

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

DECEMBER 15, 2022, THURSDAY

6:00 P.M.

TERREBONNE PARISH COUNCIL MEETING ROOM
Government Tower, 8026 Main Street, 2nd Floor, Houma, Louisiana

A • G • E • N • D • A

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 November 17, 2022
- E. COMMUNICATIONS**
- F. NEW BUSINESS:**
 - 1. Parking Plan:
Construction of 78 parking spaces for an apartment complex; 1368 West Tunnel Boulevard; HRI Communities, LLC, applicant (*Council District 5 / Bayou Cane Fire*)
- G. STAFF REPORT**
- H. COMMISSION COMMENTS:**
 - 1. Zoning & Land Use Commissioners' Comments
 - 2. Chairman Comments
- I. PUBLIC COMMENTS**
- J. ADJOURN**

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. APPROVAL OF MINUTES:**
 - 1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of November 17, 2022
- E. APPROVE REMITTANCE OF PAYMENT FOR THE DECEMBER 15, 2022 INVOICES AND THE TREASURER'S REPORT OF NOVEMBER 2022**
 - 1. Accept and approve the proposed 2023 Budget
- F. ANNUAL ORGANIZATIONAL MEETING:**
 - 1. Approval of proposal(s) for the 2022 Audit
 - 2. Election of Officers for 2023
- G. COMMUNICATIONS**

H. 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

I. APPLICATIONS / NEW BUSINESS:

- 1. a) Subdivision: Lots 7-A & 7-B, A Redivision of Lot 7 of Aragon Estates Subdivision, Addendum No. 2, belonging to Aswell P. Domangue, et ux
Approval Requested: Process D, Minor Subdivision
Location: 518 & 520 Aragon Rd., Terrebonne Parish, LA
Government Districts: Council District 9 / Montegut Fire District
Developer: Aswell P. & Marie Domangue
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing

c) Consider Approval of Said Application
- 2. a) Subdivision: Tracts D-2-A & D-2-B, A Redivision of Parcel "D-2," Property belonging to Auto Spa Properties, L.L.C.
Approval Requested: Process D, Minor Subdivision
Location: 1842 Martin Luther King Blvd., Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Auto Spa Properties, L.L.C.
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing

c) Consider Approval of Said Application
- 3. a) Subdivision: Redivision of Property belonging to Nancy Bergeron Naquin (Tracts "A" & "B")
Approval Requested: Process D, Minor Subdivision
Location: 7116 Andrew Dale Drive, Terrebonne Parish, LA
Government Districts: Council District 5 / Bayou Cane Fire District
Developer: Nancy Naquin
Surveyor: Charles L. McDonald Land Surveyor, Inc.

b) Public Hearing

c) Variance Request: Variance from the residential fire hydrant requirements for Tract A, 267.4' in lieu of the required 250' (within 10% allowance)

d) Consider Approval of Said Application

J. STAFF REPORT

K. ADMINISTRATIVE APPROVAL(S):

- 1. Revised Tracts A-2-A & A-2-B, A Redivision of Revised Tract A-2-A & Tract A-2-B belonging to Perry J. Prestenbach, et al; Section 56, T16S-R17E, Terrebonne Parish, LA (*Bayou Gardens Boulevard Extension / Councilman John Amedée, District 4*)
- 2. Revised Lots 2 & 3, Block 2, Addendum No. 1 to Cadiere Park Heights, A Redivision of Property belonging to Ryan E. Hawthorne, et al; Section 4, T17S-R17E, Terrebonne Parish, LA (*203 & 207 Louis Drive / Councilwoman Jessica Domangue, District 5*)
- 3. Revised Tracts 1 & 2 and Revised Lot 9 of Block 33, Crescent Park Addition to the City of Houma, Property belonging to Boxer Rentals, LLC; Section 102, T17S-R17E, Terrebonne Parish, LA (*1221 & 1223 Barataria Avenue and 1300 A, B, C Lafayette Street / Councilman Carl Harding, District 2*)
- 4. Redivision of Lots 3 & 4, Block 1 of Wildwood Heights Subdivision; Section 105, T17S-R17E, Terrebonne Parish, LA (*113 & 115 Jane Avenue / Councilman Dirk Guidry, District 8*)
- 5. Revised Lots 5 & 7, A Redivision of Lots 5, 6, & 7 of Block 2 of Edward Daigle Subdivision; Section 9, T16S-R17E, Terrebonne Parish, LA (*Fannie Street & West Main Street / Councilman Gerald Michel, District 3*)
- 6. Revised Tract 6 & Tract 6-D, A Redivision of Property belonging to Millicent B. Bourgeois, et al; Section 73, T16S-R15E and Section 82, T16S-R14E, Terrebonne Parish, LA (*5765 Bayou Black Drive / Councilman Carl Harding, District 2*)

L. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

M. COMMISSION COMMENTS:

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

N. PUBLIC COMMENTS

O. ADJOURN

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

- A. The Chairman, Mr. Robbie Liner, called the meeting of November 17, 2022 of the HTRPC to order at 6:15 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Rev. Corion Gray and the Pledge of Allegiance led by Ms. Ellender.
- B. Upon Roll Call, present were: Mr. Burgard; Ms. Rachael Ellender, Secretary/Treasurer; Rev. Corion Gray; Mr. Robbie Liner, Chairman; Mr. Jan Rogers Vice-Chairman; Mr. Travion Smith; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Kyle Faulk. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning; Ms. Joan Schexnayder, TPCG Engineering Division; and Mr. Derick Bercegeay, Legal Advisor.
- C. **CONFLICTS DISCLOSURE:** The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter. *There were no conflicts to report.*
- D. **APPROVAL OF THE MINUTES:**
1. Ms. Ellender moved, seconded by Mr. Soudelier: “THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of October 20, 2022.”
- The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Ms. Ellender moved, seconded by Rev. Gray: “THAT the HTRPC remit payment for the November 17, 2022 invoices, approve the Treasurer’s Report of October 2022, and approve the amendment to the 2022 Budget.”
- The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATIONS:**
1. Mr. Pulaski read an email from Keneth L. Rembert Land Surveyors dated November 16, 2022, requesting to table the application for Four Geaux Louisiana, LLC indefinitely [See *ATTACHMENT A*].
- a) Mr. Rogers moved, seconded by Ms. Ellender: “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 indefinitely as per the Developer’s request [See *ATTACHMENT A*].”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. **OLD BUSINESS:**
- Mr. Rogers moved, seconded by Ms. Ellender: “THAT the Old Business be removed from the table and be considered at this time.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. *Tabled indefinitely as per the Developer’s request.* Revised Parcel 3-A and Lot 55, A Redivision of Parcel 3-A belonging to Four Geaux Louisiana, LLC [See *ATTACHMENT A*].
2. The Chairman called to order the application by Onshore Materials, L.L.C. requesting final approval for Process C, Major Subdivision, for Imperial Landing Subdivision, Phase B.

- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., stated they were requesting final approval conditioned upon completing the punch list.
- b) Ms. Joan Schexnayder, TPCG Parish Engineer, read a memo dated November 17, 2022 with regard to the punch list items for the development [See *ATTACHMENT B*].
- c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval conditioned the applicant agrees to meet with all the comments on TPCG Engineering Division's punch list.
- d) Discussion was held with regard to the length of the punch list and Mr. Waitz indicating that most of the items were already taken care of.
- e) Mr. Rogers moved, seconded by Mr. Burgard: "THAT the HTRPC grant final approval for the application for Process C, Major Subdivision, for Imperial Landing Subdivision, Phase B conditioned upon the Developer complying/resolving all punch list items per TPCG Engineering Division's memo dated November 17, 2022 [See *ATTACHMENT B*]."

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

H. APPLICATIONS / NEW BUSINESS:

1. The Chairman called to order the Public Hearing for an application by Arthur A. DeFraithe, Jr. requesting approval for Process D, Minor Subdivision, for the Redivision of Parcels B, D, F, F1, G, H, & I into Gulf South Square, Tract A & Lots 1-9 (Being a Portion of Lot 172, Honduras Plantation Subdivision).

- a) Mr. Terral Martin, Providence Engineering & Environmental Group, LLC, discussed the location and division of property.
- b) There was no one from the public to speak on the matter.
- c) Mr. Rogers moved, seconded by Mr. Soudelier: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval conditions upon land use being depicted on the plat, municipal addresses being depicted on the plat, correct signature block for a minor subdivision being depicted on the plat, method of sewerage disposal being depicted on the plat, and submittal of all utility service availability letters.
- e) Mr. Rogers moved, seconded by Mr. Soudelier: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Redivision of Parcels B, D, F, F1, G, H, & I into Gulf South Square, Tract A & Lots 1-9 (Being a Portion of Lot 172, Honduras Plantation Subdivision) conditioned upon land use being depicted on the plat, municipal addresses being depicted on the plat, correct signature block for a minor subdivision being depicted on the plat, method of sewerage disposal being depicted on the plat, and submittal of all utility service availability letters."

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

2. The Chairman called to order the application by Onshore Materials, L.L.C. requesting engineering approval for Process C, Major Subdivision, for Imperial Landing Subdivision, Phase C.

- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., stated they were requesting engineering approval conditioned upon completing the punch list.

- b) Ms. Joan Schexnayder, TPCG Parish Engineer, read a memo dated November 10, 2022 with regard to the punch list items for the development [See *ATTACHMENT C*].
- c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval conditioned the applicant agrees to meet with all the comments on TPCG Engineering Division's punch list and the municipal addresses for all lots be depicted on the plat.
- d) Mr. Waitz indicated most of the items were already taken care of and requested an exception for Item 1.b regarding rear lot drainage.
- e) Mr. Rogers moved: "THAT the HTRPC grant engineering approval for the application for Process C, Major Subdivision, for Imperial Landing Subdivision, Phase C conditioned upon the Developer complying/resolving all punch list items per TPCG Engineering Division's memo dated November 10, 2022 [See *ATTACHMENT C*]." *Motion failed due to the lack of a second.*
- f) Discussion was held regarding the length of the punch list and coming to the Commission too premature. Discussion ensued regarding difference between variances and exceptions and the matter concerning rear lot drainage qualifies for an exception.
- g) Mr. Waitz discussed the lots being reconfigured specifically to make the pond accessible for recreational use and the pond being maintained by the Parish.
- h) Discussion was held regarding the punch list and there not being anything real significant on it and the application being for engineering not final.
- i) Mr. Burgard moved, seconded by Ms. Ellender: "THAT the HTRPC grant engineering approval for the application for Process C, Major Subdivision, for Imperial Landing Subdivision, Phase C, with an exception for Item 7.b regarding rear lot drainage, a determination for Item 1.e that the pond be considered a recreational amenity and conditioned upon the Developer complying/resolving all remaining punch list items per TPCG Engineering Division's memo dated November 10, 2022 [See *ATTACHMENT C*]."

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

- 3. The Chairman called to order the application by Gadwall Properties, LLC requesting final approval for Process C, Major Subdivision, for Summerfield Place Subdivision, Addendum No. 18, Phase B.

- a) Mr. Gene Milford, Milford & Associates, Inc., stated they were requesting final approval conditioned upon completing the punch list.
- b) Ms. Joan Schexnayder, TPCG Parish Engineer, read a memo dated November 17, 2022 with regard to the punch list items for the development [See *ATTACHMENT D*].
- c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval conditioned the applicant agrees to meet with all the comments on TPCG Engineering Division's punch list.
- d) Mr. Rogers moved, seconded by Mr. Soudelier: "THAT the HTRPC grant final approval for the application for Process C, Major Subdivision, for Summerfield Place Subdivision, Addendum No. 18, Phase B conditioned upon the Developer complying/resolving all punch list items per TPCG Engineering Division's memo dated November 17, 2022 [See *ATTACHMENT D*]."

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

I. STAFF REPORT:

- 1. Discussion was held with regard to encouraging Commissioners take the required trainings. Discussion ensued regarding the recovery planning meetings and whether they were well understood of their purpose by the community.

J. ADMINISTRATIVE APPROVAL(S):

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

1. Tracts "A" & "B," belonging to KAK Enterprise, LLC; Section 104, T17S-R17E, Terrebonne Parish, LA (*105 Lamar Drive / Councilman Danny Babin, District 7*)
2. Survey of "N," "O," "P," "Q," and Revised Lot "A," Redivision of Property belonging to Carroll P. Naquin, et ux; Section 12, T17S-R18E and Section 2, T18S-R18E, Terrebonne Parish, LA (*Rural Drive & Country Drive / Councilman Steve Trosclair, District 9*)
3. Survey of Tracts "K," "L," "M," Revised Lot "A," and Revised Lot "C," Redivision of Property belonging to Carroll P. Naquin, et ux; Section 12, T17S-R18E and Section 2, T18S-R18E, Terrebonne Parish, LA (*Rural Drive & Country Drive / Councilman Steve Trosclair, District 9*)
4. Revision of Property Lines for Parcel D, Parcel 32R and Parcel E-2 belonging to Leonard C. Chabert and Patty Chabert, L.L.C.; Section 18, 19, & 32, T18S-R18E and Section 48, T18S-R19E, Terrebonne Parish, LA (*200 Leonard J Court / Councilman Dirk Guidry, District 8*)
5. Survey and Re-Division of Lots 1 through 5, Block 3 of Acadian Villa Subdivision, Addendum No. 2, Phase C into Lot 1A; Sections 77 & 80, T15S-R16E, Terrebonne Parish, LA (*303, 309, 315, 321, & 327 Gabreten Lane / Councilman John Amedée, District 4*)
6. Lots 1 & 2, A Redivision of Property belonging to Hodges Rentals, LLC, et al; Section 4, T17S-R17E, Terrebonne Parish, LA (*6408 & 6418 West Park Ave. / Councilwoman Jessica Domangue, District 5*)
7. Revised Lots 4 & 5, A Redivision of Lot 4 & Revised Lot 5, Block 2, Add. No. 1 to Henry's Subdivision; Sections 56 & 57, T16S-R17E, Terrebonne Parish, LA (*132 & 134 Sharlene Street / Councilman John Amedée, District 4*)
8. Revised Tracts "A" and "B" and Revised Tracts 1 and 3 being a Redivision of Property belonging to Samuel J. Rogers, Sr., et al; Section 85, T16S-R17E, Terrebonne Parish, LA (*Lazy R Court / Councilman John Amedée, District 4*)
9. Revised Tract 5 and Revised Tract 6, A Redivision of Property belonging to Lee Anthony Iver and Corey John Bourgeois; Section 58, T16S-R15E, Terrebonne Parish, LA (*2107 Bull Run Road / Councilman Carl Harding, District 2*)

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments: None.
2. Chairman's Comments:
 - a) The Chairman expressed concerns of lengthy punch lists coming before the Commission and putting them in a bad situation.

