

Houma-Terrebonne Regional Planning Commission

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

SEPTEMBER 15, 2016, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A

I. CONVENE AS THE ZONING AND LAND USE COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. APPROVAL OF MINUTES:

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of August 18, 2016

E. COMMUNICATIONS

F. PUBLIC HEARING:

1. Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) Proposed Lots 1-7, Block 5 and Lots 1-7, Block 6, Townhomes of Deroche Estates; Deroche Development, LLC, applicant (*Council District 5/Bayou Cane Fire District*)

G. NEW BUSINESS:

1. Home Occupation:
 - a) Establish a dog grooming business; 100 Windham Drive; Gina York, applicant (*Council District 7/City of Houma Fire District*)
 - b) Establish a massage therapy business; 101 Tulsa Avenue; Christine Bordelon, applicant (*Council District 7/City of Houma Fire District*)
2. Planned Building Group:
Placement of an additional building; 440 Magnolia Street; START Corporation, applicant (*Council District 2/City of Houma Fire District*)
3. Planned Unit Development:
Placement of townhomes, Proposed Lots 1-7, Block 5 & Lots 1-7, Block 6, Townhomes of Deroche Estates; Deroche Development, LLC, applicant (*Council District 5/Bayou Cane Fire District*)

H. STAFF REPORT

I. COMMISSION COMMENTS:

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

J. PUBLIC COMMENTS

K. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. ACCEPTANCE OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of August 18, 2016

E. APPROVE EMITTENCE OF PAYMENT FOR THE SEPTEMBER 15, 2016 INVOICES AND TREASURER'S REPORT OF AUGUST 2016

F. COMMUNICATIONS

1. Letter from Keneth L. Rembert Land Surveyors withdrawing Process D, Minor Subdivision, for Pelican Retreat Townhomes

G. OLD BUSINES:

1. a) Subdivision: Townhomes of Deroche Estates
Approval Requested: Process D, Minor Subdivision
Location: DeRusso Street, 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
2. a) Subdivision: Tracts "A-1" and "A-2", Property belonging to Louis J. Mohana, et ux
Approval Requested: Process D, Minor Subdivision
Location: Western end of Force Drive, Bourg, Terrebonne Parish, LA
Government Districts: Council District 9 / Bourg Fire District
Developer: Louis J. Mohana
Surveyor: Keneth L. Rembert Land Surveyors

b) Consider Approval of Said Application

H. APPLICATIONS:

1. a) Subdivision: Tracts A-1, A-2, B-1 & B-2 belonging to Kay Naquin Olds, et al
Approval Requested: Process A, Raw Land Division
Location: 501± Main Project Road, Schriever, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Kay Naquin Olds
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Lots "5-A" & 5-B", A Redivision of Lot 5, Block 3, Wildwood Heights Subdivision belonging to Hugh R. Grimes
Approval Requested: Process D, Minor Subdivision
Location: 1751 Acadian Drive, Terrebonne Parish, LA
Government Districts: Council District 8 / City of Houma Fire District
Developer: Hugh R. Grimes
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Tract "FF-1", A Portion of Tract "FF" being a Redivision of Property of Indian Ridge Plantation, LLC, et al
Approval Requested: Process D, Minor Subdivision
Location: End of Bayou Dularge Road, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Dularge Fire District
Developer: Indian Ridge Plantation, LLC
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Variance Request: Variance from drainage study requirement
d) Consider Approval of Said Application
4. a) Subdivision: Tracts "3-A" & "3-B", A Division of Tract 3, Being a Portion of Tract 21 of the Division of Waubun, St. George, and Isle of Cuba Plantations
Approval Requested: Process D, Minor Subdivision
Location: 131 St. George Road, Schriever, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Michael R. Macha
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application

5. a) Subdivision: Cameron Isles Business Park Unit 1
 Approval Requested: Process C, Major Subdivision-Engineering
 Location: Westside Boulevard Extension, Terrebonne Parish, LA
 Government Districts: Council District 2 & 6 / Bayou Cane Fire District
 Developer: Linton Road Company, LLC
 Engineer: Delta Coast Consultants, LLC
- b) Consider Approval of Said Application

I. STAFF REPORT

J. ADMINISTRATIVE APPROVALS:

1. Tract "A-3" & Revised Tracts "A-1" & "A-2", A Redivision of property belonging to Jackie A. Marie, et al, Section 19, T18S-R18E and Sections 14, 15, & 16, T18S-R19E, Terrebonne Parish, LA
2. Revised Lots 26 & 27, Bernard Subdivision, Section 4, T17S-R17E, Terrebonne Parish, LA
3. Shift of Lot Lines between Steven Marmande and St. Michel Plantation, LLC, Section 18, T18S-R17E, Terrebonne Parish, LA
4. Tract "A-3" & Revised Tracts "A-1" & "A-2", A Redivision of property belonging to Jackie A. Marie, et al, Section 19, T18S-R18E and Sections 14, 15, & 16, T18S-R19E, Terrebonne Parish, LA
5. Revised Lots 22 & 23, Block 2, Phase 1 to Northpark, Section 6, T16S-R17E, Terrebonne Parish, LA

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:
 - a) *Public Hearing*
 Discussion and possible action with regard to modifications to the Storm Drainage Design Manual as it pertains to mobile home parks

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 AUGUST 18, 2016

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called to order the regular meeting of August 18, 2016 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:27 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: Mr. Joseph Cehan, Jr.; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. James Erny; Mrs. Angi Falgout; Mrs. Gloria Foret; Mr. Jeremy Kelley; Mr. Alex Ostheimer, Vice Chairman; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Mr. Keith Kurtz. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, and Ms. Courtney Alcock, Legal Advisor filling in for Mr. Laddie Freeman.
- C. **CONFLICTS DISCLOSURE:** The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter.
- D. **ACCEPTANCE OF MINUTES:**
1. Mr. Erny moved, seconded by Mrs. Falgout: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of July 21, 2016.”
- The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mrs. Falgout moved, seconded by Mr. Kelley: “THAT the HTRPC emit payment for the August 18, 2016 invoices and approve the Treasurer’s Report of July 2016.”
- The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. Mrs. Falgout moved, seconded by Mr. Erny: “THAT the HTRPC accept and approve the amendment to the 2016 budget as presented.”
- The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATIONS:**
1. Mr. Pulaski read a letter from Leonard Chauvin, P.E., P.L.S., Inc. dated August 18, 2016 requesting to table Item G.1 with regard to Tracts 3-1 & 3-2 belonging to Corridor Properties indefinitely [See *ATTACHMENT A*].
- a) Mr. Thibodeaux moved, seconded by Mr. Erny: “THAT the HTRPC table the application for Process D, Minor Subdivision, for the Division of Tract 3 into Tract 3-1 and Tract 3-2 belonging to Corridor Properties, LLC indefinitely as per the Developer’s request [See *ATTACHMENT A*].”
- The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
2. Mr. Pulaski read a letter from Milford & Associates, Inc. received August 10, 2016 requesting to withdraw Item G.3 with regard to Lots D-1 & D-2, Block 1, North Terrebonne Commercial Park [See *ATTACHMENT B*].
- a) Mr. Erny moved, seconded by Mr. Thibodeaux: “THAT the HTRPC withdraw the application for Process D, Minor Subdivision, for Lots D-1 & D-2, A Redivision of Lot 1, Block 1, North Terrebonne Commercial Park [See *ATTACHMENT B*].”
- The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr.

Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

3. Mr. Pulaski read a letter from Keneth L. Rembert Land Surveyors dated August 11, 2016 requesting to table Item H.5 with regard to Pelican Retreat Townhomes until the next regular meeting of September 15, 2016 as per the Developer's request [See *ATTACHMENT C*].

- a) Mr. Erny moved, seconded by Mrs. Falgout: "THAT the HTRPC table the application for Process A, Re-Subdivision for Pelican Retreat Townhomes until the next regular meeting of September 15, 2016 as per the Developer's request [See *ATTACHMENT C*]."

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

G. OLD BUSINESS:

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

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

1. WITHDRAWN. *Division of Tract 3 into Tract 3-1 and Tract 3-2 belonging to Corridor Properties, LLC* [See *ATTACHMENT A*]

2. The Chairman called to order an application by Deroche Development, LLC requesting approval for Process D, Minor Subdivision, for Townhomes of Deroche Estates.

- a) Mr. Gene Milford, Milford & Associates, Inc., discussed the application that was tabled at the previous meeting. He requested a variance for 24.3 where a townhouse is defined as three units versus the zoning ordinance that defines it as two units. He also requested a variance on the parking.
- b) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon submittal of an approval letter from Pollution Control, a variance is granted or a modification of the floor plan be submitted for Lot 14, Blocks 5 & 6 to provide for sufficient parking, a variance is granted from the definition of townhomes (24.3) to two townhomes as described in the zoning code, an application for a Planned Unit Development be approved by the Zoning and Land Use Commission as per Section 28-116 thru 118, and completion of Deroche Estates Subdivision, Addendum No. 1, Final Approval.
- c) Discussion was held with regard to the variances and not being able to grant a variance from the parking because it'll make the turn-around not functional because people will end up parking in it.
- d) Mr. Kelley moved, seconded by Mr. Ostheimer: "THAT the HTRPC table the application for Process D, Minor Subdivision, for Townhomes of Deroche Estates until the next regular meeting of September 15, 2016."

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

3. WITHDRAWN. *Lots D-1 & D-2, A Redivision of a portion of Lot 1, Block 1, North Terrebonne Commercial Park & a Lot Line Adjustment to adjacent properties* [See *ATTACHMENT B*]

4. The Chairman called to order an application by Arthur A. DeFraités, Jr. & John M. DeFraités requesting engineering approval for Process C, Major Subdivision (Road Project) for DeFraités Drive (Extension).

- a) Mr. Terral Martin, Providence/GSE Associates, Inc., requested a variance from items 2 & 3 on the punch list that Ms. Schexnayder provided.
- b) The Chairman recognized Mr. Arthur DeFraités, 300 Buena Vista Boulevard, who discussed the variance requests.

- c) Ms. Schexnayder, on behalf of the Terrebonne Parish Engineering Division, read a memo dated August 18, 2016 concerning the punch list items for the development [See *ATTACHMENT D*].
- d) Discussion was held with regard to the road and whether it would have light or heavy traffic, whether it was a service road and if trucks would utilize to make deliveries to the shops located on the Walmart parking lot side.
- e) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC grant approval of the engineering application for Process C, Major Subdivision (Road Project) for DeFraites Drive Extension with a variance granted from punch list item 2 and conditioned upon the Developer complying/resolving all remaining punch list items per the Terrebonne Parish Engineering Division’s memo dated August 18, 2016 [See *ATTACHMENT D*].”

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

H. APPLICATIONS:

1. The Chairman called to order a Public Hearing for an application by RJLS, LLC requesting approval for Process D, Minor Subdivision, for Lots 6 thru 13, A Redivision of Revised Tract A-4 belonging to RJLS, LLC.

