

# Houma-Terrebonne Regional Planning Commission

Robbie Liner.....	Chairman
Jan Rogers.....	Vice-Chairman
Rachael Ellender.....	Secretary/Treasurer
Ross Burgard.....	Member
Kyle Faulk.....	Member
Rev. Corion D. Gray.....	Member
Travion Smith.....	Member
Barry Soudelier.....	Member
Wayne Thibodeaux.....	Member

**AUGUST 18, 2022, THURSDAY**

**6:00 P.M.**

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

**A • G • E • N • D • A**

*(Revised 8/17/2022)*

**I. CONVENE AS THE ZONING & LAND USE COMMISSION**

**A. INVOCATION & PLEDGE OF ALLEGIANCE**

**B. ROLL CALL**

**C. CONFLICTS DISCLOSURE**

**D. APPROVAL OF MINUTES**

1. Approval of Minutes of Zoning & Land Use Commission for the Regular Meeting of July 21, 2022

**E. COMMUNICATIONS**

**F. PUBLIC HEARINGS**

1. Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); 304 Naquin Street, Lot 6, Block "A," Georgetown Subdivision; Renee Bolden, applicant *(Council District 2 / City of Houma Fire)*
2. Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) and R-3 (Multi-Family Residential); Parkwood Place Subdivision (Saints Circle, Brees Drive, Super Bowl Drive, Fleur De Lis Drive); Terrebonne Parish Consolidated Government, applicant *(Council District 1 / City of Houma Fire)*

**G. NEW BUSINESS:**

1. Home Occupation:  
Establish a holistic energy healing business @ 115 Roy Street; Tabitha Runge, applicant *(Council District 3 / Bayou Cane Fire)*
2. Parking Plan:
  - a) Construction of 107 parking spaces for a proposed medical clinic; 605 Enterprise Drive; J.E. Boudreaux Services, Inc., applicant *(Council District 2 / Bayou Cane Fire)*
  - b) Construction of 125 parking spaces for a restaurant/entertainment/social venue; 805 Dunn Street; River Point, L.L.C., applicant *(Council District 1 / City of Houma Fire)*
3. Planning Approval:  
Establish a church in a R-1 (Single-Family Residential) zoning district; 324 Estate Drive; Heritage Baptist Church, c/o Richard Way, applicant *(Council District 5 / Bayou Cane Fire)*
4. Preliminary Hearings:  
Rezone from R-1 (Single-Family Residential) to C-2 (General Commercial); 220 Agnes Street, Lot 8, Block 2, Van Place Subdivision; Erika P. Cruz Vindel, applicant; and call a Public Hearing on said matter for Thursday, September 15, 2022 at 6:00 p.m. *(Council District 1 / City of Houma Fire)*

**H. STAFF REPORT**

**I. COMMISSION COMMENTS:**

1. Zoning & Land Use Commissioners' Comments
2. Chairman Comments

**J. PUBLIC COMMENTS**

**K. ADJOURN**

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

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

### **B. ROLL CALL**

### **C. CONFLICTS DISCLOSURE**

### **D. ACCEPTANCE OF MINUTES:**

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of July 21, 2022

### **E. APPROVE REMITTANCE OF PAYMENT FOR THE AUGUST 18, 2022 INVOICES AND THE TREASURER'S REPORT OF JULY 2022**

1. Discussion and possible action with regard to selecting a credit card to be used for Commissioners' pre-travel expenses

### **F. COMMUNICATIONS**

### **G. OLD BUSINESS:**

1. a) Subdivision: Revised Parcel 3-A & Lot 55, A Redivision of Parcel 3-A belonging to Four Geaux Louisiana, LLC  
Approval Requested: Process D, Minor Subdivision  
Location: 1047 Four Point Road, Dulac, Terrebonne Parish, LA  
Government Districts: Council District 7 / Grand Caillou Fire District  
Developer: Joann Kaack  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Public Hearing  
  
c) Variance Request: Variance from the required minimum lot size requirements of 60' frontage and 12,000 square footage for Lot 55  
  
d) Consider Approval of Said Application
2. a) Subdivision: Lots 1 thru 5, Block 1 and Lots 1 thru 4, Block 2 of Coastal Oaks Subdivision, A Redivision of Tract 1-B belonging to Coastal Commercial Properties, LLC  
Approval Requested: Process D, Minor Subdivision  
Location: Highway 182 (3500 Block), Terrebonne Parish, LA  
Government Districts: Council District 7 / Bayou Black Fire District  
Developer: Coastal Commercial Properties, LLC  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Consider Approval of Said Application
3. a) Subdivision: Thibodaux South Subdivision  
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary  
Location: Across Hwy. 20 from Sugar Cane Bridge, North of Gloria Street, Terrebonne Parish, LA  
Government Districts: Council District 4 / Schriever Fire District  
Developer: RR and DD, LLC  
Surveyor: Acadia Land Surveying, LLC  
  
b) Public Hearing  
  
c) Variance Request: Variance from the drainage servitude requirement  
  
d) Consider Approval of Said Application
4. a) Subdivision: Cypress Gardens Townhomes  
Approval Requested: Process C, Major Subdivision-Engineering  
Location: 6190 West Main Street, Terrebonne Parish, LA  
Government Districts: Council District 3 / Bayou Cane Fire District  
Developer: Richard Development  
Engineer: Delta Coast Consultants, LLC  
  
b) Consider Approval of Said Application

### **H. APPLICATIONS / NEW BUSINESS:**

1. a) Subdivision: Division of Tract 2-1 belonging to James A. Boquet, Jr., et ux  
Approval Requested: Process D, Minor Subdivision  
Location: 181 Waterplant Road, Terrebonne Parish, LA  
Government Districts: Council District 4 / Schriever Fire District  
Developer: James Boquet  
Surveyor: Charles L. McDonald Land Surveyor, Inc.  
  
b) Public Hearing  
  
c) Consider Approval of Said Application

2. a) Subdivision: Lot Line Shift between Parcels 3-2 of the Redivision of Parcels 3 & 3-A and Parcel 8 of the Estate of Corbett P. Richard  
Approval Requested: Process D, Minor Subdivision  
Location: 513 St. George Road, Schriever, Terrebonne Parish, LA  
Government Districts: Council District 4 / Schriever Fire District  
Developer: Rogers Benoit, Jr.  
Surveyor: Charles L. McDonald Land Surveyor, Inc.  
b) Public Hearing  
c) Consider Approval of Said Application
3. a) Subdivision: Lots "A" & "B", A Redivision of Property belonging to Susan Yesso Maines  
Approval Requested: Process D, Minor Subdivision  
Location: 5527 West Main Street, Terrebonne Parish, LA  
Government Districts: Council District 3 / Bayou Cane Fire District  
Developer: Susan Yesso Maines  
Surveyor: Keneth L. Rembert Land Surveyors  
b) Public Hearing  
c) Consider Approval of Said Application
4. a) Subdivision: Tracts "A" thru "K", A Redivision of Tract II belonging to Warren C. Carlos  
Approval Requested: Process D, Minor Subdivision  
Location: 7731-7742 Shrimpers Row, Terrebonne Parish, LA  
Government Districts: Council District 7 / Grand Caillou Fire District  
Developer: Warren C. Carlos  
Surveyor: Keneth L. Rembert Land Surveyors  
b) Public Hearing  
c) Consider Approval of Said Application
5. a) Subdivision: West Manchester Subdivision, Addendum No. 3, Phase B  
Approval Requested: Process C, Major Subdivision-Engineering  
Location: End of Exeter Run, Terrebonne Parish, LA  
Government Districts: Council District 6 / Bayou Cane Fire District  
Developer: Tri-State Land Company  
Engineer: Milford & Associates, Inc.  
b) Consider Approval of Said Application

#### **I. STAFF REPORT**

1. Discussion and possible action with regard to the resolution for parish-wide community sewer expansion
2. Discussion and possible action with regard to the proposed Travel Reimbursement Policy for Planning Commissioners

#### **J. ADMINISTRATIVE APPROVAL(S):**

1. Revised Lots 2 & 3, A Redivision of Lots 2 & 3, Block 9, Add. No. 3 to Marcel Place Subdivision; Section 105, T17S-R17E, Terrebonne Parish, LA (301 Agnes Street & 320 Cleveland Street / Councilman Dirk Guidry, District 8)
2. Revised Tract "A1-C", A Redivision of Revised Tract "A1-C" & Tract "A1-D", Property belonging to Oil States Skagit Smatco, Inc.; Sections 101 & 104, T17S-R17E, Terrebonne Parish, LA (Mulberry Road / Councilman John Navy, District 1)
3. Revised Tract "A1-A," A Redivision of Tracts "A1-A," "A2," "A3," and Revised Tract "A1-B", Property belonging to Oil States Skagit Smatco, Inc.; Sections 101 & 104, T17S-R17E, Terrebonne Parish, LA (Mulberry Road / Councilman John Navy, District 1)
4. Lot Line Shift between Revised Lots 1 & 2, Block 3 of Addendum No. 1 to Blue Spring Park Subdivision; Section 27, T17S-R18E, Terrebonne Parish, LA (1103 Coteau Road / Councilman Steve Trosclair, District 9)
5. Lot Line Shift of Tracts 1 thru 3 into Lots 1A, 1B, & 1C, West Park Shopping Center; Section 5, T17S-R17E, Terrebonne Parish, LA (6757 & 6785 West Park Avenue / Councilwoman Jessica Domangue, District 5)

#### **K. COMMITTEE REPORT:**

1. Subdivision Regulations Review Committee

#### **L. COMMISSION COMMENTS:**

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

#### **M. PUBLIC COMMENTS**

#### **N. ADJOURN**

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION**  
**MEETING OF JULY 21, 2022**

- A. The Vice-Chairman, Mr. Jan Rogers, called the meeting of July 21, 2022 of the HTRPC to order at 6:09 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Rev. Corion Gray and the Pledge of Allegiance led by Mr. Rogers.
- B. Upon Roll Call, present were: Mr. Ross Burgard; Ms. Rachael Ellender, Secretary/Treasurer; Rev. Corion Gray; Jan Rogers, Vice-Chairman; Mr. Travion Smith; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Kevin Faulk and Mr. Robbie Liner, Chairman. 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 Vice-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. Thibodeaux moved, seconded by Mr. Burgard: “THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of June 16, 2022.”
- The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Rev. Gray, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Faulk & Mr. Liner. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Ms. Ellender moved, seconded by Mr. Thibodeaux: “THAT the HTRPC remit payment for the July 21, 2022 invoices and approve the Treasurer’s Report of June 2022.”
- The Vice-Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Rev. Gray, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Faulk & Mr. Liner. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATIONS:**
1. Mr. Pulaski read an email from Heather Klingman, Duplantis Design Group, requesting to table the conceptual & preliminary application for Thibodeaux South Subdivision until the next regular meeting of August 18, 2022 [See *ATTACHMENT A*].
- a) Ms. Ellender moved, seconded by Mr. Soudelier: “THAT the HTRPC table the application for conceptual & preliminary approval for Process C, Major Subdivision, for Thibodeaux South Subdivision until the next regular meeting of August 18, 2022 as per the Developer’s request [See *ATTACHMENT A*].”
- The Vice-Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Rev. Gray, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Faulk & Mr. Liner. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. **OLD BUSINESS:**
1. The Vice-Chairman called to order the application by Louisiana Land Trust requesting final approval for Process C, Major Subdivision, for The New Isle, Phase 1.
- a) Mr. James Andermann, CSRS, Inc., introduced Mr. Michael Taylor, Louisiana Land Trust; Mr. Nick Bogen, CSRS, Inc.; and Mr. Naquin, BET Construction. He stated the lights were backordered, but all major sewer issues have been rectified.
- b) Ms. Joan Schexnayder, TPCG Engineering Division, read a memo dated July 21, 2022 regarding the punch list items for the development [See *ATTACHMENT B*].
- c) Mr. Pulaski stated the building permit office was conducting inspections on the first group of homes and stated Staff would recommend conditional approval provided upon the Developer complying/resolving all punch list items per TPCG Engineering’s memo.



- d) Mr. Burgard moved, seconded by Rev. Gray: “THAT the HTRPC grant final approval of the final application for Process C, Major Subdivision, for The New Isle, Phase 1 conditioned upon the Developer complying/resolving all punch list items per TPCG Engineering Division’s memo dated July 21, 2022 [See *ATTACHMENT B*].”
- e) Discussion was held regarding the roadway warranty being for two years rather than the typical one year.
- f) Discussion ensued regarding \$9.8 million going to BET and \$32 million going to homes, community center, force main, etc.

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

#### H. APPLICATIONS / NEW BUSINESS:

1. The Vice-Chairman called to order the Public Hearing for an application by David A. Abels, requesting approval for Process D, Minor Subdivision, for Lots 8-A & 8-B, A Redivision of Lot 8, Block 3, Addendum No. 2, Magenta Estates West Subdivision.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) There was no one from the public present to speak on the matter.
- c) Mr. Thibodeaux moved, seconded by Mr. Burgard: “THAT the Public Hearing be closed.”

The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Rev. Gray, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Faulk & Mr. Liner. THE VICE-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 and the municipal address for Lot 8-B be depicted on the plat.
- e) Mr. Soudelier moved, seconded by Ms. Ellender: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots 8-A & 8-B, A Redivision of Lot 8, Block 3, Addendum No. 2, Magenta Estates West Subdivision conditioned upon the submittal of all utility letters and the municipal address for Lot 8-B be depicted on the plat.”

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

2. The Vice-Chairman called to order the Public Hearing for an application by Joann Kaack, requesting approval for Process D, Minor Subdivision, for Revised Parcel 3-A & Lot 55, A Redivision of Parcel 3-A belonging to Four Geaux Louisiana, LLC.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, stated they would like to table the matter until the next regular meeting of August 18, 2022.
- b) Mr. Thibodeaux moved, seconded by Mr. Smith: “THAT the HTRPC table the application for Process D, Minor Subdivision, for Revised Parcel 3-A & Lot 55, A Redivision of Parcel 3-A belonging to Four Geaux Louisiana, LLC until the next regular meeting of August 18, 2022 as per the Developer’s request.”

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

3. The Vice-Chairman called to order the Public Hearing for an application by Dale Olivier & Darrin Olivier requesting approval for Process D, Minor Subdivision, for Tracts 6A-1 & 6A-2, A Redivision of Tract 6A, Property belonging to the Estate of Austin P. Olivier, Jr., et al.
  - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
  - b) The Vice-Chairman recognized Debi Benoit, 120 Royce Street, who inquired about the intent of the property and stated concerns of there not being enough information given about the matter, drainage issues, and presented a petition of neighbors against the matter.
  - c) The Vice-Chairman recognized Gwen Davis, 228 Royce Street, who was also speaking on behalf of her sister at 122 Royce Street, expressed concerns about the development.
  - d) The Vice-Chairman recognized Suzanne Duet, 202 Royce Street, who stated she owned four homes in the area and expressed concerns of flooding.
  - e) Mr. Thibodeaux moved, seconded by Mr. Soudelier: "THAT the Public Hearing be closed."

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

  - f) Discussion was held regarding the Department of Health's objection due to a sewer treatment plant that failed inspection and the division of property that includes homes that were existing.
  - g) The Vice-Chairman recognized Darrin Oliver, Developer, 4402 Southdown Mandalay Road, who stated they wished to divide the property in order to sell the homes.
  - h) Discussion was held regarding the drainage and having the residents call their councilman to discuss. Discussion ensued with regard to the property being divided and that the property would remain classified as the same.
  - i) Mr. Pulaski stated that permits would be required to build anything on the property and drainage calculations would have to be performed should there be 70% impervious surface.
  - j) Rev. Gray moved, seconded by Mr. Thibodeaux: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts 6A-1 & 6A-2, A Redivision of Tract 6A, Property belonging to the Estate of Austin P. Olivier, Jr., et al conditioned upon an approval letter from Louisiana Department of Health."
  - k) Ms. Benoit reapproached the podium and stated she still was not comfortable with the matter and all she received in the mail was a sketch. Mr. Pulaski indicated that if there were any further development on the property, a residential building park approval would be required and they would again, be notified.

The Vice-Chairman called for a vote on the motion offered by Rev. Gray. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Rev. Gray, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Faulk & Mr. Liner. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
4. The Vice-Chairman called to order the Public Hearing for an application by Lathem Homes, LLC, requesting approval for Process D, Minor Subdivision, for Lots 1-A and 1-B, A Redivision of Lot 1, Block 1 to Henderson Park Subdivision.
  - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated they were requesting a variance from the fire hydrant distance requirements.
  - b) There was no one from the public present to speak on the matter.
  - c) Mr. Thibodeaux moved, seconded by Mr. Burgard: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the variance and conditional approval of the minor subdivision provided upon the applicant either adding a servitude of passage on Lot 1-A for the adjacent driveway or remove the portion that is encroaching onto Lot 1-A.
- e) Discussion was held regarding the driveways and providing a servitude for access to the home in the rear. Discussion ensued regarding the existing parking and two spots being allocated for each home but adjusting the width of the servitude to accommodate Lot 1-B.
- f) Mr. Burgard moved, seconded by Mr. Soudelier: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots 1-A and 1-B, A Redivision of Lot 1, Block 1 to Henderson Park Subdivision conditioned upon the plat being revised to provide individual parking spaces for 105A and 105B, add a servitude of passage on Lot 1-A for the adjacent driveway or remove the portion that is encroaching onto Lot 1-A, and installation of the sewer tap per TPCG Pollution Control."

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

5. The Vice-Chairman called to order the Public Hearing for an application by Coastal Commercial Properties, LLC, requesting approval for Process D, Minor Subdivision, for Lots 1 thru 5, Block 1 and Lots 1 thru 4, Block 2 of Coastal Oak subdivision, A Redivision of Tract 1B belonging to Coastal Commercial Properties, LLC.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) The Vice-Chairman recognized Louis Eschete, 3557 Bayou Black Drive, who discussed a drainage canal maintained by himself and Mr. St. Martin for 30+ years. He stated they needed to meet up with the property owner to come up with a resolution as to not have the drainage system supporting the new subdivision. Upon questioning, Mr. Eschete stated there were private pumps that maintain a lot the property's drainage that pumped to the private canal.

- c) Mr. Burgard moved, seconded by Ms. Ellender: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.
- e) Mr. Rembert stated there was a 50' right of way requested by Mr. St. Martin but his draftsman inadvertently put as public.
- f) Ms. Schexnayder stated that the pump was private but the runoff cannot be any more than the previous activity and the homes along the highway will have no impact.
- g) Mr. Eschete reiterated that he was not against the development and he just wanted to be able to work out the drainage situation.
- h) Rev. Gray moved, seconded by Mr. Soudelier: "THAT the HTRPC table the application for Process D, Minor Subdivision, for Lots 1 thru 5, Block 1 and Lots 1 thru 4, Block 2 of Coastal Oak subdivision, A Redivision of Tract 1B belonging to Coastal Commercial Properties, LLC until the next regular meeting of August 18, 2022."
- i) Discussion was held regarding future development on Tract 1-B and drainage would have to be provided at that time. Discussion ensued regarding the 72'

entrance being enough allowance for a future boulevard. Ms. Schexnayder stated it were enough whether it was an open ditch or curb and gutter.

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

6. *Tabled until the next regular meeting of August 18, 2022 as per the Developer's request.* Thibodaux South Subdivision. [See *ATTACHMENT A*]
7. The Vice-Chairman called to order the application by Pete-Land Properties, LLC requesting engineering approval for Process C, Major Subdivision, for Emerson Lakes, Phase 3.

- a) Mr. Gene Milford, Milford & Associates, Inc., was present to represent the application.
- b) Ms. Joan Schexnayder, TPCG Parish Engineer, read a memo dated July 21, 2022 with regard to the punch list items for the development [See *ATTACHMENT C*].
- c) Mr. Milford stated they would resolve/comply with all punch list items and requested to be allowed to work with Engineering on Item 3.b regarding rear lot drainage.
- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided the applicant completes all of the items on the Engineering Division's punch list [See *ATTACHMENT C*].
- e) Mr. Thibodeaux moved, seconded by Ms. Ellender: "THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision, for Emerson Lakes, Phase 3 conditioned upon the Developer complying/resolving all punch list items per TPCG Engineering Division's memo dated July 21, 2022 [See *ATTACHMENT C*]."

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

8. The Vice-Chairman called to order the application by Richard Development requesting engineering approval for Process C, Major Subdivision, for Cypress Gardens Townhomes.

- a) Mr. Corbin Hebert, Delta Coast Consultants, LLC, was present to represent the application.
- b) Ms. Joan Schexnayder, TPCG Parish Engineer, read a memo dated July 12, 2022 with regard to the punch list items for the development [See *ATTACHMENT D*].
- c) Mr. Hebert requested a variance for Items 9, 12.b, 12.c, and 12.d and stated they would resolve/comply with all remaining punch list items.
- d) Mr. Pulaski stated there was a condition from the conceptual & preliminary application regarding an approval from Bayou Cane Fire Department which has been rectified. He discussed the Staff Report and stated Staff would recommend approval of the block length variance and conditional approval provided the applicant completes all of the items on the Engineering Division's punch list [See *ATTACHMENT D*].
- e) Ms. Schexnayder stated they met with the Engineer in May to discuss this development and the conceptual presented in May was not what was being presented today. She stated the Public Works Director, Mr. Rome, was not in favor of having servitudes within the drainage servitude.
- f) Mr. Thibodeaux moved, seconded by Mr. Burgard: "THAT the HTRPC table the engineering application for Process C, Major Subdivision, Cypress Gardens Townhomes until the next regular meeting of August 18, 2022."

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



I. STAFF REPORT:

1. Mr. Pulaski discussed the history of travel reimbursements as it pertained to per diem for meals. Historically, Commissioners were not required to submit itemized meal receipts and that protocol changing for 2022 with no notice given from the Finance Department. He stated that the Planning Commission has its own bank account and budget and recommended the Planning Commission approve meal per diems to be paid to all Commissioners who attended the National Conference in April 2022 without itemized receipts but to have legal look into what the TPCG Council does and try to adopt a policy going forward.
  - a) Discussion was held regarding the conference attendees abstaining from the vote and further discussed conference charges, receipts, and obtaining a debit or credit card to use for pre-travel expenses.
  - b) Mr. Burgard moved, seconded by Mr. Soudelier: "THAT the HTRPC approve reimbursement for all meal per diems due Commissioners that attended the National Conference in San Diego, California without receipts."  
  
The Vice-Chairman called for a vote on the motion offered by Mr. Burgard. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Rev. Gray, Ms. Ellender, Mr. Rogers, and Mr. Smith; ABSENT: Mr. Faulk & Mr. Liner. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
  - c) Mr. Burgard moved, seconded by Mr. Smith: "THAT the HTRPC authorize Legal to look into and draft a policy similar to the TPCG Council's travel reimbursement and present at the August 18, 2022 regular meeting."  
  
