

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

SEPTEMBER 17, 2015, 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. APPROVAL OF MINUTES:

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of August 15, 2015

D. COMMUNICATIONS

E. PUBLIC HEARINGS:

1. Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); 2610 Bryant Street, Lot 19, Block 1, Barrowtown Subdivision; Ethel Stewart, applicant (*District 1/City of Houma Fire District*)
2. Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); 8962 & 8966 Norman Street, Lot 3 & 1-3, Block 1, Catherine Subdivision; Darrell A. Jefferson, applicant (*District 1/City of Houma Fire District*)

F. NEW BUSINESS:

1. Home Occupation:
 - a) Establish an alterations and monogramming business; 107 John Street; Stephanie Pizzolatto, applicant (*District 5/City of Houma Fire District*)
2. Parking Plan:
 - a) Creation of 236 parking spaces; 4774 Highway 311; Te-Ro, LLC, applicant (*District 6/Bayou Cane Fire District*)
3. Planned Building Group:
 - a) Placement of three (3) additional storage buildings; 296 South Hollywood Road; Marlin Properties, LLC, applicant (*District 2/Bayou Cane Fire District*)
 - b) Placement of ten (10) commercial buildings; 4774 Highway 311; Te-Ro, LLC, applicant (*District 6/Bayou Cane Fire District*)

G. STAFF REPORT

H. COMMISSION COMMENTS:

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

I. PUBLIC COMMENTS

J. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. ACCEPTANCE OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of August 20, 2015
2. Zoning & Land Use Commission Minutes for the Regular Meeting of August 20, 2015

D. APPROVE EMITTENCE OF PAYMENT FOR THE SEPTEMBER 17, 2015 INVOICES AND TREASURER’S REPORT OF AUGUST 2015

E. COMMUNICATIONS

F. OLD BUSINESS:

1. a) Subdivision: Doris Subdivision; A Division of a portion of property belonging to Robert J. Neil
Approval Requested: Process D, Minor Subdivision
Location: 10405 East Park Avenue, Terrebonne Parish, LA
Government Districts: Council District 9 / Bourg Fire District
Developer: Robert J. Neil
Surveyor: Keneth L. Rembert Land Surveyors

b) Consider Approval of Said Application
2. a) Subdivision: Bon Villa Mobile Home Park
Approval Requested: Process B, Mobile Home Park-Engineering
Location: End of Bon Villa Court, Gray, Terrebonne Parish, LA
Government Districts: Council District 4 / Bayou Cane Fire District
Developer: Mark Guidroz
Engineer: Milford & Associates, Inc.

b) Consider Approval of Said Application

G. APPLICATIONS:

1. a) Subdivision: Partition of property belonging to Albert J. Luke, III, et al
Approval Requested: Process D, Minor Subdivision
Location: 4312-4316 Highway 56, Terrebonne Parish, LA
Government Districts: Council District 8 / Little Caillou Fire District
Developer: Joni Fanguy Sanders
Surveyor: Charles L. McDonald Land Surveyors, Inc.

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Tracts 1-A and 1-B, A Redivision of Property belonging to Steve Anthony Neal, Sr.
Approval Requested: Process D, Minor Subdivision
Location: 110 Miracle Street, Bourg, Terrebonne Parish, LA
Government Districts: Council District 9 / Bourg Fire District
Developer: Julia & Steve Neal
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
3. 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) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: Tracts "A" & "B", Property of Te-Ro, LLC
Approval Requested: Process D, Minor Subdivision
Location: 4774 Highway 311, Terrebonne Parish, LA
Government Districts: Council District 6 / Bayou Cane Fire District
Developer: Te-Ro, LLC
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
5. a) Subdivision: Tract B-3, Property of Ellender Land, LLC
Approval Requested: Process D, Minor Subdivision
Location: 160± Bourg-Larose Highway, Bourg, Terrebonne Parish, LA
Government Districts: Council District 9 / Bourg Fire District
Developer: Ellender Land, LLC

- Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Consider Approval of Said Application
6. a) Subdivision: Tracts "A" & "B" belonging to Janice Freeman Powell, et al
Approval Requested: Process A, Raw Land Division
Location: 1396 West Tunnel Blvd., Terrebonne Parish, LA
Government Districts: Council District 5 / Bayou Cane Fire District
Developer: Janice Freeman Powell, et al
Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Consider Approval of Said Application
7. a) Subdivision: Energy Center of Southeast Louisiana, Addendum No. 3, Phase A-E
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Annie 1, LLC
Engineer: Milford & Associates, Inc.
- b) Public Hearing
- c) Consider Approval of Said Application
8. a) Subdivision: Division of Property belonging to Amy Benoit into Tract A and Tract B
Approval Requested: Process A, Re-Subdivision
Location: 2014 West Main Street, Schriever, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Amy Lassere Benoit
Surveyor: Leonard J. Chauvin P.E., P.L.S., Inc.
- b) Public Hearing
- c) Consider Approval of Said Application
9. a) Subdivision: Division of a 139.75 acre tract of land belonging to Robert & Lisa Roger to create Tract 1 & Tract 2
Approval Requested: Process A, Re-Subdivision
Location: 4364 Shrimpers Row, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Robert Roger
Surveyor: Leonard J. Chauvin P.E., P.L.S., Inc.
- b) Public Hearing
- c) Consider Approval of Said Application

H. STAFF REPORT

I. ADMINISTRATIVE APPROVALS:

1. Revised Lot 3 of Block 4, Trinity Commercial Park Subdivision, Addendum No. 2, Phase A, Section 4, T16S-R17E, Terrebonne Parish, LA
2. Tracts B-1 and B-2, Redivision of Property belonging to Mary Viguerie Trahan, et al, Section 12, T17S-R18E, Terrebonne Parish, LA
3. Revised Tract "A" & Revised Tract "D", Property belonging to Severn P. Berger, et al, Section 32, T18S-R17E, Terrebonne Parish, LA
4. Tract "A" belonging to Sugar Bowl Motel, Inc., Section 7, T17S-R17E, Terrebonne Parish, LA
5. Lot Line Shift between Tracts A & B of Marmande Subdivision, Section 18, T18S-R17E, Terrebonne Parish
6. Redivision of Property belonging to Crystal and Fernando Carbajal, Section 59, T16S-R17E, Terrebonne Parish, LA

J. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

K. COMMISSION COMMENTS:

1. Planning Commissioners' Comments
 - a) Discussion and possible action with regard to per diem paid to the Planning Commissioners and potential to increase as requested by Mr. Wayne Thibodeaux
2. Chairman's Comments

L. PUBLIC COMMENTS

M. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
MEETING OF AUGUST 20, 2015

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called to order the regular meeting of August 20, 2015 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:11 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. James Erny.
- 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 was: 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. Thibodeaux: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of July 16, 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 Mr. Kurtz: “THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of July 16, 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. Erny: “THAT the HTRPC emit payment for the August 20, 2015 invoices and approve the Treasurer’s Report of July 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 an email from Milford & Associates, Inc. dated August 17, 2015 requesting to table the minor subdivision application for Trinity Commercial Park, Addendum No. 2, Phase E indefinitely [See *ATTACHMENT A*].
 - a) Mr. Erny moved, seconded by Mr. Kurtz: “THAT the HTRPC table the minor subdivision application for Trinity Commercial Park, Addendum No. 2, Phase E until the next regular meeting of July 16, 2015 as per the Developer’s request [See *ATTACHMENT A*].”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. 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 a letter from Kenneth L. Rembert Land Surveyors dated August 17, 2015 requesting to table the minor subdivision application for Lots A thru E of Lot 1 of Block 1 of North Terrebonne Commercial Park indefinitely [See *ATTACHMENT B*].
 - a) Mr. Erny moved, seconded by Mr. Kurtz: “THAT the HTRPC table the minor subdivision application Lots A thru E of Lot 1 of Block 1 of North Terrebonne Commercial Park indefinitely 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.

