

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

MEETING OF DECEMBER 17, 2020

- A. The Chairman, Mr. Kyle Faulk, called the meeting of December 17, 2020 of the HTRPC to order at 6:35 p.m. at the Houma-Terrebonne Civic Center with the Invocation led by Dr. Cloutier and the Pledge of Allegiance led by him.
- B. Upon Roll Call, present was: Dr. L.A. “Budd” Cloutier, Jr.; Ms. Rachael Ellender, Secretary/Treasurer; Mr. Kyle Faulk, Chairman; Mr. Robbie Liner; Mr. Jan Rogers; Mr. Barry Soudelier. Absent at the time of Roll Call was: Mr. Phillip Livas & Mr. Wayne Thibodeaux. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning; Mr. Christian St. Martin, Legal Advisor; and Joan Schexnayder, TPCG Engineering Division.
- C. CONFLICTS DISCLOSURE: The 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 him or herself from participating in the debate, discussion, and voting on that matter. *There were no conflicts to report.*
- D. ACCEPTANCE OF MINUTES:
1. Ms. Ellender moved, seconded by Mr. Liner: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of November 19, 2020.”

The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Ms. Ellender moved, seconded by Mr. Liner: “THAT the HTRPC emit payment for the December 17, 2020 invoices and approve the Treasurer’s Report of November 2020.”

The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. Ms. Ellender moved, seconded by Mr. Liner: “THAT the HTRPC accept and approve the proposed 2021 Budget.”

The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. ANNUAL ORGANIZATIONAL MEETING:
1. Ms. Ellender moved, seconded by Mr. Liner: “THAT the HTRPC ratify the acceptance of Martin & Pellegrin, CPAs for the 2020 Audit (3-year Engagement approved December 2019).”

The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. ELECTION OF OFFICERS:
 - a) Ms. Ellender nominated Mr. Kyle Faulk for the position of Chairman.
 - (1) Ms. Ellender moved, seconded by Mr. Soudelier: “THAT the nominations for the position of Chairman be closed and Kyle Faulk be elected as Chairman by acclamation.”

The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - b) Mr. Soudelier nominated Mr. Robbie Liner for the position of Vice-Chairman.
 - (1) Mr. Soudelier moved, seconded by Dr. Cloutier: “THAT the nominations for the position of Vice-Chairman be closed and Robbie Liner be elected as Vice-Chairman by acclamation.”

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

c) Mr. Liner nominated Ms. Rachael Ellender for the position of Secretary/Treasurer.

(1) Mr. Rogers moved, seconded by Dr. Cloutier: "THAT the nominations for the position of Secretary/Treasurer be closed and Rachael Ellender be elected as Secretary/Treasurer by acclamation."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. COMMUNICATIONS:

1. Mr. Pulaski read a letter from Leonard Chauvin, P.E., P.L.S., Inc., dated December 17, 2020, requesting to table Item I.1 regarding Tract III belonging to Gail Thibodeaux until the next regular meeting of January 21, 2021 [See *ATTACHMENT A*].

a) Mr. Liner moved, seconded by Ms. Ellender: "THAT the HTRPC table the application by Gail Thibodeaux for Property being carved from Tract II to create Tract III belonging to Gail Thibodeaux, now or formerly being a portion of Lot 40 of the Waubun, St. George, & Isle of Cuba Plantation Subdivision until the next regular meeting of January 21, 2021 as per the Developer's request."

The Chairman called for a vote on the motion offered by Mr. Liner. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. Mr. Pulaski read an email from Charles L. McDonald Land Surveyor, dated December 17, 2020, requesting to permanently withdraw Item I.2 regarding Faith Baptist Church [See *ATTACHMENT B*].

a) Dr. Cloutier moved, seconded by Mr. Liner: "THAT the HTRPC withdraw the application by Faith Baptist Church for Lots 29 thru 39, Block 7 of Addendum No. 3 to Roberta Grove Subdivision as per the Developer's request."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. OLD BUSINESS:

Dr. Cloutier moved, seconded by Mr. Liner: "That the Old Business be removed from the table and considered at this time."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

1. The Chairman called to order the application by Patricia A. LeBeouf requesting approval for Process D, Minor Subdivision, for the Survey of Tracts "A", "B", "C", & "D", A Redivision of Property belonging to Patricia A. LeBeouf, et al.

a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, stated the fire hydrant was installed since the meeting last month.

b) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided the installed fire hydrant is depicted on the plat.

c) Dr. Cloutier moved, seconded by Ms. Ellender: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Survey of Tracts "A", "B", "C", & "D", A Redivision of Property belonging to Patricia A. LeBeouf, et al conditioned upon the newly installed fire hydrant being depicted on the plat."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers,

and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Chairman called to order the application by Claridell Ramagos requesting approval for Process D, Minor Subdivision, for the Division of Property belonging to Claridell Ramagos (Tracts A & B).

