

## MINUTES

### HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

#### MEETING OF SEPTEMBER 15, 2016

- A. The Vice-Chairman, W. Alex Ostheimer, called to order the regular meeting of September 15, 2016 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:46 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and the Pledge of Allegiance led by Mr. James Erny. The Chairman, Dr. L.A. "Budd" Cloutier, Jr. was out of town.
- B. Upon Roll Call, present were: Mr. Joseph Cehan, Jr.; Mr. James Erny; Mrs. Angi Falgout; Mrs. Gloria Foret; Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice Chairman; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Dr. L.A. "Budd" Cloutier, Jr., Chairman. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, and Mr. Laddie Freeman, Legal Advisor.
- C. CONFLICTS DISCLOSURE: The Vice-Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter.
1. Mr. Kurtz indicated he would abstain from Item G.2 pertaining to the Louis Mohana property.
- D. ACCEPTANCE OF MINUTES:
1. Mr. Cehan moved, seconded by Mrs. Falgout: "THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of August 18, 2016."
- The Vice-Chairman called for a vote on the motion offered by Mr. Cehan. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mrs. Falgout moved, seconded by Mr. Erny: "THAT the HTRPC emit payment for the September 15, 2016 invoices and approve the Treasurer's Report of August 2016."
- The Vice-Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. COMMUNICATIONS:
1. Mr. Pulaski read a letter from Keneth L. Rembert Land Surveyors dated September 15, 2016 requesting to table Item H.1 with regard to Tracts A-1, A-2, B-1, & B-2 belonging to Kay Naquin Olds, et al until the next regular meeting of October 20, 2016 [See *ATTACHMENT A*].
    - a) Mr. Erny moved, seconded by Mr. Kelley: "THAT the HTRPC table the application for Process D, Minor Subdivision, for Tracts A-1, A-2, B-1, & B-2 belonging to Kay Naquin Olds, et al until the next regular meeting of October 20, 2016 [See *ATTACHMENT A*]."

The Vice-Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
  2. Mr. Pulaski read a letter from Keneth L. Rembert Land Surveyors dated August 23, 2016 requesting to withdraw Pelican Retreat Townhouses which was tabled at the August 18, 2016 meeting [See *ATTACHMENT B*].
- G. OLD BUSINESS:
- Mr. Erny moved, seconded by Mr. Cehan: "That the Old Business be removed from the table and considered at this time."
- The Vice-Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

1. The Vice-Chairman called to order an application by Deroche Development, LLC requesting approval for Process D, Minor Subdivision, for Townhomes of Deroche Estates.
  - a) Mr. Gene Milford, Milford & Associates, Inc., discussed the application that was tabled at the previous meeting. He requested a variance for 24.3 where a townhouse is defined as three units versus the zoning ordinance that defines it as two units. He indicated they had addressed the parking concerns.
  - b) The Vice-Chairman recognized Councilwoman Christa Duplantis-Prather, 101 Saxony Drive, who stated she was pleased with the parking issue being addressed and the street being wide enough. She inquired about the common wall between the townhomes being fire rated. It was determined the wall was a building code issue and they would have to meet State Fire Marshal requirements.
  - c) Mr. Pulaski discussed the Staff Report and stated the PUD application for the Zoning & Land Use Commission was approved and Deroche Estates Subdivision, Addendum No. 1 was on the Council's agenda of September 21, 2016. He stated Staff would recommend conditional approval provided upon a variance being granted for the minimum number of units in the definition of townhomes (24.3) to two townhomes as described in the zoning code and conditioned upon Deroche Estates Subdivision, Addendum No. 1 be approved by the Parish Council.
  - d) Mr. Erny moved, seconded by Mr. Kurtz: "THAT the HTRPC grant a variance for the minimum number of units in the definition of townhouse from 3 to 2 and conditioned upon approval of Deroche Estates, Addendum No. 1 by the Terrebonne Parish Council."

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

2. The Vice-Chairman called to order an application by Louis J. Mohana requesting approval for Process D, Minor Subdivision, for Tracts "A-1" and "A-2", Property belonging to Louis J. Mohana, et ux.
  - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, stated the matter was tabled at the last meeting in order to reconfigure the lots to meet Waterworks' requirements.
  - b) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval.
  - c) Mr. Erny moved, seconded by Mr. Thibodeaux: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, Tracts "A-1" & "A-2", Property belonging to Louis J. Mohana, et ux."