F. OLD BUSINESS:

Mr. Ostheimer 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. 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.

1. The Chairman stated the next item on the agenda under Old Business was an application by Robert J. Neil requesting a approval for Process D, Minor Subdivision, for Doris Subdivision, A Division of a portion of property belonging to Robert J. Neil.

- a) Mr. Ken Rembert, Kenneth L. Rembert Land Surveyors, stated there were changes in the drainage and was resubmitted to Engineering but they had not had a chance to review. He requested the matter remain on the table until the next meeting.

- b) Mr. Thibodeaux moved, seconded by Mr. Erny: “THAT the HTRPC table the application for Process D, Minor Subdivision, for Doris Subdivision, A Division of a portion of property belonging to Robert J. Neil until the next regular meeting of September 17, 2015 as per the Developer’s request.”

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. 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. *Trinity Commercial Park, Addendum No. 2, Phase E* [See ATTACHMENT A]

3. The Chairman stated the next item on the agenda under Old Business was an application by Mark Guidroz requesting engineering approval for Process B, Mobile Home Park, for Bon Villa Mobile Home Park.

- a) Mr. Mark Guidroz, Developer, 6969 Memphis Street, summarized a letter he had submitted to the Commission which included concerns of the new mobile home park regulations as they pertained to the roadways, water retention, landscaping, moving of mobile homes in and out of spaces, wetlands determination, slopes, swale ditches, and meeting the SDDM requirements. He requested a variance from the requirements to add 9 spaces to his existing mobile home park.

- b) The Chairman discussed the importance of the SDDM in helping people’s homes from flooding.

- c) Mr. Gordon stated the tree requirements were for along the frontage of a mobile home park and not necessarily in front of the spaces. He stated mobile homes were not brought up when compiling the SDDM and that the mobile home park regulations should go back to the drawing board and be looked at as it pertains to the SDDM.

- d) The Chairman requested the matter be placed on the next Subdivision Regulations Review Committee meeting to discuss.

- e) Discussion was held with regard to having reasoning to grant variances and setting a precedence, publication of the past public hearings when the mobile home park regulations were being considered, meeting the SDDM requirements, installing a pond that would take up one space, the number of variances being requested, and revising of the mobile home park regulations.

- f) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC table the engineering application for Process B, Mobile Home Park, for Bon Villa Mobile Home Park until the next regular meeting of September 17, 2015 as per the Developer’s request and waiving the requirement to have the application approved within 60 days as per state and local laws.”

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.

4. The Chairman stated the next item on the agenda under Old Business was an application by Leon Cox requesting approval for Process D, Minor Subdivision, for Tract B1C-1 & B1C-2, A Redivision of Tract B1-C belonging to Leon Cox.
 - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the minor subdivision and stated the fire hydrant was installed and the drainage calculations approved.
 - b) Mr. Gordon discussed the Staff Report and stated Staff would recommend approval.
 - c) Mr. Ostheimer moved, seconded by Mr. Emy: “ THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tract B1C-1 & B1C-2, A Redivision of Tract B1-C belonging to Leon Cox.”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Emy, 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 Robert Roger requesting approval for Process D, Minor Subdivision, for the Division of a 139.75 acre Tract 1 of land belonging to Robert & Lisa Roger to create Tracts 1, 2, & 3.
 - a) No one was present to represent the application.
 - b) Mr. Gordon discussed the Staff Report and stated a letter had been received from Engineering but drainage arrows, addressing, and a fire hydrant still needed to be addressed and he couldn't recommend approval at this time.
 - c) Discussion was held with regard to no one being present and the matter already have been tabled and action had to be taken at tonight's meeting.
 - d) Mr. Thibodeaux moved, seconded by Mr. Ostheimer: “THAT the HTRPC deny the application for Process D, Minor Subdivision, for the Division of a 139.75 acre Tract 1 of land belonging to Robert & Lisa Roger to create Tracts 1, 2, & 3 due to the submittal of an incomplete application.”

