

# 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

**NOVEMBER 19, 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 October 15, 2015
- D. COMMUNICATIONS**
- E. NEW BUSINESS:**
  - 1. Home Occupation:  
Establish a dog breeding business; 214 Roselawn Avenue; Nicole & John Mosely, applicants (*District 1/City of Houma Fire District*)
  - 2. Planned Building Group:  
Placement of two (2) additional residential units, Southern Landing Apartments, 3802 Highway 56; Lyle Enterprises, applicant (*District 8/City of Houma Fire District*)
- F. STAFF REPORT**
- 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. ACCEPTANCE OF MINUTES:**
  - 1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of October 15, 2015
  - 2. Zoning & Land Use Commission Minutes for the Regular Meeting of October 15, 2015
- D. APPROVE EMITTENCE OF PAYMENT FOR THE NOVEMBER 19, 2015 INVOICES AND TREASURER'S REPORT OF OCTOBER 2015**
- E. COMMUNICATIONS**
- F. OLD BUSINESS:**
  - 1. a) Subdivision: Lots A thru E, A Redivision of a Portion of Lot 1, Block 1, North Terrebonne Commercial Park & Lot Line Adjustment to adjacent properties  
  
Approval Requested: Process D, Minor Subdivision  
Location: 3399 West Park Avenue, Gray, Terrebonne Parish, LA  
Government Districts: Council District 2 / Schriever Fire District  
Developer: Annie 1, LLC  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Consider Approval of Said Application

2. a) Subdivision: Acadian Pointe Subdivision, Phase "A"  
Approval Requested: Process C, Major Subdivision-Engineering  
Location: Laban Avenue, Terrebonne Parish, LA  
Government Districts: Council District 8 / City of Houma Fire District  
Developer: Professional Construction and Leasing, LLC; Donald B. Olivier, II  
Engineer: David A. Waitz Engineering & Surveying, Inc.

b) Consider Approval of Said Application

#### **G. APPLICATIONS:**

1. a) Subdivision: Survey and Redivision of Property belonging to Brandon M. Grezaffi, Ashley A. Grezaffi, and Debra Grezaffi Tillery into Tract 1 and remaining property  
Approval Requested: Process D, Minor Subdivision  
Location: 213 North Eagle Drive, Terrebonne Parish, LA  
Government Districts: Council District 3 / Bayou Cane Fire District  
Developer: Brandon M. Grezaffi, Ashley A. Grezaffi, & Debra Grezaffi Tillery  
Surveyor: David A. Waitz Engineering & Surveying, Inc.  
  
b) Public Hearing  
c) Consider Approval of Said Application
2. a) Subdivision: Lots "6-1" & "6-2", A Resubdivision of Property subdivided formerly belonging to Robert & Marvin Marmande  
Approval Requested: Process D, Minor Subdivision  
Location: 1347 Dr. Beatrous Road, Theriot, Terrebonne Parish, LA  
Government Districts: Council District 7 / Bayou Dularge Fire District  
Developer: David Rabalais  
Surveyor: Prosper Toups Land Surveying, LLC  
  
b) Public Hearing  
c) Consider Approval of Said Application
3. a) Subdivision: Tracts 11-A and 11-B, A Redivision of Tract 11 of Sunrise Plantation Estates belonging to Derek Johnson  
Approval Requested: Process D, Minor Subdivision  
Location: 677 Bayou Dularge Road, Terrebonne Parish, LA  
Government Districts: Council District 7 / Bayou Dularge Fire District  
Developer: Derek Johnson & Candace Morvant  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Public Hearing  
c) Consider Approval of Said Application
4. a) Subdivision: Revised Lots 8 & 9 and Lot A of Block 91 to the City of Houma, Property of Castalano Properties, L.L.C.  
Approval Requested: Process D, Minor Subdivision  
Location: 300, 304, 312, & 314 Belanger Street and Lot A on Grinage Street, Terrebonne Parish, LA  
Government Districts: Council District 1 / City of Houma Fire District  
Developer: Castalano Properties, L.L.C.  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Public Hearing  
c) Consider Approval of Said Application
5. a) Subdivision: Bon Ami Estates  
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary  
Location: 2700 Coteau Road, Terrebonne Parish, LA  
Government Districts: Council District 3 / Bayou Cane Fire District  
Developer: Bon Ami Estates, L.L.C.  
Engineer: Milford & Associates, Inc.  
  
b) Public Hearing  
c) Consider Approval of Said Application

- 6.    a)   Subdivision:               Raw Land Division of Lot 2 & Tract B into Tracts B-1 & B-2  
          Approval Requested:   Process D, Minor Subdivision  
          Location:               4078 West Main Street, Terrebonne Parish, LA  
          Government Districts:   Council District 4 / Bayou Cane Fire District  
          Developer:             R & R Stores, Inc.  
          Surveyor:             Quality Engineering & Surveying, LLC  
  
      b)   Public Hearing  
  
      c)   Consider Approval of Said Application

**H. STAFF REPORT**

**I. ADMINISTRATIVE APPROVALS:**

- 1.    Redivision of Tract E belonging to Gayle B. & Ronald D. Cope to create Lot Extensions 1, 2, & 3, being a portion of Tract 32 of Terrebonne Project LA-12, Section 84, T15S-R16E, Terrebonne Parish, LA
- 2.    Revision of Lot Lines between Lot 84 and 85 of Waterproof Plantation Estates, Sections 61 & 62, T17S-R16E, Terrebonne Parish, LA
- 3.    Revised Lots 2, 3, and 4, Block 11, Addendum No. 2 to Daigle Place Subdivision, Sections 6 & 96, T17S-R17E, Terrebonne Parish, LA
- 4.    Revised Lot X-1 and Lot "ABCDEFGHIIJA", Section 101, T17S-R17E, Terrebonne Parish, LA
- 5.    Tracts A1 thru A4, Property belonging to FJLS, L.L.C., Sections 83 & 84, T15S-R16E, Terrebonne Parish, LA
- 6.    Survey of a Portion of Tracts A & B belonging to Tate A. Benoit, Section 31, T18S-R17E, Terrebonne Parish
- 7.    Redivision of Property belonging to the Eschete Children's Trust, A, B, C & D, Section 77, T15S-R16E, Terrebonne Parish, LA
- 8.    Redivision of Property belonging t Ricky Miller and Bradley Miller, Sections 21 & 22, T17S-R17E, Terrebonne Parish, LA

**J. COMMITTEE REPORT:**

- 1.    Subdivision Regulations Review Committee
  - a)   Discussion and possible action regarding a proposal from Providence/GSE concerning Modifications to the Storm Drainage Design Manual for Mobile Home Parks

**K. COMMISSION COMMENTS:**

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

**L. PUBLIC COMMENTS**

**M. ADJOURN**

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)**  
**MEETING OF OCTOBER 15, 2015**

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called to order the regular meeting of October 15, 2015 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:23 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Alex Ostheimer.
- B. Upon Roll Call, present were: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. James Erny; Mrs. Gloria Foret, Secretary/Treasurer; Mr. Kevin Ghirardi; Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice Chairman; Mr. Gerald Schouest; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: None. Also present were Mr. Pat Gordon, Director, and Mr. Christopher Pulaski, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Mr. Erny moved, seconded by Mr. Kurtz: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of September 17, 2015.”  
  
The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
  2. Mr. Erny moved, seconded by Mrs. Foret: “THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of September 17, 2015.”  
  
The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mrs. Foret moved, seconded by Mr. Ostheimer: “THAT the HTRPC emit payment for the October 15, 2015 invoices and approve the Treasurer’s Report of September 2015.”  
  
The Chairman called for a vote on the motion offered by Mrs. Foret. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS:
1. Mr. Gordon read a letter from Charles L. McDonald Land Surveyors, Inc. dated October 15, 2015 requesting to table Old Business Item 1, the minor subdivision application for the Partition of property belonging to Albert J. Luke, III, et al indefinitely [See *ATTACHMENT A*].
    - a) Mr. Erny moved, seconded by Mr. Thibodeaux: “THAT the HTRPC table the minor subdivision application for the Partition of property belonging to Albert J. Luke, III, et al indefinitely 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. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
  2. Mr. Gordon read an email from David A. Waitz Engineering & Surveying, Inc. dated October 15, 2015 requesting to table Item G.2, the engineering application for Acadian Pointe Subdivision, Phase “A” until the next regular meeting [See *ATTACHMENT B*].
    - a) Mr. Erny moved, seconded by Mr. Kelley: “THAT the HTRPC table the engineering application for Acadian Pointe Subdivision, Phase “A” until the next regular meeting of November 19, 2015 as per the Developer’s request [See *ATTACHMENT B*].”

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

3. Mr. Gordon correspondence from Mr. James H. Dupont dated September 28, 2015 with regard to a fire hydrant along Highway 56 between 5<sup>th</sup> and Spruce Streets along with a response requesting Mr. Dupont to submit an application to the Planning Commission for their variance request [See *ATTACHMENT C*].
4. The Chairman used this time to announce Mr. Gordon's retirement and commend him on a job well done.

F. OLD BUSINESS:

Mr. Kelley moved, seconded by Mr. Erny: "THAT Old Business items be removed from the table and be considered at this time."

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

1. WITHDRAWN. *Partition of property belonging to Albert J. Luke, III, et al* [See *ATTACHMENT A*]
2. The Chairman stated the next item on the agenda under Old Business was an application by Annie 1, LLC requesting approval for Process D, Minor Subdivision, for Lots A thru E, A Redivision of a Portion of Lot 1, Block 1, North Terrebonne Commercial Park & Lot Line Adjustment to adjacent properties.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, stated the matter was tabled at the previous meeting and drainage calculations were now approved by Engineering.
- b) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided the condition by Engineering is depicted on the plat.
- c) Discussion was held with regard to access through Mobile Estates Drive. Discussion ensued with regard to the development being residential and not commercial and that residential was indicated on the application.
- d) Mr. Ostheimer moved, seconded by Mr. Thibodeaux: "THAT the HTRPC table the application for Process D, Minor Subdivision, for Lots A thru E, A Redivision of a Portion of Lot 1, Block 1, North Terrebonne Commercial Park & Lot Line Adjustment to adjacent properties until the next regular meeting of November 19, 2015."

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

3. The Chairman stated the next item on the agenda under Old Business was an application by Te-Ro, LLC requesting approval for Process D, Minor Subdivision, for Tracts "A" & "B", Property of Te-Ro, LLC.
  - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
  - b) Mr. Gordon discussed the Staff Report and stated Staff recommended approval.
  - c) Discussion was held with regard to a required DOTD permit that would be acquired at the permit stage.
  - d) 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 Te-Ro, LLC."

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

4. The Chairman stated the next item on the agenda under Old Business was an application by Ellender Land, LLC requesting approval for Process D, Minor Subdivision, for Tract B-3, Property of Ellender Land, LLC.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) Mr. Gordon discussed the Staff Report and stated Staff recommended approval.
- c) Mr. Erny moved, seconded by Mr. Kurtz: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tract B-3, Property of Ellender Land, LLC.”

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

5. The Chairman stated the next item on the agenda under Old Business was an application by Amy Lassere Benoit requesting approval for Process A, Re-Subdivision, for the Division of Property belonging to Amy Benoit into Tract A and Tract B.

- a) Mr. Tre Chauvin, Leonard Chauvin P.E, P.L.S. Inc., discussed the location and division of property.
- b) Mr. Gordon discussed the Staff Report and stated Staff recommended approval.
- c) Mr. Erny moved, seconded by Mr. Kelley: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Division of Property belonging to Amy Benoit into Tract A and Tract B.”

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

G. APPLICATIONS:

1. The Chairman called to order the Public Hearing for an application by Gerald A. Mazerac requesting approval for Process D, Minor Subdivision, for Tracts “A” & “B”, Property belonging to Gerald A. Mazerac, et ux.

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

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

- d) Mr. Gordon discussed the Staff Report and stated Staff would recommend conditional approval provided upon an approval letter from the Board of Health and land use be depicted on the plat.
- e) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts “A” & “B”, Property belonging to Gerald A. Mazerac, et ux.

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

2. WITHDRAWN. *Acadian Pointe Subdivision, Phase “A”* [See *ATTACHMENT B*]

3. The Chairman stated the next item on the agenda was an application by Sugar Lake, LLC requesting engineering approval for Process C, Major Subdivision, for Sugar Pointe Industrial Park, Addendum No. 3.
  - a) Mrs. Amber Plessala, T. Baker Smith, LLC, stated they were requesting engineering approval.
  - b) Ms. Joan Schexnayder, on behalf of the Terrebonne Parish Engineering Division, read a letter dated October 15, 2015 regarding the punch list items for the development [See *ATTACHMENT D*]. In reading the letter, Ms. Schexnayder observed that Item #14 should not have been listed on the punch list and would be omitted.
  - c) Mr. Erny moved: “THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision, for Sugar Pointe Industrial Park, Addendum No. 3 with a variance from punch list item 12.r and conditioned upon the Developer complying/resolving all remaining punch list items per the Terrebonne Parish Engineering Division’s memo dated October 15, 2015.” *The Chairman declared the motion dead due to the lack of a second.*
  - d) Discussion was held with regard to fences surrounding ponds and Sugar Lake which is maintained by the Parish and has no fence due to it being prior to the change in the regulations. Discussion ensued with regard to fences around recreational ponds versus not for amenity purposes.
  - e) Mr. Ostheimer questioned Mrs. Plessala about the variance for 12.i regarding drainage that was listed on her application. Mrs. Plessala indicated she was requesting variances for both 12.i and 12.r.
  - f) Discussion was held with regard to the Developer making the pond recreational so as to not be required to place a fence.
  - g) Mr. Ostheimer moved, seconded by Mr. Ghirardi: “THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision, for Sugar Pointe Industrial Park, Addendum No. 3 with variances granted for punch list items 12.i and 12.r provided they meet the requirements that the pond become a recreational amenity and conditioned upon the Developer complying/resolving the remaining punch list items per the Terrebonne Parish Engineering Division’s memo dated October 15, 2015 [See *ATTACHMENT D*].”
  - h) Discussion was held with regard to how to make a pond for recreational use and documentation needed to confirm so. Mrs. Plessala stated the pond is currently being fished out of and it has been used as both recreational and for drainage purposes at one time or another. Discussion ensued with the pond existing and there never having a fence around it.