The Vice-Chairman called for a vote on the motion offered by Mr. Burgard. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Rev. Gray, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Faulk & Mr. Liner. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
  - d) Ms. Ellender moved, seconded by Rev. Gray: "THAT the HTRPC authorize the TPCG Finance Department to inquire about the Planning Commission getting a debit or credit card, whichever feasible for their use, to use for pre-travel expenses (i.e. conference registration, transportation, hotel), and rather than having to reimburse Commissioners or provide advances."  
  
The Vice-Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Rev. Gray, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Faulk & Mr. Liner. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
2. Mr. Pulaski discussed the draft resolution for parish-wide community sewer and encouraged everyone to look it over and it'll be placed on the August agenda for a vote and hopefully forward it to the Parish President and Council.

J. ADMINISTRATIVE APPROVAL(S):

Ms. Ellender moved, seconded by Mr. Soudelier: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-9."

1. Revised Tract "A" and Revised Tract 1 belonging to Betty Bergeron Arceneaux and Ken J. Arceneaux, et ux; Section 41, T17S-R18E, Terrebonne Parish, LA (4308 & 4312 Fery Road / Councilman Steve Trosclair, District 9)
2. Revised Lots 21 & 22, Block 19, Add. No. 5 to Summerfield Place Subdivision; Section 103, T17S-R17E, Terrebonne Parish, LA (905 San Antonio Blvd. & 522 Amarillo Drive / Councilman Darrin Guidry, District 6)
3. Revised Lots 11-A and 11-B, A Redivision of Lots 11-A thru 11-C of Barrios Subdivision #2; Section 104, T17S-R17E, Terrebonne Parish, LA (1709 Bayou Black Drive and 504 & 506 July Drive / Councilman Danny Babin, District 7)
4. Revised Tract "D", A Redivision of Tracts "D" and "F" fo Columbia Business Properties, L.L.C., et al; Section 65, T20S-R18E, Terrebonne Parish, LA (6993 & 6695 Hwy. 56 / Councilman Dirk Guidry, District 6)
5. Division of Property belonging to 4228 Main Street Properties, LLC; Section 6, T16S-R16E & Section 6, T16S-R17E, Terrebonne Parish, LA (4228 West Main Street / Councilman John Amedée, District 4)

6. Revised Lot 1, A Redivision of Lot 1, Block 44 to Summerfield Place, Add. No. 16, Phase B; Section 82, T17S-R17E, Terrebonne Parish, LA *(500 Lancaster Drive / Councilman Darrin Guidry, District 6)*
7. Revised Tracts B, "A1-B," & "A1-C," A Redivision of Tracts B, "A1-B," & "A1-C," Property belonging to Oil States Skagit Smatco, Inc.; Sections 101 & 104, T17S-R17E, Terrebonne Parish, LA *(Mulberry Road / Councilman John Navy, District 1)*
8. Tract 2, Raw Land Division of the Neil Subdivision; Sections 5, 27, 28, 29, 30, 31, 37, & 38, T17S-R18E, Terrebonne Parish, LA *(10405 East Park Avenue / Councilman Steve Trosclair, District 9)*
9. Revised Lots H & J, A Redivision of Revised Lots H & J of Lot 198 of Crescent Plantation Subdivision; Section 101, T17S-R17E, Terrebonne Parish, LA *(110 & 114 Industrial Boulevard / Councilman Danny Babin, District 7)*

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.

L. COMMISSION COMMENTS:

1. Planning Commissioners’ Comments:
  - a) Mr. Thibodeaux inquired about Mr. Pulaski posting the public hearing sign for the proposed rezoning of portions of Parkwood Place Subdivision.
2. Vice-Chairman’s Comments: None.

M. PUBLIC COMMENTS: None.

N. Mr. Thibodeaux moved, seconded by Rev. Gray: “THAT there being no further business to come before the HTRPC, the meeting be adjourned at 6:52 p.m.”

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



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

From: [Heather Klingman](#)  
To: [Becky Becnel](#)  
Cc: [James Viguerie](#); [Christopher Pulaski](#)  
Subject: RE: Public Hearing Signage, Thibodaux South Subdivision  
Date: Monday, July 18, 2022 5:12:08 PM  
Attachments: [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)

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Becky,

Please allow this email to serve as our request to table the Thibodaux South Project until the August 18 meeting. Per our previous discussions, we will have the notification signage installed no less than 10 days prior to the August 18<sup>th</sup> meeting. Our plan is to have it installed on or just before 8/5. We will send you a picture of the sign once it is installed for confirmation. Thanks, and please call with any questions.

#### HEATHER R KLINGMAN

Principal

O: 985.447.0090 | C: 985.859.9207

E: [hklingman@ddgpc.com](mailto:hklingman@ddgpc.com)

314 E. Bayou Road, Thibodaux, LA 70301



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CONSOLIDATED GOVERNMENT

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July 21, 2022  
Item No. G-1

TO: **Christopher M. Pulaski**

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

SUBJECT: **The New Isle Phase 1**  
**Final Re-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. Lights are not installed.
2. Approval from DOTD for the modifications done to the catchbasin at the turn lane.
3. Concrete debris needs to be removed from the lot across from the future community center.
4. Dirt piles need to be removed from the turn arounds.
5. Sidewalk at the intersection of Pelican Lane and Jean Charles Blvd is missing the pedestrian warning plate.
6. Striping needs to be placed to differentiate the roadway from the shoulder.
7. A two (2) year warranty will be required for the roadway.
8. Drainage
  - a. Culvert Y-24 is damaged under road panel, item will be reinspected at 1 year warranty.
  - b. Culvert Z-25A has a deviation and will be reinspected at the 1 year warranty.
9. Pollution Control
  - a. Multiple sags have been noted and need to be corrected.
  - b. Both Lift Stations
    1. Level transducer must be installed.
    2. Must have utility power (entergy 3 phase).
    3. SCADA antenna and tower must be installed.
    4. Fence, double gates, and walk through gate must be installed.
    5. Address sign must be installed.
    6. The concrete slab is cracked.
    7. Pump Serial tags.
    8. The pump station pumps need to be retested to validate the 1 year warranty.



**The New Isle Phase 1**

**Final Re-Inspection**

JES Memo to CP dated 07/21/22

Page 2 of 2

- c. Lift Station #2
  - 1. Replacement of the lift station wet well hatch must be installed properly.
  - 2. Insure warranty is valid on the lift station control panels after they got wet from hydrant hose.
  - 3. The grade area around Lift Station #2 must have the flow of storm water away from the lift station.
  - 4. There is washout of dirt around the concrete slab.
  - 5. Pump manual, SCADA, and panel diagrams and specs required.
- d. "A" side (reinspected 7/8/2022)
  - 1. All manholes must be grouted and epoxied.
  - 2. A11, A7, and A1 must have concrete around its 6'x6' isolation pad.
  - 3. All gravity mains need to be cleaned and free of mud and debris.
  - 4. The pipe from MH A1 to the lift station at 190' to 223' needs to be corrected to the proper grade.
- e. "B" side
  - 1. Lines need to be cleaned. They have mud in them from the leaks that were repaired.
  - 2. MH B5 grade needs to be corrected.
  - 3. MH B1 to MH A1 was unable to be inspected and videoed because water is backed up.
- f. As-built drawings need to be provided to pollution control. All pipes and manholes need to be corrected to grade.

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

cc: Michael Songy, P.E. (email)  
David Rome (email)  
Planning Commission (email)  
Utilities Department (email)  
Engineering Division  
Reading File  
Council Reading File




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July 21, 2022  
2<sup>nd</sup> Review  
Item No. H-7

TO: **Christopher M. Pulaski**  
FROM: **Joan E. Schexnayder, P.E.**   
SUBJECT: **Emerson Lakes Phase 3  
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. 24.7.1.4.6 Architectural drawings are required for the 7 unit and the 5 unit with the building shift.
2. HS-03 dead end installation is required at the turnaround.
3. 24.7.6.2.6 Does not conform to the SDDM:
  - a. V.A.5 The typical section is missing the location of the electric servitude for the light.
  - b. V.A.6 All lots are not graded to drain to the street or to major drainage artery. The HTRPC is authorized to allow that portion of a lot that it deems appropriate to drain to the rear if the drainage is to be perpetually privately maintained, or drainage to the rear already exists or is to be dedicated. These lots do NOT qualify for this exception. There has been no method to drain provided.
4. 24.5.4.6.7 Approval letters should be provided from the following utilities:
  - a. Waterworks
  - b. Electric Utility
  - c. Gas Utility
  - d. Department of Health and Hospitals for water and sewer
5. 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: F.E. Milford, III, P.E. (email)  
Utilities (email)  
Planning Commission (email)  
Engineering Division  
Reading File (electronic)  
Council Reading File (electronic)



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July 12, 2022  
1<sup>st</sup> Review  
Item No. H-8

TO: **Christopher M. Pulaski**

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

SUBJECT: **Cypress Gardens Townhomes  
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. 24.7.1.4.6 Architectural drawings are required.
2. 24.5.4.7.6 Sawmill Pond needs to be revised to Sawmill Pond Drive on all plans.
3. DOTD permit is required.
4. Dead end signs are required at the turnaround on Sawmill Pond Drive.
5. "No parking" sign should be placed in the turnaround on Sawmill Pond Drive.
6. "No outlet" sign is required.
7. Speed limit and street name signs are not shown on the signage plan.
8. Servitude for culvert 126 is not shown on the plat, drainage plan, and plan/profile.
9. 24.7.6.3 Block length should not exceed 600 feet in length.
10. 24.5.4.7.8 Plans state the subdivision is located in sections 2 & 4, but is not delineated on the plat.
11. 24.7.6.1.6 Turnaround on Rue Flynn does not meet design requirements.
12. 24.7.6.2.6 Does not conform to the SDDM:
  - a. V.A.3. Finished grade is not shown at the right-of-way on the plan/profile.
  - b. V.A.4 Electric and communication servitudes shall not be in the pond servitude.
  - c. V.A.5. Drainage culverts are in electric servitude.
  - d. V.A.5. Electric servitude is in the road right-of-way.
  - e. V.A.5. Street lights on Sawmill Pond Drive are not located in the electric servitude.
  - f. V.A.6 All lots are not graded to drain to the street or to major drainage artery. The HTRPC is authorized to allow that portion of a lot that it deems appropriate to drain to the rear if the drainage is to be perpetually privately maintained, or 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. These lots do NOT qualify for this exception.
  - g. V.A.8. Cross-sections show uneven proposed lot grades.
  - h. V.A.8. Pond servitudes are not shown on the cross-sections.
  - i. V.II. SWPPP is required.

13. 24.5.4.6.7 Approval letters should be provided from the following utilities:
  - a. Waterworks
  - b. Electric Utility
  - c. Gas Utility
  - d. Department of Health and Hospitals for water and sewer
  - e. TPCG Pollution Control.
14. 24.7.5.2 Approval from TPCG Utilities for street lights should be provided.
15. 24.7.6.4 A benchmark is required at the intersection of Rue Flynn and Sawmill Pond Drive

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: Benjamin Elliot, P.E. (email)  
Utilities (email)  
Planning Commission (email)  
Engineering Division  
Reading File (electronic)  
Council Reading File (electronic)



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Chairman

JAN ROGERS  
Vice Chairman

RACHAEL ELLENDER  
Secretary / Treasurer

ROSS BURGARD

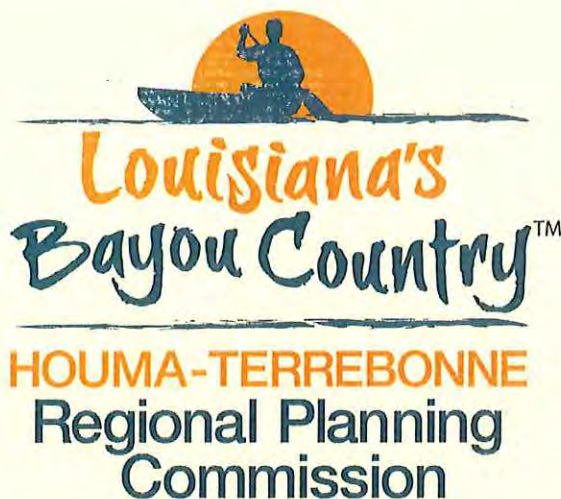
KYLE FAULK

REV. CORION D. GRAY

TRAVION SMITH

BARRY SOUDELIER

WAYNE THIBODEAUX



CHRISTOPHER M. PULASKI, PLA  
Director

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Minute Clerk

DERICK BERCEGEAY  
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July, 2022

HOUMA TERREBONNE REGIONAL PLANNING COMMISSION

BALANCE BROUGHT FORWARD \$ 63,358.75

EXPENDITURES:

HOUMA-TERR PLANNING COMM. MEMBERS  
(Per Diems 7/21/2022) 323.19

THE COURIER  
(Advertising) 559.42

T.P.C.G.  
(Postage) 180.53

LOUISIANA OFFICE PRODUCTS  
(Folders) 199.96

TRAVION SMITH  
(Reimbursement) 201.71

CHASE BANK  
(Service Fees) 42.00

TOTAL EXPENDITURES	1,506.81	
SUBTOTAL	61,851.94	
ACCOUNTS RECEIVABLE	4,400.58	
ENDING BALANCE		\$ 66,252.52

Chase Bank - Savings Account	\$ 59,568.60
Chase One Bank - Checking Account	6,683.92
TOTAL	\$ 66,252.52

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION  
2022- JULY TREASURER'S REPORT  
PAGE 2

ACCOUNTS RECEIVABLE:

Interest on Money Market Account	2.36
Interest on Checking Account	0.03
Keneth L. Rembert Land Surveyors	25.00
Keneth L. Rembert Land Surveyors	146.99
Keneth L. Rembert Land Surveyors	132.33
Keneth L. Rembert Land Surveyors	347.31
Keneth L. Rembert Land Surveyors	317.99
Keneth L. Rembert Land Surveyors	317.99
Duplantis Design Group, P.C.	265.58
Landerson Construction & Development LLC	860.00
Delta Coast Consultants, LLC	860.00
Ken J. Arceneaux	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Vincent Dagate, Jr., APLC	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Duplantis Design Group, P.C.	125.00
Keneth L. Rembert Land Surveyors	125.00

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4,400.58

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Approved by:

HOUMA TERREBONNE REGIONAL PLANNING COMMISSION  
P. O. BOX 1446  
HOUMA, LA. 70361

Outstanding invoices and disbursements

OPERATING ACCOUNT

Date	Invoice Number	Vendor	Description	Amount
8/18/2022		Wayne Thibodeaux	Per Diem	46.17
8/18/2022		Rachael Ellender	Per Diem	46.17
8/18/2022		Kyle D. Faulk	Per Diem	46.17
8/18/2022		Robbie R. Liner	Per Diem	46.17
8/18/2022		Barry Soudelier	Per Diem	46.17
8/18/2022		Jan J. Rogers	Per Diem	46.17
8/18/2022		Ross Burgard	Per Diem	46.17
8/18/2022		Corion D. Gray	Per Diem	46.17
8/18/2022		Travion Smith	Per Diem	46.17
8/18/2022		TPCG	Postage	545.48
8/18/2022		The Courier	Advertising	363.45
TOTAL OPERATING EXPENDITURES				<u>1,324.46</u>

Date	Invoice	Vendor	Description	Amount
8/18/2022		H-T Regional Planning Comm.	Transfer	-

8/18/2022	Approved by:	Title
Date		
8/18/2022	Accountant	
Date	Approved by:	Title

Receipts August 1, 2022 through August 31, 2022

Tabitha Runge	10.00
J.E. Boudreaux Services	50.00
Milford & Associates, Inc.	50.00
Heritage Baptist Church of Houma	10.00
Erika P. Cruz Vindel	25.00
Charles L. McDonald Land Surveyor, Inc.	148.46
Charles L. McDonald Land Surveyor, Inc.	125.00
Charles L. McDonald Land Surveyor, Inc.	7.82
Keneth L. Rembert Land Surveyors	132.82
Keneth L. Rembert Land Surveyors	171.00
Keneth L. Rembert Land Surveyors	156.28
Tri-State Land Company	860.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Charles L. McDonald Land Surveyor, Inc.	125.00
Acadia Land Surveying, LLC	125.00
David A. Waitz Engineering & Surveying, Inc.	100.00
	<hr/>
	\$ 2,471.38

Chase Bank Money Market Account Balance \$59,568.6

Chase Bank Checking Account Balance \$5,359.46



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#### Annual fee

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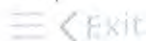
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[†See Pricing and Terms below](#)

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Earn unlimited 1.5% Cash Back rewards on every purchase made for your business.\*

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0% intro APR for 12 months from account opening on purchases.† After that, 14.74% - 20.74% variable APR.†

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**Earn 4X points on Southwest® purchases** and 2X points on purchases for your business in select categories. Plus, 9,000 anniversary bonus points each year.

**Annual fee**  
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| No annual fee

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Earn 5% cash back on eligible business purchases in select categories with this no annual fee credit card.

**Annual fee**  
\$0



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### **Earn 5%**

Earn 5% cash back on the first \$25,000 spent in combined purchases at office supply stores and on cellular phone, landline, Internet and cable TV services each account anniversary year.\*

### **Earn 2%**

Earn 2% cash back on the first \$25,000 spent in combined purchases at gas stations and restaurants each account anniversary year.\*

Earn 1% cash back on all other purchases with no limit to the amount you can earn.\*

### **Intro APR**

0% intro APR for 12 months from account opening on purchases.† After that, 14.74% - 20.74% variable APR.†

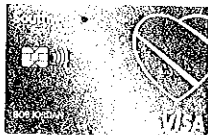
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No annual fee†

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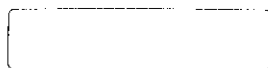


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- Earn 5% cash back on quarterly categories (spend limits apply, activate quarterly)
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- stays
- \$0 Intro Annual Fee



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- **\$750 Cash Back**
- Earn Unlimited 1.5% cash back rewards on every purchase
- No Annual Fee



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### INK BUSINESS CASH<sup>SM</sup> CREDIT CARD

- **\$750 Cash Back**
- Earn 5% Cash back in select business categories
- No Annual Fee



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### UNITED CLUB<sup>SM</sup> BUSINESS CREDIT CARD

- **Earn 75,000 bonus miles**
- Earn 2x on United<sup>®</sup> purchases
- \$450 Annual Fee



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# Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361  
Phone (985) 873-6793 • Fax (985) 580-8141 • Email: [htpcinfo@tpcg.org](mailto:htpcinfo@tpcg.org)

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

- |   |  |
|---|--|
| A. <input type="checkbox"/> Raw Land          | B. <input type="checkbox"/> Mobile Home Park             |
| <input 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 checked="" type="checkbox"/> Minor Subdivision |
| <input type="checkbox"/> Final                |  |

Variance(s) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

X from the minimum lot size requirements (see attached)

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

- Name of Subdivision: REVISED PARCEL 3-A & LOT 55, A REDIVISION OF PARCEL 3-A BELONGING TO FOUR GEUX LOUISIANA, LLC
- Developer's Name & Address: Joann Kaack 20173 Lowe Davis Rd, Covington, LA 70435
- Owner's Name & Address: Four Geux Louisiana, LLC 20173 Lowe Davis Rd Covington, LA 70435  
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

### SITE INFORMATION:

- Physical Address: 1047 FOUR POINT ROAD
- Location by Section, Township, Range: SECTIONS 22 & 27, T20S-R17E
- Purpose of Development: RECONFIGURE LOT LINES
- Land Use:  
☒ Single-Family Residential  
☐ Multi-Family Residential  
☐ Commercial  
☐ Industrial
- Sewerage Type:  
☐ Community  
☒ Individual Treatment  
☐ Package Plant  
☐ Other
- Drainage:  
☐ Curb & Gutter  
☐ Roadside Open Ditches  
☐ Rear Lot Open Ditches  
☒ Other
- Planned Unit Development: ☐ Y ☐ N ☒
- Date and Scale of Map: DATE: 6/24/22 SCALE: 1"=40'
- Council District / Fire Tax Area: 7 Babin / Gr. Caillou Fire
- Number of Lots: 2
- Filing Fees: \$132.33

### CERTIFICATION:

- 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

6/27/22  
Date

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or 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.

FOUR GEUX LOUISIANA, LLC  
by: JOANN KAACK  
Print Name of Signature

X [Signature]  
Signature

6/27/22  
Date

Revised (1/3/2021)

PC22/ 7 - 2 - 31

RPC / G.1



Keneth L. Rembert

LAND SURVEYORS

since 1973

635 SCHOOL ST. HOUMA, LA. 70360  
985- 879-2782 (FAX) 985-879-1641

November 2, 2021

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

Att: Mr. Chris Pulaski:

Re: OLD BUSINESS ITEM ( LOT 55 OF PARCEL 3A) PROPERTY OF FOUR GEAUX  
PROPERTIES, LLC, 1047 FOUR POINT ROAD

Dear Chris:

At this past month's meeting we tabled the above item. The landowner is working with the Board of Health to get them to lift their objection at this time. Please let this letter serve as a request for a variance in allowing this lot to be approved even though it is less than the required square footage in size.

Thank you.