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Emy, 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.
6. The Chairman stated the next item on the agenda under Old Business was an application by Richard Davidson requesting approval for Process D, Minor Subdivision, for the Beatrous Campsites, Division of Property being a portion of the Morris W. Callahan Succession belonging to Richard Davidson.
 - a) Mr. Kim Knight, T. Baker Smith, LLC, discussed the matter and stated they had received approval from Engineering on the calculations.
 - b) Mr. Gordon discussed the Staff Report and stated Staff would recommend approval provided a plat was submitted with the addresses.
 - c) Mr. Ostheimer moved, seconded by Mr. Emy: “ THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Beatrous Campsites, Division of Property being a portion of the Morris W. Callahan Succession belonging to Richard Davidson conditioned upon the plat depicting addresses.”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Emy, 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.

7. The Chairman stated the next item on the agenda under Old Business was an application by Elphege J. Bergeron requesting approval for Process D, Minor Subdivision, for the Redivision of Lot 7 of the Partition of Properties of the Mathilde Daigle Bergeron, et al (Shelly Daigle, et al) Estate.

- a) Mr. Galen Bollinger, Charles L. McDonald Land Surveyors, discussed the matter and stated a revised plat was submitted indicating the two rear tracts as raw land. He indicated addresses were included on the plat and the fire hydrant was installed.
- b) Mr. Gordon discussed the Staff Report and stated Staff would recommend approval.
- c) Mr. Kurtz moved, seconded by Mr. Thibodeaux: “ THAT the H TRPC grant approval of the application for Process D, Minor Subdivision, for the Redivision of Lot 7 of the Partition of Properties of the Mathilde Daigle Bergeron, et al (Shelly Daigle, et al) Estate.”

The Chairman called for a vote on the motion offered by Mr. Kurtz. 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. WITHDRAWN. *Lots A thru E, A Redivision of a Portion of Lot 1, Block 1, North Terrebonne Commercial Park* [See ATTACHMENT B]
- 2. The Chairman called to order the Public Hearing for an application by Professional Construction and Leasing, LLC requesting conceptual & preliminary approval for Process C, Major Subdivision, for Acadian Pointe Subdivision, Phase A.

- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., discussed the location and division of property. He indicated the block length exceeded the requirements by 14' and requested a variance.
- b) The Chairman recognized Mr. Franklin LeCompte, 1418 Laban Avenue, who expressed concerns of drainage and traffic.
- c) The Chairman recognized Ms. Patricia Triche, 1301 Laban Avenue, who expressed concerns of the impact on the sewer system and drainage.
- d) The Chairman recognized Mr. David Leroux, 218 Glynn Avenue, who expressed concerns of drainage, traffic, and mosquitoes because of the installation of a pond.
- e) The Chairman recognized Mr. Joey Cehan, 216 Hialeah Avenue, who expressed concerns of traffic, no servitudes for Glynn Avenue, and flooding.
- f) Due to the concerns of drainage, the Chairman encouraged everyone to follow through and attend the Engineering meeting for the subdivision.
- g) Mr. Erny moved, seconded by Mr. Kelley: “ THAT the Public Hearing be closed.”

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 PUBLIC HEARING CLOSED.

- h) Discussion was held with regard to the subdivision being a Planned Unit Development and architectural drawings being supplied a t Engineering. Discussion ensued with regard to the subdivision not having a negative impact for a 25-year storm event.
- i) Mr. Gordon discussed the Staff Report and stated Staff would recommend approval provided a full master plan was submitted for the remainder of the subdivision, a traffic analysis be done, and the recreation area be depicted by final. He also stated the variance on the block length was a reasonable request.

- j) Mr. Ostheimer moved, seconded by Mr. Kelley: “ THAT the H TRPC grant approval of the conceptual & preliminary approval for Process C, Major Subdivision, for Acadian Pointe Subdivision, Phase A with a variance granted for the block length requirement and conditioned upon the submittal of a full master plan for the remainder of the property, completion of a traffic analysis, and depiction of recreational areas by final.”

