

# Houma-Terrebonne Regional Planning Commission

L. A. "Budd" Cloutier, O.D.....	Chairman
W. Alex Ostheimer.....	Vice-Chairman
Gloria Foret.....	Secretary/Treasurer
Richard Elfert.....	Member
James A. Erny.....	Member
Jeremy Kelley.....	Member
Keith Kurtz.....	Member
Gerald Schouest.....	Member
Wayne Thibodeaux.....	Member

**AUGUST 15, 2013, THURSDAY**

**6:00 P.M.**

**TERREBONNE PARISH COUNCIL MEETING ROOM  
Government Tower, 8026 Main Street, 2<sup>nd</sup> Floor**

**A • G • E • N • D • A**

## **I. CONVENE AS THE ZONING AND LAND USE COMMISSION**

### **A. INVOCATION & PLEDGE OF ALLEGIANCE**

### **B. ROLL CALL**

### **C. APPROVAL OF MINUTES:**

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of July 18, 2013

### **D. COMMUNICATIONS**

### **E. OLD BUSINESS:**

1. Home Occupation:  
Establish a one-on-one dog and owner training business; 510 Woodside Drive; Tina Williams, Dog Wrangler, applicant

### **F. NEW BUSINESS:**

1. Planned Building Group:
  - a) Placement of one additional building; 1300 East Tunnel Boulevard; ABC Home Services, Inc., applicant

### **G. STAFF REPORT**

### **H. COMMISSION COMMENTS:**

1. Planning Commissioners' Comments
2. Chairman's Comments

### **I. PUBLIC COMMENTS**

### **J. ADJOURN**

## **II. CONVENE AS THE REGIONAL PLANNING COMMISSION**

### **A. INVOCATION & PLEDGE OF ALLEGIANCE**

### **B. ROLL CALL**

### **C. ACCEPTANCE OF MINUTES:**

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of July 18, 2013
2. Zoning & Land Use Commission Minutes for the Regular Meeting of July 18, 2013

### **D. APPROVE EMITTENCE OF PAYMENT FOR THE AUGUST 15, 2013 INVOICES and TREASURER'S REPORT OF JULY 2013**

### **E. PLANNING**

1. Planning Commissioners' Comments
2. Administration's Comments
3. Chairman's Comments

### **F. COMMUNICATIONS**

**G. OLD BUSINESS:**

1. a) Subdivision: Tracts 1-A thru 9-A & Revised Tract "A", A Redivision of Tract "A", Property of Scotty Aucoin, et ux  
Approval Requested: Process A, Re-Subdivision  
Location: 510 Bayou Dularge Road, Terrebonne Parish, LA  
Government Districts: Council District 7 / Bayou Dularge Fire District  
Developer: Scotty Aucoin  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Consider Approval of Said Application
2. a) Subdivision: Redivision of the East One-Half of Tract "A-B-C-D-A" belonging to CRT Services, L.L.C.  
Approval Requested: Process D, Minor Subdivision  
Location: 138 Menard Road, Terrebonne Parish, LA  
Government Districts: Council District 1 / Bayou Dularge Fire District  
Developer: Bryan Bascle  
Surveyor: Charles L. McDonald Land Surveyor, Inc.  
  
b) Consider Approval of Said Application
3. a) Subdivision: Deroche Estates  
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary  
Location: 6695 West Park Avenue, Terrebonne Parish, LA  
Government Districts: Council District 5 / Bayou Cane Fire District  
Developer: Deroche Development, LLC  
Surveyor: Milford & Associates, Inc.  
  
b) Public Hearing  
c) Consider Approval of Said Application
4. a) Subdivision: Redivision of a portion of Tract 3 of the Robert Schouest Estate into Tract 3-A & Tract 3-B  
Approval Requested: Process D, Minor Subdivision  
Location: 221 Back Project Road, Schriever, Terrebonne Parish, LA  
Government Districts: Council District 4 / Schriever Fire District  
Developer: Dwayne A. & Anna P. Gaudet  
Surveyor: Leonard Chauvin P.E., P.L.S., Inc.  
  
b) Public Hearing  
c) Consider Approval of Said Application
5. a) Subdivision: Ardoyne Crossing Subdivision  
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary  
Location: Bull Run Road, 1 mile from Intersection with LA Hwy. 311, Terrebonne Parish, LA  
Government Districts: Council District 6 / Schriever Fire District  
Developer: T.B. Prospects, LLC  
Surveyor: GSE Associates, LLC  
  
b) Variance Request: Variance from installing cross street to connect to USDA's property  
c) Consider Approval of Said Application

**H. APPLICATIONS:**

1. a) Subdivision: Tracts 1-A thru 1-D, Property of Dove Development & Land, LLC  
Approval Requested: Process D, Minor Subdivision  
Location: 1258 Valhi Boulevard, Terrebonne Parish, LA  
Government Districts: Council District 6 / City of Houma Fire District  
Developer: Dove Development & Land, LLC  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Public Hearing  
c) Consider Approval of Said Application
2. a) Subdivision: Lots B-31 thru B-34, Property of Lawrence J. Boquet, Jr.  
Approval Requested: Process D, Minor Subdivision  
Location: 6600 Block of LA Highway 56, Chauvin, Terrebonne Parish, LA  
Government Districts: Council District 8 / Little Caillou Fire District  
Developer: Lawrence J. Boquet, Jr.  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Public Hearing  
c) Consider Approval of Said Application

3. a) Subdivision: Reconfiguration of Property belonging to Nolan & Patricia Dolese (Revised Tracts 1-4 & 2-4)  
 Approval Requested: Process A, Re-Subdivision  
 Location: End of Nella B Street (intersects with Michael Street off of West Main Street), Terrebonne Parish, LA  
 Government Districts: Council District 3 / Bayou Cane Fire District  
 Developer: Nolan & Patricia Dolese  
 Surveyor: Charles L. McDonald Land Surveyor, Inc.
  - b) Public Hearing
  - c) Consider Approval of Said Application
4. a) Subdivision: Blanchard Gardens  
 Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary  
 Location: 4166 West Main Street, Gray, Terrebonne Parish, LA  
 Government Districts: Council District 4 / Bayou Cane Fire District  
 Developer: Guidry Land Development  
 Surveyor: Paul L. Miers Engineering, LLC
  - b) Public Hearing
  - c) Consider Approval of Said Application
5. a) Subdivision: Lot 3A & 3B, A Redivision of Lot 3, Block 1, Belanger Park Subdivision  
 Approval Requested: Process D, Minor Subdivision  
 Location: 380 South Van Avenue, Terrebonne Parish, LA  
 Government Districts: Council District 1 / City of Houma Fire District  
 Developer: Bennett Porche  
 Surveyor: T. Baker Smith, LLC
  - b) Public Hearing
  - c) Consider Approval of Said Application
6. a) Subdivision: Safety Road (Extension)  
 Approval Requested: Process C, Major Subdivision-Engineering (Variance Request)  
 Location: 10264 East Main Street, Terrebonne Parish, LA  
 Government Districts: Council District 8 / City of Houma Fire District  
 Developer: Houma-Terrebonne Airport Commission  
 Engineer: David A. Waitz Engineering & Surveying, Inc.
  - b) Variance Request:
    - 1) Variance for receiving an approval letter from the Electric Utility
    - 2) Variance from having to provide street lights
  - c) Consider Approval of Said Application
7. a) Subdivision: Trinity Commercial Park  
 Approval Requested: Process C, Major Subdivision-Engineering (Variance Request)  
 Location: Trinity Lane, Terrebonne Parish, LA  
 Government Districts: Council District 2 / Schriever Fire District  
 Developer: Annie 1, LLC  
 Engineer: Milford & Associates, Inc.
  - b) Variance Request:
    - 1) Variance to allow more than 60% of the total lots to drain to the rear, since the size limitations for the roadside ditches will otherwise be exceeded
    - 2) Variance from the fence and gate requirement due to the ponds being private
  - c) Consider Approval of Said Application

## **I. STAFF REPORT**

### **J. ADMINISTRATIVE APPROVALS:**

1. Revised Lots 1 & 2, A Redivision of Lot 1 and Revised Lot 2 of John Theriot Partition, Section 35, T19S-R16E, Terrebonne Parish, LA
2. Revised Tracts C & D, A Redivision of Tracts C & D, Property belonging to Ivan Authement, Section 14, T18S-R18E, Terrebonne Parish, LA
3. Revised Tracts "A" & "B", Property belonging to DKC Associates, Inc., Section 105, T17S-R17E, Terrebonne Parish, LA
4. Raw Land Division of Property of Harry Bourg Corporation to Four Point Harbor, L.L.C.
5. Redivision of Tracts B & C-1 of the Redivision of D-M Realty Co., Inc., Section 5, T16S-R16E, Terrebonne Parish, LA

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)**  
**MEETING OF JULY 18, 2013**

