

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

MEETING OF JANUARY 16, 2020

- A. The Vice-Chairman, Mr. Joseph “Joey” Cehan, called to order the regular meeting of January 16, 2020 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:11 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Dr. Cloutier and the Pledge of Allegiance led by Mr. Keith Kurtz. The Chairman, Mr. Faulk, was out of town
- B. Upon Roll Call, present was: Mr. Joseph “Joey” Cehan, Vice-Chairman; Dr. L.A. “Budd” Cloutier, Jr.; Ms. Rachael Ellender; Mr. Keith Kurtz; Mr. Phillip Livas; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Kyle Faulk, Chairman and Mr. Robbie Liner. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Laddie Freeman, Legal Advisor, and Ms. 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.
- D. ACCEPTANCE OF MINUTES:
1. Mr. Livas moved, seconded by Dr. Cloutier: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of December 19, 2020.”

The Vice-Chairman called for a vote on the motion offered by Mr. Livas. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Livas, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Cehan; ABSENT: Mr. Faulk and Mr. Liner. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Dr. Cloutier moved, seconded by Mr. Livas: “THAT the HTRPC emit payment for the January 16, 2020 invoices and approve the Treasurer’s Report of December 2019.”

The Vice-Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Livas, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Cehan; ABSENT: Mr. Faulk and Mr. Liner. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. COMMUNICATIONS:
1. Mr. Pulaski read a letter from Charles L. McDonald Land Surveyor, Inc., dated January 15, 2020, requesting to withdraw Item G.1 with regard to the Redivision of Tract 2-AA belonging to Rita Lapeyrouse Talbot, or assigns as per the Developer’s request [See *ATTACHMENT A*].
 2. Mr. Pulaski read a letter from David A. Waitz Engineering & Surveying, Inc., dated January 8, 2020, requesting to table Item G.2 with regard to Thibodaux By-Pass Commercial Park until the next regular meeting of March 19, 2020 [See *ATTACHMENT B*].
 - a) Dr. Cloutier moved, seconded by Mr. Kurtz: “THAT the HTRPC table the application by Donnes Real Estate, Inc. for Process D, Minor Subdivision for Thibodaux By-Pass Commercial Park until the next regular meeting of March 19, 2020 as per the Developer’s request [See *ATTACHMENT B*].”

The Vice-Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Livas, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Cehan; ABSENT: Mr. Faulk and Mr. Liner. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
 3. Mr. Pulaski read an email from Keneth L. Rembert Land Surveyors, dated January 9, 2020, requesting to table Item G.3 with regard to Tracts 1 thru 6, Mandalay Oaks Subdivision until the next regular meeting of February 20, 2020 [See *ATTACHMENT C*].
 - a) Dr. Cloutier moved, seconded by Mr. Kurtz: “THAT the HTRPC table the application by Michael X. St. Martin for Process D, Minor Subdivision for Tracts 1 thru 6, Mandalay Oaks Subdivision until the next regular meeting of February 20, 2020 as per the Developer’s request [See *ATTACHMENT B*].”

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

Livas, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Cehan; ABSENT: Mr. Faulk and Mr. Liner. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

4. Mr. Pulaski read a letter from David A. Waitz Engineering & Surveying, Inc., dated January 16, 2020, requesting to table Item H.3 with regard to the Redivision of Property belonging to Rebecca Plantation, LLC, Anne Vernon Caldwell Lagarde, and Vernon Lee Caldwell, III into Tract C & remaining property until the next regular meeting of March 19, 2020 [See *ATTACHMENT D*].

- a) Dr. Cloutier moved, seconded by Mr. Kurtz: “THAT the HTRPC table the application by Vernon Lee Caldwell, III for Process D, Minor Subdivision for the Redivision of Property belonging to Rebecca Plantation, LLC, Anne Vernon Caldwell Lagarde, and Vernon Lee Caldwell, III into Tract C & remaining property until the next regular meeting of March 19, 2020 as per the Developer’s request [See *ATTACHMENT D*].”