- a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., stated engineering was approved since the previous meeting but the Department of Health still had some issues.
- b) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon an approval letter from the Department of Health and approval of the fire hydrant variance which is within the 10% allowance.
- c) Dr. Cloutier moved, seconded by Mr. Liner: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Division of Property belonging to Claridell Ramagos (Tracts A & B) with a variance granted from the 250' requirement to 265.6' within the 10% allowance and conditioned upon the submittal of an approval letter from the Department of Health."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

I. APPLICATIONS:

1. *Tabled until the January 21, 2021 meeting.* Property being carved from Tract II to create Tract III belonging to Gail Thibodeaux, now or formerly being a portion of Lot 40 of the Waubun, St. George, & Isle of Cuba Plantation Subdivision. [See *ATTACHMENT A*]
2. *Withdrawn.* Lot Line Shift between Lots 29 thru 39, Block 7 of Addendum No. 3 to Roberta Grove Subdivision. [See *ATTACHMENT B*]
3. The Chairman called to order the Public Hearing for an application by Henry & Sharon Richard requesting approval for Process D, Minor Subdivision, for Tract A-7 (A-B-C-D-A) to be acquired by Terrebonne Parish Consolidated Government from Henry and Sharon Richard.

- a) The representative from GIS Engineering, LLC was not present to represent the application, so Mr. Pulaski represented on behalf of T.P.C.G. Mr. Pulaski stated this lot was being created in order for the Parish to acquire it from the Richards to use as a site for a new sewer lift station.
- b) The Chairman recognized Councilman Danny Babin, District 7, who stated this was not in his district but wanted to inform the Commission that the Council has called for a Public Hearing at the January 13, 2021 Council Meeting on this matter to address the sewer in the area to accommodate existing and future development.
- c) Dr. Cloutier moved, seconded by Ms. Ellender: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the submittal of all utility service availability letters.
- e) Mr. Liner moved, seconded by Dr. Cloutier: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tract A-7 (A-B-C-D-A) to be acquired by Terrebonne Parish Consolidated Government from Henry and Sharon Richard conditioned upon the submittal of all utility service availability letters."

The Chairman called for a vote on the motion offered by Mr. Liner. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

4. The Chairman called to order the application by Gadwall Properties, LLC requesting engineering approval for Process C, Major Subdivision, for Summerfield Place Subdivision, Addendum No. 18, Phase A.
- a) Ms. Schexnayder, on behalf of the TPCG Engineering Division, read a memo dated December 10, 2020, regarding the punch list items for the development [See *ATTACHMENT C*].
 - b) Mr. Gene Milford, Milford & Associates, Inc., requested a variance from Item 4, stated Item 1 was an existing, non-conforming issue that they would help assist the Parish, and they would comply with all remaining items.
 - c) Dr. Cloutier moved, seconded by Mr. Liner: “THAT the HTRPC grant engineering approval for Process C, Major Subdivision, for Summerfield Place Subdivision, Addendum No. 18, Phase A with a variance granted for Item 4 and conditioned upon the Developer complying/resolving all remaining items on TPCG Engineering Division’s memo dated December 10, 2020 [See *ATTACHMENT C*].”
 - d) Discussion was held regarding the variance for Item 4 and drainage on adjacent property.
 - e) Dr. Cloutier amended his motion, seconded by Mr. Liner: “THAT the HTRPC grant engineering approval for Process C, Major Subdivision, for Summerfield Place Subdivision, Addendum No. 18, Phase A conditioned upon the Developer complying/resolving all punch list items on TPCG Engineering Division’s memo dated December 10, 2020 [See *ATTACHMENT C*].”

The Chairman called for a vote on the amended motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE AMENDED MOTION ADOPTED.

