

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
MEETING OF NOVEMBER 16, 2023

- A. The Chairman, Mr. Robbie Liner, called the meeting of November 16, 2023 of the HTRPC to order at 6:04 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Thibodeaux and the Pledge of Allegiance led by Mr. Jan Rogers.
- B. Upon Roll Call, present were: Mr. Kyle Faulk; Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mr. Jan Rogers, Vice-Chairman; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Mr. Ross Burgard; Ms. Rachael Ellender, Secretary/Treasurer; and Mr. Travion Smith. 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. Faulk moved, seconded by Mr. Rogers: “THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of October 19, 2023.”
- The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Mr. Faulk, Mr. McGuire, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Ms. Ellender, and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mr. Rogers moved, seconded by Mr. Soudelier: “THAT the HTRPC remit payment for the November 16, 2023 invoices, approve the Treasurer’s Reports of October 2023, and approve the amendment to the 2023 Budget.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Faulk, Mr. McGuire, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Ms. Ellender, and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATIONS:** None.
- G. **OLD BUSINESS:**
- Mr. Rogers moved, seconded by Mr. Faulk: “THAT 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: Mr. Faulk, Mr. McGuire, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Ms. Ellender, and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. The Chairman called to order an application by Evangeline Business Park, LLC requesting final approval for Process C, Major Subdivision, for Evangeline Oaks Subdivision.
- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., was present to represent the application.
- b) Ms. Joan Schexnayder, TPCG Engineer, read a memo dated November 16, 2023 regarding the punch list items for the subdivision [See *ATTACHMENT A*].
- c) Mr. Waitz stated the subdivision was very large and why the list seemed long, and the matter was tabled for a couple of months to get the list down.
- d) Discussion was held regarding Mr. Waitz’s request for a variance for Item 4, stumps in the 10-acre pond that does not affect the volume or drainage, liability of the stumps in the pond, and the pond being maintained by the Developer not the Parish.
- e) Discussion ensued regarding Item 9 on the punch list pertaining to the infrastructure warranty on previous Evangeline Subdivisions that had nothing to do with Evangeline Oaks and Mr. Waitz questioning why it was on the punch list.

- f) Mr. Pulaski stated Staff recommend conditional approval provided upon TPCG Engineering Division's punch list being completed.
- g) Mr. Thibodeaux moved: "THAT the HTRPC table the final application for Process C, Major Subdivision, for Evangeline Oaks Subdivision until the next regular meeting of December 21, 2023." *The motion failed due to the lack of a second.*
- h) Discussion ensued regarding the cypress stumps in the pond and the infrastructure warranties of the other subdivisions with different contractors being a part of the punch list for Evangeline Oaks Subdivision.
- i) Mr. Thibodeaux moved, seconded by Mr. Rogers: "THAT the HTRPC table the final application for Process C, Major Subdivision, for Evangeline Oaks Subdivision until the next regular meeting of December 21, 2023."

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

H. APPLICATIONS / NEW BUSINESS:

1. The Chairman called to order the Public Hearing for an application by Eric Newman & Monique Savoy requesting approval of Process D, Minor Subdivision, for the Survey of 30.75-acre tract belonging to Eric A. Newman, et al formerly being a portion of property belonging to Ellender Land, LLC.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated he was asking for a variance from the fire hydrant because there was only a 4" waterline and the Fire Chief wouldn't approve a dry hydrant. He also said he was waiting on Waterworks and requested the public hearing to be held and then he'd request it to be tabled until the next meeting.
- b) The Chairman recognized Mr. Glenn Matherne, 471 Bourg Larose Highway, who expressed concerns of the waterline and no fire protection. He also was concerned that a moratorium would be placed on building homes in the area and his grandson wanted to build in the future.
- c) Mr. Pulaski stated there was no moratorium at this time but if there were one in the future, no building permits would be granted.
- d) Mr. Faulk moved, seconded by Mr. Rogers: "THAT the HTRPC continue the Public Hearing and the application for Process D, Minor Subdivision, for the Survey of 30.75-acre tract belonging to Eric A. Newman, et al formerly being a portion of property belonging to Ellender Land, LLC be tabled until the next regular meeting of December 21, 2023 as per the Developer's request."

