

# Houma-Terrebonne Regional Planning Commission

L. A. “Budd” Cloutier, O.D.....	Chairman
W. Alex Ostheimer.....	Vice-Chairman
Angi Falgout.....	Secretary/Treasurer
Joseph Cehan, Jr.....	Member
James A. Erny.....	Member
Gloria Foret.....	Member
Jeremy Kelley.....	Member
Keith Kurtz.....	Member
Wayne Thibodeaux.....	Member

**MAY 17, 2018, THURSDAY**

**6:00 P.M.**

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

## **A • G • E • N • D • A**

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

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. APPROVAL OF MINUTES:**
  - 1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of April 19, 2018
- E. COMMUNICATIONS**
- F. STAFF REPORT:**
  - 1. Discussion and possible action regarding the proposed amendment to Overlay District zoning regulations concerning building façade signage
- G. COMMISSION COMMENTS:**
  - 1. Planning Commissioners’ Comments
  - 2. Chairman’s Comments
- H. PUBLIC COMMENTS**
- I. ADJOURN**

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

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. ACCEPTANCE OF MINUTES:**
  - 1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of April 19, 2018
- E. APPROVE EMITTENCE OF PAYMENT FOR THE MAY 17, 2018 INVOICES AND TREASURER’S REPORT OF APRIL 2018**
- F. PLANNING:**
  - 1. Planning Commissioners’ Comments
  - 2. Administration’s Comments
  - 3. Chairman’s Comments
- G. COMMUNICATIONS**

**H. APPLICATIONS:**

1. a) Subdivision: Resubdivision of Raw Land Tracts A-B-C-F-A & F-C-D-E-F- into Tracts 1 & 2  
Approval Requested: Process D, Minor Subdivision  
Location: 5671 Highway 311, Terrebonne Parish, LA  
Government Districts: Council District 6 / Bayou Cane Fire District  
Developer: PLMACM Corporation  
Surveyor: Acadia Land Surveying, LLC  
  
b) Public Hearing  
c) Consider Approval of Said Application
2. a) Subdivision: Cameron Isles Business Park Unit 1  
Approval Requested: Process C, Major Subdivision-Final  
Location: Westside Boulevard Extension, Terrebonne Parish, LA  
Government Districts: Council Districts 2 & 6 / Bayou Cane Fire District  
Developer: Linton Road Company, LLC  
Engineer: Delta Coast Consultants, LLC  
  
b) Consider Approval of Said Application

**I. STAFF REPORT**

1. Roll Call with regard to those who have completed the annual Ethics Training Course as required by the State Legislature for 2018
2. Discussion and possible action with regard to mileage rates for travel reimbursement to be used by Planning Commissioners

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

1. Raw Land Division of Two Tracts: Tract DL-1, being a part of the Warrior Tract & Tract W-1, being a part of Tract L-N-O-P-M-L, Section 1, T18S-R17E & Section 59, T18S-R18E, Terrebonne Parish, LA
2. Tracts A-B-C-D-A, B-E-F-G-H-I-J-C-B & E-K-L-J-I-H-G-F-E, A Redivision of Property belonging to Lou Ellen F. Bullock, et al, Section 65, T20S-R18E, Terrebonne Parish, LA
3. Survey of 3.744 & 0.310 acre tracts belonging to Hospital Service District #1 for a proposed lot line adjustment, Section 8, T17S-R17E, Terrebonne Parish, LA
4. Lot Line Shift between Lots 1 & 2 of the Redivision of Property belonging to B & T Leasing, or assigns, Section 6, T16S-R16E & T16S-R17E, Terrebonne Parish, LA
5. Lot Extensions 2-A, 3-A and the remaining Property belonging to Ronald & Connie Lajaunie, Jr., Sections 82 & 69, T16S-R17E, Terrebonne Parish, LA
6. Revised Tracts B, C, & D, Property belonging to Brandon K. Dufrene, et al, Section 44, T16S-R17E, Terrebonne Parish, LA
7. Revised Tracts 2, 3, & 4, A Redivision of Property belonging to Kimberly D. Chafin, et al, Section 3, T19S-R18E, Terrebonne Parish, LA