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

G. OLD BUSINESS:

1. Withdrawn. *Redivision of Tract 2-AA belonging to Rita Lapeyrouse Talbot, or assigns* [See *ATTACHMENT A*]
2. Tabled March 19, 2020. *Thibodeaux By-Pass Commercial Park* [See *ATTACHMENT B*]
3. Tabled February 20, 2020. *Tracts 1 thru 6, Mandalay Oaks Subdivision* [See *ATTACHMENT C*]

H. APPLICATIONS:

1. The Vice-Chairman called to order the Public Hearing for an application by Chris Stuart requesting approval for Process D, Minor Subdivision, for the Redivision of Tract “TP” creating Lot 127 within Southern Comfort Waterfront Community.

- a) Mr. Galen Bollinger, Charles L. McDonald Land Surveyor, Inc., discussed the location and division of property.
- b) There was no one from the public to speak on the matter.
- c) Mr. Thibodeaux moved, seconded by Mr. Soudelier: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided the variance was approved and that the applicant confirm the location of the pre-existing road servitude and make reference on the plat.
- e) Discussion was held with regard to the servitude and that it wasn’t shown on any of the reference plats and was brought to the Director’s attention by an adjacent property owner, Mr. Tate.
- f) Mr. Kurtz moved, seconded by Dr. Cloutier: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Redivision of Tract “TP” creating Lot 127 within Southern Comfort Waterfront Community with a variance granted from the 6,000 square foot minimum lot size requirement and conditioned upon the applicant confirming the location of the pre-existing road servitude and make reference on the plat.”

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

2. The Vice-Chairman called to order the Public Hearing for an application by Kevin Patel requesting approval for Process D, Minor Subdivision, for the Redivision of Tract A-3 belonging to Houma Lodging, Inc.
 - a) Mr. Galen Bollinger, Charles L. McDonald Land Surveyor, Inc., discussed the location and division of property. He stated they would like to table the application after the public hearing is held.
 - b) No one from the public was present to speak.
 - c) Dr. Cloutier moved, seconded by Mr. Livas: “THAT the Public Hearing be closed.”

The Vice-Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Livas, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Cehan; ABSENT: Mr. Faulk and Mr. Liner. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - d) Discussion was held with regard to the access driveway and a servitude that should be depicted on the plat. Mr. Bollinger stated he would have it on the plat for the next meeting.
 - e) Dr. Cloutier moved, seconded by Mr. Thibodeaux: “THAT the HTRPC table the application for Process D, Minor Subdivision, for the Redivision of Tract A-3 belonging to Houma Lodging, Inc. until the next regular meeting of February 20, 2020 as per the Developer’s request.”

The Vice-Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Livas, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Cehan; ABSENT: Mr. Faulk and Mr. Liner. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
3. Tabled March 19, 2020. *Redivision of Property belonging to Rebecca Plantation, LLC, Anne Vernon Caldwell Lagarde, and Vernon Lee Caldwell, III into Tract C & remaining property* [See ATTACHMENT D]
4. The Vice-Chairman stated the next item on the agenda was an application by Evangeline Business Park, LLC requesting engineering approval for Process C, Major Subdivision, for Evangeline Estates, Phase B.
 - a) Ms. Joan Schexnayder, on behalf of the TPCG Engineering Division, read a letter dated January 16, 2020, with regard to the punch list items for the development [See ATTACHMENT E].
 - b) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., requested approval of the exception on Item 1.b and that they would comply/resolve the remaining punch list items.
 - c) Discussion was held with regard to allowing rear lot drainage for 50% of each lot.
 - d) Dr. Cloutier moved, seconded by Mr. Kurtz: “THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision, for Evangeline Estates, Phase B with approval of the exception on Item 1.b to allow rear lot drainage and conditioned upon the Developer complying/resolving all punch list items per TPCG Engineering Division’s memo dated January 16, 2020 [See ATTACHMENT E].”
 - e) Discussion was held with regard to lots being less than 6,000 square feet and the reason being is that the development is a PUD (Planned Unit Development).

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

The Vice-Chairman recognized Mr. Carl Harding, Councilman for District 2; Mr. John Amedee, Councilman for District 4; and Mrs. Beryl Amedee, State Representative for District 51 in the audience.