Sincerely,

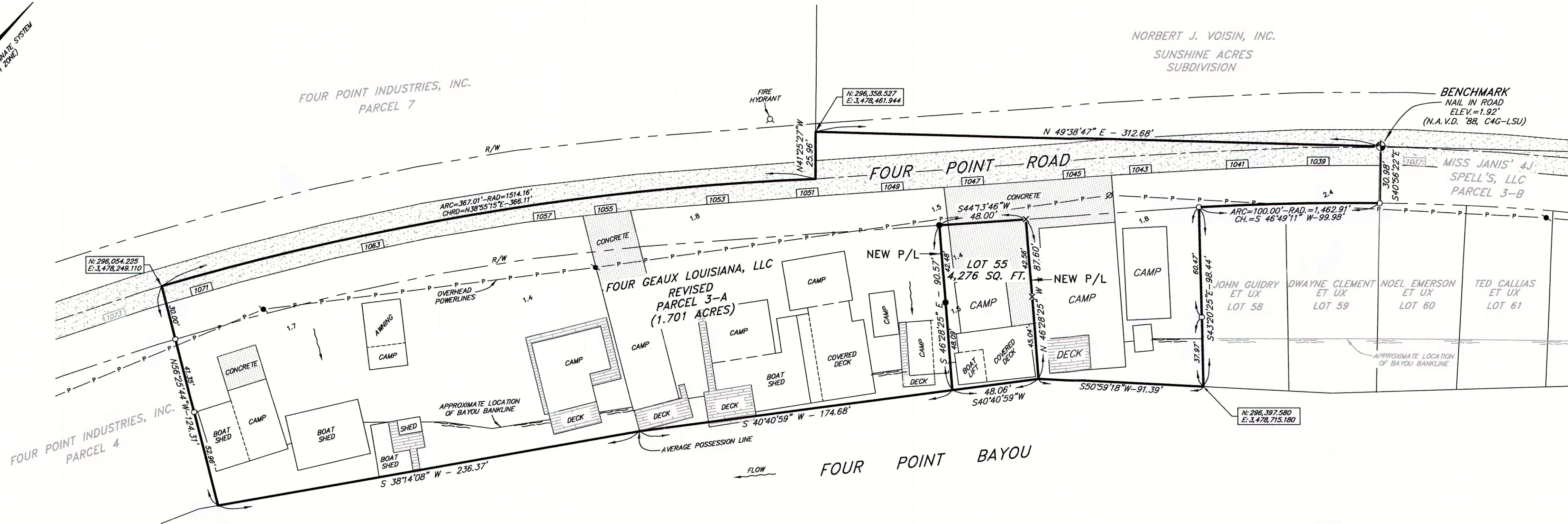


Keneth L. Rembert

KLR/apr

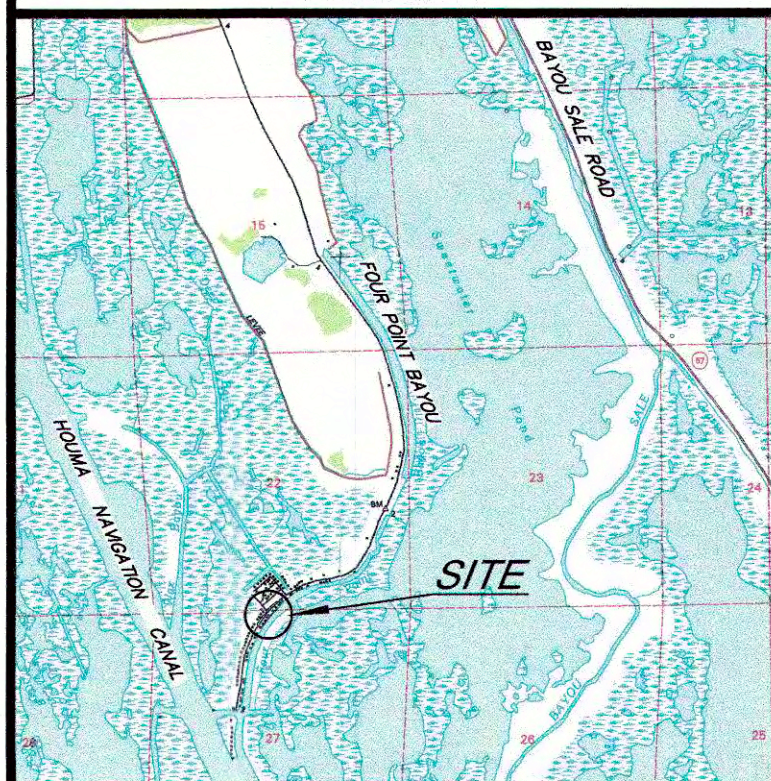
RPC / G.1





RPC / G.1

"VICINITY MAP"



**SEWER SYSTEM:**

INDIVIDUAL TREATMENT PLANT TO BE USED IN THIS AREA.  
COMMUNITY SEWERAGE IS NOT AVAILABLE.

**DRAINAGE NOTE:**

THIS PROPERTY DRAINS TO FOUR POINT BAYOU WHICH NEEDS NO MAINTENANCE.  
THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY  
MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

**FLOOD INFORMATION:**

THIS PROPERTY IS LOCATED IN ZONE "A15" AS SHOWN ON FEDERAL EMERGENCY  
MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0315, SUFFIX "C",  
AND DATED MAY 1, 1985. (ZONE "A15" HAS BASE FLOOD REQUIREMENTS OF 11' & 12').  
(FIRM INDEX DATE APRIL 2, 1992). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO.  
LA-1103 PLACES THIS PROPERTY IN ZONE "AE" WITH BASE FLOOD REQUIREMENTS OF 12' & 13'.  
THE 2021 PRELIMINARY DFIRM COMMUNITY NO. 22109C, PANEL NO. 0650 SUFFIX "E"  
PLACES THIS PROPERTY IN ZONE "VE" AND HAS B.F.E. REQUIREMENTS OF 15'.  
PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE  
CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

**REFERENCE MAPS:**

MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "PLAT SHOWING PARCEL 3,  
PROPERTY OF FRANK O. CAMINITA, ET AL AND FOUR POINT INDUSTRIES, INC. IN SECTIONS  
22 & 27, T20S-R17E, TERREBONNE PARISH, LOUISIANA" DATED NOVEMBER 1, 2019.  
BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

THIS OFFICE WAS NOT FURNISHED WITH AN ABSTRACT OF THE PROPERTY THEREFORE  
THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS  
OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE PROPERTY SURVEYED.

**LEGEND:**

- X INDICATES CHISELED X SET
- INDICATES 5/8" IRON ROD SET
- INDICATES 5/8" IRON ROD FOUND
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING FIRE HYDRANT
- INDICATES BENCHMARK
- INDICATES SPOT ELEVATION
- INDICATES MUNICIPAL ADDRESS
- INDICATES DRAINAGE FLOW

ALL SURVEY CONTROL IS US FEET, ESTABLISHED BY GPS OBSERVATIONS  
AND POST PROCESSED WITH NGS C4G USING GEOID 18. THE VERTICAL  
DATUM IS NAVD '88 AND THE HORIZONTAL DATUM IS NAD 83, LOUISIANA  
SOUTH ZONE 1702.

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.

Surveyor's Signature: *Keneth L. Rembert*

Surveyor's Name: KENETH L. REMBERT, PROFESSIONAL LAND SURVEYOR

Firm: KENETH L. REMBERT LAND SURVEYORS

Registration Number: 331

2 - PARCELS

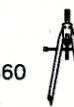


"MINOR SUBDIVISION"

LAND USE: CAMP SITES

PLAT SHOWING REVISED PARCEL 3-A & LOT 55,  
A REDIVISION OF PARCEL 3-A BELONGING TO  
FOUR GEAX LOUISIANA, LLC  
IN SECTIONS 22 & 27, T20S - R17E  
TERREBONNE PARISH, LOUISIANA

Keneth L. Rembert, PLS  
LAND SURVEYORS  
635 SCHOOL STREET, HOUMA, LOUISIANA 70360  
(985) 879-2782 FAX - (985) 879-1641



GRAPHIC SCALE

40' 20' 0 40' 80'

DRAWN: B.M.

CHK'D.: K.L.R.

SCALE: 1" = 40'

DATE: 24 JUN 22



# Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Phone (985) 873-6793 • Fax (985) 580-8141 • Email: [htrpcinfo@tpcg.org](mailto:htrpcinfo@tpcg.org)

## 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) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

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

1. Name of Subdivision: Lots 1 thru 5, Block 1 and Lots 1 thru 4, Block 2 of Coastal Oaks Subdivision, a redivision of Tract 1-B belonging to Coastal Commercial Properties, LLC
2. Developer's Name & Address: Coastal Commercial Properties, LLC 407 North Hollywood Rd Houma, LA 70364
- Owner's Name & Address: Coastal Commercial Properties, LLC 407 North Hollywood Rd Houma, LA 70364  
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: Highway 182 (3500 Block)
5. Location by Section, Township, Range: SECTIONS 64, 65 AND 104, T17S-R17E
6. Purpose of Development: RECONFIGURE LOT LINES
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. Planned Unit Development: Y ☐ N ☒
11. Date and Scale of Map: DATE: 6/28/22 SCALE: 1"=100'
12. Council District / Fire Tax Area: 7 Babin / Bayou Black Fire
13. Number of Lots: 10
14. Filing Fees: \$317.99

### CERTIFICATION:

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

KENETH L. REMBERT

Print Applicant or Agent

6/30/22

Date

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application **or** 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.

COASTAL COMMERCIAL PROPERTIES, LLC

By: Elton Tootle

Print Name of Signature

6/30/22

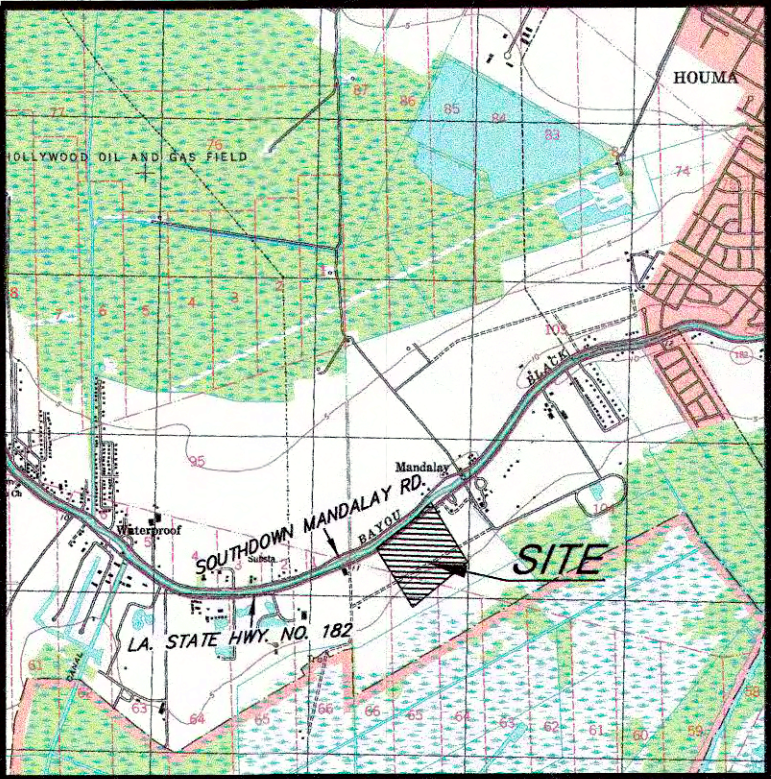
Elton Tootle  
Signature

PC22/ 7 - 5 - 34

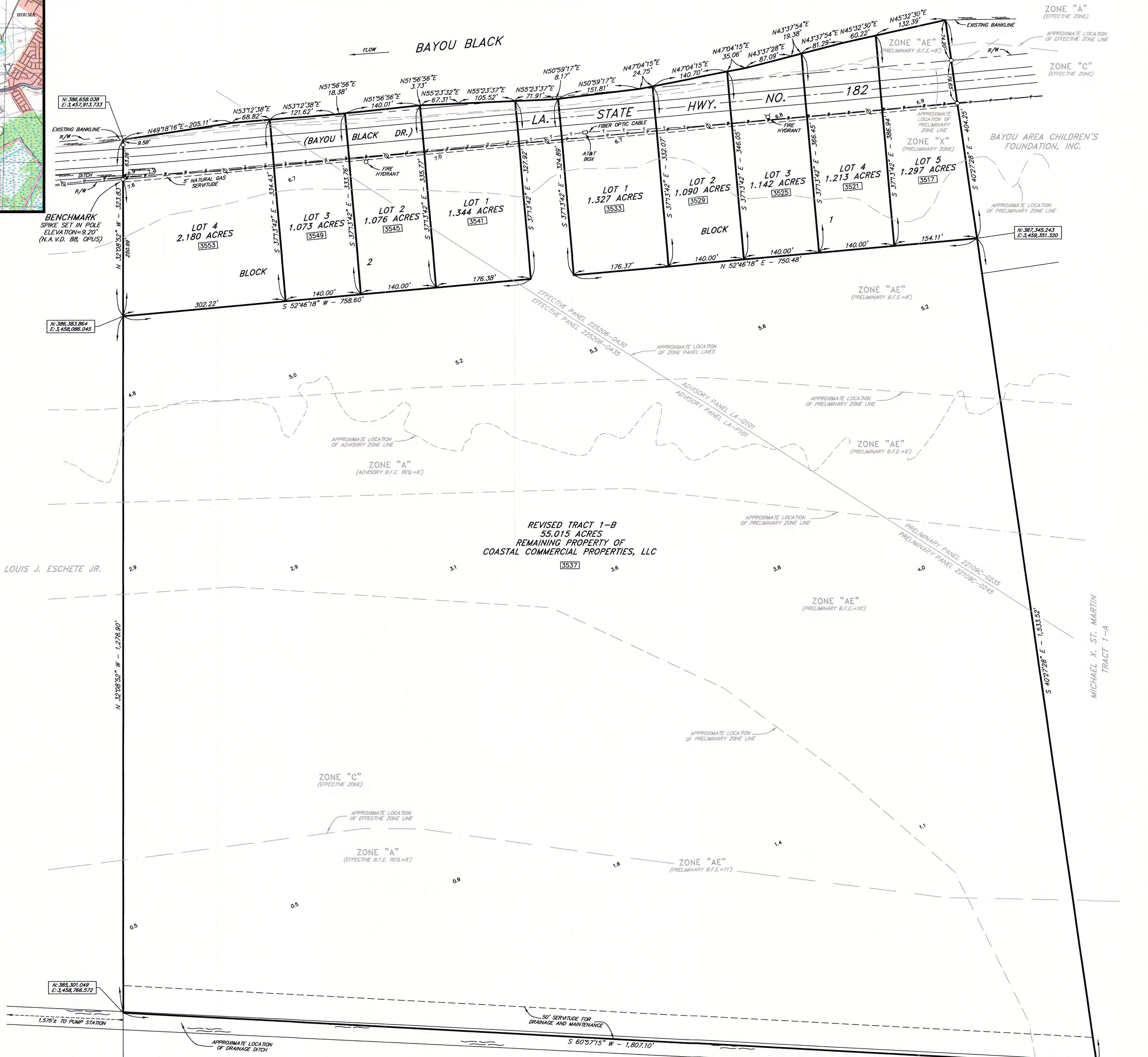
**RPC / G.2**

Revised 11/3/2021





"VICINITY MAP"



**SEWER SYSTEM:**

INDIVIDUAL TREATMENT PLANT TO BE USED IN THIS AREA. COMMUNITY SEWERAGE IS NOT AVAILABLE.

**DRAINAGE NOTE:**

THIS PROPERTY DRAINS TO A DITCH TO THE REAR WHICH IS MAINTAINED BY TERREBONNE PARISH TO A PUMP STATION TO THE SOUTHWEST. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

**REFERENCE MAP:**

1) MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "LOT LINE ADJUSTMENT-SURVEY OF TRACTS 1-A & 1-B A REDIVISION OF TRACTS "A-1", 5 AND 6, MANDALAY OAKS SUBDIVISION LOCATED IN SECTIONS 63, 64, 65 AND 104, T17S-R17E, TERREBONNE PARISH, LOUISIANA" DATED MAY 16, 2022.

BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

**FLOOD INFORMATION:**

THIS PROPERTY IS LOCATED IN ZONES "A" & "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NOS. 0430 & 0435, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A" HAS A B.F.E. REQUIREMENT OF 5'). (FIRM INDEX DATE APRIL 2, 1992). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NOS. LA-P101 & LA-0101 PLACES A PORTION OF THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'. AREAS OUTSIDE OF THE ADE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE. THE 2021 PRELIMINARY DFIRM COMMUNITY NO. 22109C, PANEL NOS. 0235 & 0245 SUFFIX "E" PLACES A PORTION OF THIS PROPERTY IN ZONE "AE" AND HAS B.F.E. REQUIREMENTS OF 8', 9', 10' & 11'. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE B.F.E. REQUIREMENTS PRIOR TO CONSTRUCTION.

THIS OFFICE WAS NOT FURNISHED WITH AN ABSTRACT OF THE PROPERTY THEREFORE THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE PROPERTY SURVEYED.

ALL SURVEY CONTROL IS US FEET, ESTABLISHED BY GPS OBSERVATIONS AND POST PROCESSED WITH NGS C46 USING GEOID 18. THE VERTICAL DATUM IS NAVD '88 AND THE HORIZONTAL DATUM IS NAD 83, LOUISIANA SOUTH ZONE 1702.

JOB NO. : 365 FIELD BOOK : 425 ADDRESS : BAYOU BLACK DR. CAD NAME : ELTON-TOOTLE-BAYOU-BLACK-MANDALAY-OAKS-PC-22-365  
DRAWN BY : BM PAGES : 12 & 78 SURVEY FILE : "M-ST-MAR" FOLDER : ST. MARTIN-ELTON TOOTLE CRD: ST-MARTIN-BAYOU-BLACK-SUBDIVISION

MICHAEL X. ST. MARTIN

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

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

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.

Surveyor's Signature: \_\_\_\_\_

Surveyor's Name: KENETH L. REMBERT, PROFESSIONAL LAND SURVEYOR

Firm: KENETH L. REMBERT LAND SURVEYORS

Registration Number: 331

7/6/22	AP	ADDED ADDRESSES
DATE	BY	DESCRIPTION
REVISIONS		

RPC / G.2



"MINOR SUBDIVISION"

LAND USE: RESIDENTIAL  
DEVELOPER: COASTAL COMMERCIAL PROPERTIES, LLC

PLAT SHOWING LOTS 1 THRU 5, BLOCK 1 AND LOTS 1 THRU 4, BLOCK 2 OF COASTAL OAKS SUBDIVISION A REDIVISION OF TRACT 1-B BELONGING TO COASTAL COMMERCIAL PROPERTIES, LLC SECTIONS 64, 65 AND 104, T17S-R17E, TERREBONNE PARISH, LOUISIANA

Keneth L. Rembert, PLS  
LAND SURVEYORS  
635 SCHOOL STREET, HOUMA, LOUISIANA 70360  
(985) 879-2782 FAX - (985) 879-1641



GRAPHIC SCALE  
100' 50' 0 100' 200'

DRAWN: B.M.

CHK'D: K.L.R.

SCALE: 1" = 100'

DATE: 28 JUN 22



# Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Phone (985) 873-6793 • Fax (985) 580-8141 • Email: [htpcinfo@tpcg.org](mailto:htpcinfo@tpcg.org)

## 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) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

See attached sheet.

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

1. Name of Subdivision: Thibodaux South  
2. Developer's Name & Address: RR and DD, LLC 192 Acadia Woods Dr. Thibodaux, LA 70301  
Owner's Name & Address: Sealevel Properties, LLC, 1069 LA-3185, Thibodaux, LA 70301  
*All owners must be listed, attach additional sheet if necessary*  
3. Name of Surveyor, Engineer, or Architect: DDG, PC and Acadia Land Surveying, LLC

### SITE INFORMATION:

4. Physical Address: Across Hwy 20 from Sugar Cane Bridge. North of Gloria St.  
5. Location by Section, Township, Range: Section 77, Township 15 South - Range 16 East  
6. Purpose of Development: Residential Subdivision  
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. Planned Unit Development: ☐ Y ☐ N ☒  
11. Date and Scale of Map:  
1"=60'  
12. Council District / Fire Tax Area:  
Schriever  
13. Number of Lots: 99  
14. Filing Fees: \$269.00 \$265.58

### CERTIFICATION:

I, Heather Klingman, certify this application including the attached date to be true and correct.

Heather Klingman  
Print Applicant or Agent

6-30-2022  
Date

Heather Klingman  
Signature of Applicant or Agent

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or 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.

DAVID L. DUPLANTIS  
Print Name of Signature

6-29-22  
Date

David Duplantis  
Signature

RPC / G.3

### **Variance Request**

Section 24.7.6.2 of the Terrebonne Parish Code of Ordinances requires that drainage servitudes are provided on both sides of drainage ditches. The developer, RR & DD, LLC is requesting a variance to provide one 20' wide servitude on the south side of the improved drainage ditch that runs along the northern property line of the subdivision.

As shown on the attached preliminary grading plans, there is an existing drainage ditch that runs along the northern property line. That existing drainage ditch will be improved as part of the proposed subdivision and will be used to drain the rear of the lots on the north side of the subdivision. The overall width of the property is not sufficient to provide servitudes on both sides of the drainage ditch and still be able to develop lots on both side of the proposed roadway. RR & DD, LLC previously approached the adjacent property owners to the north and requested that they dedicate the required 15' servitude on the north side of the existing ditch, but they were not willing to do so. As such, RR & DD, LLC is requesting a variance as noted above to provide one 20' servitude on the south side of the ditch only.

A preliminary grading plan showing the location and cross sections of the improved drainage ditch and the proposed servitude is attached for reference. The maximum calculated flows in the ditch based on the preliminary grading plan is 32.9 cfs for the 25 year storm. The calculated capacity of the ditch as designed is 69.66 cfs, as shown in the attached channel report.

The requested variance will not nullify the intent and purpose of the code of ordinances, since the drainage servitude that is being proposed on the south side of the drainage ditch will allow room for proper maintenance of the drainage ditch.

### **Additional Owners**

R & A Roth Properties, LLC 309 Plater Dr. Thibodaux, LA





LOT AREA TABLE		
LOT	SQUARE FEET	ACRES
1	6,050.00	0.139
2	6,050.00	0.139
3	6,050.00	0.139
4	6,050.00	0.139
5	7,186.55	0.165
6	7,241.55	0.166
7	6,270.00	0.144
8	6,270.00	0.144
9	6,270.00	0.144
10	6,270.00	0.144
11	6,270.00	0.144
12	6,270.00	0.144
13	6,270.00	0.144
14	6,270.00	0.144
15	6,270.00	0.144
16	6,270.00	0.144
17	6,270.00	0.144
18	6,270.00	0.144
19	6,270.00	0.144
20	6,270.00	0.144
21	6,270.00	0.144
22	6,270.00	0.144
23	6,270.00	0.144
24	6,270.00	0.144
25	6,270.00	0.144
26	6,270.00	0.144
27	6,270.00	0.144
28	6,270.00	0.144
29	6,270.00	0.144
30	6,270.00	0.144
31	7,186.55	0.165
32	6,050.00	0.139
33	6,050.00	0.139
34	6,050.00	0.139
35	6,050.00	0.139
36	6,050.00	0.139
37	6,050.00	0.139
38	6,050.00	0.139
39	6,050.00	0.139
40	6,050.00	0.139
41	6,050.00	0.139
42	6,050.00	0.139
43	6,050.00	0.139
44	6,050.00	0.139
45	6,050.00	0.139
46	6,050.00	0.139
47	6,050.00	0.139
48	6,050.00	0.139
49	6,050.00	0.139
50	6,050.00	0.139
51	6,050.00	0.139
52	7,548.09	0.173
53	7,558.13	0.173

LOT AREA TABLE		
LOT	SQUARE FEET	ACRES
54	7,558.65	0.174
55	7,565.69	0.174
56	7,573.73	0.174
57	7,580.77	0.174
58	7,587.81	0.174
59	7,594.85	0.174
60	7,601.89	0.175
61	7,608.93	0.175
62	7,615.97	0.175
63	7,623.01	0.175
64	7,630.05	0.175
65	7,637.09	0.175
66	7,644.12	0.175
67	7,651.16	0.176
68	7,658.20	0.176
69	7,665.24	0.176
70	7,672.28	0.176
71	7,679.32	0.176
72	9,151.03	0.210
73	9,168.85	0.210
74	7,708.66	0.177
75	7,716.70	0.177
76	7,723.74	0.177
77	7,730.77	0.177
78	7,737.81	0.178
79	7,744.85	0.178
80	7,751.89	0.178
81	7,758.93	0.178
82	7,765.97	0.178
83	7,773.01	0.178
84	7,780.05	0.179
85	7,787.09	0.179
86	7,794.12	0.179
87	7,801.16	0.180
88	7,808.20	0.180
89	7,815.24	0.180
90	7,822.28	0.180
91	7,829.32	0.181
92	7,836.36	0.181
93	7,843.40	0.181
94	7,850.44	0.181
95	7,857.48	0.182
96	7,864.52	0.182
97	7,871.56	0.182
98	7,878.60	0.182
99	7,885.64	0.182
100	7,892.68	0.183

LEGEND	
FOUND PROPERTY CORNER (AS NOTED)	○
SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE)	●
EXISTING POWER POLE	⊕
EXISTING ELECTRIC FEEDLINE	⊞
EXISTING OVERHEAD UTILITY LINE	—
EXISTING TELEPHONE FEEDLINE	—
EXISTING CABLE TV FEEDLINE	—
EXISTING CABLE TV LINE	—
EXISTING GAS MAIN	—
EXISTING GAS LINE	—
FIRE HYDRANT (PROPOSED)	⊞
LIGHT POLE (PROPOSED)	⊞
LOT ADDRESS	888

DEDICATION OF STREETS AND SERVICED  
THE STREETS AS DESIGNATED ON THIS SUBDIVISION PLAT ARE HEREBY FORMALLY DEDICATED FOR PUBLIC USE AS A SERVICE FOR UNDERGROUND 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 SERVICED INDICATED ON THE PRIVATE LOTS AND THE STREET RIGHT OF WAY AS SHOWN ARE HEREBY DEDICATED FOR THE USE OF CONSTRUCTING, OPERATING AND MAINTAINING UTILITIES AND OR DRAINAGE STRUCTURES, THE FEE IN THE LAND BEING RESERVED BY THE PROPERTY OWNER.