M. PUBLIC COMMENTS: None.

N. Mr. Soudelier moved, seconded Mr. Smith: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 6:56 p.m."

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



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

From: Keneth L. Rembert Land Surveyors <klrsurveyors@aol.com>
Sent: Wednesday, November 16, 2022 12:57 PM
To: Becky Becnel
Subject: Four Geaux Project

External Sender

This email is from a sender outside of Terrebonne Parish Consolidated Government's email system. **DO NOT** click on any links, open any attachments, or reply unless you trust the sender and know the content is safe. If you are unsure or have questions, please contact Information Technology for assistance.

Keneth L. Rembert

LAND SURVEYORS

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635 SCHOOL ST. HOUMA, LA 70360

985-879-2782 (Fax) 985-879-1641

aprembert@aol.com

11/16/22

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

Att: Mr. Chris Pulaski:

Re: OLD BUSINESS ITEM 1, Revised parcel 3-a & Lot 55,
Property of Four Geaux Louisiana, L.L.C.

Dear Chris:

Please let this letter serve as a request to allow the above item to remain on the table indefinitely. The Board of Health issue has still not been resolved.

Thank You,

Sincerely,

Keneth L. Rembert

RPC / D.1



TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

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



November 17, 2022
Item No. G-2

TO: **Christopher M. Pulaski**

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

SUBJECT: **Imperial Landing Phase B**
Final Inspection

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

1. Lots are not flagged.
2. Street lights are not installed.
3. Signage has not been installed.
4. Benchmarks need to be stamped.
5. Drainage plan is incomplete.
6. A 10' temporary turnaround should be placed on Block 4 Lot 2 for the construction of the permanent turnaround at the end of Louisiana Drive.
7. Final Approval from waterworks is required.
8. Sections of curbing is missing.
9. Expansion joints are not sealed.
10. Multiple cracked panels, most near catchbasins.
11. There is a section holding water on Sample Drive.
12. There is a sinking panel near catchbasin on Sample Drive.
13. Grind rebar off the top of catchbasins.
14. Dig existing lateral ditches on the side & rear of Louisiana Avenue.
15. Clean mud from catch basins and culverts.
16. Grout voids around pipes in catchbasins.
17. Sta.0+74.87 CB-01 #26 Lt. could not be inspected, could not remove grating because the curbing is extended over the grating.

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

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

RPC / D.1




TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

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November 10, 2022
1st Review

TO: **Christopher M. Pulaski**

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

SUBJECT: **Imperial Landing Phase C
Review of Engineering Approval**

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

1. 24.7.6.2.6 Does not conform to the SDDM:
 - a. V.A.2. Unable to determine what is happening to the ditch adjacent to the southern part of the property.
 - b. V.A.6. All lots are not graded to drain to the street or to major drainage artery. The HTRPC can allow a portion to drain to the rear if drainage to the rear already exists or is to be dedicated; however, the percentage may not exceed 60% of the total depth of lots up to 225' deep. This subdivision qualifies for this exception.
 - c. VI.A.4 Maximum stage elevation needs to be shown on the pond cross-section.
 - d. The ditch on the north part of the development needs to be graded to drain.
 - e. VI.A.24. Ponds maintained by parish greater than 4' in depth have fence and locked gate (12' min.) unless considered a recreational amenity and approved by the planning commission.
 - f. VIII.A.2. Not enough servitude is provided along the ditch on the north of the development. A 20 foot servitude is required from the top bank of the ditch.
2. 24.5.4.6.7 Approval letters should be provided from the following utilities:
 - a. Waterworks
 - b. Gas Utility
 - c. Electric Utility
 - d. Department of Health and Hospitals for water and sewer
 - e. City of Thibodaux for Sewer
3. 24.7.5.2 Approval from TPCG Utilities for street lights should be provided.

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

JES/bbd

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

RPC / D.1



TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

P.O. BOX 2768 • HOUMA, LOUISIANA 70361
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November 17, 2022
Item No. H-3

TO: **Christopher M. Pulaski**

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

SUBJECT: **Summerfield Add. 18 Phase B**
Final Inspection

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

1. Crack curbing needs to be replaced.
2. Gravity mains and manhole inverts need to be cleared of mud and gravel.

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

cc: F.E. Milford, III, P.E. (email)
Utilities (email)
Planning Commission (email)
Engineering Division
Reading File (electronic)
Council Reading File (electronic)

RPC / D.1

ROBBIE LINER
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

BECKY M. BECNEL
Minute Clerk

DERICK BERCEGEAY
Legal Advisor

Terrebonne Parish
Consolidated Government
Planning & Zoning Department
www.tpcg.org/planning

Post Office Box 1446
Houma, Louisiana 70361-1446
Phone (985) 873-6793
htrpcinfo@tpcg.org

NOVEMBER, 2022

HOUMA TERREBONNE REGIONAL PLANNING COMMISSION

BALANCE BROUGHT FORWARD \$ 64,056.90

EXPENDITURES:

HOUMA-TERR PLANNING COMM. MEMBERS
(Per Diems) 369.36

TPCG
(Postage) 650.67

THE COURIER
(Publications) 3,430.80

AMERICAN PLANNING ASSOCIATION
(Membership Renewal) 733.00

U.S Postal Service

CHASE BANK
Service Fees 30.00

TOTAL EXPENDITURES	5,213.83
SUBTOTAL	58,843.07
ACCOUNTS RECEIVABLE	1,279.24
ENDING BALANCE	\$ 60,122.31

Chase Bank - Savings Account	\$ 60,131.55
Chase One Bank - Checking Account	7,272.47
TOTAL	\$ 67,404.02

RPC / E

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

Outstanding invoices and disbursements

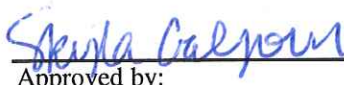
OPERATING ACCOUNT

Date	Invoice Number	Vendor	Description	Amount
12/15/2022		Wayne Thibodeaux	Per Diem	46.17
12/15/2022		Rachael Ellender	Per Diem	46.17
12/15/2022		Kyle D. Faulk	Per Diem	46.17
12/15/2022		Robbie R. Liner	Per Diem	46.17
12/15/2022		Barry Soudelier	Per Diem	46.17
12/15/2022		Jan J. Rogers	Per Diem	46.17
12/15/2022		Ross Burgard	Per Diem	46.17
12/15/2022		Corion D. Gray	Per Diem	46.17
12/15/2022		Travion Smith	Per Diem	46.17
12/15/2022		The Courier	Advertising	2,424.60
12/15/2022		TPCG	Postage	172.62