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Erny, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer; NAYS: Mrs. Foret, Mr. Schouest, and Mr. Thibodeaux; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
4. The Chairman stated the next item on the agenda was an application by Mali Investments, LLC requesting engineering approval for Process C, Major Subdivision, for Rue Colton John (Road Project).
  - a) Mr. Gene Milford, Milford & Associates, Inc., stated they were requesting engineering approval.
  - b) Ms. Joan Schexnayder, on behalf of the Terrebonne Parish Engineering Division, read a letter dated October 15, 2015 regarding the punch list items for the development [See *ATTACHMENT E*].
  - c) Mr. Milford stated they would comply/resolve all items on the punch list.
  - d) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision, for Rue Colton John conditioned upon the Developer complying/resolving all remaining punch list items per the Terrebonne Parish Engineering Division’s memo dated October 15, 2015 [See *ATTACHMENT E*].”

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

5. The Chairman stated the next item on the agenda was an application by Deroche Development, LLC requesting final approval for Process C, Major Subdivision, for Deroche Estates, Addendum No. 1.
  - a) Mr. Gene Milford, Milford & Associates, Inc., stated they were requesting final approval.
  - b) Ms. Joan Schexnayder, on behalf of the Terrebonne Parish Engineering Division, read a letter dated October 15, 2015 regarding the punch list items for the development [See *ATTACHMENT F*].
  - c) Mr. Milford stated they would comply/resolve all items on the punch list and requesting 90 days for completion.
  - d) Mr. Ostheimer moved, seconded by Mr. Kelley: “THAT the HTRPC grant final approval of the application for Process C, Major Subdivision, for Deroche Estates, Addendum No. 1 conditioned upon the Developer complying/resolving all remaining punch list items per the Terrebonne Parish Engineering Division’s memo dated October 15, 2015 [See *ATTACHMENT F*].”

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

H. STAFF REPORT:

1. Mr. Gordon stated they received a quote from Mr. Clay Breaud, Providence/GSE Associates, Inc., for the proposed amendments to the mobile home park regulations with regard to drainage for \$3,800. It was requested that they invite Mr. Breaud to the next meeting to further discuss.

I. ADMINISTRATIVE APPROVALS:

Mr. Ostheimer moved, seconded by Mr. Kelley: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-6.”

1. Redivision of Property belonging to Ann Marie Henry, et al, Sections 2 & 61, T16S-R16E, Terrebonne Parish, LA
2. Plat showing Portions of Blocks 23 & 26, Honduras Addition to the City of Houma, LA, Section 39, T17S-R17E, Terrebonne Parish
3. Tracts L-1, L-2, L-3, L-4, & D-1 and Revised Tracts D-2, D-3, & D-4 belonging to Danos Properties, L.L.C., et al, Sections 71, 74, & 94, T17S-R16E, Terrebonne Parish, LA
4. Tract "A" being a Raw Land Division of Property belonging to Robert J. Neil (13.391 acres), Section 2, T18S-R17E, Terrebonne Parish, LA
5. Parcels B and C of Property belonging to Arthur A. DeFraités, Jr., John M. DeFraités, and Holiday Inn Express being a portion of Lot 172, Honduras Plantation Subdivision, Section 105, T17S-R17E, Terrebonne Parish, LA
6. Tracts 1, 2, & 3 being a Redivision of Property belonging to Samuel J. Rogers, Sr., et ux, Section 85, T16S-R17E, Terrebonne Parish, LA

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

J. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee: None.

K. COMMISSION COMMENTS:

1. Planning Commissioners’ Comments:
  - a) Mr. Ostheimer expressed concerns of ponds utilized for drainage and wording of the same. The Chairman stated they could discuss that at the next Subdivision Regulations Review Committee meeting.
  - b) Mr. Ostheimer also expressed concerns of applications being “tabled indefinitely” and new regulations being put into place within that time frame.



- c) Discussion ensued with regard to 365 days being a long time for regulations to change which debate would follow on new regulations versus old regulations.
- d) Mr. Thibodeaux discussed concerns of a new driveway off of West Park Avenue on the bayou side.
- e) The Chairman stated the next matter was the discussion and possible action with regard to per diem paid to the Planning Commissioners and the potential to increase as requested by Mr. Wayne Thibodeaux.

(1) Mr. Freeman stated the Planning Commission had two meetings whereas payment is only received at the Planning Commission meeting and not at the Zoning & Land Use Meeting. He indicated they could get paid per diem for both meetings instead and that if they wished to increase the amount, they would have to State law changed. He also indicated the Commission could not receive more than \$100 within one month's time.

(2) Mr. Thibodeaux moved, seconded by Mr. Ostheimer: "THAT the HTRPC change its Per Diem rate to coincide with Chapter 20-74 of the code suggests to receive \$50 for the Regional Planning Commission meeting and \$50 for the Zoning & Land Use Commission meeting."

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Kelley, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: Dr. Cloutier and Mr. Kurtz; ABSTAINING: Mr. Erny, Mrs. Foret, and Mr. Ghirardi; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION FAILED. *The Chairman voted; however five votes were needed for the motion to be adopted.*

2. Chairman's Comments: None.

L. PUBLIC COMMENTS: None.

M. Mr. Kelley moved, seconded Mr. Thibodeaux: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:31 p.m."

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

15 October 2015

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

*Re: Old Business Item #1 (Partition of property  
belonging to Albert J. Luke, III, et al)*

Dear Becky:

*I'm requesting that the above referenced item on tonight's  
planning commission agenda be tabled indefinitely to give  
the developer more time to install a fire hydrant.*

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

Sincerely,



Galen Bollinger, PLS

**Becky Becnel**

---

**From:** dwaitz1 [dwaitz1@bellsouth.net]  
**Sent:** Thursday, October 15, 2015 4:49 PM  
**To:** Pat Gordon; Becky Becnel; Joan Schexnayder  
**Cc:** Donnie Olivier  
**Subject:** Acadian Pointe

We would like to table the Acadian Pointe Subdivision from consideration of engineering approval from tonight's planning commission agenda so the we can have an opportunity to address the engineering punchlist. Please have this item put on the agenda for next month's meeting.

Thanks,  
Brandon M. Arceneaux, P.E.  
David A. Waitz Engineering and Surveying, Inc.  
P.O. Box 1203  
Thibodaux, LA 70302  
Phone: 985-447-4017  
Fax: 985-447-1998

L.A. "BUDD" CLOUTIER, JR., O.D.  
Chairman

W. ALEX OSTHEIMER  
Vice Chairman

GLORIA FORET  
Secretary / Treasurer

JAMES ERNY

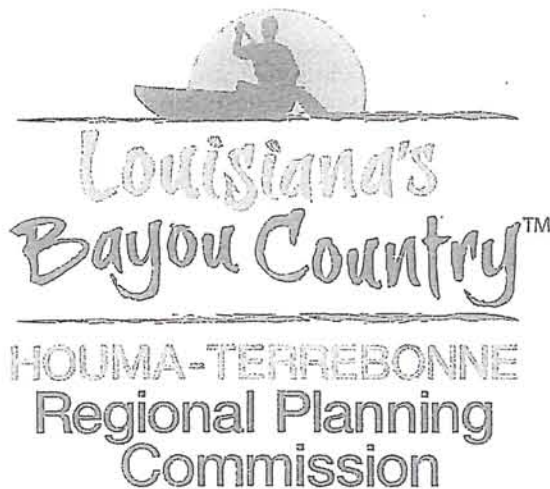
KEVIN GHIRARDI

JEREMY KELLEY

KEITH KURTZ

GERALD SCHOUEST

WAYNE THIBODEAUX



PATRICK GORDON  
Director

CHRISTOPHER PULASKI  
Senior Planner

BECKY BECNEL  
Minute Clerk

Terrebonne Parish  
Consolidated Government  
Planning & Zoning Department  
[www.tpcg.org/planning](http://www.tpcg.org/planning)

Post Office Box 1446  
Houma, Louisiana 70361-1446  
Phone (985) 873-6793  
Fax (985) 580-8141

October 8, 2015

Mr. James H. Dupont  
Dupont, Dupont & Dupont, LTD  
Post Office Box 627  
Plaquemine, LA 70765

RE: Fire Hydrant  
Highway 56, between 5<sup>th</sup> & Spruce Street

Dear Mr. Dupont:

Please be advised that we have reviewed your correspondence received on October 2, 2015 regarding the missing fire hydrant between 5<sup>th</sup> and Spruce Street along Hwy 56 in Terrebonne Parish and determined that only the Houma-Terrebonne Regional Planning Commission can grant a variance from the requirements of the fire hydrant at this location.

We will place this item on the next agenda for the November meeting of the Houma-Terrebonne Regional Planning Commission if you submit an application for your variance request.

I will read your correspondence at the October 15, 2015 meeting of the Planning Commission and can provide possible feedback for a variance request. This meeting will be at 6:00 pm and if you attend they can provide you some direction.

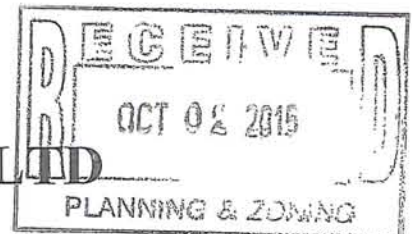
Sincerely,

  
Patrick Gordon, Director  
Planning & Zoning Department

CC: Houma-Terrebonne Regional Planning Commission (HTRPC)  
Council Reading File



**Dupont, Dupont & Dupont, LTD**  
*A Professional Law Corporation*



James H. Dupont  
Joseph B. Dupont, Jr.

Plaquemine: 225-687-6893  
225-687-6894  
Fax: 225-687-0227  
E-Mail: DDDLAW@bellsouth.net

P.O. Box 627, 23635 Railroad Avenue, Plaquemine, Louisiana 70765

September 28, 2015

Regional Planning Commission  
Mr. Patrick Gordon  
P. O. Box 1446  
Houma, LA 70361

Re: Fire Hydrant  
Highway 56 between 5<sup>th</sup> & Spruce Street

Dear Mr. Gordon:

Last year Mr. Milton Pitre contacted me about purchasing a lot upon which he has a camp. Mr. Pitre is a lifelong resident of Terrebonne Parish and upon your suggestion I hired a licensed surveyor in an attempt to sell him his land upon which we had a 99 year lease.

Milton Pitre along with his neighbor Dennis Oncale, also a lifelong resident of Terrebonne Parish and Fred McClery meet all the requirements for the sale of their property except for the fact that the water district cannot find a fire hydrant within 250' feet of their property.

I enclose a map or plot obtained from the water district which shows that there is a fire hydrant within 250' of these four lots between 5<sup>th</sup> Street and Spruce Street along Driftwood Drive. Fire hydrants when installed along Highway 56 were spaced 500' apart as demonstrated by the hydrant north of 3<sup>rd</sup> Street and the hydrant located at 6921 Driftwood Drive.

I believe there is or was a fire hydrant between 5<sup>th</sup> Street and Spruce Street that is either buried or destroyed. The water board want me to install a new fire hydrant at that location which will cost \$8,569.00.

If I have to install that fire hydrant I will have to pass the cost on to the local residents who wish to purchase their property. I along with all three local camp owners would request that you replace the missing fire hydrant or waive the 250' requirement since all fire departments have at least 1,000 feet of hose which will reach the other two fire hydrants designated on the map.

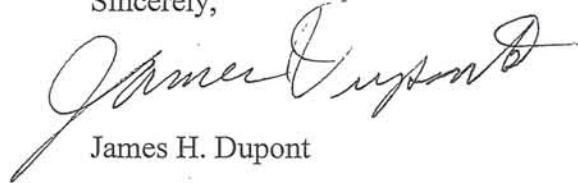
When I purchased the property these three camp owners already had 99 year leases on their property. I have agreed to sell them the property and they have agreed to purchase it which would

Page -2-  
September 28, 2015

clear their title and benefit the parish. Any help you can give these local people would be appreciated.

With kind regards, I remain

Sincerely,

A handwritten signature in cursive script, appearing to read "James H. Dupont".