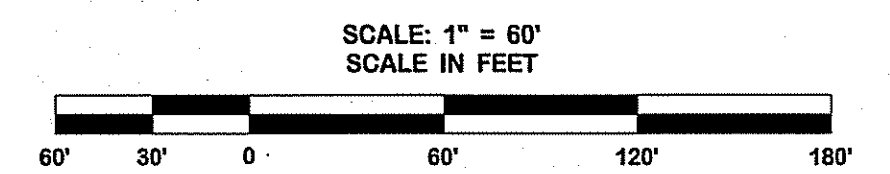
APPROVED AND ACCEPTED ON THIS DATE \_\_\_\_\_  
BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION

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

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.

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

- NOTES:
- 1.) Zoning: None
  - 2.) Reference Maps:  
A.) Plat Showing Survey Showing 24,499 Acres Being A Portion of the Estate of Henry Daigle Located in Section 77, T15S-R16E Terrebonne Parish, Louisiana  
Collected January 14, 2016 Revised April 12, 2016 By: Leonard Chauvin P.E., P.L.S., INC.
  - 3.) Basis of Bearings:  
The bearings shown hereon are based on the Louisiana Coordinate System of 1983 South Zone - NAD 83 using GPS C46net-RTN System accessed on March 18, 2021.  
(\*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.
  - 5.) Flood Data: The property hereon is located in Flood Zone "C" (Areas of minimal flooding). No shading is in accordance with FEMA Flood Insurance Rate Map Number 222060395C, dated May 1, 1985, for Terrebonne Parish, Louisiana.  
The property is located outside the limits of the AFBC zone in accordance with Panel LA-W99 dated February 23, 2006 of the Hurricane Rita Advisory Base Flood Elevation (ABFE) Maps for Terrebonne Parish.  
Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.
  - 6.) Utilities: Acadia Land Surveying, L.L.C. made no attempt to locate visible utilities or evidence of buried utilities as part of this survey, implied.
  - 7.) No attempt has been made by Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions, servitudes, easements, leases, right-of-way or other burdens on the property, other than that furnished by the client or its representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
  - 8.) Acadia Land Surveying, L.L.C. has not and does not provide Delineation of Jurisdictional Wetlands. Acadia Land Surveying, L.L.C. did not receive nor research the location of wetland areas as delineated by the appropriate authorities.
  - 9.) The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.
  - 10.) No structures, fill or obstructions shall be located within any drainage easement or delineated flood plain area without prior approval of grantees of easement or delineated flood plain area.



CERTIFICATION:  
This is to certify that this survey was done by me or under my direct supervision and control. This survey was done on the ground and was done in accordance with the Standards and Practices for Boundary Surveys as set forth by the State of Louisiana, Board of Professional Engineers and Surveyors and that the accuracy and tolerances are in accordance with Class "C" surveys indicated on the plat and that there are no visible encroachments across any property lines except as shown.

Michael P. Blanchard  
Professional Engineer  
No. 10,481  
This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

08/10/2022  
Reg. No. 4861

GENERAL INFORMATION	
THIBODAUX SOUTH	
RESIDENTIAL	99
LAND USE	NUMBER OF LOTS
SUB-SURFACE AND OPEN DITCH	PRIVATE
DRAINAGE	SEWER
ENTERY	AT&T
ELECTRIC	CABLE
FIRE	GARBAGE
SOUTH COAST GAS	
GAS	
FRONT: 16'	
REAR: 25'	
SIDE: 5' (16' Along Corner Lots)	
BUILDING SETBACKS	

CONCEPTUAL  
PRELIMINARY PLAT SHOWING RESUBDIVISION  
OF  
HENRY DAIGLE PROPERTY  
INTO  
THIBODAUX SOUTH SUBDIVISION  
LOCATED IN SECTION 77,  
TOWNSHIP 15 SOUTH - RANGE 16 EAST  
TERREBONNE PARISH, LOUISIANA  
FOR  
RR AND DD, LLC

ACADIA

LAND SURVEYING, LLC

ALABAMA • LOUISIANA • MISSISSIPPI • TEXAS

208 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301

Phone • (985) 449-0004 Fax • (985) 449-0095

EMAIL • ACADIA@ACADIALANDSURVEYING.COM

DATE

REVISION DESCRIPTION

APPROVED BY: MPB

INT.

DRAWN BY: RMB

CHECKED BY: APR

FIELD WORK COMPLETED ON: MAY 17, 2021

ALS FILE: 20-01-546/20-546/20-546/20 Preliminary Plat.dwg

### **Variance Request**

Section 24.7.6.2 of the Terrebonne Parish Code of Ordinances requires that drainage servitudes are provided on both sides of drainage ditches. The developer, RR & DD, LLC is requesting a variance to provide one 20' wide servitude on the south side of the improved drainage ditch that runs along the northern property line of the subdivision.

As shown on the attached preliminary grading plans, there is an existing drainage ditch that runs along the northern property line. That existing drainage ditch will be improved as part of the proposed subdivision and will be used to drain the rear of the lots on the north side of the subdivision. The overall width of the property is not sufficient to provide servitudes on both sides of the drainage ditch and still be able to develop lots on both side of the proposed roadway. RR & DD, LLC previously approached the adjacent property owners to the north and requested that they dedicate the required 15' servitude on the north side of the existing ditch, but they were not willing to do so. As such, RR & DD, LLC is requesting a variance as noted above to provide one 20' servitude on the south side of the ditch only.

A preliminary grading plan showing the location and cross sections of the improved drainage ditch and the proposed servitude is attached for reference. The maximum calculated flows in the ditch based on the preliminary grading plan is 32.9 cfs for the 25 year storm. The calculated capacity of the ditch as designed is 69.66 cfs, as shown in the attached channel report.

The requested variance will not nullify the intent and purpose of the code of ordinances, since the drainage servitude that is being proposed on the south side of the drainage ditch will allow room for proper maintenance of the drainage ditch.



# Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

Wednesday, Jun 29 2022

## Thibodaux South Subdivsion - North Ditch Capacity

### Trapezoidal

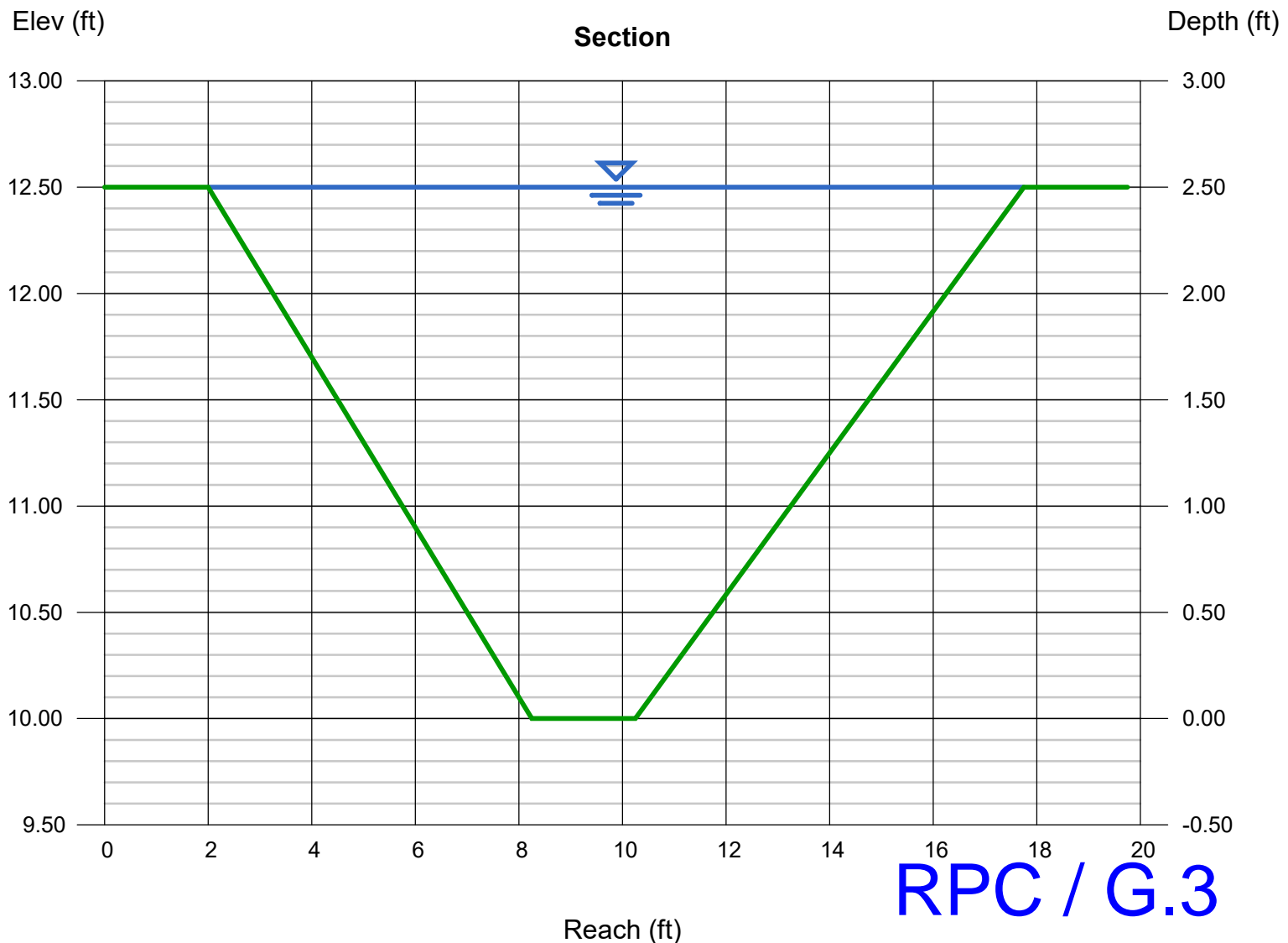
Bottom Width (ft) = 2.00  
Side Slopes (z:1) = 2.50, 3.00  
Total Depth (ft) = 2.50  
Invert Elev (ft) = 10.00  
Slope (%) = 0.19  
N-Value = 0.025

### Highlighted

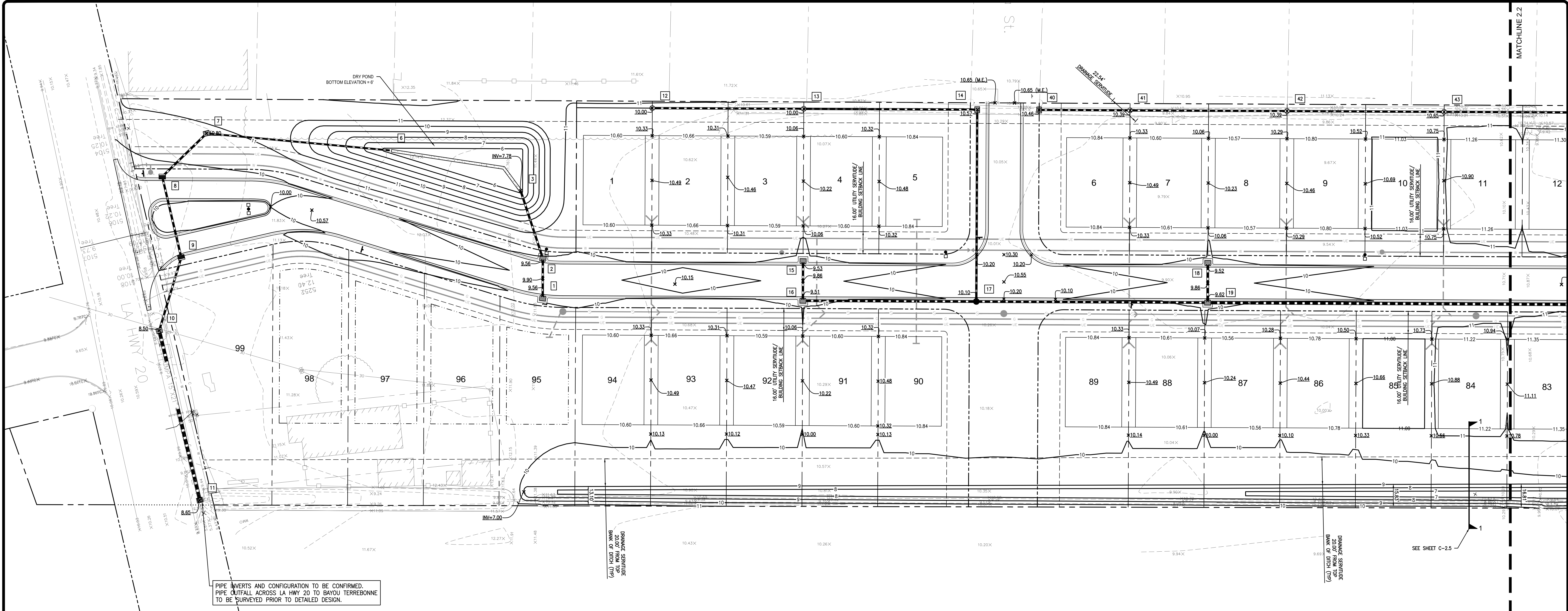
Depth (ft) = 2.50  
Q (cfs) = 69.66  
Area (sqft) = 22.19  
Velocity (ft/s) = 3.14  
Wetted Perim (ft) = 16.64  
Crit Depth, Yc (ft) = 1.77  
Top Width (ft) = 15.75  
EGL (ft) = 2.65

### Calculations

Compute by: Known Depth  
Known Depth (ft) = 2.50







STRUCTURE TABLE						
STRUCTURE NUMBER	TYPE	OUTLET/CASTING ELEV	INVERT IN	ELEVATION OUT	PIPE LENGTH	PIPE TYPE PIPE SLOPE
1	AREA INLET	9.54		6.16 (2)	29	15" PVC 0.20%
1-2						
2	AREA INLET	9.56	6.10 (1)	6.10 (3)	51	15" PVC 0.20%
2-3						
3	OPEN PIPE		6.00 (2)			
6	OPEN PIPE			5.34 (7)	134	12" PVC 0.20%
6-7						
7	AREA INLET	10.80	5.08 (6)	5.07 (8)	45	15" PVC 0.20%
7-8						
8	CURB INLET	9.27	4.88 (7)	4.88 (9)	60	15" PVC 0.20%
8-9						
9	CURB INLET	9.27	4.86 (8)	4.86 (10)	55	15" PVC 0.20%
9-10						
10	AREA INLET	10.13	4.75 (9)	4.75 (11)	127	18" RCPA 0.20%
10-11						
11	EXISTING AREA INLET	8.65	4.50 (10)			
12	YARD INLET	10.00		7.19 (13)	110	15" PVC 0.20%
12-13						
13	YARD INLET	10.00	6.97 (12)	6.97 (14)	126	15" PVC 0.20%
13-14						
14	AREA INLET	10.35	6.72 (13)	6.72 (17)	139	15" PVC 0.20%
14-17						
15	AREA INLET	9.51		6.76 (16)	29	15" PVC 0.20%
15-16						
16	AREA INLET	9.53	6.71 (15)	6.71 (17)	126	18" PVC 0.20%
16-17						
17	MANHOLE	10.11	6.46 (16)	6.46 (19)	168	18" PVC 0.20%
17-19			6.44 (14)			
18	AREA INLET	9.51		7.14 (19)	29	18" PVC 0.20%
18-19						
19	AREA INLET	9.51	7.08 (18)	6.12 (21)	505	24" PVC 0.20%
19-21			6.12 (17)			
20	AREA INLET	9.30		6.15 (21)	29	15" PVC 0.20%
20-21						
21	AREA INLET	9.30	6.09 (20)	5.09 (22)	46	18" PVC 0.20%
21-22			5.09 (19)			
22	OPEN PIPE		5.00 (21)			
23	AREA INLET	9.30		6.12 (24)	29	15" PVC 0.20%
23-24						
24	AREA INLET	9.30	6.06 (23)	6.06 (25)	31	15" PVC 0.20%
24-25						
25	OPEN PIPE		6.00 (24)			
26	AREA INLET	8.93		6.19 (27)	29	15" PVC 0.20%
26-27						
27	AREA INLET	8.93	6.13 (26)	6.13 (28)	52	15" PVC 0.25%
27-28						

STRUCTURE TABLE						
STRUCTURE NUMBER	TYPE	OUTLET/CASTING ELEV	INVERT IN	ELEVATION OUT	PIPE LENGTH	PIPE TYPE PIPE SLOPE
28	OPEN PIPE		6.00 (27)			
29	OPEN PIPE			6.08 (30)	68	24" PVC 0.11%
29-30						
30	OPEN PIPE		6.00 (29)			
31	AREA INLET	7.91		4.95 (32)	29	15" PVC 0.20%
31-32						
32	AREA INLET	7.91	4.89 (31)	4.87 (34)	294	24" PVC 0.20%
32-34						
33	AREA INLET	8.09		4.32 (34)	29	15" PVC 0.20%
33-34						
34	AREA INLET	8.09	4.26 (33)	4.28 (36)	440	24" PVC 0.20%
34-36			4.28 (32)			
35	AREA INLET	7.81		3.48 (36)	29	15" PVC 0.20%
35-36						
36	AREA INLET	7.80	3.42 (35)	3.40 (38)	495	30" PVC 0.20%
36-38			3.40 (34)			
37	AREA INLET	7.75		2.52 (38)	29	15" PVC 0.20%
37-38						
38	AREA INLET	7.75	2.41 (36)	2.41 (39)	204	36" PVC 0.20%
38-39			2.46 (37)			
39	OPEN PIPE		2.00 (38)			
40	AREA INLET	10.57		8.24 (41)	66	15" PVC 0.20%
40-41						
41	YARD INLET	10.39	8.10 (40)	8.10 (42)	114	15" PVC 0.20%
41-42						
42	SMOKE STACK	10.38	7.87 (41)	7.87 (43)	114	15" PVC 0.20%
42-43						
43	SMOKE STACK	10.54	7.64 (42)	7.64 (44)	114	15" PVC 0.20%
43-44						
44	SMOKE STACK	10.41	7.40 (43)	7.40 (45)	114	15" PVC 0.20%
44-45						
45	SMOKE STACK	10.09	7.17 (44)	7.17 (46)	114	15" PVC 0.20%
45-46						
46	YARD INLET	9.83	6.94 (45)	6.94 (47)	114	18" PVC 0.20%
46-47						
47	SMOKE STACK	9.72	6.70 (46)	6.70 (48)	114	18" PVC 0.20%
47-48						
48	SMOKE STACK	9.34	6.47 (47)	6.47 (49)	114	18" PVC 0.20%
48-49						
49	SMOKE STACK	9.28	6.24 (48)	6.24 (50)	114	18" PVC 0.20%
49-50						
50	YARD INLET	8.94	6.00 (49)	6.00 (51)	114	24" PVC 0.20%
50-51						
51	SMOKE STACK	8.60	5.77 (50)	5.77 (52)	114	24" PVC 0.20%
51-52						
52	SMOKE STACK	8.23	5.53 (51)	5.53 (53)	123	24" PVC 0.20%
52-53						

STRUCTURE TABLE						
STRUCTURE NUMBER	TYPE	OUTLET/CASTING ELEV	INVERT IN	ELEVATION OUT	PIPE LENGTH	PIPE TYPE PIPE SLOPE
53	AREA INLET	7.96	5.28 (52)	5.28 (54)	50	24" PVC 0.20%
53-54						
54	AREA INLET	7.92	5.18 (53)	5.18 (55)	66	24" PVC 0.20%
54-55						
55	SMOKE STACK	8.14	5.05 (54)	5.05 (56)	110	24" PVC 0.20%
55-56						
56	SMOKE STACK	8.02	4.82 (55)	4.82 (57)	110	24" PVC 0.20%
56-57						
57	SMOKE STACK	8.01	4.59 (56)	4.59 (58)	110	24" PVC 0.20%
57-58						
58	SMOKE STACK	7.92	4.37 (57)	4.37 (59)	110	24" PVC 0.20%
58-59						
59	YARD INLET	7.78	4.14 (58)	4.14 (60)	110	24" PVC 0.20%
59-60						
60	SMOKE STACK	7.85	3.92 (59)	3.92 (61)	110	24" PVC 0.20%
60-61						
61	SMOKE STACK	8.18	3.69 (60)	3.69 (62)	110	24" PVC 0.20%
61-62						
62	YARD INLET	7.85	3.47 (61)	3.47 (63)	110	24" PVC 0.20%
62-63						
63	YARD INLET	7.26	3.24 (62)	3.24 (64)	110	30" PVC 0.20%
63-64						
64	YARD INLET	7.04	3.02 (63)	3.02 (65)	110	30" PVC 0.20%
64-65						
65	YARD INLET	6.97	2.79 (64)	2.79 (66)	149	30" PVC 0.20%
65-66						
66	MANHOLE	6.00	2.49 (65)	2.49 (67)	74	30" PVC 0.20%
66-67						
67	OPEN PIPE		2.35 (66)			
68	OPEN PIPE			3.00 (69)	56	18" PVC 0.20%
68-69						
69	OPEN PIPE		2.89 (68)			
70	OPEN PIPE			2.54 (71)	31	36" RCPA 0.75%
70-71						
71	OPEN PIPE		2.11 (70)			

PIPE NOTE: PIPE MATERIALS SHALL BE AS NOTED EXCEPT THAT HP STORM PIPE MAY BE USED IN LIEU OF PVC. ALL PIPE SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS.

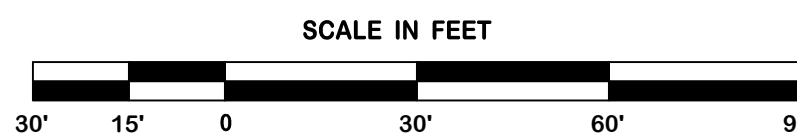
STRUCTURE NOTE: AREA INLETS SHALL BE CB-01 INLETS. WHEN PLACED IN THE ROADWAY, AREA INLETS SHALL BE BEHIND THE CURB WITH A CURB APRON (SEE DETAIL SHEETS). CURB INLETS SHALL BE CB-06 OR CB-07 AS REQUIRED.