**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 (HTRPC)**  
**MEETING OF APRIL 19, 2018**

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., Chairman, called to order the regular meeting of April 19, 2018 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:06 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Jim Erny.
- B. Upon Roll Call, present were: Mr. Joseph “Joey” Cehan; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. James Erny; Mrs. Angi Falgout, Secretary/Treasurer; Mrs. Gloria Foret; Mr. Jeremy Kelley; Mr. Alex Ostheimer, Vice-Chairman; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Keith Kurtz. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, and Mr. Laddie Freeman, 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 him or herself from participating in the debate, discussion, and voting on that matter.
- D. ACCEPTANCE OF MINUTES:
1. Mr. Thibodeaux moved, seconded by Mr. Kelley: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of March 15, 2018.”
- The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret; Mr. Kelley, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mrs. Falgout moved, seconded by Mr. Erny: “THAT the HTRPC emit payment for the April 19, 2018 invoices and approve the Treasurer’s Report of March 2018.”
- The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret; Mr. Kelley, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. COMMUNICATIONS:
1. Mr. Pulaski read a letter from Leonard Chauvin P.E., P.L.S., Inc.’s office, dated April 19, 2018 requesting Item G.1 regarding Russell Every Townhomes be withdrawn [See *ATTACHMENT A*].
- a) Discussion was held with regard to the core issue with the development was that a residential building park cannot be built along a minor street which was classified by South Central Planning per the request of Staff.
- b) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC withdraw the conceptual and preliminary application for Process B, Residential Building Park, for Russell Every Townhomes as per the Developer’s request [See *ATTACHMENT A*].”
- The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret; Mr. Kelley, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. OLD BUSINESS:
1. WITHDRAWN. *Russell Every Townhomes* [See *ATTACHMENT A*]
- H. APPLICATIONS:
1. The Chairman called to order the Public Hearing for an application by The Buquet Corporation requesting approval for Process A, Raw Land Division, for Property belonging to The Buquet Corporation.
- a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., representing The Buquet Corporation, discussed the location and division of property.
- b) No one from the public was present to speak.

- c) Mr. Thibodeaux moved, seconded by Mrs. Falgout: “THAT the Public Hearing be closed.”  
  
The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret; Mr. Kelley, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
  - d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon addresses being depicted on the plat and the property being tied to a monument or intersection.
  - e) Mr. Erny moved, seconded by Mr. Kelley: “THAT the HTRPC grant approval of the application for Process A, Raw Land Division, for Property belonging to The Buquet Corporation conditioned upon addresses being depicted on the plat and the property being tied to a monument or intersection.”  
  
The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret; Mr. Kelley, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
2. The Chairman called to order the Public Hearing for an application by Jackie Anthony Marie requesting approval for Process D, Minor Subdivision, for Tracts 1-A, 1-B, 1-C, & 1-D, A Division of Tract 1 belonging to Jackie Anthony Marie.
- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing Mr. Marie, discussed the location and division of property. He indicated Ms. Courtney Dickerson with Board of Health overlooked the inspection and requested conditional approval provided upon their approval.
  - b) No one from the public was present to speak.
  - c) Mrs. Falgout moved, seconded by Mr. Kelley: “THAT the Public Hearing be closed.”  
  
The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret; Mr. Kelley, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
  - d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the submittal of an approval letter from LA Department of Health.
  - e) Mr. Erny moved, seconded by Mrs. Falgout: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts 1-A, 1-B, 1-C, & 1-D, A Division of Tract 1 belonging to Jackie Anthony Marie conditioned upon the submittal of an approval letter from LA Department of Health.”  
  
The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret; Mr. Kelley, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
3. The Chairman called to order the Public Hearing for an application by Doris M. Cox Abramson requesting approval for Process D, Minor Subdivision, for Tracts A and B, Property belonging to Doris M. Cox Abramson, et al.
- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing Mr. Marie, discussed the location and division of property. He requested conditional approval provided upon approval from the Board of Health.
  - b) No one from the public was present to speak.