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 that the next item was an application by Mali Investments, LLC requesting conceptual & preliminary and engineering approval for Process C, Major Subdivision, for Rue Colton John.

- a) Mr. Gene Milford, Milford & Associates, Inc., discussed the location and road project. He stated they wished to do a short street for property access for the future and not subdivide any lots at this time.
- b) The Chairman recognized Ms. Marilyn Prestenbach, 2771 Coteau Road, who inquired as to what the matter was about.
- c) Mr. Thibodeaux moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. 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) Discussion was held with regard to having the conceptual & preliminary application considered at the same meeting as engineering.
- e) Discussion was held with regard to whether it was a street or a driveway, promotion of complete streets, and if there were a minimum distance to be considered a street versus a driveway.
- f) Mr. Gordon discussed the Staff Report and stated that he didn't see an issue with considering both conceptual & preliminary and engineering at the same meeting because these roadway projects never used to come before Planning Commission anyway. However, he indicated that the turn-around didn't meet the standards and felt they need to resubmit at Engineering with a proper turn-around or cul-de-sac as specified in Chapter 24.7.6.1.6 of the Subdivision Regulations.
- g) Mr. Ostheimer moved, seconded by Mr. Kelley: “ THAT the H TRPC grant conceptual & preliminary approval of the application for Process C, Major Subdivision, for Rue Colton John.”

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: [ONE VOTE]; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

4. The Chairman stated that the next item was an application by Colonial Acres Limited Partnership requesting approval for Process D, Minor Subdivision, for the Resubdivision of Colonial Acres Shopping Center into Lots 1 & 2.

- a) Mr. Byron Oncale, Acadia Land Surveying, LLC, discussed the location and division of property.
- b) No one was present from the public to speak.
- c) Mr. Thibodeaux moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. 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 approval.
- e) Discussion was held with regard to placing a property line between buildings, fire walls, and State Fire Marshal approvals. Discussion ensued with regard to drainage and more done at the permit stage.
- f) Mr. Kelley moved, seconded by Mr. Erny: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Resubdivision of Colonial Acres Shopping Center into Lots 1 & 2."

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.

H. STAFF REPORT:

- 1. Mr. Gordon stated thanked the Council Staff for stepping in to help in Becky Becnel's absence.

I. ADMINISTRATIVE APPROVALS:

Mr. Erny moved, seconded by Mr. Thibodeaux: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-7."

- 1. Survey of Lots 1 & 2, A Redivision of Property belonging to Sheri T. Ledet, Section 48, T18S-R19E, Terrebonne Parish, LA
- 2. Proposed Division of Lot 4 & Proposed Property Corner Adjustment to Lot 3, Block 1, of Fesi Court Subdivision, Section 104, T17S-R17E, Terrebonne Parish, LA
- 3. Lot Extension to Property belonging to Jonathan Cadiere, Section 7, T18S-R19E, Terrebonne Parish, LA (signed by Vice-Chairman, Alex Ostheimer)
- 4. Revised Tracts C-9-2 & C-9-5, Holly-Corp Commercial Park, Phase "B", Section 101, T17S-R17E, Terrebonne Parish, LA (signed by Vice-Chairman, Alex Ostheimer)
- 5. Revised Tracts 5-A & 5-B being a Redivision of Property belonging to Gabe J. Dugas, et ux, Section 18, T18S-R17E, Terrebonne Parish, LA
- 6. Shift of Lot Lines between Lots 8 & 9, Block 10, Addendum No. 3 to Marcel Place, Section 105, T17S-R17E, Terrebonne Parish, LA
- 7. Redivision of portions of Lots 19B & 20 of Terrebonne Project LA-12, Waubun, St. George and Isle of Cuba Plantations, Sections 83 & 84, T15S-R16E, Terrebonne Parish, LA

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. 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:
 - a) Mr. Gordon stated they would discuss the mobile home parks as it relates to the SDDM at the next meeting.

