

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

MEETING OF MAY 20, 2010

- A. The Chairman, Mr. Daniel Babin, called to order the regular meeting of May 20, 2010 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:57 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Dr. L.A. "Budd" Cloutier and the Pledge of Allegiance led by Mr. James Erny.
- B. Upon Roll Call, present were: Mrs. Beryl Amedée; Mr. Daniel Babin, Chairman; Dr. L. Arnold "Budd" Cloutier, Vice-Chairman; Mr. Richard Elfert; Mr. Erny; Mr. Kurtz; Mr. Alex Ostheimer; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call was: Mr. John Navy. Also present was Pat Gordon, Director, Department of Planning and Zoning and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Dr. Cloutier moved, seconded by Mr. Kurtz: "THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of April 15, 2010."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. Dr. Cloutier moved, seconded by Mr. Kurtz: "THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of April 15, 2010."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mrs. Williams moved, seconded by Dr. Cloutier: "THAT the HTRPC emit payment for the May 20, 2010 invoices and approve the Treasurer's Report of April 2010."

The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS: None.
- F. APPLICATIONS:
1. The Chairman called to order the Public Hearing for an application by Robin Gilmore requesting approval for Process D, Minor Subdivision for the Redivision of Property belonging to Robin Gilmore.
 - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the Developer, discussed the location and division of property.
 - b) No one was present from the public to speak.
 - c) Dr. Cloutier moved, seconded by Mrs. Amedée: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Navy. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided a variance was granted for the minimum lot size for Tract B and a letter was received from Pollution Control indicating an additional sewer tap was not necessary.

- e) Mr. Kurtz moved, seconded by Mr. Elfert: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for the Redivision of Property belonging to Robin Gilmore with a variance from the Board of Adjustments from the minimum lot size requirement for Tract B and a letter from Pollution Control indicating an additional sewer tap was not necessary.”
- f) Discussion was held with regard to the drainage arrows on the plat, rear setbacks, and existing structures in the area.

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

- 2. The Chairman called to order the Public Hearing for the application by Rutter Land Company, Inc. requesting conceptual and preliminary approval for Process C, Major Subdivision for Sugar Mill Olde Towne, Addendum No. 3.

- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., representing the Developer, discussed the location and division of property.
- b) No one was present from the public to speak.
- c) Dr. Cloutier moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”

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

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended approval with no conditions.
- e) Mr. Ostheimer moved, seconded by Dr. Cloutier: “THAT the HTRPC grant approval of the application for Process C, Major Subdivision for Sugar Mill Olde Towne, Addendum No. 3.”

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

- 3. The Chairman called to order the Public Hearing for the application by Village East Realty requesting approval for Process D, Minor Subdivision for Village East Subdivision, Addendum No. 7, Redivision of Lots 28-33, 37-42, & 47, Block 1.

- a) Mr. Ben Elliott, T. Baker Smith, Inc., representing the Developer, discussed the location and division of property.
- b) The Chairman recognized Ms. Mary McCoy, 3728 Thomas Drive, and Ms. Annie Coleman, 3726 Thomas Drive, who expressed concerns of added sewer to the already existing sewer problems and didn't want to see trailers or apartments on the property.
- c) Mr. Elliott stated the property would be utilized for single-residential homes (affordable housing) and no trailers or apartments would be placed on the property.
- d) Dr. Cloutier moved, seconded by Mrs. Amedée: “THAT the Public Hearing be closed.”

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

- d) Mr. Gordon read a letter from Mr. Arthur R. Cenac, Jr., Manager of Village East Realty, outlining their proposal [See *ATTACHMENT A*]. He discussed the Staff Report and stated Staff would recommend conditional approval provided upon the Developer installing (5) sewer taps for those lots without taps or a letter from Pollution Control stating taps are existing, addresses of all lots be depicted on the plat, and the plat should reflect the May 1, 1985 FIRM map.
- e) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, noted the servitudes were not labeled on the plat and would be needed.
- f) Discussion was held with regard to the costs of the homes, variances, streets, drainage, sewer, and property values.
- g) Mr. Erny moved, seconded by Mr. Ostheimer: “THAT the HTRPC grant approval of Process D, Minor Subdivision for the Village East Subdivision, Addendum No. 7, Redivision of Lots 28-33, 37-42, & 47, Block 1 conditioned upon the Developer installing (5) sewer taps for those lots without taps or a letter from Pollution Control stating taps are existing, addresses of all lots be depicted on the plat, and the plat should reflect the May 1, 1985 FIRM map.”
- h) Discussion was held with regard to the property not having any zoning restrictions and trailers not being placed on the property although they could have.