RPC / G.3

LEGEND - NEW IMPROVEMENTS

SUBSURFACE DRAINAGE	
MANHOLE	
CURB INLET	
CONTOUR	
SWALE	
SPOT ELEVATION	
SPOT ELEVATION (MATCH EXISTING)	
SLOPE	
STRUCTURE NUMBER	

Not For Construction  
**PARTIAL  
GRADING PLAN**



REVISION	BY
REVISION #1 05/21/2021	EMG

314 E. Bayou Road  
Thibodaux, LA 70301  
Office: 985.447.0090  
Fax: 985.447.7009  
www.ddgc.com

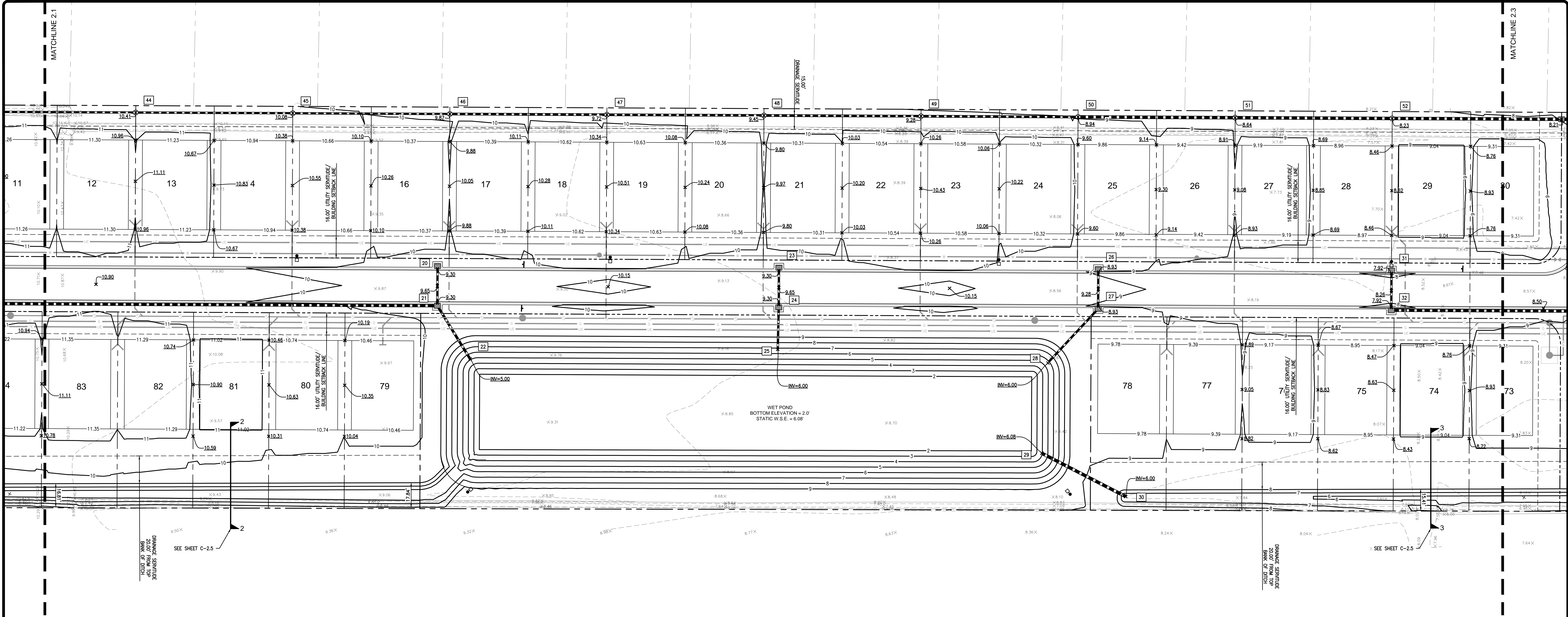
**ddgc**  
DUPLANTIS DESIGN GROUP

PRELIMINARY -  
NOT FOR CONSTRUCTION

PROPOSED THIBODAUX SOUTH SINGLE FAMILY RESIDENTIAL SUBDIVISION  
TERREBONNE PARISH  
FOR RR & DD, L.L.C.  
THIBODAUX, LA

DRAWN CEB
CHECKED EMG
ISSUED DATE 4-16-2021
ISSUED FOR PRELIMINARY PRICING
PROJECT NO. 20-935
FILE 20-935 C-2 GRADING PLAN
SHEET <b>C-2.1</b>



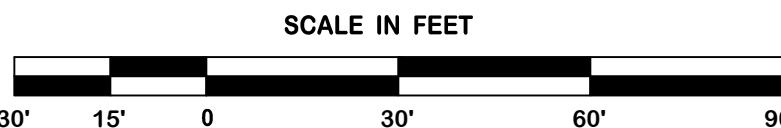


RPC / G.3

LEGEND - NEW IMPROVEMENTS

- SUBSURFACE DRAINAGE
- MANHOLE
- CURB INLET
- CONTOUR
- SWALE
- SPOT ELEVATION
- SPOT ELEVATION (MATCH EXISTING)
- SLOPE
- STRUCTURE NUMBER

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TERREBONNE PARISH  
FOR RR & DD, L.L.C.  
THIBODAUX, LA

DRAWN  
CEB

CHECKED  
EMG

ISSUED DATE  
4-16-2021

ISSUED FOR  
PRELIMINARY PRICING

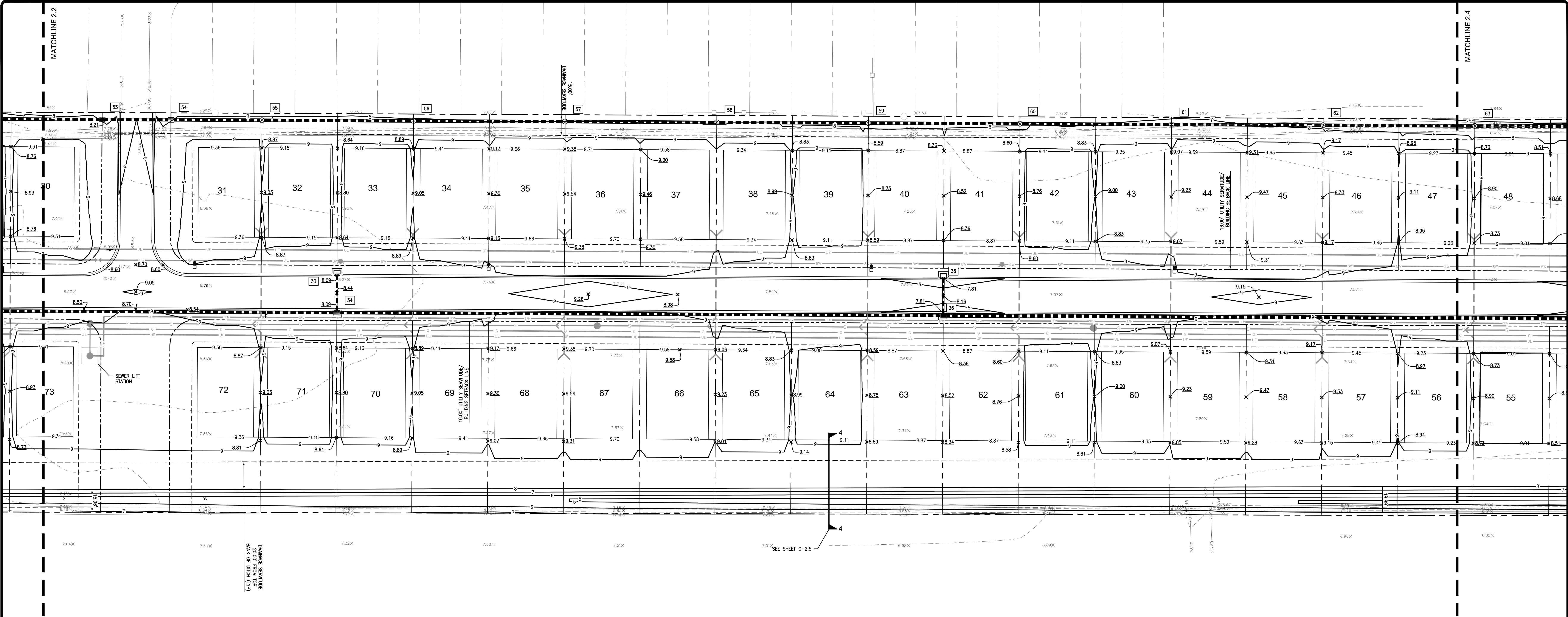
PROJECT NO.  
20-935

FILE  
20-935 C-2 GRADING PLAN

SHEET  
**C-2.2**

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STAMP

PROPOSED THIBODAUX SOUTH SINGLE FAMILY RESIDENTIAL SUBDIVISION  
TERREBONNE PARISH  
FOR RR & DD, L.L.C.  
THIBODAUX, LA

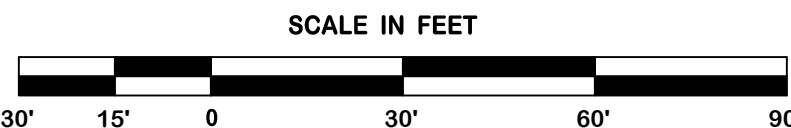
DRAWN CEB
CHECKED EMG
ISSUED DATE 4-16-2021
ISSUED FOR PRELIMINARY PRICING
PROJECT NO. 20-935
FILE 20-935 C-2 GRADING PLAN
SHEET C-2.3

RPC / G.3

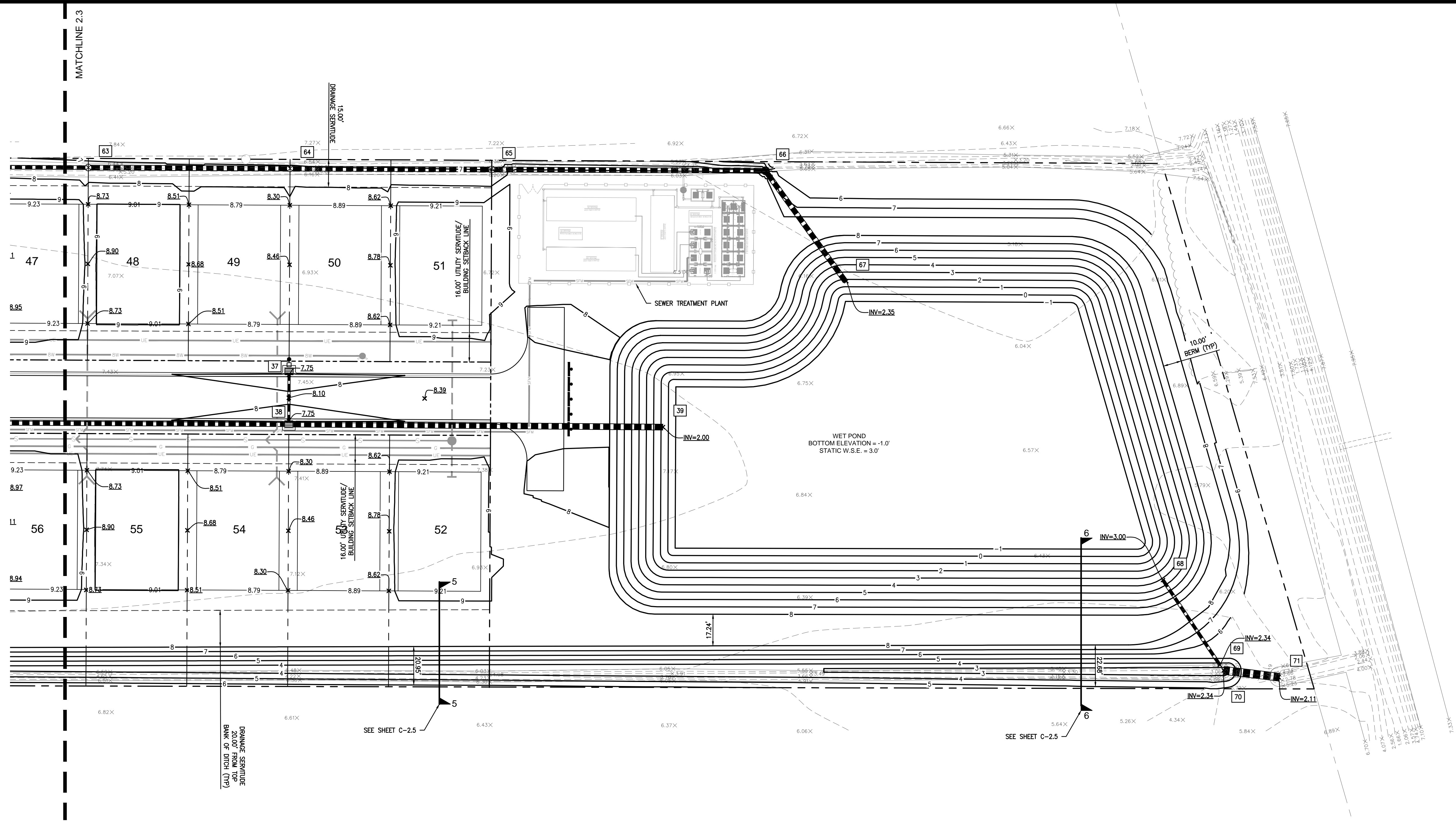
LEGEND - NEW IMPROVEMENTS

- SUBSURFACE DRAINAGE
- MANHOLE
- CURB INLET
- CONTOUR
- SWALE
- SPOT ELEVATION
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- SLOPE
- STRUCTURE NUMBER

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**PARTIAL  
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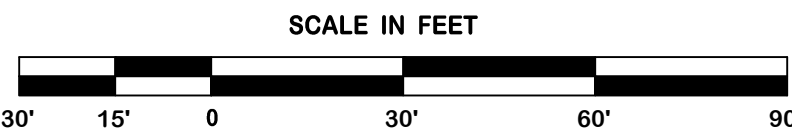




RPC / G.3

LEGEND - NEW IMPROVEMENTS	
SUBSURFACE DRAINAGE	
MANHOLE	
CURB INLET	
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DUPLANTIS DESIGN GROUP