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

2. The Chairman called to order the Public Hearing for an application by Houma-Terrebonne Airport Commission requesting conceptual & preliminary approval for Process C, Major Subdivision, for RPA Campus Roads.

- a) Mr. Gene Milford, Milford & Associates, Inc., discussed the location and division of property. He stated they were extending the roads and tying into Thunderbird Road to prepare for an expansion at the airport.
- b) There was no one present to speak on the matter.
- c) Mr. Rogers moved, seconded by Mr. Faulk: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon the submittal of all utility letters.
- e) Mr. Faulk moved, seconded by Mr. Soudelier: “THAT the HTRPC grant approval of the conceptual & preliminary application for Process C, Major Subdivision, for RPA Campus Roads conditioned upon the submittal of all utility letters.”

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

- 3. The Chairman called to order an application by Onshore Materials, LLC requesting engineering approval for Process C, Major Subdivision, for Imperial Landing Subdivision, Phase D.

- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., was present to represent the application.
- b) Ms. Joan Schexnayder, TPCG Engineer, read a memo dated November 8, 2023 regarding the punch list items for the subdivision [See *ATTACHMENT B*]
- c) Mr. Pulaski stated a traffic study was conducted and determined there would be no impact on Louisiana Drive due to development.
- d) Mr. Pulaski summarized an email from a concerned resident, Craig Acosta, who was opposed to the development.
- e) Mr. Milford requested an exception for Item 4.c. regarding rear lot drainage. Ms. Schexnayder stated it was a normal exception that is granted but two lots exceeded the limits by a little.
- f) Mr. Faulk moved, seconded by Mr. Rogers: “THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision, for Imperial Landing Subdivision, Phase D with an exception for Item 4.c. regarding rear lot drainage and conditioned upon the Developer complying/resolving the remaining items on TPCG Engineering Division’s punch list dated November 8, 2023 [See *ATTACHMENT B*].”

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

I. STAFF REPORT:

- 1. The Chairman called to order the Public Hearing for the discussion and possible action regarding the adoption of the Main Street Corridor Master Plan.

- a) Mr. Pulaski discussed the Main Street Corridor Master Plan and stated they had scheduled more public meetings and would like to schedule one more in Gibson. He stated it was due January 8, 2024 and would like to see the Planning Commission adopt the plan tonight.
- b) Discussion was held regarding the waterline in the Grand Bois area and utilizing funds for the same. Mr. Pulaski stated there were discussions with attorneys and how no sufficient waterline is impacting the area residents.
- c) Mr. Rogers moved, seconded by Mr. Faulk: “THAT the Public Hearing be closed.”

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

- d) Mr. Rogers moved, seconded by Mr. Soudelier: “THAT the HTRPC adopt the Main Street Corridor Master Plan.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Faulk, Mr. McGuire, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner and Mr. Thibodeaux;

ABSENT: Mr. Burgard, Ms. Ellender, and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

J. ADMINISTRATIVE APPROVAL(S):

Mr. Rogers moved, seconded by Mr. Faulk: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-8."