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Ostheimer; NAYS: Mrs. Williams; ABSTAINING: Mr. Babin; ABSENT: Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

Mr. Erny left the meeting at this time – 7:52 p.m.

- 4. The Chairman stated the next item on the agenda was an application by Rebecca Plantation, L.L.C. requesting engineering approval for Process C, Major Subdivision for Rebecca Plantation, Phase II (1st Filing).
 - a) Mrs. Joan Schexnayder, Terrebonne Parish Engineering Division, read a memo dated May 20, 2010 concerning the punch list items for the development [See *ATTACHMENT B*].
 - b) Mr. Jeff Loup, T. Baker Smith, Inc., representing the Developer, discussed the engineering re-submittal and wished to reconfirm the variance on the block length.
 - c) Mr. Freeman suggested they acknowledge the previously approved variance and the same would be applied to this approval, which was done.
 - d) Ms. Schexnayder stated the only difference with this submittal was due to the sewer now being turned over to TPCG rather than private sewer.
 - e) Mr. Ostheimer moved, seconded by Dr. Cloutier & Mr. Elfert: “THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision for Rebecca Plantation, Phase II (1st Filing) conditioned upon the Developer complying with all punch list items per the Terrebonne Parish Engineering Division's memo dated May 20, 2010.”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Kurtz, Mr. Ostheimer; NAYS: Mrs. Williams; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- 5. The Chairman called to order the Public Hearing for the application by Matherne Realty Partnership requesting approval for Process D, Minor Subdivision for Tract “A”, Redivision of Property of Matherne Realty Partnership.
 - a) Mr. Ken Rembert, T. Baker Smith, Inc., representing the Developer, discussed the location and division of property.
 - b) No was from the public was present to speak.
 - c) Dr. Cloutier moved, seconded by Mrs. Williams & Mrs. Amedée: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Kurtz, Mr. Ostheimer; NAYS: Mrs. Williams; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Navy. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided the addresses were depicted on the plat and all remaining property owned by Matherne Realty Partnership be depicted as "raw land."
- e) Discussion was held with regard to the pending construction of the bridge and a provision for future possible 4-laning.
- f) Mr. Ostheimer moved, seconded by Dr. Cloutier & Mrs. Amedée: "THAT the HTRPC grant approval for the application for Process D, Minor Subdivision for Tract "A", Redivision of Property of Matherne Realty Partnership conditioned the 911 addressing be depicted on the plat and that all remaining property owned by Matherne Realty be depicted as 'raw land'."

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

G. STAFF REPORT: None.

H. Dr. Cloutier moved, seconded by Mrs. Amedée: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-12."

1. Subdivision of Tract 4-B into Tract 4-D with Tract 4-D becoming a permanent part of Tract 4-C, Section 5, T17S-R16E, Terrebonne Parish, LA
2. Redivision of Property belonging to Floyd E. Milford, Jr., Section 101, T17S-R17E, Terrebonne Parish, LA
3. Survey and Redivision of Lot "A-1" and Lot "A-2" of Property belonging to Pennithia L. Bishop into Lot "A-1-A" and Lot "A-2-A", Section 101, T15S-R16E, Terrebonne Parish, LA
4. Survey of Tract "A" belonging to Westgate Development, Inc., Section 102, T17S-R17E, Terrebonne Parish, LA
5. Survey of Revised Tract 2 and Revised Tract "B" belonging to Carolyn Thibodeaux Roussell, et als, Sections 56, 57, & 86, T16S-R17E, Terrebonne Parish, LA
6. Survey of Revised Property Lines belonging to Louis J. Arceneaux, Jr., et als, Section 41, T17S-R18E, Terrebonne Parish, LA
7. Survey of Revised Lots 12 & 13 of Block 8, Addendum No. 2, Phase A to Sugarwood Subdivision and Revised Lot 21 of Block 8, Addendum No. 3, Phase C to Sugarwood Subdivision, Property belonging to Kirk D. Voclair, et al, Sections 85, 86, & 102, T17S-R17E, Terrebonne Parish, LA
8. Survey of Tracts "A" & "B" being a portion of Lots 90, 91, & 92, Honduras Plantation Subdivision, Section 105, T17S-R17E, Terrebonne Parish, LA
9. Survey of Revised Lots 6, 7, & 24, Cocodrie's End Subdivision, Section 86, T21S-R18E, Terrebonne Parish, LA
10. Survey of Revised Tract "B" & Revised Tract "C" belonging to C & I of Houma, L.L.C., Section 4, T17S-R17E, Terrebonne Parish, LA
11. Survey of Revised Lots 10, 13, 19 & 36, Hellier Row Subdivision & Revised Lot A, A Redivision of a portion of Lot 5, Batey Plantation Subdivision, Property belonging to Mary Louise Morgan, et al, Section 3, T16S-R16E & Section 3, T15S-R17E, Terrebonne Parish, LA
12. Survey and Redivision of Property belonging to Carroll P. Boquet, Jr., Section 8, T16S-R17E, Terrebonne Parish, LA

