

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
MEETING OF MARCH 17, 2022

- A. The Chairman, Mr. Robbie Liner, called the meeting of March 17, 2022 of the HTRPC to order at 6:21 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and the Pledge of Allegiance led by him.
- B. Upon Roll Call, present were: Ms. Rachael Ellender, Secretary/Treasurer; Rev. Corion Gray; Mr. Robbie Liner, Chairman; Mr. Jan Rogers, Vice-Chairman; Mr. Travion Smith; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Mr. Ross Burgard and Mr. Kyle Faulk. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning, Ms. Joan Schexnayder, TPCG Engineering Division; and Mr. Derick Bercegeay, Legal Advisor.
- 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 himself or herself from participating in the debate, discussion, and voting on that matter. *There were no conflicts to report.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Soudelier moved, seconded by Mr. Rogers: “THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of February 17, 2022.”

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Ms. Ellender, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard and Mr. Faulk. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Ms. Ellender moved, seconded by Mr. Rogers: “THAT the HTRPC remit payment for the March 17, 2022 invoices and approve the Treasurer’s Report of February 2022.”

The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Ms. Ellender, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard and Mr. Faulk. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATIONS:**
1. Mr. Pulaski read a letter from David A. Waitz Engineering & Surveying, Inc., dated March 16, 2022, requesting to table Parc Evangeline Subdivision, Phase B until the next regular meeting of April 21, 2022 [See *ATTACHMENT A*].
- G. **OLD BUSINESS:**
- Mr. Rogers moved, seconded by Ms. Ellender: “THAT the Old Business be removed from the table and be considered at this time.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Ms. Ellender, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard and Mr. Faulk. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. The Chairman called to order the conceptual & preliminary application by Pete-Land Properties, LLC for Process C, Major Subdivision, for Emerson Lakes, Phases 3 & 4.
 - a) Mr. Gene Milford, Milford & Associates, assisting Keneth L. Rembert Land Surveyors, stated the matter was tabled at the previous meeting due to variances needed and publication of the same.
 - b) There was no one from the public present to speak on the matter.
 - c) Mr. Thibodeaux moved, seconded by Mr. Rogers: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Ms. Ellender, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard and Mr. Faulk. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon approval of the variance from the minimum

lot size for Phase 3-Lots 6B, 6C, 6D, 6G, 6H, 6I, 6J & 6K and Phase 4-Lots 11B, 11C, 11D, 11E, 11F, 11G, 11J, 11K, 11L, 11M, 11N, 11O and setback reduction from 20' to 5' for Phase 3-Lots 6E, 6F & 6G and Phase 4-Lots 11H & 11I; submittal of a Vehicular Circulation Plan; and submittal of all utility letters.

- e) Mr. Thibodeaux moved, seconded by Rev. Gray: "THAT the HTRPC grant approval of conceptual and preliminary application for Process C, Major Subdivision, for Emerson Lakes, Phases 3 & 4 with variances granted from the minimum lot size requirement for Phase 3-Lots 6B, 6C, 6D, 6G, 6H, 6I, 6J & 6K and Phase 4-Lots 11B, 11C, 11D, 11E, 11F, 11G, 11J, 11K, 11L, 11M, 11N, 11O and setback reduction from 20' to 5' for Phase 3-Lots 6E, 6F & 6G and Phase 4-Lots 11H & 11I and conditioned upon the submittal of a Vehicular Circulation Plan; and submittal of all utility letters."

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

H. APPLICATIONS / NEW BUSINESS:

- 1. The Chairman called to order the Public Hearing for an application by Miss Janis 4J Spell, LLC, requesting approval for Process D, Minor Subdivision, for Revised Parcel 3-B and Lots 62-64, A Redivision of Parcel 3-B belonging to Miss Janis 4J Spell, LLC.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated the property was leased to the camp owners and being divided in order for the camp owners to purchase. He further stated there were some issues with the Department of Health and requested the matter be conditioned upon their approval.
- b) There was no one from the public present to speak on the matter.
- c) Mr. Rogers moved, seconded by Ms. Ellender: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon approval of the variance from the 6,000 sq. ft. minimum size requirement and submittal of an approval letter from the Department of Health.
- e) Rev. Gray moved, seconded by Mr. Soudelier: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Revised Parcel 3-B and Lots 62-64, A Redivision of Parcel 3-B belonging to Miss Janis 4J Spell, LLC with a variance granted from the 6,000 sq. ft. minimum lot size requirement and conditioned upon an approval letter from the Department of Health."