- A. The Vice-Chairman, Alex Ostheimer, called to order the regular meeting of July 18, 2013 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:51 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. James Erny. Dr. L. A. "Budd" Cloutier, Jr. was out of the country.
- B. Upon Roll Call, present were: Mr. Richard Elfert; Mr. James Erny; Mrs. Gloria Foret; Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice Chairman; and Mr. Gerald Schouest. Absent at the time of Roll Call were: Dr. L.A. "Budd" Cloutier, Jr., Chairman and Mr. Wayne Thibodeaux. Also present were Mr. Patrick Gordon, Director, and Mr. Christopher Pulaski, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Mr. Erny moved, seconded by Mr. Kurtz: "THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of June 20, 2013."  
The Vice-Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Foret, Mr. Kelley, Mr. Kurtz, and Mr. Schouest; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier & Mr. Thibodeaux. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
  2. Mr. Kurtz moved, seconded by Mr. Schouest: "THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of June 20, 2013."  
The Vice-Chairman called for a vote on the motion offered by Mr. Kurtz. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Foret, Mr. Kelley, Mr. Kurtz, and Mr. Schouest; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier & Mr. Thibodeaux. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mrs. Foret moved, seconded by Mr. Erny: "THAT the HTRPC emit payment for the July 18, 2013 invoices and approve the Treasurer's Report of June 2013."  
The Vice-Chairman called for a vote on the motion offered by Mrs. Foret. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Foret, Mr. Kelley, Mr. Kurtz, and Mr. Schouest; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier & Mr. Thibodeaux. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS:
1. Mr. Gordon read a letter from Keneth L. Rembert Land Surveyors dated June 3, 2013 requesting to keep Old Business Items F.1 (Scotty Aucoin), F.2 (LeGrace Properties), and F.4 (Coastal Estates Mobile Home Park) on the table until the issues could be addressed [See *ATTACHMENT A*].
    - a) Mr. Kelley moved, seconded by Mr. Schouest: "THAT the HTRPC table the application by Scotty Aucoin for Process A, Re-Subdivision, for Tracts 1-A thru 9-A & Revised Tract "A", A Redivision of Tract "A", Property of Scotty Aucoin, et ux; the application by LeGrace Properties, LLC for Process A, Re-Subdivision for Revised Tracts 3-A and 3-B, A Redivision of Tract 3 in Houma Development Tract I and Lot 3, Addendum No. 1 to Professional Plaza Plaza; and the application by Coastal Estates, LLC for Spaces A, B, & C, An Addendum to Coastal Estates Mobile Home Park indefinitely as per the Developer's request [See *ATTACHMENT A*]."  
The Vice-Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Foret, Mr. Kelley, Mr. Kurtz, and Mr. Schouest; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier & Mr. Thibodeaux. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
  2. Mr. Gordon read a letter from Leonard Chauvin, P.E., P.L.S., Inc.'s dated July 17, 2013 requesting to table Item G.2 with regard to the Robert Schouest Estate until the next regular meeting of August 15, 2013 [See *ATTACHMENT B*].
    - a) Mr. Kurtz moved, seconded by Mr. Kelley: "THAT the HTRPC table the application by Dwayne A. & Anna P. Gaudet for Process D, Minor Subdivision, for the Redivision of a portion of Tract 3 of the Robert Schouest Estate into Tract 30A & Tract 3-B until the next regular meeting of August 15, 2013 as per the Developer's request [See *ATTACHMENT B*]."

The Vice-Chairman called for a vote on the motion offered by Mr. Kurtz. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Foret, Mr. Kelley, Mr. Kurtz, and Mr. Schouest; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier & Mr. Thibodeaux. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

3. Mr. Gordon read a letter from Charles L. McDonald Land Surveyor, Inc. dated July 18, 2013 requesting to keep Old Business Item F.3 (CRT Services, LLC) on the table until the next regular meeting [See *ATTACHMENT C*].
  - a) Mr. Thibodeaux moved, seconded by Mr. Erny: “THAT the HTRPC table the application by Bryan Bascle for Process D, Minor Subdivision, for the Redivision of the East one-half of Tract “A-B-C-D-A” belonging to CRT Services, L.L.C. until the next regular meeting of August 15, 2013 as per the Developer’s request [See *ATTACHMENT C*].”

The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Foret, Mr. Kelley, Mr. Kurtz, and Mr. Schouest; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier & Mr. Thibodeaux. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

F. OLD BUSINESS:

1. WITHDRAWN. *Tracts 1-A thru 9-A & Revised Tract “A”, A Redivision of Tract “A”, Property of Scotty Aucoin, et ux* [See *ATTACHMENT A*]
2. WITHDRAWN. *Revised Tracts 3-A and 3-B, A Redivision of Tract 3 in Houma Development Tract 1 and Lot 3, Addendum No. 1 to Professional Plaza belonging to LeGrace Properties, LLC* [See *ATTACHMENT A*]
3. WITHDRAWN. *Redivision of the East one-half of Tract “A-B-C-D-A” belonging to CRT Services, L.L.C.* [See *ATTACHMENT C*]
4. WITHDRAWN. *Spaces A, B, & C, An Addendum to Coastal Estates Mobile Home Park* [See *ATTACHMENT A*]

G. APPLICATIONS:

1. The Vice-Chairman called to order the Public Hearing for an application by Deroche Development, LLC for a Process C, Major Subdivision for Deroche Estates.
  - a) Gene Milford, Jr., Milford & Associates, Inc., discussed the location and division of property.
  - b) The Vice-Chairman recognized Councilwoman Christa Duplantis-Prather, 101 Saxony Drive, District 5, who requested the Commission table the matter until the next meeting in order to give her an opportunity to meet with the Developer, the neighbors, and staff to address concerns with the proposed development. She stated the concerns involved sewerage, drainage, traffic, and schools.
  - c) The Vice-Chairman stated it has always been the Commission’s policy to table an application if requested by the Councilperson of that particular district and it only fair to continue the public hearing as well.
  - d) The Vice-Chairman recognized Billy Hebert, 302 Richard Drive, who expressed concerns of drainage, traffic, and schools.

*Note: Mr. Wayne Thibodeaux arrived at the meeting at this time – 7:08 pm.*

- e) The Vice-Chairman recognized Rowena Hebert-Pontiff, 120 Pontiff Street, who expressed concerns of drainage.
- f) The Vice-Chairman recognized Glenn Knoblock, 6685 West Park Avenue, who expressed concerns of getting a lot of water in the area already.
- g) The Vice-Chairman recognized Mike Kay, 200 Richard Drive, who expressed concerns of small culverts in the area and drainage issues.
- h) Mr. Schouest moved, seconded by Mr. Erny: “THAT the HTRPC continue the public hearing and table the application by Deroche Development, LLC for Process C, Major Subdivision for Deroche Estates until the next regular meeting of August 15, 2015 as per the request of Councilwoman Christa Duplantis-Prather.”
- i) Discussion was held with regard to residents’ legitimate concerns and drainage problems in the area.

The Vice-Chairman called for a vote on the motion offered by Mr. Schouest. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Foret, Mr. Kelley, Mr. Kurtz, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

2. WITHDRAWN. *Redivision of a portion of Tract 3 of the Robert Schouest Estate into Tract 3-A & Tract 3-B [See ATTACHMENT B]*

3. The Vice-Chairman called to order the Public Hearing for an application by T.B. Prospects, LLC requesting conceptual & preliminary approval for Process C, Major Subdivision for Ardoyne Crossing Subdivision.

a) Mr. Terral Martin, GSE Associates, Inc., representing the Developer, discussed the location and division of property.

b) The Vice-Chairman recognized Jim Simon, Sugar Cane League, who stated they had a seed farm adjacent and not necessarily sugar cane growing and it was important that the development was engineered correctly.

c) Mr. Erny moved, seconded by Mr. Thibodeaux: "THAT the Public Hearing be closed."

The Vice-Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Foret, Mr. Kelley, Mr. Kurtz, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

d) Mr. Gordon discussed the Staff Report and stated the overall layout of the subdivision complies with Subdivision Regulations but opposition by the Schriever Fire Department will need to be addressed before Waterworks can approve. He read a letter from the Schriever Fire Chief dated July 15, 2013 [See ATTACHMENT D].

e) Mr. Thibodeaux moved, seconded by Mr. Erny: "THAT the HTRPC table conceptual and preliminary application for Process C, Major Subdivision for Ardoyne Crossing Subdivision until the next regular meeting of August 15, 2013."

The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Foret, Mr. Kelley, Mr. Kurtz, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

4. The Vice-Chairman stated the next item was an application by Houma-Terrebonne Airport Commission requesting engineering approval for Process C, Major Subdivision for Safety Road (extension).

a) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a letter dated July 16, 2013 with regard to the punch list items for the development [See ATTACHMENT E].

b) Mr. Brandon Arceneaux, David A. Waitz Engineering & Surveying, Inc., representing the Developer, requested variances for punch list items 1, 3, 5.b, 5.c, 5.e, 5.h, 6.a, 6.b, 6.c, 6.e, and 7 and stated they would comply/resolve all remaining punch list items.

c) Discussion was held with regard to continuously granting variances for roadways and changing the regulations if continuing to do so.

d) Mr. Erny moved, seconded by Mr. Kelley: "THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision for Safety Road (extension) with variances granted for punch list items 1, 3, 5.b, 5.c, 5.e, 5.h, 6.a, 6.b, 6.c, 6.e, and 7 and conditioned upon the Developer comply/resolve all remaining punch list items per the Terrebonne Parish Engineering Division's memo dated July 16, 2013 [See ATTACHMENT E]."