K. COMMISSION COMMENTS:

- 1. Planning Commissioners' Comments:
 - a) Mr. Schouest discussed Laban Avenue as it pertains to Acadian Pointe Subdivision and that it should be considered a major collector road. Mr. Gordon stated he would look into.
 - b) Mr. Thibodeaux requested the "Discussion and possible action of per diem and potential to increase the same" be placed on the next meeting agenda. He also requested Staff to look into the same prior to the next meeting.
- 2. Chairman's Comments: None.

L. PUBLIC COMMENTS: None.

M. Mr. Schouest moved, seconded Mr. Kelley: “ THAT t here being no f urther bu siness t o c ome before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 8:38 p.m.”

The Chairman called for a v ote on the m otion offered by Mr. Schouest. THERE W AS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. S chouest, a nd M r. Thibodeaux; NAYS : None; AB STAINING: Dr. C loutier; A BSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

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

MILFORD & ASSOCIATES, INC.
CIVIL & CONSULTING ENGINEERS

August 17, 2015

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

ATTN: Mr. Pat Gordon

RE: Trinity Commercial Park Addendum 2, Phase E
Terrebonne Parish, LA
Agenda Item #2 Old Business

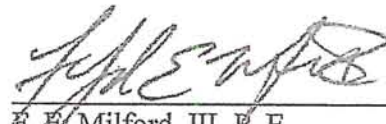
Dear Mr. Gordon:

We are requesting that the above referenced project be tabled from the meeting agenda, scheduled for Thursday, August 20, 2015, indefinitely.

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

Very truly yours,

MILFORD & ASSOCIATES, INC.



F. E. Milford, III, P. E.
LA License #30701

FEMIII/sr

cc: 15-40, Reading File

15-40 17AUG15 PGordon.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
985-879-2782 (FAX) 985-879-1641

August 17, 2015

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

Att: Mr. Pat Gordon

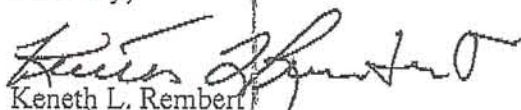
Re: APPLICATIONS- item 1a (Lots A thru E of Lot 1 of Block 1 of North Terrebonne
Commercial Park and adjacent properties)

Dear Pat:

Please let this letter serve as a request to allow the above item to remain on the table until some time in the future. There are still some unfinished issues to be addressed on this project. The developer waives the right and/or requirement to have this application approved within 60 days as per state and local laws and consents to the extension of such period.

Thank you.

Sincerely,


Keneth L. Rembert

KLR/apr

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

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

APPLICATION
SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

☐ Variance(s) (detailed description):

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

DORIS SUBDIVISION

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

SITE INFORMATION:

10405 EAST PARK AVE.

4. Physical Address: SECTION 5, T17S-R18E
5. Location by Section, Township, Range: OWNER WANTS TO CREATE 8 HOMESITES FROM A 450 ACRE TRACT
6. Purpose of Development: _____
7. Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
8. Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☐ Curb & Gutter
☐ Roadside Open Ditches
☒ Rear Lot Open Ditches
☐ Other
10. Date and Scale of Map: 11/18/14 Scale: 1"=60'
11. Council District: a / Bourg Fire
12. Number of Lots: 8 lots with 437+ac.remaining
13. Filing Fees: _____

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

KENETH L. REMBERT
Print Applicant or Agent


Signature of Applicant or Agent

5/4/15
Date

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

Print Name of Sig

PC15/ 5 - 2 - 18


Signature

Revised 3/25/2010

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. ☐ Raw Land
☐ Re-Subdivision
C. ☐ Major Subdivision
☐ Conceptual
☐ Preliminary
☐ Engineering
☐ Final
☐ Variance(s) (detailed description): _____
- B. ☒ Mobile Home Park
☐ Residential Building Park
☐ Conceptual/Preliminary
☒ Engineering
☐ Final
D. ☐ Minor Subdivision

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

- Name of Subdivision: BON VILLA MOBILE HOME PARK
- Developer's Name & Address: MARK GUIDROZ - 6969 MEMPHIS ST. NEW ORLEANS, LA 70124
*Owner's Name & Address: SAME AS ABOVE
(* All owners must be listed, attach additional sheet if necessary)
- Name of Surveyor, Engineer, or Architect: MILFORD & ASSOCIATES, INC.