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

H. APPLICATIONS:

1. WITHDRAWN. *Tracts A-1, A-2, B-1, & B-2 belonging to Kay Naquin Olds, et al* [See ATTACHMENT A]
2. The Vice-Chairman called to order a Public Hearing for an application by Hugh R. Grimes requesting approval for Process D, Minor Subdivision, for Lots "5-A" & "5-B", A Redivision of Lot 5, Block 3, Wildwood Heights Subdivision belonging to Hugh R. Grimes.
  - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
  - b) The Vice-Chairman read a letter Mr. Grimes sent to all of the Commissioners.
  - c) The Vice-Chairman recognized Joy Bergeron, 1747 Acadian Drive, who objected to the minor subdivision and expressed concerns of subdividing property in her neighborhood. She also spoke of a trailer (manufactured home) that was placed in the subdivision.

d) The Vice-Chairman recognized Hugh Grimes, applicant, who stated he was a good neighbor and has been having a hard time selling his house due to the economy. He also expressed concerns of a “trailer” (manufactured home) placed on the neighboring property.

e) Mr. Thibodeaux moved, seconded by Mrs. Falgout: “THAT the Public Hearing be closed.”

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

f) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon the plat be revised to accommodate a sewer servitude as requested by Pollution Control and approval from the Board of Adjustment for the side yard setback.

g) Discussion was held with regard to the manufactured home that was legally allowed due to different construction standards from a typical mobile home.

h) Mr. Cehan moved, seconded by Mrs. Falgout: “THAT the HTRPC table the application for Process D, Minor Subdivision, for Lots “5-A” & “5-B”, A Redivision of Lot 5, Block 3, Wildwood Heights Subdivision belonging to Hugh R. Grimes until the Board of Adjustment can review the variance request.”

i) Further discussion was held with regard to manufactured homes and mobile homes where it pertains to construction standards and aesthetics.

j) Discussion ensued with regard to subdivision covenants and whether they exist in the subdivision.

k) Mr. Freeman stated that the Parish doesn’t regulate or enforce covenant restrictions but the Commission could use to consider their decision. He also discussed the motion made to be clearer to include that the matter be tabled until the next meeting.

l) *Motion Amended.* Mr. Cehan moved, seconded by Mrs. Falgout: “THAT the HTRPC table the application for Process D, Minor Subdivision, for Lots “5-A” & “5-B”, A Redivision of Lot 5, Block 3, Wildwood Heights Subdivision belonging to Hugh R. Grimes until the next regular meeting of October 20, 2016 in order for the Board of Adjustment to review the variance request.”

m) Should there be covenant restrictions, they are to be provided by the applicant.

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

3. The Vice-Chairman called to order a Public Hearing for an application by Indian Ridge Plantation, LLC requesting approval for Process D, Minor Subdivision, for Tract “FF-1”, A Portion of Tract “FF” being a Redivision of Property of Indian Ridge Plantation, LLC, et al.

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. Kurtz: “THAT the Public Hearing be closed.”

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

d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval provided an address for Tract “FF-1” was depicted on the plat as well as the required “north” arrow.

e) Mr. Kurtz moved, seconded by Mr. Erny: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tract "FF-1", A Portion of Tract "FF" being a Redivision of Property of Indian Ridge Plantation, LLC, et al conditioned upon an address for Tract "FF-1" being depicted on the plat as well as the required 'north' arrow."

f) Discussion was held with regard to a previous proposal for an OL-2 zoning district for lower parts of the parish which never came to fruition.

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

4. The Vice-Chairman called to order a Public Hearing for an application by Michael R. Macha requesting approval for Process D, Minor Subdivision, for Tracts "3-A" and "3-B", Division of Tract 3, Being a portion of Tract 21 of the Division of Waubun, St. George, and Isle of Cuba Plantations.

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. Thibodeaux: "THAT the Public Hearing be closed."

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

d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.

e) Mr. Kurtz moved, seconded by Mr. Kelley: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts "3-A" and "3-B", Division of Tract 3, Being a portion of Tract 21 of the Division of Waubun, St. George, and Isle of Cuba Plantations."

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

5. The Vice-Chairman called to order an application by Linton Road Company, LLC requesting engineering approval for Process C, Major Subdivision, for Cameron Isles Business Park Unit 1.

a) Ms. Joan Schexnayder, on behalf of the Terrebonne Parish Engineering Division, read a memo dated September 15, 2016 regarding the punch list items for the development [See ATTACHMENT C].

b) Discussion was held with regard to the issues on the letter.

c) Mr. Ben Elliott, Delta Coast Consultants, LLC, stated they could comply/resolve all items on the punch list.

d) Mr. Erny moved, seconded by Mr. Kurtz: "THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision, for Cameron Isles Business Park Unit 1 conditioned upon the Developer complying/resolving all punch list items per the Terrebonne Parish Engineering Division's memo dated September 15, 2016 [See ATTACHMENT C]."