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

- 2. The Chairman called to order the Public Hearing for an application by David Chauvin's Seafood Company, LLC, requesting approval for Process D, Minor Subdivision, for Tract 1-A on Property of Kade M. Theriot.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated his client wished to consolidate the leased tracts and make one large lot for purchase. He requested conditional approval upon providing proper fire protection.
- b) There was no one from the public present to speak on the matter.
- c) Mr. Rogers moved, seconded by Ms. Ellender: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend tabling the matter to allow time for the fire hydrant to be installed.
- e) Discussion was held with regard to the Developer being ok with tabling the matter.
- f) Mr. Thibodeaux moved, seconded by Mr. Rogers: "THAT the HTRPC table the application for Process D, Minor Subdivision, for Tract 1-A on Property of Kade M. Theriot until the next regular meeting of April 21, 2022 as per the Developer's request."

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

- 3. The Chairman called to order the Public Hearing for an application by Daniel D. & Lauren Henry, requesting approval for Process D, Minor Subdivision, for Tracts "1-A" & "1-A2," A Redivision of "Tract 1-A" belonging to Daniel D. Henry, et ux.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property and requested conditional approval until a fire hydrant was installed.
- b) There was no one from the public present to speak on the matter.
- c) Mr. Rogers moved, seconded by Mr. Thibodeaux: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend tabling the matter to allow time for the fire hydrant to be installed.
- e) Mr. Thibodeaux moved, seconded by Mr. Rogers: "THAT the HTRPC table the application for Process D, Minor Subdivision, for Tracts "1-A" & "1-A2," A Redivision of "Tract 1-A" belonging to Daniel D. Henry, et ux until the next regular meeting of April 21, 2022."

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

- 4. The Chairman called to order the Public Hearing for an application by Louisiana Realty Development, LLC requesting conceptual & preliminary approval for Process B, Mobile Home Park, for Layne Mobile Home Park.

- a) Mr. Gene Milford, Milford & Associates, discussed the location and division of property.
- b) The Chairman recognized Eric & Angela Naquin, 1292 Coteau Road, who expressed concerns of a trailer park across from their home and decreased property values of their double-wide versus what would be in the trailer park.
- c) The Chairman recognized Lonnie Matherne, 1301 Coteau Road, who expressed concerns of drainage.
- d) Mr. Rogers moved, seconded by Ms. Ellender: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Ms. Ellender, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner;

ABSENT: Mr. Burgard and Mr. Faulk. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- e) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided the parking spaces be modified to hard surface.
- f) Discussion was held with regard to limestone parking spaces being shown on the plat and Mr. Milford stated he did not catch those requirements. The Chairman recognized Steve Layne, 3419 Bancroft, Developer, who stated he was okay with the hard-surface parking.
- g) Discussion ensued with regard to the mobile home park and that the spaces would be leased and would not be legal lots of record after questioning by Mr. Naquin.
- h) Mr. Thibodeaux moved, seconded by Mr. Soudelier: "THAT the HTRPC grant conceptual & preliminary approval of the application for Process B, Mobile Home Park, for Layne Mobile Home Park conditioned the plat be revised to show hard-surface parking and installed."

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

5. The Chairman called to order the application by Terrebonne Parish Recreation District No. 1 requesting engineering approval for Process C, Major Subdivision, for Revised Tract "B," Property belonging to Terrebonne Parish Recreation District No. 1.

- a) Mr. Matt Rodrigue, Duplantis Design Group, was present.
- b) Ms. Joan Schexnayder, Parish Engineer, on behalf of the TPCG Engineering Division, read a memo with regard to the punch list items for the development [See *ATTACHMENT B*].
- c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided the applicant agrees to meet all the comments on TPCG Engineering Division's punch list.
- d) Discussion was held regarding there being no plans for gas, but the right-of-way would be provided for the future.
- e) Mr. Rogers moved, seconded by Ms. Ellender: "THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision, for Revised Tract "B," Property belonging to Terrebonne Parish Recreation District No. 1 conditioned upon the Developer complying/resolving all remaining punch list items per TPCG Engineering Division's memo dated March 10, 2022 [See *ATTACHMENT B*]."

