project), for a proposed public street on Tract L-1, Property belonging to Terrebonne Parish Consolidated Government.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the Developer, discussed the location and division of property.
- b) The Chairman recognized Mr. Jimmy Martin, 142 West 104th Street, Cut Off, who questioned whether he would have access to his property from the boulevard rather than having to go the entire length of the street and make a u-turn to access his property.
- c) Discussion was held with regard to a curb cut through the boulevard for accessibility and for the need of a turn-around.
- d) Discussion ensued with regard to this matter being for a roadway only with no gas lines, waterlines, etc.
- e) Mr. Ostheimer moved, seconded by Mrs. Williams: "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, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. *THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.*

- f) Mr. Gordon discussed the Staff Report and stated Staff would recommend approval.
- g) Mr. Ostheimer moved, seconded by Mr. Kelley: "THAT the HTRPC grant conceptual and preliminary approval of the application for Process C, Major Subdivision (Road Project), for a proposed public street on Tract L-1, Property belonging to Terrebonne Parish Consolidated Government."

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, Mr. Schouest, and Mrs. Williams; NAYS: None;

ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

3. The Chairman called to order the Public Hearing for a Process D, Minor Subdivision, for the Division of Tract C-1 and Tract C-2, Property belonging to Village East Shopping Center, LLC.

- a) Mr. Kevin Rizzo, T. Baker Smith, Inc., 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. Ostheimer: “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. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff would recommend conditional approval provided the waterline is installed to Waterworks’ specifications, an additional fire hydrant is installed, street lights are depicted on the plat or installed, addresses be depicted on the plat, and drainage calculations be submitted to the Terrebonne Parish Engineering Division for review and approval.
- e) Discussion was held with regard to there being a fire hydrant across the street and within the regulations but may be cumbersome to get should to a fire occur.
- f) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Division of Tract C-1 and Tract C-2, Property belonging to Village East Shopping Center, LLC conditioned upon a waterline being installed to Waterworks’ specifications, street lights are depicted on the plat or installed, addresses be depicted on the plat, and drainage calculations be submitted to the Terrebonne Parish Engineering Division for review and approval as well as to suggest the installation an additional fire hydrant.”
- g) Discussion was held with regard to flooding in the vicinity, Prospect being a state highway where the flooding occurs, and whether the matter should be reviewed as a redivision rather than a minor subdivision.
- h) Discussion ensued with regard to whether the property is a legal lot and that it is sandwiched between all roads. Discussion ensued with regard to the Developer showing all infrastructure provided to determine whether it would need minor subdivision or redivision approval.
- i) Mr. Schouest offered a substitute motion, seconded by Mr. Elfert: “THAT the HTRPC table the application for Process D, Minor Subdivision, for the Division of Tract C-1 and Tract C-2, Property belonging to Village East Shopping Center, LLC until the next regular meeting of February 21, 2013 in order to get answers as to redefine as a re-subdivision or a minor subdivision.”

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

4. The Chairman stated the next item on the agenda under Applications was an application requesting engineering approval for Process C, Major Subdivision, for Sugar Mill Olde Towne, Addendum No. 1, Phase B.

- a) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a letter dated January 15, 2013 with regard to the punch list items for the development [See *ATTACHMENT B*].
- b) Mr. Brandon Arceneaux, David A. Waitz Engineering & Surveying, Inc., representing the Developer, stated this subdivision had come to the Planning Commission previously but had to be resubmitted due to time restraints. He stated they would comply/resolve all punch list items.

- c) Mr. Erny moved, seconded by Mr. Kurtz: “THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision, for Sugar Mill Olde Towne, Addendum No. 1, Phase B conditioned upon the Developer complying/resolving all punch list items per the Terrebonne Parish Engineering Division’s letter dated January 15, 2013 [See *ATTACHMENT B*].”

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, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 5. The Chairman stated the next item on the agenda under Applications was an application requesting engineering approval for Process C, Major Subdivision (Road Project), Don Felipe Boulevard.

