

# Houma-Terrebonne Regional Planning Commission

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

**MAY 21, 2015, THURSDAY**

**6:00 P.M.**

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

**A • G • E • N • D • A**

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

**A. INVOCATION & PLEDGE OF ALLEGIANCE**

**B. ROLL CALL**

**C. APPROVAL OF MINUTES:**

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of April 21, 2015

**D. COMMUNICATIONS**

**E. OLD BUSINESS:**

1. Planned Building Group:  
Placement of additional building (office/shop); 220 Equity Boulevard; Cortec Fluid Control, applicant  
(District 6)

**F. NEW BUSINESS:**

1. Parking Plan:  
Creation of 86 parking spaces for a proposed hotel; 1001 Grand Caillou Road; Vedant Vesanji, applicant  
(District 1)
2. Planning Approval:  
Planning Approval of a church and parking in an R-1 Zoning District; 223 & 225 Stovall Street; PTR Ministries, c/o Larry Matthews, applicant (District )

**G. STAFF REPORT**

**H. COMMISSION COMMENTS:**

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

**I. PUBLIC COMMENTS**

**J. ADJOURN**

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

**A. INVOCATION & PLEDGE OF ALLEGIANCE**

**B. ROLL CALL**

**C. ACCEPTANCE OF MINUTES:**

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of April 16, 2015
2. Zoning & Land Use Commission Minutes for the Regular Meeting of April 16, 2015

**D. APPROVE EMITTENCE OF PAYMENT FOR THE MAY 21, 2015 INVOICES AND TREASURER’S REPORT OF APRIL 2015**

1. Discussion and possible action regarding the acceptance of the Louisiana Compliance Questionnaire for the 2014 Audit

**E. PLANNING:**

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

## F. COMMUNICATIONS

### G. OLD BUSINESS:

1. a) Subdivision: Redivision of Property belonging to Wayne A. Mayon and Tracy Lynn Gary Mayon  
Approval Requested: Process D, Minor Subdivision  
Location: 222 Old Spanish Trail, Terrebonne Parish, LA  
Government Districts: Council District 6 / Gibson Fire District  
Developer: Wayne Mayon  
Surveyor: Charles L. McDonald Land Surveyor, Inc.  
  
b) Consider Approval of Said Application
2. a) Subdivision: Redivision of Tract 3, Property belonging to Ryan Gaspard into Tract A & Tract B  
Approval Requested: Process D, Minor Subdivision  
Location: 1609 Bayou Dularge Road, Theriot, Terrebonne Parish, LA  
Government Districts: Council District 7 / Bayou Dularge Fire District  
Developer: Ryan Gaspard  
Surveyor: Charles L. McDonald Land Surveyors, Inc.  
  
b) Consider Approval of Said Application
3. a) Subdivision: Redivision of Property of Janice Richard Benoit (Lots "A" & "B")  
Approval Requested: Process D, Minor Subdivision  
Location: Southeast corner of St. George & Main Project Roads, Terrebonne Parish, LA  
Government Districts: Council District 4 / Schriever Fire District  
Developer: Janice Benoit  
Surveyor: Charles L. McDonald Land Surveyor, Inc.  
  
b) Consider Approval of Said Application

### H. APPLICATIONS:

1. a) Subdivision: Revised Hillcrest Estates  
Approval Requested: Process A, Re-Subdivision  
Location: Rue Stephen Michael, Rue Harold John, Rue Wyatt Philip, Terrebonne Parish, LA  
  
Government Districts: Council District 4 / Schriever Fire District  
Developer: S & A Capital Investments, LLC; c/o Ronald J. Shaw  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Public Hearing  
c) Consider Approval of Said Application
2. a) Subdivision: Doris Subdivision; A Division of a portion of property belonging to Robert J. Neil  
Approval Requested: Process D, Minor Subdivision  
Location: 10405 East Park Avenue, Terrebonne Parish, LA  
Government Districts: Council District 9 / Bourg Fire District  
Developer: Robert J. Neil  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Public Hearing  
c) Consider Approval of Said Application
3. a) Subdivision: Lots 1 thru 4, Property of Robert Butler, III, et al  
Approval Requested: Process D, Minor Subdivision  
Location: 2516 thru 2525 South Madison Road, Terrebonne Parish, LA  
Government Districts: Council District 9 / Montegut Fire District  
Developer: Robert Butler, III  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Public Hearing  
c) Consider Approval of Said Application
4. a) Subdivision: Tracts A-1, A-2, A-3, & A-4, Benjamin Roth, Jr. Family, L.L.C. Subdivision  
Approval Requested: Process D, Minor Subdivision  
Location: 224 West Main Street, Terrebonne Parish, LA  
Government Districts: Council District 4 / Schriever Fire District  
Developer: Benjamin Roth, Jr., et al  
Surveyor: Acadia Land Surveying, L.L.C.  
  
b) Public Hearing  
c) Consider Approval of Said Application

5. a) Subdivision: Lots 4, 5, 6, & 7, Block 4 of Addendum No. 1 to Grand Caillou Heights into Revised Lot 4 and Lots 5A, 5B, 6A, 6B, 7A, 7B, 8A, & 8B  
Approval Requested: Process A, Re-Subdivision  
Location: 207, 209, 211, 213, & 215 Carolyn Avenue, Terrebonne Parish, LA  
Government Districts: Council District 1 / City of Houma Fire District  
Developer: Estate of Ernest Fanguy, Sr. & Myrtle Deroche Fanguy, c/o Gary John Fanguy  
Surveyor: David A. Waitz Engineering & Surveying, Inc.
  - b) Public Hearing
  - c) Consider Approval of Said Application
6. a) Subdivision: Trinity Commercial Park, Addendum No. 2, Phase D  
Approval Requested: Process D, Minor Subdivision  
Location: Deep Water Lane & Trinity Lane, Terrebonne Parish, LA  
Government Districts: Council District 2 / Schriever Fire District  
Developer: Annie 1, LLC  
Surveyor: Milford & Associates, Inc.
  - b) Public Hearing
  - c) Consider Approval of Said Application
7. a) Subdivision: Sugar Mill Olde Towne, Addendum No. 2  
Approval Requested: Process C, Major Subdivision-Engineering  
Location: Intersection of Rue St. Sydney & Rue Saia, Terrebonne Parish, LA  
Government Districts: Council District 6 / City of Houma Fire District  
Developer: Rutter Land Co., L.L.C.  
Engineer: David A. Waitz Engineering & Surveying, Inc.
  - b) Consider Approval of Said Application
8. a) Subdivision: Deroche Estates  
Approval Requested: Process C, Major Subdivision-Final  
Location: 6695 West Park Avenue, Terrebonne Parish, LA  
Government Districts: Council District 5 / Bayou Cane Fire District  
Developer: Deroche Development, LLC  
Engineer: Milford & Associates, Inc.
  - b) Consider Approval of Said Application

## **I. STAFF REPORT**

## **J. ADMINISTRATIVE APPROVALS:**

1. Raw Land Division: Lot 5-B-3 and Revised Lot 5-B-2, A Redivision of Revised Lot 5-B-2, Sections 56 & 57, T17S-R17E, Terrebonne Parish, LA
2. Revised Lots 6, 7, 8, 9, & 10, A Redivision of Lots 6, 7, 8, 9, & 10, Block 2, Hillcrest Estates, Sections 101 & 144, T15S-R16E, Terrebonne Parish, LA
3. Lot Extension, Property belonging to Donna E. Massey, Section 59, T16S-R15E, Terrebonne Parish, LA
4. Revised Tracts belonging to Clyde H. Lindsey, et ux, Section 59, T16S-R15E, Terrebonne Parish, LA
5. Lots A, B, & C, A Redivision of Property belonging to Prevost Realty, LLC, Section 101, T17S-R17E, Terrebonne Parish, LA
6. Raw Land Division: Tract 1-A & 3 and Revised Tracts 1 & 2, A Redivision of Tracts 1, 2, & 3, Section 31, T18S-R17E, Terrebonne Parish, LA
7. Survey and Redivision of Lots 6 & 7, Block 4 of Addendum No. 1 to Saadi Sites into Revised Lot 6 and Revised Lot 7, Section 105, T17S-R17E, 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 16, 2015**

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called to order the regular meeting of April 16, 2015 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:44 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Jeremy Kelley.
- B. Upon Roll Call, present were: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. James Erny; Mrs. Gloria Foret, Secretary/Treasurer; Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice Chairman; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Gerald Schouest. Also present were Mr. Pat Gordon, Director, and Christopher Pulaski, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor. Newly appointed member, Mr. Kevin Ghirardi, was present but hadn’t received the Oath of Office from the Clerk of Court, therefore, couldn’t participate in the meeting.
- C. ACCEPTANCE OF MINUTES:
1. Mr. Erny moved, seconded by Mr. Thibodeaux: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of March 19, 2015.”  
  
The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Schouest. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
  2. Mr. Thibodeaux moved, seconded by Mr. Erny: “THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of March 19, 2015.”  
  
The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Schouest. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mrs. Foret moved, seconded by Mr. Erny: “THAT the HTRPC emit payment for the April 16, 2015 invoices and approve the Treasurer’s Report of March 2015.”  
  
The Chairman called for a vote on the motion offered by Mrs. Foret. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Schouest. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS:
1. Mr. Gordon read a letter from Charles L. McDonald Land Surveyors dated April 16, 2015 requesting to table the minor subdivision application for the Redivision of Janice Richard Benoit until the next regular meeting of May 21, 2015 [See *ATTACHMENT A*].
    - a) Mr. Erny moved, seconded by Mr. Thibodeaux: “THAT the HTRPC table the minor subdivision application for Village East Industrial Park, Addendum No. 2 until the next regular meeting of April 16, 2015 as per the Developer’s request [See *ATTACHMENT A*].”  
  
The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Schouest. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. OLD BUSINESS:
1. WITHDRAWN. *Redivision of Property of Janice Richard Benoit (Lots “A” & “B”* [See *ATTACHMENT A*]
- Mr. Ostheimer moved, seconded by Mr. Erny: “THAT Old Business Item F.2 be removed from the table and be considered at this time.”  
  
The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Schouest. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Chairman stated the next item on the agenda under Old Business was an application by C.S. & E. Properties, LLC requesting approval for Process D, Minor Subdivision for Village East Industrial Park, Addendum No. 2.

- a) Pat Haley, T. Baker Smith, LLC, discussed the location and division of property which was tabled at the last meeting due to the public hearing sign not being properly displayed.
- b) There was no one from the public present to speak.
- c) Mr. Thibodeaux moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”

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

- d) Mr. Gordon discussed the staff report and stated the drainage calculations were complete but a 15’ right of way was needed on both sides of the ditch for maintenance per the Engineering Division’s letter. He recommended approval provided this was taken care of.
- e) Mr. Haley indicated they would give the right-of-way per Engineering’s letter as well as put bearings and distances on the plat as per Ms. Schexnayder’s request.
- f) Mr. Erny moved, seconded by Mr. Kurtz: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Village East Industrial Park, Addendum No. 2.”

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

G. APPLICATIONS:

1. The Chairman called to order the Public Hearing for an application by Robert J. Theriot requesting approval for Process D, Minor Subdivision for Tracts A & B, Property of Robert J. Theriot, et ux.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He requested Tract A be approved as raw land.
- b) The Chairman recognized Bronson Loring, 320 Buccaneer Road, Gray, who stated he wished to build a house on the property south of this and didn’t want a store next to his property.
- c) Discussion was held with regard to the property being in an unzoned area of the parish.
- d) Mr. Kelley moved, seconded by Mr. Kurtz: “THAT the Public Hearing be closed.”

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

- e) Mr. Gordon discussed the Staff Report and stated he would recommend approval provided that Tract A comes back to the Planning Commission for Minor Subdivision Approval before permits are issued.
- f) Mr. Erny moved, seconded by Mr. Kelley: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for Tracts A & B, Property of Robert J. Theriot, et ux conditioned Tract A goes back to the Planning Commission for Minor Subdivision Approval before any building permits are issued.”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier;

ABSENT: Mr. Schouest. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Chairman called to order the Public Hearing for an application by Sherry Hebert Verret requesting approval for Process D, Minor Subdivision for the Redivision of Lot 5 of the Sylvester Hebert Family Partition into Lots 5A, 5B, & 5C.

- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., discussed the location and division of property.
- b) No one from the public was present to speak on the matter.
- c) Mr. Thibodeaux moved, seconded by Mr. Kelley: “THAT the Public Hearing be closed.”

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

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided a letter of compliance is submitted by the Board of Health.
- e) Mr. Thibodeaux moved, seconded by Mr. Kurtz: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for the Redivision of Lot 5 of the Sylvester Hebert Family Partition into Lots 5A, 5B, & 5C conditioned upon submittal of an approval letter from the Board of Health.”

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

#### H. STAFF REPORT:

1. Mr. Gordon addressed the draft of a letter submitted by Mr. Ostheimer regarding the proposed injection well in the area [See ATTACHMENT B].
  - a) Mr. Ostheimer stated the Home Rule Charter allows the Parish to have stricter laws than the State and he drafted this letter to let the State Legislators know their disappointment in them overriding the local laws.
  - b) Discussion was held with regard to sending to Council first. It was decided they would just send straight to the legislature themselves.
  - c) Mr. Ostheimer moved, seconded by Mr. Thibodeaux: “THAT the HTRPC send the letter as is to the legislature from the Planning Commission.”

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

#### I. ADMINISTRATIVE APPROVALS:

Mr. Erny moved, seconded by Mr. Thibodeaux: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-4.”