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

I. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee:

a) The Chairman called to order the Public Hearing to amend the Subdivision Regulations, 24.7.1.4, Residential Planned Unit Development, to remove the minimum acreage requirement and add architectural review. This amendment was approved by the Terrebonne Parish Council and needed to be ratified by the Planning Commission.

(1) No one from the public was present to speak.

(2) Dr. Cloutier moved, seconded by Mrs. Williams: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Kurtz, Mr. Ostheimer; NAYS: Mrs. Williams; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Navy. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

(3) Mr. Ostheimer moved, seconded by Mrs. Williams: "THAT the HTRPC approve and incorporate the amendment of the Subdivision Regulations, 24.7.1.4, Residential Planned Unit Development, to remove the minimum acreage requirement and add architectural review into the subdivision regulations and to become effective immediately."

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

b) The Chairman called to order the Public Hearing to amend Subdivision Regulations to update signage requirements to require that a dated photograph of the required 4' x 4' sign be provided to the Planning & Zoning Department at least ten (10) days prior to the public hearing for all subdivision processes. This amendment was approved by the Terrebonne Parish Council and needed to be ratified by the Planning Commission.

(1) No one from the public was present to speak.

(2) Dr. Cloutier moved, seconded by Mrs. Williams: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Kurtz, Mr. Ostheimer; NAYS: Mrs. Williams; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Navy. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

(3) Mr. Ostheimer moved, seconded by Dr. Cloutier: "THAT the HTRPC approve and incorporate the amendment of the Subdivision Regulations to update signage requirements to require that a dated photograph of the required 4' x 4' sign be provided to the Planning & Zoning Department at least ten (10) days prior to the public hearing for all subdivision processes into the subdivision regulations and to become effective immediately."

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

c) The Chairman called to order the Public Hearing for the proposed street light standard update. This proposal is prior to the Terrebonne Parish Council's consideration.

(1) No one from the public was present to speak.

- (2) Dr. Cloutier moved, seconded by Mrs. Williams: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Kurtz, Mr. Ostheimer; NAYS: Mrs. Williams; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Navy. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- (3) Mr. Ostheimer moved, seconded by Dr. Cloutier: “THAT the HTRPC approve the proposed street light standard update and recommend it to the Terrebonne Parish Council for incorporation into the codes of Terrebonne Parish.”

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

2. Comprehensive Master Plan Update: Mr. Gordon informed the Staff that the application has been submitted to LRA for funding for the 3rd phase of the Master Plan Update and they were still waiting for the results.

J. COMMISSION COMMENTS:

1. Planning Commissioners’ Comments: None.
2. Chairman’s Comments:
 - a) The Chairman discussed in-fill development with Mr. Ostheimer and their differing opinions.

K. PUBLIC COMMENTS: None.

- L. Mrs. Williams moved, seconded by Dr. Cloutier: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 8:25 p.m.”

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

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

VILLAGE EAST REALTY, L. L. C.
P. O. BOX 147
HOUMA, LOUISIANA 70361-0147

May 5, 2010

Subject: Proposed redivision of Lots in Village East Subdivision Addn. No. 7

To Whom It May Concern:

We have a purchase agreement signed with First Class Apartments (First Class Home Improvements, Inc.), represented by Mr. Darnell Brown, to buy Lots 42 & 42A.

Mr. Brown plans to build single family homes on these lots similar to those built on Lots 43 thru 45A in 2006/2007. Those houses were approximately one thousand square feet and sold for about \$100,000.00.