The Vice-Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Foret, Mr. Kelley, Mr. Kurtz, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

5. The Vice-Chairman stated the next item on the agenda was an application by D & G Rentals, LLC requesting final approval for Process C, Major Subdivision for D & G Estates.

- a) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a letter dated July 15, 2013 with regard to the punch list items for the development [See *ATTACHMENT F*].
- b) Mr. Tré Chauvin, Leonard Chauvin P.E., P.L.S., Inc., representing the Developer, stated they would comply/resolve all punch list items and could complete within 2 weeks.
- c) Mr. Erny moved, seconded by Mr. Kelley: “THAT the HTRPC grant final approval for Process C, Major Subdivision for D & G Estates conditioned they comply/resolve all punch list items per the Terrebonne Parish Engineering Division’s memo dated July 15, 2013 and allow completion within 2 weeks [See *ATTACHMENT F*].”

The Vice-Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Foret, Mr. Kelley, Mr. Kurtz, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

6. The Vice-Chairman stated the next item on the agenda was an application by The Lakes of Terrebonne, L.L.C. requesting final approval for Process C, Major Subdivision for Bayou Country Parkway.

- a) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a letter dated July 15, 2013 with regard to the punch list items for the development [See *ATTACHMENT G*].
- b) Mr. Gordon stated the 911 office informed them “Recreation” was a duplicate street name so the Parish changed the name of the roadway to “Bayou Country Parkway”.
- c) Mr. Gene Milford, Jr., Milford & Associates, Inc., representing the Developer, stated they would comply/resolve all punch list items and change the street name on the plat.
- d) Mr. Erny moved, seconded by Mr. Elfert: “THAT the HTRPC grant final approval for Process C, Major Subdivision for Bayou Country Parkway conditioned the Developer comply/resolve all punch list items per the Terrebonne Parish Engineering Division’s memo dated July 15, 2013 and allow 2 weeks for completion.”

The Vice-Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Foret, Mr. Kelley, Mr. Kurtz, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

7. The Vice-Chairman stated the next item on the agenda was an application by Henry J. Richard requesting engineering approval along with a variance from VI.A.24 for a fence and locked gate around the amenity pond for Process C, Major Subdivision for Northpark Subdivision.

- a) The Vice-Chairman discussed the matter being added to the agenda after it was advertised due to miscommunication of Staff.
- b) The Vice-Chairman asked for Public Comment and there was none.
- c) Mr. Schouest moved, seconded by Mr. Kelley: “THAT the HTRPC consider the application by Henry J. Richard requesting engineering approval along with a variance from VI.A.24 for a fence and locked gate around the amenity pond for Process C, Major Subdivision for Northpark Subdivision.”

The Vice-Chairman called for a vote on the motion offered by Mr. Schouest. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: None; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

- d) Mr. Gordon discussed the history of the application its appearance on the agenda.

- e) The Vice-Chairman recognized Henry Richard, 1414 Savanne Road, who discussed his request for a variance from the fence and gate around the pond in Northpark. He stated he visited developments around the area and did not see any fences or gates around any of the ponds.
- f) The Vice-Chairman recognized Councilwoman Beryl Amedée, 200 Rhett Place, District 4, who stated ponds serve as drainage and as an amenity and the pond in Northpark is in an open field and not near any homes. She discussed the area we live in that has many bodies of water and requested the Commission approve the variance request.
- g) Mr. Erny moved, seconded by Mr. Kurtz: “THAT the HTRPC grant engineering approval of the application by Henry J. Richard for Process C, Major Subdivision, for Northpark Subdivision with a variance granted from V.I.A.24 for a fence and locked gate around the amenity pond.”
- h) Discussion was held with regard to private ponds versus parish ponds and liability of the same versus safety. Discussion ensued with regard to the definition of variance in the subdivision regulations.

The Vice-Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Foret, Mr. Kelley, and Mr. Kurtz; NAYS: None; ABSTAINING: Mr. Schouest, Mr. Ostheimer, and Mr. Thibodeaux; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

H. STAFF REPORT: None.

I. ADMINISTRATIVE APPROVALS:

Mr. Thibodeaux moved, seconded by Mr. Erny: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-6, 8-11 and rescind the approval of Administrative Approval 7.”

1. Survey and Redivision of Two (2) Tracts belonging to Westside Lands, L.L.C. and Best Equipment Company, Inc. and creating an 8.116 acre tract and a 0.739 acre tract, Section 4, T17S-R17E, Terrebonne Parish, LA
2. Survey of Property belonging to Imperial Furniture Mart, Inc., et al and a Proposed Property Line Shift, Section 4, T17S-R17E, Terrebonne Parish, LA
3. Redivision of Property belonging to Wallace and Melissa Troclair, Sr. and Zebec, LLC, Section 68, T19S-R17E, Terrebonne Parish, LA
4. An 80' Lot Extension to Tract Y-V-W-X-Y belonging to William P. Thomas, Section 44, T16S-R17E, Terrebonne Parish, LA
5. Tracts A & B, Property of the Estate of Lloyd Paul Pinel, et al, Section 42, T18S-R18E, Terrebonne Parish, LA
6. Revised Lots 22-A and 24-A, Block 4, Being a Redivision of Lots 22-A and 24-A, Block 4, Mulberry Estates Subdivision, Phase "A", Section 104, T17S-R17E, Terrebonne Parish, LA
- ~~7. Reconfiguration of Property belonging to Nolan & Patricia Dolese, Section 8, T16S-R17E, Terrebonne Parish, LA (RESCIND APPROVAL)~~
8. Lot 32-A, Block 1, Ellendale Subdivision, Section 80, T17S-R16E, Terrebonne Parish, LA
9. Lot 31-A, Block 1, Ellendale Subdivision, Section 80, T17S-R16E, Terrebonne Parish, LA
10. Lot 30-A, Block 1, Ellendale Subdivision, Section 80, T17S-R16E, Terrebonne Parish, LA
11. Shift of Lot Lines of Property belonging to Cameron Isles, LLC, Sections 101 & 102, T17S-R17E, Terrebonne Parish, LA

The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Schouest; NAYS: Mr. Thibodeaux; ABSTAINING: Dr. Cloutier; ABSENT: None. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

J. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee:

- a) Mr. Gordon discussed changes made to the Subdivision Regulations with regard to fire hydrants and requested the Commission to call a Public Hearing for the next meeting.
  - (1) Mr. Elfert moved, seconded by Mr. Schouest: “THAT the HTRPC call a Public Hearing for August 16, 2013 at 6:00 pm to amend the Subdivision Regulations, Chapter 24, Section 24.7.6.1.8, as it relates to fire hydrants.”

The Vice-Chairman called for a vote on the motion offered by Mr. Elfert. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: None; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

- b) Mr. Elfert stated they also have discussed retention ponds concerning fences, gates, and stumps and still currently working on. He stated they have had two meetings where they have placed a list of about 15 items that need to be addressed in order and hoped to pass out at the next meeting.
- c) Mr. Elfert briefly discussed conditioning minor subdivisions with regard as when they should and/or should not.

K. COMMISSION COMMENTS:

- 1. Planning Commissioners' Comments: None.
- 2. Vice-Chairman's Comments: None.

L. PUBLIC COMMENTS: None.

M. Mr. Erny moved, seconded Mr. Schouest: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 8:25 p.m."

The Vice-Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: None; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

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

*Kenneth L. Rembert*

LAND SURVEYORS

*since 1973*

635 SCHOOL ST. HOUMA, LA. 70360  
504-879-2782 (FAX) 504-879-1641

June 3, 2013

Houma-Terrebonne Planning & Zoning  
P. O. Box 1446  
Houma, LA 70361

Att: Mr. Pat Gordon:

Re: OLD BUSINESS ITEMS 1 (SCOTTY AUCOIN), 2 (LAGRACE PROPERTIES) AND 4  
(COASTAL ESTATES, LLC)

Dear Pat:

Please let this letter serve as a request to allow the above items to remain on the table and not be considered at the meeting of July 18, 2013. There are still some unfinished issues to be addressed on these projects.

Thank you.