1. Revised Lot 1 & Revised Tracts 1 & 2, A Redivision of Revised Lot 1 & Revised Tracts 1 & 2, Property belonging to Daniel J. Hutcherson, et ux, Section 3, T18S-R18E and Sections 2, 43, 44, 45, 46, & 47, T18S-R19E, Terrebonne Parish, LA
2. Tracts A & B, Property of Timmy P. Collins, et al, Section 68, T19S-R17E, Terrebonne Parish, LA
3. Revised Tracts 5, 6, 7, 8, & 9, Dularge Estates Subdivision, Section 24, T19S-R16E, Terrebonne Parish, LA
4. Lot Line Shift between Tract "B" of the Redivision of Tract 4 of the partition of Property belonging to Toalcee A. Allemand and Tract 5B belonging to Robert Oliver, Section 7, T16S-R17E, Terrebonne Parish, LA

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

J. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee:

- a) The Chairman called to order the Public Hearing for the discussion and possible action with regard to the proposed RV Park Regulations.

(1) No one was present to speak on the matter.

(2) Mr. Thibodeaux moved, seconded by Mr. Kelley: “THAT the Public Hearing be closed.”

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

(3) Mr. Pulaski discussed the changes that were made from concerns at the previous meeting.

(4) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC approve and accept the RV Park Regulations and forward to the Terrebonne Parish Council.”

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

K. COMMISSION COMMENTS:

1. Planning Commissioners’ Comments: None.

2. Chairman’s Comments: None.

L. PUBLIC COMMENTS: None.

M. Mr. Erny moved, seconded by Mr. Kelley: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:12 p.m.”

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

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

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

Charles L. McDonald, PLS

Galen F. Bollinger, PLS

**16 April 2015**

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

**Re: Redivision of property of Janice Richard Benoit**  
**(Lots "A" & "B") Old Business Item #1**

**Dear Becky:**

**I'm requesting that the above referenced item on tonight's planning commission agenda be *tabled* until the next regular planning commission meeting. The required site grading work has not been completed.**

**Feel free to contact me if you have any questions.**

**Sincerely,**



**Galen Bollinger,**  
**For Janice Richard Benoit**



FROM: HTRPC

TO: MR. MICHEL CLAUDET  
PARISH COUNCIL

We have followed the news reports on the injection well on the edge of town and find them very concerning.

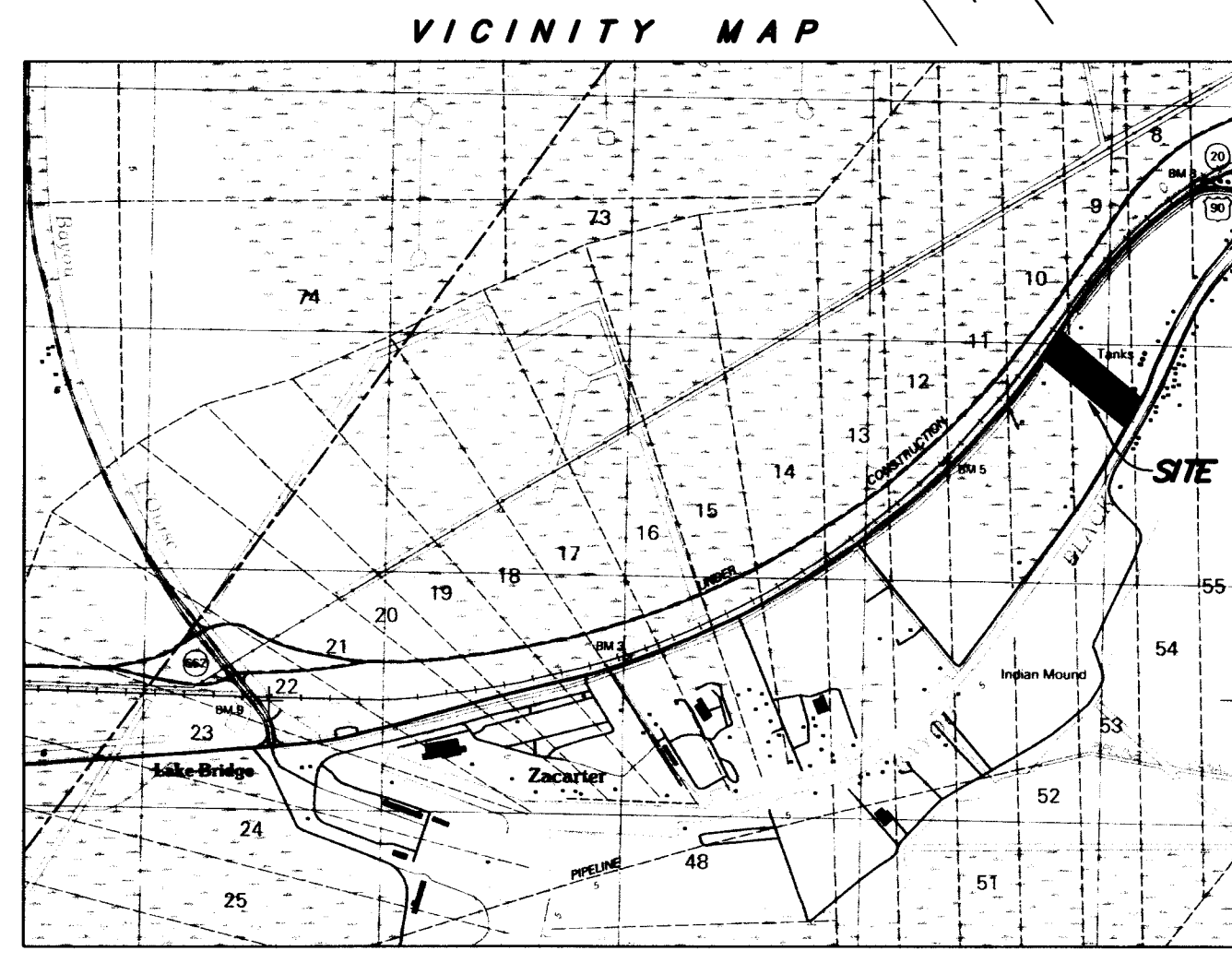
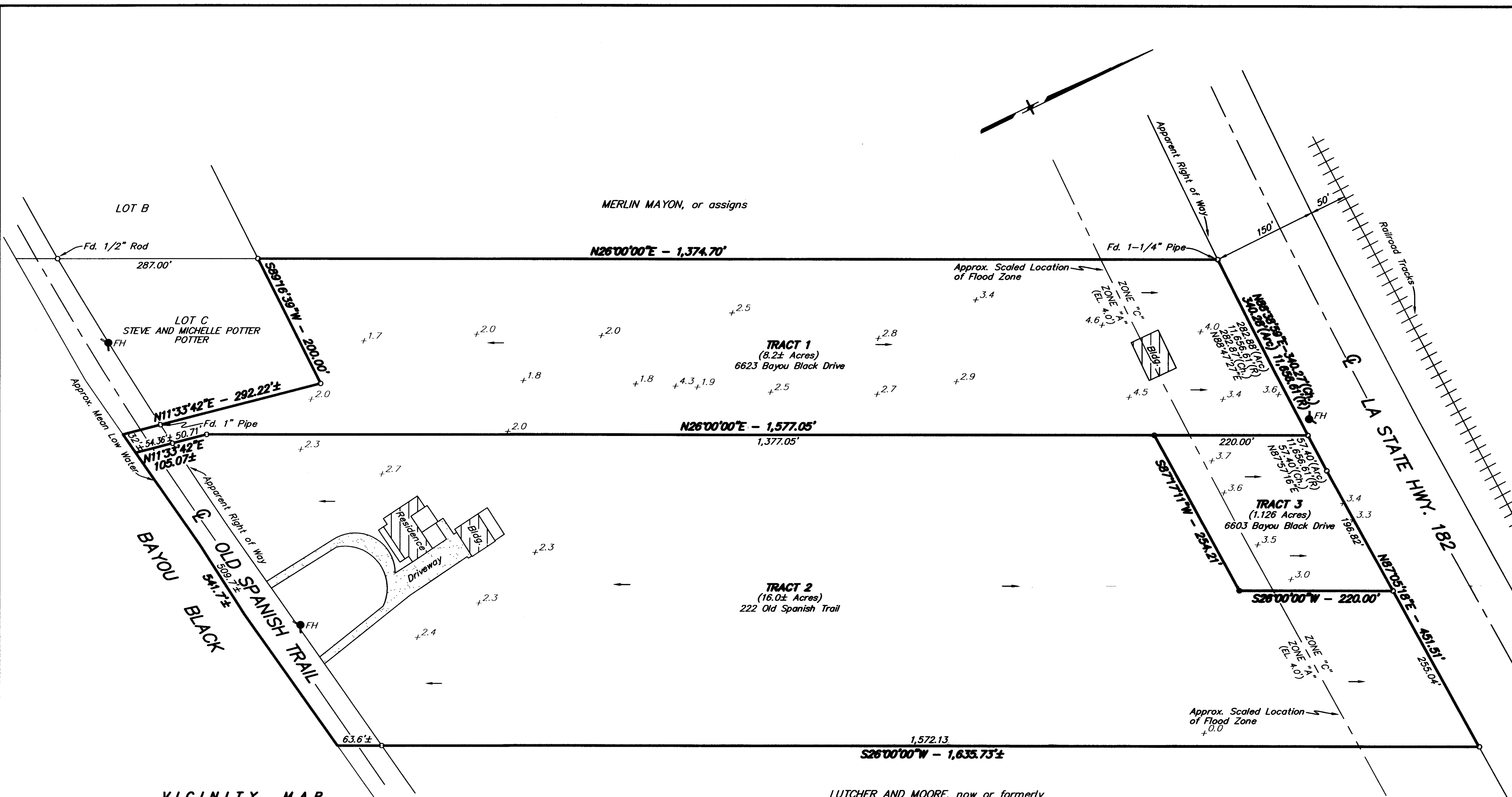
We understood our charge within the home rule charter was to provide for the orderly growth and development of Terrebonne Parish.

While we certainly respect the geological expertise of the Department of Conservation, we find it hard to believe that their knowledge of the undersurface and authority over it was ever intended to extend to the surface in a way that could interfere with local codes and ordinances.

If you deem it appropriate, please request our state legislative delegation to draft legislation to clarify / amend the current laws to make it clear that the siting of facilities on the surface in home rule charter parishes rest with the local government. It is understood, that local codes and ordinances cannot be less stringent than state law but can be more stringent.

It is very important that the orderly development of Terrebonne be nurtured and controlled by local appointed and elected officials, not by Baton Rouge bureaucrats. If not we have wasted a lot of time and money on planning.

Thank You.



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

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

**GENERAL NOTES:**  
NOTE: BEARINGS INDICATED HEREON ARE BASED ON THE REFERENCED SURVEY MAP: "PLAN OF LAND SHOWING PORTION A-B-C-D-E-F-G-A OF PROPERTY OF LAWRENCE P. CUTRONE AND ANTHONY FREJA" prepared by Roes & Associates dated August 29, 1975.

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

NOTE: This property is situated within ZONE "A & C", as shown on the F.E.M.A. Flood Insurance Rate Map dated May 1, 1985. (Map No. 225206 0725 C) ZONE "A" B.F.E. EL. 4.0'

Note: The tracts shown hereon drain into the Parish maintained roadside ditch along Old Spanish Trail and into the DOTD maintained ditch along LA State Hwy. 182 as indicated by the drainage arrows shown hereon.

LUTCHER AND MOORE, now or formerly

Address: 222 Old Spanish Trail

- LEGEND**
- Indicates 1/2" Pipe Set Unless Noted
  - FH Indicates Exist. Fire Hydrant
  - Indicates Drainage Flow

**MAP SHOWING THE REDIVISION OF  
PROPERTY BELONGING TO WAYNE A. MAYON  
AND TRACY LYNN GARY MAYON  
LOCATED IN SECTIONS 9 & 10, T16S-R14E,  
TERREBONNE PARISH, LOUISIANA**

SCALE: 1" = 100' 29 JANUARY 2014



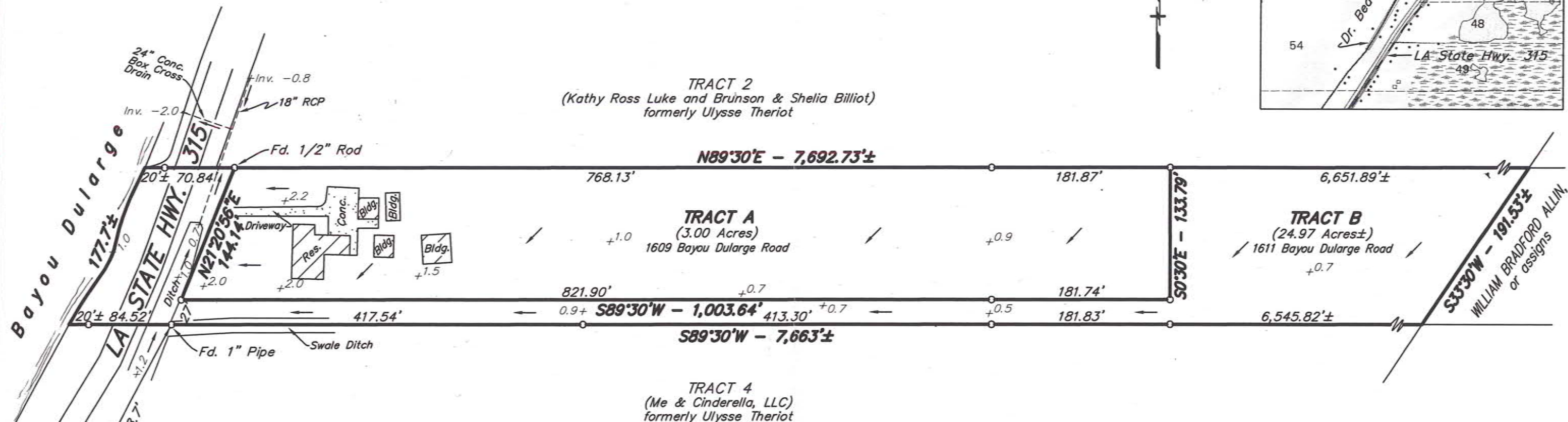
**CHARLES L. McDONALD**  
LAND SURVEYOR, INC.  
P.O. Box 1390 Gray, LA 70359  
Ph: (985)876-4412/Fax: (985)876-4806

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

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



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



#### General Notes:

NOTE: This map does not purport to show all servitudes and/or right of ways 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 "A", as shown on the F.E.M.A. Flood Insurance Rate Map dated May 1, 1985. (Map No. 225206 0475 C) Req'd B.F.E. 7.0'

Note: The tracts shown hereon drains into Bayou DuLARGE through the DOTD maintained roadside ditch and culverts along LA State Hwy. 315.