TOTAL OPERATING EXPENDITURES

3,012.75

Date	Invoice	Vendor	Description	Amount
12/15/2022		H-T Reg. Plan Comm	Transfer	

12/15/2022				
Date		Approved by:		Title
12/15/2022				Accountant
Date		Approved by:		Title

RPC / E

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
2021 - NOVEMBER TREASURER'S REPORT
PAGE 2

ACCOUNTS RECEIVABLE:

Interest on Money Market Account	2.51
Interest on Checking Account	0.07
HRI Communities, LLC	50.00
Keneth L. Rembert Land Surveyors	148.46
Keneth L. Rembert Land Surveyors	171.92
Charles L. McDonald Land Surveyor, Inc	31.28
Charles L. McDonald Land Surveyor, Inc	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Kimball Investments, LLC	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00

\$ 1,279.24

Approved by: _____

Receipts December 1, 2022 through December 31, 2022

HRI Communities, LLC	50.00
Keneth L. Rembert Land Surveyors	148.46
Keneth L. Rembert Land Surveyors	171.92
Charles L. McDonald Land Surveyors	31.28
Charles L. McDonald Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Kimball Investments	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
	<hr/>
	1,276.66

Chase Bank Money Market Account Balance \$60,131.55
Chase Bank Checking Account Balance \$6,903.04

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
PROPOSED BUDGET FOR YEAR 2023

	2023 Proposed Budget
REVENUES	
Charges for services	\$ 30,000
Interest	70
Total Revenues	<u>30,070</u>
SUMMARY OF EXPENDITURES	
Personal Services	
Board Member Per Diem Payments	5,850
Payroll Tax Expenses	900
Total Personal Services	<u>6,750</u>
Supplies and Materials	
Office Supplies	500
Meetings and Public Notices	6,500
Postage	4,000
Total Supplies and Materials	<u>11,000</u>
Other Services and Charges	
Audit fees	3,000
Insurance	500
Membership Dues	800
Bank Charges	400
Miscellaneous	3,000
Professional Services	1,000
Training	8,000
Total Other Services and Charges	<u>16,700</u>
Total Expenses	<u>34,450</u>
SUMMARY OF FUND BALANCE	
Net change in fund balance	(4,380)
Estimated Beginning Fund Balance	55,206
Estimated Ending Fund Balance	\$ 50,826

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
PROPOSED BUDGET FOR YEAR 2023

	2021			2022			2022			2022			2022			2023			2023								
	Actual			Original Budget			Last Adopted Budget			Actual Year-to-Date as of November 2022			Estimated Remaining for Year			Projected Actual Result at Year End			% Change Last Adopted Budget vs. Projected Actual Result at Year End			Proposed Budget			% Change Projected Actual Result at Year End vs. Adopted Budget		

DATE: December 15, 2022

MEMO TO: Becky Becnel
Houma-Terrebonne Regional Planning Commission

FROM: Skyla Galjour
Terrebonne Parish Consolidated Government, Accountant

SUBJECT: 2022 Annual Audit Services

Quotes have been obtained for the 2022 annual audit services for the Houma-Terrebonne Regional Planning Commission. Listed below are Certified Public Accounting agencies and their response.

- Martin and Pellegrin, CPA's (Houma, La) - \$3,000 (2022-2024)
- T. S. Kearns & Co. (Thibodaux, La) – Not submitting a quote at this time
- Bourgeois Bennett (Houma, La) – Not submitting a quote at this time

Please have the board make a motion to choose a firm. Once a firm is selected, the firm will be contacted to provide the engagement letter for signing. If you have any questions, please give me a call @ 873-6733.

AUDIT PROPOSAL
FOR
HOUMA-TERREBONNE
REGIONAL PLANNING
COMMISSION

Name of Proposer's Firm:	Martin & Pellegrin CPAs (PC)
Address (Physical & Mailing):	103 Ramey Road Houma, LA 70360
Telephone Number:	(985) 851-3638
Fax Number:	(985) 851-3951
Contact Person:	Pernell J. Pellegrin, CPA
Proposed Audit Fee:	\$ 3,000 per year

**Martin
and
Pellegrin**

103 Ramey Road
Houma, Louisiana 70360

*Certified Public Accountants
(A Professional Corporation)*

Ph. (985) 851-3638
Fax (985) 851-3951

September 20, 2022

To the Board of Commissioners
Houma-Terrebonne Regional Planning Commission
Houma, Louisiana

Dear Sirs:

Please accept this document as our Firm's proposal to serve as independent auditors for Houma-Terrebonne Regional Planning Commission for the primary purpose of reporting on the Commission's financial statements for the years ending **December 31, 2022, 2023, and 2024.**

The audit will be performed in accordance with generally accepted auditing standards as promulgated by the American Institute of Certified Public Accountants. There are no scope limitations as related to the performance of this audit by our firm. The audit will be performed in a timely manner as required by state statute.

Our firm has the necessary governmental audit experience and is kept abreast of current auditing and reporting requirements. The firm, as well as both of its partners, is licensed to practice public accounting in the State of Louisiana. Our firm is independent, as defined by generally accepted auditing standards, as related to your Commission. Since inception, the firm has no record of substandard audit work and has not engaged in any unethical practices. The firm has met all applicable peer review and continuing professional education requirements. A copy of the Firm's most recent peer review is enclosed.

Our firm is a local firm whose partners are members of the American Institute of Certified Public Accountants and the Society of Louisiana Certified Public Accountants. The firm offers accounting, data processing, review, auditing, tax, computer consulting, and business consulting services to its clients.

No disciplinary action has been taken against our firm by the American Institute of Certified Public Accountants, any state board of accountancy, any state or federal grantor, any state society of certified public accountants, or any other regulatory body. Neither of the two partners nor any firm employees has ever been the subject of any past, present, or anticipated administrative, criminal, or civil action alleging breach of contract or a violation of any federal, state, or local law. The partners and firm employees have never been convicted of a felony, pleaded nolo contendere to a felony charge, or been held liable in a civil action by final judgment involving a violation of any federal, state, or local law, or been the subject of a material

RPC / F.1

complaint or other legal proceeding. No partner or firm employee is subject to any effective injunctive or restrictive order or decree relating to the performance of a service contract.

The firm does not discriminate on the basis of race, color, religion, sex, national origin, veterans' status, political affiliation, disability, sexual orientation, or any other matter relating to employment.

Our proposed fees are based on the estimated hours to complete the engagement. We propose an audit fee of \$3,000 per year. Please note that there has been no fee increase for the last three years and we commit to no fee increase for the next three year period.

This engagement will be the responsibility of Pernell J. Pellegrin, our audit partner who has 37 years experience in private industry, governmental, and non-profit auditing.

If selected, we will hold the Houma-Terrebonne Regional Planning Commission engagement in high regard and assure that you will receive the quality service expected. We would be pleased to discuss this proposal at your convenience. Please feel free to call Mr. Pellegrin at 851-3638 if you have any questions or concerns.

Sincerely,

A handwritten signature in cursive script, appearing to read "Martin and Pellegrin".