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

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval.
- e) Mrs. Schexnayder indicated she forgot to request a servitude on the ditch that goes through Lot 11. She requested 15’ on both sides.
- f) Mr. Rembert stated he would have to ask the developer.
- g) Mr. Kelley moved, seconded by Mrs. Falgout: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots 6 thru 13, A Redivision of Revised Tract A-4 belonging to RJLS, LLC conditioned upon a 15’ servitude being provided along both sides of the ditch that runs through Lot 11.”

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

2. The Chairman called to order a Public Hearing for an application by Shawn Bonvillain requesting approval for Process D, Minor Subdivision, for Tracts 1 thru 4 belonging to Shawn David Bonvillain.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He requested a variance from the minimum lot size requirement because the lots would be utilized for docking and mooring purposes only.
- b) No one from the public was present to speak.
- c) Mr. Kelley moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr.

Kelley, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval provided the variance was granted for the minimum lot size requirement.
- e) Discussion was held with regard how it would be enforced to not allow a permit to be obtained for the tracts of land even though it says for docking and mooring purposes only. Mr. Pulaski indicated he had faith in the permit and inspection process and it would be considered falsifying a permit should someone try.
- f) Mr. Ostheimer moved, seconded by Mrs. Falgout: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts 1 thru 4 belonging to Shawn David Bonvillain with a variance granted for the minimum lot size requirement due to the lots being utilized for docking and mooring purposes only.”

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

3. The Chairman called to order a Public Hearing for an application by Louis J. Mohana requesting approval for Process D, Minor Subdivision, for Tracts “A-1” and “A-2”, Property belonging to Louis J. Mohana, et ux.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He indicated he may have to change the configuration of the lot due to the waterline. He requested the public hearing be held and tabled afterwards until the next meeting.
- b) No one from the public was 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. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Thibodeaux moved, seconded by Mrs. Falgout: “THAT the HTRPC table the application for Process D, Minor Subdivision, for Tracts “A-1” and “A-2”, Property belonging to Louis J. Mohana, et ux until the next regular meeting of September 15, 2016 as per the Developer’s request.”

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

4. The Chairman called to order a Public Hearing for an application by Leroy Norman, Sr. requesting approval for Process D, Minor Subdivision, for Tracts “A-1” thru “A-2”, A Redivision of Tract A belonging to Leroy Norman, Sr., et ux.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He indicated he may have to move the servitude per the Board of Health’s request.
- b) No one from the public was present to speak.
- 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. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon the submittal of a letter of no objection from the Board of Health and a revised plat to reflect the changes.
- e) Mr. Thibodeaux moved, seconded by Mr. Kelley: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts “A-1” thru “A-2”, A Redivision of Tract A belonging to Leroy Norman, Sr., et ux conditioned upon the submittal of a letter of no objection from the Board of Health and a revised plat to reflect the changes.”

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

- 5. WITHDRAWN. *Pelican Retreat Townhomes* [See ATTACHMENT C]
- 6. The Chairman called to order a Public Hearing for an application by Shawn Bonvillain requesting approval for Process D, Minor Subdivision, for Lots 1-A & 1-B, A Redivision of Property belonging to Shawn David Bonvillain.
 - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
 - b) The Chairman recognized Mr. David Babin, 109 Lirette Street, who liked the idea that the lot was about the same size of the existing lots in the neighborhood but had concerns of whether a mobile home could be placed there.
 - c) Mr. Pulaski confirmed that the area was not zoned therefore a mobile home could be placed unless there were covenant restrictions placed in the subdivision to restrict mobile homes however this lot was not part of Bayou Black Heights Subdivision.
 - d) Mrs. Falgout moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - e) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the application.
 - f) Mr. Cehan moved, seconded by Mr. Erny: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots 1-A & 1-B, A Redivision of Property belonging to Shawn David Bonvillain.”

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

I. STAFF REPORT: None.

J. ADMINISTRATIVE APPROVALS:

Mr. Erny moved, seconded by Mr. Thibodeaux: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-5.”

- 1. Lots 2-A & 3-A, A Redivision of the south half of Lot 3 & Lot 2, Block 1, Luby Subdivision, Section 4, T17S-R17E, Terrebonne Parish, LA
- 2. Lots 2-A and 3-A, Block 1 of Theriot Subdivision, Sections 71 & 72, T17S-R16E, Terrebonne Parish, LA
- 3. Resubdivision of Lot 1 and Lot 2, Block 1, Olsenia Subdivision and a 1’ strip separating Lot 1 & Elgin Street into Lot 1-A, Block 1, Olsenia Subdivision, Section 9, T16S-R17E, Terrebonne Parish, LA
- 4. Revised Lot 4, Block 1, Redivision of Lots 4 & 5, Block 1, Bayou Cane Subdivision, Section 9, T16S-R17E, Terrebonne Parish, LA
- 5. Survey & Redivision of Lot 10 and Lot 11, Block 9, Sugarwood Estates, Addendum No. 2, Phase B, into Lot 10-A, belonging to Lana B. Burnthorne, Section 87, T17S-R17E, Terrebonne Parish, LA

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:

- a) The Chairman called to order the Public Hearing for the discussion and possible action with regard to modifications to the Storm Drainage Design Manual as it pertains to mobile home parks.
- b) Mr. Pulaski indicated Mr. Mark Guidroz was not able to attend the meeting but he would like to speak and requested the matter be continued to the September meeting.
- c) The Chairman recognized Mr. Bryan Breaud, Providence/GSE Associates, LLC, who discussed the changing the runoff to a weighted C value so it would be more adaptive to different sites such as grass versus concrete. He indicated the 15' rear servitude was another issue Mr. Guidroz had but it was up to the Commission to decide if any changes needed to be made.
- d) Discussion was held with regard to the last council overturning there request to not grant certain variances for Bon Villa Mobile Home Park and how the current council would feel.
- e) Mr. Erny moved, seconded by Mr. Ostheimer: "THAT the HTRPC continue the public hearing and consideration of the discussion and possible action with regard to modifications to the Storm Drainage Design Manual as it pertains to mobile home parks until the next regular meeting of September 15, 2016."
- f) Discussion was held with regard to not allowing Bon Villa Mobile Home Park to act as a model because it had a unique set of circumstances.

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

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:

- a) Mr. Ostheimer expressed concerns over the risk of accepting applications to be placed on the agenda then allowing them to be tabled indefinitely up to one year and the application being locked into that particular set of regulations in place at the time.
- b) Mr. Ostheimer also discussed the tragic flooding that took place and if it happened in Terrebonne Parish.
- c) Mr. Erny discussed his concerns of storm surges and Terrebonne being behind Lafourche Parish and St. Mary Parish as far as permits being issued.

2. Chairman's Comments: None.

M. PUBLIC COMMENTS: None.

N. Mr. Erny moved, seconded Mr. Kelley: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:50 p.m."

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

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

627 JACKSON STREET
THIBODAUX, LA. 70301

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

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

August 18, 2016

Via Email

Terrebonne Parish Consolidated Government
Attn: Becky Becnel

***Re: Division of Tract 3 into Tract 3-1 and Tract 3-2 belonging to Corridor
Properties located in Terrebonne Parish, Louisiana***

Ms. Becnel,

Please remove this item from the planning commission agenda indefinitely. We will proceed with division of this property upon approval of the drainage design from Terrebonne Parish Engineering Division. If you have any questions please contact our office.

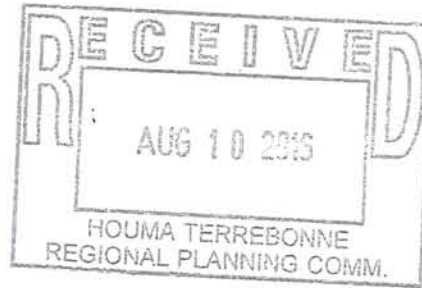
Sincerely,

Tre' Chauvin
Leonard Chauvin PE, PLS Inc.

MILFORD & ASSOCIATES, INC.
CIVIL & CONSULTING ENGINEERS

July 21, 2016

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



ATTN: Mr. Chris Pulaski

RE: Lots D-1 & D-2 A Redivision of a Portion of Lot 1, Block 1, North Terrebonne Commercial Park to Cropland Investment Group, LLC
Section 4 T17S-R16E Section 4, T16S-R17E
Terrebonne Parish, LA
Agenda Item G3 Old Business

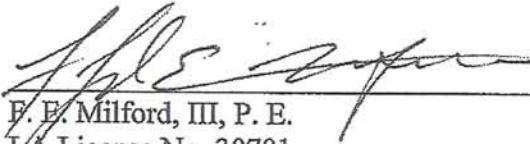
Dear Mr. Pulaski:

We are requesting to withdraw the application entirely from the meeting agenda, scheduled for Thursday, August 18, 2016, for the above referenced project.

If you have any questions, please contact me at your convenience.

Very truly yours,

MILFORD & ASSOCIATES, INC.


F. E. Milford, III, P. E.
LA License No. 30701

FEMIII/sr

cc: 16-41, Reading File
Ronald J. Shaw

16-41 10AUG16 H-TRPC pulled from agenda.doc

1538 Polk Street
Houma, Louisiana 70360
(985) 868-2561 / FAX (985) 868-2123
milfordassociate@bellsouth.net

Page 1 of 1

Keneth L. Rembert

LAND SURVEYORS

since 1973

635 SCHOOL ST. HOUMA, LA. 70360

504-879-2782 (FAX) 504-879-1641

e-mail - klrsurveyors@aol.com

August 11, 2016

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

Att: Mr. Chris Pulaski:

Re: PELICAN RETREAT TOWNHOUSES

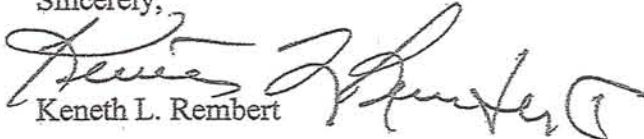
Dear Chris:

Please remove Item No. 5 (Applications) from Thursday, August 18th 2016 meeting. There are many variance issues that need to be addressed among the owners first.

Thank you.

NEXT REG MTD.