#### Reference Maps:

"PLAT SHOWING PROPOSED DIVISION OF PROPERTY BELONGING TO THE ESTATE OF LUCIEN BRUNET" prepared by Bernard B. Davis, Civil Engineer dated October 10, 1969 and recorded at entry no. 379695.

"Map showing a partition of property belonging to Edward Brunet, Sr. prepared by Euclid Engineering Co, Inc. dated August 26, 1977, revised August 29, 1977 and recorded at entry no. 551700.

#### Legend

○ Indicates 1/2" Pipe Set Unless Noted

— Indicates Drainage Flow

## MAP SHOWING THE REDIVISION OF TRACT 3 BELONGING TO RYAN GASPARD INTO TRACT A & TRACT B LOCATED IN SECTION 47, T19S-R17E, TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 100'

5 JANUARY 2015



**CHARLES L. McDONALD**

LAND SURVEYOR, INC.

P.O. Box 1390 Gray, LA 70359

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

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

APPROVED:

*Charles L. McDonald*

REG. P.L.S. No. 3402

OB2



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

**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

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

- ### **SITE INFORMATION:**

- |     |  |  |
|-----|--|--|
| 4.  | Physical Address:                        | <u>Southeast corner of St. George Road &amp; Main Project Road</u> |
| 5.  | Location by Section, Township, Range:    | <u>Section 84, T15S-R16E</u>                                       |
| 6.  | Purpose of Development:                  | <u>Creates 8 residential lots</u>                                  |
| 7.  | Land Use:                                | 8. Sewerage Type:  |
|     | <u>***</u> Single-Family Residential     | <u>        </u> Community  |
|     | <u>        </u> Multi-Family Residential | <u>***</u> Individual Treatment                                    |
|     | <u>        </u> Commercial               | <u>        </u> Package Plant                                      |
|     | <u>        </u> Industrial               | <u>        </u> Other  |
| 9.  | Drainage:                                | 10. Date and Scale of Map:   |
|     | <u>        </u> Curb & Gutter            | <u>1 December 2014 1"=200'</u>                                     |
|     | <u>***</u> Roadside Open Ditches         | 11. Council District:  |
|     | <u>***</u> Rear Lot Open Ditches         | <u>                                </u>                            |
|     | <u>        </u> Other                    |  |
| 12. | Number of Lots:                          | 13. Filing Fees:   |
|     | <u>8</u>                                 |  |

I, Galen Bollinger, certify this application including the attached date to be true and correct.

Galen Bollinger  
Print Applicant or Agent  
1 December 2014  
Date

  
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 \_\_\_\_\_ 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.

Mark Guidroz  
Print Name of Signature

Date

Signature \_\_\_\_\_

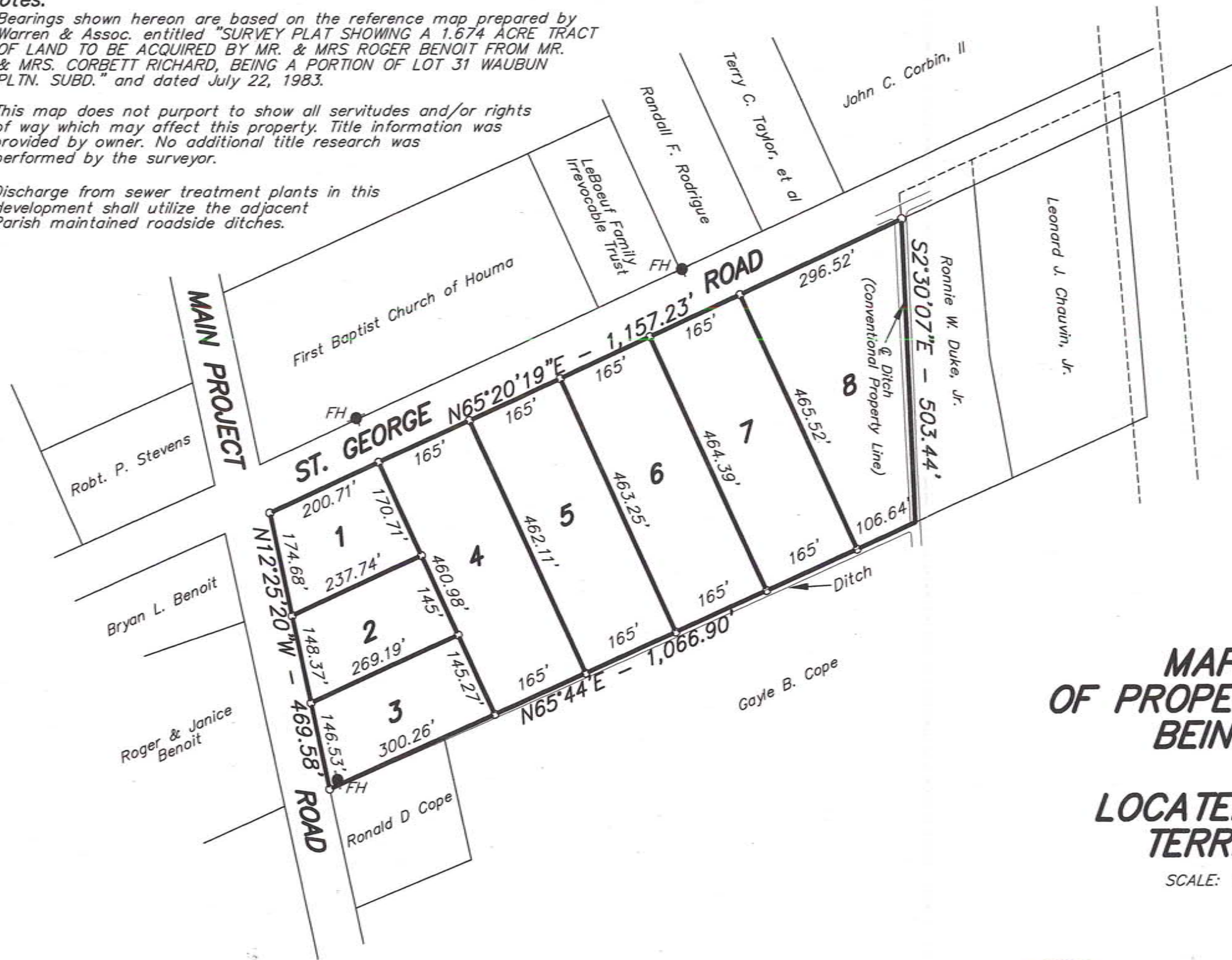


# Notes:

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

This map does not purport to show all servitudes and/or rights of way which may affect this property. Title information was provided by owner. No additional title research was performed by the surveyor.

Discharge from sewer treatment plants in this development shall utilize the adjacent Parish maintained roadside ditches.



Vicinity Map

## Flood Zone Information:

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

## MAP SHOWING THE REDIVISION OF PROPERTY OF JANICE RICHARD BENOIT BEING THE FORMER ESTATE OF CORBETT P. RICHARD LOCATED IN SECTION 84, T15S-R16E, TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 200'

1 DECEMBER 2014

CHARLES L. McDONALD  
LAND SURVEYOR, INC.  
P O BOX 1390 - GRAY, LA 70359  
TELE (985)876-4412

## Preliminary Document:

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY, FOR SUBMITTAL TO THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION. IT IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS. THE PRELIMINARY DOCUMENT SHALL NOT BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

APPROVED:

*Galen F. Bollinger*

REG. P.L.S. No. 4850



## Legend:

o Indicates 1/2" iron rod to be set

Approved and accepted this date \_\_\_\_\_  
by the Houma Terrebonne Regional Planning Comm.

By: \_\_\_\_\_ For: \_\_\_\_\_



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: HILLCREST ESTATES  
2. Developer's Name & Address: S & A CAPITAL INVESTMENTS, L.L.C., P.O. BOX 869, HOUMA, LA  
\*Owner's Name & Address: SAME  
[\* All owners must be listed, attach additional sheet if necessary]  
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

**SITE INFORMATION:**

4. Physical Address: RUE STEPHEN MICHAEL, RUE HAROLD JOHN, RUE WYATT PHILIP  
5. Location by Section, Township, Range: SECTIONS 101 & 144. T15S-R16E  
6. Purpose of Development: DEVELOPER WANTS TO REVISE THE LOTS IN BLOCKS 1, 2 & 3 TO MAKE THEM PERPENDICULAR TO THE STREET  
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 (Ditches now covered)  
10. Date and Scale of Map: 4/22/15 SCALE: 1"=100'  
11. Council District: 4 / Schriever Fire  
12. Number of Lots: 46 COUNTING TR. A  
13. Filing Fees: \_\_\_\_\_

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



KENETH L. REMBERT

Print Applicant or Agent

4/22/15

Date

  
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  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.

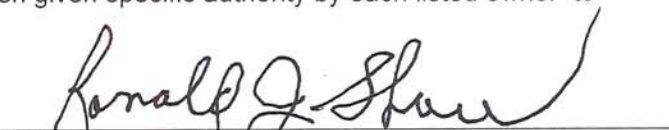
S & A CAPITAL INVESTMENTS, L.L.C. BY

R. J. SHAW

Print Name of Signature

4/22/15

Date

  
Signature

PC15/ 5 - 1 - 17

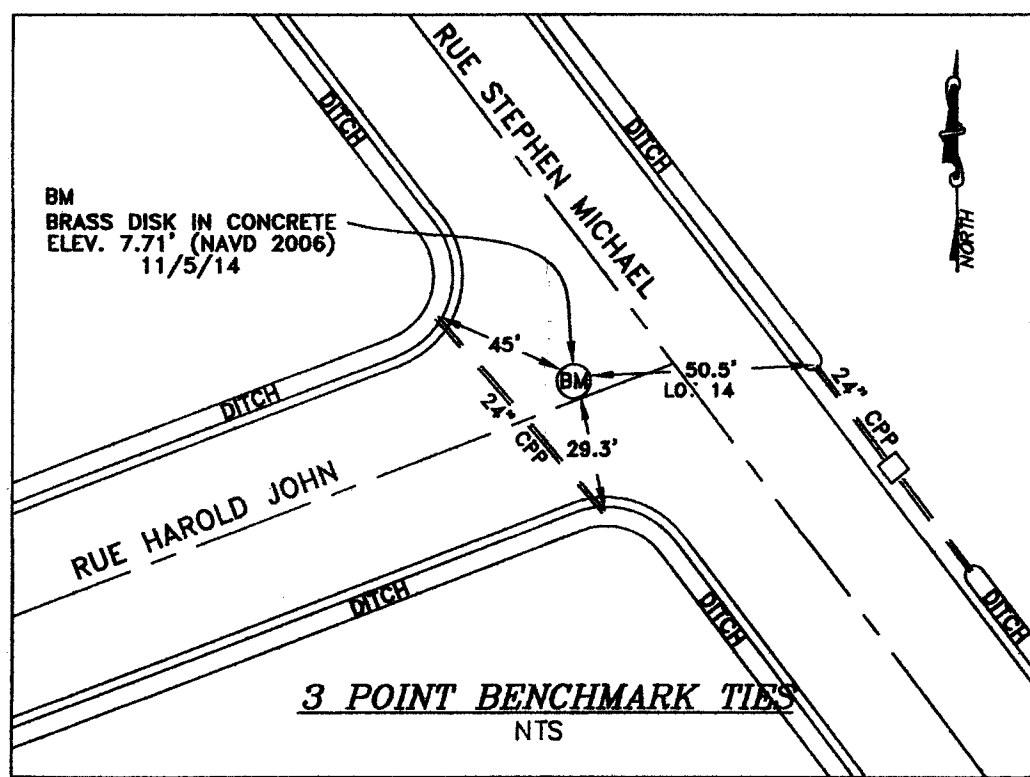




VICINITY MAP

**LEGEND**

- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- F.H. FIRE HYDRANT
- STREET LIGHT
- LOT ELEVATIONS
- HOUSE NUMBERS



3 POINT BENCHMARK TIES  
NTS

**GENERAL NOTES:**

FIRST FLOOR ELEVATION WILL BE MINIMUM 18" ABOVE C STREET

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

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

THIS DRAWING DOES NOT PURPORT TO SHOW ALL UNDERGROUND UTILITIES.

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

THESE LOTS ARE LOCATED IN ZONE "C & A" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225208, PANEL NO. 0405, SUFFIX "C", AND DATED MAY 1, 1983. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. 2006 ADVISORY PANEL NO. LA-1100 DOES NOT AFFECT THIS PROPERTY. TERREBONNE PARISH 2008 DIRM PLACES A PORTION OF THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD REQUIREMENT OF 3'.

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES FOR SUBMITTAL TO THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

**CERTIFICATION**

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

*Floyd E. Milford, III*  
FLOYD E. MILFORD, III, P.E.