James H. Dupont

JHD/hmc

Enclosures

cc: Milton Pitre  
Dennis Oncale  
Fred McClery  
Keneth Rembert  
Mike Sobert - Manager Water Works



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



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

## TERREBONNE PARISH CONSOLIDATED GOVERNMENT

October 15, 2015  
1<sup>st</sup> Review  
Item G-3

TO: Pat Gordon

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

SUBJECT: Sugar Pointe Industrial Park Add. 3  
Review of Engineering Approval

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

1. Plans do not adequately distinguish the division of phases
2. 24.5.4.7.6 Block numbers not shown on plat.
3. 24.5.5 Location of fire hydrants and street lights not shown on plat.
4. 24.7.2.1 Transition panel is required to change width of roadway.
5. 24.7.2.1 The low point of the roadway should be shifted to the existing culvert location.
6. 24.7.2.1.a Six foot wide shoulder needs to be provided around the turnaround.
7. 24.7.5.2 No lights are shown along Valhi Boulevard.
8. 24.7.5.2 Light spacing along Equity Boulevard is greater than the 300 ft maximum by 10 ft.
9. 24.7.6.1.7 End-of-Roadway installation not in accordance with HS-03.
10. 24.7.6.1.7 Dead End Ahead sign is required.
11. 24.7.6.4 Location of benchmark not shown on plat.
12. 24.7.6.2.6 Does not conform to the SDDM
  - a. IV.A The outfall ditches are not restricting the flow because the tailwater elevation is over the banks of the ditches.
  - b. V.A.3 Finish grade at right of way not shown on plan/profile.
  - c. V.A.3 Legend needs to be shown on the plan/profile.
  - d. V.A.3 Finished centerline slope not shown on plan/profile.
  - e. V.A.3 Points of vertical intersection not shown on the plan/profile.
  - f. V.A.3 Incorrect hydraulic gradient is shown on the plan/profile.
  - g. V.A.3 No plan/profile provided for new ditch.
  - h. V.A.5 Lights not located in electric utility servitude.
  - i. V.A.6 All lots are not graded to drain to the street or to major drainage artery. The HTRPC can allow a portion to drain to the rear if drainage to the rear is to be dedicated provided that it does not exceed that portion which is greater than 135 ft. These lots qualify for the exception. The developer's engineer has requested a variance for this item.

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- j. V.A.8 Cross Sections are not provided for Phase 1.
- k. V.A.8 Cross Sections do not show eastern ditch.
- l. V.A.8 Cross Sections show property line and right of way line in the same location.
- m. V.C.2 Minimum service life for culverts not provided.
- n. V.C.18 Future driveway culvert sizes and types are not shown on the plat.
- o. V.C.18 Incorrect street thickness used in 6020 calculations.
- p. VI.9 Adequate access for maintenance personnel not provided.
- q. VI.20 Unable to determine if one foot of freeboard is provided
- r. VI.24 Fence is required around the pond.
- s. VI.27 No structure fill or obstruction shall be located within any drainage easement or delineated flood plain area statement is not shown on the plat
- t. VIII.A A twenty foot drainage right-of-way is required along the eastern ditch.
- u. VIII.A Bearings and distances for drainage rights-of-ways needs to be shown on plat
- 13. 24.5.6.7 No approval letters received from Department of Health and Hospitals.
- 14. 28-136 Required off-street parking for dwelling uses shall not occupy any part of a required front yard, except in an R-1 and R-2 District, which may use the driveway for one of the two required parking spaces.  
*\* removed by Parish Engineer*

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/beb

cc: Stephanie Sewall  
Ernest Brown  
Michelle Eschete  
Amber Plessala, P.E.  
Planning Commission  
Engineering Division  
Reading File  
Council Reading File





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



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

## TERREBONNE PARISH CONSOLIDATED GOVERNMENT

October 15, 2015  
2<sup>nd</sup> Review

Item No. G-4

TO: **Pat Gordon**

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

SUBJECT: **Rue Colton John**  
**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. LaDOTD permit required.
2. V.A.3. Structures are not labeled on plan/profile.
3. No approval from the following utilities:
  - a. Gas Utility 24.5.4.6.7
  - b. Department of Health and Hospitals 24.5.4.6.7.
  - c. Pollution Control 24.5.4.6.7

This review is for the road only. This review is not an approval for the drainage of the lots adjacent to it. 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/beb

Attachment

cc: Stephanie Sewall  
Ernest Brown  
Michelle Eschete  
F.E. Milford, III, P.E.  
Planning Commission  
Engineering Division  
Reading File  
Council Reading File

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## TERREBONNE PARISH CONSOLIDATED GOVERNMENT

October 15, 2015  
Item No. G-5

TO: **Pat Gordon**

FROM: **Joan E. Schexnayder, P.E.**  
**Director of Public Works**

SUBJECT: **Deroche Estates Add. 1**  
**Final Inspection**

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

1. Repair fence.
2. Remove trees along the wooden fence and install fence.
3. Remove tree that is blocking gate access.
4. Lot areas need to be shown on the plat.
5. Tire debris needs to be removed.
6. Final approval from Waterworks.
7. Service Connection Charge Agreement will have to be signed and fees remitted to Pollution Control.
8. No approval from TPCG Utilities for street lights.

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

cc: Planning Commission  
F.E. Milford, III, P.E.  
Stephanie Sewall  
Ernest Brown  
Michelle Eschete  
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
- B. ☐ Mobile Home Park  
☐ Residential Building Park  
☐ Conceptual/Preliminary  
☐ Engineering  
☐ Final
- C. ☐ Major Subdivision  
☐ Conceptual  
☐ Preliminary  
☐ Engineering  
☐ Final
- D. ☒ Minor Subdivision

☐ Variance(s) (detailed description):

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

*LOTS A THRU E, A REDIVISION OF A PORTION OF LOT 1, BLK. 1, NORTH  
TERREBONNE COMMERCIAL PARK & ADJUSTMENT TO ADJACENT  
PROPERTIES*

1. Name of Subdivision: ANNIE 1, LLC, P.O.BOX 869, HOUMA, LA 70361
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:

4. Physical Address: 3399 WEST PARK AVE., GRAY, LA
5. Location by Section, Township, Range: SECTION 4, T16S-R16E AND SECTION 4, T16S-R17E
6. Purpose of Development: Create 5 Tracts from a larger Tract for possible sales.
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: 7/29/15 Scale: 1"=60'
11. Council District: 2 / Schriever Fire
12. Number of Lots: 15
13. Filing Fees: \$501.42

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

KENETH L. REMBERT

Print Applicant or Agent

7/30/15

Date

*[Signature]*  
Signature of Applicant or Agent

The undersigned certifies: *[Signature]* 1) That he/she is the owner

and concurs with the Application, or initial 2) That he/she has

true and correct listing of all of the owners of the entire land includ

owners concur with this Application, and that he/she has been give

submit and sign this Application on their behalf.

ANNIE 1, LLC BY RONNIE SHAW

PC15/

9 - 3 - 42

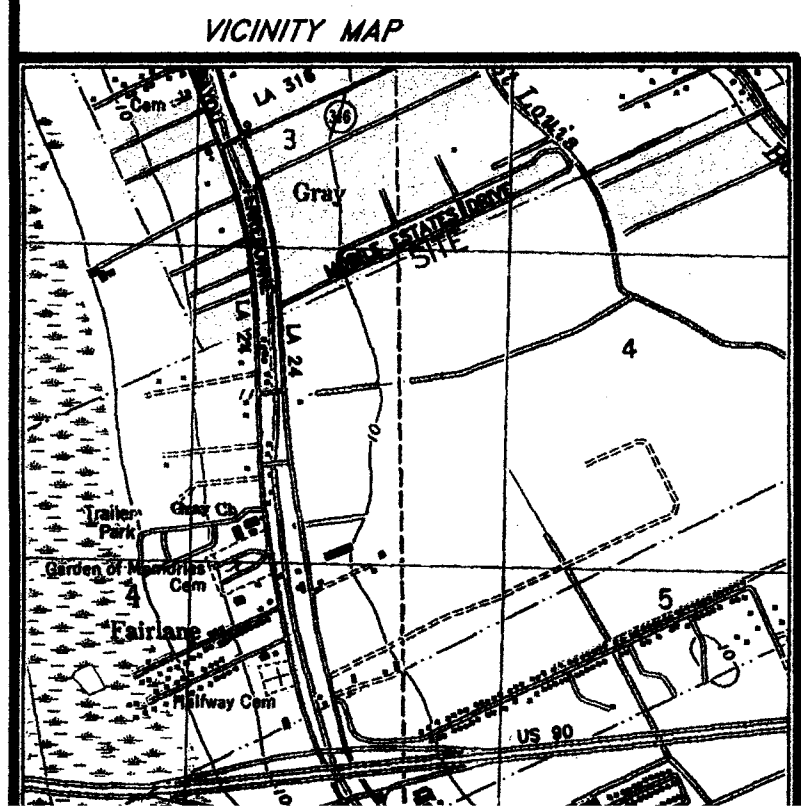
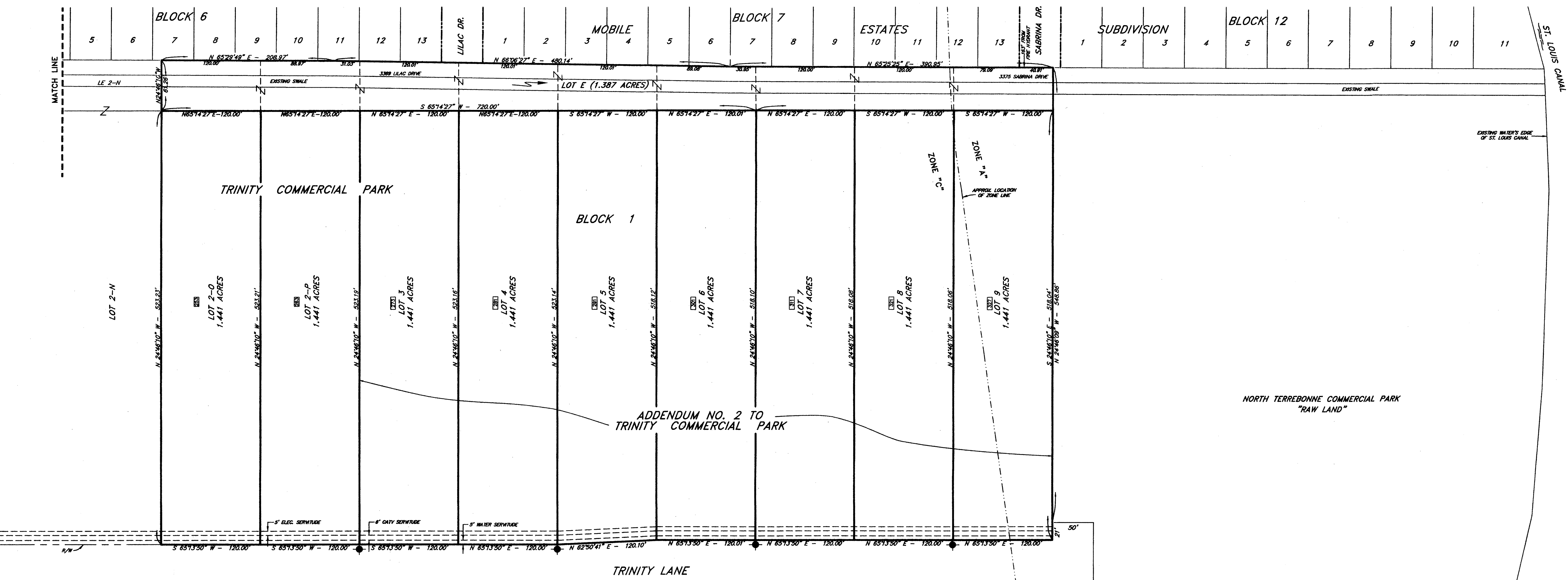
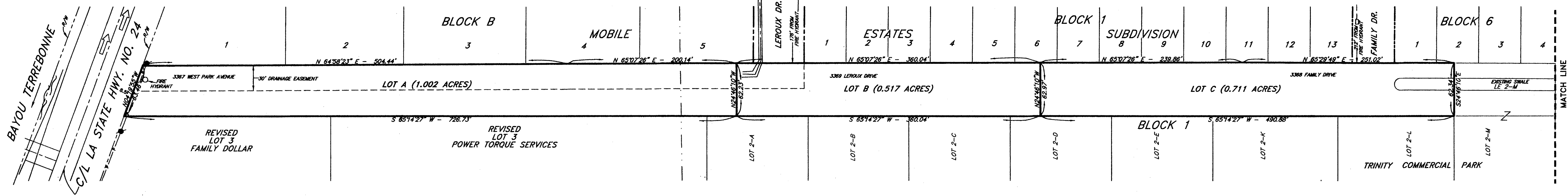
proposal,

ate,

ted

each listed owner to





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.

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

THIS PROPERTY IS LOCATED IN ZONE "C" (AN AREA OF MINIMAL FLOODING) AND ZONE "A" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NOS. 0405 & 0410, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A" PARISH REQUIREMENT IS 5'). F.E.M.A. 2006 ADVISORY PANEL NO. LA-1701 DOES NOT AFFECT THIS PROPERTY.