- c) Mrs. Falgout moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”  
  
The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret; Mr. Kelley, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
  - d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the submittal of an approval letter from LA Department of Health.
  - e) Mr. Erny moved, seconded by Mrs. Falgout: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts A and B, Property belonging to Doris M. Cox Abramson, et al conditioned upon the submittal of an approval letter from LA Department of Health.”  
  
The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret; Mr. Kelley, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
4. The Chairman called to order the Public Hearing for an application by Terrebonne Parish Consolidated Government requesting approval for Process A, Re-Subdivision, for portions of Lots 4, 5, & 6, Block 1 of the subdivision titled Bayouside Lots along Highway 311, Matherne Realty Partnership, LLC.
- a) Mr. Cehan indicated he would abstain from any and all discussion and consideration of this application due to him being employed by the Terrebonne Parish Consolidated Government.
  - b) Mr. Pulaski, on behalf of TPCG, discussed the location and division of property. He indicated these lots were to be donated to the Parish for use associated with construction and operation of a pump station in the 1-1A forced drainage system (Little Bayou Black).
  - c) No one from the public was present to speak.
  - d) Mrs. Falgout moved, seconded by Mr. Kelley: “THAT the Public Hearing be closed.”  
  
The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret; Mr. Kelley, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
  - e) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval.
  - f) Discussion was held with regard to the bayou not being owned by the Parish. Mrs. Amber Plessala, T. Baker Smith, LLC, indicated the pump station would be mostly on the batture and partially in the canal and that they have applied for a state lands permit.
  - g) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC grant approval of the application for Process A, Re-Subdivision, for portions of Lots 4, 5, & 6, Block 1 of the subdivision titled Bayouside Lots along Highway 311, Matherne Realty Partnership, LLC.”  
  
The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret; Mr. Kelley, and Mr. Ostheimer; NAYS: None; ABSTAINING: Dr. Cloutier and Mr. Thibodeaux; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. The Chairman called to order the application by Low Land Investors, LLC requesting engineering approval for Process C, Major Subdivision, for High Land Development.
- a) Ms. Joan Schexnayder, on behalf of the TPCG Engineering Division, read a memo, dated April 19, 2018, concerning the punch list items for the development [See *ATTACHMENT B*].
  - b) Mr. Sterling Boudreaux, representing Low Land Investors, LLC, stated they could comply/resolve all punch list items.

- c) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision, for High Land Development conditioned upon the developer complying/resolving all punch list items per the TPCG Engineering Division’s memo dated April 19, 2018 [See *ATTACHMENT B*].”

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

I. STAFF REPORT:

- 1. Mr. Pulaski spoke on the American Planning Association’s National Conference coming up on April 21-24, 2018 that he would be attending as well as Mr. Thibodeaux.
- 2. Mr. Pulaski discussed repairs made on the meeting room equipment in the amount of \$2,858.10 and that it was requested the Planning Commission and other entities that utilize the meeting room to help pay for said repairs. He asked the Commission if they would contribute \$500.
- a) Mr. Thibodeaux moved, seconded by Mr. Cehan: “THAT the HTRPC contribute \$500 to the TPCG Council to help pay for meeting room repairs.”

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mrs. Foret; Mr. Kelley, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: Mr. Erny; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

J. ADMINISTRATIVE APPROVALS:

Mr. Kelley moved, seconded by Mr. Cehan: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-3.”

- 1. Lot Line Shift between Property belonging to Clark J. Robertson & Chad P. Robertson, et al, Section 3, T16S-R17E, Terrebonne Parish, LA
- 2. Revised Lots 3 & 4, A Redivision of Revised Lot 3 and Lots 4 & 5, F.J. Matherne Subdivision, Section 41, T17S-R18E, Terrebonne Parish, LA
- 3. Revised Lots 1 & 2 of Block 4, A Redivision of Lots 1 & 2 in Deroche Estates, Section 4, T17S-R17E, Terrebonne Parish, LA

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

K. COMMITTEE REPORT:

- 1. Subdivision Regulations Review Committee:
  - a) Mr. Mike Sobert, Consolidated Waterworks District No. 1, discussed proposed changes they wanted to make to their subdivision requirements in order to stop dead end water lines and stagnant water in order to help prevent bacteria in the water.