**DEDICATION OF STREETS AND SERVITUDES**

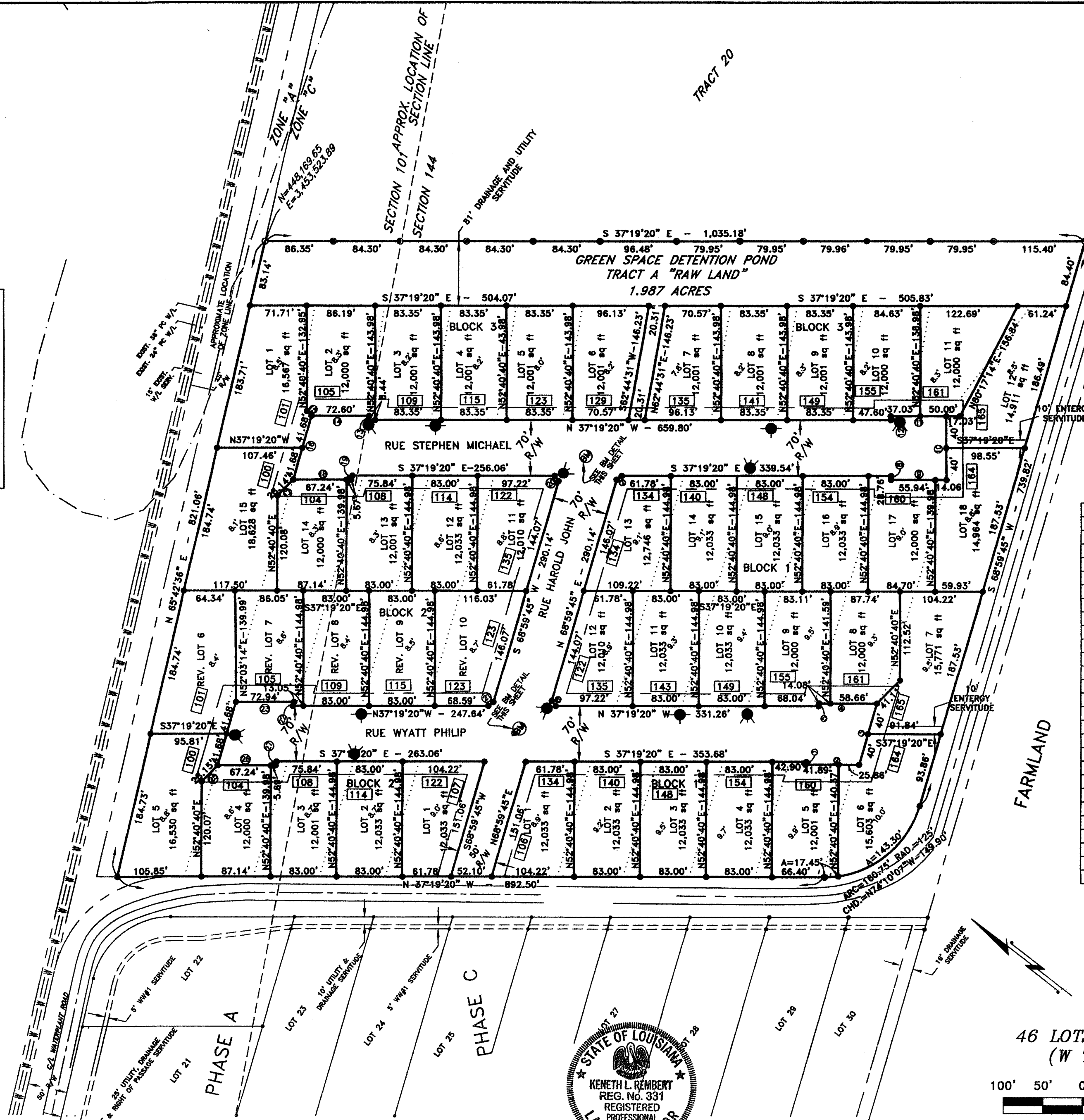
THE STREETS AS DESIGNATED ON THIS SUBDIVISION PLAT ARE HEREBY FORMALLY DEDICATED FOR USE AS A SERVITUDE FOR UTILITIES AND PUBLIC PASSAGE, ONLY THE FEE IN THE LAND BEING RESERVED, AND THE PARISH OF TERREBONNE SHALL HAVE THE RIGHT TO IMPROVE AND MAINTAIN THE SAID STREETS FOR THE CONVENIENCE OF THE PUBLIC

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

*Kenneth L. Rembert*  
AUTHORIZED OWNER

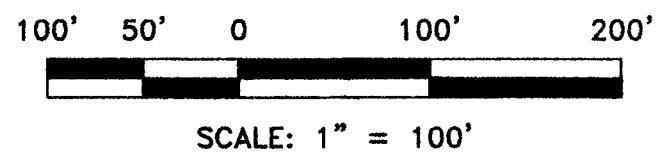
APPROVED AND ACCEPTED THIS DATE  
BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION

BY \_\_\_\_\_



NO	BEARING	DISTANCE
1	S 68°59'45" W	3.53'
2	S 37°19'20" E	67.75'
3	N 68°59'45" E	80.00'
4	N 37°19'20" W	72.74'
5	S 68°59'45" W	3.53'
6	N 15°50'12" E	8.39'
7	S 74°09'48" E	8.00'
8	S 52°40'40" W	5.00'
9	S 37°19'20" E	70.00'
10	N 52°40'40" E	80.00'
11	N 37°19'20" W	70.00'
12	S 52°40'40" W	5.00'
13	N 62°44'31" E	5.08'
14	N 37°19'20" W	72.60'
15	S 74°05'53" W	8.53'
16	S 68°59'45" W	83.36'
17	S 82°19'05" E	28.14'
18	S 37°19'20" E	72.91'
19	N 68°59'45" E	5.21'
20	S 15°50'12" W	8.39'
21	N 74°09'48" W	8.00'
22	N 68°59'45" E	5.21'
23	N 37°19'20" W	72.94'
24	S 68°59'45" W	83.36'
25	N 82°19'20" W	28.15'
26	N 37°19'20" W	72.93'
27	N 68°59'45" E	5.21'

46 LOTS TOTAL  
(W TRACT A)



LAND USE: RESIDENTIAL  
INDIVIDUAL SEWER  
OPEN DITCH  
FINAL SURVEY PLAT

REVISED HILLCREST ESTATES  
S & A CAPITAL INVESTMENTS, L.L.C.-DEVELOPER  
LOCATED IN SECTION 101 & 144, T15S-R16E  
TERREBONNE PARISH, LOUISIANA

**KENETH L. REMBERT, SURVEYOR**  
635 SCHOOL ST.  
HOUMA, LOUISIANA

DRAWN: AP  
FOLDER: HILLCREST  
SCALE: 1" = 100'  
DATE: 22APR15  
FILE: HILLCRES.TXT

**CERTIFICATION**

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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

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.

APPROVED: *Kenneth L. Rembert*  
KENETH L. REMBERT, SURVEYOR

DATE	REVISION	BY	JOB #	CAD: HILLCREST-SUBDIVISION-REVISED	FILE: HILLCRES.TXT
			193		



*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:**

*DORIS SUBDIVISION*

1. Name of Subdivision: ROBERT J. NEIL, 852 ARAGON RD., MONTEGUT, LA 70377
2. Developer's Name & Address: \_\_\_\_\_  
\*Owner's Name & Address: SAME  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

**SITE INFORMATION:**

*10405 EAST PARK AVE.*

4. Physical Address: SECTION 5, T17S-R18E
5. Location by Section, Township, Range: OWNER WANTS TO CREATE 8 HOMESITES FROM A 450 ACRE TRACT
6. Purpose of Development: \_\_\_\_\_
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: 11/18/14 Scale: 1"=60'
11. Council District: a / Bourg Fire
12. Number of Lots: 8 lots with 437+ac.remaining
13. Filing Fees: \_\_\_\_\_

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

5/4/15  
Date

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

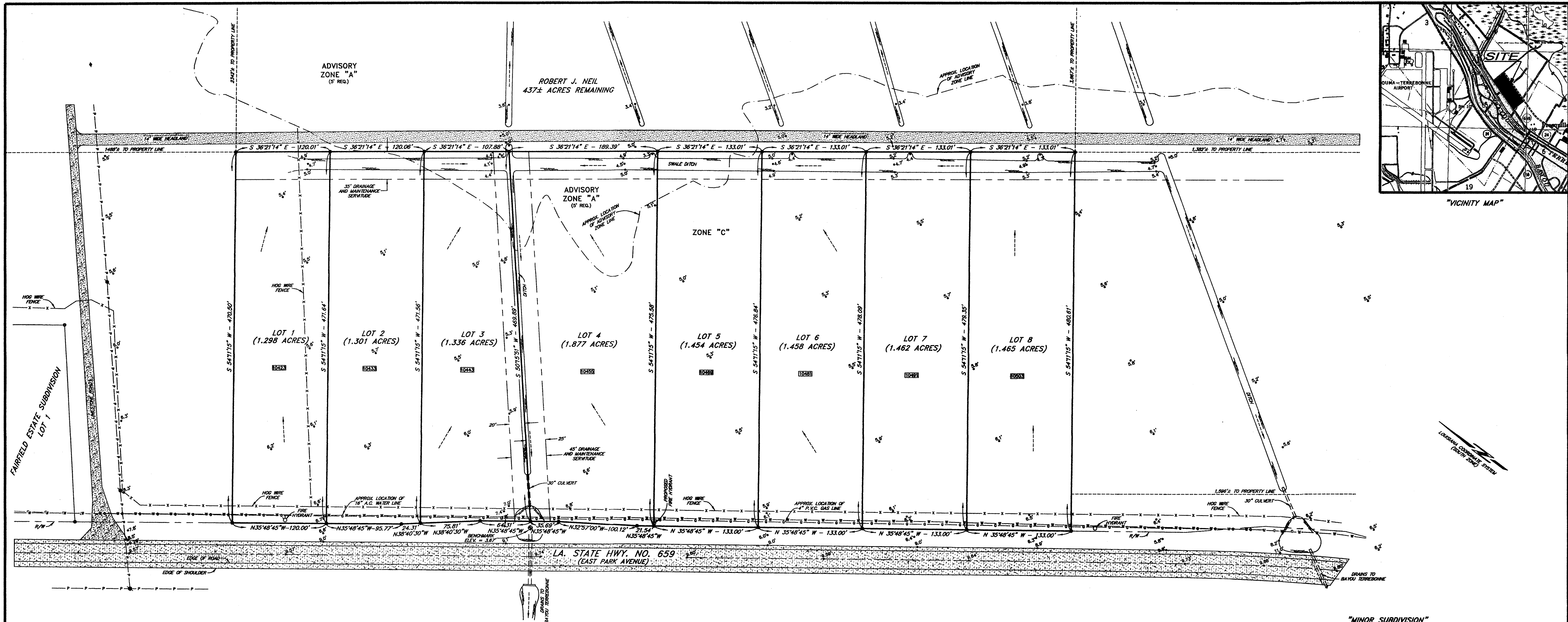
Print Name of Sig

PC15/ 5 - 2 - 18

  
Signature

Revised 3/25/2010





- LEGEND:
- INDICATES 5/8" IRON ROD SET
  - EXISTING POWER POLE
  - EXISTING POWER POLE WITH LIGHT
  - EXISTING FIRE HYDRANT
  - INDICATES SPOT ELEVATION (BASED ON NAVD '88, OPUS)
  - INDICATES MUNICIPAL ADDRESS
  - INDICATES CHISELED SQUARE SET IN CONC. HEADWALL (ELEV. = 3.67' NAVD, 2012)
  - INDICATES DRAINAGE ARROW

JOB NO.: 657 FIELD BOOK: LOOSE ADDRESS: HWY. 659 CAD NAME: ROBERT-NEIL-DORIS-SUB-PC  
DRAWN BY: BM PAGES: 1247 SURVEY FILE: NEIL-SUB.TXT FOLDER: ROBERT NEIL-PRESQUE ISLE

REFERENCE MAP:  
1) FAIRFIELD ESTATE SUBDIVISION LOCATED IN SECTION 5, T17S-R18E TERREBONNE PARISH, LOUISIANA PREPARED BY T. BAKER SMITH & SON, INC. AND DATED AUGUST 18, 1998.  
BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM (SOUTH ZONE).

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

THE EXISTING HOG WIRE FENCES WILL BE MOVED AFTER FINAL APPROVAL FROM TERREBONNE PARISH PLANNING COMMISSION.  
  
I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "D" (RURAL) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS, PIPELINES OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.  
  
THESE LOTS ARE LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0255, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "C" IS AN AREA OF MINIMAL FLOODING.) F.E.M.A. 2006 ADVISORY PANEL NO. LA-0105 PLACES A PORTION OF THESE LOTS IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 5'.