1. Survey and Division of Property belonging to Barker Holding Company, L.L.C. into Tract 1 and Raw Land; Section 4, T17S-R17E, Terrebonne Parish, LA (6444 & 6316 West Main Street / Councilman Gerald Michel, District 3)
2. Resubdivision Combination of Lots 2, 3, & 4 into Lot 2-A, Block 1, being a portion of Rebecca Plantation, Phase II, First Filing; Section 10, T16S-R16E, Terrebonne Parish, LA (Along north side of Rebecca Plantation Blvd., west of LA Hwy. 311 / Councilman Darrin Guidry, District 6)
3. Redivision of Lot Lines between Tract A, Tract B, and Tract C of Property belonging to The Schriever Assembly Church, Inc.; Section 8, T16S-R17E, Terrebonne Parish, LA (5522 West Main Street / Councilman Gerald Michel, District 3)
4. Lot Line Shift of Property belonging to Susan Dupont Boudreaux, or assigns; Section 60, T16S-R15E, Terrebonne Parish, LA (1909, 1911, & 1913 Bull Run Road / Councilman John Amedee, District 4)
5. Lot Line Shift between Property belonging to Polmer Brothers, Ltd. And Richard J. Bourgeois; Section 81, T15S-R16E, Terrebonne Parish, LA (147 Old Highway 20 / Councilman John Amedee, District 4)
6. Lot Line Adjustment between the remaining portion of Tract "B" belonging to Barbara Foret & a portion of Tract "B" belonging to Keith and Natalie Bergeron; Section 11, T17S-R18E, Terrebonne Parish, LA (108 Hotard Street / Councilman Steve Trosclair, District 9)
7. A Division of a Portion of Lot 37 of Terrebonne Project LA 12 & Tracts O, P, & Q of Tracts of Land carved out of Property of Augustine Rodrigue, Sr. situated in Lot 38 of Terrebonne Project LA 12 to create Lot Extension 37-A & 37-B; Section 86, T15S-R16E, (150 Isle of Cuba Road / Councilman John Amedee, District 4)
8. Tracts B-1 & B-2, A Redivision of a portion of Property belonging to Roy A. Mott, et ux; Section 85, T16S-R17E, Terrebonne Parish, LA (2413 Coteau Road / Councilman John Amedee, District 4)

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:
 - a) Mr. Faulk stated it was his last meeting on the Commission and he had a wonderful 5 years. The Commission thanked him for his service and wished him well.
2. Chairman's Comments:
 - a) The Chairman once again welcomed Mr. Clarence McGuire to the Planning Commission.

M. PUBLIC COMMENTS: None.

N. Mr. Faulk moved, seconded Mr. Rogers: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 6:57 p.m."

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



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



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CONSOLIDATED GOVERNMENT

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November 16, 2023
Item No. G.1

TO: **Christopher M. Pulaski**

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

SUBJECT: **Evangeline Oaks**
Final Inspection

A final inspection of the above referenced subdivision was held by representatives of the Department of Public Works. The following punch list items remain and need to be addressed:

1. A benchmark is not stamped.
2. Plat has incorrect date stamped.
3. No approval from Waterworks.
4. All stumps within retention ponds must be flush with the design invert.
5. No stumps are allowed in the slope/bank of the pond.
6. Trees need to be removed from the servitude around the pond.
7. Servitudes cannot be maintained as constructed along the CCC ditch and the rear of the properties near Southern Estates.
8. The ditches in the rear of the lots Block 1 Lot 6-38 & 53-83 need to be swept.
9. Warranty items for the previous Evangeline Subdivisions (Parc Evangeline Ph B and Evangeline Estates Ph A & B) have yet to be completed. The first subdivision this applies to dates back to July of 2020. See attached.
10. Roads: See attached for detailed punch list.
 - a. Cracked curbing barrier and rollover in the roundabout.
 - b. Rue Jean Luc, Rue Evangeline, Rue Des Affaires, & Rue Jeanette - replace cracked curbs and cracked panels.
11. Utilities:
 - a. Street lights do not have power.

Please feel free to contact me at 873-6720 if you have any questions or comments.

Attachments

cc: Jacob A. Waitz, P.E., L.S.I (email)
David Rome (email)
Utilities (email)
Planning Commission (email)
Engineering Division
Reading File (electronic)
Council Reading File (electronic)