Sincerely,


Keneth L. Rembert

KLR/apr



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



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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

August 18, 2016
2nd review
Item No. G-4

TO: Christopher M. Pulaski
FROM: Joan E. Schexnayder, P.E. *JES*
SUBJECT: Defraites Extension
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. 22-187 Letter of no objection required for sewer work and tie-in for drainage on East Street.
2. 24.4.6.3 Blocks must be less than or equal to 600' in length in urban areas.
3. 24.7.2.1.b 8" thick PCC pavement or equivalent asphaltic concrete is required.
4. 24.7.5.4.1 Gas mains are required in the city limits.
5. 24.7.6.2.6 Does not conform to the SDDM:
 - a. V.A.2 Utilities and lot grading are to be shown on the proposed site plan.
 - b. V.A.3 Points of vertical intersection are not labeled on the plan/profile.
 - c. V.A.4 The electrical servitude is not labeled at Station 15+20 on the drainage plan.
 - d. V.A.5 Location of all utilities need to be shown on the typical section.
 - e. VI.A.21 A dry pond shall be sloped no flatter than 0.3% toward drainage outlet.
 - f. VI.A.24 Ponds that are deeper than four feet shall require a protective fencing and a locked gate unless they are considered a recreational amenity as specified by State law and approved by the Planning Commission.
 - g. VII.A Since this development will result in disturbance of more than 5 acres a LAR100000 permit and a NOI need to be submitted to LaDEQ. TPCG-ED should receive a copy prior to construction.
6. 24.5.4.6.7 Approval letters should be provided from the following utilities:
 - a. Waterworks
 - b. Department of Health and Hospitals

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/bdd

cc: Ernest Brown
Michelle Eschete
Bryan M. Breaud
Planning Commission
Engineering Division
Reading File
Council Reading File

Saltwater Fishing Capital of the World®

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

☒ Variance(s) (detailed description): RPUD

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

1. Name of Subdivision: Townhomes of Deroche Estates
2. Developer's Name & Address: Deroche Development, LLC, 187 Regal Row, Houma, LA 70360
*Owner's Name & Address: Pamela D. Russo, 187 Regal Row, 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: Derusso Street
5. Location by Section, Township, Range: Section 4, T17S-R17E
6. Purpose of Development: Townhomes
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: 27JUNE16 1" = 40'
11. Council District: 5 / Bayou Cane Fire
12. Number of Lots: 28
13. Filing Fees: \$145.22

I, Floyd "Gene" Milford, III, certify this application including the attached data to be true and correct.

Floyd "Gene" Milford, III
Print Applicant

7-1-16
Date

[Signature]
Signature of Applicant

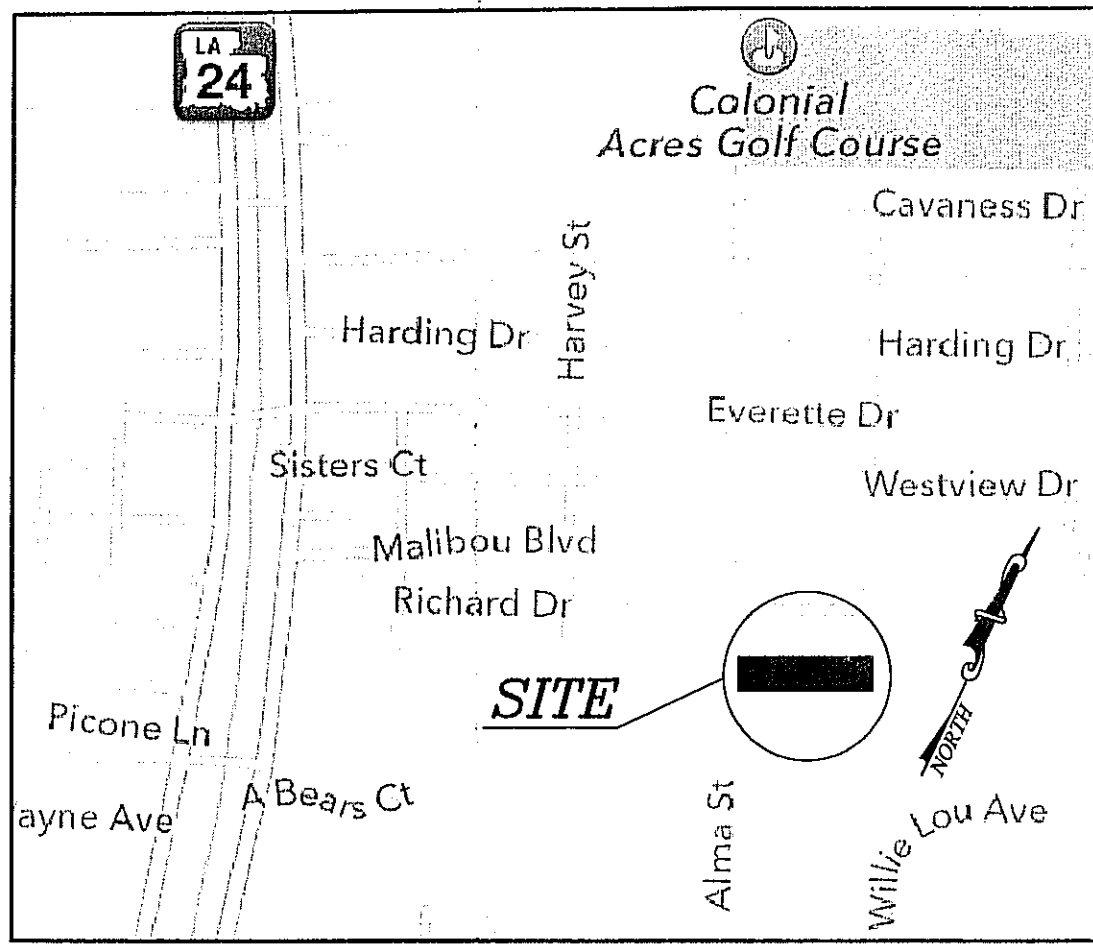
The undersigned certifies: initial 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or initial 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within 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.

Pamela D. Russo
Print Name of Signature

7-1-16
Date

Pamela Russo
Signature

PC16/ 7 - 3 - 20



VICINITY MAP

N 63°53'40" E - 69.39'

BLOCK 3

EXISTING
DEROCHE
ESTATES

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

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NOS. 335037 & 686135 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 LOTS ARE 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.-2006 ADVISORY PANEL NO. LA-B102 PLACES THIS PROPERTY IN ZONE "X" WITH A BASE FLOOD REQUIREMENT OF 'S'.

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

SURVEYOR'S SIGNATURE: _____
SURVEYOR'S NAME: KENETH L. REMBERT, PROFESSIONAL LAND SURVEYOR
FIRM: KENETH L. REMBERT LAND SURVEYORS
REGISTRATION NUMBER: 311

DEDICATION OF STREETS AND SERVITUDES

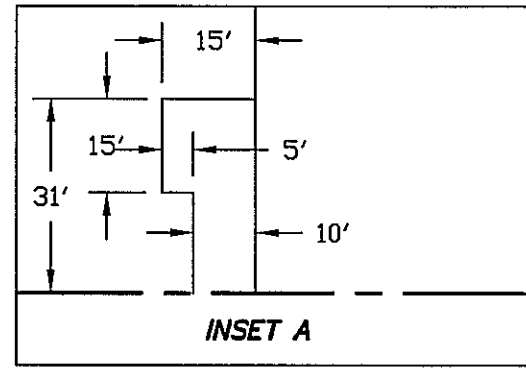
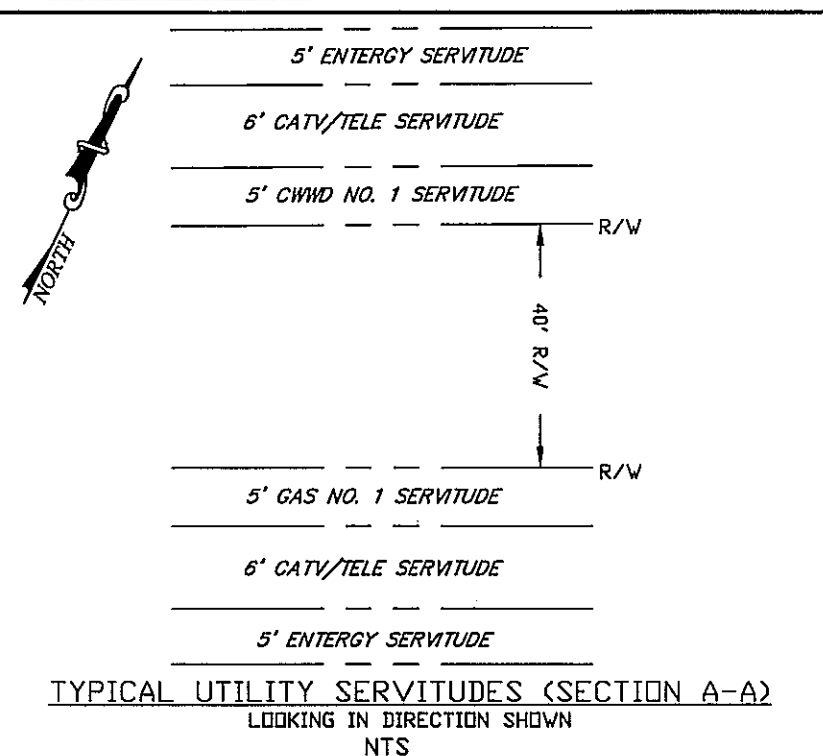
THE STREETS AS DESIGNATED ON THIS SUBDIVISION PLAT ARE HEREBY FORMALLY DEDICATED FOR USE AS A SERVITUDE FOR UNDERGROUND UTILITIES AND PUBLIC PASSAGE, ONLY THE FEE IN THE LAND BEING RESERVED, AND THE PARISH OF TERREBONNE SHALL HAVE THE RIGHT TO IMPROVE AND MAINTAIN THE SAID STREETS FOR THE CONVENIENCE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