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

I. STAFF REPORT: None.

J. ADMINISTRATIVE APPROVALS:

Mr. Erny moved, seconded by Mr. Thibodeaux: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-5."

1. Tract "A-3" & Revised Tracts "A-1" & "A-2", A Redivision of property belonging to Jackie A. Marie, et al, Section 19, T18S-R18E and Sections 14, 15, & 16, T18S-R19E, Terrebonne Parish, LA
2. Revised Lots 26 & 27, Bernard Subdivision, Section 4, T17S-R17E, Terrebonne Parish, LA
3. Shift of Lot Lines between Steven Marmande and St. Michel Plantation, LLC, Section 18, T18S-R17E, Terrebonne Parish, LA
4. Tract "A-3" & Revised Tracts "A-1" & "A-2", A Redivision of property belonging to Jackie A. Marie, et al, Section 19, T18S-R18E and Sections 14, 15, & 16, T18S-R19E, Terrebonne Parish, LA
5. Revised Lots 22 & 23, Block 2, Phase 1 to Northpark, Section 6, T16S-R17E, Terrebonne Parish, LA

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:

- a) The Vice-Chairman called to order the Public Hearing for the discussion and possible action with regard to modifications to the Storm Drainage Design Manual as it pertains to mobile home parks.
- b) Mr. Pulaski read a letter from Mr. Mark Guidroz regarding his comments on the matter.
- c) Discussion was held with regard to sending this matter to the Subdivision Regulations Review Committee for further discussion.
- d) Mr. Erny moved, seconded by Mr. Kelley: "THAT the HTRPC refer the modifications to the Storm Drainage Design Manual as it pertains to mobile home parks back to the HTRPC's Subdivision Regulations Review Committee for further review and discussion."

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

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:

- a) Mr. Kurtz inquired about voting on previous meeting minutes when he was present for that particular meeting. Mr. Freeman indicated he can if he has read them but also can abstain if he so wishes to. Clarification was also given to Mr. Kurtz regarding the treasurer's report.

2. Chairman's Comments: None.

M. PUBLIC COMMENTS:

1. The Vice-Chairman recognized Joy Bergeron, 1747 Acadian Drive. Further discussion was held with regard to manufactured homes versus mobile homes as it concerns construction standards and aesthetics.

N. Mr. Erny moved, seconded Mr. Thibodeaux: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 8:03 p.m."

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

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

*Kenneth L. Rembert*

LAND SURVEYORS

*since 1973*

635 SCHOOL ST. HOUMA, LA. 70360  
985-879-2782 (FAX) 985-879-1641

*Item H-1*

September 15, 2016

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

Att: Mr. Chris Palaski:

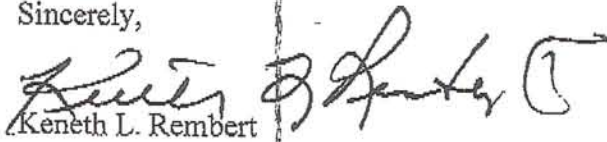
Re: APPLICATIONS-Item 1 Property of Kay Naquin Olds

Dear Chris:

Please let this letter serve as a request to place the above item on the table until next month's meeting. We have to address a few unfinished issues.

Thank you.

Sincerely,

  
Kenneth L. Rembert

KLR/apr

*Keneth L. Rembert*

LAND SURVEYORS

*since 1973*

635 SCHOOL ST. HOUMA, LA. 70360  
504- 879-2782 (FAX) 504-879-1641  
e-mail - klrsurveyors@aol.com

August 23, 2016

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

Att: Mr. Chris Pulaski:

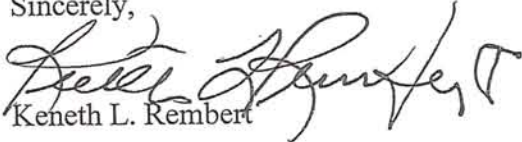
Re: PELICAN RETREAT TOWNHOUSES

Dear Chris:

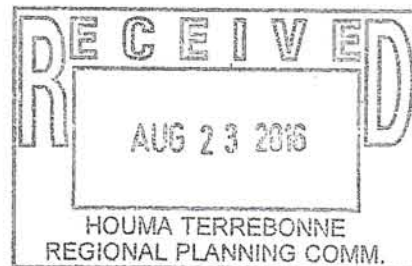
Please remove above item from further consideration. We may re-submit at another time.