Final Inspection Evangeline Oaks

Roads Punch List – Received 9/13/23 from Heard Harris

1. Rue Des Affaires the Roundabout has crack curbing barrier and rollover.
2. Rue Jean Luc has cracked curbing by Lot # 10 and 11.
3. Rue Jean Luc has a cracked panel around the sewer manhole.
4. Rue Jean Luc @ Rue Jeanette has cracked curbing.
6. Rue Evangeline Lot # 21, 23, 26, 38, 39, & 83 have cracked panels.
7. Rue Evangeline Lot # 1, 2, 5, 7, 10, 12, 16, 17, 18, 42, 53, 69, 75, 88, 98, & 101 have cracked curbs.
8. Rue Evangeline has cracked panels around sewer manhole # 21, 23, 26, 38, & 39 and around drainage culverts # 10 and 33.
9. Rue Evangeline Lot # 44, 45, & 47 have cracked panels and cracked panels around sewer manhole.
10. Rue Des Affairs Lot # 3, 21, 22, 23, 28, 29, 30, 31, 32, & 33 has cracked curbing.
11. Rue Des Affairs Lot # 11 and 21 have cracked panels around sewer manhole
12. Rue Jeanette Lot # 1, 12, 16, 19, 28, 32 & 36 has cracked curbing.
13. Rue Jeanette Lot # 1, 2, 3, & 34 have cracked panels and Lot # 18 has cracked panels and cracks in the isolation pad around the sewer manholes.



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July 22, 2020

David A. Waitz, P.E., P.L.S.
David A. Waitz Engineering & Surveying, Inc.
P.O. Box 1203
Thibodaux, LA 70302

**Re: Evangeline Estates Phase A
One Year Warranty Inspection**

Dear Mr. Waitz,

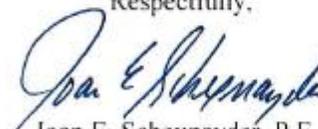
From 7/14/2020 - 7/21/2020, representatives of the Terrebonne Parish Department of Public Works conducted a One Year Warranty inspection for the above reference subdivision. The following punch list items remain and need to be addressed:

1. Stack Service Connections to gravity main at station text 1+55 & 2+55 (between SMH #2 and SMH #3) has a weeper leak with encrustation at joint.
2. Service line at station text 3+96.7 (Service going into SMH #3) has a small crack and buildup at joint approximately 7' from cleanout in yard (still in yard).
3. Multiple curbs and panels are cracked and need to be replaced. Unable to complete inspection of street due to mud on the road.

All required repairs shall be made within fifty (50) days of this notification. TPCG will re-inspect for warranty release only after receiving certification from your firm stating that the work has been accomplished.

This review does not imply that this subdivision submitted complies with all other requirements of the Parish Codes. Please feel free to contact me at 873-6720 if you have any questions or comments.

Respectfully,


Joan E. Schexnayder, P.E.
Staff Engineer

JES/bbd

cc: David Rome
Ernest Brown
Christopher Pulaski
Planning Commission
Engineering Division
Reading File
Council Reading File



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September 21, 2023

Jacob A. Waitz, P.E., L.S.I.
David A. Waitz Engineering & Surveying, Inc.
P.O. Box 1203
Thibodaux, LA 70302

Re: **Evangeline Estates Phase B
One Year Warranty Inspection
REVISED**

Dear Mr. Waitz,

The following punch list items remain and need to be addressed:

1. Multiple cracks in the road and curbing.
2. Cracks in the concrete isolation pads at sewer manhole 1, 2, 3, 5, and 6.

All required repairs should have been made within fifty (50) days of prior notification date January 20, 2022. TPCG will re-inspect for warranty release only after receiving certification from your firm stating that the work has been accomplished.

This review does not imply that this subdivision submitted complies with all other requirements of the Parish Codes. Please feel free to contact me at 873-6720 if you have any questions or comments.

Respectfully,

Joan E. Schexnayder, P.E.
Staff Engineer

JES/bbd

cc: David Rome (e-mail)
Ernest Brown (e-mail)
Christopher Pulaski (e-mail)
Engineering Division
Reading File (electronic)
Council Reading File (electronic)



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May 5, 2023

Via Email

Jacob A. Waitz, P.E., L.S.I
David A. Waitz Engineering & Surveying, Inc.
P.O. Box 1203
Thibodaux, LA 70302

**Re: Parc Evangeline Phase B
One Year Warranty Inspection**

Dear Mr. Waitz,

From 4/10/2023 - 4/14/2023, representatives of the Terrebonne Parish Department of Public Works conducted a One Year Warranty inspection for the above reference subdivision. The following punch list items remain and need to be addressed:

1. Drainage:
 - a. Sta.3+07.9 Repair cracked panel around DMH.
 - b. Sta.6+42.9 CB-01 Lt., reseal top decking.
 - c. Sta.20+26.0 CB-02 Rt., reseal top decking.