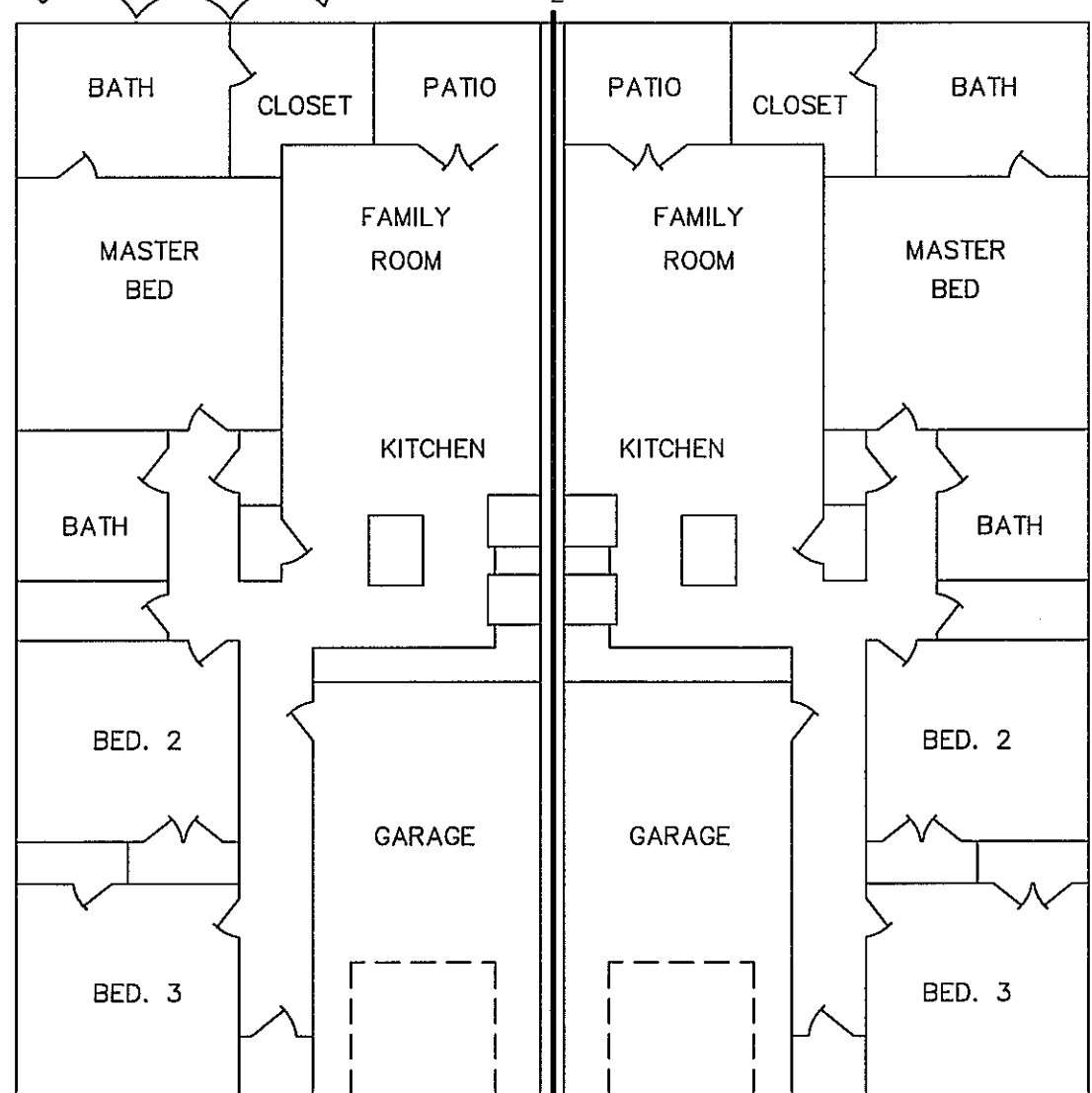


INSET A

KARIN ANN KREAMER ET AL

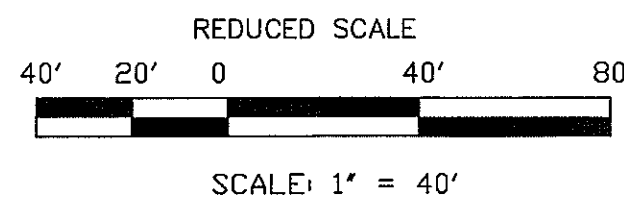
C/L DERUSSO STREET

DERRELL J. HERBERT ET AL

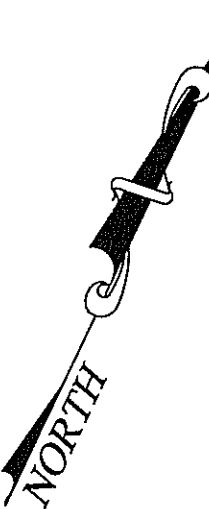


PRELIMINARY

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



DATE	REVISION	BY
15JUL16	PER TPCG	TLD

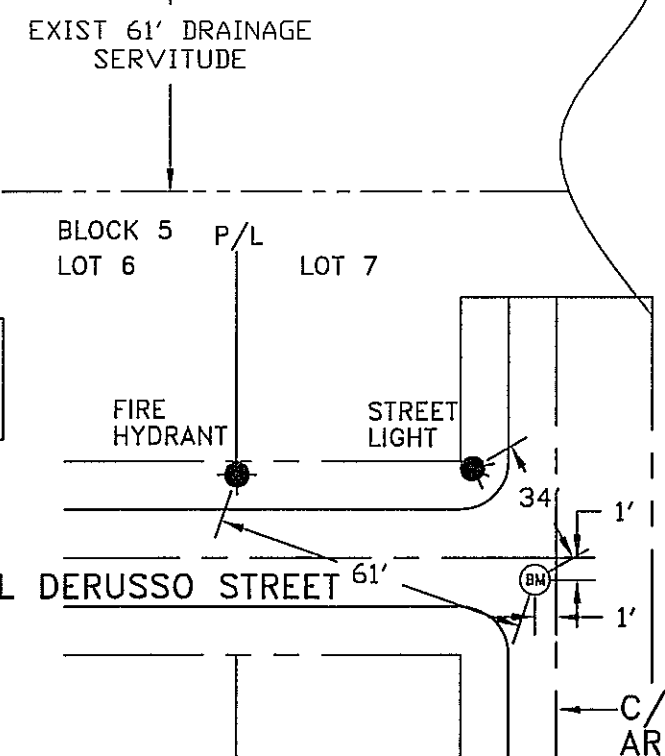


PROJECT NO.	PARISH	SHEET NO.
16-50	TERREBONNE	1

LEGEND

- F.H. EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- F.H. FIRE HYDRANT
- STREET LIGHT
- BM BENCH MARK
4" BRASS DISC
SET IN CONCRETE
- X5.0 LOT ELEVATIONS
- 999 HOUSE NUMBERS

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



BM DETAIL
N.T.S.

COUNCIL DISTRICT 6	
SEWER	TPCG
ELEC.	ENTERGY
CABLE	COMCAST
FIRE	BAYOU CANE
ZONED	R-2
GAS	ATMOS

DRAINAGE: SUB-SURFACE
SEWER: COMMUNITY
LAND USE: RESIDENTIAL
MINOR SUBDIVISION

28 LOTS-TOTAL

TOWNHOMES OF DEROCHE ESTATES
DEROCHE DEVELOPEMENT, L.L.C. -
DEVELOPER
LOCATED IN SECTION 4, T17S-R17E
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY: _____

JOB # 16-50 CAD # 1650-MSD FILE #

DRAWN: TLD

CHK'D: F.E.M. III

SCALE: 1" = 40'

DATE: 27JUN16

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 A-1 & A-2, PROPERTY OF LOUIS J. MOHANA ET UX
2. Developer's Name & Address: LOUIS J. MOHANA, 4295 HWY 24, BOURG, LA 70343 Jennifer
*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: WESTERN END OF FORCE DRIVE, BOURG, LA
5. Location by Section, Township, Range: SECTION 40, T17S-R18E
6. Purpose of Development: SALE OF 3 ACRE SITE
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: 7/1/16 SCALE 1"=60'
11. Council District: 9 Trosclair / Bourg Fire
12. Number of Lots: 2
13. Filing Fees: \$ 349.92

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

KENETH L. REMBERT
Print Applicant or Agent
7/26/16
Date

[Signature]
Signature of Applicant or Agent

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

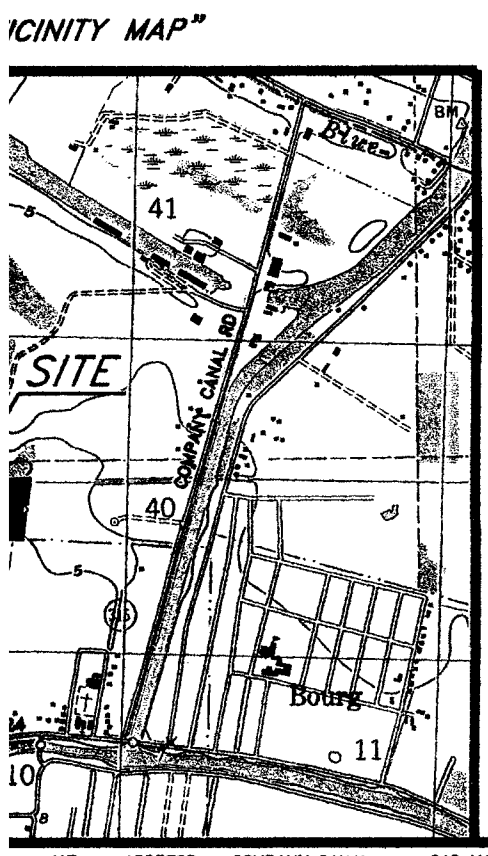
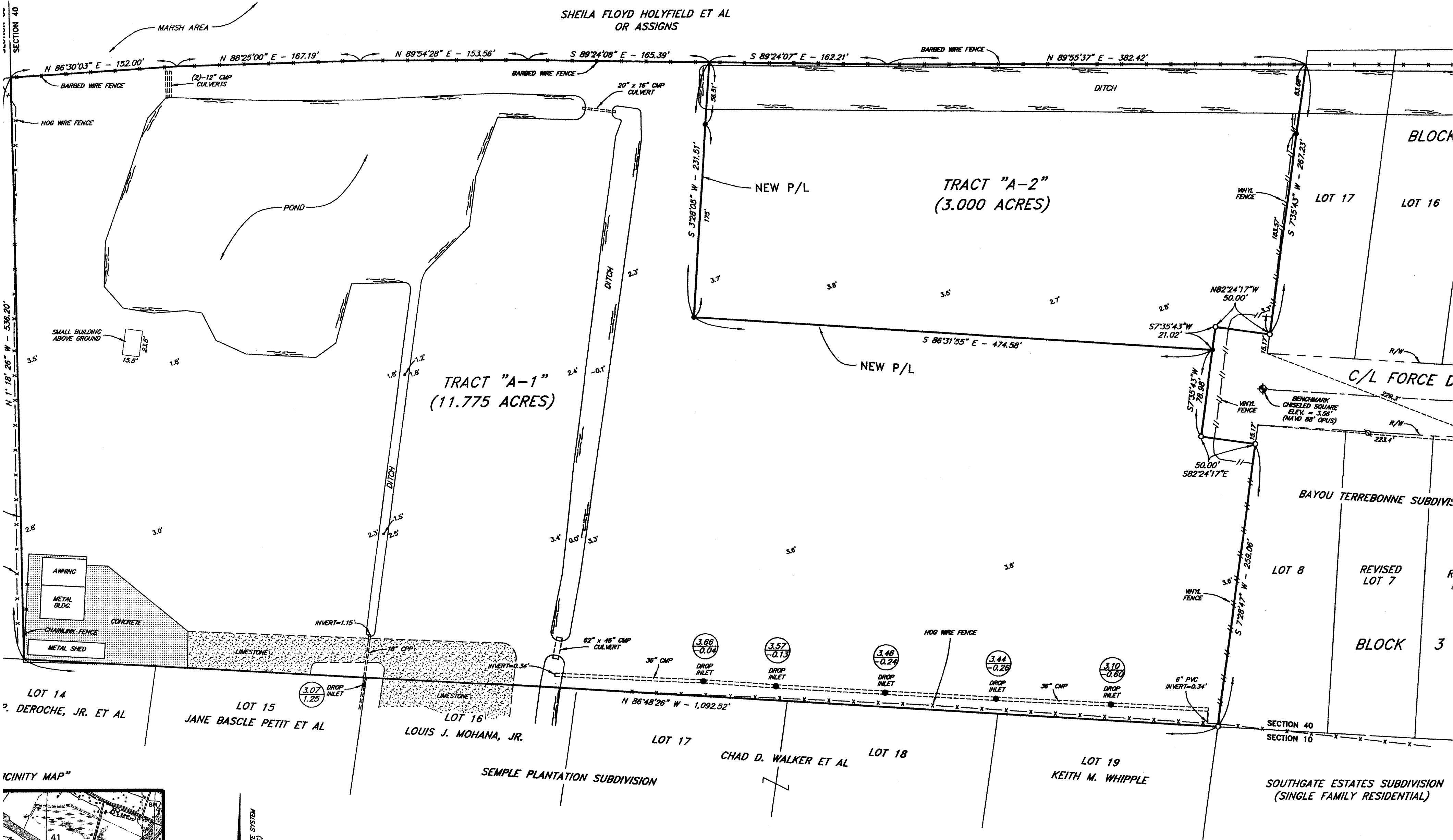
LOUIS J. MOHANA
Print Name of Signature
7/26/16
Date

[Signature]
Signature

Revised 3/25/2010

PC16/ 8 - 3 - 21

SECTION 40



- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - INDICATES 5/8" IRON ROD FOUND
 - INDICATES SPOT ELEVATION (NAVD 88' OPUS SOLUTION 2012)
 - INDICATES BENCH MARK CHISELED SQUARE SET (NAVD 88' OPUS SOLUTION 2012)

THESE TRACTS ARE LOCATED IN ZONE "A5" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0120, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A5" HAS A BASE FLOOD REQUIREMENT OF 6'). (FIRM INDEX DATE DEC. 16, 1980). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-P106 PLACES THIS PROPERTY IN ZONE "A5" WITH A BASE FLOOD REQUIREMENT OF 7'. AREAS OUTSIDE OF THE ABOVE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE. THE 2008 PRELIMINARY FIRM, AS PER THE LSU AG CENTER, COMMUNITY NO. 22109C, PANEL NO. 0300 SUFFIX "E", PLACES THIS PROPERTY IN ZONE "A5" AND HAS A B.F.E. REQUIREMENT OF 10'.

PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

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 "D" (RURAL) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

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

BY _____ FOR _____

- REFERENCE MAPS:
- 1) MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "SURVEY OF TRACT "A" PROPERTY OF CARL HECK, L.L.C. TO BE PURCHASED BY LOUIS MOHANA ET UX SECTION 40, T17S-R18E, TERREBONNE PARISH, LOUISIANA" DATED SEPTEMBER 9, 1999, REVISED SEPTEMBER 13, 1999.
 - 2) MAP PREPARED BY T. BAKER SMITH & SON, INC. ENTITLED "MAP SHOWING PROPERTY OF F.J. MATHERNE LOCATED IN SECTION 41, T17S-R18E, TERREBONNE PARISH, LOUISIANA" DATED SEPTEMBER 14, 1983.
 - 3) MAP RECORDED UNDER ENTRY NO. 1248486 AS FILED IN THE TERREBONNE 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 MAPS.



LAND USE: COMMERCIAL AND RESID

PLAT SHOWING TRACTS "A-1" AND "A-2" PROPERTY BELONGING TO LOUIS J. MOHANA, ET UX SECTION 40, T17S - R18E, TERREBONNE PARISH, LOUISIANA

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

Kenneth L. Rembert

JOB # 16-229 LOUIS-MOHANA-TRACT-A-FORCE-DR

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 A-1, A-2, B-1 & B-2, PROPERTY OF KAY NAQUIN OLDS ET AL
2. Developer's Name & Address: KAY NAQUIN OLDS, 4408 HWY 182 WEST, PATTERSON, LA 70392
KAY NAQUIN OLDS, 4408 HWY 182 WEST, PATTERSON, LA 70392
*Owner's Name & Address: DEL RIO DEVELOPMENT, 369 TULIP DR, HOUMA, LA 70360
[*All owners must be listed, attach additional sheet if necessary] Chad M. Naquin
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: 501 +/- MAIN PROJECT ROAD
5. Location by Section, Township, Range: SECTION 84, T15S-R16E
6. Purpose of Development: DIVIDE OWNERSHIP IN LAND (2/3 FOR OLDS, 1/3 FOR DEL RIO)
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: 7/20/16 SCALE: 1"=100'
11. Council District: 4 Dryden / Schriever Fire
12. Number of Lots: 4
13. Filing Fees: \$16544

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

KENETH L. REMBERT

Print Applicant or Agent

7/26/16

Date

[Signature]
Signature of Applicant or Agent

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

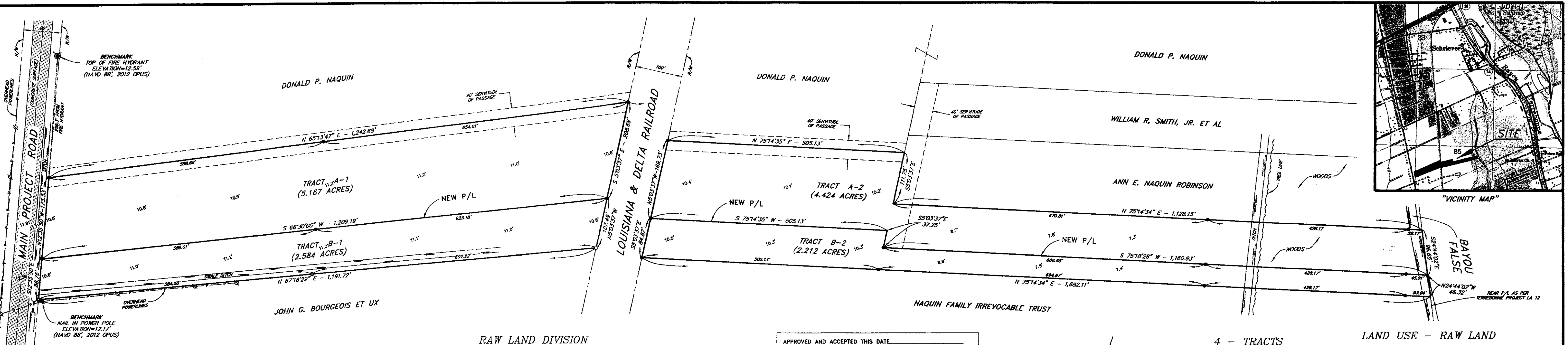
KAY N. OLDS
Print Name of Signature

7/26/16

Date

[Signature]
Signature

PC16/ 9 - 1 - 31



THESE TRACTS ARE PARTIALLY LOCATED IN ZONE "A" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0430, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A" HAS A BASE FLOOD REQUIREMENT OF 9'). (FIRM INDEX DATE DEC. 16, 1980). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-0100 PLACES THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'. AREAS OUTSIDE OF THE ABOVE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE. THE 2008 PRELIMINARY FIRM, AS PER THE LSU AG CENTER, COMMUNITY NO. 22109C, PANEL NO. 0235 SUFFIX "E", PLACES THIS PROPERTY IN ZONE "AE" AND HAS A B.F.E. REQUIREMENT OF 7'. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 535202 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 MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES FOR SUBMITTAL TO THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION.

- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - INDICATES 5/8" IRON ROD FOUND
 - INDICATES 3/4" IRON PIPE FOUND
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - EXISTING FIRE HYDRANT
 - 3.5' INDICATES SPOT ELEVATION (NAVD 88-2012 OPUS)
 - ◆ INDICATES TEMP. BENCHMARK (NAVD 88-2012 OPUS)

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

BY _____ FOR _____

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

Surveyor's Signature: *Keneth L. Rembert*

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

Firm: **KENETH L. REMBERT LAND SURVEYORS**

Registration Number: **331**



4 - TRACTS		LAND USE - RAW LAND	
PLAT SHOWING TRACTS A-1, A-2, B-1 AND B-2, BELONGING TO KAY NAQUIN OLDS ET AL SECTION 85, T15S - R16E TERREBONNE PARISH, LOUISIANA			
Keneth L. Rembert, PLS — LAND SURVEYORS — 635 SCHOOL STREET, HOUMA, LOUISIANA 70360 (985) 879-2782 FAX - (985) 879-1641		DRAWN: B.MARTIN CHK'D.: K.L.R. SCALE: 1" = 100'	
ACAD VERSION 2010	FILE: MAPS/BOBBY/2016	DATE: JULY 20, 2016	

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: Lots 5-A & 5 B, Blk. 3, Wildwoods Heights Subdivision
2. Developer's Name & Address: Hugh R. Grimes, 1751 Acadian Dr., Houma, La. 70363
*Owner's Name & Address: Hugh R. Grimes, 1751 Acadian Dr., 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: 1751 Acadian Dr., Houma, LA 70363
5. Location by Section, Township, Range: Section 105, T17S-R17E
6. Purpose of Development: Create smaller site to live in.
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:
8/29/16 Scale 1"=30'
11. Council District:
8 Guidry / COH Fire
12. Number of Lots: 2
13. Filing Fees: \$138⁴⁸

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

KENETH L. REMBERT

Print Applicant or Agent

8/29/16

Date

The undersigned certifies: ☒ H.R.G. 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.

Hugh R. Grimes

Print Name of Signature

8/29/16

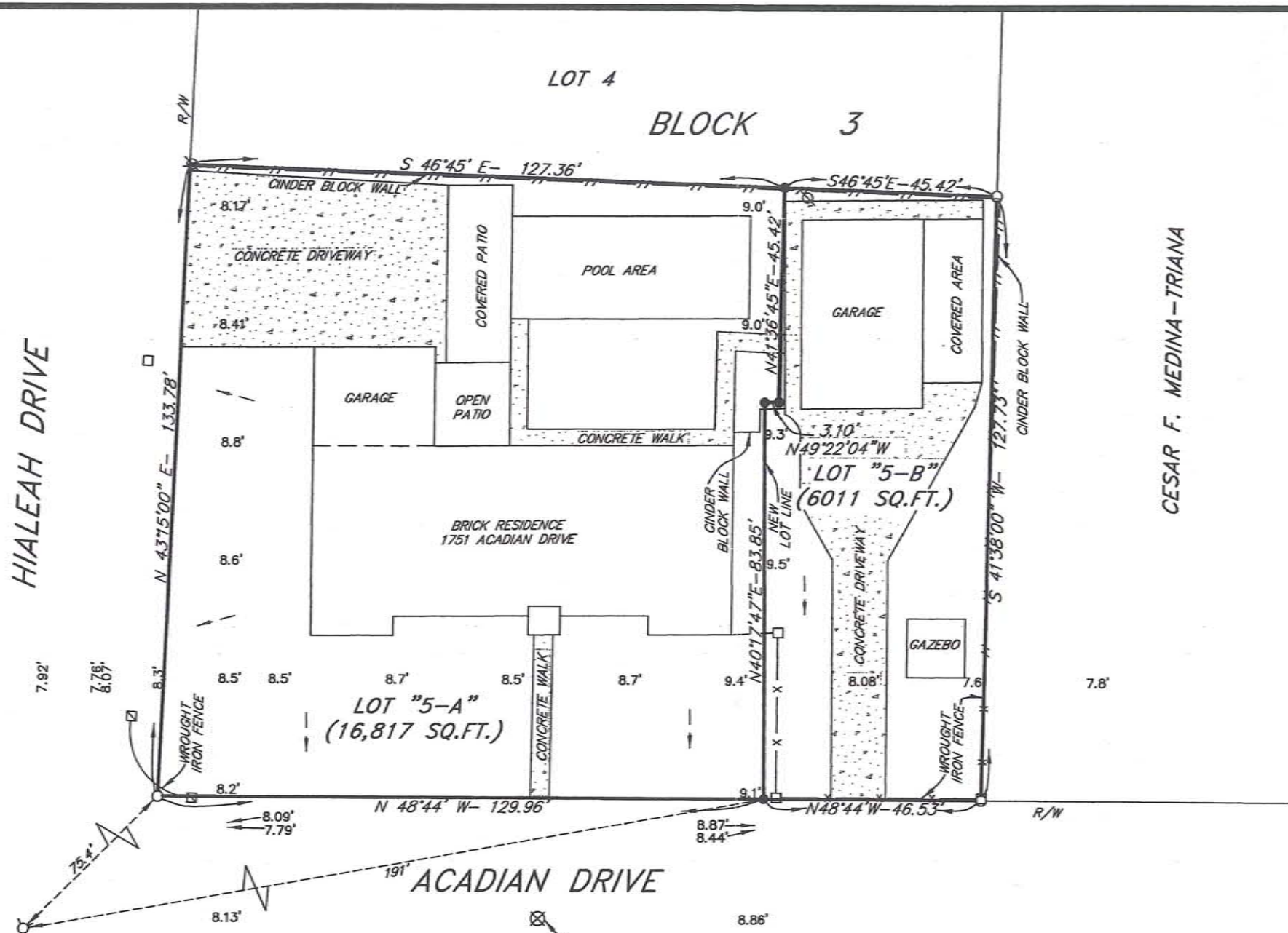
Date

[Signature]
Signature of Applicant or Agent

[Signature]
Signature

PC16/ 9 - 2 - 32

HIALEAH DRIVE



LAND USE: RESIDENTIAL

SURVEY OF LOTS "5-A" & "5-B"
A REDIVISION OF LOT 5 BLOCK 3
WILDWOOD HEIGHTS SUBDIVISION
BELONGING TO HUGH R. GRIMES
LOCATED IN SECTION 105, T17S-R17E
TERREBONNE PARISH, LOUISIANA