8 TOTAL LOTS

"MINOR SUBDIVISION"  
LAND USE: SINGLE-FAMILY RESIDENTIAL  
DEVELOPER: ROBERT J. NEIL  
"DORIS SUBDIVISION"  
A DIVISION OF A PORTION OF  
PROPERTY BELONGING TO ROBERT J. NEIL  
LOCATED IN SECTION 5, T17S-R18E,  
TERREBONNE PARISH, LOUISIANA  
NOVEMBER 18, 2014 SCALE: 1" = 60'  
  
KENETH L. REMBERT, SURVEYOR  
635 SCHOOL ST., HOUMA, LA. (PH. 985-879-2782)



*Houma-Terbonne Regional Planning Commission*

P.O. Box 1446, Houma, Louisiana 70361

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

APPLICATION  
SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

☐ Variance(s) (detailed description):

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

*LOTS 1 THRU 4, PROPERTY OF ROBERT BUTLER III ET AL*

1. Name of Subdivision: ROBERT BUTLER III, P.O.BOX 388, HOUMA, LA 70361
2. Developer's Name & Address: ROBERT BUTLER III, P.O.BOX 388, HOUMA, LA 70361
- \*Owner's Name & Address: (SEE ADDITIONAL LIST FROM ASSESSOR'S OFFICE)  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

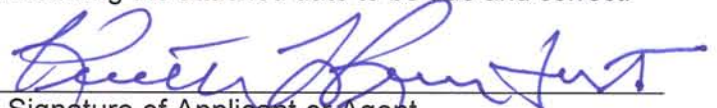
SITE INFORMATION:

4. Physical Address: 2516 THRU 2525 SOUTH MADISON ROAD  
SECTION 59, T20S-R18E
5. Location by Section, Township, Range: OWNERS WANT TO SELL THE CAMPSITES TO THE TENANTS.
6. Purpose of Development: \_\_\_\_\_
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: 4/9/15, REVISED 4/24/15 SCALE: 1"=30'
11. Council District: 9 / Montegut Fire
12. Number of Lots: 4
13. Filing Fees: \_\_\_\_\_

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

KENETH L. REMBERT  
Print Applicant or Agent

4/29/15  
Date

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

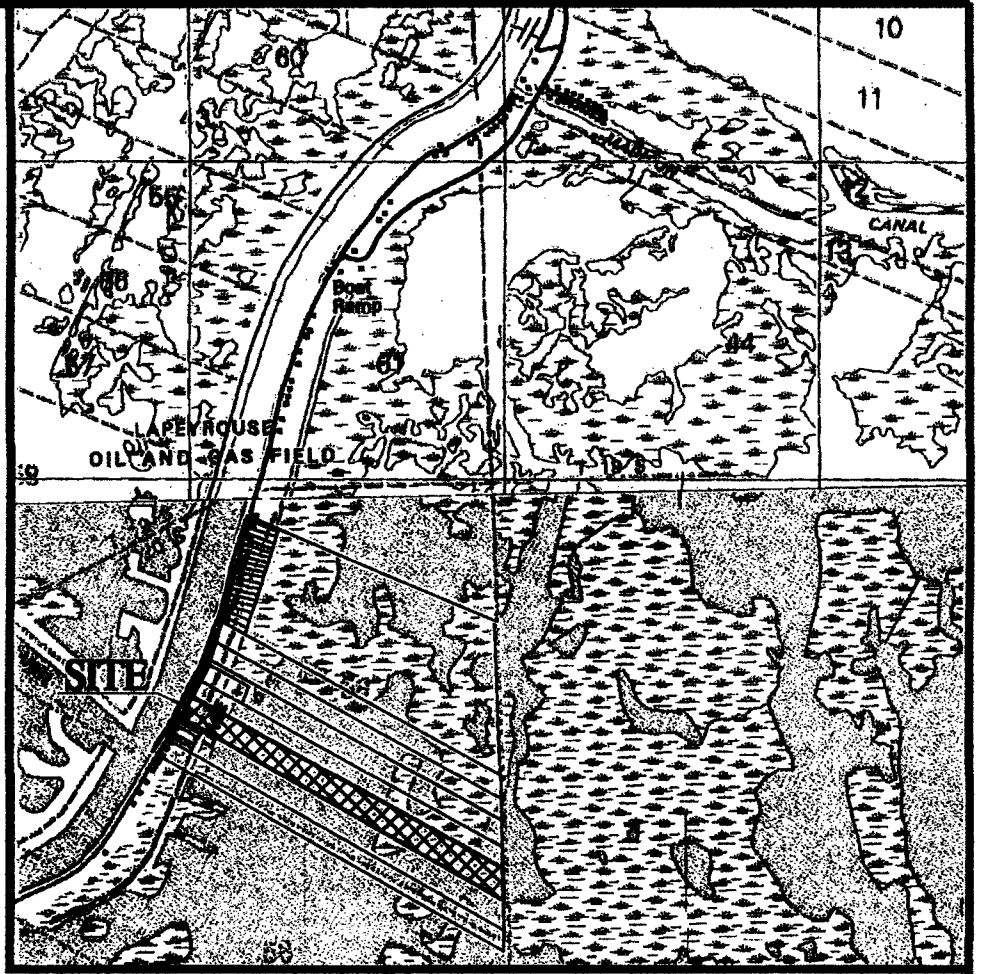
ROBERT BUTLER, III

Print Name of Signatur

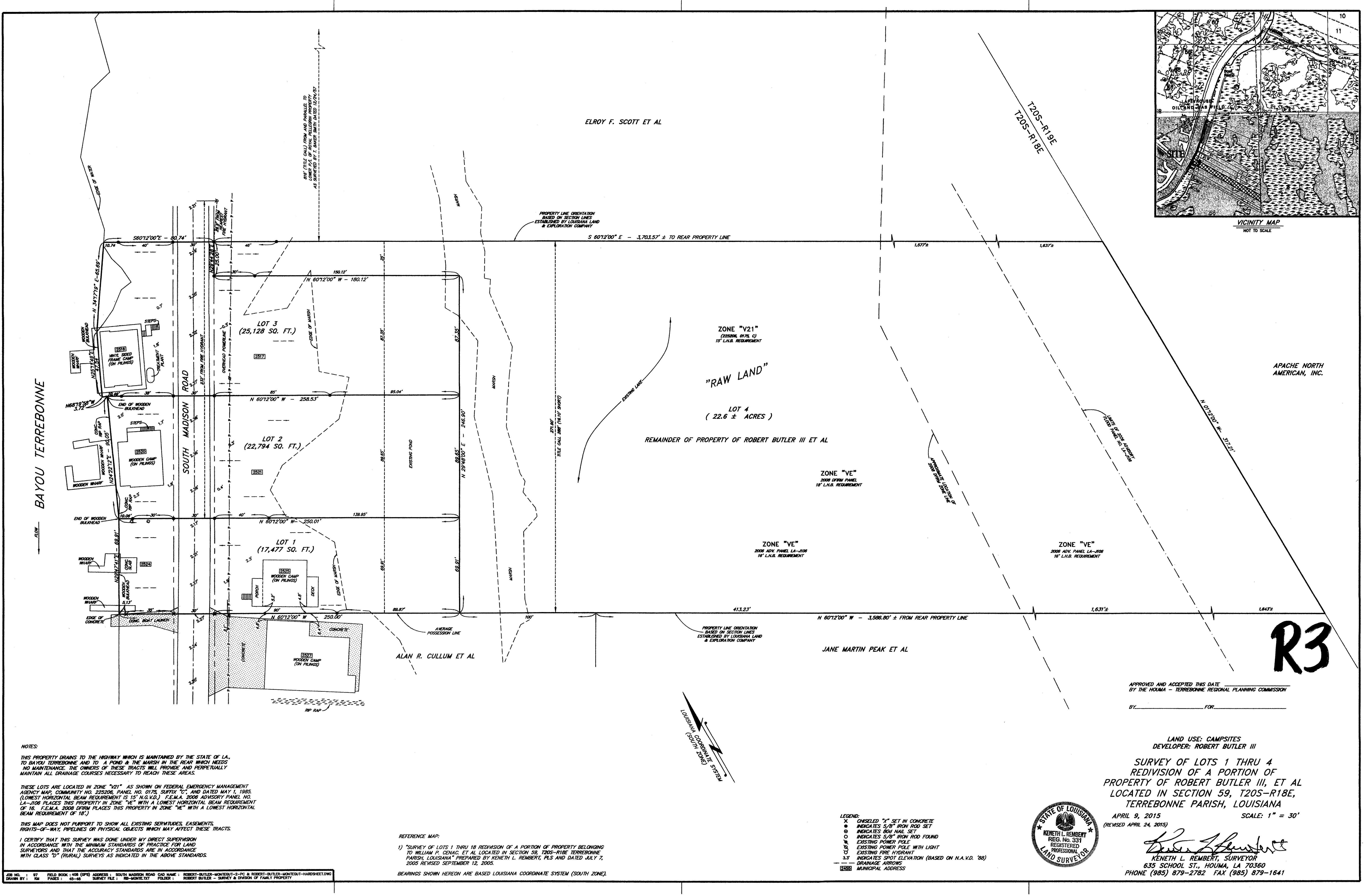
ire

PC15/ 5 - 3 - 19





VICINITY MAP  
NOT TO SCALE



R3

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

LAND USE: CAMPSITES  
DEVELOPER: ROBERT BUTLER III

SURVEY OF LOTS 1 THRU 4  
REDIVISION OF A PORTION OF  
PROPERTY OF ROBERT BUTLER III, ET AL  
LOCATED IN SECTION 59, T20S-R18E,  
TERREBONNE PARISH, LOUISIANA

APRIL 9, 2015  
(REVISED APRIL 24, 2015)

SCALE: 1" = 30'  
KENETH L. REMBERT, SURVEYOR  
635 SCHOOL ST., HOUMA, LA 70360  
PHONE (985) 879-2782 FAX (985) 879-1641



- LEGEND:
- X CHISELED "X" SET IN CONCRETE
  - INDICATES 5/8" IRON ROD SET
  - INDICATES 80# NAIL SET
  - INDICATES 5/8" IRON ROD FOUND
  - EXISTING POWER POLE
  - EXISTING POWER POLE WITH LIGHT
  - EXISTING FIRE HYDRANT
  - INDICATES SPOT ELEVATION (BASED ON N.A.V.D. '98)
  - DRAINAGE ARROWS
  - MUNICIPAL ADDRESS

REFERENCE MAP:  
1) "SURVEY OF LOTS 1 THRU 18 REDIVISION OF A PORTION OF PROPERTY BELONGING TO WILLIAM P. CENAC, ET AL LOCATED IN SECTION 59, T20S-R18E TERREBONNE PARISH, LOUISIANA" PREPARED BY KENETH L. REMBERT, PLS AND DATED JULY 7, 2005 REVISED SEPTEMBER 12, 2005.

BEARINGS SHOWN HEREON ARE BASED LOUISIANA COORDINATE SYSTEM (SOUTH ZONE).

NOTES:

THIS PROPERTY DRAINS TO THE HIGHWAY WHICH IS MAINTAINED BY THE STATE OF LA, TO BAYOU TERREBONNE AND TO A POND & THE MARSH IN THE REAR WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THESE LOTS ARE LOCATED IN ZONE "V21" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0175, SUFFIX "C", AND DATED MAY 1, 1985. (LOWEST HORIZONTAL BEAM REQUIREMENT IS 15' N.G.V.D.). F.E.M.A. 2008 ADVISORY PANEL NO. LA-1008 PLACES THIS PROPERTY IN ZONE "VE" WITH A LOWEST HORIZONTAL BEAM REQUIREMENT OF 16'. F.E.M.A. 2008 DFRM PLACES THIS PROPERTY IN ZONE "VE" WITH A LOWEST HORIZONTAL BEAM REQUIREMENT OF 18'.

THIS MAP DOES NOT PURPORT TO SHOW ALL EXISTING SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, PIPELINES OR PHYSICAL OBJECTS WHICH MAY AFFECT THESE TRACTS.

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

# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

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

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

1. Name of Subdivision: Benjamin Roth, Jr. Family, LLC Subdivision  
2. Developer's Name & Address: \_\_\_\_\_  
\*Owner's Name & Address: Benjamin Roth, Jr. Family, LLC  
[\* All owners must be listed, attach additional sheet if necessary]  
3. Name of Surveyor, Engineer, or Architect: Acadia Land Surveying, LLC

### SITE INFORMATION:

4. Physical Address: 224 West Main Street  
5. Location by Section, Township, Range: Section 78, Township 15 South, Range 16 East  
6. Purpose of Development: Commercial  
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:  
05/04/2015 Scale: 1" = 60'  
11. Council District:  
District 4 / Schriever Fire  
12. Number of Lots: 14 AL  
13. Filing Fees: \$125.00

I, Eugene N. Roth, certify this application including the attached date to be true and correct.

Eugene N. Roth

Print Applicant or Agent

05.04.2015

Date

[Signature]

Signature of Applicant or Agent

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

Eugene N. Roth

Print Name of Signature

05.04.2015

Date

[Signature]

Signature

PC15/ 5 - 4 - 20

***BENJAMIN N. ROTH, JR. FAMILY LLC***

***P.O. BOX 306***

***THIBODAUX, LA 70302-0306***

Seven Members sharing equal ownership percentages:

Ann Roth Foret

315 Ashland Dr. Thibodaux, LA 70301

Alida Roth Chatham

8626 Crescent Spur Dr. Richmond, TX 77406

Benjamin N. Roth, III

308 Hale Dr. Thibodaux, LA 70301

Thomas M. Roth

2203 Shade Crest Dr. Richmond, TX 77406

Eugene N. Roth

P.O. Box 306 Thibodaux, LA 70302-0306

Richard J. Roth

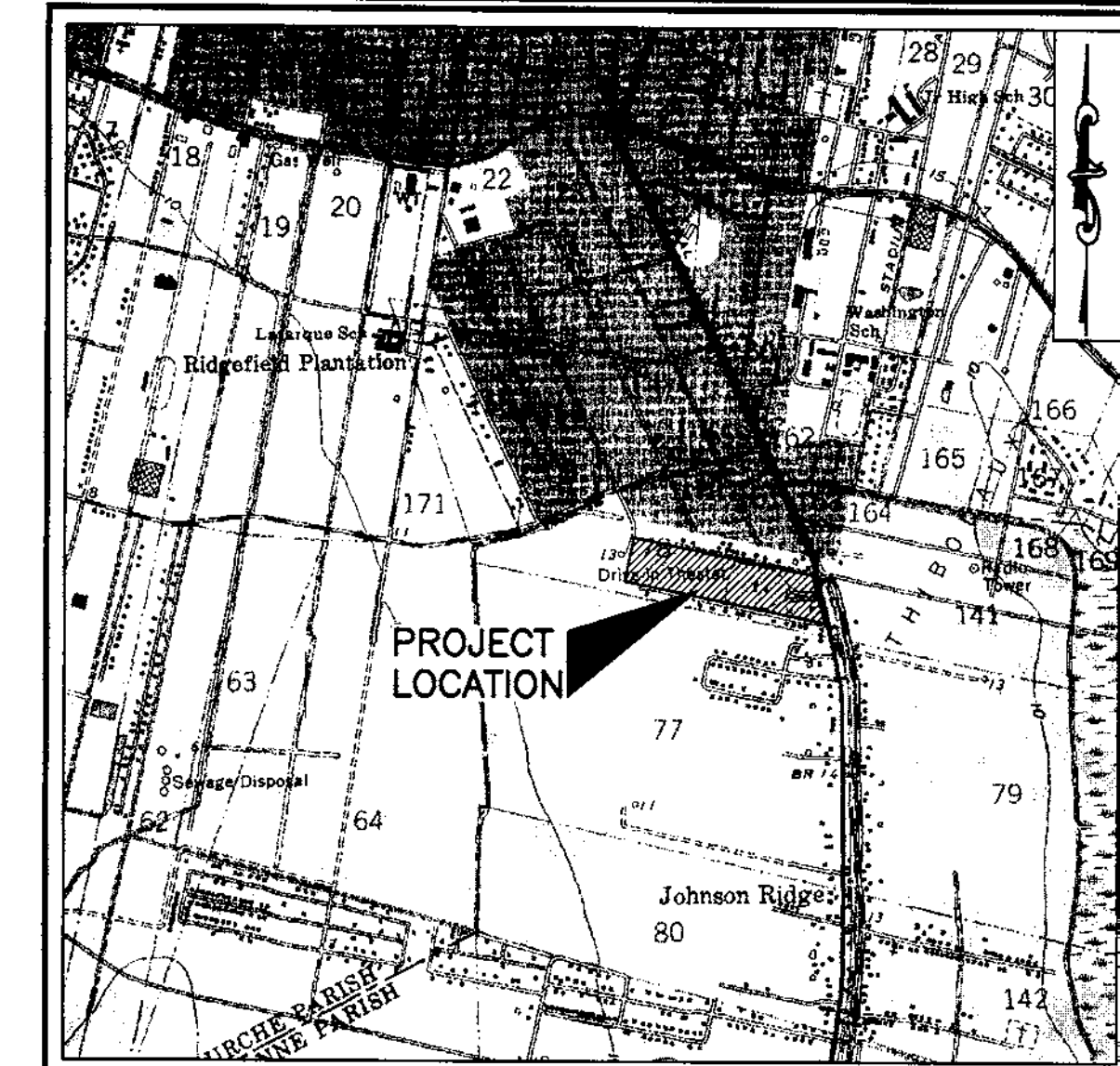
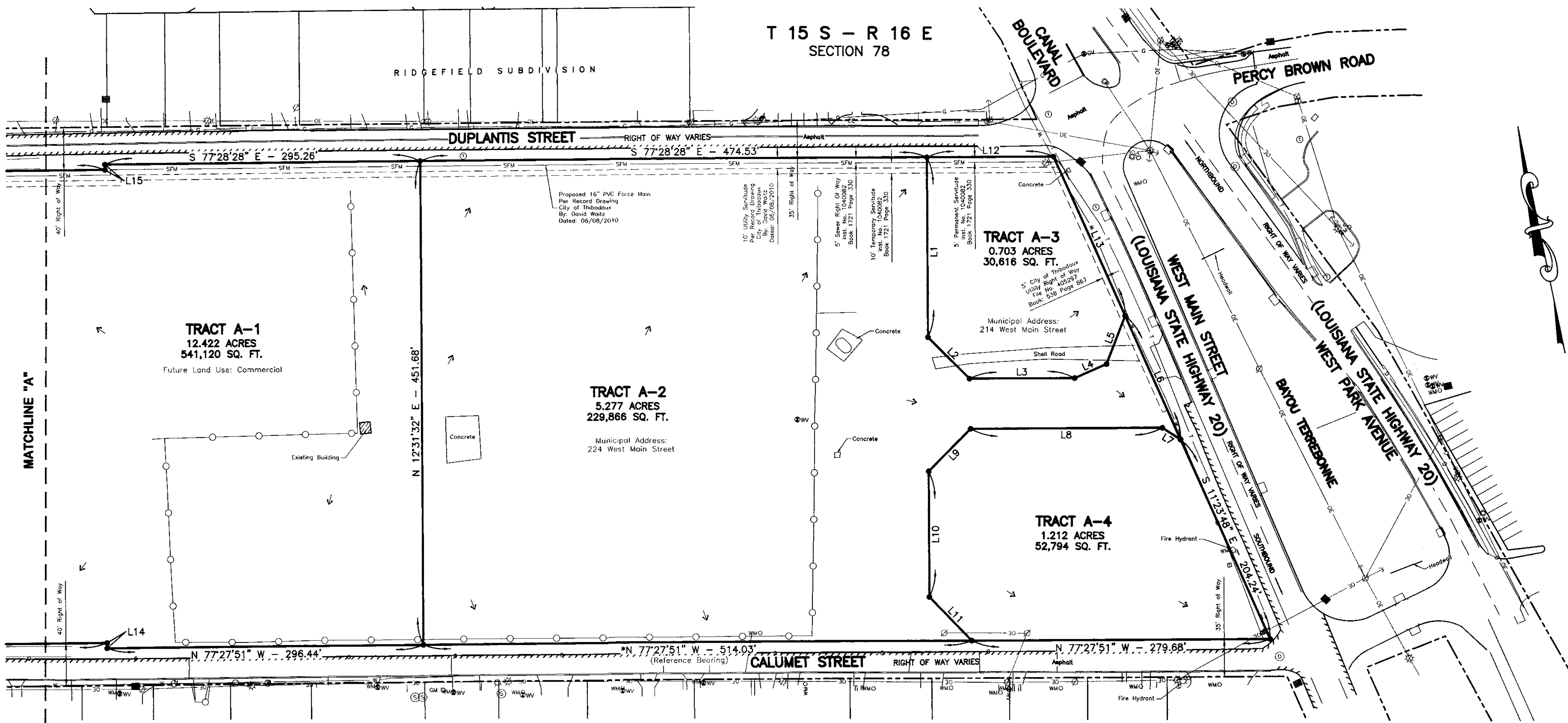
309 Plater Dr. Thibodaux, LA 70301

Mark B. Roth

5921 Chestnut St. New Orleans, LA 70115



T 15 S - R 16 E  
SECTION 78



VICINITY MAP  
SCALE 1" = 2000'

PLAT SHOWING RESUBDIVISION  
OF  
PROPERTY BELONGING TO  
BENJAMIN ROTH, JR. FAMILY, L.L.C.  
INTO  
TRACTS A-1, A-2, A-3, & A-4  
BENJAMIN ROTH, JR. FAMILY, L.L.C. SUBDIVISION  
LOCATED IN SECTION 78,  
TOWNSHIP 15 SOUTH - RANGE 16 EAST  
TERREBONNE PARISH, LOUISIANA

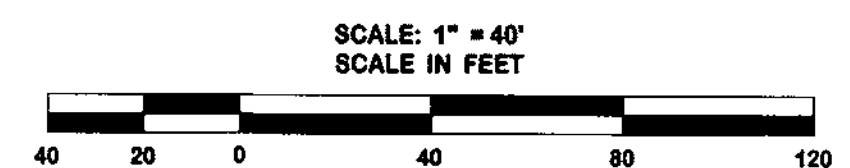
- NOTES:
- 1.) Zoning: None  
Setback lines shall be verified by the owner, developer and/or contractor prior to any construction, as an abstract has not been performed by the surveyor. Zoning and setbacks are subject to change and should be verified with the local authority's Zoning Department before any design or construction.
  - 2.) Reference Maps:  
A.) Survey Map Showing Property Claimed By Benjamin Roth, Jr., in Section 78, T-15-S, R-16-E, Terrebonne Parish, Louisiana  
Prepared by: Carl Heck Engineers Inc. Dated: June 2, 1970.
  - 3.) Basis of Bearings:  
(\*) Represents the Basis of Bearings established from Reference Map "A." Distances shown are U.S. Survey feet.
  - 4.) Basis of Elevations:  
The elevations shown hereon are based on the "North American Vertical Datum of 1988 - NAVD 88" (Geoid 12a) using GPS C40net-RTN System accessed on xxxxx (date of survey).
  - 5.) Flood Note: The property hereon is located in Flood Zone "C" (Areas of minimal flooding, No shading.) in accordance with FEMA Flood Insurance Rate Map Panel Number 2252060395C, dated May 1, 1985, for Terrebonne Parish, Louisiana.  
The property is located outside the limits of the ABFE zone in accordance with Panel LA-W99 dated February 23, 2006 of the Hurricane Rita Advisory Base Flood Elevation (ABFE) Maps for Terrebonne Parish.  
Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.
  - 6.) Utilities: The underground utilities shown have been located from "LA ONE CALL Ticket Number 150115834," visible 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 further does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located the underground utilities, except for above ground visible utility features. No excavations were made during the progress of this survey to locate buried utilities/structures.
  - 7.) No attempt has been made by Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions, servitudes, easements, 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 has made no title search or public record search in compiling the data for this survey.
  - 8.) Acadia Land Surveying, L.L.C. has not and does not provide Delineation of Jurisdictional Wetlands. Acadia Land Surveying, L.L.C. did not receive nor research the location of wetland areas as delineated by the appropriate authorities.
  - 9.) The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.

LEGEND	
FOUND PROPERTY CORNER (AS NOTED)	EXISTING SEWER MANHOLE
SET 3/4" IRON ROD	EXISTING SEWER CLEANOUT
EXISTING POWER POLE	EXISTING DRAINAGE MANHOLE
EXISTING POWER POLE WITH LIGHT	EXISTING CATCH BASIN/DROP INLET
EXISTING PARKING LOT LIGHT	EXISTING FIRE HYDRANT
EXISTING GUY ANCHOR	EXISTING WATER METER
EXISTING TELEPHONE PEDESTAL	EXISTING WATER VALVE
EXISTING CABLE TV PEDESTAL	EXISTING GAS METER
EXISTING BARRIER WIRE FENCE LINE	EXISTING GAS VALVE
EXISTING CHAIN LINK FENCE LINE	EXISTING WOOD FENCE LINE
EXISTING PIPE BOLLARD	SIGN

FUTURE LAND USE: COMMERCIAL

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 12°31'32" W	168.50'
L2	S 32°28'28" E	54.80'
L3	S 77°28'28" E	98.78'
L4	N 78°58'22" E	32.61'
L5	N 33°58'22" E	48.14'
L6	S 11°23'48" E	126.60'
L7	N 44°26'08" W	20.42'
L8	N 77°28'28" W	179.75'
L9	S 57°31'32" W	55.86'
L10	S 12°31'32" W	117.27'
L11	S 31°24'22" E	56.93'
L12	S 77°28'28" E	118.75'
L13	S 11°23'48" E	163.45'
L14	N 12°32'09" E	5.00'
L15	N 12°31'32" E	5.00'

Approved & Accepted this date \_\_\_\_\_  
by the Houma-Terrebonne Regional Planning Commission  
By \_\_\_\_\_ For \_\_\_\_\_



CERTIFICATION:  
This is to certify to Benjamin Roth, Jr. Family, 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 Practice for Boundary Surveys as set forth by the State of Louisiana, Board of Registration for Professional Engineers and Land Surveyors and that the accuracy, precision and positional tolerances are in accordance with Class "C" surveys indicated on the above plat. I also certify there are no visible encroachments across any property lines shown on this plat.

BYRON J. ONCALE  
Professional Engineer  
No. 5011  
04 MAR 2015  
Reg. No. 5011

# ACADIA

## LAND SURVEYING, LLC

LOUISIANA • MISSISSIPPI • TEXAS

206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301  
Phone • (985) 448-0094 Fax • (985) 448-0085  
EMAIL • ACADIA@ACADIALANDSURVEYING.COM

DATE	REVISION DESCRIPTION	INT.
DRAWN BY: JSP	CHECKED BY: APR	APPROVED BY: BJD
FIELD BOOK: 274, PG 58-59	FIELD WORK COMPLETED ON: MARCH 31, 2015	ALS FILE: 2014/14-4856/14-4856a2.dwg



# 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): VARIANCE FOR 60' FRONTAGE AND VARIANCE FOR

6,000 SQUARE FEET FOR LOTS 5A, 5B, 6A, 6B, 7A, 7B, 8A & 8B

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

1. Name of Subdivision: SURVEY AND REDIVISION OF LOTS 4, 5, 6 & 7, BLOCK 4 OF ADDENDUM NO. 1 TO GRAND CAILLOU HEIGHTS INTO REVISED LOT 4 AND LOTS 5A, 5B, 6A, 6B, 7A, 7B, 8A & 8B  
ESTATE OF ERNEST FANGUY, SR. & MYRTLE DEROCHE  
FANGUY, REPRESENTED BY GARY JOHN FANGUY,  
ADMINISTRATOR
2. Developer's Name & Address: 535 HIGHWAY 665, MONTEGUT, LA 70377  
ESTATE OF ERNEST FANGUY, SR. & MYRTLE DEROCHE  
FANGUY, REPRESENTED BY GARY JOHN FANGUY,  
ADMINISTRATOR
- \*Owner's Name & Address: 535 HIGHWAY 665, MONTEGUT, LA 70377  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING & SURVEYING, INC.

### SITE INFORMATION:

4. Physical Address: 207, 209, 211, 213 215 CAROLYN AVENUE & 212, 214, 216 & 218 MARY ANN AVENUE, MONTEGUT, LA 70377
5. Location by Section, Township, Range: SECTION 105, T17S-R17E
6. Purpose of Development: REDIVISION OF LARGE TRACT INTO 9 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, 2015 1" = 30'
11. Council District: 1 - Navy / COH Fire
12. Number of Lots: 9
13. Filing Fees: \$125.00

I, David A. Waitz, P.E., P.L.S., certify this application including the attached date to be true and correct.

David A. Waitz, P.E., P.L.S.  
Print Applicant or Agent

David A. Waitz  
Signature of Applicant or Agent

5/1/2015  
Date

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

PC15/ 5 - 5 - 21

GARY JOHN FANGUY, ADMINISTRATOR

Print Name of Signature

Gary J. Fanguy  
Signature

5/1/2015

Date





# 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  
☐ Variance(s) (detailed description): \_\_\_\_\_
- B. ☐ Mobile Home Park  
☐ Residential Building Park  
☐ Conceptual/Preliminary  
☐ Engineering  
☐ Final  
D. ☒ Minor Subdivision

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

1. Name of Subdivision: TRINITY COMMERCIAL PARK ADDENDUM NO. 2, PHASE D
2. Developer's Name & Address: ANNIE 1, LLC, 123 Bocage Drive, Houma, LA 70360  
NORTH TERREBONNE INVESTORS, LLC, 123 Bocage Drive,  
\*Owner's Name & Address: Houma, LA 70360  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: MILFORD & ASSOCIATES, INC.