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

6. The Chairman called to order the application by Dantin Bruce Development, LLC requesting engineering approval for Process C, Major Subdivision, for Adley Oaks Subdivision, Phase B.

- a) Mr. George McCallum, Quality Engineering & Surveying, LLC, was present.
- b) Ms. Joan Schexnayder, Parish Engineer, on behalf of the TPCG Engineering Division, read a memo with regard to the punch list items for the development [See *ATTACHMENT C*].
- c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided the applicant agrees to meet all the comments on TPCG Engineering Division's punch list.
- d) Mr. Rogers moved, seconded by Ms. Ellender: "THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision, for Adley Oaks Subdivision, Phase B, conditioned upon the Developer complying/resolving all remaining punch list items per TPCG Engineering Division's memo dated February 11, 2022 [See *ATTACHMENT C*]."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Ms. Ellender, Rev. Gray, Mr. Rogers, Mr. Smith, & Mr. Soudelier; NAYS: Mr. Thibodeaux; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard and Mr. Faulk. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

7. Mr. Thibodeaux moved, seconded by Mr. Rogers: "THAT the HTRPC table the final application for Process C, Major Subdivision, for Parc Evangeline Subdivision, Phase B until the next regular meeting of April 21, 2022 [See ATTACHMENT C]."

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

I. STAFF REPORT:

1. Staff discussed the 2022 American Planning Association's National Planning Conference to be held in-person April 30-May 3, 2022 in San Diego, California and online May 18-20, 2022.

- a) Mr. Thibodeaux moved, seconded by Mr. Rogers: "THAT the HTRPC authorize the funding for any Commissioner that wants to attend the 2022 American Planning Association's National Planning Conference on April 30-May 3, 2022 in San Diego, California in person or on May 18-20, 2022 via online."

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

J. ADMINISTRATIVE APPROVAL(S):

Mr. Thibodeaux moved, seconded by Mr. Rogers: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-7."

1. Revised Lots 5 & 6, A Redivision of Revised Lot 5 and Lot 6, Block 3, Phase 2 to Mulberry Gardens Subdivision; Section 104, T17S-R17E, Terrebonne Parish, LA (200 & 206 Tigerlily Drive / Council District 7)
2. Survey and Division of Lot 18 & Lot 19, Block 6 of Tara Subdivision, Addendum No. 1 into Lot 18A and Lot 19A; Section 6, T16S-R17E, Terrebonne Parish, LA (315 Marietta Place / Council District 4)
3. Resubdivision of Raw Land Tracts A & W-1 into Raw Land Tracts A-1, A-2, & TPCG-1, JMB Partnership, LLC; Sections 1, 2, 15, 40, & 41, T18S-R17E and Sections 59 & 79, T18S-R18E, Terrebonne Parish, LA (±2800 Grand Caillou Road / Council District 7)
4. Revised Lot 3, A Redivision of Lots 1, 3, & 5, Block 64 of the City of Houma; Section 37, T17S-R17E, Terrebonne Parish, LA (908 Church Street / Council District 1)
5. Revised Tracts "A" & "A-1," A Redivision of Tracts "A" & "A-1" belonging to Phillip C. Smith, et al; Section 2, T18S-R17E and Section 79, R18S-R18E, Terrebonne Parish, LA (171 & 198 Cedar Grove Road / Council District 7)
6. Revised Lot A, A Redivision of Property belongng to Cynthia Moore; Section 6, T17S-R17E, Terrebonne Parish, LA (7422 & 7430 Main Street / Council District 2)
7. Lot 6"A" of Line Shift between Lot 7 belonging to Herman J. LeBlanc, Sr., et al, or Assigns & Lot 6 belonging to Chad M. Eschete, et al, or Assigns; Section 8, T15S-R16E, Terrebonne Parish, LA (1850 Bull Run Road / Councilman Carl Harding, District 2)

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:
 - a) Mr. Thibodeaux and Mr. Pulaski discussed wastewater treatment, capital improvements, and Vision 2030.

- b) Mr. Thibodeaux moved, seconded by Mr. Smith: “THAT the HTRPC request Mr. Chris Pulaski to draft a resolution to move wastewater treatment forward in coordination with Vision 2030.”