5. The Vice-Chairman stated the next item on the agenda was an application by Louisiana Land Trust requesting engineering approval for Process C, Major Subdivision, for The New Isle, Phase 1.

- a) Ms. Joan Schexnayder, on behalf of the TPCG Engineering Division, read a letter dated January 9, 2020, with regard to the punch list items for the development [See *ATTACHMENT F*].
- b) Mr. Michael Taylor, Louisiana Land Trust, stated most of the items on the punch list have already been addressed but they would comply/resolve the remaining punch list items.
- c) Mr. Taylor presented a slide show on the changes/updates and progress of the development.
- d) Discussion was held with regard to citrus and pecan trees being planted in order for the residents to sell, the solar farm that is no longer a part of the plan and will be a dry detention pond. Discussion ensued with regard to the detention pond and maintenance of the same.
- e) Dr. Cloutier moved, seconded by Mr. Thibodeaux: “THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision, for The Isle, Phase 1 conditioned upon the Developer complying/resolving all punch list items per TPCG Engineering Division’s memo dated January 9, 2020 [See *ATTACHMENT F*].”

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

I. STAFF REPORT:

- 1. Mr. Pulaski informed the Commissioners of the upcoming National American Planning Association’s annual conference to be held April 25-28, 2020 in Houston, Texas.

- a) Mr. Thibodeaux moved, seconded by Dr. Cloutier: “THAT the HTRPC authorize payment of accommodations for up to five (5) members to attend the conference and that if more than five (5) are interested, to revisit the matter at that time.”

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

J. ADMINISTRATIVE APPROVALS:

Dr. Cloutier moved, seconded by Mr. Thibodeaux: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-3.”

- 1. Revised Tracts "A" & "B", Redivision of Property belonging to Myra D. Fanguy, Sections 48, 49, & 50, T18S-R18E, Terrebonne Parish, LA
- 2. Redivision of Property belonging to Lester J. Naquin, III & Shawn Naquin, Sections 7 & 38, T17S-R17E, Terrebonne Parish, LA
- 3. Parcels 1 thru 5, Property belonging to The Harry Bourg Corporation, et al, Section 37, T20S-R17E, Terrebonne Parish, LA

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

K. COMMITTEE REPORT:

- 1. Subdivision Regulations Review Committee: None.

L. COMMISSION COMMENTS:

- 1. Planning Commissioners’ Comments:
 - a) Mr. Thibodeaux addressed previous comments on wastewater treatment master plan and that he hadn’t heard any progress on the matter. Mr. Pulaski stated it would be included on the upcoming update to the Comprehensive Master Plan.
- 2. Vice-Chairman’s Comments: None.

M. PUBLIC COMMENTS:

- 1. The Vice-Chairman recognized Mr. Barry Waguespack, 991 Martinez Road, who expressed concerns of The Isle and why no one from Lafourche Parish was invited to the meeting as well as concerns on drainage.

- a) Mr. James Andermann, Project Manager for CSRS, Inc., and Mr. Stokka Brown addressed Mr. Martinez' concerns.

N. Dr. Cloutier moved, seconded Mr. Soudelier: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:06 p.m."

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

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

Charles L. McDonald
Land Surveyor, Inc.
P O Box 1390
Gray, Louisiana 70359
Tele: (985) 876-4412 Fax: (985) 876-4806

Item G.1

Charles L. McDonald, PLS

Galen F. Bollinger, PLS

January 15, 2020

Houma Terrebonne Regional Planning Commission
Attn: Becky Becnel
P O Box 1446
Houma, LA 70361

Re: Old Business:

Redivision of Tract 2-AA belonging to Rita Lapeyrouse Talbot, or assigns; Process D, Minor Subdivision; 151C North Hollywood Road, Terrebonne Parish, LA; Council District 5 / Bayou Cane Fire District; Cammie Talbot, Developer; Charles L. McDonald Land Surveyor, Inc.

Dear Becky:

The developer is requesting that the above referenced agenda item be removed from the agenda permanently.

