

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

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called to order the regular meeting of October 17, 2013 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:05 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Alex Ostheimer.
- 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. Keith Kurtz; Mr. Alex Ostheimer, Vice Chairman; Mr. Gerald Schouest; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Mr. Jeremy Kelley. Also present were Mr. Patrick Gordon, Director, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Mr. Erny moved, seconded by Mr. Ostheimer: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of September 19, 2013.”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kelley. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. Mr. Erny moved, seconded by Mr. Ostheimer: “THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of September 19, 2013.”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kelley. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mrs. Foret moved, seconded by Mr. Erny: “THAT the HTRPC emit payment for the October 17, 2013 invoices and approve the Treasurer’s Report of September 2013.”

The Chairman called for a vote on the motion offered by Mrs. Foret. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kelley. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS:
1. Mr. Gordon read a letter from T. Baker Smith, LLC dated October 17, 2013 requesting to table Old Business Item F.3 (Belanger Park Subdivision Redivision) indefinitely [See *ATTACHMENT A*].
 - a) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC table the application by Bennett Porche for Process D, Minor Subdivision, for Lot 3A & 3B, A Redivision of Lot 3, Block 1, Belanger Park Subdivision indefinitely as per the Developer’s request [See *ATTACHMENT A*].”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kelley. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. Mr. Gordon read a letter from Keneth L. Rembert Land Surveyors dated October 14, 2013 requesting to withdraw Item G.1 (Falgout Canal Harbor) from the agenda [See *ATTACHMENT B*].
 - a) Mr. Erny moved, seconded by Mr. Ostheimer: “THAT the HTRPC table the conceptual and preliminary application by Poule D’eau Properties, LLC for Process C, Major Subdivision, for Falgout Canal Harbor indefinitely as per the Developer’s request [See *ATTACHMENT 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. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kelley. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

3. Mr. Gordon read a letter from Milford & Associates, Inc. dated October 17, 2013 requesting to table Item G.5 with regard to South Hollywood Commercial Park, Phase 2A & 2B until the next regular meeting of November 21, 2013 [See *ATTACHMENT C*].

- a) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC table the final application by Terrebonne Land Partnership for Process C, Major Subdivision, for South Hollywood Commercial Park, Phase 2A & 2B until the next regular meeting of November 21, 2013 as per the Developer’s request [See *ATTACHMENT C*].”

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

4. Mr. Gordon stated a letter was also received from Keneth L. Rembert Land Surveyors requesting to withdraw Item F.1 (Scotty Aucoin) from the agenda [See *ATTACHMENT D*].

- a) Mr. Erny moved, seconded by Mr. Thibodeaux: “THAT the HTRPC table the application by Scotty Aucoin for Process A, Re-Subdivision, for Tracts 1-A thru 9-A & Revised Tract “A”, A Redivision of Tract “A”, Property of Scotty Aucoin, et ux indefinitely as per the Developer’s request [See *ATTACHMENT D*].”

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

F. OLD BUSINESS:

Mr. Ostheimer moved, seconded by Mr. Erny: “THAT Old Business Item F.2 be removed from the table and be considered at this time.”

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

1. WITHDRAWN. *Tracts 1-A thru 9-A & Revised Tract “A”, A Redivision of Tract “A”, Property of Scotty Aucoin, et ux* [See *ATTACHMENT D*]

2. The Chairman stated the next item on the agenda under Old Business was an application by Dwayne A. & Anna P. Gaudet requesting approval for Process D, Minor Subdivision, for the Redivision of a portion of Tract 3 of the Robert Schouest Estate into Tract 3-A & Tract 3-B.

- a) Mr. Benson LeBouef, Leonard J. Chauvin, Jr., P.E., P.L.S., Inc., discussed the redivision and stated all previous matters have been resolved.
- b) Mr. Gordon discussed the Staff Report and stated Staff would recommend approval.
- c) Discussion was held with regard to a condition on the Engineering memo that swales are dug and a restrictor pipe is installed per the design. Discussion ensued with regard to the Engineering Division not re-inspecting after a permit is issued for a Process D and that the Engineer sends a certification that it is complete.
- d) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC grant approval of the Process D, Minor Subdivision, for the Redivision of a portion of Tract 3 of the Robert Schouest Estate into Tract 3-A & Tract 3-B conditioned the swale ditch is dug and a restrictor pipe is installed per the design.”