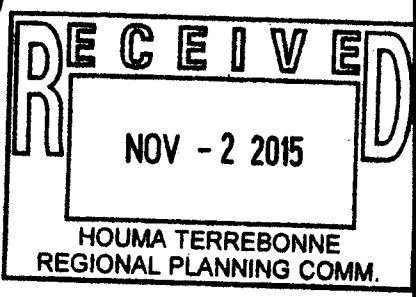
- REFERENCE MAPS:
- "SURVEY OF TRACTS 1 THROUGH 8 PROPERTY OF MRS. ALLIE A. ROBICHAUX ET AL SECTIONS 4 & 5, T16S-R16E TERREBONNE PARISH, LOUISIANA" PREPARED BY KENNETH L. REMBERT, SURVEYOR AND DATED APRIL 6, 1977.
  - "MOBILE ESTATES A MOBILE HOME SUBDIVISION A SUBDIVISION OF PROPERTY LOCATED IN SECTION 3, T16S-R16E & SECTION 3, T16S-R17E TERREBONNE PARISH, LOUISIANA" PREPARED BY THETA II ENTERPRISES, INC. AND DATED FEBRUARY 6, 1984.
  - "STATE PROJECT NO. 855-06-15 HOUMA-SCHIREVER HIGHWAY (LA 3052 - GRAY) TERREBONNE PARISH LA 659" PREPARED BY CARL HECK ENGINEERS, INC. DATED JULY 7, 1982 AND LAST REVISED APRIL 20, 1983.

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

LEGEND:  
EXISTING POWER POLE  
EXISTING POWER POLE WITH LIGHT

"MINOR SUBDIVISION"  
LOTS A THRU E, A REDIVISION OF  
A PORTION OF LOT 1, BLOCK 1,  
NORTH TERREBONNE COMMERCIAL PARK  
& A LOT LINE ADJUSTMENT TO ADJACENT PROPERTIES  
IN SECTION 4, T16S-R16E & SECTION 4, T16S-R17E,  
TERREBONNE PARISH, LOUISIANA  
JULY 29, 2015  
REVISÉ: OCTOBER 28, 2015  
SCALE: 1" = 60'

*Kenneth L. Rembert*



# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

- A. ☐ Raw Land  
☐ Re-Subdivision
- B. ☐ Mobile Home Park  
☐ Residential Building Park
- C. ☒ Major Subdivision  
☐ Conceptual  
☐ Preliminary  
☐ Engineering  
☐ Final
- 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: ACADIAN POINTE SUBDIVISION, PHASE "A"
2. Developer's Name & Address: PROFESSIONAL CONSTRUCTION AND LEASING, L.L.C.,  
106 HICKORY ST., THIBODAUX, LA 70301
- \*Owner's Name & Address: PROFESSIONAL CONSTRUCTION AND LEASING, L.L.C.  
106 HICKORY ST., THIBODAUX, LA 70301
- [\* 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: LABAN AVENUE
5. Location by Section, Township, Range: SECTION 105, T17S-R17E
6. Purpose of Development: PLANNED UNIT DEVELOPMENT (PUD)
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: July 14, 2015 1" = 60'
11. Council District: \_\_\_\_\_
12. Number of Lots: 15
13. Filing Fees: \$860.00

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

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

David Waitz  
Signature of Applicant or Agent

Date

9/28/15

The undersigned certifies: DBO 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.  
Donald B. Olivier, II, Manager of Professional  
Construction and Leasing, L.L.C.  
Print Name of Signature

Donald B. Olivier, II  
Signature

PC15/ 10 - 2 - 50

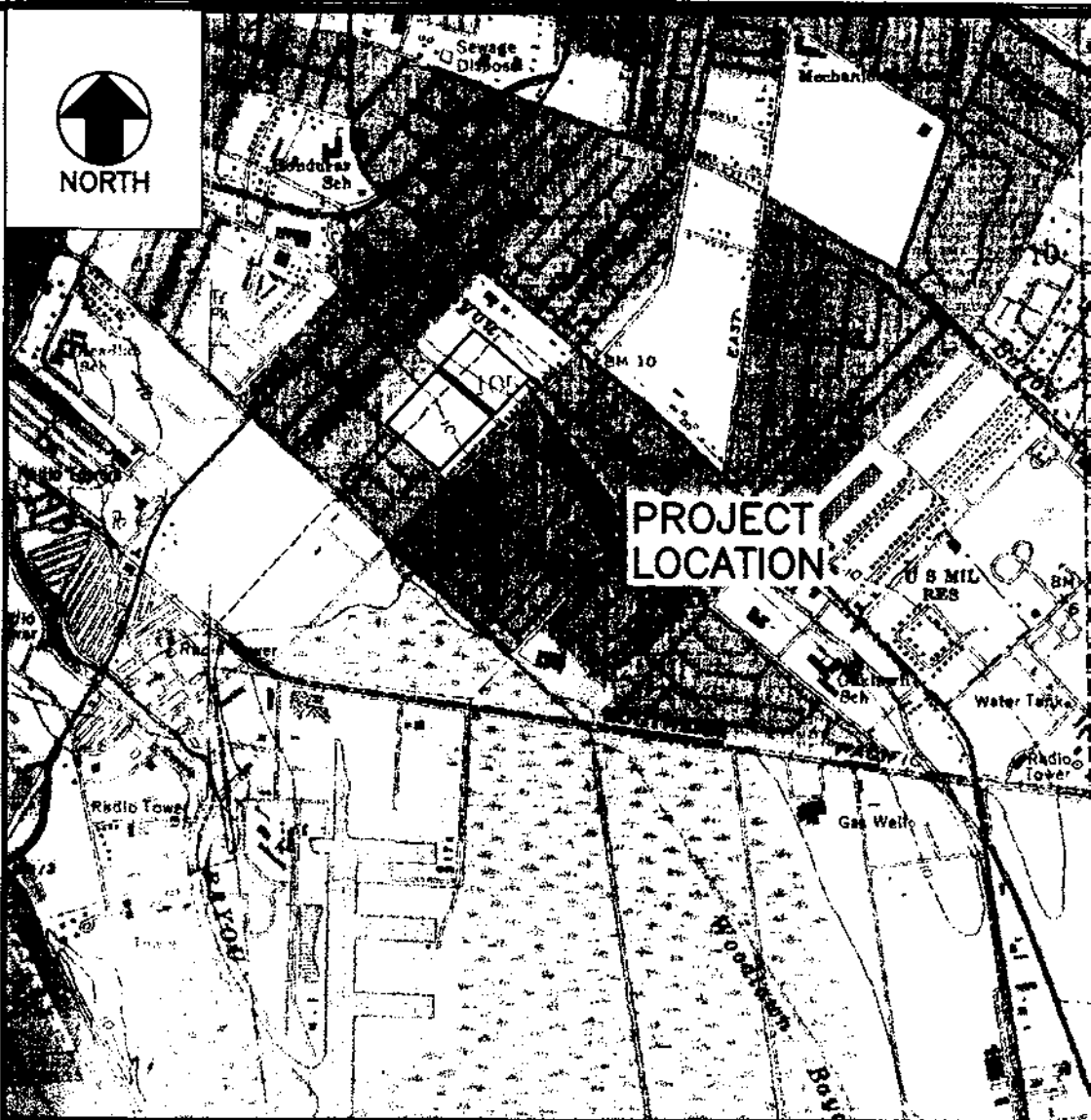
Revised 3/25/2010



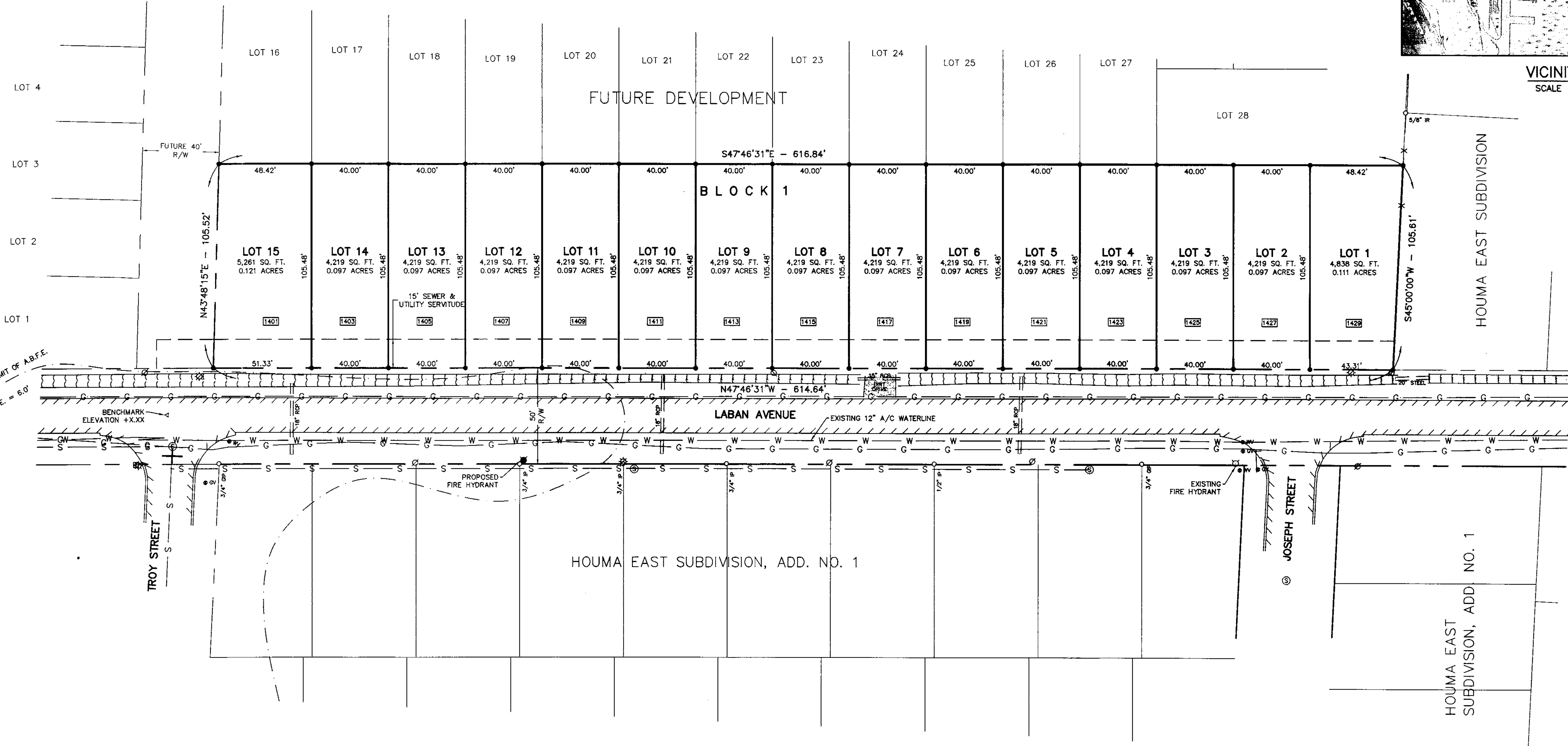
REFERENCE MAPS & BEARINGS:  
1. SURVEY OF TRACT 2 - PROPERTY BELONGING TO ALPHONSE J. CENAC, JR. ET AL. SECTION 105, T17S-R17E TERREBONNE PARISH, LOUISIANA PREPARED BY: KENNETH REMBERT DATED: JUNE 21, 1998 ENTRY NO.: 1451250  
2. SURVEY OF TRACT 3 - PROPERTY BELONGING TO ALPHONSE J. CENAC, JR. ET AL. SECTION 105, T17S-R17E TERREBONNE PARISH, LOUISIANA PREPARED BY: KENNETH REMBERT DATED: JUNE 21, 1998 ENTRY NO.: 1451249  
NOTE: REFERENCE BEARING IS N48°42'15"W ALONG THE R/W OF ACADIAN DRIVE AS SHOWN ON REF. MAP 1 & 2.

LEGEND

FOUND PROPERTY MARKER  
SET 3/4" I.R.  
EXISTING WATER LINE  
EXISTING GAS LINE  
EXISTING SEWER LINE  
EXISTING OVERHEAD POWER LINE  
EXISTING TELEPHONE LINE  
EXISTING FENCE  
EXISTING POWER POLE W/ LIGHT  
EXISTING POWER POLE  
EXISTING ANCHOR  
EXISTING TELEPHONE PEDESTAL  
EXISTING WATER VALVE  
EXISTING FIRE HYDRANT  
EXISTING WATER METER  
EXISTING GAS VALVE  
EXISTING GAS METER  
EXISTING SEWER MANHOLE  
EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE  
CENTER LOT ELEVATIONS (IN FEET, NAVD 88, GEOID XX)  
DRAINAGE FLOW  
PHYSICAL ADDRESS



VICINITY MAP  
SCALE 1" = 2000'



FEMA FLOOD ZONE AND HAZARDS  
THESE LOTS ARE LOCATED IN ZONE C.  
FEMA MAP COMMUNITY PANEL NUMBER 225206 0265 C; DATED: MAY 1, 1985  
TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-Q103  
DATED: FEBRUARY 23, 2006; FLOOD ZONE: ALL AREAS OUTSIDE THE LIMIT OF A.B.F.E.  
NOTE: FOR AREAS OUTSIDE THE ABFE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE  
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 ENCROACHMENTS ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN

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

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 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: PROFESSIONAL CONSTRUCTION AND LEASING, L.L.C.