Sincerely,

  
Kenneth L. Rembert

KLR/apr

627 JACKSON ST.  
THIBODAUX, LA. 70301

(985) 449-1376 TEL  
(985) 449-1050 FAX

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

July 17, 2013

VIA EMAIL

Terrebonne Parish Consolidated Government, Department of Planning & Zoning  
Attn: Patrick Gordon, Director

**Re: Redivision of a portion of Tract 3 of the Robert Schouest Estate into Tract 3-A  
& Tract 3-B, Agenda Item #2**

Dear Mr. Gordon,

The item above is on the planning commission agenda for July 18, 2013. We are requesting that this item be removed from the agenda on July 18, 2013, and be scheduled to go before the planning commission on August 15, 2013. The proposed fire hydrant will not be installed before the July meeting, therefore we will seek approval once all TPCG subdivision requirements have been fulfilled. Please contact if you have any questions or concerns.

Sincerely,

Tre' Chauvin  
**LEONARD CHAUVIN P.E., P.L.S. INC.**  
Office: 1-985-449-1376  
Fax: 1-985-449-1050

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

Charles L. McDonald, PLS

Galen F. Bollinger, PLS

July 18, 2013

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

Re: Redivision of the East One-Half of tract "A-B-C-D-A" belonging to  
CRT Services, L.L.C.

Dear Becky:

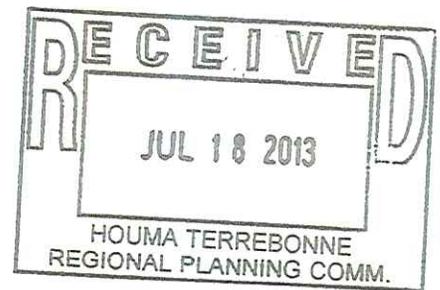
I'm requesting that the above referenced item on tonight's Planning  
Commission agenda be **tabled** until the next Planning Commission  
meeting.

Feel free to call me if you have any questions.

Sincerely,



Alisa Champagne,  
(agent for Bryan Bascle/CRT Services, L.L.C.)



# SCHRIEVER FIRE PROTECTION DISTRICT

Schriever Station - Gray Station - Ellsworth Station

1529 West Park Ave. - 3120 West Park Ave. - 1988 Hwy 311

P. O. Box 83 ■ Schriever LA 70395 ■ Phone: 985-446-8498 ■ Fax: 985-446-3273



July 15, 2013

*Re-division of a portion of Tract 3 of the Robert Schouest Estate into Tract 3-A & Tract 3-B Approval*  
Requested: Process D, Minor Subdivision  
Location: 221 Back Project Road, Schriever, Terrebonne Parish, LA  
Developer: Dwayne A. & Anna P. Gaudet  
Government Districts: Council District 4 / Schriever Fire District  
Surveyor: Leonard Chauvin P.E., P.L.S., Inc.

The Schriever Fire Protection District does not approve this re-division as presented.

Reasons:

- A. The closes fire hydrant is 594 feet from the front edge of the right-of-way to access the property and an additional 1,048 feet to the actual lot.
- B. The 25' foot right-of-way access should be rechecked because, it appears that there is not enough room between the top of the ditch and the side of the house to have 40' plus the minimum space required between property line and structure. If the maps presented are correct in measurements the 15' drainage servitude is from the middle of the ditch instead of the top of the ditch. That ditch was enlarged in the last few years.
- C. It is the requirements of the Schriever Fire Protection District that a structure be within 500 feet of a water source able to provide 750 GPM water flow for 1 hour.
- D. The roadway on the 25' access servitude be able to support 20 tons of vehicle weight.

It is our recommendation that the property owner and purchaser meet with the fire district administrator regarding fire protection.

Subdivision: Ardoyne Crossing Subdivision  
Approval Requested: Process C, Major Subdivision - Conceptual & Preliminary  
Location: Bull Run Road, 1 mile from Intersection with LA Hwy. 311, Terrebonne Parish, LA  
Government Districts: Council District 6  
Developer: T.B. Prospects, LLC  
Fire District: Schriever  
Surveyor: GSE Associates, LLC

The Schriever Fire Protection District does not approved this major subdivision as presented.

Reasons:

- A: The six inch water line along Bull Run Road cannot handle any additions such as the size of this subdivision. The amount of water that would be taken from the system will cause the USDA not to have enough water to operate.
- B: All the houses pass USDA would suffer from not having the available water all the way to the Donner Recreation Gym. The amount of drinking water could suffer also.

---

C: The available water for residential must be 750 GPM, the available water flow at the USDA, 502 Bull Run Road, is 1748 GPM. That amount of water is needed for the commercial size of the buildings and the sprinkler system of USDA. The next fire hydrant at 704 Bull Run Road the available water flow is 915. That is a drop of 833 GPM.

- E. Consideration should be given to installing a 12" water supply line to feed the subdivision connecting the 12" line to the new 30" line being installed along the Vahli Extension by the water district.
- F. Approval will be given if item E is done.

Thank you for your consideration.

Kenneth P. Pitre  
District Administrator

Street Address • Address 2 • Phone: 555.555.0125 • E-mail address



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



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

## TERREBONNE PARISH CONSOLIDATED GOVERNMENT

July 16, 2013  
1<sup>st</sup> Review  
Item G-4

**TO:** Pat Gordon  
**FROM:** Gregory E. Bush, LTC, USA, Retired  
**SUBJECT:** Safety Road (Extension)  
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. 24.7.2.1.b Curb and gutter streets are mandatory inside of the city limits. This street is proposed to be open ditch.
2. 24.7.6.1.10 Two test cylinders are required per 500 ft of pavement.
3. 24.5.5.9.H Flood hazard area not shown on plat.
4. 24.5.4.8 Existing contours at one foot intervals not shown on drainage plan.
5. 24.7.6.2.6 Does not conform to the SDDM:
  - a. No drainage calculations were provided.
  - b. V.A.1 Existing site plan not provided.
  - c. V.A.2 Proposed site plan not provided.
  - d. V.A.3 Finished grade at right-of-way not shown on plan/profile.
  - e. V.A.3 Hydraulic grade line not shown on plan/profile.
  - f. V.A.3 Legend not provided on plan/profile.
  - g. V.C.8 All drainpipes under roadway must be joined in conformance with LaDOTD Type 3 joints.
  - h. VI.27 Written restriction should be placed on plat stating that no structure, fill or obstruction shall be located within any drainage easement or delineated flood plain.
6. 24.5.4.6.7 No approval letter from the following:
  - a. Waterworks
  - b. TPCG Pollution Control
  - c. Gas Utility

Saltwater Fishing Capital of the World®

**Safety Road (Extension)**  
**Review of Engineering Approval**  
GEB Memo to PG dated 7-16-13  
Page 2

- d. Electric Utility
  - e. Department of Health and Hospitals
7. 24.7.6.1.8 No fire hydrants provided.
  8. 24.7.5.2 No Street lights provided.
  9. 24.5.4.8 No benchmark provided.

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

GEB/jes

Attachment

cc: Tom Bourg  
Philip Liner  
Brandon M. Arceneaux, P.E.  
Planning Commission  
Engineering Division  
Reading File  
Council Reading File



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



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HOUMA, LOUISIANA 70361  
(985) 868-3000

## TERREBONNE PARISH CONSOLIDATED GOVERNMENT

July 15, 2013

6-5

TO: **Pat Gordon**

FROM: **Gregory E. Bush, LTC, USA, Retired**  
**Director of Public Works**

SUBJECT: **D&G Estates**  
**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. Catch Basins and Transverse Joints at stations 1+06.47 Lt & Rt , 1+78.62 Lt & Rt , and 2+48.62 Lt & Rt , need to be constructed in accordance to the CP-01 Standard of LaDOTD attached to the drawings and approved for construction.
2. End of Road Marker needs to be placed at correct location.
3. Repair damaged end of 18 in. CMP influent SDP to detention pond.
4. Complete fine grading of lots.
5. CB 09 Rt. Sta. 1+06.47, remove wood forms and grout as required.
6. CB 09 Lt. Sta. 1+78.62, remove felt and grout as required.
7. CB 09 Rt. Sta. 3+46.75, seal leaks.
8. DMH Rt. Sta. 3+46.75, remove felt and grout as required.
9. The plat should show the date the benchmark was set.
10. All property corners should be monumented and flagged.
11. No approval letter from Waterworks.