Martin and Pellegrin CPAs (PC)

Non-Profit & Governmental Audits

Houma-Terrebonne Airport Commission – 1990-2022 (Subject to Uniform Guidance)
Ms. Heather Boudreaux 10264 E Main Street Houma, LA 70363 Ph. (985) 872-4646

Houma-Terrebonne Planning Commission – 1998-2012, 2016-2021
Ms. Rhonda Savoie 8026 Main Street #401 Houma, LA 70360 Ph. (985) 873-6793

Houma Area Convention and Visitors Bureau – 1998-2022
Ms. Sondra Corbitt 114 Tourist Dr. Gray, LA 70359 Ph. (985) 868-2732

Terrebonne Recreation District No. 3A – 2004-2022
Ms. Brenda Lavoie 123 Glenhill Dr Houma, LA 70363 (985) 688-6921

Houma Firemen's Pension and Relief Fund – 2004-2022
Ms. Debbie Bourg 8026 Main Street Houma, LA 70360 (985) 868-5050

Terrebonne Port Commission – 2007-2022
Mr. David Rabalais 1116 Bayou Lacarpe Rd Houma, LA 70363 Ph. (985) 873-6428

Terrebonne Economic Development Authority – 2007-2013, 2016-2022
Mr. Matt Rookard 8026 Main Street Houma, LA 70360 (985) 873-6890

River Parishes Convention & Visitors Bureau – 2007-2022
Mr. Buddy Boe 671 Belle Terre Blvd LaPlace, LA 70068 Ph. (866) 204-7782

Terrebonne Veterans' Memorial District – 2011-2022
Ms. Kandace Mauldin 8026 Main Street Houma, LA 70360 Ph. (985) 868-5050

Bayou Cane Fire Protection District – 2012-2022
Chief Ken Himel 6166 West Main Street Houma, LA 70363 Ph. (985) 580-7230

Bayou Lafourche Fresh Water District – 2016-2022 (Subject to Uniform Guidance)
Mr. Ben Malbrough 1016 St Mary Street Thibodaux, LA 70301 Ph. (985) 447-7155

Town of Lockport – 2019-2022 (Subject to Uniform Guidance)
Ms. Mandy Himel 710 Church Street Lockport, LA 70374 (985) 532-3117

Terrebonne Parish Coroner – 2019-2022
Ms. Kayla Dupre 8026 Main Street Houma, LA 70360 Ph. (985) 868-5050

Terrebonne Recreation District No. 2/3 – 2019-2022
Ms. Sonja Labat 137 Front Street Houma, LA 70364 (985) 438-4668

Sunshine Village, Inc. – 2020-2022 (Subject to Uniform Guidance)
Mr. Casey Guidry 106 School Street Houma, LA 70360 Ph. (985) 266-1028

Non-Profit & Governmental Audits (cont.)

United Way for St Charles 2005-2022

Mr. John Dias 13207 River Road Luling, LA 70070 Ph. (985) 331-9603

United Way for South Louisiana 2005-2022

Ms. Alina Merlos 600 Academy Street Houma, LA 70360 Ph. (985) 879-2461

Options for Independence 2005-2022 (Subject to Uniform Guidance)

Mr. Barry Chauvin 8326 Main Street Bldg 3 Houma, LA Ph. (985) 868-2620

Options for Affordable Housing 2015-2022

Mr. Barry Chauvin 8326 Main Street Bldg 3 Houma, LA Ph. (985) 868-2620

Bayou Land Families Helping Families 2005-2022

Mr. Charlie Michel 286 LA-3185 Thibodaux, LA 70301 Ph. (985) 447-4461

The Haven 2005-2022

Ms. Julie Pellegrin Houma and Thibodaux, LA Ph. (985) 872-0757

Bayou Council Behavioral Health Services 2005-2022

Ms. Jennifer Tregue 504 St. Louis St. Thibodaux, LA 70301 (985) 446-0643

Bayouland YMCA 2012-2022

Ms. Angie Falgout 103 Valhi Blvd. Houma, LA 70360 Ph. (985) 873-9622

Bayou Community Academy Charter School – 2012-2022

Ms. Melanie Becnel 800 E. 7th Street Thibodaux, LA 70301 Ph. (985) 446-3011

Fletcher Community College Foundation – 2017-2022

Mr. Chandler LeBouef 1407 Hwy 311 Schriever, LA 70395 Ph. (985) 448-7900

START Corporation – 2019-2022 (Subject to Uniform Guidance)

Mr. Casey Guidry 106 School Street Houma, LA 70360 Ph. (985) 266-1028

Taddy Village, Inc. 2019-2022 (Subject to Uniform Guidance)

Mr. Casey Guidry 106 School Street Houma, LA 70360 Ph. (985) 266-1028

Larke Village, Inc. 2019-2022 (Subject to Uniform Guidance)

Mr. Casey Guidry 106 School Street Houma, LA 70360 Ph. (985) 266-1028

District Attorney of the 32nd Judicial District 2000-2022 (Subject to Uniform Guidance)

Ms. Sandy Romano P.O. Box 3600 Houma, LA 70360 Ph. (985) 873-6500



ERICKSEN KRENTEL
CERTIFIED PUBLIC ACCOUNTANTS • CONSULTANTS

Report on the Firm's System of Quality Control

January 19, 2021

To the Shareholders of Martin and Pellegrin, CPAs (APC)
and the Peer Review Committee of the Society of Louisiana CPAs

We have reviewed the system of quality control for the accounting and auditing practice of Martin and Pellegrin, CPAs (APC) (the firm) in effect for the year ended March 31, 2020. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control and the firm's compliance therewith based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act; and an audit of an employee benefit plan.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Martin and Pellegrin, CPAs (APC) in effect for the year ended March 31, 2020, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)* or *fail*. Martin and Pellegrin, CPAs (APC) has received a peer review rating of *pass*.

Erickson Krentel, LLP

Certified Public Accountants

RPC / F.1

Rhonda Samanie

From: Brandy Kearns <brandy.kearns@kearnscpa.com>
Sent: Thursday, September 15, 2022 10:27 AM
To: Rhonda Samanie
Subject: RE: 2022 Annual Audit (Houma-Terrebonne Regional Planning Commission- T.S. Kearns & Co.

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Rhonda,

Thank you for considering us for the proposal; however, I won't be able to submit a proposal at this time.

Kindest regards,
Brandy Kearns



Brandy I. Kearns, CPA, CFF

Office 985-447-8507
164 West Main Street
Thibodaux, LA 70301
www.kearnscpa.com

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DISCLAIMER: Any accounting, business or tax advice contained in this communication, including attachments and enclosures, is not intended as a thorough, in-depth analysis of specific issues, nor a substitute for a formal opinion, nor is it sufficient to avoid tax-related penalties. If desired, T.S. Kearns & Co., CPA, PC would be pleased to perform the requisite research and provide you with a detailed written analysis. Such an engagement may be the subject of a separate engagement letter that would define the scope and limits of the desired consultation services.

From: Rhonda Samanie <rsamanie@tpcg.org>
Sent: Thursday, September 15, 2022 10:01 AM
To: Brandy Kearns <brandy.kearns@kearnscpa.com>
Cc: Becky Becnel <bbecnel@tpcg.org>
Subject: 2022 Annual Audit (Houma-Terrebonne Regional Planning Commission- T.S. Kearns & Co.