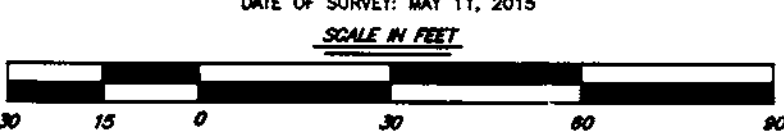
CERTIFICATION:  
I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT, STATE OF LOUISIANA, AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT, AND I HEREBY APPROVE THE SAME.  
BY: TERREBONNE PARISH CONSOLIDATED GOVERNMENT

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

APPROVALS

PROFESSIONAL CONSTRUCTION AND LEASING, L.L.C. DATE

NOTE:  
THIS PLAT DOES NOT PURPORT TO SHOW ALL EASEMENTS, SERVITUDES AND/OR RIGHTS-OF-WAY THAT MAY OR MAY NOT EXIST ON THIS PROPERTY. THIS PLAT DOES NOT PURPORT TO SHOW ALL UNDERGROUND UTILITIES AND/OR PIPELINES THAT MAY OR MAY NOT EXIST ON THIS PROPERTY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE ABSTRACT AND TITLE OPINION.



DATE	DESCRIPTION	BY
10/30/15	REVISED AS PER T.P.C.G.'S COMMENTS	JED
9/3/15	ADDED PHYSICAL ADDRESSES	JED
DATE	DESCRIPTION	BY
REVISION		

CONCEPTUAL/PRELIMINARY  
RESIDENTIAL PLANNED UNIT DEVELOPMENT (CLUSTER HOUSING)  
OWNER: PROFESSIONAL CONSTRUCTION AND LEASING, L.L.C.

ACADIAN POINTE SUBDIVISION - PHASE "A"  
LOCATED IN SECTION 105, T17S-R17E  
TERREBONNE PARISH, LOUISIANA

DAVID A. WAITZ  
ENGINEERING AND SURVEYING, INC.  
Civil Engineers & Professional Land Surveyors  
Thibodaux, Louisiana  
THIBODAUX, LA 70081  
(985) 447-4017 OFFICE  
(985) 447-1998 FAX  
DWAITZ@BELL.SOUTH.NET  
DATE: SEPTEMBER 28, 2015  
FILE: F:\DWG\2015\15-050\PHASE A\PLAT.DWG  
JOB NO: 15-050

# Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361  
Ph. (985) 873-6793 - Fax (985) 580-5141

## 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:

- GREZAFFI SUBDIVISION - SURVEY AND REDIVISION OF PROPERTY  
BELONGING TO BRANDON GREZAFFI, ASHLEY A. GREZAFFI AND  
1. Name of Subdivision: DEBRA GREZAFFI TILLERY INTO TRACT 1 AND REMAINING PROPERTY  
BRANDON M. GREZAFFI, ASHLEY A. GREZAFFI & DEBRA  
GREZAFFI TILLERY  
2. Developer's Name & Address: 300 SOUTHLAND CIRCLE, HOUMA, LA 70364  
BRANDON M. GREZAFFI, ASHLEY A. GREZAFFI & DEBRA  
GREZAFFI TILLERY  
\*Owner's Name & Address: 300 SOUTHLAND CIRCLE, HOUMA, LA 70364  
[\* 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:

- 213 NORTH EAGLE DRIVE  
4. Physical Address: HOUMA, LA 70364  
5. Location by Section, Township, Range: SECTION 89, T16S-R17E  
6. Purpose of Development: RE-DIVISION FOR FUTURE SALE  
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: OCTOBER 12, 2015 1" = 60'  
11. Council District: 3 Hood / Bayou Cane  
12. Number of Lots: 2 hmb  
13. Filing Fees: \$165.44

I, David A. Waitz, P.E., P.L.S., certify this application including the attached data 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

Date

The undersigned certifies DAVID A. WAITZ 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or DAVID A. WAITZ 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.

BRANDON M. GREZAFFI, ASHLEY A. GREZAFFI & DEBRA GREZAFFI TILLERY

Brandon M. Grezaffi Debra Grezaffi Tillery  
revised 3/3/07

Print Name

10-22-2015

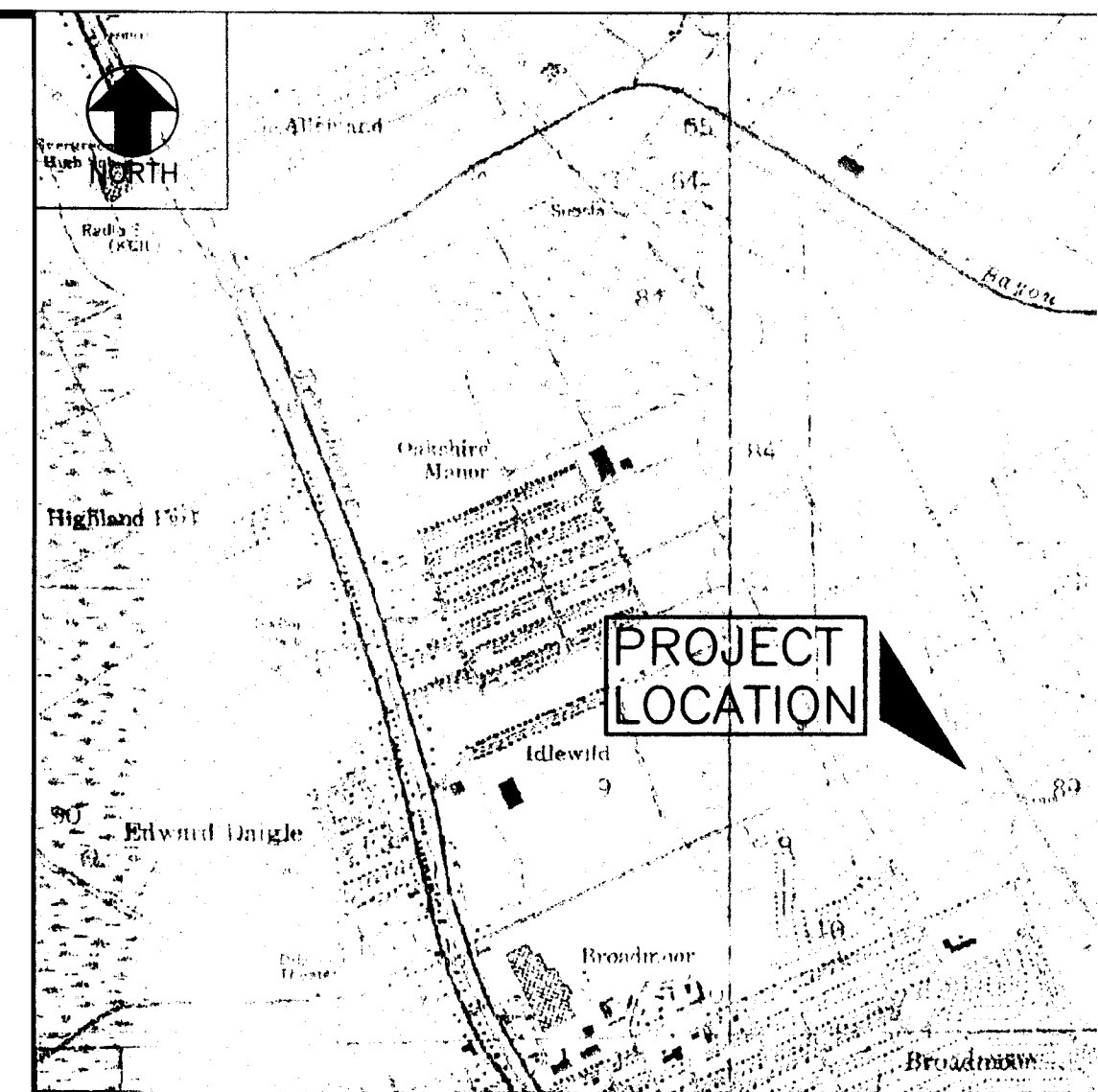
Date

Signature

Debra Grezaffi Tillery POA for  
Ashley Ann Grezaffi

PC15/ 11 - 1 - 54





VICINITY MAP  
SCALE 1" = 2000'

CURVE DATA TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
A	09°51'31"	966.30'	490.26'	83.34'	S44°04'26"E - 485.01'
B	09°01'06"	716.74'	397.22'	76.21'	N45°25'21"W - 392.16'

#### LEGEND

FOUND 3/4" IP (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 OR LIGHT POLE	⊙
EXISTING POWER POLE	⊙
EXISTING TELEPHONE PEDESTAL	⊙
EXISTING FIRE HYDRANT	⊙
EXISTING SEWER MANHOLE	⊙
EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE	⊙
ADDRESS	219
CENTER LOT ELEVATIONS (IN FEET, NAVD 88, GEOD 12)	2.5
DRAINAGE FLOW ARROW	→
BENCH MARK	BM

DATUM: NAVD 88

#### FEMA FLOOD ZONE AND HAZARDS

THIS LOT IS LOCATED IN ZONE A2, (B.F.E. = 4.0')  
FEMA MAP COMMUNITY PANEL NUMBER 225206 0245 C DATED: MAY 1, 1985  
TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-S102  
FEBRUARY 23, 2006 FLOOD ZONE: AE A.B.F.E. = 5.0'

#### 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 TOLERANCES ARE IN ACCORDANCE WITH CLASS "C" SURVEYS INDICATED IN THE SURVEY STANDARDS.

I ALSO CERTIFY THERE ARE NO ENCROACHMENTS ACROSS ANY EASEMENTS OR RIGHTS-OF-WAY EXCEPT AS SHOWN.

APPROVED: David A. Waitz Reg. No. 4744

#### NOTE:

THIS PLAT DOES NOT PURPORT TO SHOW ALL EASEMENTS, SERVITUDES AND/OR RIGHTS-OF-WAY THAT MAY OR MAY NOT EXIST ON THIS PROPERTY. THIS PLAT DOES NOT PURPORT TO SHOW ALL UNDERGROUND UTILITIES AND/OR PIPELINES THAT MAY OR MAY NOT EXIST ON THIS PROPERTY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE ABSTRACT AND TITLE OPINION.

#### 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 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 RIGHTS-OF-WAY AND SERVITUDES IS EXPRESSLY RETAINED, MINERAL RIGHTS ARE SPECIFICALLY EXCLUDED AND ARE RETAINED IN FULL BY THE OWNER THEREOF.

BY: BRANDON M. GREZAFFI

BY: ASHLEY A. GREZAFFI

BY: DEBRA GREZAFFI

#### 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 APPROVE THE SAME.

BY: TERREBONNE PARISH CONSOLIDATED GOVERNMENT

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

APPROVED: FOR:

#### APPROVALS

BRANDON M. GREZAFFI

ASHLEY A. GREZAFFI

DEBRA GREZAFFI

#### GREZAFFI SUBDIVISION

SURVEY AND REDIVISION OF PROPERTY BELONGING TO BRANDON M. GREZAFFI, ASHLEY A. GREZAFFI AND DEBRA GREZAFFI TILLERY INTO TRACT 1 AND REMAINING PROPERTY LOCATED IN SECTION 89, T16S-R17E TERREBONNE PARISH, LOUISIANA

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

DESIGNED: DAW

CHECKED: DAW

DATE: OCTOBER 12, 2015

FILE: F:\DWG\2006\06-177\BOUNDARY.dwg

JOB NO: 06-177



# 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: Hope Lots 6-1 & 6-2, A Re-Subdivision of Lot 6, Blk. 3
- Developer's Name & Address: ~  
\*Owner's Name & Address: Philip + Susan Carlos 1347 Dr. Beattous Rd  
[\* All owners must be listed, attach additional sheet if necessary] Theriot, LA 70397
- Name of Surveyor, Engineer, or Architect: Prosper Toups

### SITE INFORMATION:

- Physical Address: 1347 Dr. Beattous Rd. Theriot, LA 70397
- Location by Section, Township, Range: Section 24, T18S - R17E + Sec 64, T19S, R17E
- Purpose of Development: Minor Subdivision
- Land Use:  
☒ Single-Family Residential  
☐ Multi-Family Residential  
☐ Commercial  
☐ Industrial
- Sewerage Type:  
☐ Community  
☒ Individual Treatment  
☐ Package Plant  
☐ Other
- Drainage:  
☐ Curb & Gutter  
☒ Roadside Open Ditches  
☒ Rear Lot Open Ditches  
☐ Other
- Date and Scale of Map: 10-30-15 1" = 40'
- Council District: 7-Babin / Bayou Dularge Fire
- Number of Lots: X 2 bmb
- Filing Fees: \$125.00

I, David Rabalais, certify this application including the attached date to be true and correct.

David Rabalais  
Print Applicant or Agent

David Rabalais  
Signature of Applicant or Agent

10-28-15  
Date

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

Philip Carlos  
Print Name of Signature

Philip Carlos  
Signature

10-1-15  
Date

PC15/ 11 - 2 - 55

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

TERREBONNE PARISH

NOTE:

WATER DRAINS TOWARD STREETS (SUBSURFACE DRAINAGE)  
AND TOWARDS BAYOU IN REAR OF PROPERTY.