This review does not imply that the drainage plan, or any other building plan, submitted for this project complies with all other requirements of the Parish Codes. Please feel free to contact Joan Schexnayder at 873-6720 if you have any questions or comments.

cc: Planning Commission  
Leonard Chauvin, P.E., P.L.S.  
Tom Bourg  
Philip Liner  
Engineering Division  
Reading File  
Council Reading File

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## TERREBONNE PARISH CONSOLIDATED GOVERNMENT

July 15, 2013  
Item No. G-6

TO: **Pat Gordon**

FROM: **Gregory E. Bush, LTC, USA, Retired**  
**Director of Public Works**

SUBJECT: **Recreation Row**  
**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. CB 06 Lt. Sta. 32+05.22, remove excess concrete in invert, remove wood forms and grout as required, and grout transition from street to open face of catch basin.
2. CB 06 Lt. Sta. 34+40.22, remove excess concrete in invert and grout transition from street to open face of catch basin.
3. Conflict DMH Rt. Sta.39+37, change manhole frame.
4. Remove erosion control from outfall ditch.
5. End of road marker needs to be placed in the correct location.
6. Limestone should be placed at the entrance between the shoulder and the median.
7. Benchmark should be installed and stamped with elevation and date set.
8. Benchmarks shall be shown on the plat including elevation, datum, date and three point ties.
9. Plat should be signed by the surveyor.
10. ~~24.7.5.6 No approval letter from Waterworks.~~
11. All property surveyed within Terrebonne Parish shall tie to one (1) of the following:
  - a. If the property is located within a two thousand (2,000) foot radius of a National Geodetic Survey Monument or a Terrebonne Parish GIS monument, the survey plat shall show the state plan coordinate (Louisiana South Zone) of a least two (2) points within the subdivision. Terrebonne Parish GIS information is available at the Terrebonne Parish Consolidated Government Planning Department.
  - b. If the property is located outside of the two thousand (2,000) foot radius as specified in No. 1 above, but within a four thousand (4,000) radius of any state, parish or municipal road intersection, the survey plat shall show at least two (2) ties, with bearings and approximate distances.

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**Recreation Row**  
**Final Inspection**  
GEB Memo to PG dated 7/15/13  
Page 2

This review does not imply that the drainage plan, or any other building plan, submitted for this project complies with all other requirements of the Parish Codes. Please feel free to contact Joan Schexnayder at 873-6720 if you have any questions or comments.

cc: Planning Commission  
F.E. Milford, III, P.E.  
Tom Bourg  
Philip Liner  
Engineering Division  
Reading File  
Council Reading File

*Houma-Terrebonne Regional Planning Commission*

P.O. Box 1446, Houma, Louisiana 70361

Ph. (985) 873-6793 – Fax (985) 580-8141

**APPLICATION  
SUBDIVISION OF PROPERTY**

**APPROVAL REQUESTED:**

- |  |  |
|--|--|
| A. <input type="checkbox"/> Raw Land               | B. <input type="checkbox"/> Mobile Home Park       |
| <input checked="" type="checkbox"/> Re-Subdivision | <input type="checkbox"/> Residential Building Park |
| C. <input type="checkbox"/> Major Subdivision      | <input type="checkbox"/> Conceptual/Preliminary    |
| <input type="checkbox"/> Conceptual                | <input type="checkbox"/> Engineering               |
| <input type="checkbox"/> Preliminary               | <input type="checkbox"/> Final                     |
| <input type="checkbox"/> Engineering               | D. <input type="checkbox"/> Minor Subdivision      |
| <input type="checkbox"/> Final                     |  |

\_\_\_\_\_ Variance(s) (detailed description):

**THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:**

1. Name of Subdivision: TRACTS 1-A THRU 9-A & REVISED TRACT "A", SCOTTY AUCOIN ET UX PROPERTY
2. Developer's Name & Address: SCOTTY AUCOIN, 510 BAYOU DULARGE ROAD, HOUMA, LA  
 \*Owner's Name & Address: SAME  
 [\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

**SITE INFORMATION:**

4. Physical Address: 510 BAYOU DULARGE ROAD, HOUMA, LA 70363
5. Location by Section, Township, Range: SECTION 32, T18S-R17E
6. Purpose of Development: CREATE 10 tracts from 1
7. Land Use:  
 Single-Family Residential  
 Multi-Family Residential  
 Commercial  
 Industrial
8. Sewerage Type:  
 Community  
 Individual Treatment  
 Package Plant  
 Other
9. Drainage:  
 Curb & Gutter  
 Roadside Open Ditches  
 Rear Lot Open Ditches  
 Other
10. Date and Scale of Map: 1/22/13 Scale: 1"=100'
11. Council District: 7 Babini / Bayou Dularge Ave
12. Number of Lots: 10
13. Filing Fees: \$155.55

I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT  
Print Applicant or Agent

[Signature]  
Signature of Applicant or Agent

1/31/13  
Date

The undersigned certifies:  W 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or  initial 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

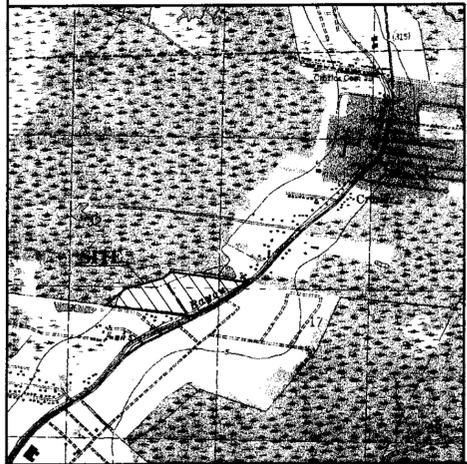
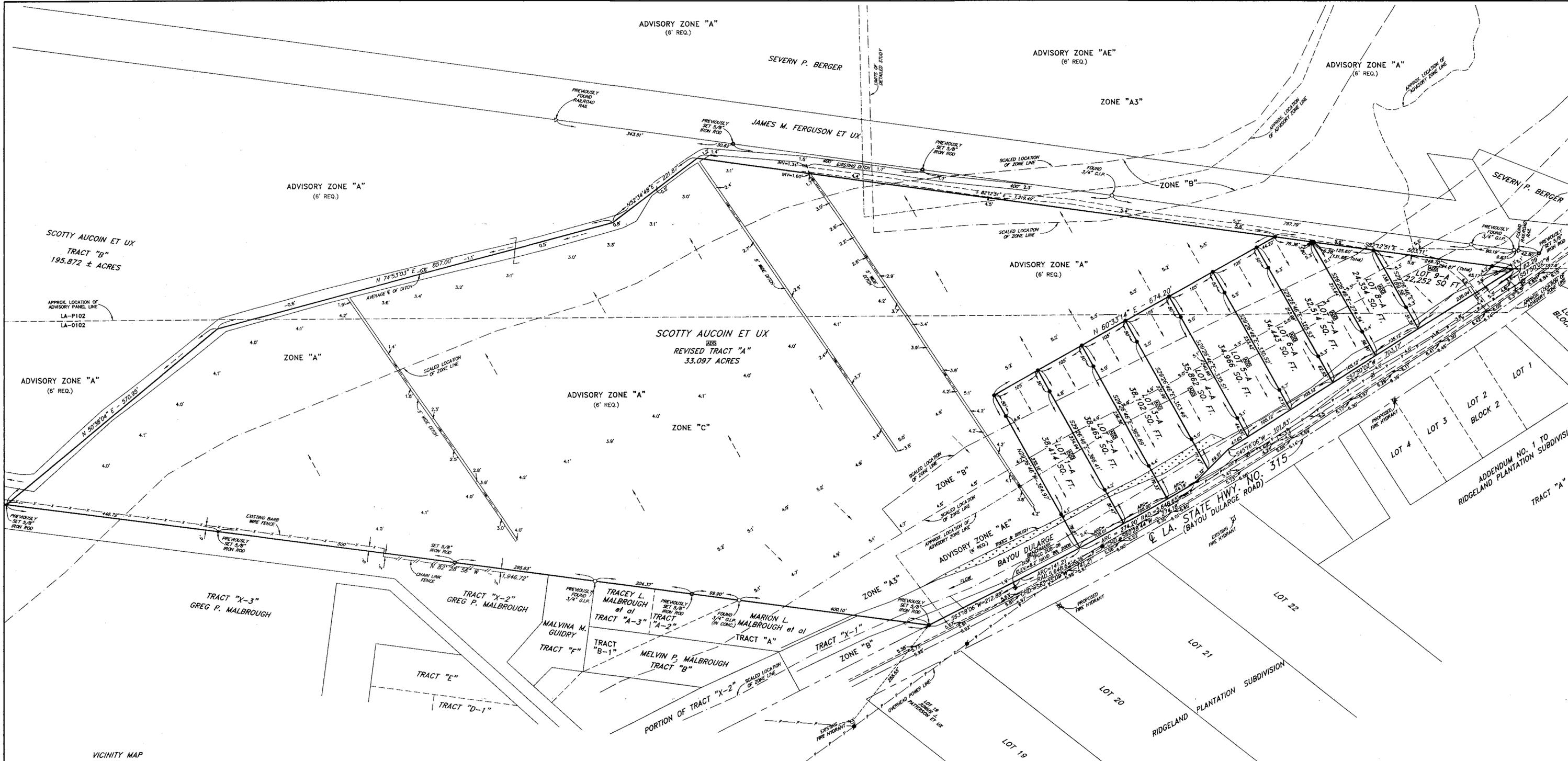
SCOTTY & LISA AUCOIN  
Print Name of Signature

[Signature]  
Signature

1/31/13  
Date

PC13/ 2 - 1 - 6  
Record # 7

**PC/AI**  
Revised 3/25/2010



THIS MAP DOES NOT PURPORT TO SHOW ALL EXISTING SERVITUDES, RIGHTS-OF-WAYS, EASEMENTS, PIPELINES OR OTHER PHYSICAL OBJECTS WHICH MAY AFFECT THIS TRACT.