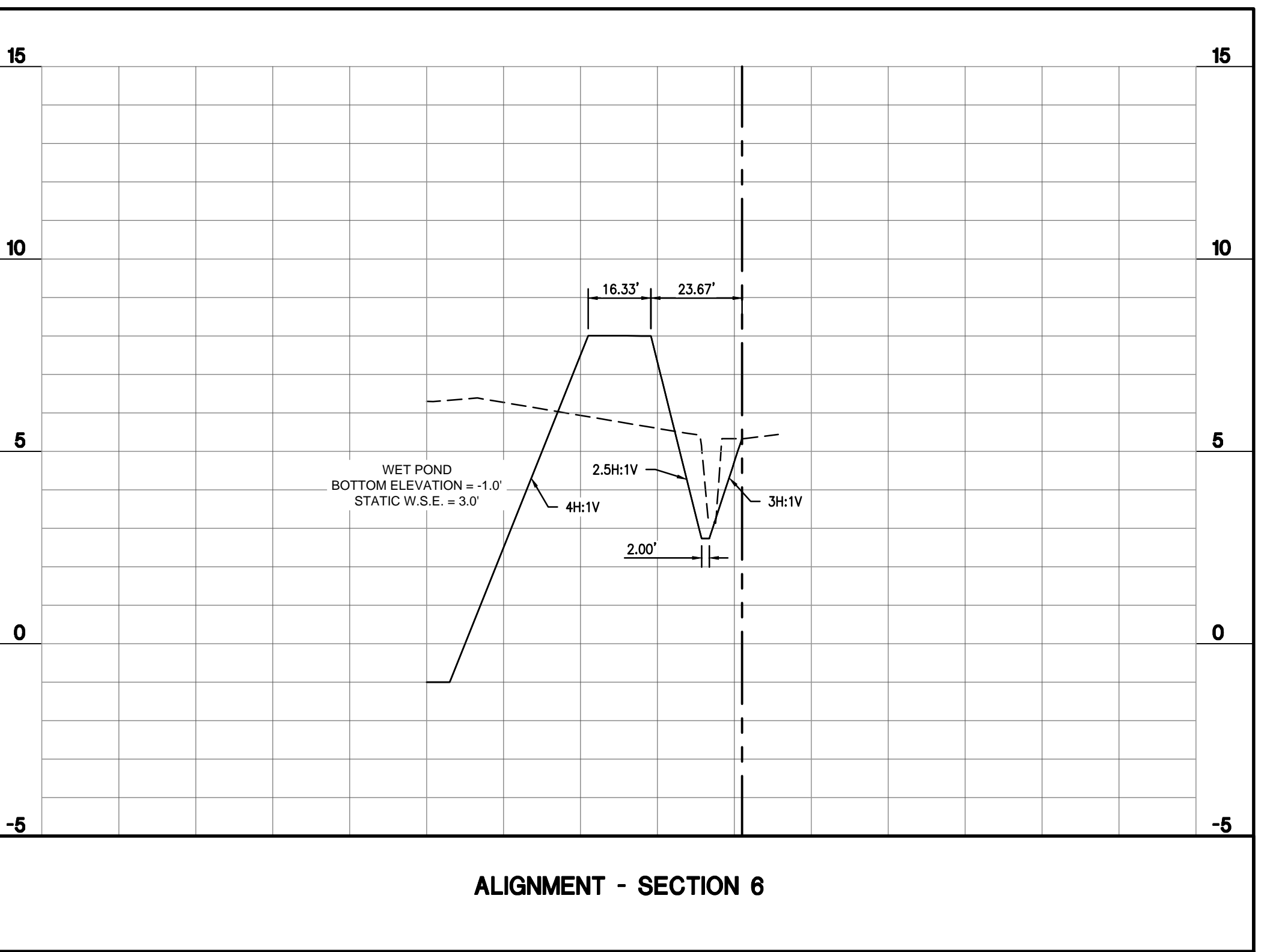
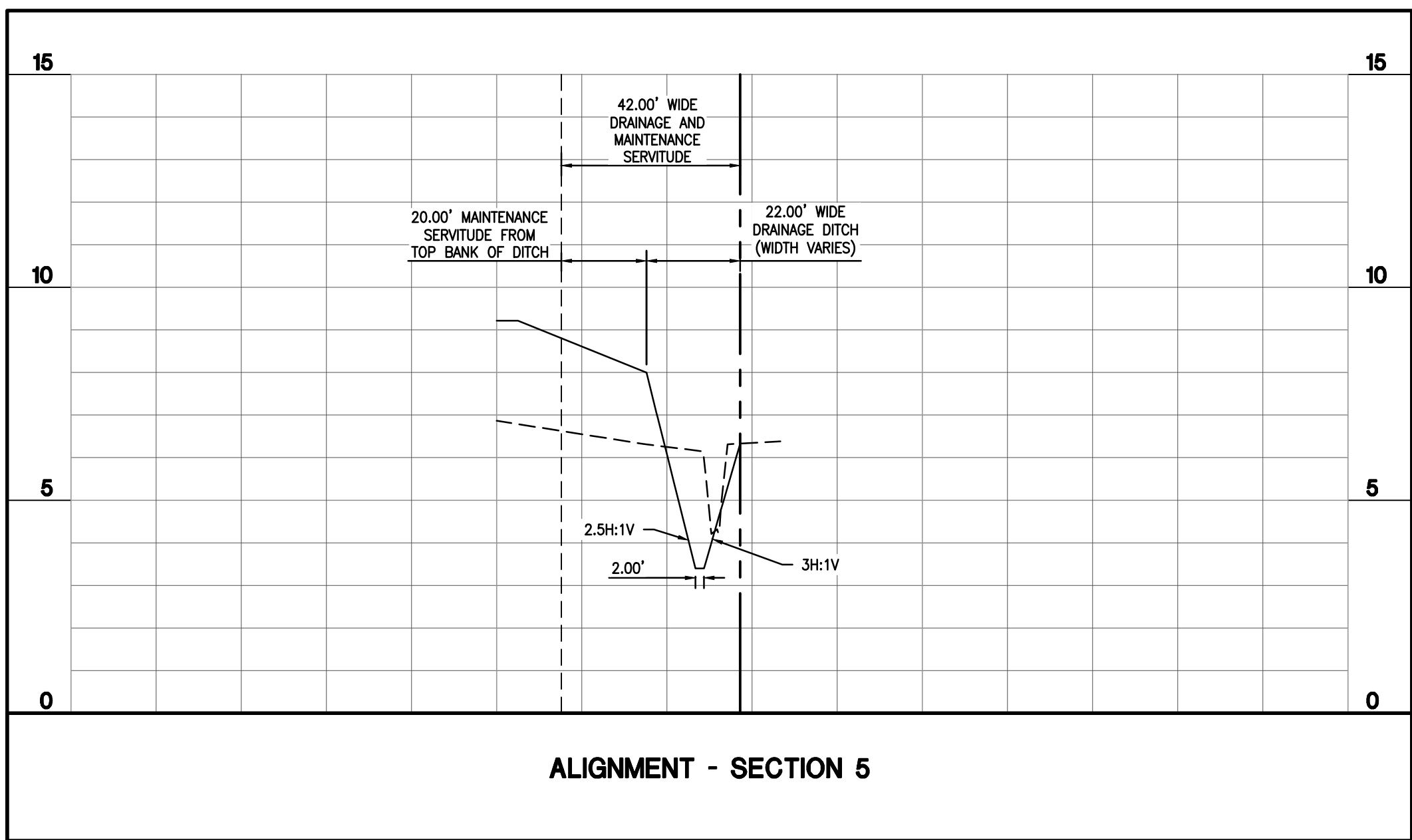
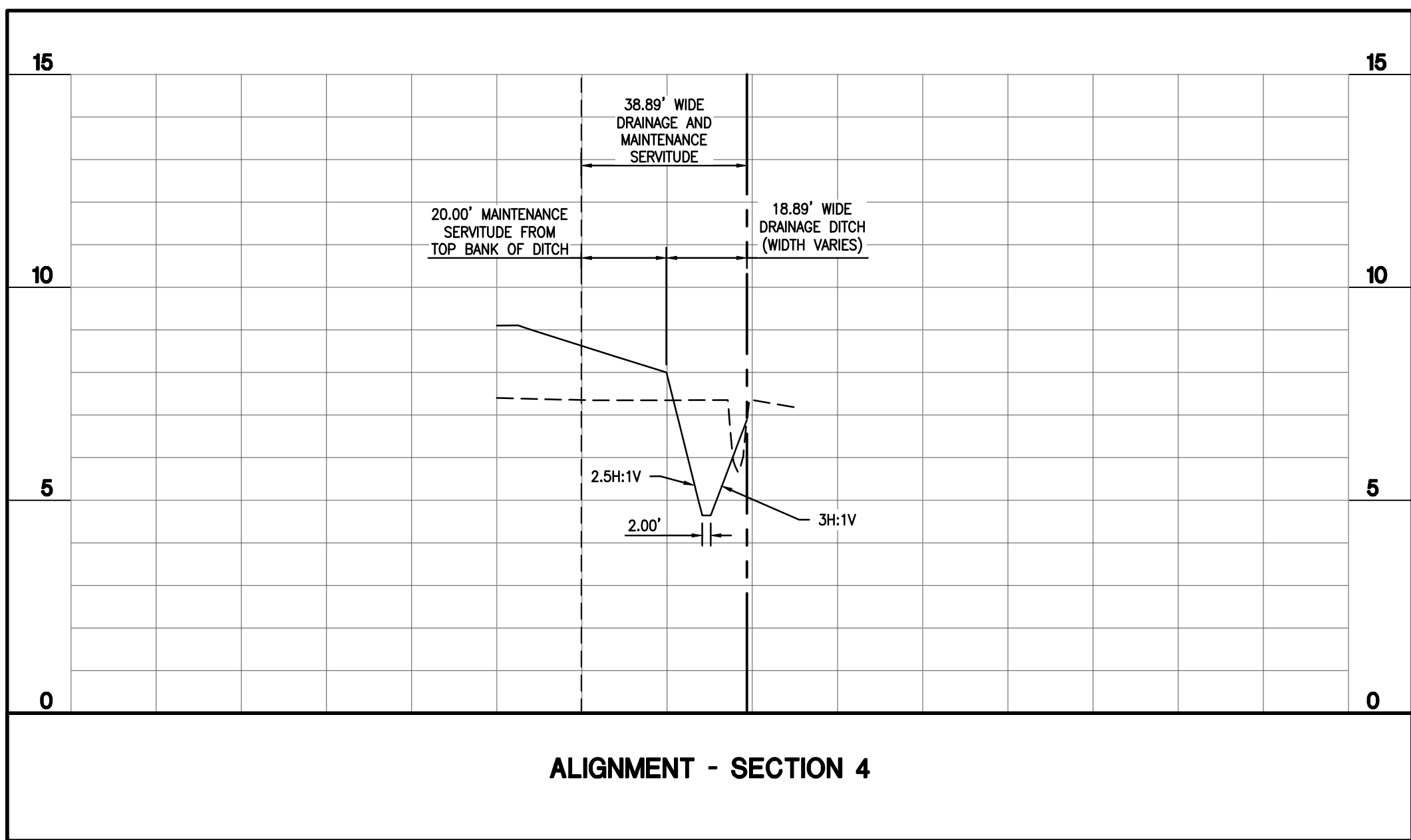
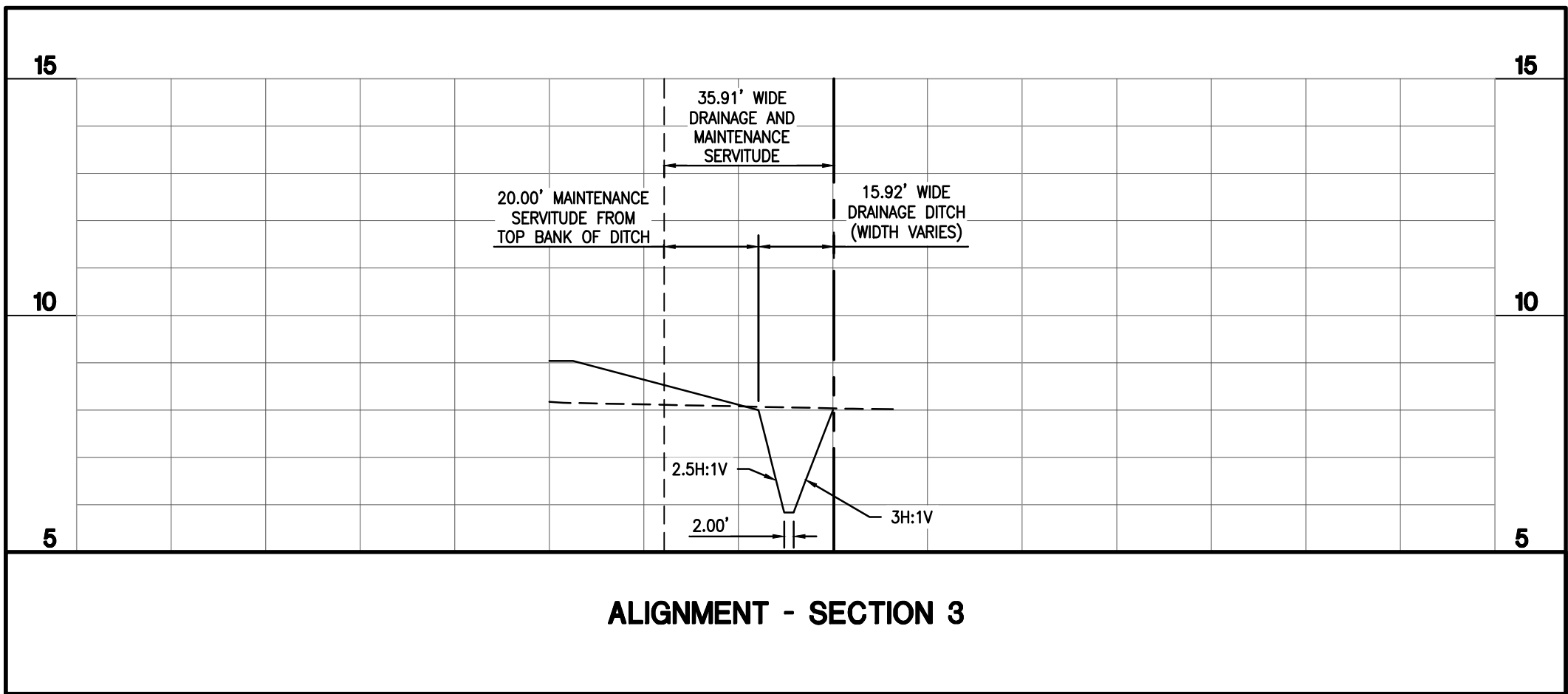
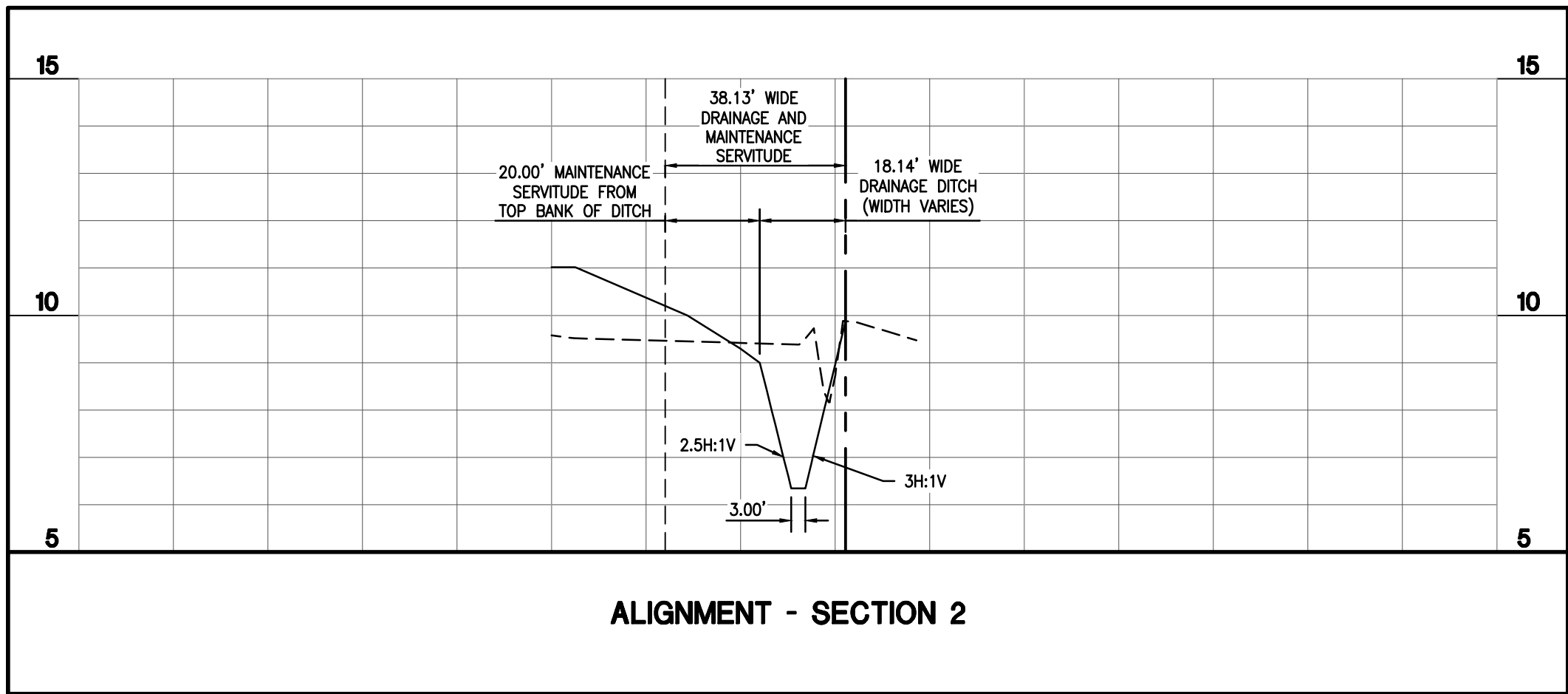
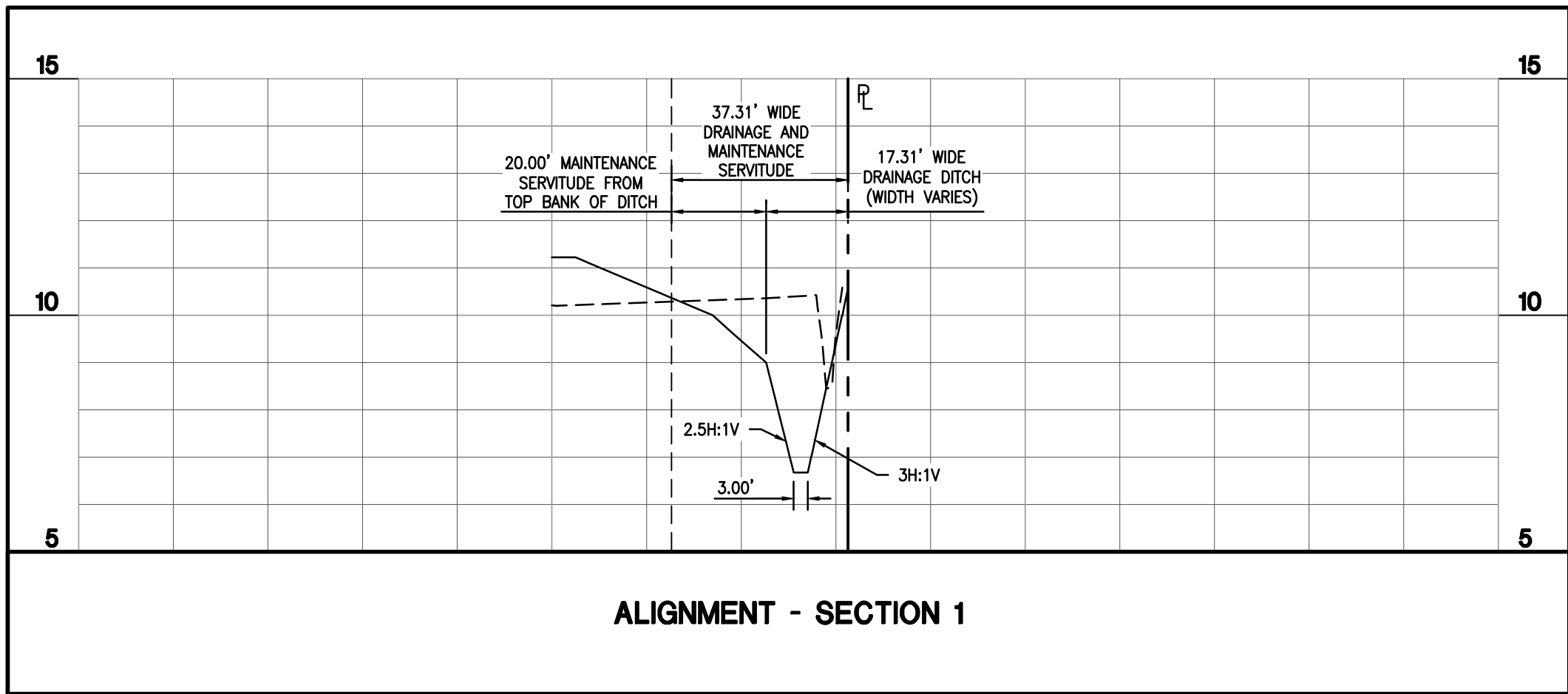
PRELIMINARY -  
NOT FOR CONSTRUCTION

PROPOSED THIBODAUX SOUTH SINGLE FAMILY RESIDENTIAL SUBDIVISION  
TERREBONNE PARISH  
FOR RR & DD, L.L.C.  
THIBODAUX, LA

DRAWN CEB
CHECKED EMG
ISSUED DATE 4-16-2021
ISSUED FOR PRELIMINARY PRICING
PROJECT NO. 20-935
FILE 20-935 C-2 GRADING PLAN
SHEET <b>C-2.4</b>

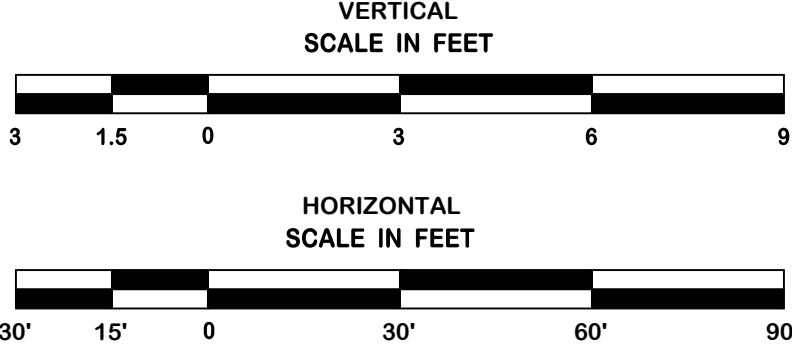
Z:\2020\20-935\CIVIL\CA\20-935 C-2 GRADING PLAN.dwg





RPC / G.3

Not For Construction  
**CROSS  
SECTIONS**



REVISION	BY
REVISION #1 05/21/2021	EMG

314 E. Bayou Road  
Thibodaux, LA 70301  
Office: 985.447.0090  
Fax: 985.447.7009  
www.ddgc.com

**ddg**  
DUPLANTIS DESIGN GROUP

STAMP

PRELIMINARY -  
NOT FOR CONSTRUCTION

PROPOSED THIBODAUX SOUTH SINGLE FAMILY RESIDENTIAL SUBDIVISION  
TERREBONNE PARISH  
FOR RR & DD, L.L.C.  
THIBODAUX, LA

DRAWN CEB
CHECKED EMG
ISSUED DATE 4-16-2021
ISSUED FOR PRELIMINARY PRICING
PROJECT NO. 20-935
FILE 20-935 C-2 GRADING PLAN
SHEET <b>C-2.5</b>

Z:\2020\20-935\CIVIL\CAD\20-935 C-2 GRADING PLAN.dwg

# Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361  
Phone (985) 873-6793 • Fax (985) 580-8141 • Email: [htrpcinfo@tpcg.org](mailto:htrpcinfo@tpcg.org)

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

Variance(s) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

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

- Name of Subdivision: Cypress Garden Townhomes
- Developer's Name & Address: Richard Development, P.O. Box 4035, Houma, LA 70361  
Owner's Name & Address: Henry J. and Sharon Richard, P.O. Box 4035, Houma, LA 70361  
*All owners must be listed, attach additional sheet if necessary*
- Name of Surveyor, Engineer, or Architect: Delta Coast Consultants, LLC

### SITE INFORMATION:

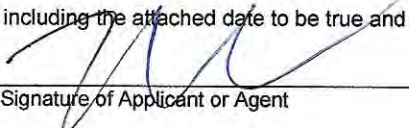
- Physical Address: 6190 West Main Street
- Location by Section, Township, Range: Sections 2 & 4, T17S-R17E
- Purpose of Development: Residential Planned Unit Development Townhomes
- Land Use:  
☒ Single-Family Residential  
☐ Multi-Family Residential  
☐ Commercial  
☐ Industrial
- Sewerage Type:  
☒ Community  
☐ Individual Treatment  
☐ Package Plant  
☐ Other
- Drainage:  
☒ Curb & Gutter  
☐ Roadside Open Ditches  
☐ Rear Lot Open Ditches  
☐ Other
- Planned Unit Development: Y ☒ N ☐
- Date and Scale of Map: June 24, 2022, 1:60
- Council District / Fire Tax Area: District 3, Gerald Michel
- Number of Lots: 51
- Filing Fees: \$860.00

### CERTIFICATION:

I, Henry J. Richard, certify this application including the attached data to be true and correct.

Henry J. Richard  
Print Applicant or Agent

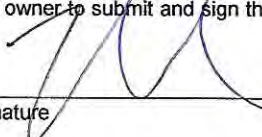
June 27, 2022  
Date

  
Signature of Applicant or Agent

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application **or** 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.

Henry J. Richard  
Print Name of Signature

June 27, 2022  
Date

  
Signature

RPC / G.4



REFERENCE BEARING MAP:

PLAT PREPARED BY KENETH L. REMBERT, PLS, LAND SURVEYORS, ENTITLED, "PLAN SHOWING REVISED TRACTS 3, 4, & 6 PROPERTY OF HENRY J. RICHARD ET AL LOCATED IN SECTIONS 2 & 4, T17S-R17E, TERREBONNE PARISH, LOUISIANA", AND DATED MAY 24, 2012.

THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, AND/OR REGULATIONS OF GOVERNING AUTHORITIES WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.

THESE TRACTS AND LOTS ARE LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NOS. 0410 & 430, SUFFIX "C", AND DATED MAY 1, 1985, F.E.M.A. ADVISORY PANEL NO. LA-S101 & LA-R101 DOES NOT AFFECT THIS PROPERTY. PLEASE CHECK WITH PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE B.F.E. REQUIREMENTS PRIOR TO CONSTRUCTION.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT ACCURACY SPECIFICATIONS AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH URBAN AREA SURVEYS INDICATED IN THE ABOVE STANDARDS.

DEDICATION OF STREETS AND SERVITUDES:  
THE STREETS AS DESIGNATED ON THIS SUBDIVISION PLAT ARE HEREBY, FORMERLY DEDICATED FOR USE AS A SERVITUDE FOR UNDERGROUND 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 STREET RIGHTS-OF-WAY AS SHOWN ARE HEREBY DEDICATED FOR THE USE OF CONSTRUCTING, OPERATING AND MAINTAINING UTILITIES AND OR DRAINAGE STRUCTURES, THE FEE IN THE LAND BEING RESERVED BY THE PROPERTY OWNER.

APPROVED AND ACCEPTED THIS DATE \_\_\_\_\_

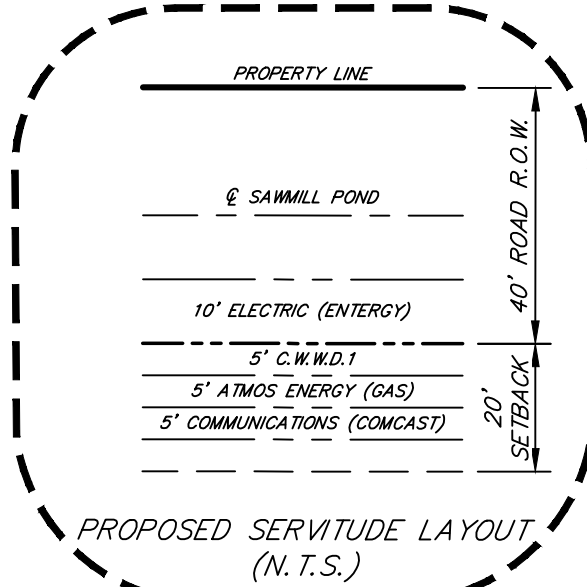
BY THE HOUMA — TERREBONNE REGIONAL PLANNING COMMISSION

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

AUTHORIZED OWNER: HENRY RICHARD

NOTES:

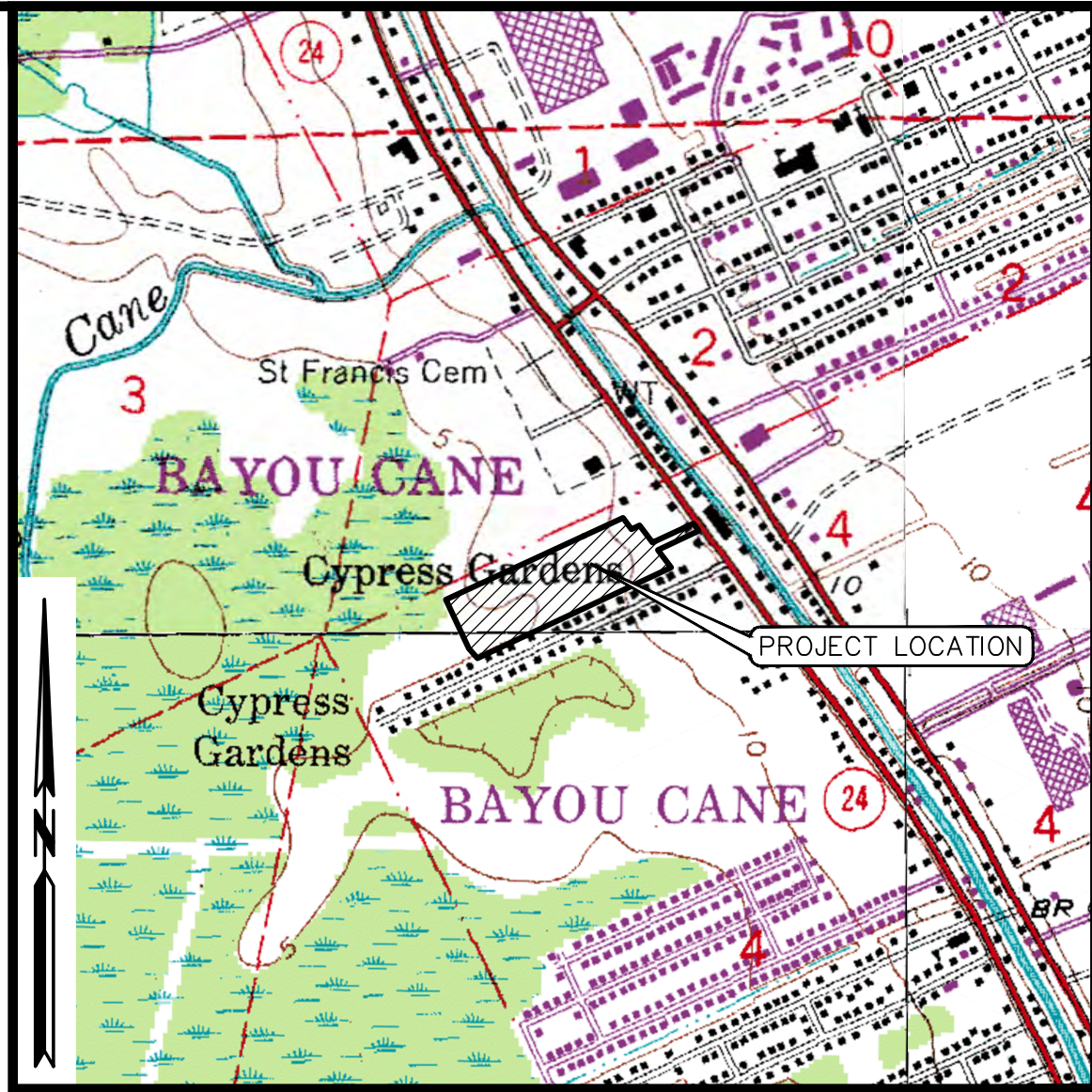
- NO STRUCTURE, FILL, OR OBSTRUCTIONS, SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLAIN.
- SEWER: MUNICIPAL
- DRAINAGE: SUBSURFACE DRAINAGE WITH RETENTION POND INTO TPCG DRAINAGE SYSTEM