Good morning Brandy,

We are in the process of getting Proposals to perform the 2022 Annual Audit for the Houma-Terrebonne Regional Planning Commission. If you would like to submit a Proposal please provide a quote for the price of the audit and some detail of the services that will be provided.

If you have any questions, please contact me.

Thank you,

Rhonda Samanie
Budget Assistant-Finance Dept.
Terrebonne Parish Consolidated Government
Phone (985) 873-6733
Fax (985) 873-6457
Email rsamanie@tpcg.org

Rhonda Samanie

From: Aimee Zeringue <aimeez@bb-cpa.com>
Sent: Monday, September 19, 2022 11:01 AM
To: Rhonda Samanie
Subject: RE: 2022 Annual Audit (Houma-Terrebonne Regional Planning Commission) - Bourgeois Bennett LLC

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Rhonda,

Thanks for the request. We will not be submitting a proposal at this time.

Aimee Zeringue

Audit Manager
Bourgeois Bennett, LLC
1054 W. Tunnel Boulevard
Houma, LA 70360
Office: (985) 868-0139
Fax: (985) 879-1949
Discover the Difference
www.bb-cpa.com

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From: Rhonda Samanie <rsamanie@tpcg.org>
Sent: Thursday, September 15, 2022 10:01 AM
To: Aimee Zeringue <aimeez@bb-cpa.com>
Cc: Becky Becnel <bbecnel@tpcg.org>
Subject: 2022 Annual Audit (Houma-Terrebonne Regional Planning Commission) - Bourgeois Bennett LLC

Good morning Aimee,

We are in the process of getting Proposals to perform the 2022 Annual Audit for the Houma-Terrebonne Regional Planning Commission. If you would like to submit a Proposal, please provide a quote for the price of the audit and some detail of the services that will be provided.

If you have any questions, please contact me.

Thank you,

RPC / F.1

Rhonda Samanie
Budget Assistant-Finance Dept.
Terrebonne Parish Consolidated Government
Phone (985) 873-6733
Fax (985) 873-6457
Email rsamanie@tpcg.org

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Phone (985) 873-6793 • Fax (985) 580-8141 • Email: 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

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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 / H.1



FOUR POINT INDUSTRIES, INC.
PARCEL 7

NORBERT J. VOISIN, INC.
SUNSHINE ACRES
SUBDIVISION

BENCHMARK
NAIL IN ROAD
ELEV.=1.92'
(N.A.V.D. '88, C4G-LSU)

FOUR POINT ROAD

MISS JANIS' 4J
SPELL'S, LLC
PARCEL 3-B

FOUR GEAX LOUISIANA, LLC
REVISED
PARCEL 3-A
(1.701 ACRES)

LOT 55
4,276 SQ. FT.

JOHN GUIDRY
ET UX
LOT 58

DWAYNE CLEMENT
ET UX
LOT 59

NOEL EMERSON
ET UX
LOT 60

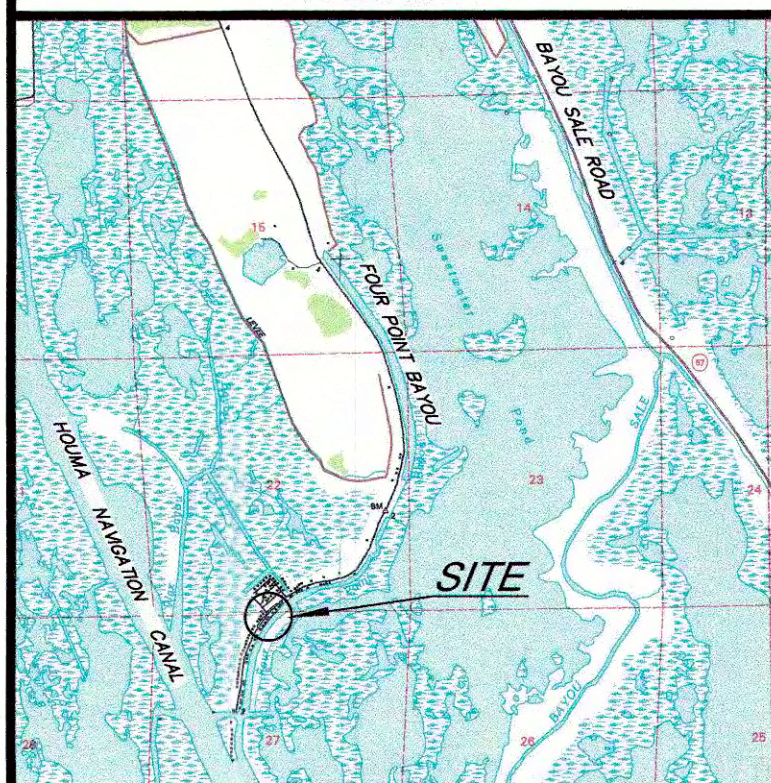
TED CALLIAS
ET UX
LOT 61

FOUR POINT INDUSTRIES, INC.
PARCEL 4

FOUR POINT BAYOU

RPC / H.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



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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. ☐ Raw Land
☐ Re-Subdivision
- B. ☐ Mobile Home Park
☐ Residential Building Park
- C. ☐ Major Subdivision
☐ Conceptual
☐ Preliminary
☐ Engineering
☐ Final
- D. ☒ Minor Subdivision
☐ Conceptual/Preliminary
☐ Engineering
☐ 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: Lots 7-A & 7-B, Block 7, A Redivision of Lot 7 of Aragon Estates Subdivision, Adden. No. 2, Belonging to Aswell P. Domangue et ux
2. Developer's Name & Address: ASWELL P. & MARIE DOMANGUE 202 Rosemary Street, Chauvin, LA 70344
- Owner's Name & Address: Aswell P. & Marie Domangue 202 Rosemary Street, Chauvin, LA 70344
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: 518 & 520 ARAGON RD
5. Location by Section, Township, Range: SECTION 5, T18S-R189E
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: 11/18/22 SCALE: 1"=20'
12. Council District / Fire Tax Area:
9 Tracclair / Montegut
13. Number of Lots: 2
14. Filing Fees: \$319.46

CERTIFICATION:

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

KENETH L. REMBERT

Print Applicant or Agent

11/22/22

Date

Aswell P. Domangue
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.

ASWELL P. DOMANGUE

Print Name of Signature

PC22/ 12 - 1 - 58

RPC / I.1

Revised 11/3/2021

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. ☐ 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: TRACTS D-2-A & D-2-B, A REDIVISION OF PARCEL "D-2", PROPERTY BELONGING TO AUTO SPA PROPERTIES, L.L.C.
2. Developer's Name & Address: AUTO SPA PROPERTIES, LLC 106 Parlange Dr., Houma, LA 70360
Owner's Name & Address: AUTO SPA PROPERTIES, LLC 106 Parlange Dr., Houma, LA 70360
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: 1842 MARTIN LUTHER KING BLVD
5. Location by Section, Township, Range: SECTION 3, 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: 11/17/22 SCALE: 1"=40'
12. Council District / Fire Tax Area:
3 Michel / Bayou Cane
13. Number of Lots: 2
14. Filing Fees: \$342.92

CERTIFICATION:

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

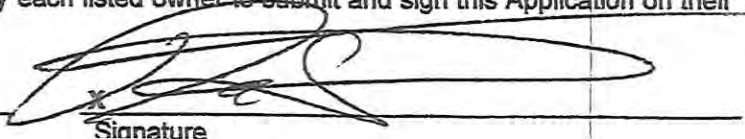
KENETH L. REMBERT
Print Applicant or Agent


Signature of Applicant or Agent

11/22/22
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.