- a) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a letter dated January 9, 2013 with regard to the punch list items for the development [See *ATTACHMENT C*].
- b) Mr. Brandon Arceneaux, David A. Waitz Engineering & Surveying, Inc., representing the Developer, requested variances for punch list items 8, 9, 11.a, 11.b, and 14.
- c) Discussion was held concerning the variance request and it was determined that items 8 and 9 could be worked out with the Engineering Division. Discussion ensued with regard to the variance request for items 11.a, 11.b, and 14 and the proposal only being for a roadway and the lots being previously developed and utilities provided for.
- d) Mr. Elfert moved, seconded by Mr. Erny: “THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision (Road Project), for Don Felipe Boulevard with a variance granted for punch list items 11.a, 11.b, and 14 due to the lots already being approved with utilities and this matter was for a roadway only and conditioned upon the Developer complying/resolving the remaining punch list items per the Terrebonne Parish Engineering Division’s letter dated January 9, 2013 [See *ATTACHMENT C*].”

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. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier and Mr. Ostheimer; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. STAFF REPORT:

- 1. Mr. Gordon discussed the American Planning Association’s National Conference to be held April 13-17, 2013 in Chicago, Illinois and stated he was attending and encouraged others to attend as well.

I. ADMINISTRATIVE APPROVALS:

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

- 1. Redivision of Tract C along Hwy. 24 within the Evergreen Plantation, Section 1, T16S-R16E, Terrebonne Parish, LA
- 2. Survey of Tracts 1 & 2, A Redivision of Property belonging to Concerned Clergy & Laity of Christian Churches, Inc., Section 6, T17S-R17E, Terrebonne Parish, LA

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, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

J. COMMITTEE REPORTS:

- 1. Subdivision Regulations Review Committee:
 - a) Mr. Ostheimer stated they had a meeting with Greg Bush, Public Works Director, with regard to the freeboard requirement being necessary for eroding banks and fences around ponds being a liability issue.
 - b) Mr. Ostheimer stated they had further discussions on minor subdivisions (Process D) and re-subdivisions (Process A) and the difference between them as well as drainage calculations requirements of the same.

- c) Mr. Gordon stated they may start requiring drainage calculations be done before submitting for minor subdivisions and he will send letters to all the Surveyors and Engineers informing them of the stricter process they will be following for submittals.
 - d) Discussion was held with regard to what the regulations state and what the definition of a re-subdivision is.
- 2. Comprehensive Master Plan Update:
 - a) Mr. Gordon stated the plan has been submitted to the Terrebonne Parish Council the previous Monday night and they have called for two (2) Public Hearings for the month of February.
- 3. Master Thoroughfare Plan Committee Update:
 - a) Mr. Clay Breaud, GSE Associates, LLC, stated they wished to get the Master Thoroughfare Plan adopted and move forward.
 - b) Mr. Ostheimer moved, seconded by Mrs. Williams: “THAT the HTRPC accept the Master Thoroughfare Plan as presented with the understanding that some issues are to be investigated and will be reported back to the Commission at the April meeting or before.”

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, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- 4. Fire Protection Committee (Resolution Review) Update:
 - a) Mr. Gordon stated there was a meeting planned for Friday, January 18, 2013 at 11:00 am in the 6th Floor Council Conference Room.

K. COMMISSION COMMENTS:

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

L. PUBLIC COMMENTS: None.

- M. Mrs. Williams moved, seconded Mr. Erny: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 8:29 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. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

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



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



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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

January 14, 2013
2nd Review
Item F-1

TO: Pat Gordon
FROM: Gregory E. Bush, LTC, USA, Retired
SUBJECT: Sugar Pointe 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.3 Location of sewer force main not shown on plan profile. The force main is located in the 10ft TPCG sewer servitude along Valhi Boulevard.
 - b. V.C. No backup provided for CN value used in the design of Valhi Boulevard. Excerpts from the calculations should be provided.
 - c. V.C.11, 24.5.4.8.2,3 Future driveway culvert type not shown on plat.
 - d. VIII.A. Cross Sections of outfalls are required showing proper servitudes are provided. This is on both outfalls. The outfalls are existing and cross-sections would verify that the proper servitudes exist.
 - e. VIII.A. Access to outfall should be provided. The plans provided by GSE show at the end of the culvert from Lansdown Drive that the ditch is outside of the right-of-way and therefore TPCG does not have access to the outfall.
2. 24.5.4.6.7 Approval letters should be provided from the following utilities:
 - a. Waterworks
 - b. Gas Utility
 - c. Electric Utility
3. 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
Robert E. Williams, Jr.
Planning Commission
Engineering Division
Reading File
Council Reading File



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



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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