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

3. WITHDRAWN. *Lot 3A & 3B, A Redivision of Lot 3, Block 1, Belanger Park Subdivision* [See *ATTACHMENT A*]

G. APPLICATIONS:

1. WITHDRAWN. *Falgout Canal Harbor* [See *ATTACHMENT B*]
2. The Chairman called to order the Public Hearing for an application by Guidry Land Development requesting conceptual and preliminary approval for a Process C, Major Subdivision for Blanchard Gardens.
 - a) Mr. Cliff Guidry, Guidry Land Development, discussed the location and division of property. He stated that due to the wetlands in the area, they have reduced the size of the lots and included a sewer plant.
 - b) The Chairman recognized Mr. Jerry Clark, 200 North Terrebonne Drive, who expressed concerns he had with the development.
 - c) Mr. Gordon read an email he received from Mr. David Arceneaux expressing his concerns with the development [See *ATTACHMENT E*].
 - d) 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, Mrs. Foret, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kelley. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - e) Mr. Gordon discussed the Staff Report and stated since the Parish roadway would be complete in December, the temporary turn-around wouldn’t be necessary. He stated Staff would recommend conditional approval provided the Department of Public Works verifies no upgrades to North Terrebonne Drive will be necessary and the street name “Aline Lydia Street” be depicted on the plat.
 - f) Discussion was held with regard to Councilwoman Amedée’s concerns of the roadway condition.
 - g) Discussion ensued with regard to the lots having roadside ditches and Mr. Bobby Howell being the person in charge of maintaining the sewer plant.
 - h) Mr. Elfert moved, seconded by Mr. Ostheimer: “THAT the HTRPC grant conceptual and preliminary approval for Process C, Major Subdivision, for Blanchard Gardens conditioned the Department of Public Works verifies no upgrades to North Terrebonne Drive will be necessary and the street name “Aline Lydia Street” be depicted on the plat.”
 - i) Discussion was held with regard to the capacity of the sewer plant and North Terrebonne Drive needing improvements.
 - j) Mr. Schouest offered a substitute motion: “THAT the HTRPC table the application for conceptual and preliminary approval for Process C, Major Subdivision, for Blanchard Gardens.” *The motion died due to lack of a second.*
 - k) Discussion was held with regard to inspecting the road at the Engineering stage and the Engineering Division not having the manpower to do inspections but the Developer’s Engineer can provide information to the Staff. Concerns of having outside inspectors versus in-house were brought up.
 - l) Discussion ensued with regard to acquiring an overweight permit and ensuring the road received no further damage after development/construction.

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

Mr. Erny recused himself from the next application.

3. The Chairman called to order the Public Hearing for an application by Savanne Road Carwash, LLC requesting conceptual & preliminary approval for a Process C, Major Subdivision for Crescent Place Subdivision.
 - a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., discussed the location and division of property. He stated the entire development was to be residential as opposed to the previous submittal that was partly commercial.

b) The Chairman recognized Mr. Ronald Eschete, 205 Bellingrath Drive, who stated he had no problems with a residential development but did express concerns of flooding.

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

d) Mr. Gordon discussed the Staff Report and stated Staff would recommend conditional approval provided street names are depicted on the plat and approved by the Terrebonne Communications District (911). He stated they have already spoken to the Developer to talk about rezoning the area to residential as to not cause concern of the property being used as commercial.

e) Discussion was held with regard to the possibility of tying into the community sewer because it was available nearby. Discussion ensued with regard to the mitigation pond on site.

f) Mr. Ostheimer moved, seconded by Mr. Thibodeaux: "THAT the HTRPC grant conceptual and preliminary approval for the Process C, Major Subdivision, for Crescent Place Subdivision conditioned street names are depicted on the plat and approved by the Terrebonne Communications District (911)."

g) Discussion was held with regard to the land use being depicted on the plat which is required.

h) *Motion as amended.* Mr. Ostheimer moved, seconded by Mr. Schouest: "THAT the HTRPC grant conceptual and preliminary approval for the Process C, Major Subdivision, for Crescent Place Subdivision conditioned street names are depicted on the plat and approved by the Terrebonne Communications District (911) and the proposed land use be depicted on the plat."

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

4. The Chairman stated the next item under Applications was for an application by Annie 1, LLC requesting engineering approval for Process C, Major Subdivision for Trinity Commercial Park, Addendum No. 1.

a) Ms. Jeanne Bray, Terrebonne Parish Engineering Division, read a memo concerning the punch list items for the development [See *ATTACHMENT F*].

b) Mr. Gene Milford, Milford & Associates, Inc., representing the Developer, stated they would comply/resolve all punch list items.

c) Mr. Ostheimer moved, seconded by Mr. Erny: "THAT the HTRPC grant engineering approval of the application by Annie 1, LLC 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's memo dated October 17, 2013 [See *ATTACHMENT F*]."

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

5. WITHDRAWN. *South Hollywood Commercial Park, Phase 2A & 2B* [See *ATTACHMENT C*]

H. STAFF REPORT:

1. Mr. Gordon stated that both matters concerning fire hydrants and detention facilities were submitted to the Parish Council for review and they were anticipating meeting to discuss the mobile home park regulations.