If Mr. Brown is successful in building and selling the houses on Lots 42 & 42A, he plans to continue building on the remaining redivided lots.

When this subdivision was built about thirty years ago, the lots were 75 feet wide by 105 deep and it was intended that they would be used for the construction of fourplex apartments.

We feel that the best use for the remaining lots in the subdivision on today's market is for the construction of single-family affordable housing.

The reason for redividing the lots is that we will be able to sell the builder four lots for the same price as three of the original lots. We hope that this will help the builder be able to price the completed house in a price range that will sell as affordable housing.

The proposed redivision takes three existing 75 foot wide lots and divides them into four lots 56.25 feet wide. The resulting lots (56.25' x 105') will be 5,906.25 square feet.

We are therefore requesting a variance of the 6,000 square foot per lot requirement.

104 DEVELOPMENT STREET, HOUMA, LA 70363 - (985) 876-4994 - FAX (985) 876-4995
MAILING ADDRESS: P. O. BOX 147, HOUMA, LA 70361

In deciding weather or not to grant the variance, we ask that you consider the following:

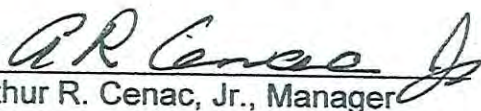
1. The original subdivision was built over thirty years ago.
2. In 1994, Lots 43, 44 & 45 were subdivided into Lots 43, 44, 45 & 45A. This redivision of lots was the same as what we are proposing to do now. The redivided lots were sold to Cavaness on 07-19-06. Single-family houses were built and sold on the lots in 2006/2007. Photos of these houses are being submitted for your review.
3. In order for the resulting 56.25' wide lots to contain 6,000 square feet, they would have to be 106.67 feet deep. This is 1.67 feet (20 inches) more than the existing depth of the lots (105').
4. The best use for the remaining lots on today's market is for the construction of single-family affordable housing.

I would also like to point out the following regarding the proposed redivision:

1. Lots 34 & 35 were previously sold. Lot 34 has a house built on it and Lot 35 is still vacant.
2. We still own Lot 36. It will remain 75' wide since it could not be grouped with adjacent lots for redivision.
3. The original Lot 47 is 113' wide by 105' deep. We propose to redivide this lot into Lots 47 & 47A which will be 56.50 feet wide and 105 feet deep.

If you have any questions, or would like to discuss the proposed redivision of lots with me, I can be reached by calling 876-4994.

Village East Realty, LLC


Arthur R. Cenac, Jr., Manager



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



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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

May 20, 2010
1st Review
Item F4

TO: **Pat Gordon**

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

SUBJECT: **Rebecca Plantation, Phase 2, First Filing
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. 24.5.4.7.6 Proposed streets names are not provided in the plans.
2. 24.7.6.3 Block length exceeds maximum length requirement with the maximum deviation being 350 feet greater than the allowed 1500 foot spacing.
3. Does not conform to the SDDM
 - a. V.B.2 Minimum service life for culverts not provided.
 - b. V.B.3 Culverts are not sized to operate with a minimum self cleansing velocity.
 - c. V.B.9 The erosion control plan is not latest LaDOTD standard plan.
 - d. VI.A.9 Adequate access for maintenance personnel not provided on detention pond, north ditch, and south ditch.
 - e. VI.A.9 Adequate right of way not provided around detention pond.
 - f. VI.A.24 Fence and locked gate required for ponds greater than 4' in depth.
 - g. VI.A.27 Written restriction not provided on plat stating that no structure, fill or obstructions shall be located within any drainage easement or delineated flood plain.
 - h. VIII.A.1 Adequate servitude not provided on outfall ditches.
4. 24.5.4.6.7 No approval letter from the following:
 - a. Waterworks
 - b. Gas Utility
 - c. Department of Health and Hospitals.
 - d. TPCG Pollution Control
5. 24.7.6.1.8. Fire hydrant spacing exceeds maximum spacing requirement with the maximum deviation being 300 feet greater than the allowed 300 ft spacing.
6. The bearings and distances are needed for all drainage servitudes.

Rebecca Plantation, Phase 2, First Filing
Engineering Approval Review
GEB Memo to PG Dated 5/20/2010
Page 2

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/mla

cc:

Tom Bourg
Philip Liner
Jeffrey J. Loup, P.E.
Planning Commission
Engineering Division
Reading File
Council Reading File