THESE TRACTS ARE LOCATED IN ZONES "C", "B", "A" & "A3" AS SHOWN ON FEDERAL EMERGENCY AGENCY MANAGEMENT MAP, COMMUNITY NO. 225206 PANEL NO. 0270, SUFFIX "C", AND DATED MAY 19, 1985. (BASE FLOOD REQ. FOR ZONE "A3" IS 5'). F.E.M.A. 2006 ADVISORY PANEL NOS. LA-0102 & LA-P102 PLACE A PORTION OF THIS PROPERTY IN ZONES "A" & "AE" WITH A BASE FLOOD REQUIREMENT OF 6'.

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "D" (RURAL) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

THIS PROPERTY DRAINS TO BAYOU DULARGE WHICH IS MAINTAINED BY THE STATE OF LOUISIANA, TO VARIOUS DITCHES ON THE PROPERTY AND THEN TO THE SWAMP IN THE REAR WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 741532 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENNETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

- LEGEND:
- INDICATES 5/8" IRON ROD SET
  - INDICATES 3/4" IRON PIPE FOUND
  - INDICATES 5/8" IRON ROD PREVIOUSLY FOUND
  - EXISTING POWER POLE
  - EXISTING POWER POLE WITH LIGHT
  - 3.3 INDICATES SPOT ELEVATION (BASED ON NAVD '88, 2006)
  - INDICATES DRAINAGE ARROWS
  - EXISTING FIRE HYDRANT
  - 1000 INDICATES MUNICIPAL ADDRESS

APPROVED AND ACCEPTED THIS DATE BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION

BY \_\_\_\_\_ FOR \_\_\_\_\_

LAND USE: SINGLE FAMILY RESIDENTIAL  
DEVELOPER: SCOTTY AUCOIN

**SURVEY OF TRACTS 1-A THRU 9-A & REVISED TRACT "A" A REDIVISION OF TRACT "A" PROPERTY OF SCOTTY AUCOIN ET UX LOCATED IN SECTION 32, T18S-R17E, TERREBONNE PARISH, LOUISIANA**

JANUARY 28, 2013 SCALE: 1" = 100'

*Kenneth L. Rembert*  
KENNETH L. REMBERT, SURVEYOR  
635 SCHOOL ST., HOUMA, LA.



# Houma Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361  
Ph. (985) 873-6793 - Fax (985) 580-8141

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

- A.  Raw Land
- B.  Mobile Home Park
- Re-Subdivision
- C.  Major Subdivision
- D.  Minor Subdivision
  - Conceptual
  - Preliminary
  - Engineering
  - Final

\_\_\_\_ Variance(s) (detailed description):

### THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

MAP SHOWING THE REDIVISION OF THE EAST ONE-HALF OF TRACT "A-B-C-D-A" BELONGING TO CRT SERVICES, L.L.C.

1. Name of Subdivision: B-C-D-A
2. Developer's Name & Address: Bryan Bascle 138 Menard Road Houma, LA 70363  
Bryan Bascle 138 Menard Road Houma, LA 70363  
\*Owner's Name & Address: (CRT Services, L.L.C.)  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor

### SITE INFORMATION:

4. Physical Address: 138 Menard Road Houma, LA 70363
5. Location by Section, Township, Range: Section 48, T17S-R17E
6. Purpose of Development: To create two legal tracts of land
7. Land Use:
  - Single-Family Residential
  - Multi-Family Residential
  - Commercial
  - Industrial
8. Sewerage Type:
  - Community
  - Individual Treatment
  - Package Plant
  - Other
9. Drainage:
  - Curb & Gutter
  - Roadside Open Ditches
  - Rear Lot Open Ditches
  - Other
10. Date and Scale of Map: 24 APRIL 2013 1" = 60'
11. Council District: 1 Bayou Dularge Five
12. Number of Lots: 2
13. Filing Fees: \$137<sup>22</sup> bmb

I, Alisa Champagne, certify this application including the attached data to be true and correct.

ALISA CHAMPAGNE  
Print Applicant or Agent  
24 April 2013  
Date

[Signature]  
Signature of Applicant or Agent

The undersigned certifies: BOB 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign the Application on their behalf.

Bryan D. Bascle  
Print Name  
4-29-2013  
Date

[Signature]  
Signature

PC13/ 5 - 4 - 35  
Record # 36

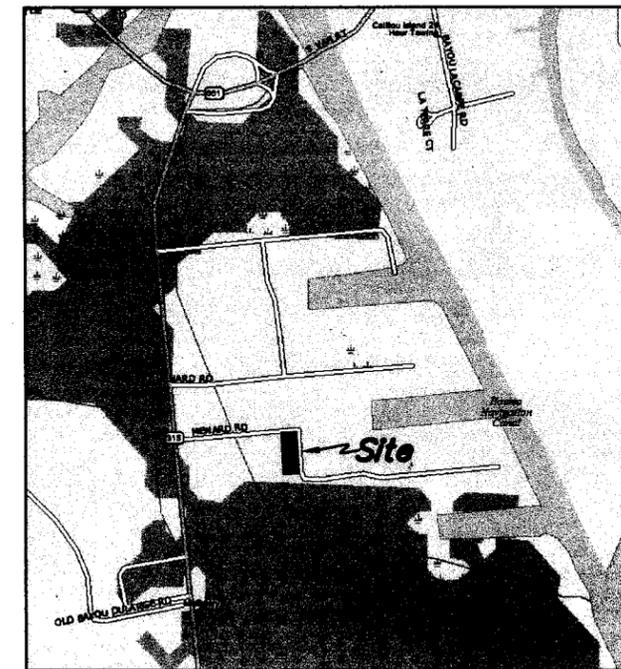
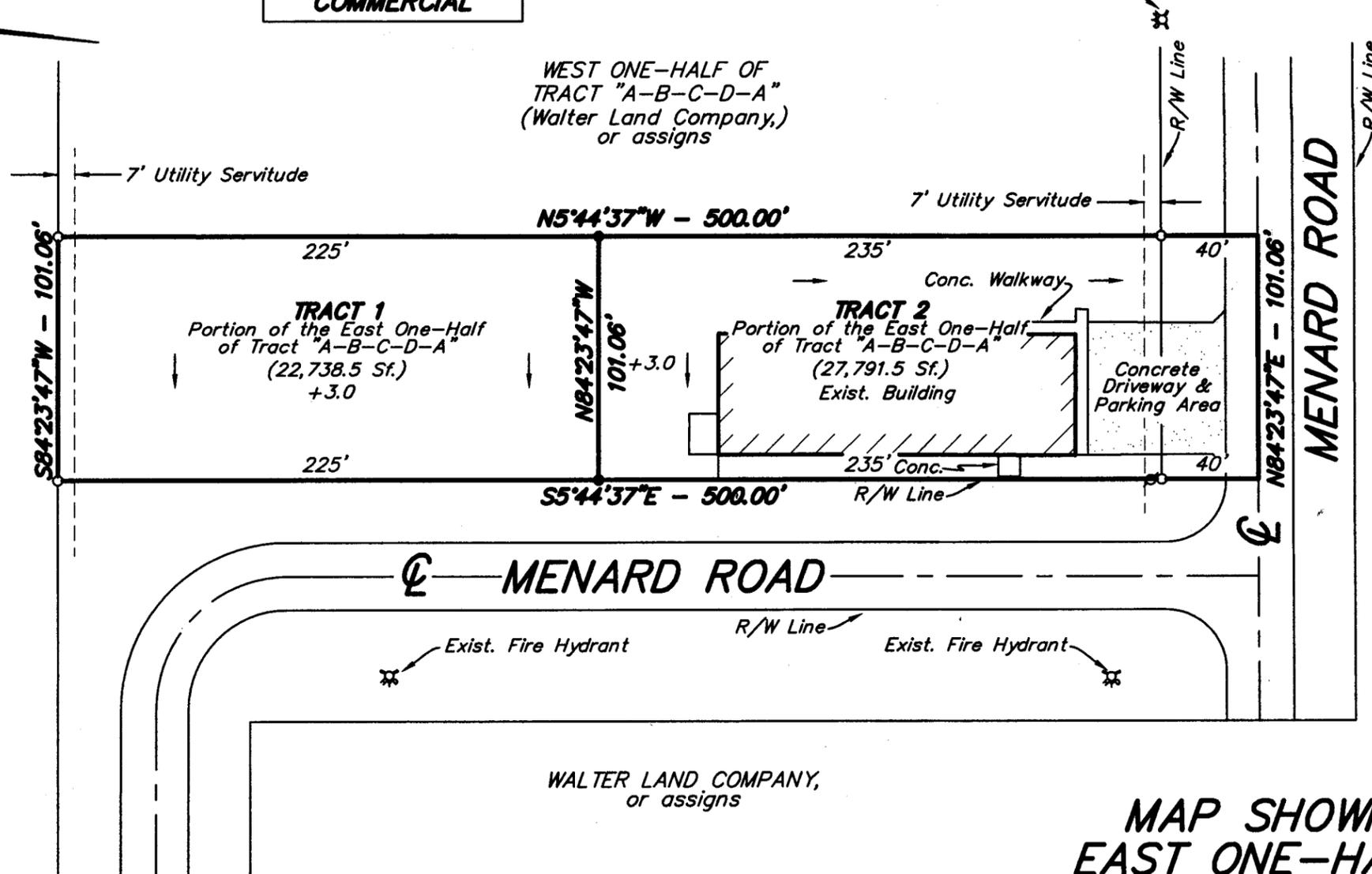
NOTE: BEARINGS INDICATED HEREON ARE BASED ON THE REFERENCED SURVEY MAP(S).