I. ADMINISTRATIVE APPROVALS:

Mr. Erny moved, seconded by Mr. Ostheimer: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-7.”

1. Revised Tract A-1, A Redivision of Property formerly belonging to Norris Dupre, Sections 55 & 56, T18S-R19E, Terrebonne Parish, LA
2. Revised Lots 2 & 3, A Redivision of Revised Lots 2 & 3 of John Theriot Partition, Section 35, T19S-R16E, Terrebonne Parish, LA
3. Property belonging to Cameron Isles, LLC, Section 101 & 102, T17S-R17E, Terrebonne Parish, LA
4. Survey and Redivision of Lot 10 of Paul Gros Subdivision, Addendum No. 1 belonging to James and Sara Arthur and Survey and Redivision of Revised Lot 9 of Paul Gros Subdivision belonging to Wiltz A. Clark, Sr., et al creating Revised Lot 10 and Revised Lot
5. Tracts A & B, Survey of a Redivision of Property belonging to Dorothy L. Domangue, et al, Section 4, T19S-R18E, Terrebonne Parish, LA
6. Revised Tracts 5 & 6, Clay Melancon Estates, Sections 7 & 8, T16S-R17E, Terrebonne Parish, LA
7. Revised Lots 1 & 2, North Terrebonne Commercial Park, A Redivision of Revised Lots 1 & 2, Property of North Terrebonne Investors, L.L.C., et al, Section 4, T16S-R16E & T16S-R17E

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

J. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee:
 - a) Mr. Ostheimer stated that they needed to discuss the mobile home park regulations, bringing minor subdivisions up to standards, the Administrative Approval process, and the fire code and the effect on the subdivision regulations.

K. COMMISSION COMMENTS:

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

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 7:15 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. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kelley. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

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



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Hem F3

October 17, 2013

Mr. Pat Gordon
Houma-Terrebonne Regional Planning Commission
P. O. Box 1446
Houma LA 70361

RE: Lots 3A & 3B, redivision of Lot 3, Block 1, Belanger Park Subdivision,
located in Section 105, T17S-R17E, Terrebonne Parish, Louisiana

Dear Mr. Gordon:

On behalf of our client, A-Cajun Mini Storage, LLC, we wish to withdraw
the above referenced application from the October 17, 2013 agenda until the
engineering conditions for the project are met.

Should you have any questions, comments, or require additional
information, please give me a call.

Sincerely,

T. BAKER SMITH, LLC


Kim A. Knight
Survey Project Manager

KAK/cba

Keneth L. Rembert

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Item G1

October 14, 2013

Houma-Terrebonne Planning & Zoning
P. O. Box 1446
Houma, LA 70361

Att: Mr. Pat Gordon:

Re: ITEM 1, APPLICATIONS—FALGOUT CANAL HARBOR, PROPERTY BELONGING
TO POULE D'EAU PROPERTIES, L.L.C., TERREBONNE PARISH, LA

Dear Pat:

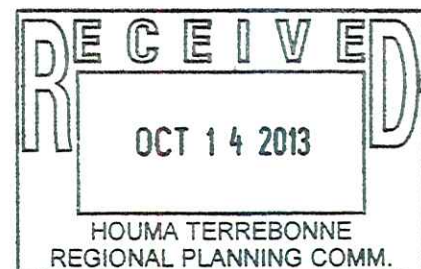
Please remove the above referenced item from consideration at Thursday night's meeting. We
have some revisions to make on our map and will reschedule it for a later meeting.

Thank you.

Sincerely,


Keneth L. Rembert

KLR/apr



MILFORD & ASSOCIATES, INC.
CIVIL & CONSULTING ENGINEERS

Item G5

October 17, 2013

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

ATTN: Mr. Pat Gordon

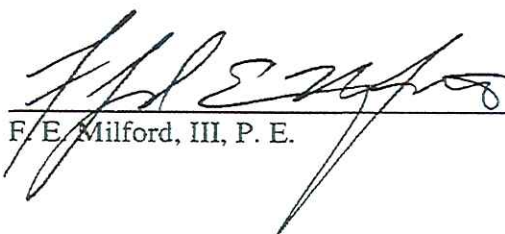
RE: South Hollywood Commercial Park Phase 2A & 2B
Sections 82 & 102, T16S-R17E
Terrebonne Parish, LA
Major S/D - Final Approval

Dear Mr. Gordon:

We are requesting that the above referenced project, be withdrawn from the meeting agenda, scheduled for Thursday, October 17, 2013, and be placed on the next meeting agenda for November 21, 2013.