REFERENCE BEARING IS N77°54'50"E ALONG LINE SEGMENT "A"- "B",  
AND IS ALONG THE COMMON PROPERTY LINE BETWEEN LOTS 5 AND 6  
BLOCK 3. THE REFERENCE BEARING IS TAKEN FROM THE REFERENCE  
BEARING MAP BELOW.

REFERENCE BEARING MAP:

PLAT PREPARED BY T. BAKER SMITH & SON, INC., ENTITLED,  
"PORTION OF PROPERTY SUBDIVIDED LOCATED IN SECTION 64,  
T19S-R17E AND SECTION 24, T18S-R17E, TERREBONNE PARISH,  
LOUISIANA.", AND DATED FEB. 15, 1973, AND REVISED 04/03/73.

LOT 5

1345 DR. BEATROUS ROAD  
THERIOT, LA. 70397

T18S - R17E

BAYOU  
DU  
LARGE

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

DEVELOPER: PHILIP & SUSAN CARLOS  
LAND USE: SINGLE FAMILY RESIDENTIAL

PLAT SHOWING LOTS "6-1" & "6-2"  
A RE-SUBDIVISION OF LOT 6, BLOCK 3  
OF PORTION OF PROPERTY SUBDIVIDED FORMERLY  
BELONGING TO ROBERT & MARVIN MARMANDE  
LOCATED IN SECTION 24, T18S-R17E  
AND IN SECTION 64, T19S-R17E,  
TERREBONNE PARISH, LOUISIANA

SEPTEMBER 30, 2015

HOUMA, LOUISIANA

THIS PROPERTY IS LOCATED IN ZONE C AS SHOWN ON THE FEMA MAP COMMUNITY PANEL  
225206 0475C, DATED MAY 1, 1985. (NO HEIGHT REQUIREMENT FOR ZONE C).  
FEMA 2006 RITA ADVISORY PANEL NO. M-101 PLACES THIS PROPERTY IN ZONE A  
WITH A HEIGHT REQUIREMENT OF 8.0' NGVD29.

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 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 URBAN AREA SURVEYS INDICATED IN THE ABOVE STANDARDS.



APPROVED: \_\_\_\_\_  
PROSPER J. TOUPS, III  
LA. LAND SURVEYOR REG. NO. 4967

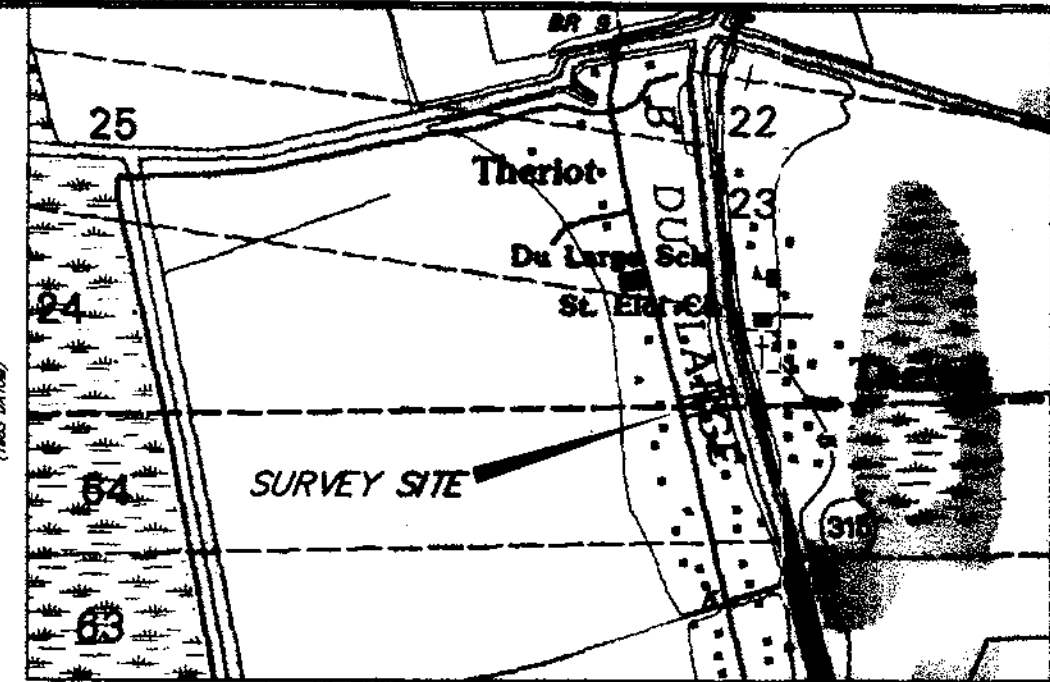
LEGEND

- DENOTES 3/4" IRON PIPE SET
- DENOTES 1/2" IRON ROD FOUND
- FH ○ DENOTES FIRE HYDRANT
- DENOTES DRAINAGE FLOW
- X 6.4' DENOTES SPOT ELEVATION

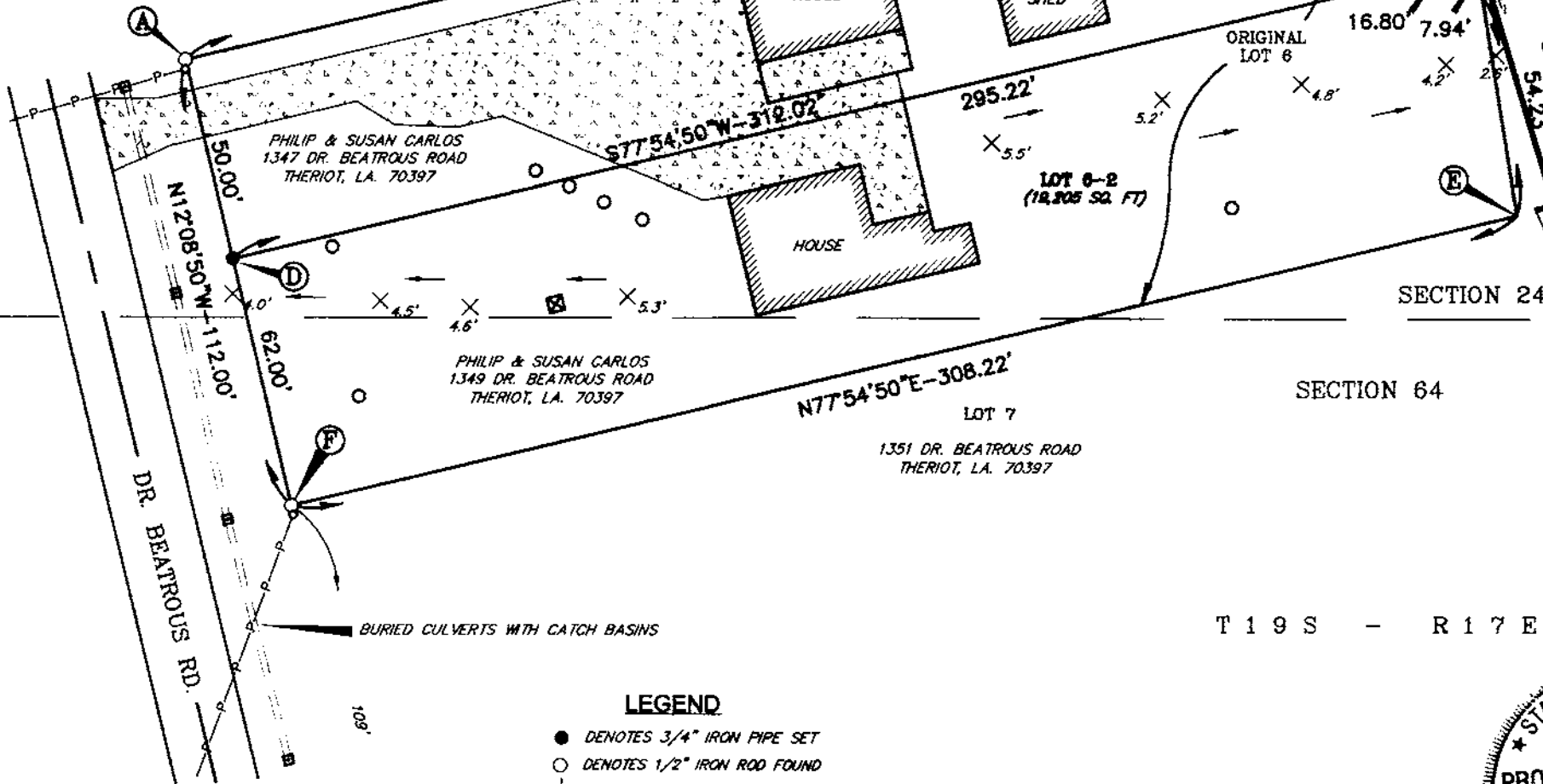
SCALE IN FEET  
40' 20' 0 40' 80' 120'

**PROSPER TOUPS**  
LAND SURVEYING, LLC  
PROFESSIONAL LAND SURVEYORS

309 GOODE STREET, SUITE 3C  
HOUMA, LOUISIANA 70360  
985-855-3006



VICINITY MAP  
NOT TO SCALE





*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: TRACTS 11-A & 11-B, SUNRISE PLANTATION ESTATES  
2. Developer's Name & Address: DEREK JOHNSON & CANDACE MORVANT (174 Melvin Court,  
\*Owner's Name & Address: SAME Houma, LA 70363  
[\* All owners must be listed, attach additional sheet if necessary]  
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

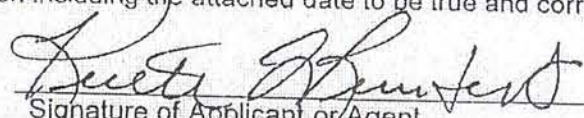
SITE INFORMATION:

4. Physical Address: 677 BAYOU DULARGE ROAD  
5. Location by Section, Township, Range: SECTION 18, T18S-R17E  
6. Purpose of Development: MAKE SMALLER HOMESITE (BANK REQUIREMENT)  
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: 10/28/15 Scale 1"=200'  
11. Council District: 7 Babin / Bayou Dularge Fire  
12. Number of Lots: 2  
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

10/30/15  
Date

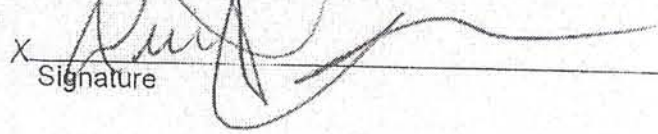
  
Signature of Applicant or Agent

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.

DEREK P. JOHNSON

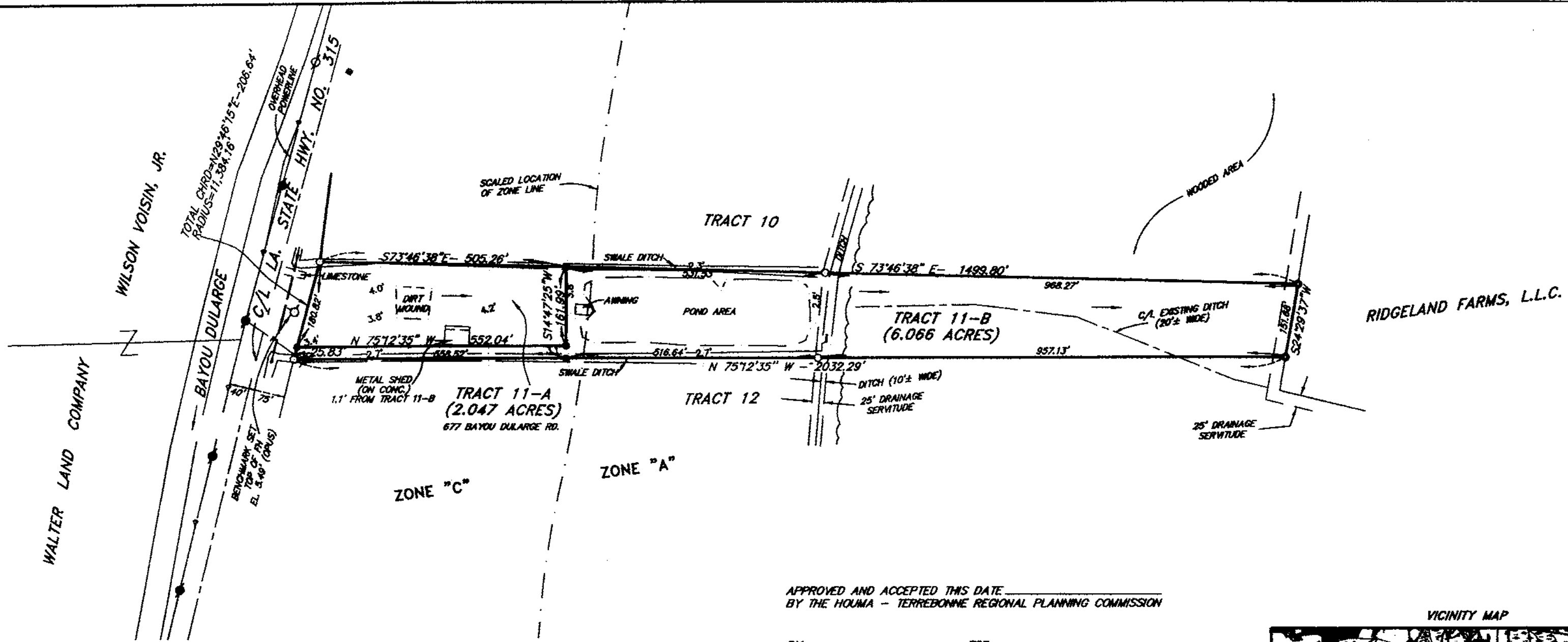
Print Name of Signature

11-2-15  
Date

☒   
Signature

Revised 3/25/2010

PC15/ 11 - 3 - 56



MAP SHOWING TRACTS 11-A AND 11-B,  
A REDIVISION OF TRACT 11  
OF SUNRISE PLANTATION ESTATES  
BELONGING TO DEREK JOHNSON  
LOCATED IN SECTION 18, T18S-R17E  
TERREBONNE PARISH, LOUISIANA