### SITE INFORMATION:

4. Physical Address: DEEP WATER LANE AND TRINITY LANE
5. Location by Section, Township, Range: SECTION 4, T16S-R17E
6. Purpose of Development: CREATING 3 LOTS
7. Land Use:  
☒ Single-Family Residential  
☒ Multi-Family Residential  
☒ Commercial  
☒ Light 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: \_\_\_\_\_  
SCALE 1" = 40'
11. Council District:  
2 / Schriever Fire
12. Number of Lots: 3
13. Filing Fees: \$296.00

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

Floyd E. Milford, III

Print Applicant or Agent

Date

05/04/2015

[Signature]

Signature of Applicant or Agent

The undersigned certifies: [Signature] 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or [Signature] 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.

Ronald J. Shaw

Print Name of Signature

Date

05/04/2015

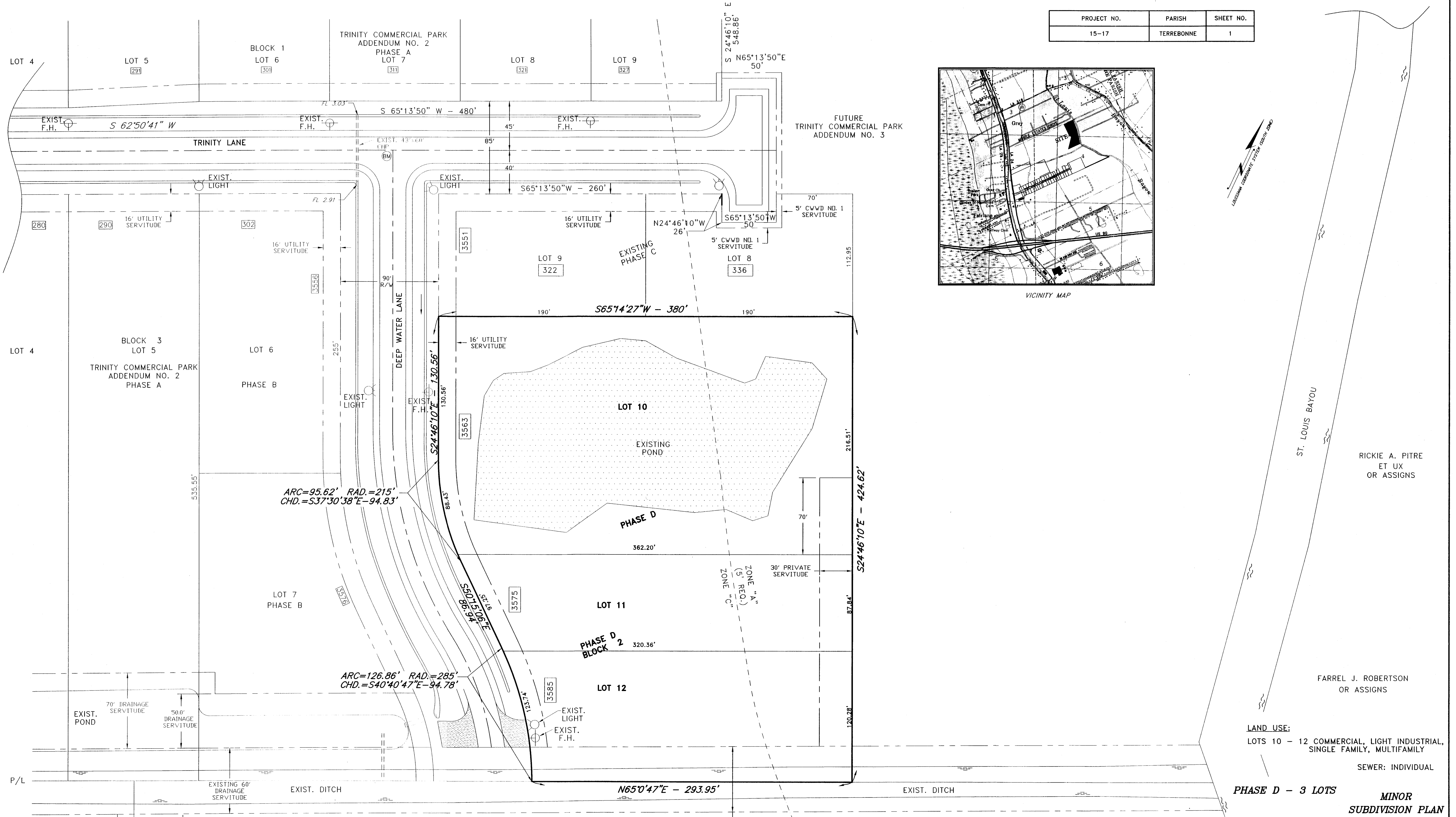
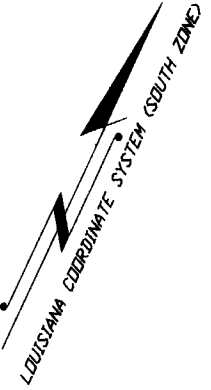
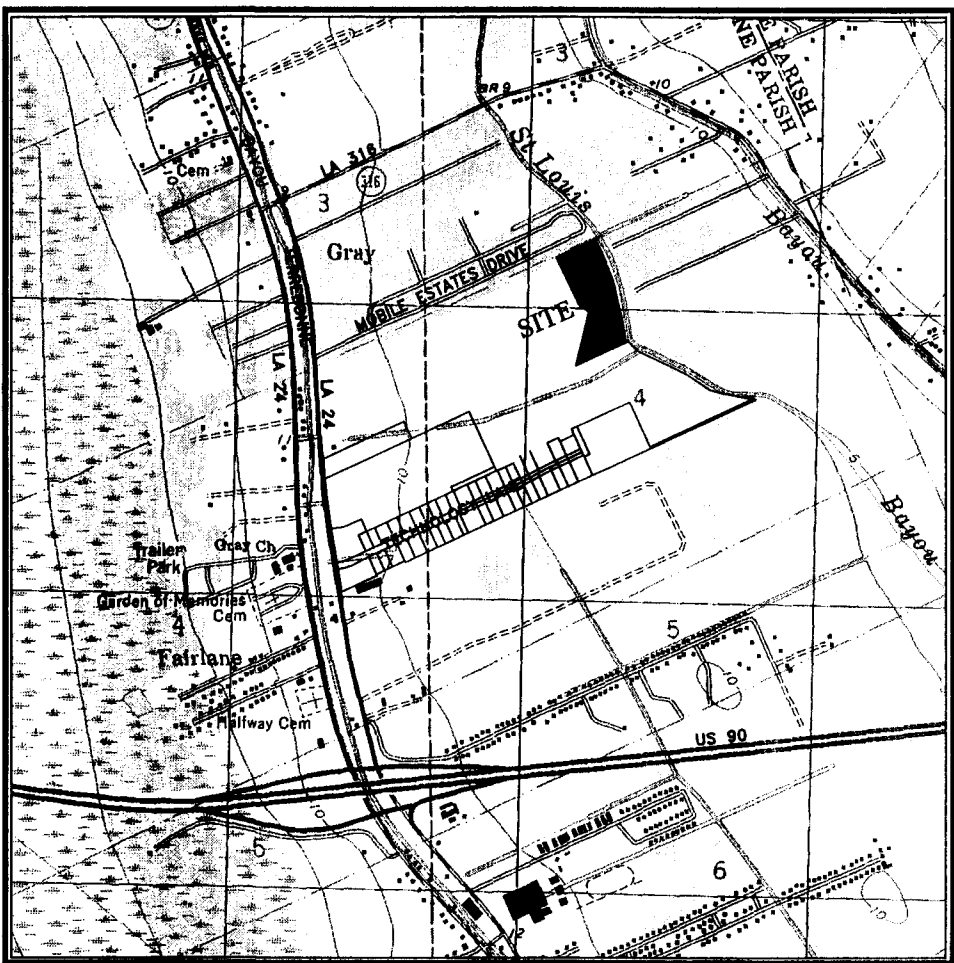
[Signature]

Signature

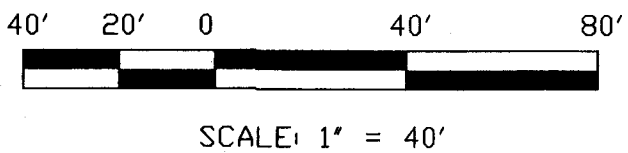
PC15/ 5 - 6 - 22



PROJECT NO.	PARISH	SHEET NO.
15-17	TERREBONNE	1



BLK. NO.	LOT NO.	SIZE & TYPE
2	10 - DEEP WATER LANE	15" RPVC
2	11 - DEEP WATER LANE	15" RPVC
2	12 - DEEP WATER LANE	15" RPVC



**TRINITY COMMERCIAL PARK ADD. 2 PHASE D**  
**PROPERTY OF NORTH TERREBONNE INVESTORS, LLC**  
**DEVELOPER: ANNIE 1, LLC**  
**LOCATED IN SECTION 4, T16S-R17E**  
**TERREBONNE PARISH, LOUISIANA**

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

DRAWN: L.A.T.  
CHK'D: F.E.M. III  
SCALE: 1" = 40'  
DATE: 3MAY15

APPROVED BY: *[Signature]*

JOB # 15-17 CAD # 1517-SD\_D FILE #

DATE	REVISION	BY

# 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  
D. ☐ Minor Subdivision

☐ Variance(s) (detailed description):

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

- Name of Subdivision: SUGAR MILL OLDE TOWNE ADDENDUM NO. 2
- Developer's Name & Address: RUTTER LAND CO., L.L.C.  
\*Owner's Name & Address: P. O. BOX 745, THIBODAUX, LA 70302  
[\* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING & SURVEYING, INC.

### SITE INFORMATION:

- INTERSECTION OF RUE ST. SYDNEY AND RUE SAILA
- Physical Address: \_\_\_\_\_
  - Location by Section, Township, Range: SECTION 102, T17S-R17E
  - Purpose of Development: NEXT PHASE OF PLANNED UNIT DEVELOPMENT (PUD)
  - 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: May 4, 2015 1" = 40'
  - Council District: 6 / COH Fire Dist.
  - Number of Lots: 16
  - Filing Fees: \$860.00

I, David Waitz, P.E., certify this application including the attached data to be true and correct.

David Waitz, P.E., Agent  
Print Applicant or Agent

David Waitz  
Signature of Applicant or Agent

5/4/2015  
Date

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

RUTTER LAND CO., L.L.C.  
Print Name

Eric Rutter, Jr.  
Signature

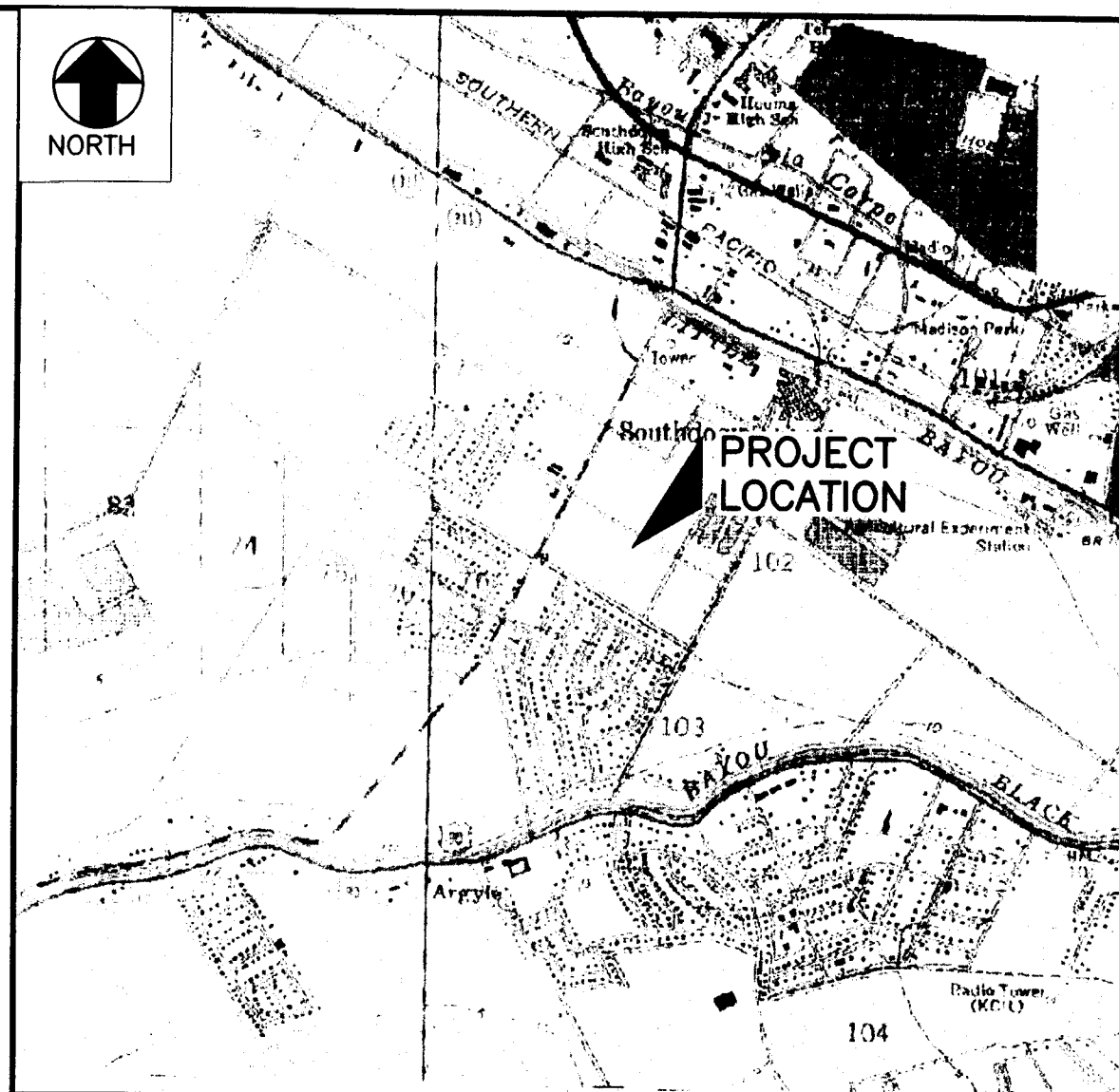
5/4/15  
Date

PC15/ 5 - 7 - 23



REFERENCE MAPS & BEARINGS:  
1.) SUGAR MILL OLD TOWNE  
RESIDENTIAL PLANNED UNIT DEVELOPMENT  
OWNER: RUTTER LAND CO., INC.  
SUGAR MILL OLD TOWNE (PHASE A)  
LOCATED IN SECTION 102, T17S-R17E  
TERREBONNE PARISH, LOUISIANA  
DATED: OCTOBER 12, 2004  
BY: DAVID A. WAITZ  
ENGINEERING AND SURVEYING, INC.  
2.) SUGAR MILL OLD TOWNE ADD. NO. 1 PHASE A  
RESIDENTIAL PLANNED UNIT DEVELOPMENT  
LOCATED IN SECTION 102, T17S-R17E  
TERREBONNE PARISH, LOUISIANA  
DATED: MAY 22, 2006  
BY: DAVID A. WAITZ  
ENGINEERING AND SURVEYING, INC.