AUGUST 26, 2016

SCALE: 1" = 30'

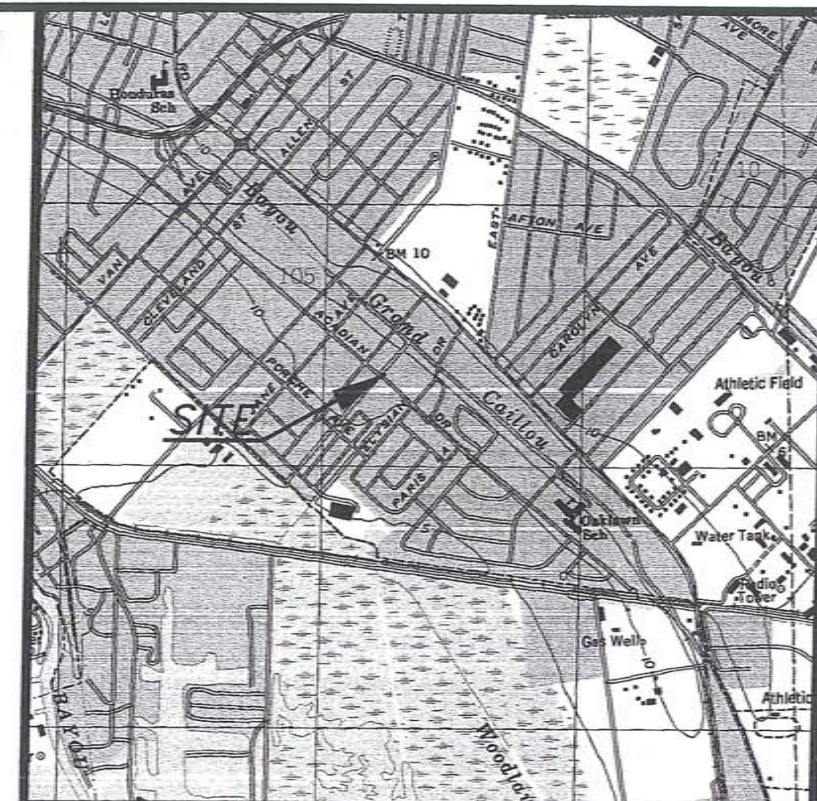
Keneth L. Rembert

KENETH L. REMBERT, SURVEYOR
635 SCHOOL ST., HOUMA, LA. (985)879-2782



JOB NO. 308 FIELD BOOK 415 ADDRESS 1751 ACADIAN DRIVE CAD NAME GRIMES-LOT-5-BLK-3-WILDWOOD-HEIGHTS_16-308
DRAWN BY AP PAGES 67-69 SURVEY FILE GRIMES-H FOLDER WILDWOOD HEIGHTS SUBD.

CESAR F. MEDINA-TRIANA



VICINITY MAP

LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES 3/4" IRON PIPE FOUND
- ⊙ EXISTING POWER POLE WITH LIGHT
- ⊙ EXISTING FIRE HYDRANT
- 3.3' INDICATES SPOT ELEVATION (NAVD 88', 2012 OPUS SOLUTION)
- INDICATES DRAINAGE ARROWS
- ⊗ INDICATES BENCHMARK CHISELED SQUARE SET (NAVD 88', 2012 OPUS SOLUTION)

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

BY _____ FOR _____

SEWERAGE: COMMUNITY

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

THIS PROPERTY DRAINS TO GUTTERS ON SIDE THE ROADWAY WHICH NEED 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 "A1" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A1" HAS A BASE FLOOD REQ. OF 9'). F.E.M.A. ADVISORY PANEL NO. LA-Q103 DOES NOT AFFECT THIS AREA.

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 93239 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.

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.

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):

REQUEST VARIANCE FROM DRAINAGE STUDY REQUIREMENT. THE BATTURE SIDE OF THE PROPERTY DRAINS INTO BAYOU DULARGE AND INTO THE MARSH ON THE LAND SIDE.

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

1. Name of Subdivision: TRACT A-B-C-D-A, A PORTION OF TRACT "FF", PROPERTY OF INDIAN RIDGE PLANTATION, L.L.C.
2. Developer's Name & Address: INDIAN RIDGE PLANTATION, L.L.C., P.O. BOX 550, HOUMA, LA
*Owner's Name & Address: SAME (SEE INDIVIDUAL LIST)
[* 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: END OF BAYOU DULARGE ROAD
5. Location by Section, Township, Range: SECTION 17, T20S-R16E
6. Purpose of Development: PURCHASER WANTS A LOT HERE
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: 8/15/16 Scale: 1"=50'
11. Council District: 7 Marmande / Bayou Dularge Fire
12. Number of Lots: 1 PLUS REMAINDER
13. Filing Fees: \$ 13174

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

KENETH L. REMBERT

Print Applicant or Agent

8/23/16

Date


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.

RICHARD FAKIER

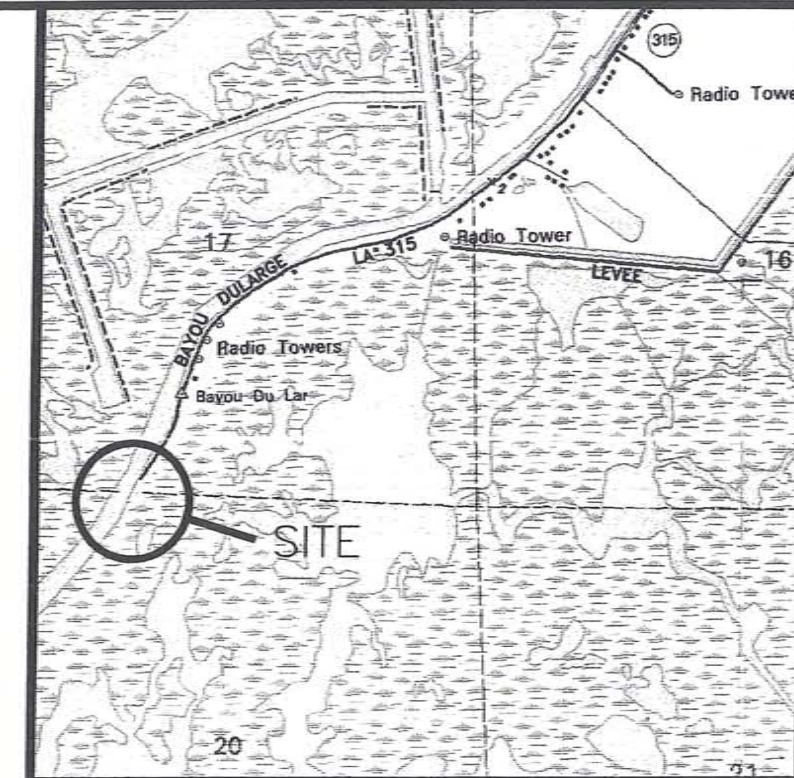
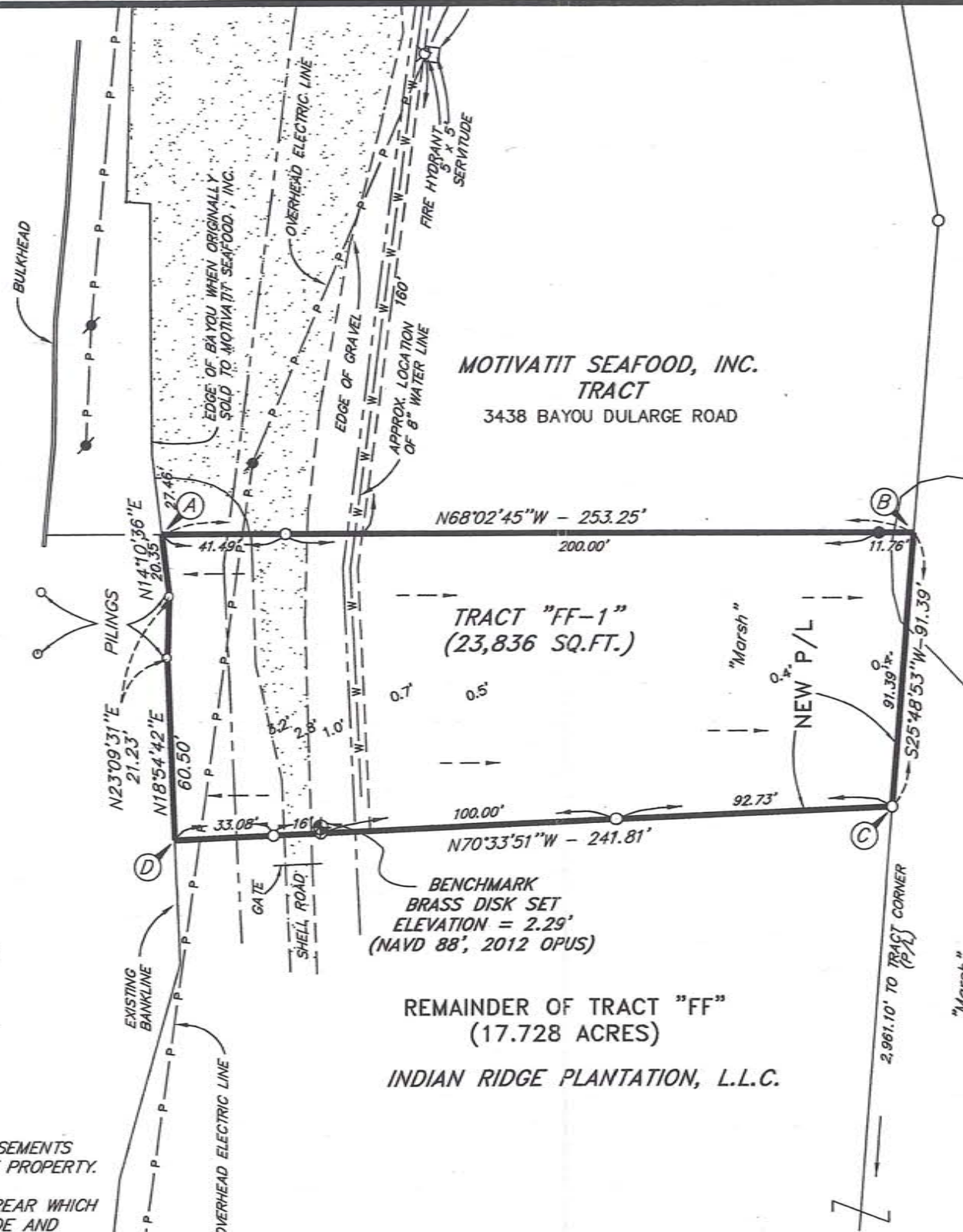
Print Name of Signature