OCTOBER 28, 2015 SCALE: 1" = 200'

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

- LEGEND:
- INDICATES IRON ROD FOUND
  - INDICATES P.V.C. PIPE FOUND
  - INDICATES IRON ROD SET
  - INDICATES P.V.C. PIPE SET
  - ⊙ EXISTING POWER POLE
  - ⊙ EXISTING POWER POLE WITH LIGHT
  - ⊙ EXISTING FIRE HYDRANT
  - 0.0' INDICATES SPOT ELEVATION
  - 6889 INDICATES MUNICIPAL ADDRESS

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

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

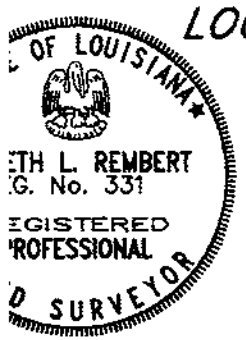
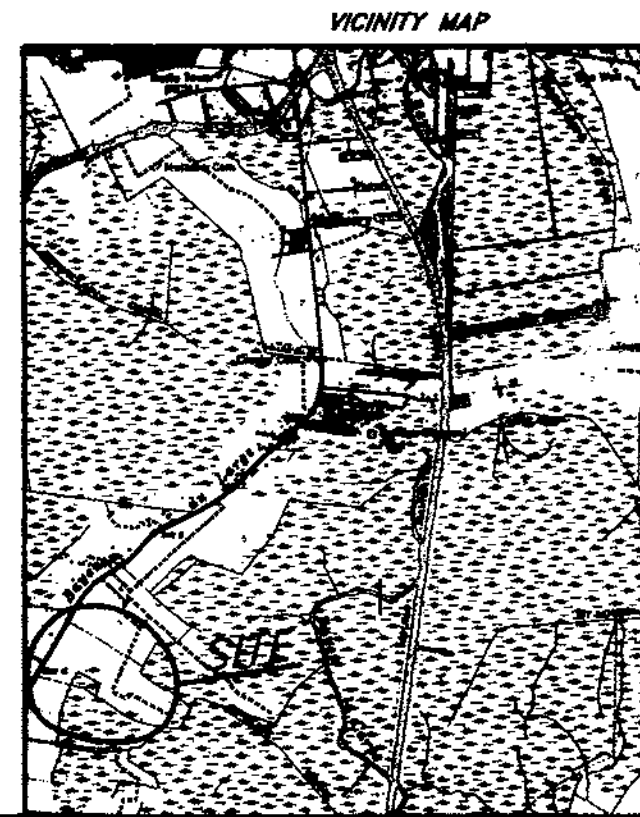
THESE TRACTS ARE LOCATED IN ZONES "A" AND "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0120, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A" HAS A BASE FLOOD REQUIREMENT OF 6'). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-0102 PLACES THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 7'. THE 2008 PROPOSED DFIRM MAP SHOWS THIS PROPERTY IN ZONE "AE" WITH A FLOOD REQUIREMENT OF 11' AND 12'.

THIS OFFICE WAS NOT FURNISHED WITH AN ABSTRACT OF THIS PROPERTY THEREFORE THIS MAP DOES NOT PURPORT TO SHOW ALL EXISTING RIGHT-OF-WAYS, PIPELINES, UNDERGROUND UTILITIES, AND CERTAIN PHYSICAL CHARACTERISTICS THAT MAY EFFECT THIS PROPERTY.

Reference Map: "SUNRISE PLANTATION ESTATES A REDIVISION OF PROPERTY LOCATED IN SECTION 18, T18S-R17E, TERREBONNE PARISH, LOUISIANA" PREPARED BY KENETH L. REMBERT, PLS DATED APRIL 25, 2000.

NOTE: THIS PROPERTY DRAINS TOWARDS VARIOUS DITCHES ON PROPERTY AND TO THE SWAMP IN THE REAR WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

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:**

- Name of Subdivision: REVISED LOTS 8&9 AND LOT A, BLK 91, CITY OF HOUMA
- Developer's Name & Address: CASTALANO PROPERTIES, L.L.C., 218 CENTRAL AVE., HOUMA, LA 70364  
 \*Owner's Name & Address: SAME  
 [\* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

**SITE INFORMATION:**

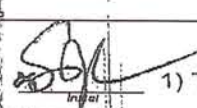
- Physical Address: 300,304,312&314 BELANGER STREET & LOT A ON GRINAGE ST.
- Location by Section, Township, Range: SECTION 7, T17S-R17E
- Purpose of Development: SALE OF 300 BELANGER STREET
- Land Use:  
☐ Single-Family Residential  
☒ Multi-Family Residential  
☐ Commercial  
☐ Industrial
- Sewerage Type:  
☒ Community  
☐ Individual Treatment  
☐ Package Plant  
☐ Other
- Drainage:  
☒ Curb & Gutter  
☐ Roadside Open Ditches  
☐ Rear Lot Open Ditches  
☐ Other
- Date and Scale of Map: 10/21/15 SCALE: 1"=30'
- Council District: 1 NAVY / COH Five
- Number of Lots: 3
- Filing Fees: \_\_\_\_\_

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

KENETH L. REMBERT  
Print Applicant or Agent

10/28/15  
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.  
CASTAGLANO PROPERTIES, L.L.C. BY SEAN CASTAGLANO

10/30/15  
Print Name of Signature

Date

  
Signature

Revised 3/25/2010

PC15/ 11 - 4 - 57

LA STATE HWY. NO. 24  
(MAIN STREET)

BLOCK

90

BELANGER STREET

BLOCK 46

LOT 1

GRINAGE STREET

REVISED LOT 8  
(4,853 SQ.FT.)

BRICK BUILDING

THE PATO  
RESTAURANT  
BAR

MILANO'S  
RESTAURANT

REVISED LOT 9  
(12,472 SQ.FT.)

BRICK BUILDING

TNT VENTURES, INC.  
PART OF  
LOT 10

LOT A  
(3,450 SQ. FT.)

BRICK BUILDING

SHELL PARKING

ORIGINAL LOT LINE

KEITH KENNEY  
COMPANY, L.L.C.

GREGORY J. ZERINGUE et ux  
REVISED LOT 14

FRAME BUILDING

TNT VENTURES, INC.  
LOT 15  
(VACANT LOT)

WILLIAM A. OSTHEIMER et ux  
PART OF  
LOT 16

BRICK BUILDING

CHURCH STREET

COURT HOUSE

SCHOOL STREET

"MINOR SUBDIVISION"

SURVEY OF

REVISED LOTS 8 & 9 AND LOT A,  
OF BLOCK 91 TO THE CITY OF HOUMA  
PROPERTY OF CASTALANO PROPERTIES, L.L.C.  
LOCATED IN SECTION 7, T17S-R17E  
TERREBONNE PARISH, LOUISIANA

OCTOBER 21, 2015

SCALE: 1" = 30'

THIS LOT IS LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY  
MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C",  
AND DATED MAY 19, 1981. (ZONE "C" IS AN AREA OF MINIMAL FLOODING).  
F.E.M.A. FEB. 23, 2006 ADVISORY PANEL NO. LA-R102 DOES NOT AFFECT THIS PROPERTY.  
THE 2008 PROPOSED DIRM COMMUNITY NO. 22109C, PANEL NO. 0255 SUFFIX "E"  
DOES NOT AFFECT THIS PROPERTY.

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 1242183 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.

THIS PROPERTY DRAINS TOWARDS A SUBSURFACE DRAINAGE  
SYSTEM WHICH IS MAINTAINED BY THE T.P.C.G. AND THE OWNERS  
OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN  
ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

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.

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

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

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

LEGEND:

- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING FIRE HYDRANT
- INDICATES SPOT ELEVATION
- INDICATES MUNICIPAL ADDRESS



*Kenneth L. Rembert*  
KENETH L. REMBERT, SURVEYOR  
635 SCHOOL ST., HOUMA, LA.  
PH: (985) 879-2782



VICINITY MAP

# Houma-ibonbonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70661  
Ph: (985) 875-6743 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:

1. Name of Subdivision: BON AMI ESTATES  
2. Developer's Name & Address: BON AMI ESTATES, L.L.C., 607 CORPUS CHRISTI DR, HOUMA LA 70360  
\*Owner's Name & Address: TONY AUTHEMENT, 607 CORPUS CHRISTI 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: 2700 COTEAU ROAD  
5. Location by Section, Township, Range: SECTIONS 7, 8, & 84, T16S-R17E  
6. Purpose of Development: SINGLE-FAMILY RESIDENTIAL  
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: October 29, 2015 Scale: 1" = 50'  
11. Council District: 3 Bayou Cane Fire  
12. Number of Lots: 40  
13. Filing Fees: \$87.98

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

11-2-15

Date

[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.

TONY AUTHEMENT

Print Name

11/2/15

Date

[Signature]  
Signature

PC15/ 11 - 5 - 58

Revised 5/3/07



AUSTIN P. OLIVIER, JR.

ALCEE STREET  
TURNAROUND

S 65°22'21" W - 691.91'

ROBERT DEAN OLIVER  
(COUNTRY BOY PLACE)

PROJECT NO.

PARISH

SHEET NO.

14-37

TERREBONNE

1

## COUNCIL DISTRICT 6

SEWER	INDIVIDUAL
ELEC.	ENTERGY
CABLE	COMCAST
FIRE	BAYOU CANE
ZONED	

NOTE: NO STRUCTURES, FILL OR OBSTRUCTIONS SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLAIN AREA WITHOUT PRIOR APPROVAL OF GRANTEE OF EASEMENT OR DELINEATED FLOOD PLAIN AREA

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,

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

## DEDICATION OF STREETS AND SERVITUDES

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

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

AUTHORIZED OWNER

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

FOR \_\_\_\_\_

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

## 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.

## LEGEND

- INDICATES 5/8" IRON ROD SET
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- BENCH MARK  
4" BRASS DISC  
SET IN CONCRETE
- LOT ELEVATIONS
- HOUSE NUMBERS

## PRELIMINARY

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

CONCEPTUAL & PRELIMINARY  
INDIVIDUAL SEWER  
CURB & GUTTER  
SUBDIVISION PLAN

BON AMI ESTATES  
ANTHONY AUTHEMENT ET AL, DEVELOPER  
LOCATED IN  
SECTIONS 7, 8, & 84, T16S-R17E  
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.  
CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY:

JOB # 14-37

CAD # 1437-C&amp;P

FILE #

DRAWN: LAT

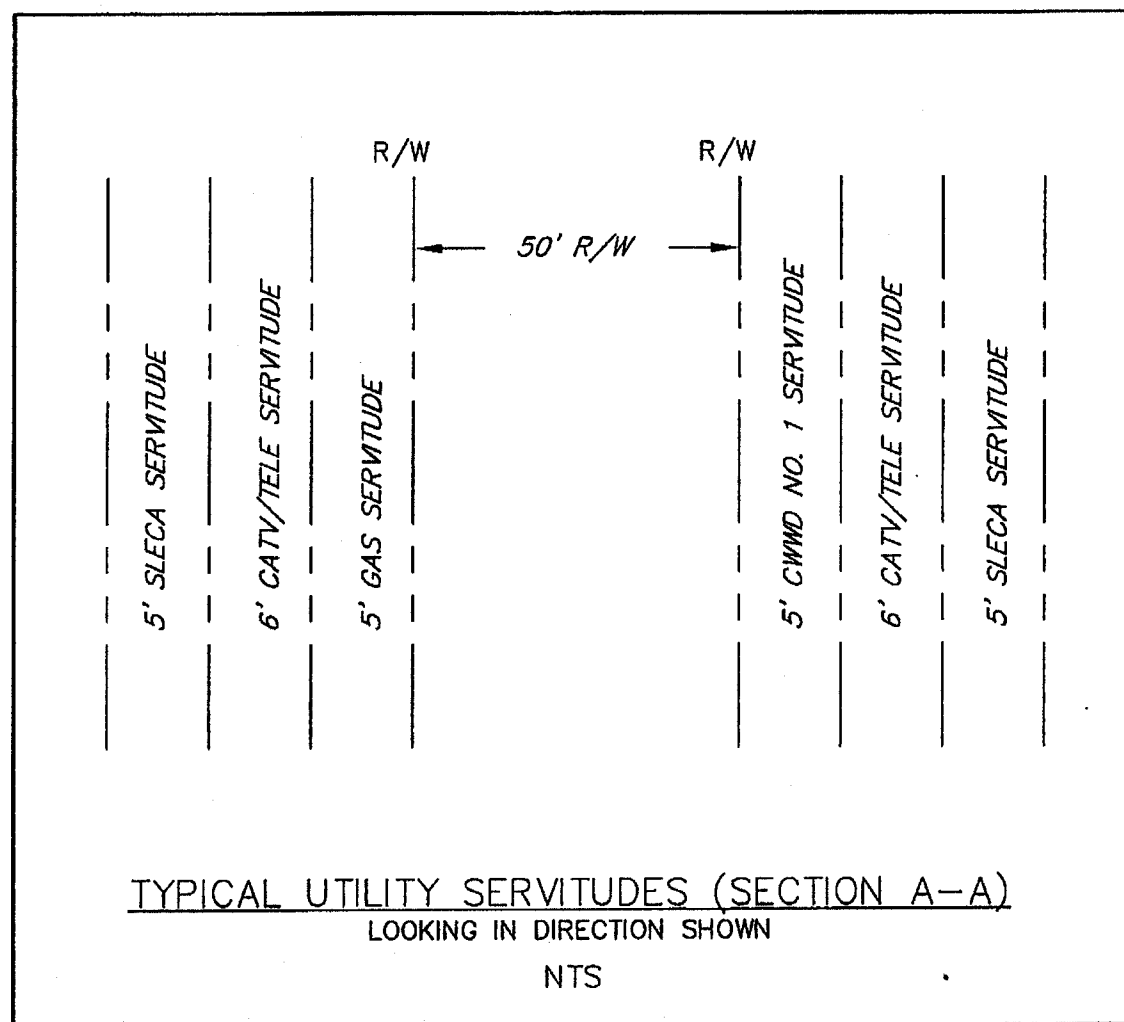
CHK'D: F.E.M. III

SCALE: 1" = 50'