*Mr. Kelley left the meeting at this time – 7:00 pm.*

L. COMMISSION COMMENTS:

- 1. Planning Commissioners’ Comments: None.
- 2. Chairman’s Comments:
  - a) The Chairman thanked everyone who have done the required Ethics Training to date and that roll call would be taken at the next meeting.

M. PUBLIC COMMENTS:

- 1. The Chairman recognized Ms. Louise Bourg, 204 North Project Road, who discussed complaints to the two existing duplexes being built on 302 Horseshoe Road. She indicated a port-a-let blew over and caused waste to be deposited on ground, trash all over that wind was blowing on neighboring properties, and there being no electrical facilities and all work is being done by means of a generator which was loud.
- a) Mr. Pulaski indicated there was an active permit on file for the two duplexes and he would inform the Certified Building Official and Inspectors of the issues for when they do their inspections.

N. Mr. Erny moved, seconded Mrs. Falgout: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:08 p.m.”

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

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

627 JACKSON STREET  
THIBODAUX, LA. 70301

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

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

Item E.1

April 19, 2018

***Via Email***

Terrebonne Parish Consolidated Government  
Attn: Chris Pulaski

***Re: Russel Every Townhomes – Residential Building Park at 302  
Horseshoe Rd. Schriever, Louisiana***

Mr. Pulaski,

We are requesting to completely remove this item from the Terrebonne Parish Planning Commission agenda. We will re-submit the planning application and site plan at a later date. If you have any questions please contact our office.

Sincerely,



Tre' Chauvin  
Leonard Chauvin PE, PLS Inc.





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



P.O. BOX 2768  
HOUMA, LOUISIANA 70361

## TERREBONNE PARISH CONSOLIDATED GOVERNMENT

April 19, 2018  
Item No. H-5

TO: Christopher M. Pulaski  
FROM: Joan E. Schexnayder, P.E. *JES*  
SUBJECT: Highland Development  
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 Servitude for each utility needs to be shown on the plat.
  - b. V.A.4 Elevations need to be shown on the rear property lines on the drainage plan.
  - c. V.A.8 Proposed lot grades and ditches should also be shown on the existing cross-sections.
  - d. V.A.8 Existing grading on the lots do not match the drainage plan.
  - e. V.C.9 The drainage ditch between lot 7 & 8 needs to have a culvert installed for servitude to remain at a width of 20 feet.
  - f. V.C.18 Correct culvert sizes need to be shown on the plat.
  - g. V.C.18 The 6020 calculations and the culverts on the drainage plan do not match.
  - h. VIII.A Cross-sections of the outfalls are required. Servitude on each outfall should meet the regulations.
2. 24.5.4.6.7 Approval letters should be provided from the following utilities:
  - a. Department of Health and Hospitals for water and sewer
3. 24.7.5.2 Approval from TPCG Utilities for street lights should be provided.
4. 24.7.5.2 Street light standards are required.
5. 24.7.5.2 Street light spacing is greater than the required 300 feet.
6. 24.7.6.4 Benchmark not shown on plat. The benchmark shall be concrete or steel pipe filled with concrete and a minimum of four inches square or four inches in diameter with a brass or aluminum disk embedded in the top and shall be placed within the public rights-of-way, but not more than two feet from any property line measuring perpendicular to the property line that parallels the right-of-way.

~~-----~~ 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: Eugene P. Robichaux, P.E.  
Ernest Brown  
Planning Commission  
Engineering Division  
Reading File  
Council Reading File

Saltwater Fishing Capital of the World ®

## Houma-Terrebonne Regional Planning Commission

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

### APPLICATION SUBDIVISION OF PROPERTY

#### APPROVAL REQUESTED:

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

         Variance(s) (detailed description):

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

- Name of Subdivision: Resubdivision of Tracts ABCDA & FCDEF Into Tracts 1 & 2
- Developer's Name & Address: PI.MACM Corporation 219 Grinage St., Houma, LA 70360  
\*Owner's Name & Address: Stephen Morgan 219 Grinage St., Houma, LA 70360  
(\* All owners must be listed, attach additional sheet if necessary)
- Name of Surveyor, Engineer, or Architect: Michael P. Blanchard, P.L.S.