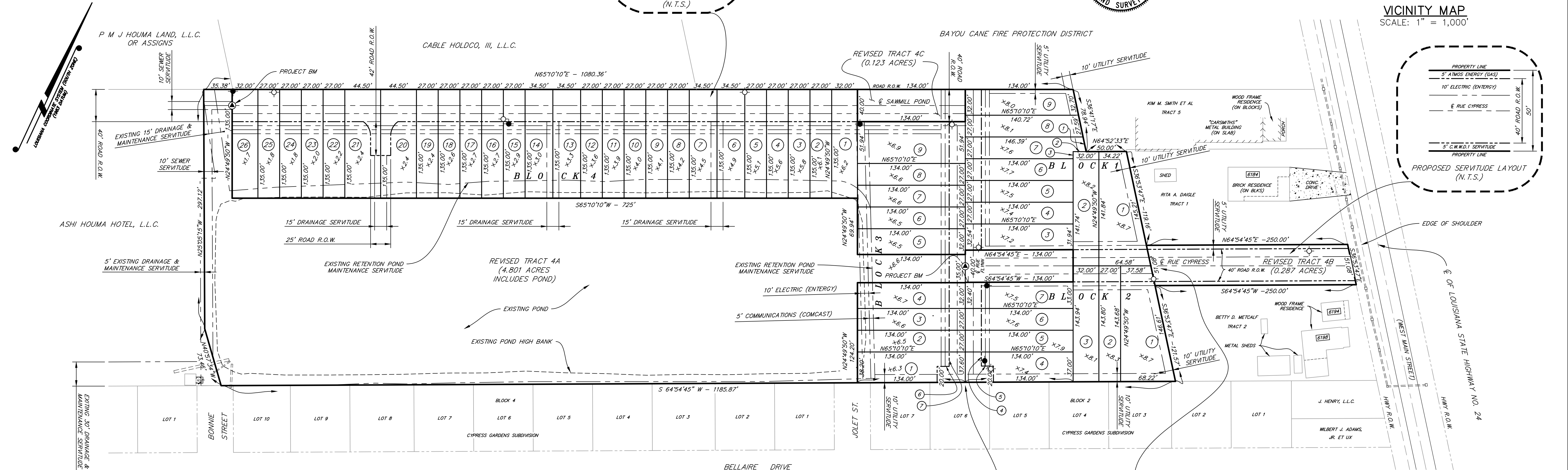
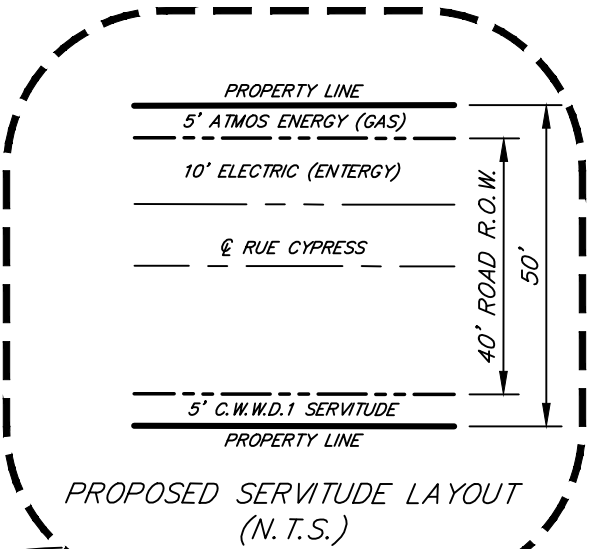
APPROVED:

**PRELIMINARY**

PROSPER J. TOUPS, III  
L.A. LAND SURVEYOR REG. NO. 4967



VICINITY MAP  
SCALE: 1" = 1,000'



BLOCK 1	
LOT TABLE	
LOT #	SQUARE FOOTAGE
1	7,012
2	4,425
3	4,320
4	3,618
5	3,618
6	3,618
7	3,879
8	3,876
9	4,395

BLOCK 2	
LOT TABLE	
LOT #	SQUARE FOOTAGE
1	7,595
2	3,881
3	4,604
4	4,998
5	3,618
6	3,618
7	4,382

BLOCK 3	
LOT TABLE	
LOT #	SQUARE FOOTAGE
1	5,079
2	3,618
3	3,618
4	4,288
5	4,288
6	3,618
7	3,618
8	3,618
9	12,320

BLOCK 4	
LOT TABLE	
LOT #	SQUARE FOOTAGE
1	4,320
2	3,645
3	3,645
4	3,645
5	3,645
6	4,658
7	4,658
8	3,645
9	3,645
10	3,645
11	3,645

12	3,645
13	4,658
14	4,658
15	3,645
16	3,645
17	3,645
18	3,645
19	3,645
20	6,008
21	6,008
22	3,645
23	3,645
24	3,645
25	3,645
26	4,320

COURSE	BEARING & DISTANCE
1	S36°41'14"E - 18.65'
2	N65°10'10"E - 16.22'
3	N24°49'50"W - 8.74'

COURSE	BEARING & DISTANCE
4	S24°49'49"E - 17.44'
5	N65°10'10"E - 15.00'
6	S65°10'10"W - 15.00'
7	S24°49'49"E - 17.85'

LEGEND:

- DENOTES 3/4" G.I.P. SET
- DENOTES 1/2" I.R. FND.
- ⊙ DENOTES 3/4" G.I.P. FND.
- ◆ DENOTES FIRE HYDRANT
- ⊕ DENOTES LIGHT STANDARD
- ⊕ DENOTES SPOT ELEV.
- ⊙ DENOTES PROJECT BENCHMARK
- DENOTES SERVITUDE
- DENOTES RIGHT OF WAY



**DELTA COAST**  
CONSULTANTS, LLC  
631 S. HOLLYWOOD RD.  
HOUMA, LA 70360

PHONE: 985-655-3100

www.deltacoastllc.com

RPC / G.4

"MAJOR SUBDIVISION"  
"CONCEPTUAL & PRELIMINARY PLAN"  
LAND USE: TOWNHOUSE (RESIDENTIAL)  
PLANNED UNIT DEVELOPMENT  
DEVELOPER: RICHARD DEVELOPMENT

DATE: NOVEMBER 1, 2021  
REVISED: APRIL 25, 2022  
REVISED: MAY 10, 2022  
REVISED: JUNE 24, 2022  
HOUMA, LOUISIANA

**CYPRESS GARDENS TOWNHOMES**

SUBDIVISION OF REVISED TRACT 4  
HENRY J. RICHARD ET AL  
LOCATED IN SECTION 2 & 4, T17S-R17E,  
TERREBONNE PARISH, LOUISIANA.

SCALE: 1" = 60'



# Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Phone (985) 873-6793 • Fax (985) 580-8141 • Email: [htrpcinfo@htrpc.org](mailto:htrpcinfo@htrpc.org)

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

- |  |  |
|--|--|
| A. <input type="checkbox"/> Raw Land                         | B. <input type="checkbox"/> Mobile Home Park       |
| <input type="checkbox"/> Re-Subdivision                      | <input type="checkbox"/> Residential Building Park |
| C. <input type="checkbox"/> Major Subdivision                | <input type="checkbox"/> Conceptual/Preliminary    |
| <input type="checkbox"/> <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) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

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

1. Name of Subdivision: MAP SHOWING THE DIVISION OF TRACT 2-1 BELONGING TO JAMES A. BOQUET, JR., ET UX
2. Developer's Name & Address: James Boquet 181 Water Plant Road Schriever, LA 70395  
Owner's Name & Address: James Boquet 181 Water Plant Road Schriever, LA 70395  
*All owners must be listed, attach additional sheet if necessary*
3. Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor, Inc.

### SITE INFORMATION:

4. Physical Address: 181 Water Plant Road
5. Location by Section, Township, Range: Section 101, T15S-R16E
6. Purpose of Development: To create two tracts of record
7. Land Use:
- |   |  |
|---|--|
| <input type="checkbox"/> ** Single-Family Residential | 8. Sewerage Type:                                |
| <input type="checkbox"/> Multi-Family Residential     | <input type="checkbox"/> Community               |
| <input type="checkbox"/> ** Commercial                | <input type="checkbox"/> ** Individual Treatment |
| <input type="checkbox"/> Industrial                   | <input type="checkbox"/> Package Plant           |
|   | <input type="checkbox"/> Other                   |
9. Drainage:
- |   |   |
|---|---|
| <input type="checkbox"/> Curb & Gutter            | 10. Planned Unit Development: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> |
| <input type="checkbox"/> ** Roadside Open Ditches | 11. Date and Scale of Map:  |
| <input type="checkbox"/> Rear Lot Open Ditches    | <u>27 June 2022 - 1"=100'</u>   |
| <input type="checkbox"/> Other                    | 12. Council District / Fire Tax Area:   |
13. Number of Lots: 2
14. Filing Fees: \_\_\_\_\_

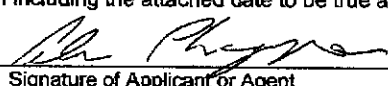
### CERTIFICATION:

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

Alisa Champagne  
Print Applicant or Agent

1 August 2022

Date

  
Signature of Applicant or Agent

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or 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.

James A Boquet Jr  
Print Name of Signatory

  
Signature

8-10-22  
Date

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

NOTE: This map does not purport to show all improvements, underground utilities, wetlands, pipelines, rights of way, restrictive covenants or servitudes which may affect this property.

NOTE: This property is situated within ZONE "C", as shown on the F.E.M.A. Flood Insurance Rate Map dated May 1, 1985. (Map No. 225206 0405 C)

NOTE: Method of sewer disposal is individual sewer treatment plant.

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: "REDIVISION OF TRACT 2 AND LOT A5 INTO TRACT 2-1 AND LOT A5-1 BELONGING TO TINA AND PHILIP SMITH AND KENNETH HERNANDEZ" prepared by David A. Waitz Engineering and Surveying, Inc. dated February 14, 2005.

# SEWER NOTE:

The tracts shown hereon shall utilize the Terrebonne parish maintained ditch along Water Plant Road for sewer discharge as indicated by the drainage arrows shown hereon. Property owners shall maintain all necessary drainage structures.



VICINITY MAP

## Proposed Land Use:

Single Family Residential & Commercial

## ADDRESS:

181 Water Plant Road  
Gray, LA 70359

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

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

# MAP SHOWING THE DIVISION OF TRACT 2-1 BELONGING TO JAMES A. BOQUET, JR., ET UX LOCATED IN SECTION 101, T15S-R16E, TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 100'

27 JUNE 2022

CHARLES L. McDONALD

LAND SURVEYOR, INC.

P.O. Box 1390 Gray, LA 70359

Ph: (985)876-4412/Fax: (985)876-4806

Email: clmsurvey@aol.com

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

APPROVED:

*[Signature]*

REG. P.L.S. No. 3402



## LEGEND

○ Indicates 5/8" Iron Rod Fd. Unless Noted

● Indicates 1/2" Iron Pipe Set Unless Noted

FH ○ Indicates Fire Hydrant

+0.0 Indicates Elevation

○ Indicates Power Pole

→ Indicates Drainage Flow

CAD #6804



# Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@tpcg.org

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

- |  |  |
|--|--|
| A. <input type="checkbox"/> Raw Land                         | B. <input type="checkbox"/> Mobile Home Park       |
| <input type="checkbox"/> Re-Subdivision                      | <input type="checkbox"/> Residential Building Park |
| C. <input type="checkbox"/> Major Subdivision                | <input type="checkbox"/> Conceptual/Preliminary    |
| <input type="checkbox"/> <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) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

\*\*

The original Fire Hydrant at the intersection of St. George Road and Main Project Road was removed and the Fire Hydrants shown on the plat were installed in its place to provide fire protection for this area.

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

- Name of Subdivision: MAP SHOWING LOT LINE SHIFT BETWEEN PARCEL 3-2 OF THE REDIVISION OF PARCELS 3 & 3-A AND PARCEL 8 OF THE ESTATE OF CORBETT P. RICHARD
- Developer's Name & Address: Rogers Benoit, Jr. 513 St. George Road Schriever, LA 70395  
Owner's Name & Address: Rogers Benoit, Jr. 513 St. George Road Schriever, LA 70395  
*All owners must be listed, attach additional sheet if necessary*
- Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor, Inc.

### SITE INFORMATION:

- |  |   |
|--|---|
| 4. Physical Address: <u>513 St. George Road Schriever, LA 70395</u>  |   |
| 5. Location by Section, Township, Range: <u>Section 84, T15S-R16E</u>  |   |
| 6. Purpose of Development: <u>Lot Line shift to add additional property to Revised Parcel 3-2</u>  |   |
| 7. Land Use:<br><input type="checkbox"/> ** Single-Family Residential<br><input type="checkbox"/> Multi-Family Residential<br><input type="checkbox"/> Commercial<br><input type="checkbox"/> Industrial | 8. Sewerage Type:<br><input type="checkbox"/> Community<br><input type="checkbox"/> ** Individual Treatment<br><input type="checkbox"/> Package Plant<br><input type="checkbox"/> Other |
| 9. Drainage:<br><input type="checkbox"/> Curb & Gutter<br><input type="checkbox"/> ** Roadside Open Ditches<br><input type="checkbox"/> Rear Lot Open Ditches<br><input type="checkbox"/> Other          | 10. Planned Unit Development: Y <input type="checkbox"/> N <input type="checkbox"/><br>11. Date and Scale of Map: <u>7 July 2022 - 1"=100'</u>  |
| 13. Number of Lots: <u>2</u>   | 12. Council District / Fire Tax Area:<br><u></u>  |
|  | 14. Filing Fees: <u></u>  |

### CERTIFICATION:

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

Alisa Champagne

Print Applicant or Agent

1 August 2022

Date

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application **or** 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.

Rogers L. Benoit Jr.

Print Name of Signature

8-1-22

Date

Rogers L. Benoit Jr.

Signature

**RPC / H.2**

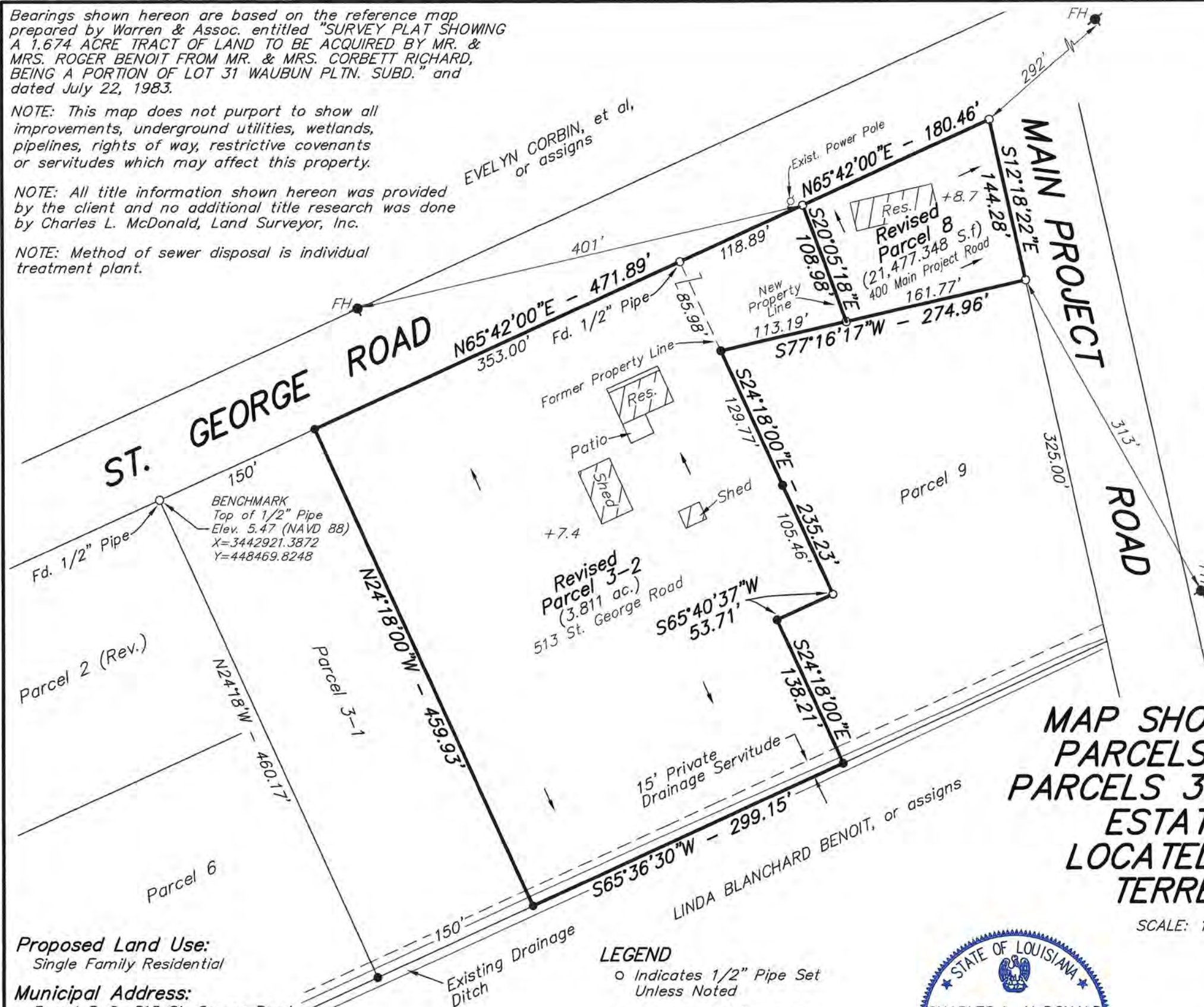


Bearings shown hereon are based on the reference map prepared by Warren & Assoc. entitled "SURVEY PLAT SHOWING A 1.674 ACRE TRACT OF LAND TO BE ACQUIRED BY MR. & MRS. ROGER BENOIT FROM MR. & MRS. CORBETT RICHARD, BEING A PORTION OF LOT 31 WAUBUN PLTN. SUBD." and dated July 22, 1983.

NOTE: This map does not purport to show all improvements, underground utilities, wetlands, pipelines, rights of way, restrictive covenants or servitudes which may affect this property.

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.

NOTE: Method of sewer disposal is individual treatment plant.



Vicinity Map

#### SEWER NOTE:

Revised Parcel 3-2 shall utilize the Terrebonne parish maintained ditch along St. George Road and the Terrebonne parish maintained ditch located on the south side of the property for sewer discharge, and Revised Parcel 8 shall utilize the Terrebonne parish maintained ditch along St. George Road and Main Project Road for sewer discharge as indicated by the drainage arrows shown hereon. Property owners shall maintain all necessary drainage structures.

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

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

## MAP SHOWING LOT LINE SHIFT BETWEEN PARCELS 3-2 OF THE REDIVISION OF PARCELS 3 & 3-A AND PARCEL 8 OF THE ESTATE OF CORBETT P. RICHARD LOCATED IN SECTION 84, T15S-R16E, TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 100'

7 JULY 2022

#### Proposed Land Use:

Single Family Residential

#### Municipal Address:

Parcel 3-2: 513 St. George Road

#### Flood Zone Information:

This property is situated within Zone "C" as shown on the F.E.M.A. Flood Insurance Rate Map dated May 1, 1985. (Map No. 225206 0415 C) The FEMA Advisory Base Flood Elevation Map (ABFE) shows this property to be outside of the limits of the ABFE's (Map No. LA-V99)

#### LEGEND

- Indicates 1/2" Pipe Set Unless Noted
- Indicates 1/2" Iron Fd. Unless Noted
- FH Indicates Fire Hydrant
- +0.0 Indicates Elevation
- Indicates Drainage Flow



CHARLES L. McDONALD

LAND SURVEYOR, INC.

P O BOX 1390 - GRAY, LA 70359

TELE (985)876-4412

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS 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

Phone (985) 873-6793 • Fax (985) 580-8141 • Email: [htrpcinfo@htrpc.org](mailto:htrpcinfo@htrpc.org)

## 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) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

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

1. Name of Subdivision: PLAT SHOWING LOTS "A" & "B" A REDIVISION OF PROPERTY BELONGING TO SUSAN YESSO MAINES
2. Developer's Name & Address: SUSAN YESSO MAINES, P.O. BOX 369, RACELAND, LA 70394  
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: 5527 WEST MAIN STREET
5. Location by Section, Township, Range: SECTION 8, T16S-R17E
6. Purpose of Development: OWNER WOULD LIKE TO SELL LOT "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. Planned Unit Development: ☐ Y ☐ N ☒ X
11. Date and Scale of Map: 7/28/22 SCALE: 1" = 30'
12. Council District / Fire Tax Area: 3 Michel / Bayou Cane
13. Number of Lots: 2
14. Filing Fees: \$132.82

### CERTIFICATION:

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

KENETH L. REMBERT  
Print Applicant or Agent

7/29/22  
Date

  
Signature of Applicant or Agent

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or 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.