Richard Fakier
Signature

8-23-16
Date

PC16/ 9 - 3 - 33

BAYOU DULARGE



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

BY _____ FOR _____

SEWERAGE: TREATMENT PLANTS TO BE USED

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

THIS PROPERTY DRAINS TO BAYOU DULARGE AND 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 TRACTS ARE LOCATED IN ZONE "A15" (BASE FLOOD REQUIREMENT IS 12') AS SHOWN ON THE FEMA FLOOD INSURANCE MAP DATED MAY 1, 1985. (MAP NO. 225206 0500 C)

F.E.M.A. 2006 ADVISORY PANEL NO. LA-1-98 PLACES THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD REQUIREMENT OF 13'.

THE 2008 PROPOSED DFIRM MAP SHOWS THIS AREA IN A ZONE VE WITH A 14' REQUIREMENT.

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.



PLAT SHOWING TRACT "FF-1"
A PORTION OF TRACT "FF"
BEING A REDIVISION OF PROPERTY OF
INDIAN RIDGE PLANTATION, L.L.C. et al
LOCATED SECTION 17, T20S-R16E
TERREBONNE PARISH, LOUISIANA

AUGUST 15, 2016

SCALE: 1" = 50'

[Signature]
KENETH L. REMBERT, SURVEYOR
635 SCHOOL ST., HOUMA, LA.

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:

*TRACTS "3-A" & "3-B", A DIVISION OF TRACT 3, A PORTION OF TRACT 21
OF THE DIVISION OF WAUBUN, ST. GEORGE AND ISLE OF CUBA*

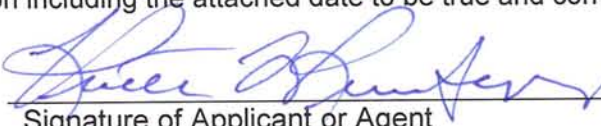
1. Name of Subdivision: PLANTATIONS
MICHAEL R. MACHA, 131 ST. GEORGE RD., SCHRIEVER, LA
2. Developer's Name & Address: 70395
*Owner's Name & Address: SAME
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:


4. Physical Address: 131 ST. GEORGE RD., SCHRIEVER, LA 70395
5. Location by Section, Township, Range: SECTION 84, T15S-R18E
6. Purpose of Development: OWNER WANTS TO SELL TRACT "3-A".
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:
8/08/16 1" = 50'
11. Council District:
4 Dryden / Schriever Fire
12. Number of Lots: 2
13. Filing Fees: \$316²²

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

KENETH L. REMBERT
Print Applicant or Agent
8/25/16


Signature of Applicant or Agent

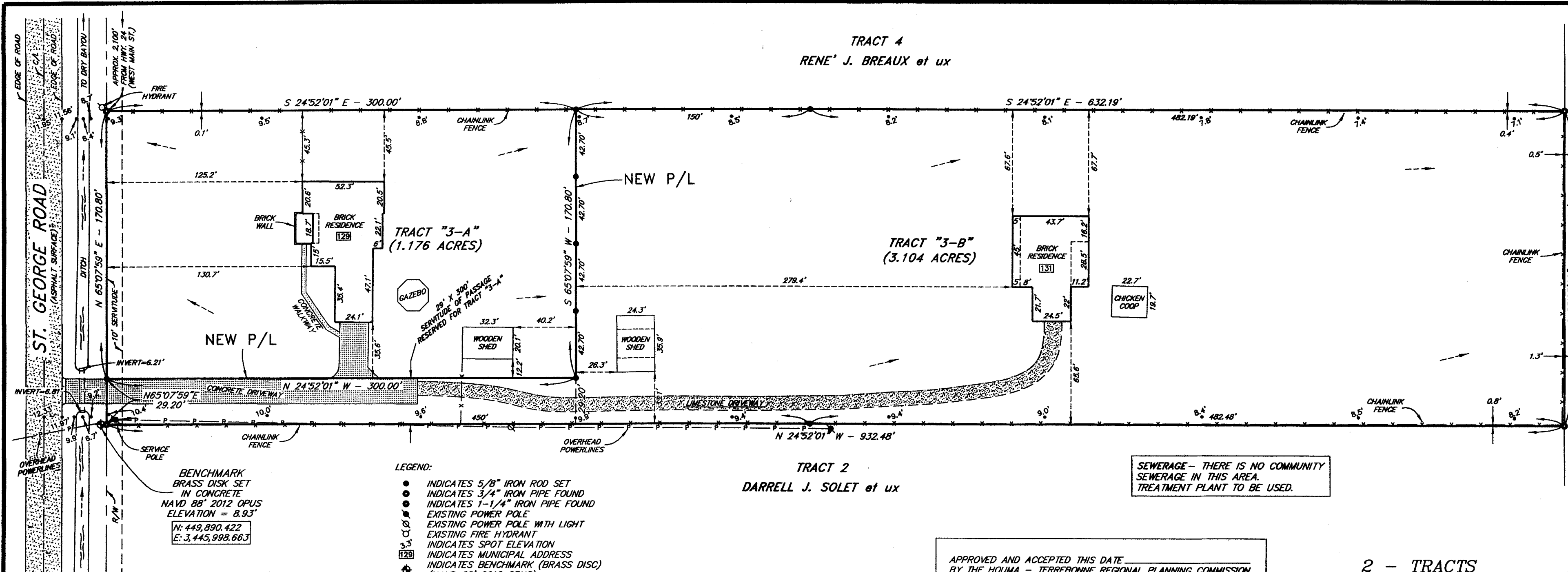
Date

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.

MICHAEL R. MACHA

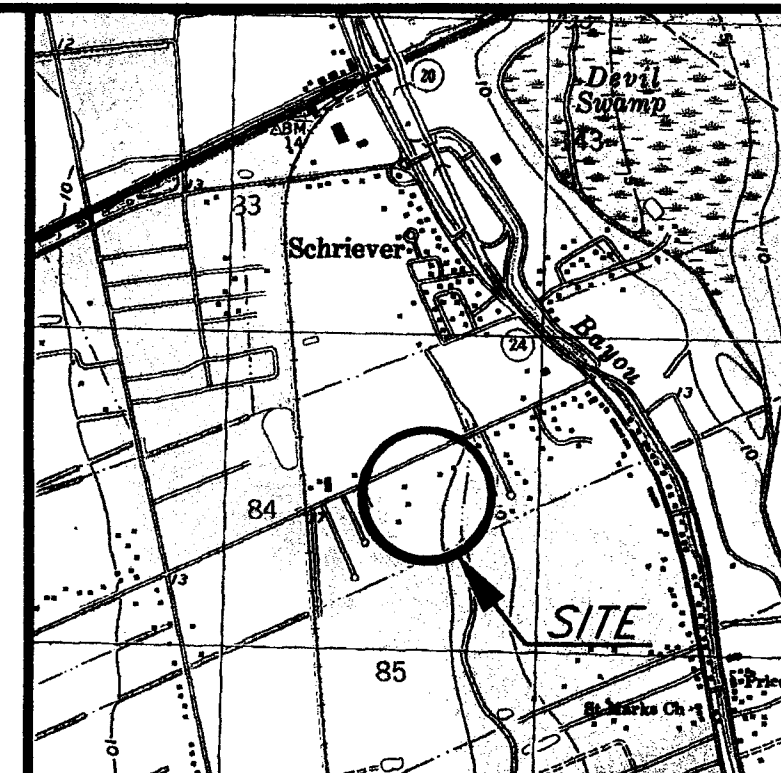
Print Name of Signature

PC16/ 9 - 4 - 34



THIS TRACT IS LOCATED IN ZONE "A" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NOS. 0405 & 0415, SUFFIX "C" AND DATED MAY 1, 1985. ZONE "A" HAS A BASE FLOOD REQUIREMENT OF 10' AS PER THE PARISH FLOOD PLAIN MANAGER. (FIRM INDEX DATE DEC. 16, 1980).
F.E.M.A. 2008 ADVISORY PANEL NO. V100 DOES NOT AFFECT THIS PROPERTY. AREAS OUTSIDE OF THE ABFE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE.
THE 2008 PRELIMINARY FIRM, AS PER THE LSU AG CENTER, COMMUNITY NO. 22109C, PANEL NO. 0100 SUFFIX "E", PLACES A PORTION OF THIS PROPERTY IN ZONE "A". PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.
DISCHARGE FROM SEWER TREATMENT PLANTS IN THIS DEVELOPMENT SHALL UTILIZE THE ADJACENT PARISH MAINTAINED ROADSIDE DITCHES.

THESE TRACTS DRAIN TO THE ROADSIDE DITCH ALONG ST. GEORGE RD. AND TO THE REAR, THEN TO DRY BAYOU WHICH IS MAINTAINED BY THE PARISH OF TERREBONNE. THE OWNERS OF THESE LOTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.
THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 576751 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS.
BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM.
THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS, PIPELINES OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.



"VICINITY MAP"
LEE J. MARSAISE
LOUISIANA COORDINATE SYSTEM (SOUTH ZONE)

MINOR SUBDIVISION
LAND USE - RESIDENTIAL
DEVELOPER: MICHAEL R. MACHA

2 - TRACTS

PLAN SHOWING TRACTS "3-A" & "3-B",
A DIVISION OF TRACT 3, BEING A PORTION OF
TRACT 21 OF THE DIVISION OF WAUBUN,
ST. GEORGE AND ISLE OF CUBA PLANTATIONS
LOCATED IN SECTION 84, T15S-R16E
TERREBONNE PARISH, LOUISIANA
PROPERTY ADDRESS - 129 SAINT GEORGE RD.



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

DRAWN: B.MARTIN
AUG. 8, 2016
SCALE: 1" = 50'
SHEET 1 OF 1

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" SUBURBAN SURVEYS AS INDICATED IN THE ABOVE STANDARDS.
Surveyor's Signature: *[Signature]*
Surveyor's Name: KENETH L. REMBERT, PROFESSIONAL LAND SURVEYOR
Firm: KENETH L. REMBERT LAND SURVEYORS
Registration Number: 311

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



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

SITE INFORMATION:

- Physical Address: Westside BLVD. Extension
- Location by Section, Township, Range: Sections 31, 32, and 101 T17S-17E
- Purpose of Development: Commercial development of 8 lots.
- 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 26, 2016, Scale 1:200
- Council District: 2 and 6 / Bayou Cane Fire
- Number of Lots: 8
- Filing Fees: \$860.00

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

Benjamin Elliott, P.E.