#### SITE INFORMATION:

- Physical Address: 5671 Highway 311
- Location by Section, Township, Range: Section 101 Township 17 South - Range 17 East
- Purpose of Development: To create Vacant Land Tracts From Raw Land Tracts
- 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
- Date and Scale of Map: April 30, 2018 1" = 30'
- Council District: District 6
- Number of Lots: 2
- Filing Fees: \$296.00

I, Michael P. Blanchard, P.L.S., certify this application including the attached date to be true and correct.

Michael P. Blanchard, P.L.S.

Print Applicant or Agent

Date

4/30/2018

Signature of Applicant or Agent

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

Stephen A. Morgan Jr.

Print Name of Signature

Date

05/02/2018

Signature

Stephen A. Morgan Jr.



**TRACT 2**  
1.898 ACRES  
82,694 SQ. FT.

**TRACT 1**  
1.820 ACRES  
79,280 SQ. FT.

**LOUISIANA STATE HIGHWAY NO. 311**  
80' RIGHT OF WAY ± 40' ASPHALT ROADWAY

**P.O.B.1**  
**P.O.C.**

**P.O.B.2**

**LEGAL**  
A certain square f...  
being m...  
Commen...  
No. 311  
BEGINNING...  
Then, co...  
North 67...  
Then, de...  
distance...  
Then, So...  
on the v...  
Then, co...  
West a...

**LEGAL**  
A certain square f...  
being m...  
Commen...  
No. 311  
COMMENCE...  
of Louisi...  
distance...  
P.O.B.2;  
Then, No...  
Then, de...  
distance...  
Then, So...  
Then, So...  
Then, So...  
"POINT O...

**LEGAL DESCRIPTION - TRACT 1**

A certain tract or parcel of land designated as Tract 1 containing 1,820 acres or 79,260 square feet, located in Section 101, 171S - R17E, Terrebonne Parish, State of Louisiana, being more particularly described as follows:

Commencing at the intersection of the northerly right of way line of Louisiana State Highway No. 311 and the westerly right of way line of Polk Street, said point being the "POINT OF BEGINNING" and labeled "P.O.B.#1,"

Then, continuing along the northerly right of way line of Louisiana State Highway No. 311, North 67 degrees 08 minutes 50 seconds West a distance of 220.08 feet to a point;

Then, departing said right of way line, North 22 degrees 51 minutes 10 seconds East a distance of 380.61 feet to a point;

Then, South 59 degrees 53 minutes 13 seconds East a distance of 213.77 feet to a point on the westerly right of way line of Polk Street;

Then, continuing along said right of way line, South 21 degrees 33 minutes 24 seconds West a distance of 353.68 feet to the "POINT OF BEGINNING."

A certain tract or parcel of land designated as Tract 2 containing 1.898 acres or 82,694 square feet, located in Section 101, T17S - R17E, Terrebonne Parish, State of Louisiana, being more particularly described as follows:

Commencing at the intersection of the northerly right of way line of Louisiana State Highway No. 311 and the westerly right of way line of Polk Street, said point being the "POINT OF COMMENCEMENT" and labeled "P.O.C."; Then, continuing along the northerly right of way line of Louisiana State Highway No. 311, North 67 degrees 08 minutes 50 seconds West a distance of 220.08 feet to a point, said point being the "POINT OF BEGINNING" and labeled "P.O.B.2";

Then, North 67 degrees 08 minutes 50 seconds West a distance of 212.01 feet to a point; Then, departing said right of way line, North 23 degrees 26 minutes 53 seconds East a distance of 407.10 feet to a point;

Then, South 59 degrees 53 minutes 13 seconds East a distance of 209.46 feet to a point;

Then, South 22 degrees 51 minutes 10 seconds West a distance of 380.61 feet to the "POINT OF BEGINNING."

**CERTIFICATION:**


APPROVE AND ACCEPTED THIS DATE \_\_\_\_\_

BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION.