January 15, 2012
1st Review
Item G-4

TO: Pat Gordon

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

SUBJECT: Sugar Mill Olde Towne Add. No. 1, Phase B
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. 24.5.3.4.7 Plat shall show boundary of subdivision with bearings and distances.
2. 24.7.1.4 Insufficient information provided to demonstrate the lots and structures comply with the requirements for an RPUD.
3. 24.7.6.1.7 Street Name signs should be placed at the intersection of Rue Saia and Rue St. Sydney.
4. 24.7.6.1.10 Standard plans CP-01 and R-CB-11 are out of date.
5. 24.7.6.2.6 Does not conform to the SDDM:
 - a. V.A.3 Finished centerline slopes are below the minimum of 0.35%.
 - b. V.A.3 Hydraulic grade line not provided on plan profile.
 - c. V.A.3 No plan profile provided of alleys.
 - d. V.A.3 Finished grade at right-of-way not provided on plan profile.
 - e. V.A.4 Drainage map does not show discharge point of all areas.
 - f. V.A.8 Cross section at 100' intervals not provided.
 - g. V.B.2 Culverts having a diameter less than 48" shall have a 50 year service life.
 - h. V.D.8 All drainpipes under the roadway shall be joined in conformance with LaDOTD Type 3 joints.
 - i. VI.A.27 Written restriction on final plat stating that no structure, fill or obstructions shall be located within any drainage easement or delineated flood plain should be on the plat.
 - j. VI.A.28 All outfall right of ways should be shown on plat or separate right of way documents should be provided.
 - k. Profile of all ditches not provided.

6. 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
7. 24.7.6.1.8 Fire hydrant needs to be placed to cover Rue St. Courtney.
8. 24.7.5.2 Approval from TPCG Utilities for street lights should be provided.
9. 24.7.6.4 No benchmarks were 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
David A. Waitz, P.E.
Planning Commission
Engineering Division
Reading File
Council Reading File



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(985) 868-5050



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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

January 9, 2013
1st Review
Item G-5

TO: Pat Gordon
FROM: Gregory E. Bush, LTC, USA, Retired
SUBJECT: Don Felipe Boulevard
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. 24.5.4.7.1 Name of proposed development not shown on plat.
2. 24.5.4.7.6 Proposed street name not shown on plat.
3. 24.5.4.7.7 Columbia Gulf Pipeline right-of-way not shown on plat.
4. 24.5.4.7.8 Section lines which cross the proposed subdivision are not shown on the plat.
5. 24.5.4.7.8 Final Plat must show bearings and distances for subdivision boundary as a loop.
6. 24.5.4.8 Existing contours at one foot intervals should be shown on final drainage plan.
7. 24.7.2.1.b More detail needed on pavement section.
8. 24.7.6.1.6 No turnaround provided.
9. 24.7.6.1.6 No access provided for Lot 3-A.
10. 24.7.6.2.6 Does not conform to the SDDM
 - a. IV.G Elevation not referenced to the latest vertical datum.
 - b. V.A.1 Existing site plan should be provided.
 - c. V.A.3 Plan/profile sheets should include hydraulic gradient, finished grade at right of way, and dimensions of all servitudes.
 - d. V.A.4 Onsite tailwater elevation should be determined by routing flow.

- e. V.B.8 All drainpipes under roadway should be joined in conformance with LaDOTD Type 3 joints.
 - f. V.B.11 No inlet spacing calculations provided.
 - g. V.B.12 No culvert calculations showing velocity, hydraulic clearance, tied in as a system, etc.
 - h. VI.A.27 Written restriction on final plat stating that no structure, fill, or obstruction shall be located within any drainage easement or delineated flood plain.
 - i. VI.A.28 All outfall right of ways should be shown on plat or separate right of way documents should be provided.
 - j. No plan and profile provided for all ditches.
11. 24.5.4.6.7 No approval letter from the following:
- a. Waterworks
 - b. Gas Utility
 - c. Department of Health and Hospitals
 - d. Electric Utility
12. 24.5.4.6.7 Letter from Pollution Control was received and is attached.
13. 24.7.5.2 No approval from TPCG Utilities for street lights provided.
14. 24.7.6.1.8 No fire hydrants provided.
15. 24.7.6.4 No benchmarks were provided.

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

GEB/jes

cc: Tom Bourg
Philip Liner
David Waitz, P.E., P.L.S.
Planning Commission
Engineering Division
Reading File
Council Reading File