Print Applicant or Agent

8/29/2016
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 BDE 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

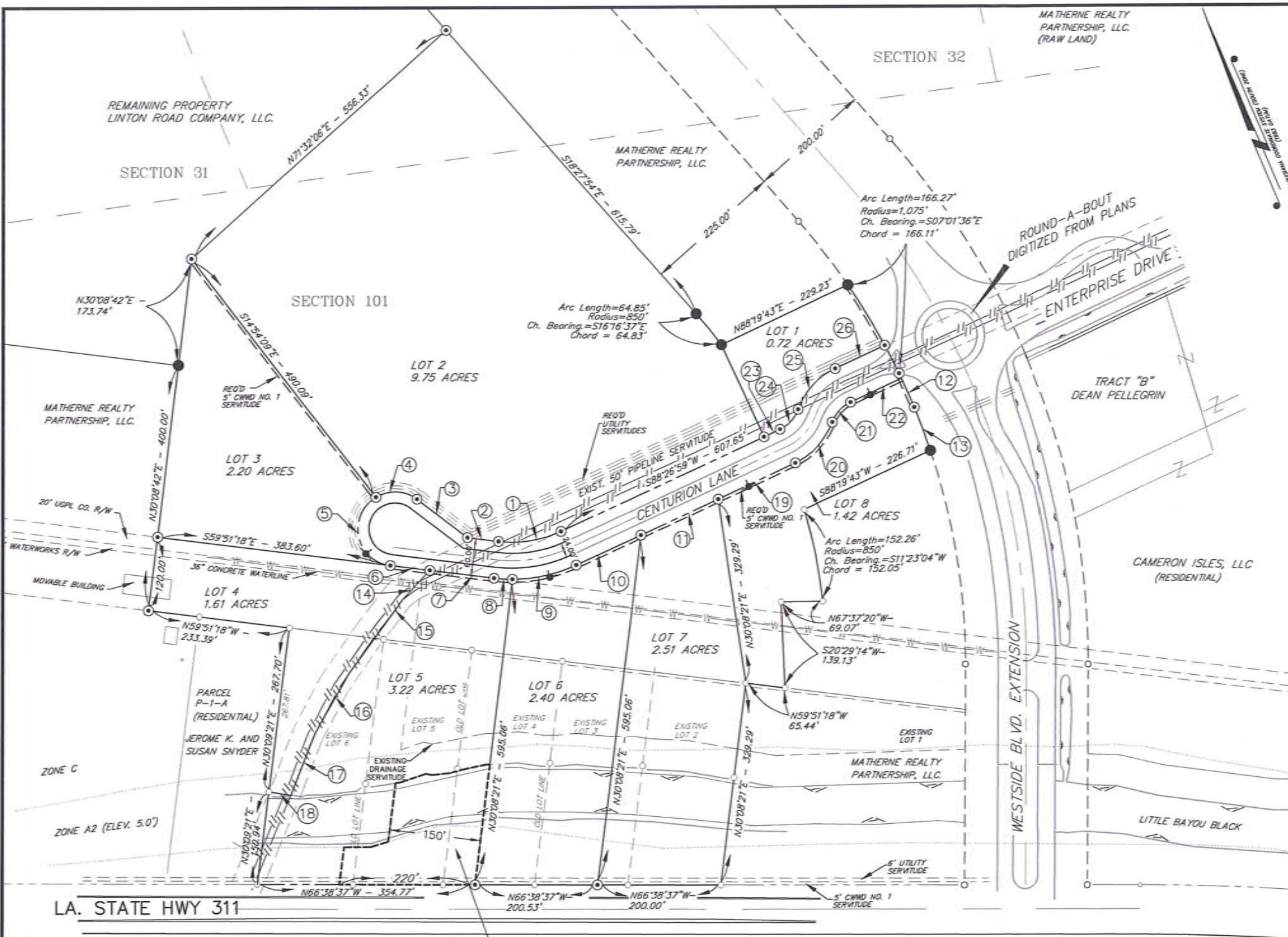
Benjamin Elliott, P.E.

Print Name of Signature

8/29/2016
Date

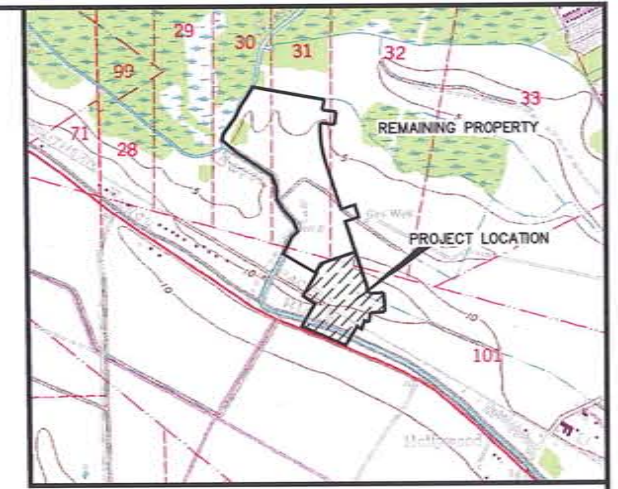

Signature

PC16/ 9 - 5 - 35



LEGEND

- EXISTING POWERPOLE
- FOUND 3/4" IRON PIPE
- FOUND 5/8" IRON PIPE
- 3/4" IRON PIPE SET
- PROPOSED FIRE HYDRANT
- PIPELINE
- R/W LINE
- SERVITUDE
- WATERLINE
- FEMA ZONE



VICINITY MAP
SCALE: 1" = 3,000'

NOTES:

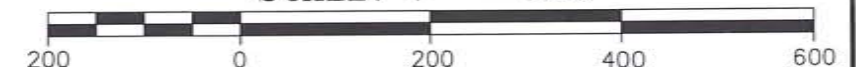
- THE HORIZONTAL DATUM FOR THIS SURVEY IS NAD83 (CONS). GRID COORDINATES ARE PROVIDED AS LOUISIANA STATE PLANE, SOUTH ZONE (1702), IN U.S. SURVEY FEET.
- ALL UNDERGROUND UTILITIES SHOWN ON THESE PLANS WERE EITHER LOCATED USING L.A. ONE CALL, OR FROM G.I.S. INFORMATION PROVIDED BY OWNERS. NONE OF THE BURIED UTILITIES WERE PROBED OR EXPOSED FOR THIS SURVEY.
- THESE TRACTS ARE NOT LOCATED WITH THE F.E.M.A. - HURRICANE RITA A.B.F.E. REVISED FLOOD ZONES.
- DEVELOPER: LINTON ROAD COMPANY, LLC
- PROPOSED LAND USE: COMMERCIAL
- DRAINAGE: OPEN DITCH
- SEWER: COMMUNITY
- DATE: 5/26/2016
REVISED: 6/13/2016
REVISED: 8/29/2016

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

"PRELIMINARY PLAN"

PRELIMINARY PLAT OF CAMERON ISLES
BUSINESS PARK UNIT 1 - LOCATED IN
SECTIONS 31, 32, AND 101 T17S-R17E,
TERREBONNE PARISH, LOUISIANA.

SCALE: 1" = 200'



REFERENCE BEARING MAP:

PLAT PREPARED BY KENNETH L. BEMBERT, SURVEYOR, ENTITLED, "PLAT SHOWING PROPERTIES BELONGING TO MATHERNE REALTY PARTNERSHIP, L.L.C. IN SECTIONS 31, 101 & 102, T17S-R17E, TERREBONNE PARISH, LOUISIANA," AND DATED JANUARY 7, 2011.

REFERENCE MAPS:
PLAT PREPARED BY MURFORD & ASSOCIATES, INC., ENTITLED, "BAYOUSIDE LOTS ALONG 311 MATHERNE REALTY PARTNERSHIP, L.L.C. IN SECTIONS 31, 101 & 102, T17S-R17E, TERREBONNE PARISH, LOUISIANA," AND DATED JANUARY 5, 2012.

PLAT PREPARED BY PROVIDENCE/ GSE, ENTITLED, "PLAT SHOWING ACT OF CORRECTION FOR PROPOSED DONATION OF LAND FOR WESTSIDE BLVD. EXTENSION ON PROPERTY BELONGING TO MATHERNE REALTY, L.L.C. TO BE ACQUIRED BY TERREBONNE PARISH CONSOLIDATED GOVERNMENT LOCATED IN SECTIONS 31, 32, & 101, T17S-R17E, TERREBONNE PARISH, LOUISIANA," AND DATED JUNE 19, 2013.

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

THIS PROPERTY IS LOCATED IN ZONES C AND A2 (ELEV. REQUIREMENT = 5.0') AS SHOWN ON THE FEMA MAP COMMUNITY PANEL 225208, DATED MAY 1, 1985. (NO HEIGHT REQUIREMENT FOR ZONES C). FEMA 2006 RITA ADVISORY PANEL NO. P-101 PLACES THIS TRACT OUTSIDE OF THE A.B.F.E. LIMITS (REFER TO COMMUNITY EFFECTIVE FIRM FOR HEIGHT REQUIREMENTS.)

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
L.A. LAND SURVEYOR REG. NO. 4967

FILE: P:\2016\2016.032\SURVEY\SURVEY PLATS\PRELIMINARY SURVEY PLAT 1 PHASE 1.DWG

COURSE	CHORD BEARING & DIST.	RADIUS	ARCLength
1	N75°42'01"W - 103.78'	190.00'	105.12'
4	N42°18'03"W - 98.71'	60.00'	71.00'
5	S11°15'05"W - 113.53'	60.00'	148.92'
8	S63°20'20"E - 30.42'	250.00'	30.44'
9	S79°11'19"E - 107.04'	250.00'	107.87'
12	S02°59'58"E - 60.17'	1075.00'	60.18'
13	S02°36'00"W - 74.87'	1075.00'	74.89'
20	N65°56'59"E - 92.04'	117.19'	89.69'
21	N55°56'59"E - 43.77'	57.19'	44.92'
24	S65°56'59"W - 43.77'	57.19'	44.92'
25	S65°56'59"W - 92.04'	117.19'	89.69'

COURSE	BEARING & DISTANCE
2	N59°51'02"W - 43.45'
3	N29°51'02"W - 103.70'
6	S59°51'02"W - 65.10'
7	S59°51'02"W - 106.48'
10	N88°26'59"E - 115.32'
11	N88°26'59"E - 138.19'
14	N86°27'45"E - 64.79'
15	N59°00'15"E - 148.99'
16	N52°46'55"E - 109.13'
17	N44°29'41"E - 109.37'
18	S57°10'48"E - 36.06'
19	N88°26'59"E - 139.60'
22	N88°26'59"E - 91.37'
23	S88°26'59"W - 29.32'
26	S88°26'59"W - 89.09'



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