5. The Chairman called to order the Public Hearing for an application by Ciera Development Company, Inc. requesting conceptual & preliminary approval for Process C, Major Subdivision, for Mandalay Pass Subdivision.
- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., discussed the location and division of property. He indicated that Lirette Street has a forced drainage system and the new subdivision would be gravity drained to the canal and why they are requesting the variances to not tie into the cross street and the block length.
 - b) The Chairman recognized Councilman Danny Babin, District 7, who stated he spoke to several Lirette Street residents to discuss some of the concerns. He discussed the variances being good for the subdivision so it doesn’t impede onto Lirette Street, requested Engineer to look at both sides of the subdivision so water doesn’t drain on the properties, keeping the integrity of the forced drainage system, whether the property was wetlands, and maintaining or improving the drainage in the area.
 - c) The Chairman recognized Bertha Domangue, 103 Lirette Street, who expressed concerns of more flooding when the back of her property already floods from the overflow of the canal.
 - d) The Chairman recognized Michael Smith, 3800 Foxland Drive, who expressed concerns of more flooding since his home flooded in October after he had just moved in and still not back in his home. He stated he was told the property was wetlands and couldn’t be built on, existing overcrowding of the recreation center’s activities before this new subdivision, and unsold property along Lirette Street and no need for more.
 - e) The Chairman recognized David Pierce, 314 Lirette Street, who expressed concerns of drainage, wetlands, and more traffic.
 - f) The Chairman recognized Councilman Babin once again, who reiterated Lirette Street was forced drainage and the new subdivision would be gravity drainage and the possibility of the property being wetlands. He encouraged the residents to come back to the meeting at the engineering stage where the drainage would be discussed in greater detail.
 - g) The Chairman recognized Sterling Marchive, 223 Lirette Street, who expressed concerns of flooding although some improvements were made, only homes and no mobile homes, and tying into the three cross streets on Lirette Street.

- h) Mr. Pulaski stated they were requesting a variance to not tie into South and Foxland Streets but having the ability to tie into Conrad Street, but will know more at the engineering stage as to the best route for both subdivisions.
- i) Discussion was held regarding the residents not wanting to tie into any of the cross streets and there being no zoning in the area to regulate mobile homes, but the developer may place covenants on the subdivision to prevent mobile homes.
- j) Mr. Waitz indicated the subdivision would be nice with restrictions and no mobile homes will be allowed. He stated they were currently undergoing a wetlands determination and that the subdivision may have to be scaled back depending on the results.
- k) Discussion ensued regarding the construction of the ditch and the Hanson Pump that has doubled in capacity.
- l) The Chairman recognized Michael Trahan, 300 Lirette Street, who expressed concerns of lack of maintenance of the existing ditch and for the future expansion of the ditch and its purpose. He also questioned the benefit of tying into the cross streets whereas it was for the health, safety, and welfare of the residents in the case of emergencies to get in and out of the subdivision.
- m) Dr. Cloutier moved, seconded by Mr. Liner: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- n) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the variances and conditional approval of the conceptual & preliminary provided upon the submittal of an approval letter from the Department of Health.
- o) Discussion was held regarding the canal that would allow for dirt to build up the property and for mitigation, and the size to be determined at the engineering stage to ensure proper drainage.
- p) Discussion ensued regarding a possible boulevard should it be determined to not connect to any of the cross streets. Mr. Waitz stated he would pass the information on to the Developer.
- q) Dr. Cloutier moved, seconded by Mr. Soudelier: "THAT the HTRPC grant approval of the conceptual and preliminary application for Process C, Major Subdivision, for Mandalay Pass Subdivision with variances granted to not tie into two cross streets (South Street and Foxland Drive) and for the maximum distance of the cul-de-sac being over a distance of 1,500' and conditioned upon the submittal of an approval letter from the Department of Health."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

J. STAFF REPORT: None.

K. ADMINISTRATIVE APPROVALS:

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

1. Survey of Revised Lots 2 & 3, A Redivision of Lots 2 & 3 of Block 9, Addendum No. 2 to Southern Estates Subdivision and a portion of Property belonging to Bradley P. Brown, et ux, Sections 7, 69, & 82, T16S-R17E, Terrebonne Parish, LA
2. Survey of Revised Lot 1, Revised Lot 2, Revised Lot 3 & Revised Lot 4 into Rev. 2 Lot 1, Rev. 2 Lot 2, Rev. 2 Lot 3 & Rev. 2 Lot 4, Revised Phases C & D, A Portion of Trinity Commercial Park Add. 2, Section 4, T16S-R17E, Terrebonne Parish, LA
3. Lot Line Removal between Tract A and Tract B to create Tract A-1 owned by Jack McGee, now or formerly, Section 86, T15S-R16E, Terrebonne Parish, LA
4. Revised Lots 18, 19, 20, & 22, Hellier Row Subdivision, A Redivision of a portion of Lot 5, Batey Plantation Subdivision, Property belonging to Deborah Morgan Jones, et al, Section 3, T16S-R16E & T16S-R17E, Terrebonne Parish, LA

5. Revised Lot 5, Block 5, Addendum No. 5 of Crescent Plantation Estates belonging to Jimmy D. Brewer, et ux, Sections 71, 72, & 74, T17S-R16E, Terrebonne Parish, LA

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

L. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.