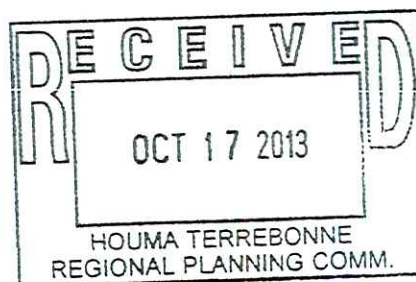
If you have any questions or comments, please contact me at your convenience.

Very truly yours,

MILFORD & ASSOCIATES, INC.
F. E. Milford, III, P. E.

FEMIII/sr

cc: 13-49
Reading File



13-49 17oct13 p gordon.doc

1538 Polk Street
Houma, Louisiana 70360
(985) 868-2561 / FAX (985) 868-2123
<http://bellsouthpwp.net/m/i/milfordassociate/>

Page 1 of 1

Kenneth L. Rembert

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October 17, 2013

Houma-Terrebonne Planning & Zoning
P. O. Box 1446
Houma, LA 70361

Att: Mr. Pat Gordon:



Re: OLD BUSINESS ITEM (SCOTTY & LISA AUCOIN)

Dear Pat:

One more time please let this letter serve as a request to allow the above item to remain on the table at tonight's meeting. I met with the Waterworks Board last month and they approved of our plans to provide the placement of water service to each lot at each of the proposed driveway crossings. Tom Wilson with Waterworks said he would have a letter of approval to me for tonight's meeting but after a month he couldn't find time to write it.

Thank you for your understanding.

Sincerely,


Kenneth L. Rembert

KLR/apr

Becky Becnel

From: Pat Gordon
Sent: Thursday, October 17, 2013 10:21 AM
To: Becky Becnel
Subject: Fwd: Blanchard Gardens Subdivision

Please print an place in file

Thanks

Sent from my iPhone

Begin forwarded message:

From: David Arceneaux <judgearceneaux@yahoo.com>
Date: October 17, 2013 at 10:15:56 AM CDT
To: "pgordon@tpcg.org" <pgordon@tpcg.org>
Subject: Re: **Blanchard Gardens Subdivision**
Reply-To: David Arceneaux <judgearceneaux@yahoo.com>

Dear Mr. Gordon:

Thank you for the opportunity to review the map of the proposed development known as Blanchard Gardens in Gray. Unfortunately, my wife and I cannot attend the hearing scheduled for October 17.

I would ask that you express to the members of the Planning Commission our concerns as private citizens about the use of North Terrebonne Drive in connection with the development. We own two homes on North Terrebonne Drive.

Our concerns are twofold, the integrity of the street and the safety of the residents.

The paved portion of North Terrebonne Drive exists within a 40' right of way which includes steep open ditches near the beginning of the residential portion of the street. The paved portion is narrow and consistently shows signs of deterioration. We have been concerned for a long time about the structural integrity of the road. There are no sidewalks so pedestrians use the street as a walkway. Buses and garbage trucks cannot pass side-by-side. The safety problem is compounded because some residents routinely use a portion of the narrow street to park vehicles. There are no "no parking" signs on the street.

The proposed subdivision plan seems to crowd 18 lots into a small parcel of land (average lot size about 8000 square feet), thus potentially increasing the number of homes serviced by the front portion of North Terrebonne Drive by more than 50%.

We hope the Planning Commission members have already been made aware of these issues. We trust that any decision the Planning Commission makes will adequately address these concerns.

David and Fran Arceneaux



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



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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

October 17, 2013
1st Review
Item G4

TO: Pat Gordon

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

SUBJECT: Trinity Commercial Park, Addendum No.1
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 or less are not shown on the final drainage plan.
2. 24.5.4.8.2 Proposed culverts do not fit within the ditch.
3. 24.7.6 Backup should be provided demonstrating the curves in the road are in conformance with AASHTO standards.
4. 24.7.6.1.7 Signage at curve is not in conformance with MUTCD.
5. 24.7.6.1.10 CP-01 standard plans are not the current version
6. 24.7.6.2.6 Does not conform to the SDDM:
 - a. V.A.3 All points of vertical intersection not provided on plan/profile.
 - b. V.A.3 Invert elevations on culverts show result in the wrong flow direction.
 - c. V.A.3 Finished grade at right-of-way not shown on the plan/profile.
 - d. V.A.4 Design criteria on the drainage plan is incorrect.
 - e. V.A.4 Number of culverts shown in outfall ditch is inconsistent throughout the plans.
 - f. V.A.5 Typical roadway section does not show the location of all the utilities.
 - g. V.A.7 Drainage structures are not in conformance with DOTD standards and plans.
 - h. V.A.8 Cross section plan and cross sections provided do not match.
 - i. VIII. 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.
7. 24.7.5.2 Street lights should be relocated. They should not be placed between the road and the ditch.

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8. No Approval letter from the following Utilities
 - a. Waterworks
 - b. Gas Utility
 - c. Electric Utility
 - d. DHH
9. 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

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