Feel free to call me if you have any questions.

Sincerely,



Alisa Champagne,
(agent for Cammie Talbot)

DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.
Civil Engineers & Professional Land Surveyors



Item G.2

Jacob A. Waitz, E.I.

David A. Waitz, P.E., P.L.S.

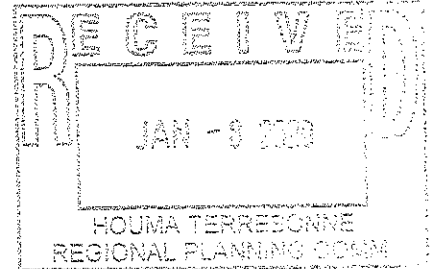
James M. Templeton, P.L.S.

January 8, 2020

Via: E-Mail: bbecnel@tpccg.org

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

Attention: Becky M. Becnel,
Planning Commission Secretary



RE: WITHDRAWAL OF REQUEST FOR MINOR SUBDIVISION APPROVAL – **THIBODAUX BY-PASS COMMERCIAL PARK** LOCATED IN SECTIONS 64 & 81, T15S-R16E, TERREBONNE PARISH, LOUISIANA – DEVELOPER: DONNES REAL ESTATE, INC. – ENGINEER'S PROJECT NO. 2019-067

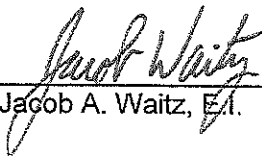
Dear Becky:

We are hereby requesting that you remove Thibodaux By-Pass Commercial Park from the January 16, 2020 agenda of the Houma-Terrebonne Regional Planning Commission meeting. At this time we are acquiring right-of-ways in order to have the water line installed and completed and we request that this development be placed on the March, 2020 meeting agenda.

Thank you in advance for your cooperation and assistance in this matter and if you should have any questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

DAVID A. WAITZ
ENGINEERING & SURVEYING, INC.



Jacob A. Waitz, E.I.

JAW/dth

cc: Donnes Real Estate, Inc.
File & Reading File

1107 Canal Blvd. • Thibodaux, Louisiana 70301 • (985) 447-4017 (Phone) • (985) 447-1998 (Fax)
7839 Park Ave. • Houma, Louisiana 70364 • (985) 876-0267 (Phone) • (985) 876-0979 (Fax)
Mailing Address: P. O. Box 1203 • Thibodaux, Louisiana 70302-1203 • E-mail: dwaitz@waitzengineering.com

Becky Becnel

Item G.3

From: Keneth L. Rembert, P.L.S. [klrsurveyors@aol.com]
Sent: Thursday, January 09, 2020 11:31 AM
To: Becky Becnel
Subject: PLANNING COMMISSION OLD BUSINESS JANUARY 16, 2020, ITEM 3, TRACTS 1 THRU 6, MANDALAY OAKS SUBDIVISION

Becky,

We would like to request that the above item remain on the "TABLE" until the February meeting. Mr. St. Martin thinks his fire hydrants should be installed by then.

Thank you,

Ken

Keneth L. Rembert, Surveyor
klrsurveyors@aol.com
635 School Street
Houma, LA 70360
(985) 879-2782 Phone
(985) 879-1641 Fax

DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.
Civil Engineers & Professional Land Surveyors



Item H.3

Jacob A. Waitz, E.I.

David A. Waitz, P.E., P.L.S.

James M. Templeton, P.L.S.

January 16, 2020

Via: E-Mail: bbecnel@tpca.org

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

Attention: Becky M. Becnel,
Planning Commission Secretary

RE: **WITHDRAWAL OF REQUEST FOR MINOR SUBDIVISION APPROVAL – REDIVISION OF PROPERTY BELONGING TO REBECCA PLANTATION, L.L.C., ANNE VERNON CALDWELL LAGARDE, AND VERNON LEE CALDWELL, III INTO TRACT C & REMAINING PROPERTY LOCATED IN SECTION 9, T16S-R16E, TERREBONNE PARISH, LOUISIANA – DEVELOPER: VERNON LEE CALDWELL, III – ENGINEER'S PROJECT NO. 2019-116**

Dear Becky:

We are hereby requesting that you remove the Redivision of Property Belonging to Rebecca Plantation L.L.C., Anne Vernon Caldwell Lagarde, and Vernon Lee Caldwell, III into Tract C & Remaining Property from the January 16, 2020 agenda of the Houma-Terrebonne Regional Planning Commission meeting. At this time we are addressing the fire hydrant and sanitary sewer issues and we request that this development be placed on the March, 2020 meeting agenda.