Thank you.

Sincerely,

  
Kenneth L. Rembert

KLR/apr





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



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

TERREBONNE PARISH  
CONSOLIDATED GOVERNMENT

September 15, 2016  
1<sup>st</sup> Review  
Item No. H-5

TO: Christopher M. Pulaski  
FROM: Joan E. Schexnayder, P.E. *JES*  
SUBJECT: Cameron Isles Business Park Unit 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. 22-187 LONO is required for the removal of the 42" culvert and re-sloping the ditch along Westside Boulevard.
2. 24.5.3.3. Specifications have not been received.
3. 24.5.4.6.7 Label all utility servitudes on the plat.
4. 24.5.4.6.7 Label existing drainage servitudes.
5. 24.5.4.6.7. All servitudes on the plat need to be labeled with bearings and distances.
6. 24.5.4.6.7 Proposed drainage servitudes not shown on the plat.
7. 24.5.4.7.6. Block number not shown on the plat.
8. 24.5.4.7.7. Alignment for roundabout needs to be as recommended by Providence.
9. 24.5.4.8. Existing contours at one foot intervals or less are not shown on final drainage plan.
10. 24.7.6.1.7 Street and Traffic signs as per "Louisiana Manual on Uniform Traffic Control Devices". No sign plan provided.
11. 24.7.6.1.10. Plans need to use current LADOTD construction standards.
12. 24.7.6.2.6 Does not conform to the SDDM:
  - a. IV.A. Discharge is not limited to 10-year, 24-hour pre-development rate and there are no calculations showing there are no adverse impacts.
  - b. V.A.1 One foot contours on existing site plan not provided.
  - c. V.A.2 Lot grading on proposed site plan not provided.
  - d. V.A.2 Outfall A & B culverts are not shown on the plan sheet.
  - e. V.A.2 Drainage Pump location needs to be revised as per T. Baker Smith.
  - f. V.A.3 Scale is inconsistent and there is no legend on plan/profile sheets.
  - g. V.A.3 Finished grade at right-of-way on plan/profile not shown.
  - h. V.A.3 Dimensions of all servitudes on plan/profile not shown.
  - i. V.A.3 The invert of the culverts should be inline with the invert of the ditch.
  - j. V.A.4 Scale inconsistent on overall drainage plan.
  - k. V.A.4 Appendix 1 of calculations have not been provided.
  - l. V.A.4 Individual hydrographs need to be submitted.
  - m. V.A.4 No calculations for the culverts in outfalls A & B.
  - n. V.A.4 Calculations are incomplete and inconsistent.
  - o. V.A.4 Outfall ditch A needs to show more information since it is a roadside ditch.

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- p. V.A.4 Cannot relate the stations on the outfalls to the plans.
  - q. V.A.6 There needs to be access to all outfall ditches for maintenance.
  - r. V.A.5 Location of all utilities on typical roadway section not shown.
  - s. V.A.8 Cross-sections do not show the roadway.
  - t. V.A.8 Legend for cross-sections is incorrect.
  - u. V.A.8 Cross-sections should be of the entire lot.
  - v. V.C.2 Minimum service life for culverts needs to be noted.
  - w. V.C.18 Culverts should be sized as if the entire subdivision was subsurfaced. These sizes should be shown on the plat.
  - x. VII.A 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.
  - y. VIII.A. Servitude is not shown on the typical sections of the outfalls.
  - z. 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.
- 13. 24.7.5.4.2 Servitude for gas main needs to be provided.
  - 14. 24.7.5.2. No lights are depicted in the plans.
  - 15. 24.7.5.2 No electrical servitude
  - 16. 24.5.4.8 Drawings showing final alignment of streets and sewerage, method of sewerage disposal and/or tie-in with existing collective systems, lagoons, lift stations, force mains, etc.
  - 17. 24.7.6.4 Benchmarks: brass or aluminum disk located in the street near the centerline of each road intersection shown on engineering plans.
  - 18. 24.5.4.6.7 Approval letters should be provided from the following utilities:
    - a. Waterworks
    - b. Electric Utility
    - c. Department of Health and Hospitals
    - d. Pipeline company
    - e. Gas Utility
  - 19. 24.7.5.2 Approval from TPCG Utilities for street lights should be provided.
  - 20. Reminder: Need to provide master drainage plan when applying for phase 2 engineering as part of the Master Plan approval requirement.

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

JES/bbd

cc: Ernest Brown  
Michelle Eschete  
Benjamin D. Elliott, P.E.  
Planning Commission  
Engineering Division  
Reading File  
Council Reading File