Proposed Land Use:  
**COMMERCIAL**

WEST ONE-HALF OF TRACT "A-B-C-D-A" (Walter Land Company,) or assigns

Exist. Fire Hydrant

HOUMA SHPBUILDING, INC. or assigns



VICINITY MAP

APPROVED AND ACCEPTED THIS DATE \_\_\_\_\_ BY THE TERREBONNE PARISH PLANNING COMMISSION

BY \_\_\_\_\_ FOR \_\_\_\_\_

WALTER LAND COMPANY, or assigns

- LEGEND**
- Indicates 1/2" Rod Fd.
  - Indicates 1/2" Pipe Set
  - ⊕ Indicates Power Pole
  - Indicates Drainage Flow
  - +0.0 Indicates Center Lot Elev.

NOTE: This map does not purport to show all servitudes and/or right of ways which may affect this property.

NOTE: The Tract 1 and Tract 2 drain toward Menard Road into the Terrebonne Parish maintained roadside ditches as shown with the drain arrows hereon.

NOTE: This property is situated within ZONE "A2", as shown on the F.E.M.A. Flood Insurance Rate Map dated May 1, 1985. (Map No. 225206 0270 C) REQ'D. B.F.E 5.0'

NOTE: All title information shown hereon was provided by the client and no additional title research was done by Charles L. McDonald, Land Surveyor, Inc.

Reference Map: "SURVEY OF PROPOSED PURCHASE FROM WALTER LAND COMPANY" prepared by Keneth L. Rembert, Surveyor dated December 29, 1981.

**MAP SHOWING THE REDIVISION OF THE EAST ONE-HALF OF TRACT "A-B-C-D-A" BELONGING TO CRT SERVICES, L.L.C. LOCATED IN SECTION 48, T17S-R17E, TERREBONNE PARISH, LOUISIANA**

SCALE: 1" = 60' 24 April 2013

**CHARLES L. McDONALD**  
LAND SURVEYOR, INC.  
P.O. Box 1390 Gray, LA 70359  
Ph: (985)876-4412/Fax: (985)876-4806



I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" (SUBURBAN) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

APPROVED: *Charles L. McDonald* REG. P.L.S. No. 3402

# Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361  
Ph. (985) 873-6793 - Fax (985) 580-8141

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

- A. \_\_\_\_\_ Raw Land  
\_\_\_\_\_ Re-Subdivision
- B. \_\_\_\_\_ Mobile Home Park
- C.  X  Major Subdivision  
\_\_\_\_\_  X  Conceptual  
\_\_\_\_\_  X  Preliminary  
\_\_\_\_\_ Engineering  
\_\_\_\_\_ Final
- D. \_\_\_\_\_ Minor Subdivision

\_\_\_\_\_ Variance(s) (detailed description):

### THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

1. Name of Subdivision: DEROCHE ESTATES
2. Developer's Name & Address: DEROCHE DEVELOPMENT, LLC, 187 REGAL ROW  
HOUMA, LA 70360
- \*Owner's Name & Address: ROY J. LEBOEUF, JR, 6700 Willie Lou, Houma, LA 70364  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: MILFORD & ASSOCIATES, INC.

### SITE INFORMATION:

4. Physical Address: 6695 WEST PARK AVENUE
5. Location by Section, Township, Range: SECTION 4, T17S-R17E
6. Purpose of Development: CREATE 64 SINGLE FAMILY RESIDENTIAL LOTS
7. Land Use:  
 X  Single-Family Residential  
\_\_\_\_\_ Multi-Family Residential  
\_\_\_\_\_ Commercial  
\_\_\_\_\_ Industrial
8. Sewerage Type:  
 X  Community  
\_\_\_\_\_ Individual Treatment  
\_\_\_\_\_ Package Plant  
\_\_\_\_\_ Other
9. Drainage:  
 X  Curb & Gutter  
\_\_\_\_\_ Roadside Open Ditches  
\_\_\_\_\_ Rear Lot Open Ditches  
\_\_\_\_\_ Other
10. Date and Scale of Map: 25JUN13 SCALE 1" = 100'
11. Council District: 5 kmh / Bayou Cane Tric
12. Number of Lots: 64
13. Filing Fees: \$111.66

I, FLOYD E. MILFORD JR., certify this application including the attached date to be true and correct.

Floyd E. Milford, Jr  
Print Applicant or Agent  
6-28-13  
Date

F. E. Milford Jr  
Signature of Applicant or Agent

The undersigned certifies: \_\_\_\_\_ 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or PR 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

PAMELA D. RUSSO  
Print Name  
6-28-13  
Date

Pamela D. Russo  
Signature

PC13/ 7 - 1 - 45  
Record # 46

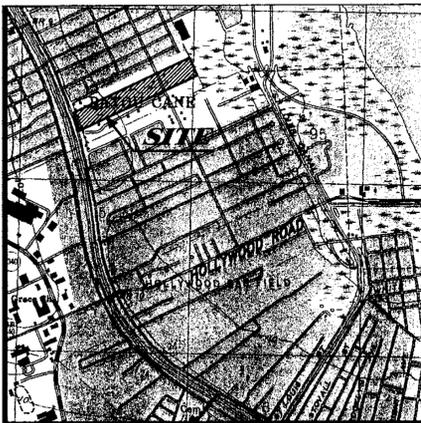
DEROCHE ESTATES  
LIST OF OWNERS

ROY J. LEBOEUF, JR., Administrator of Estate

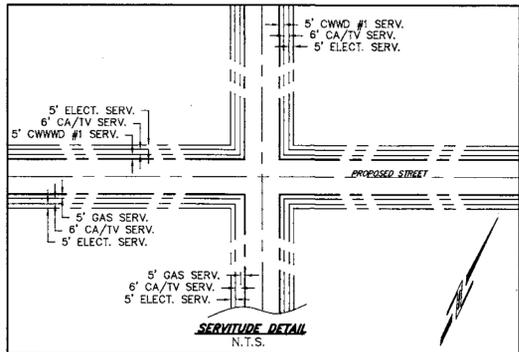
LISA LEBOEUF GAUTREAUX

JAMES ALLEN LEBOEUF

JOHN PAUL LEBOEUF



VICINITY MAP

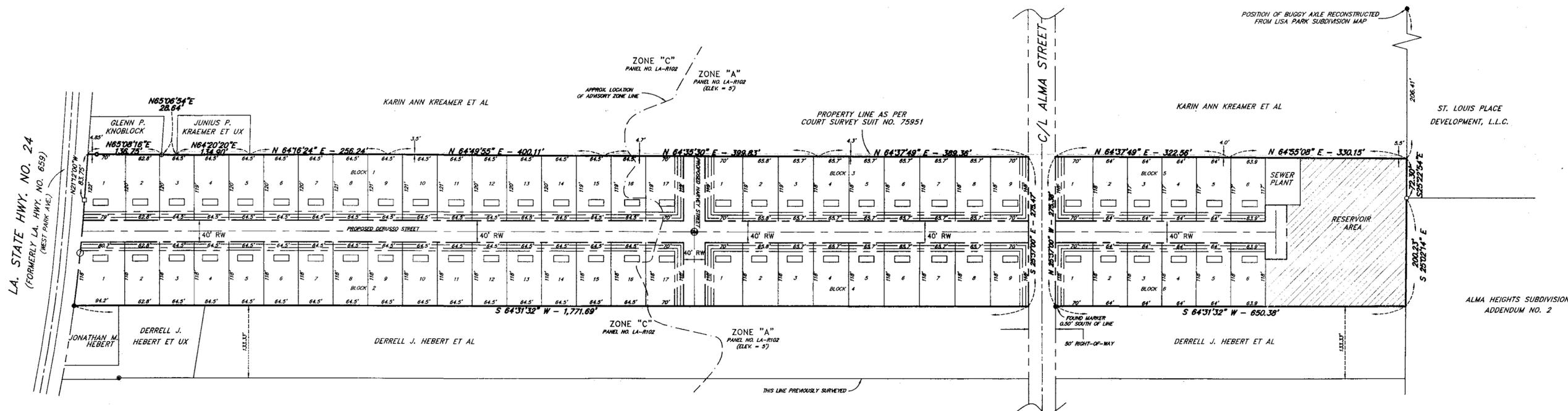


SERVITUDE DETAIL  
N.T.S.