AUTO SPA PROPERTIES, LLC
by: David Saint
Print Name of Signature

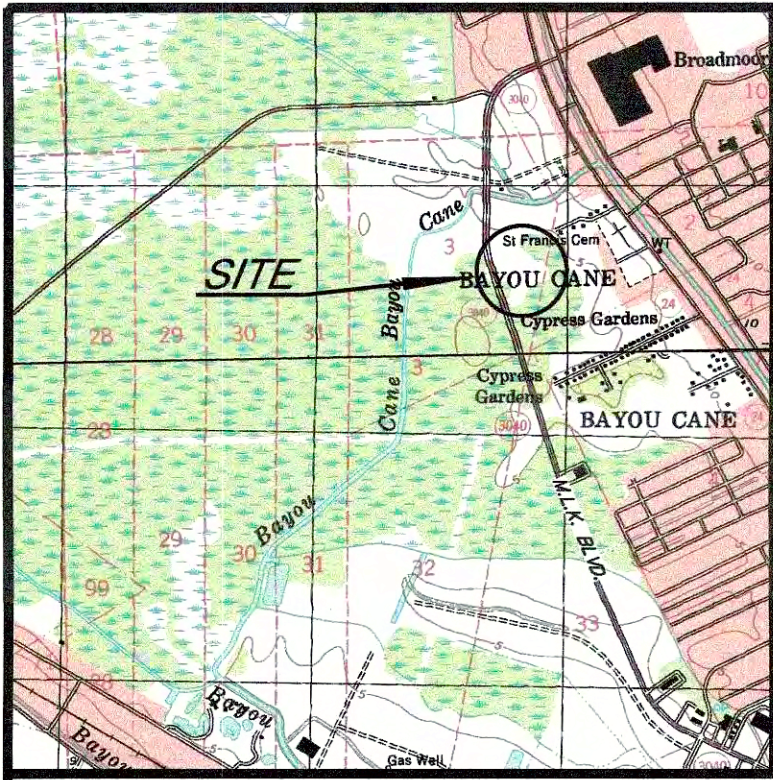

Signature

11/22/22
Date

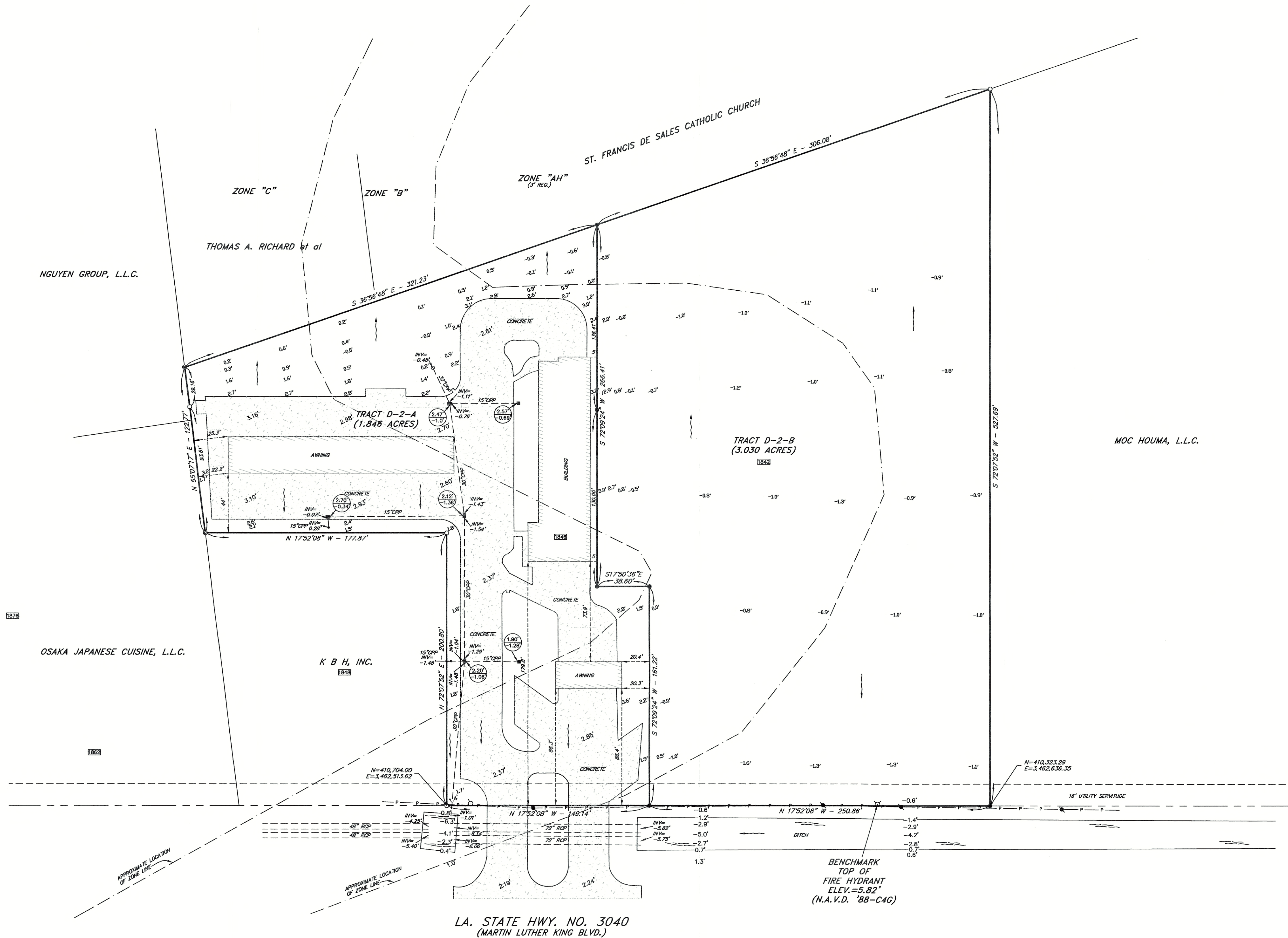
PC22/ 12 - 2 - 59

RPC / I.2

Revised 11/3/2021



"VICINITY MAP"



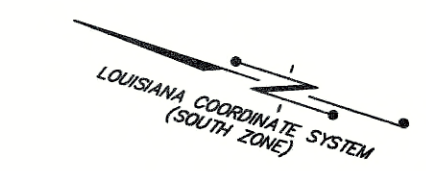
RPC / I.2

"MINOR SUBDIVISION"
LAND USE: COMMERCIAL
DEVELOPER: AUTO SPA PROPERTIES, L.L.C.