DATE: 29OCT15



VICINITY MAP





# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

Variance(s) (detailed description)

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

- Name of Subdivision: RE-DIVISION OF PROPERTY BELONGING TO
- Developer's Name & Address: R & R Stores, Inc
- Owner's Name & Address: 3017 Congress St  
Napoleonville, LA  
70398
- Name of Surveyor, Engineer, or Architect: Quality Engineering & Surveying, LLC

### SITE INFORMATION:

- Physical Address: 4090 West Main Street
- Location by Section, Township, Range: SEC 3 and 5, T16 S, R16 E
- Purpose of Development: Commercial DEV
- 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
- Council District: 4 Amedee / Bayou Cane Fire
- Filing Fees

I, Jess Strubidge, certify this application including the attached date to be true and correct.

Print Applicant or Agent

Signature of Applicant or Agent

Date

I, the undersigned, certify:  
1. That he/she is the owner of the entire land included within the proposal and concurs with the Application. or I  
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 concurs 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.

Randy Robichaux  
Print Name of Signatory

Signature

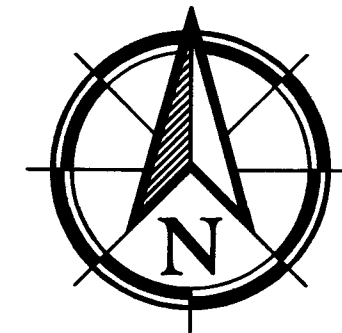
10/29/15  
Date

PC15/ 11-6-59

1. "SURVEY OF REVISED TRACTS "B" & "C" A REVISED OF TRACTS "A", "B", "C", AND LOTS 5 & 6 PROPERTY BELONGING TO D J W PROPERTY MANAGEMENT, LLC LOCATED IN SECTIONS 5 & 6, T16S-R16E & T16S-R17E, TERREBONNE PARISH, LOUISIANA..." BY KENNETH L. REMBERT, P.L.S. DATED 07/06/2012.

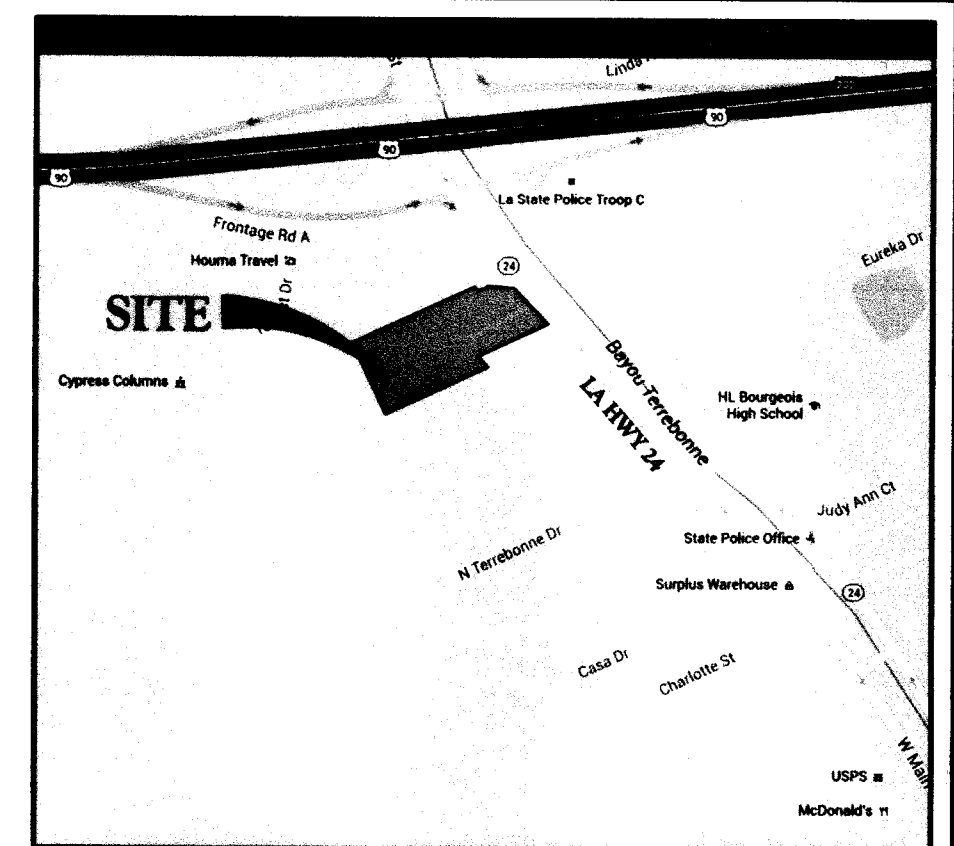
THE BEARINGS SHOWN HEREON ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (1702), NAD 1983 AS DETERMINED BY GPS OBSERVATIONS.

- FOUND 1/2" IRON PIPE
- SET 1/2" IRON PIPE
- E— OVERHEAD ELECTRIC
- UGW— UNDERGROUND WATER
- ⊠ FOUND HIGHWAY MONUMENT
- POWER POLE



40 0 40 80

SCALE: 1"=40'

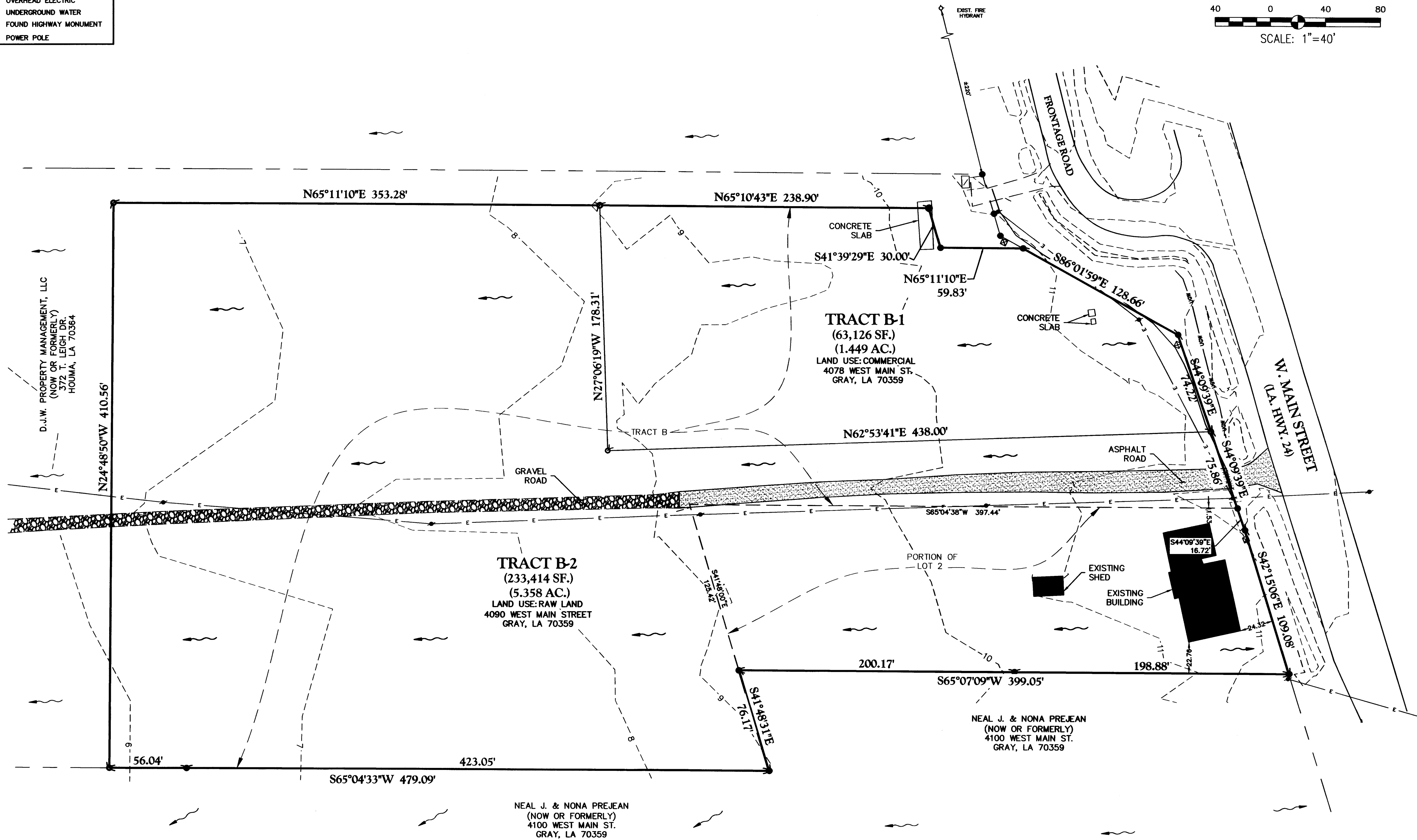


PROPERTY RESTRICTIONS, SERVITUDES, RIGHT-OF-WAYS, EASEMENTS AND/OR OTHER BURDENS, OTHER THAN THOSE NOTED, MAY EXIST ON THIS PROPERTY AND OWNERS OR POTENTIAL BUYERS SHOULD ALSO BE AWARE. ABSTRACTING FOR VERIFICATION OF TITLE AND/OR ACTUAL OWNERSHIP WAS NOT IN THE SCOPE OF THIS SURVEY MADE BY QUALITY ENGINEERING AND SURVEYING, L.L.C.

WETLAND DELINEATION OR DETERMINATION WAS NOT REQUESTED NOR INCLUDED IN THIS SURVEY.

THE UTILITY LINES SHOWN HEREON HAVE BEEN LOCATED THROUGH LA ONE CALL OR WITH THE CLIENT'S REPRESENTATIVE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES THAT HAVE NOT BEEN LOCATED.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 225206, MAP NO. 22520604100 WHICH BEARS AN EFFECTIVE DATE OF 05/01/1985. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



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

TITLE:  
**MAP SHOWING  
RAW LAND DIVISION  
OF  
LOT 2 & TRACT B  
INTO  
TRACTS B-1 & B-2**

PROJECT:  
**KONVENIENCE KING**

LOCATION:  
**SECTION 3 & 5, TOWNSHIP 16 SOUTH, RANGE 18 EAST,  
SOUTHEASTERN LAND DISTRICT WEST OF THE MISSISSIPPI RIVER,  
TERREBONNE PARISH, LOUISIANA**

CLIENT:  
**RANDY ROBICHEAUX  
R & R DISTRIBUTORS, INC.**

DATE: **OCTOBER 30, 2015** DWG Path:\15011 Konvenience King\Drawings\Plan\15011 Plan15011.dwg (Sheet 1 of 1)  
PARTY CHIEF: **15-011**  
FIELD BOOK: **108** PAGE: **1**  
DRAWN BY: **SGT** CALC BY: **SGT**  
CHECKED BY: **SGT**  
SHEET: **1** OF **1**  
**QUALITY** Engineering & Surveying, LLC  
18350 Hwy 42, Port Vincent, LA 70726  
TEL: 225-698-1600 FAX: 225-698-3367  
www.QESLA.com

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECTION, AND IT DOES CONFORM TO THE REQUIREMENTS FOR THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS FOUND IN LOUISIANA ADMINISTRATIVE CODE TITLE 46: LXI, CHAPTER 29 FOR A CLASS C SURVEY.



PRELIMINARY DOCUMENT FOR REVIEW ONLY  
This document is not to be used for construction, bidding, recordation, conveyance, sales, or as the basis for the issuance of a permit.

JAMIE M. BORDON  
PROFESSIONAL LAND SURVEYOR #4977

DATE