PROJECT NO.	PARISH	SHEET NO.
13-61	TERREBONNE	1



R/W LINE CURVE DATA  
 @  
 ARC=196.41'  
 RAD.=2008.45'  
 CH.=119'36"15"W  
 - 196.37'



**DEDICATION OF STREETS AND SERVITUDES**  
 THE STREETS AS DESIGNATED ON THIS SUBDIVISION PLAT ARE HEREBY FORMALLY DEDICATED FOR USE AS A SERVITUDE FOR UTILITIES AND PUBLIC PASSAGE, ONLY THE FEE IN THE LAND BEING RESERVED, AND THE PARISH OF TERREBONNE SHALL HAVE THE RIGHT TO IMPROVE AND MAINTAIN THE SAID STREETS FOR THE CONVENIENCE OF THE PUBLIC

THE SERVITUDES AS INDICATED ON THE PRIVATE LOTS AND THE STREET RIGHTS-OF-WAY AS SHOWN ARE HEREBY DEDICATED FOR THE USE OF CONSTRUCTING, OPERATING AND MAINTAINING UTILITIES AND OR DRAINAGE, THE FEE IN THE LAND BEING RESERVED BY THE PROPERTY OWNER.

AUTHORIZED OWNER \_\_\_\_\_

APPROVED AND ACCEPTED THIS DATE BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION

**CERTIFICATION**  
 I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PARISH OF TERREBONNE AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT, AND, I HEREBY APPROVE THE SAME:

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

**CERTIFICATION**  
 I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE LOUISIANA REVISED STATUTES AND TERREBONNE PARISH REGULATIONS AND HEREBY APPROVE THE SAME.

FLOYD E. MILFORD, III., P.E.

**GENERAL NOTES:**

FIRST FLOOR ELEVATION WILL BE MINIMUM 18" ABOVE  $\phi$  STREET

STREET SIGNS TO CONFORM TO THE MANUAL OF TRAFFIC CONTROL DEVICES (LATEST EDITION)

CONSTRUCTION TO CONFORM TO LOUISIANA STANDARD SPECIFICATION FOR ROADS AND BRIDGES, LATEST EDITION, WHERE APPLICABLE.

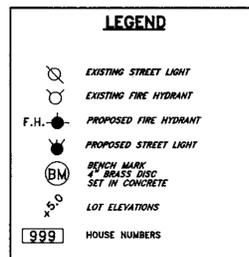
THIS DRAWING DOES NOT PURPORT TO SHOW ALL UNDERGROUND UTILITIES.

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NOS. 335037 & 668135 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY HEWETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

THESE TRACTS IS LOCATED IN ZONE "C", AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0285, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. 2008 ADVISORY PANEL NO. LA-R102 PLACES A PORTION OF THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 5'.

THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" (SUBURBAN) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.



**PRELIMINARY**

This drawing is not to be used for construction, bidding recordation, conveyance, sales or as the basis for the issuance of a permit. This preliminary drawing has been prepared by F. E. Milford, III, LA #30701

100' 50' 0 100' 200'

SCALE: 1" = 100'

DATE	REVISION	BY

NO STRUCTURE, FILL OR OBSTRUCTIONS SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLAIN AREA WITHOUT A LETTER OF NO OBJECTION OR EQUAL.

**COMMUNITY SEWER  
 SUB-SURFACE DRAINAGE  
 LAND USE - SINGLE FAMILY RESIDENTIAL**

64-LOTS TOTAL **CONCEPTUAL AND PRELIMINARY PLAN**

**DEROCHE ESTATES  
 DEROCHE DEVELOPMENT, LLC - DEVELOPER  
 LOCATED IN SECTION 4, T17S-R17E  
 TERREBONNE PARISH, LOUISIANA**

**MILFORD & ASSOCIATES, INC.**  
 CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY: \_\_\_\_\_

JOB # 1361 CAD # 1361 C&P FILE #

DRAWN: JPS  
 CHK'D: F.E.M. III  
 SCALE: 1" = 100'  
 DATE: 25JUN13

# Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361  
Ph. (985) 873-6793 - Fax (985) 580-8141

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

- A.  Raw Land  
 Re-Subdivision
- C.  Major Subdivision  
 Conceptual  
 Preliminary  
 Engineering  
 Final
- B.  Mobile Home Park  
 Residential Building Park  
 Conceptual/Preliminary  
 Engineering  
 Final
- D.  Minor Subdivision

Variance(s) (detailed description):

### THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

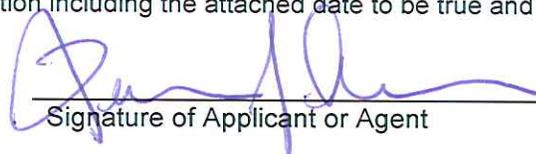
1. Name of Subdivision: MAP SHOWING REDIVISION OF A PORTION OF TRACT 3 OF THE ROBERT SCHOUEST ESTATE INTO TRACT 3-A & TRACT 3-B LOCATED IN SECTION 84, T15S-R16E
2. Developer's Name & Address: DWAYNE A. & ANNA P. GAUDET  
\*Owner's Name & Address: 221 BACK PROJECT ROAD, SCHRIEVER, LA 70395  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: LEONARD CHAUVIN, P.E., P.L.S.

### SITE INFORMATION:

4. Physical Address: 221 BACK PROJECT ROAD, SCHRIEVER, LA 70395
5. Location by Section, Township, Range: SECTIONS 84, T15S-R16E
6. Purpose of Development: REDIVISION OF A PORTION OF TRACT 3 OF ROBERT SCHOUEST ESTATE INTO TRACT 3-A & TRACT 3-B.
7. Land Use:  
 Single-Family Residential  
 Multi-Family Residential  
 Commercial  
 Industrial
8. Sewerage Type:  
 Community  
 Individual Treatment  
 Package Plant  
 Other
9. Drainage:  
 Curb & Gutter  
 Roadside Open Ditches  
 Rear Lot Open Ditches  
 Other
10. Date and Scale of Map: 6/27/2013 1" = 60'
11. Council District: + Amadee / Schriever Ave
12. Number of Lots: 3
13. Filing Fees: Filing- \$296; certified mail- \$36.66

I, LEONARD CHAUVIN, certify this application including the attached date to be true and correct.

LEONARD CHAUVIN, P.E., P.L.S.  
Print Applicant or Agent

  
Signature of Applicant or Agent

JUNE 28, 2013  
Date

The undersigned certifies: OC 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or OC 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

Dwayne A Gaudet  
Print Name of Signature

Dwayne A Gaudet  
Signature

7-1-2013  
Date

Anna Gaudet  
Print Name of Signature

Anna Gaudet  
Signature

7-1-2013  
Date

PC13/ 7 - 2 - 46

Record # 47

Revised 3/25/2010



# Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361  
Ph. (985) 873-6793 - Fax (985) 580-8141

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

- A.  Raw Land  
 Re-Subdivision
- B.  Mobile Home Park  
 Residential Building Park  
 Conceptual/Preliminary  
 Engineering  
 Final
- C.  Major Subdivision  
 Conceptual  
 Preliminary  
 Engineering  
 Final
- D.  Minor Subdivision

Variance(s) (detailed description):

Variance requested from installing cross street to connect to  
~~USDA's property.~~

### THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

1. Name of Subdivision: Ardoyne Crossing Subdivision
2. Developer's Name & Address: T.B. Prospects, LLC, 208 Venture Blvd, Houma, LA 70360  
\*Owner's Name & Address: T.B. Prospects, LLC  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Terral J. Martin, Jr. P.L.S.

### SITE INFORMATION:

4. Physical Address: Bull Run Road - 1 Mile from Intersection with Hwy 311
5. Location by Section, Township, Range: Section 103, T17S-R17E
6. Purpose of Development: To create 242 lots for home construction.
7. Land Use:  
 Single-Family Residential  
 Multi-Family Residential  
 Commercial  
 Industrial
8. Sewerage Type:  
 Community  
 Individual Treatment  
 Package Plant  
 Other
9. Drainage:  
 Curb & Gutter  
 Roadside Open Ditches  
 Rear Lot Open Ditches  
 Other
10. Date and Scale of Map: 6/28/2013, Scale 1"=120'
11. Council District: District 6 *bmb / Schriever Fire*
12. Number of Lots: 242
13. Filing Fees: \$87.22

I, Terral J. Martin Jr., certify this application including the attached date to be true and correct.

Terral J. Martin, Jr.  
Print Applicant or Agent

Date

7/1/13

*Terral J. Martin Jr.*  
Signature of Applicant or Agent

The undersigned certifies: *Rodney Burns* 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or *Rodney Burns* 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

Rodney Burns  
Print Name of Signature

Date

7-1-13

*Rodney Burns*  
Signature

PC13/ 7 - 3 - 47

Record # 48