SURVEY OF TRACTS D-2-A & D-2-B
A REDIVISION OF PARCEL "D-2"
PROPERTY BELONGING TO
AUTO SPA PROPERTIES, L.L.C.
LOCATED IN SECTION 3, T17S-R17E,
TERREBONNE PARISH, LOUISIANA

NOVEMBER 17, 2022
REVISED: NOVEMBER 29, 2022
SCALE: 1" = 40'

Keneth L. Rembert
KENETH L. REMBERT, SURVEYOR
635 SCHOOL ST., HOUMA, LA.



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



- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - INDICATES IRON ROD FOUND
 - ⊙ INDICATES 3/4" IRON PIPE FOUND
 - ⊗ INDICATES 6" IRON PIPE FOUND
 - ⊕ EXISTING POWER POLE
 - ⊖ EXISTING POWER POLE WITH LIGHT
 - ⊙ EXISTING FIRE HYDRANT
 - ⊙ INDICATES SPOT ELEVATION (BASED ON NAD 83, OPUS)
 - ⊙ INDICATES MUNICIPAL ADDRESS
 - INDICATES DRAINAGE FLOW
 - INDICATES 2" x 2" DROP INLET
 - INDICATES 2" x 3" DROP INLET

THESE LOTS ARE LOCATED IN ZONES "AH", "B" & "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0410, SUFFIX "C", DATED MAY 1, 1985 AND INDEXED APRIL 2, 1992. (ZONE "AH" HAS A BASE FLOOD REQUIREMENT OF 3'). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-5101 DOES NOT AFFECT THIS PROPERTY. THE 2021 PRELIMINARY FIRM COMMUNITY NO. 221096, PANEL NO. 0095 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "AH" WITH A BASE FLOOD ELEVATION OF 3'.
THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.

INDIVIDUAL TREATMENT PLANT TO BE USED.
COMMUNITY SEWERAGE IS NOT AVAILABLE.
THIS PROPERTY DRAINS TO THE REAR AND ROADSIDE DITCHES WHICH ARE MAINTAINED BY THE PARISH OF TERREBONNE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.
THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 1256269 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 LOUISIANA COORDINATE SYSTEM SOUTH ZONE.
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.
JOB NO. : 801 FIELD BOOK : 464 ADDRESS : MLK BLVD CAD NAME : SAINT-AUTO-SPA-1846-MARTIN-LUTHER-KING-BLVD-TPC-22-801
DRAWN BY : AP PAGES : 23 SURVEY FILE : AUTOSPA7.TXT FOLDER : AUTO SPA SURVEY - MLK

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"/> 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)

Request for a variance from the 250' requirement for the fire hydrant location for Tract "A." The fire hydrant is located 267.4' away which falls within the allowable 10% difference of 275'.

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

- Name of Subdivision: Map Showing the Redivision of Property Belonging to Nancy Bergeron Naquin
- Developer's Name & Address: Nancy Naquin 7116 Andrew Dale Dr. Houma, LA 70364
Owner's Name & Address: Nancy Naquin 7116 Andrew Dale Dr. Houma, LA 70364
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor, Inc.
P.O. Box 1390 Gray, LA 70359

SITE INFORMATION:

- | | |
|---|--|
| 4. Physical Address: <u>7116 Andrew Dale Drive Houma, LA 70364</u> | |
| 5. Location by Section, Township, Range: <u>Section 6, T17S-R17E</u> | |
| 6. Purpose of Development: <u>To ^{DIVIDE} division an existing tract of record into 2 tracts of record</u> | |
| 7. Land Use:
<input type="checkbox"/> *** Single-Family Residential
<input type="checkbox"/> Multi-Family Residential
<input type="checkbox"/> Commercial
<input type="checkbox"/> Industrial | 8. Sewerage Type:
<input type="checkbox"/> *** Community
<input type="checkbox"/> Individual Treatment
<input type="checkbox"/> Package Plant
<input type="checkbox"/> Other |
| 9. Drainage:
<input type="checkbox"/> *** Curb & Gutter
<input type="checkbox"/> Roadside Open Ditches
<input type="checkbox"/> Rear Lot Open Ditches
<input type="checkbox"/> Other | 10. Planned Unit Development: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> ** |
| 11. Date and Scale of Map: <u>28 November 2022</u> | |
| 12. Council District / Fire Tax Area: <u>5 Domangue / Bayou Cane</u> | |
| 13. Number of Lots: <u>2</u> | 14. Filing Fees: <u>\$156.28</u> |

CERTIFICATION:

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

Alisa Champagne

Print Applicant or Agent

28 November 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.

Nancy B. Naquin
Print Name of Signature

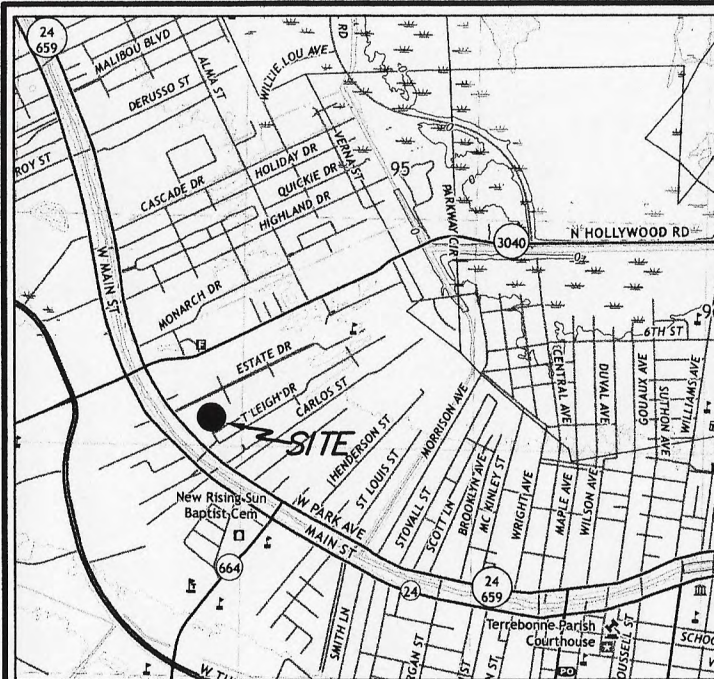
Nancy B. Naquin
Signature

November 28, 2022
Date

RPC / I.3

Revised 11/3/2021

PC22/ 12 - 3 - 60



Vicinity Map

Proposed Land Use:
Single Family Residential

ADDRESS:
7116 Andrew Dale Drive

APPROVED AND ACCEPTED THIS DATE _____
BY THE TERREBONNE PARISH PLANNING COMMISSION

BY _____ FOR _____

MAP SHOWING THE REDIVISION OF PROPERTY BELONGING TO NANCY BERGERON NAQUIN LOCATED IN SECTION 6, T17S-R17E, TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 60'

28 NOVEMBER 2022

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

Charles L. McDonald

REG. P.L.S. No. 3402



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



RPC / I.3

GENERAL NOTES:

Bearings shown hereon are based on the reference map prepared by S. Allen Munson, C.E. entitled "SURVEY OF PROPERTY BELONGING TO MRS. JANNIE N. AMOS" and dated October 30, 1962.

NOTE: Method of sewer disposal is TPCG maintained community sewer system for Caveness Estates Subdivision.

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: This property is situated within ZONE "C" as shown on the F.E.M.A. Flood Insurance Rate Map dated 5/1/1985. (Map No. 225206 0265 C)