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

2. Chairman’s Comments: None.

M. PUBLIC COMMENTS: None.

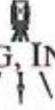
- N. Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT there being no further business to come before the HTRPC, the meeting be adjourned at 7:25 p.m.”

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



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

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



Jacob A. Waitz, P.E., L.S.I.

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

James M. Templeton, P.L.S.

March 16, 2022

VIA: EMAIL: bbecnel@tpcg.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 FINAL PLAT APPROVAL - **PARC EVANGELINE
SUBDIVISION, PHASE B (125 LOTS)** - LOCATED IN SECTION 7, T16S-R17E, TERREBONNE
PARISH, LOUISIANA – DEVELOPER: EVANGELINE BUSINESS PARK, L.L.C. - ENGINEER'S
PROJECT NO. 2020-116

Dear Becky:

We are hereby requesting that you remove Parc Evangeline Subdivision, Phase B from the March 17, 2022 agenda of the Houma-Terrebonne Regional Planning Commission meeting. At this time the development is not fully complete and we request that this development be placed on the April 21, 2022 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 AND SURVEYING, INC.

Jacob A. Waitz, P.E., L.S.I.

JAW/dth
Cc: Evangeline Business Park, L.L.C.
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



TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

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



March 10, 2022
1st Review
Item No. H-5

TO: **Christopher M. Pulaski**

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

SUBJECT: **Coteau - Bayou Blue Park
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. LONO from DEQ.
2. DOTD permit.
3. 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.

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: Matthew Rodrigue, P.E. (email)
Ernest Brown (email)
Engineering Division
Reading File (electronic)
Council Reading File (electronic)



TERREBONNE PARISH
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February 11, 2022
2nd Review

TO: **Christopher M. Pulaski**

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

SUBJECT: **Adley Oaks Phase 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. 24.5.4.8 Plans are not signed by Civil Engineer.
2. 24.7.1.2.1 The concrete pad at the Hwy 660 intersection needs to be 3 feet wide.
3. LaDOTD Permit is required.
4. The plat shows the common area and not the drainage servitudes between lots 99 & 100 and 114 & 115.
5. The sewerage disposal note on the plat should say "operated by TPCG Pollution Control".
6. The center of the island at the intersection of Hummingbird Way and Hwy 660 should be concrete.
7. 24.7.6.2.6 Does not conform to the SDDM:
 - a. V.A.2 A portion of the rear property Block 10 Lots 84-99 are not included in a drainage area.
 - b. V.A.3 Some of the drainpipes on the plan/profile are missing the length and type. (Sheet 12 & 14)
 - c. V.A.3 Common area 3 cannot drain with high point near the pond on sheet 21. The calcs do not show this "inlet" as a drainage area. The plans do not show the manhole as an inlet.
 - d. V.A.4 A revised Drainage Impact Study is required.
 - e. V.A.4 An updated overall storm drainage layout is needed.
 - f. V.A.5 Light location on the typical section needs to be shown.
 - g. 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 perpetually privately maintained. Excludes lot 84-99.
 - h. V.A.6 The grading cross-sections A & C needs to show a 15' drainage servitude
 - i. V.A.8 High points between the lots are not at the property lines at Sta 56+00, 59+00, and 60+00.
 - j. V.B.11 The width of flooding should be less than 8 feet.

Adley Oaks Phase B
Review of Engineering Approval
JES Memo to CP dated 02/11/2022

- k. V.B.11 The inlet spacing should be less than 250 feet. (F9-F10 & F10-F11).
 - l. V.B.12 The pipe sizes and lengths are inconsistent between the plans and the calculations.
 - m. V.B.12 None of the line lengths in the culvert calculations match the plans.
 - n. V.B.12 The line lengths should be rounded to the nearest foot in the calculations.
 - o. VII.A.4 An updated SWPPP needs to be provided.
 - p. VII.B.10 Light standards are not provided in the plans.
8. 24.5.4.6.7 Approval letters should be provided from the following utilities:
- a. Waterworks
 - b. Gas Utility
 - c. TPCG Pollution Control.
9. 24.7.5.2 Approval from TPCG Utilities for street lights should be provided.

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

JES/bbd
Attachment

cc: William H. Purser, P.E.
Ernest Brown (email)
Engineering Division
Reading File (electronic)
Council Reading File (electronic)