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

FOR: \_\_\_\_\_

- NOTES:**
- 1.) Zoning: C-2 - General Commercial District  
Yard requirements: Front yard: 25 feet, Side yard: 5 feet, Rear yard: 20 feet  
Zoning information acquired from <https://atlas.geoportalmap.com/terrebonne> accessed on June 1, 2017.  
Setback lines shall be verified by the owner, developer and/or contractor prior to any construction, as an abutment has not been performed by the surveyor. Zoning and setbacks are subject to change and should be verified with the local authority's Zoning Department before any design or construction.
  - 2.) Reference Maps:  
A.) Map Showing Survey of Property Belonging to Contran Realty Corporation, or assigns, located in Section 101, 1175, R17E, Terrebonne Parish, Louisiana  
Prepared by Charles L. McDonald Land Surveyor, Inc. Dated October 5, 2000
  - 3.) Basis of Bearings:  
Bearings are based on Reference Map "A"  
(\*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.
  - 5.) Flood Note: The property herein is located in Flood Zone "C" in accordance with FEMA Flood Insurance Rate Map Panel Number 2252060265C, dated May 1, 1985, for Terrebonne Parish, Louisiana. This property is located outside the limits of the ABFE zone in accordance with Panel LA-0102 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: The underground utilities shown have been located from "A. ONE CALL Ticket Number 170257932", viable utility features, and previous construction drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service, or abandoned. The surveyor makes no warranty that the underground utilities shown are in the exact location indicated. The surveyor has not physically located the underground utilities, except for above ground buried utility features. No excavations were made during the progress of this survey to locate buried utilities/ structures.
- |   |                      |
|---|----------------------|
| <b>UTILITY COMPANIES NOTIFIED VIA LOUISIANA ONE CALL Ticket Number 170257932:</b> |                      |
| COMCAST CABLE   | AT&T DISTRIBUTION    |
| SLECA   | TERK PAR CONS GOVT   |
| TERREBONNE PAR GOVT ELE   | TERREBONNE CONS GOVT |
| WAGNER OIL COMPANY  |                      |
- 7.) No attempt has been made by Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions servitudes, easements, delays, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor makes no title search or public record search in compiling the data for this survey.  
No Commitment for Title Insurance has been issued for the subject property described on the face of this plat.
  - 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.

**ACADIA**   
**LAND SURVEYING, LLC**  
LOUISIANA • MISSISSIPPI • TEXAS  
206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301  
Phone • (985) 449-0064 Fax • (985) 449-0085  
EMAIL • ACADIA@ACADIALANDSURVEYING.COM

**CERTIFICATION:**  
This is to certify to PLUMACM, L.L.C. 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 standards of the American Society of Professional Surveyors as set forth by the State of Louisiana, and of Registration for Professional Engineers and Land Surveyors and that the accuracy of the location and positional tolerances are in accordance with Class "C" surveys as stated in the standards. I also certify there are no visible encroachments across any property lines shown.

MICHAEL P. BLUMHARD  
REG. NO. 4861  
REG. EXPIRATION  
FEBRUARY 2018

*[Signature]* 04/30/2018

Michael P. Blumhard, P.L.S., Reg. No. 4861

This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

# Houma-Tenisonbonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

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

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

1. Name of Subdivision: Cameron Isles Business Park Unit 1  
2. Developer's Name & Address: Linton Road Company LLC, 300 Benton Road Bossier City, LA 71111  
\*Owner's Name & Address: Linton Road Company LLC, 300 Benton Road Bossier City, LA 71111  
[\* All owners must be listed, attach additional sheet if necessary]  
3. Name of Surveyor, Engineer, or Architect: Delta Coast Consultants, LLC

### SITE INFORMATION:

4. Physical Address: Westside BLVD. Extension  
5. Location by Section, Township, Range: Sections 31, 32, and 101 T17S-17E  
6. Purpose of Development: Commercial development of 8 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. Date and Scale of Map: April 30, 2018  
11. Council District: 2 and 6 / Bayou Cane Fire  
12. Number of Lots: 8  
13. Filing Fees: \$95.00

I, Benjamin Elliott, P.E., certify this application including the attached date to be true and correct.

Benjamin Elliott, P.E.

Print Applicant or Agent

Date

4/30/2018

[Signature]  
Signature of Applicant or Agent

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

Benjamin Elliott, P.E.

Print Name of Signature

Date

4/30/2018

[Signature]  
Signature

PC18/ 5 - 2 - 19