SUSAN YESSO MAINES  
Print Name of Signature

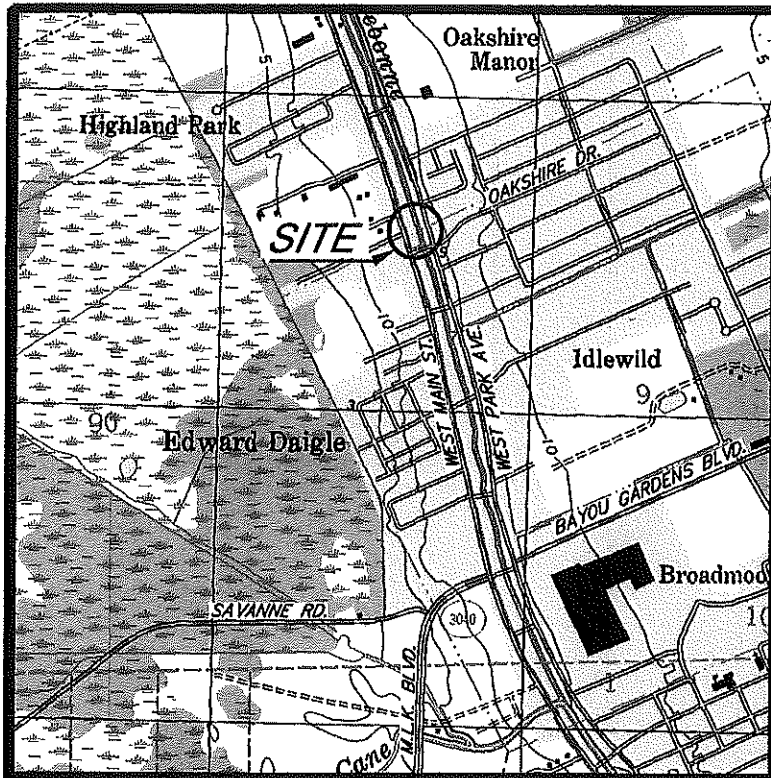
7/31/22  
Date

PC22/ 8 - 3 - 40

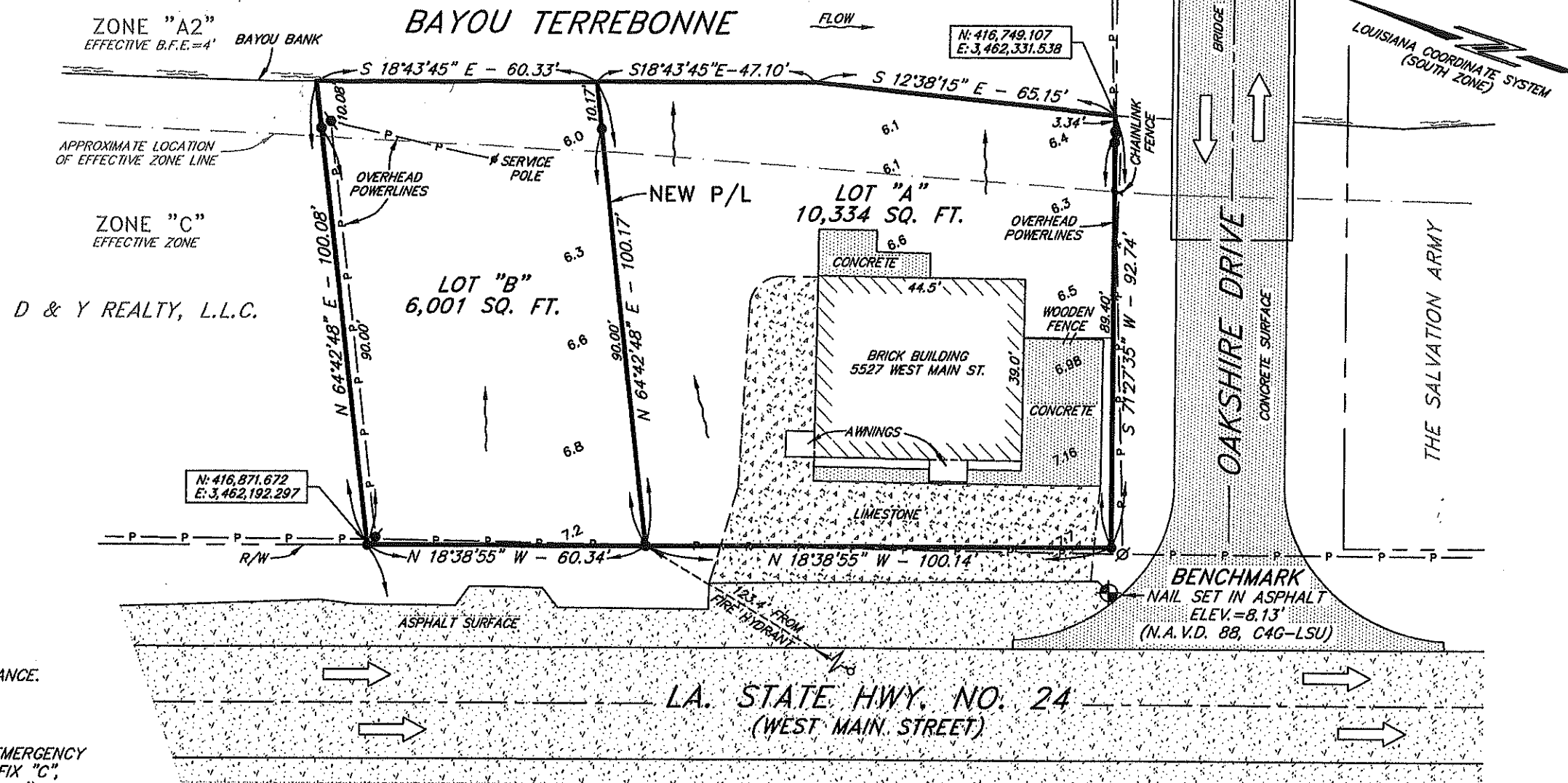
RPC / H.3

Revised 11/3/2021





"VICINITY MAP"



**SEWER SYSTEM:**  
COMMUNITY SEWERAGE IS AVAILABLE IN THIS AREA.

**DRAINAGE NOTE:**  
THIS PROPERTY DRAINS TO BAYOU TERREBONNE WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

**FLOOD INFORMATION:**  
THESE LOTS ARE LOCATED IN ZONES "A2" & "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0410, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A2" HAS A BASE FLOOD REQUIREMENT OF 4'). (FIRM INDEX DATE APRIL 2, 1992), F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-S101 DOES NOT AFFECT THIS PROPERTY. AREAS OUTSIDE OF THE ABFE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE. THE 2021 PRELIMINARY DFIRM COMMUNITY NO. 22109C, PANEL NO. 0095 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "X", AN AREA OF MINIMAL FLOODING. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

**REFERENCE MAPS:**  
THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NOS. 231931 & 925671 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

THIS OFFICE WAS NOT FURNISHED WITH AN ABSTRACT OF THE PROPERTY THEREFORE THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE PROPERTY 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.

Surveyor's Signature: \_\_\_\_\_

Surveyor's Name: **KENETH L. REMBERT, PROFESSIONAL LAND SURVEYOR**

- LEGEND:**
- INDICATES 5/8" IRON ROD SET
  - INDICATES 5/8" IRON ROD FOUND
  - EXISTING POWER POLE
  - EXISTING POWER POLE WITH LIGHT
  - EXISTING FIRE HYDRANT
  - 3.3 INDICATES SPOT ELEVATION
  - INDICATES DRAINAGE FLOW

ALL SURVEY CONTROL IS US FEET, ESTABLISHED BY GPS OBSERVATIONS AND POST PROCESSED WITH NGS C4G USING GEOID 18. THE VERTICAL DATUM IS NAVD '88 AND THE HORIZONTAL DATUM IS NAD 83, LOUISIANA SOUTH ZONE 1702.

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

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

2 - LOTS



**RPC / H.3** **RPC / H.3**

**"MINOR SUBDIVISION"**

LAND USE: COMMERCIAL

DEVELOPER: SUSAN YESSO MAINES

PLAT SHOWING LOTS "A" & "B",  
A REDIVISION OF PROPERTY BELONGING TO  
SUSAN YESSO MAINES  
LOCATED IN SECTION 8, T16S-R17E,  
TERREBONNE PARISH, LOUISIANA

**Keneth L. Rembert, PLS**  
— LAND SURVEYORS —  
635 SCHOOL STREET, HOUMA, LOUISIANA 70360  
(985) 879-2782 FAX - (985) 879-1641

DRAWN: B.M.

CHK'D.: K.L.R.

SCALE: 1" = 30'

DATE: 28 JUL 22



JOB NO. : 397 FIELD BOOK : 463 ADDRESS : 5527 WEST MAIN CAD NAME : MAINES-5527-WEST-MAIN-ST-PC\_22-397  
DRAWN BY : BM PAGES : 6-11 SURVEY FILE : "MAINES-T.TXT" FOLDER : TIMOTHY MAINES



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C. ☐ Major Subdivision  
☐ Conceptual  
☐ Preliminary  
☐ Engineering  
☐ Final
- B. ☐ Mobile Home Park  
☐ Residential Building Park  
☐ Conceptual/Preliminary  
☐ Engineering  
☐ Final  
D. ☒ Minor Subdivision

Variance(s) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

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

1. Name of Subdivision: PLAT SHOWING LOTS "A" THRU "K" A REDIVISION OF TRACT II  
PROPERTY OF WARREN CARLOS IN SECTION 86, T19S-R17E  
WARREN C. CARLOS, 20406 CHAPEL GLEN COURT, KATY, TEXAS
2. Developer's Name & Address: 77450  
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: 7731-7742 SHRIMPERS ROW, DULAC, LA
5. Location by Section, Township, Range: SECTION 86, T19S-R17E
6. Purpose of Development: OWNER WOULD LIKE TO SELL LOTS.
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. Planned Unit Development: Y ☐ N ☐
11. Date and Scale of Map: 7/28/22 SCALE: 1" = 30'
12. Council District / Fire Tax Area: \_\_\_\_\_
13. Number of Lots: 11
14. Filing Fees: \_\_\_\_\_

### CERTIFICATION:

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

KENETH L. REMBERT

Print Applicant or Agent

7/29/22

Date

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or 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.

WARREN C. CARLOS

Print Name of Signature

7/31/22

X

Signature

RPC / H.4

Revised 11/3/2021





# Houma-Terrebonne Regional Planning Commission

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Variance(s) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

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

- Name of Subdivision: West Manchester Addendum No. 3, Phase B
- Developer's Name & Address: Tri-State Land Company, P.O. Box 9158, Houma, LA 70361  
Owner's Name & Address: Tri-State Land Company, P.O. Box 9158, Houma, LA 70361  
*All owners must be listed, attach additional sheet if necessary*
- Name of Surveyor, Engineer, or Architect: Milford & Associates, Inc.

### SITE INFORMATION:

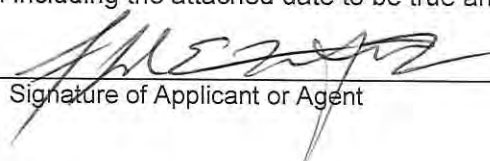
- Physical Address: End of Exeter Run
- Location by Section, Township, Range: Section 74, T17S-R16E
- Purpose of Development: Single-Family Residential Subdivision
- Land Use:  
☒ Single-Family Residential  
☐ Multi-Family Residential  
☐ Commercial  
☐ Industrial
- Sewerage Type:  
☐ Community  
☒ Individual Treatment  
☐ Package Plant  
☐ Other
- Drainage:  
☒ Curb & Gutter  
☐ Roadside Open Ditches  
☐ Rear Lot Open Ditches  
☐ Other
- Planned Unit Development: Y ☐ N ☒
- Date and Scale of Map:  
July 19, 2022 Scale: 1" = 30'
- Council District / Fire Tax Area:  
District 6 / Bayou Cane
- Number of Lots: 6
- Filing Fees: \$860.00

### CERTIFICATION:

I, Floyd E. Milford, III, certify this application including the attached date to be true and correct.

Floyd E. Milford, III  
Print Applicant or Agent

25 July 2022  
Date

  
Signature of Applicant or Agent

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or 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.

Tommy Hebert  
Print Name of Signature

27 July 2022  
Date

  
Signature

PC22/ 8 - 5 - 42

RPC / H.5

Revised 11/3/2021



DEDICATION OF STREETS AND SERVITUDES  
THE STREETS AS DESIGNATED ON THIS SUBDIVISION PLAT ARE HEREBY FORMALLY DEDICATED FOR USE AS A SERVITUDE FOR UNDERGROUND 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 STRUCTURES, THE FEE IN THE LAND BEING RESERVED BY THE PROPERTY OWNER.

AUTHORIZED OWNER

#### 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.

#### 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

This is to certify that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent minimum STANDARDS OF PRACTICE FOR LAND SURVEYORS as set forth by the STATE OF LOUISIANA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS and that the accuracy specifications and positional tolerances are in accordance with suburban area surveys indicated in the above standards.

APPROVED:

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

THIS PROPERTY SHALL DRAIN TO ROADSIDE DITCHES ON THIS PROPERTY THEN TO HANSON CANAL WHICH WILL BE MAINTAINED BY TERREBONNE PARISH CONSOLIDATED GOVERNMENT. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.



VICINITY MAP

#### LEGEND

- INDICATES 5/8" IRON ROD SET
- INDICATES IRON MARKER FOUND
- ⊗ EXISTING POWER POLE
- ⊕ EXISTING POWER POLE WITH LIGHT
- ⊙ EXISTING FIRE HYDRANT
- 3.3' INDICATES SPOT ELEVATION
- F.H. ● PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- BM ● BENCH MARK  
4" BRASS DISC SET IN CONCRETE
- LOT ELEVATIONS
- 999 HOUSE NUMBERS

#### GENERAL NOTES:

- FIRST FLOOR ELEVATION WILL BE MINIMUM 18" ABOVE G 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.

#### NOTE:

This property is situated within Zone "C" as shown on the F.E.M.A. Flood Insurance Rate Map dated May 1, 1985. (Flood Rate Map No. 225206 0430 C)

FEMA Advisory Panel LA-R101 places this property in Zone "A" with a base flood requirement of 6'.

BLOCK 8	
LOT	AREA
11	25,634
12	25,625
12A	25,638

BLOCK 9	
LOT	AREA
14	24,521
13	24,521
13A	32,131

NAVD' 88, EPOCH 2004

OPEN DITCH, INDIVIDUAL SEWER, & GRAVITY DRAINAGE

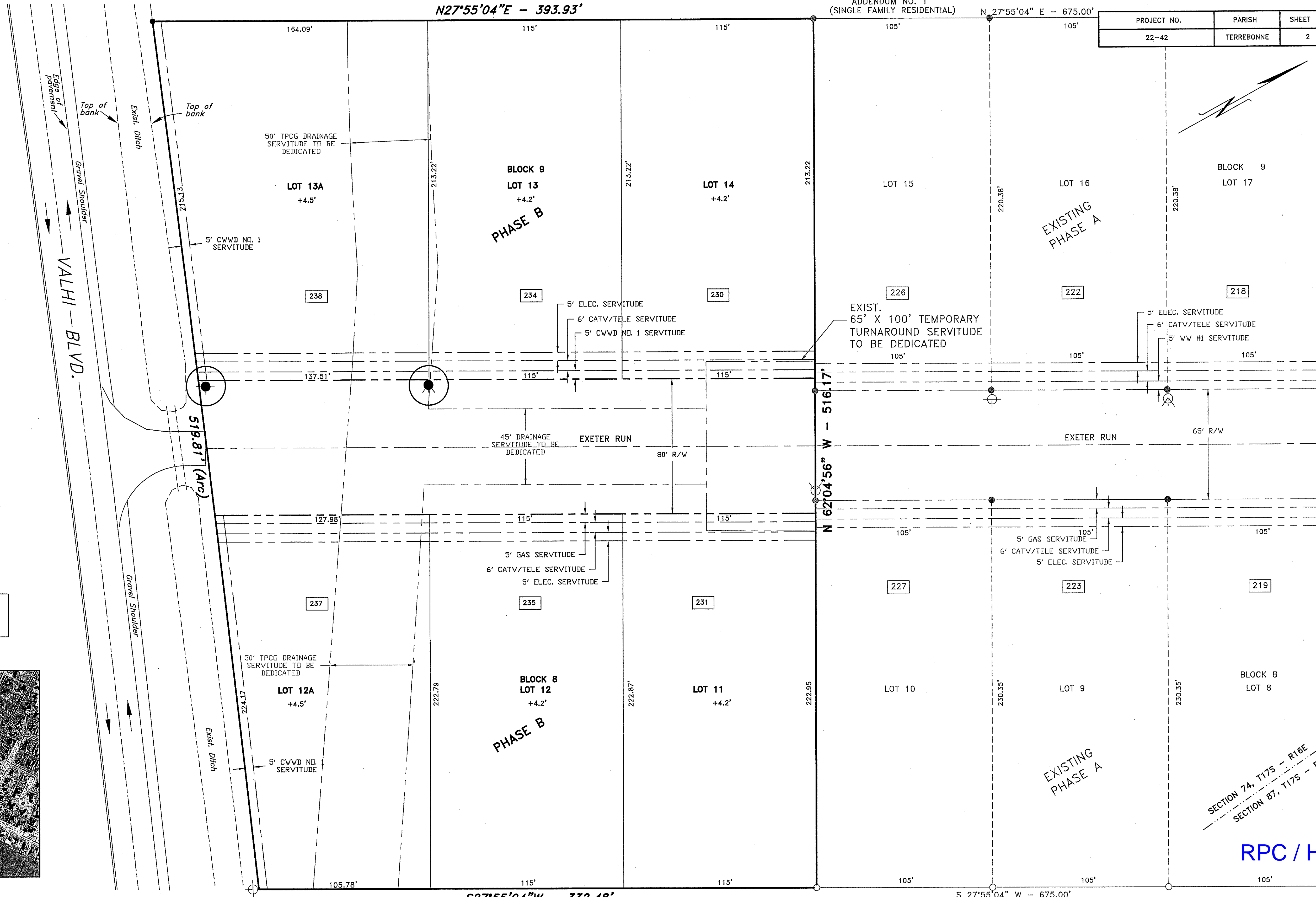
BLOCK 8	
LOT	DRIVEWAY CULVERT
8	24" PVC
9	24" PVC
10	24" PVC
11	30" RPVC OR EQUAL
12	30" RPVC OR EQUAL
12A	30" RPVC OR EQUAL

BLOCK 9	
LOT	DRIVEWAY CULVERT
13A	30" RPVC OR EQUAL
13	30" RPVC OR EQUAL
14	30" RPVC OR EQUAL
15	24" PVC
16	24" PVC
17	24" PVC

N27°55'04"E - 393.93'

WEST MANCHESTER SUBDIVISION  
ADDENDUM NO. 1  
(SINGLE FAMILY RESIDENTIAL)  
N 27°55'04" E - 675.00'

PROJECT NO.	PARISH	SHEET NO.
22-42	TERREBONNE	2



S27°55'04"W - 332.48'

S 27°55'04" W - 675.00'

WEST MANCHESTER SUBDIVISION  
ADDENDUM NO. 4  
(SINGLE FAMILY RESIDENTIAL)

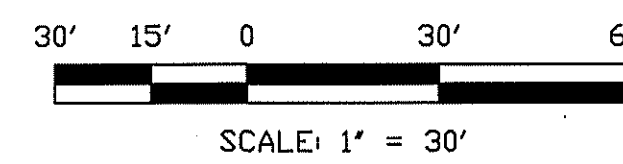
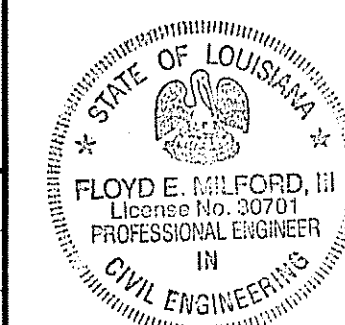
LAND USE: SINGLE FAMILY RESIDENTIAL  
SUBDIVISION PLAN

TOTAL LOTS - 6

WEST MANCHESTER SUBDIVISION  
ADDENDUM NO. 3, PHASE B  
TRI-STATE LAND COMPANY - DEVELOPER  
SECTION 74, T17S - R16E  
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.  
CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY: *[Signature]*  
DATE: 19JULY22  
JOB # 22-42 CAD # 2242-SD FILE #



DATE	REVISION	BY



OFFERED BY:  
SECONDED BY:

RESOLUTION NO.

A Resolution of the Houma-Terrebonne Regional Planning Commission requesting that the Parish President Gordon E. Dove and the Parish Council consider developing a plan to expand community sewer parish-wide and begin obligating funds to do so; and

WHEREAS, Goals 5 and 6 of the Vision 2030: Terrebonne Parish Comprehensive Master Plan identify the funding of the community sewer master plan and implementation of an expanded waste water system in order to improve water quality, the environment, and overall quality of life for parish citizens and visitors; and

WHEREAS, the increased development in the parish requires the expansion of infrastructure especially as new subdivisions and developments occur in more rural areas of the parish; and

WHEREAS, the impacts of Hurricane Ida have resulted in a need for more housing and resilient infrastructure which can also be funded thru State and Federal recovery funds and programs;

NOW, THEREFORE, BE IT RESOLVED by the Houma-Terrebonne Regional Planning Commission does hereby request that the Parish President, Hon. Gordon E. Dove, and the Parish Council begin development of a master plan for community sewer expansion and consideration for obligation of the necessary funds for implementation.

THERE WAS RECORDED:  
YEAS:  
NAYS:  
ABSTAINING:  
NOT VOTING:  
ABSENT:

\* \* \* \* \*

---

BECKY BECNEL, MIINUTE CLERK  
HOUMA-TERREBONNE REGIONAL  
PLANNING COMMISSION

## HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION TRAVEL POLICY

### A. Approval

1. Attendance at all out-of-parish conventions, conferences, workshops, etc., must be approved by the Houma-Terrebonne Regional Planning Commission (HTRPC).
2. Commissioners shall make formal notice to the HTRPC minute clerk of their intent to travel within sixty (60) days before scheduled events, when possible.

### B. Booking

1. Commissioners shall coordinate with Terrebonne Parish Consolidated Government (TPCG) Finance Department as well as the HTRPC minute clerk to make airplane tickets, lodging, conference/event tickets, and any other purchase that can be made in anticipation of the event. The HTRPC credit card shall be used for the purchase of all items in this section.

### C. Reimbursements

1. Commissioners are authorized reimbursements for expenses incurred while performing official duties while traveling to an HTRPC approved event.
2. Once the itemized receipts are submitted to the Finance Department, the Parish will issue a check for reimbursement of the following types of expenses:
  - a. Transportation
  - b. Parking
  - c. Lodging
  - d. Meals
  - e. Miscellaneous (if clearly documented as HTRPC business-related only)
3. The total cost of meals (breakfast/lunch/dinner) for any one (1) day may not exceed sixty-five dollars (\$65.00) and must be accompanied by proper receipts to be considered for reimbursement.
4. All requests for reimbursement for travel expenses must be submitted to TPCG Finance Department for review and to ensure that all proper receipts and other documentation are attached. It shall be the responsibility of the TPCG Finance Department to verify that the expenditures being submitted are reasonable and acceptable according to this section in accordance with applicable state laws. If a question concerning a request for reimbursement arises, it shall be the responsibility of the TPCG Finance Department to investigate the matter.



#### D. Transportation

1. The option of round-trip air fare or mileage for driving is up to the individual. Reimbursement, however, will be the amount equal to the lesser of the two (2). If the option of mileage is taken, the reimbursement will be for miles driven from the individual's residence to the meeting site and the return only and will not include gasoline or the cost of the rental of the vehicle.
2. A vehicle may be rented, and fuel charged, but the total reimbursable amount must still be equal to or less than round-trip air fare. Individuals using their personal vehicles may be reimbursed at the maximum mileage rate authorized by the Internal Revenue Service.
3. While attending an HTRPC approved event, reimbursement for taxi, bus, or other public transportation is authorized upon submission of the proper receipts.

#### E. Cancellations

1. If the person attending the meeting must cancel the trip, the individual must notify the HTPRC minute clerk so that an attempt can be made to cancel all reservations and receive a reimbursement and, second, an attempt can be made to allow another commissioner to attend in his/her place.