NOTE: REFERENCE BEARING IS  
N63°31'23"W ALONG THE NORTHERNMOST  
RIGHT OF WAY OF RUE ST. SYDNEY  
AS SHOWN ON REF. MAP 2.



VICINITY MAP  
SCALE 1" = 2000'

LEGEND

- FOUND PROPERTY MARKER (UNLESS NOTED OTHERWISE) ○
- SET 3/4" I.R. ●
- EXISTING WATER LINE — W —
- EXISTING GAS LINE — G —
- EXISTING SEWER LINE — S —
- EXISTING OVERHEAD POWER LINE — E —
- EXISTING TELEPHONE LINE — T —
- EXISTING FENCE — X —
- EXISTING POWER POLE W/ LIGHT ⚡
- PROPOSED POWER POLE W/ LIGHT ⚡
- EXISTING POWER POLE ⚡
- EXISTING ANCHOR →
- EXISTING TELEPHONE PEDESTAL □
- EXISTING WATER VALVE ⚙
- EXISTING FIRE HYDRANT 🔥
- PROPOSED FIRE HYDRANT 🔥
- EXISTING WATER METER ⚙
- EXISTING GAS VALVE ⚙
- EXISTING GAS METER ⚙
- EXISTING SEWER MANHOLE Ⓢ
- EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE —■—
- PHYSICAL ADDRESS XXX
- C/L LOT ELEVATION (X)
- 2" DIAMETER BRASS DISK (IN FEET, NAVD 83, GEOD 12A) (DATE SET MAY 12, 2014) BM Δ

FEMA FLOOD ZONE AND HAZARDS  
THIS LOT IS LOCATED IN ZONE C, AREAS OF MINIMAL FLOODING.  
FEMA MAP COMMUNITY PANEL NUMBER 220220 0005 C DATED: MAY 19, 1981  
TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-Q102  
DATED: FEBRUARY 23, 2006 FLOOD ZONE: A A.B.F.E. = 6.0'

CERTIFICATIONS  
THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AS SET FORTH BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE ACCURACY SPECIFICATION AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH CLASS "C" SURVEYS INDICATED IN THE ABOVE STANDARDS.

I ALSO CERTIFY THERE ARE NO ENCUMBRANCES OR PROPERTY LINES EXCEPT AS SHOWN

PRELIMINARY  
COPY

APPROVED: David A. Waitz Reg. No. 4744

NOTE: NO STRUCTURE, FILL, OR OBSTRUCTION SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OF DELINEATED FLOOD PLAIN.

DEDICATION:

THIS IS TO CERTIFY THAT A SERVITUDE OF PASSAGE AND THE RIGHT TO INSTALL, MAINTAIN DRAINAGE, ELECTRICAL, COMMUNICATION, GAS, SEWER & WATER UTILITIES IS HEREBY CREATED IN FAVOR OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT SOUTH CENTRAL BELL IN FAVOR OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT SOUTH CENTRAL BELL AND VISION CABLE AND THE CITY OF HOUMA OVER AND IN ALL THESE CERTAIN STREETS AND SERVITUDES AS NAMED HEREON AND/OR SHOWN ON THIS PLAT OF SUBMISSION AND BELONGING TO THE UNDERSIGNED FEE TITLE OWNERSHIP OF SAID STREET RIGHT-OF-WAY AND SERVITUDES IS EXPRESSLY RETAINED. MINERAL RIGHTS ARE SPECIFICALLY EXCLUDED AND ARE RETAINED IN FULL BY THE OWNER THEREOF.

BY: RUTTER LAND CO., INC.

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

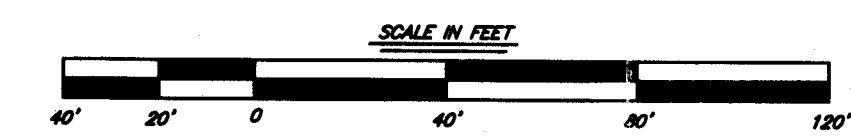
BY: TERREBONNE PARISH CONSOLIDATED GOVERNMENT

APPROVE AND ACCEPTED THIS DATE: BY THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION.

APPROVED BY: FOR:

APPROVALS

RUTTER LAND CO., INC. DATE



DATE	DESCRIPTION	BY

CONCEPTUAL/PRELIMINARY  
SUGAR MILL OLDE TOWNE ADDENDUM NO. 2  
RESIDENTIAL PLANNED UNIT DEVELOPMENT (CLUSTER HOUSING)  
OWNER: RUTTER LAND CO., INC.

SUGAR MILL OLDE TOWNE ADDENDUM NO. 2  
LOCATED IN SECTION 102, T17S-R17E  
TERREBONNE PARISH, LOUISIANA

DAVID A. WAITZ  
ENGINEERING AND SURVEYING, INC.  
Civil Engineers & Professional Land Surveyors  
Thibodaux, Louisiana

DESIGNED: DAW	DETAILED: JED	TRACED:
CHECKED: DAW	CHECKED: DAW	CHECKED:
DATED: MAY 4, 2015	FILE: F:\DWGS\2014\14-135\PLAT.dwg	JOB NO: 2014-135

# Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361  
Ph (985) 873-6743 Fax (985) 580-8141

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

Variance(s) (detailed description):

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

1. Name of Subdivision: DEROCHE ESTATES  
DEROCHE DEVELOPMENT, LLC, 187 REGAL ROW  
2. Developer's Name & Address: HOUMA, LA 70360  
PAMELA D. RUSSO, 187 REGAL ROW, HOUMA, LA 70360  
\*Owner's Name & Address: BYRON DEROCHÉ, 109 LINDSEY DR., HOUMA, LA 70360  
[\* All owners must be listed, attach additional sheet if necessary]  
3. Name of Surveyor, Engineer, or Architect: MILFORD & ASSOCIATES, INC.

### SITE INFORMATION:

4. Physical Address: 6695 WEST PARK AVENUE  
5. Location by Section, Township, Range: SECTION 4, T17S-R17E  
6. Purpose of Development: SINGLE FAMILY RESIDENTIAL 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:  
04/30/2015 SCALE 1" = 100'  
11. Council District:  
5 / Bayou Lane Fire  
12. Number of Lots: 48  
13. Filing Fees: \$695.00 bmb

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

FLOYD E. MILFORD, III

Print Applicant or Agent

05/04/2015

Date

[Signature]  
Signature of Applicant or Agent

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

PAMELA D. RUSSO

Print Name

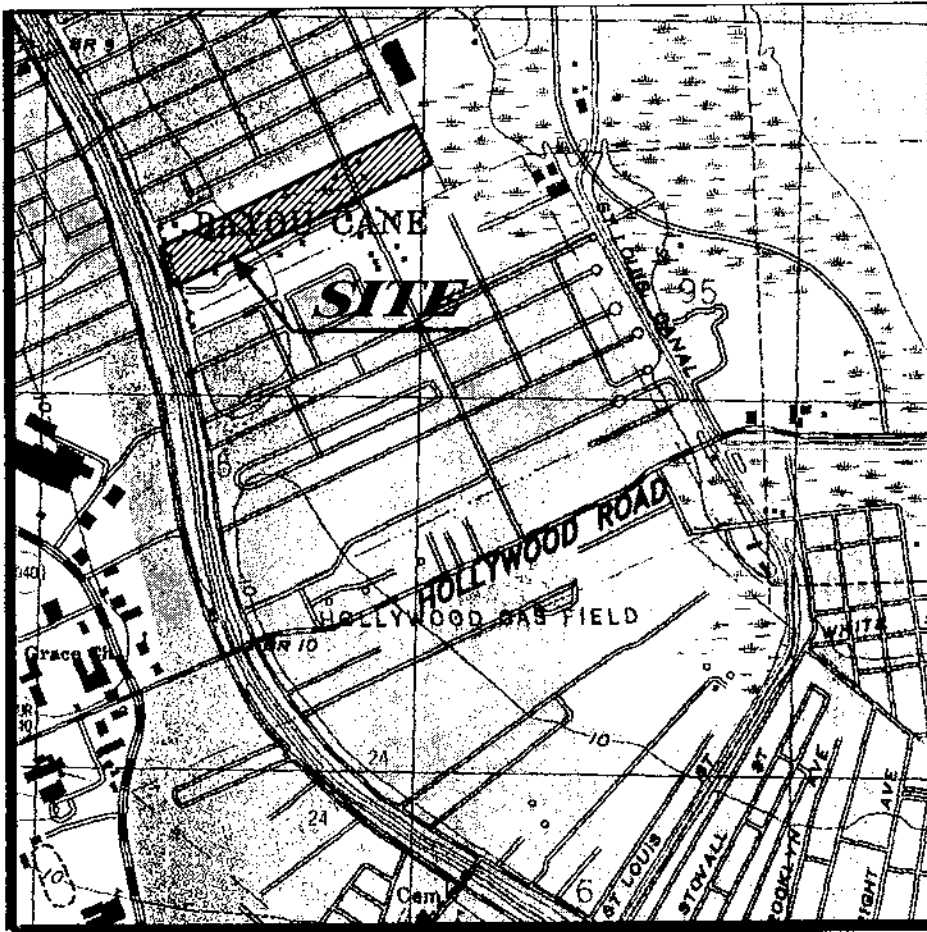
5-1-15

Date

Pamela D. Russo  
Signature

PC15/ 5 - 8 - 24

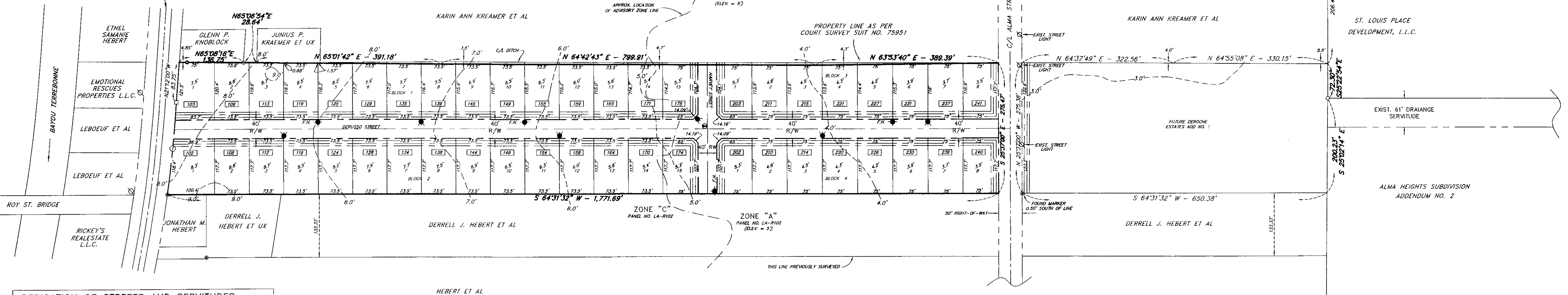




VICINITY MAP

R/W LINE CURVE DATA  
①  
ARC=196.41'  
RAD=2806.45'  
CH=119.26'15"W  
-196.37'

LA. STATE HWY. NO. 24  
(FORMERLY LA. HWY. NO. 659)  
(WEST PARK AVE.)



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

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

AUTHORIZED OWNER

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

FOR

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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

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

FLOYD E. MILFORD, III, P.E.

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

**GENERAL NOTES:**

FIRST FLOOR ELEVATION WILL BE MINIMUM 18" ABOVE G STREET

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

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

THIS DRAWING DOES NOT PURPORT TO SHOW ALL UNDERGROUND UTILITIES.

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NOS. 339037 & 666135 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

THESE TRACT IS LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0265, SUFFIX "C", AND DATED MAY 1, 1985 (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. 2008 ADVISORY PANEL NO. LA-R102 PLACES A PORTION OF THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 5'.

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

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

**LEGEND**

- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- FIRE HYDRANT
- STREET LIGHT
- BENCH MARK
- 4" BRASS DISC SET IN CONCRETE
- LOT ELEVATIONS
- HOUSE NUMBERS

DATUM  
2012 NAVD88

100' 50' 0 100' 200'  
SCALE: 1" = 100'

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

**FINAL PLAT  
48-LOTS TOTAL SUBDIVISION PLAN**

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

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

DRAWN: LAT

CHK'D: F.E.M. III

SCALE: 1" = 100'

DATE: 30APR15

DATE	REVISION	BY	JOB #	13-61	CAD #	1361-SD_FINAL	FILE #