M. COMMISSION COMMENTS:

1. Planning Commissioners' Comments: None.
2. Chairman's Comments:
 - a) The Chairman wished everyone a Merry Christmas and a Happy New Year.

N. PUBLIC COMMENTS: None.

- O. Mr. Liner 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 7:32 p.m."

The Chairman called for a vote on the motion offered by Mr. Liner. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

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

LEONARD CHAUVIN P.E., P.L.S., INC.
Civil Engineer - Land Surveyor

Hem I.1

December 17, 2020

Via Email

Terrebonne Parish Consolidated Government
Attn: Chris Pulaski (cpulaski@tpcg.org)

Re: Survey Showing Property Being Carved From Tract II to Create Tract III Belonging to Gail Thibodaux, Now or Formerly, Being a Portion of Lot 40 of the Waubun, St. George, & Isle of Cuba Plantation located in Sections 86 & 87, T15S-R16E & Sections 70 & 8, T16S-R16E Terrebonne Parish, Louisiana

Mr. Pulaski,

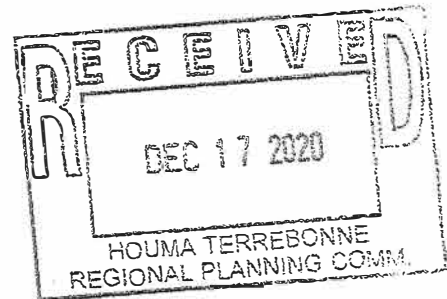
Please table the above referenced project until the January 21, 2020 Terrebonne Parish Planning Commission meeting. It is expected that the required fire hydrant will be installed prior to the next meeting. We will submit all required documentation once the installation has been completed, and present before the board at the next monthly meeting. If you have any questions do not hesitate to contact our office.

Sincerely,



Leonard J. Chauvin III, PE

CC: Becky Becnel (bbecnel@tpcg.org),



Becky Becnel

Item I.2

From: Alisa Champagne <achampagne@bellsouth.net>
Sent: Thursday, December 17, 2020 10:16 AM
To: Becky Becnel
Subject: Re: Faith Baptist Church - Removal from Tonight's Planning Commission Agenda

External Sender

This email is from a sender outside of Terrebonne Parish Consolidated Government's email system. **DO NOT** click on any links, open any attachments, or reply unless you trust the sender and know the content is safe. If you are unsure or have questions, please contact Information Technology for assistance.

Good Morning Becky,

I would like to permanently remove from the Planning Commission Agenda Item No. 2. the Lot Line Shift between Lots 29 thru 39, Block 7 of Addendum No. 3 to Roberta Grove Subdivision for Faith Baptist Church.

Sincerely,

*Alisa Champagne, L.S.I.
Charles L. McDonald,
Land Surveyor, Inc.
(985)876-4412
(985)876-4806 (Fax)*



TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

P.O. BOX 2768 • HOUMA, LOUISIANA 70361
985-868-5050 • WWW.TPCG.ORG



December 10, 2020
1st Review
Item No. I-4

TO: Christopher M. Pulaski
FROM: Joan E. Schexnayder, P.E. *JES*
SUBJECT: Summerfield Addendum #18 Phase A
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. The ditch culvert draining Summerfield Place Add. 17 Phase B needs to be extended to provide maintenance access for the ditch.
2. Yard drain needs to be relocated to the rear of the lot.
3. Removed traffic signs should be delivered to the Parish Sign Department.
4. 24.7.1.2.6 Lots are not graded to drain to the street.
5. 24.7.6.2.6 Does not conform to the SDDM:
 - a. V.A.3 A legend is not shown on the plan/profile.
 - b. V.A.3 Utility servitudes are not shown on the plan/profile.
 - c. VI. System storage is required.
 - d. VII.A.4 A SWPPP needs to be provided.
6. 24.5.4.6.7 Approval letters should be provided from the following utilities:
 - a. Waterworks
 - b. Gas Utility
 - c. Electric Utility
 - d. Department of Health and Hospitals for water and sewer
 - e. TPCG Pollution Control
7. 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.

JES/bbd

cc: F.E. Milford, III, P.E.
Ernest Brown
Engineering Division
Reading File
Council Reading File