Thank you in advance for your cooperation and assistance in this matter and if you should have any questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

DAVID A. WAITZ
ENGINEERING & SURVEYING, INC.

Jacob A. Waitz, E.I.

JAW/dth

cc: Mr. Veron Lee Caldwell, III
File & Reading File

1107 Canal Blvd. • Thibodaux, Louisiana 70301 • (985) 447-4017 (Phone) • (985) 447-1998 (Fax)
7839 Park Ave. • Houma, Louisiana 70364 • (985) 876-0267 (Phone) • (985) 876-0979 (Fax)
Mailing Address: P. O. Box 1203 • Thibodaux, Louisiana 70302-1203 • E-mail: dwaitz@waitzengineering.com



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



P.O. BOX 2768
HOUMA, LOUISIANA 70361

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

January 16, 2020
2nd Review
Item No. H-4

TO: Christopher M. Pulaski
FROM: Joan E. Schexnayder, P.E. *JES*
SUBJECT: Evangeline Estates Ph. B
Review of Engineering Approval

The Engineering Division of the Terrebonne Parish Department of Public Works has reviewed the plans and calculations for the above referenced subdivision. The plans and calculations fail to comply with Parish Ordinances and Subdivision Regulations in the following areas:

1. 24.7.6.2.6 Does not conform to the SDDM:
 - a. V.A.3 Rear ditch will need to be swept to insure positive drainage.
 - b. V.A.6 All lots are not graded to drain to the street or to major drainage artery. The HTRPC can allow a portion to drain to the rear if drainage to the rear is to be dedicated provided that it does not exceed 60% of the total depth of lots up to 225 feet. These lots qualify for the exception. The developer's engineer has requested this exception.
 - c. VII.B Letter of No Objection required for tie-ins to existing catchbasins.
 - d. VIII.A Provide proof that rear ditch still meets servitude requirements.
2. 24.5.4.6.7 Approval letters should be provided from the following utilities:
 - a. Waterworks
 - b. Department of Health and Hospitals for water and sewer
3. 24.7.6.4 Benchmarks are not provided at every intersection.

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.

Attachment

cc: David A. Waitz, P.E. w/Attachment
Ernest Brown
Planning Commission
Engineering Division
Reading File
Council Reading File

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



P.O. BOX 2768
HOUMA, LOUISIANA 70361

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

January 9, 2020
Item H-5

TO: **Christopher M. Pulaski**

FROM: **Joan E. Schexnayder, P.E.** *JES*

SUBJECT: **The New Isle - IDJC
Review of Engineering Approval**

The Engineering Division of the Terrebonne Parish Department of Public Works has reviewed the plans and calculations for the above referenced subdivision. The plans and calculations fail to comply with Parish Ordinances and Subdivision Regulations in the following areas:

1. 24.5.3.3 Specifications are missing parts 8 & 9.
2. 24.5.4.7.1 Correct subdivision name needs to be placed on all plans, specs. and drainage calculations.
3. 24.5.4.7.5 Plat scale (1"= 200' min suggested). We suggest dividing the plat into two.
4. 24.5.4.7.6 Court is used for private streets only. Names should be verified with 911.
5. 24.5.4.7.6 Tract names are inconsistent between the plat and the plan/profiles.
6. 24.5.4.7.8 Section, township and range need to be labeled on the plat.
7. 24.7.1.2.6 All lots are not graded to the street or major drainage artery.
8. 24.7.2.1.b Streets shall be twenty-seven feet with width measured from back-to-back of curb.
9. 24.7.5.2. No lights or fire hydrants are depicted on the plat.
10. 24.7.5.2 Servitudes are not shown on the plat.
11. 24.7.6.1.5 Street jogs with centerline offsets of less than 125' need to be avoided. This occurs where Jean Charles intersects Dardar Street.
12. 24.7.6.1.7 Street signs should be green with white writing.
13. 24.7.6.1.9 Two concrete cylinders will be taken for every 500 linear feet of paving for each day's pour and shall meet 2,750 psi @ 7 days or 4,000 psi @ 28 days.
14. 24.7.6.1.10 LaDOTD Construction standards have not been provided.
15. LaDOTD Permit is required.
16. 24.7.6.1.4 Dardar Street is utilizing a private driveway built by Chevron to connect to LA 24. This driveway will need to be dedicated to the Parish with a one-year warranty when the subdivision receives final approval.
17. 24.7.6.2.6 Does not conform to the SDDM:
 - a. No summary or explanation was provided for the drainage calculations.
 - b. IV.D.1 Incorrect c values are used.
 - c. IV.D.1 Unable to determine if calculations and plans follow the FTN report.

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- d. V.A.1 Existing site plan should be a minimum scale of 1"=100'.
 - e. V.A.2 Post development grading plan required.
 - f. V.A.3 Some culverts are missing on the plan/profile.
 - g. V.A.3 Finished grade at right-of-way not shown on plan/profile.
 - h. V.A.3 Legend not shown on plan/profile.
 - i. V.A.3 Pelican Lane is labeled as street B on sheet PW.6.3.
 - j. V.A.4 Servitudes are not shown on the drainage map.
 - k. V.A.4 Access must be maintained here the ditches meet the outfalls and ponds.
 - l. V.A.4 Profiles of all ditches and swales are required.
 - m. V.A.4 Discharge points are unclear and undefined.
 - n. V.A.5 Subsurface drainage is missing on a typical section.
 - o. V.A.5 Typical sections do not match plan/profiles.
 - p. V.A.5 No lights or fire hydrants are shown on the typical section.
 - q. V.A.5 Type B typical section shows no drainage for the roadway.
 - r. V.A.5 Type C typical section is designed as residential when it should be commercial.
 - s. V.A.5 Stations are inconsistent and shall not repeat.
 - t. V.A.5 Design details of the median are required.
 - u. V.A.8 Existing cross-sections at maximum 100 ft intervals showing roadway, ditch and lot grades are required.
 - v. V.B.2 Minimum culvert service life not noted.
 - w. V.B.8 All drainpipes under roadway joined in conformance with LaDOTD type 3 joints not noted.
 - x. V.B.15 The ditches in the typical sections show the width of the ditch bottom varies. The minimum width of the ditch bottom needs to be 2 ft.
 - y. V.C.18 The culverts need to be sized as though the entire subdivision was subsurfaced.
 - z. V.C.18 Sizes of future culverts shall be depicted on the plat.
 - aa. 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.
- 18. 24.7.6.3 Blocks are greater than 1500 ft in length.
 - 19. 24.7.6.5 Design details on the sidewalks are required.
 - 20. 24.7.6.5 Curb ramps are incorrectly located.
 - 21. 24.7.6.5 Curb ramps should use truncated domes as the detectable warning surface.
 - 22. 24.5.4.6.7 Approval letters should be provided from the following utilities:
 - a. Department of Health and Hospitals for water and sewer
 - b. Gas Utility
 - c. Waterworks
 - d. Electric Utility
 - e. Pollution Control

23. 24.7.5.2 Approval from TPCG Utilities for street lights should be provided.
24. 24.7.6.4 Benchmarks not shown on plat. The benchmark shall be a brass or aluminum disk located in the street near the centerline of each road intersection and set flush with the road surface during construction.

This review does not imply that this subdivision submitted complies with all requirements of the Parish Codes and additional items may be added at a later time. Please feel free to contact me if you have any questions or comments.

JES/bbd

cc: Rebecca Davezac Howell, P.E.
Ernest Brown
Planning Commission
Engineering Division
Reading File
Council Reading File