2. Roads: If any of these items are a part of the lawsuit and need to be postponed to be fixed at a later date, please let us know.
 - a. Marie Clarie Dr. There is Curbing Broken and missing pieces at Lot #13, 33, 51.
 - b. Marie-Clarie Dr. Repair crack panels Lot # 27 & 29.
 - c. Marie-Claire Dr. @ Sophie Dr. Lot # 27 and 28 has crack panels and curbing.
 - d. Sophie Dr. Lot # 20 & 25 crack panels around sewer manhole and at House # 203, 206, 210, 214, 215 218, 219, 227, 231 and 235.
 - e. When you first turn on Marie-Clarie Dr. you have crack curbing From Rue Des Affaires on right side to curve by Lot # 11.

3. Pollution Control:
 - a. Lot #1 we could not access the service- was Covered in concrete. Access must be Provided to service line.
 - b. Lot #13 the Cap is broken and the whole service is full of mud and sand. Line must be repaired and clear of all debris.
 - c. Lot #14 the service is broken at the top. Service line is full of mud and sand. Line must be repaired and clear of all debris.
 - d. Lot #10,16, 17, 18, 20, 21,31,34,28,29,30,31,32,33,36,37,47,48,49,50,51 The service is full of mud must be cleaned of all debris.
 - e. Lot #33 Has a nest in the service. It did not have a cap on the stub up. This must be clean of all debris and a cap put on.
 - f. After all Services have been cleaned then the gravity mains must be cleaned as well.

All required repairs shall be made within fifty (50) days of this notification. TPCG will re-inspect for warranty release only after receiving certification from your firm stating that the work has been accomplished.

This review does not imply that this subdivision submitted complies with all other requirements of the Parish Codes. Please feel free to contact me at 873-6720 if you have any questions or comments.

Respectfully,


Joan E. Schexnayder, P.E.
Staff Engineer

JES/bbd

cc: David Rome (email)
Utilities (email)
Christopher Pulaski (email)
Planning Commission (email)
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November 8, 2023
1st Review
Item No. H.3

TO: **Christopher M. Pulaski**

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

SUBJECT: **Imperial Landing Phase D
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. Monroe Street needs to be removed and replaced with a continuous 20ft of roadway.
2. A radius needs to be provided at the intersection of Monroe Street and Louisiana Drive.
3. Where is the dead end and stop sign to be relocated on the signage plan.
4. 24.7.6.2.6 Does not conform to the SDDM:
 - a. V.A.3 Plan/Profile - Legend needs to be shown.
 - b. V.A.4 Drainage Map - Right of way servitude needs to be measured from the top bank for the drainage ditch in the rear.
 - c. 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 already exists or is to be dedicated; however, the percentage may not exceed 60% of the total depth of lots up to 225' deep. All lots except for Lots 24 & 25 qualifies for this exception. Lots 24 & 25 exceed the 60%.
 - d. V.C The side slope is too steep for the proposed ditch in the rear of lots 24 & 25
 - e. VIII. A. Servitude along existing ditch needs to be 20' from the top bank of the ditch.
 - f. VIII. A. Adequate servitude needs to be provided on the proposed ditch on lots 24 & 25.
5. 24.5.4.6.7 Letters and/or signed plats need to be provided from the following utilities showing approval of location of the utility servitudes:
 - a. Electric Utility
 - b. Department of Health and Hospitals for water and sewer.
6. 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: Jacob A. Waitz, P.E., L.S.I (email)
Utilities (email)
Planning Commission (email)
Engineering Division
Reading File (electronic)
Council Reading File (electronic)