SITE INFORMATION:

- Physical Address: END OF BON VILLA COURT (GRAY, LA)
- Location by Section, Township, Range: SECTION 7, T16S-R17E
- Purpose of Development: CREATE 10 MOBILE HOME LOTS
- Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
- Drainage:
☐ Curb & Gutter
☐ Roadside Open Ditches
☒ Rear Lot Open Ditches
☐ Other
- Sewerage Type:
☒ Community
☐ Individual Treatment
☐ Package Plant
☐ Other
- Date and Scale of Map: REV. 16 MAY 15 SCALE 1" = 40'
- Council District: 4 / Bayou Cane
- Number of Lots: 10
- Filing Fees: \$860.00

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

Floyd E. Milford, III

Print Applicant or Agent

6-1-2015

Date

[Signature]

Signature of Applicant or Agent

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

Mark Guidroz

Print Name of Signature

6-1-2015

Date

[Signature]

Signature

Revised 3/25 2010

PC15/ 6 - 3 - 27

PC/
G3

VICINITY MAP

STATEMENT OF OWNERSHIP:

I, THE UNDERSIGNED PARTY DO HEREBY OWN THE HEREIN DESCRIBED PROPERTY FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES THAT WOULD OTHERWISE PREVENT THE SALE OF SAID PROPERTY IN ACCORDANCE WITH THE LAWS OF THE STATE OF LOUISIANA.

MARK GUIDROZ

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.

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

BY _____ FOR _____

EMP INVESTMENTS, INC.

BON VILLA MOBILE HOME PARK

A MOBILE HOME PARK BELONGING TO MARK GUIDROZ

LOCATED IN SECTION 7, T16S-R17E, TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 40' 4 AUGUST 2014

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

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

APPROVED: _____ REG. P.L.S. No. 4850

LEGEND

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

MINIMUM SETBACKS

FRONT 15 FT
SIDE 5 FT
REAR 10 FT

CULVERT TABLE

LOT	SIZE	TYPE
1-8	24"	RPVC OR EQUAL
9-10	30"	RPVC OR EQUAL

DENSITY 5.9 UNIT/ ACRE
MIN SPACE 7,200FT²

10 Mobile Home Lots Utilizing Public Sewerage

Charles L. McDonald
Land Surveyor, Inc.
P.O. Box 1390
Gray, LA 70359
Tele: (985)-876-4412
Fax: (985)-876-4806
email: clmsurvey@aol.com

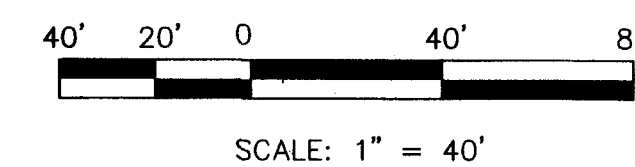
DRAWN BY: G.F.B.
CHECKED: C.L.M.
SCALE: 1" = 40'
DATE: 4 Aug 2014



JOB # _____ CAD # MarkGuidrozEleNAVD88 FILE # _____

Reference Maps:
 BONVILLAIN'S MOBILE HOME PARK prepared by Theta-II Enterprises, Inc., dated 10/14/1981.
 MAP SHOWING THE REDIVISION OF PROPERTY BELONGING TO BONVILLAIN'S MOBILE HOME PARK, INC. prepared by Charles L. McDonald, Land Surveyor, Inc., and dated 18 May 2014.

Note:
Title information for this survey was provided by owner. No additional title research was performed by the surveyor. Engineering information shown hereon was provided by Milford & Associates, Inc.

<u>MINIMUM SETBACKS</u>	
FRONT	15 FT
SIDE	5 FT
REAR	10 FT



01JUNE15		REVS PER DATUM CHANGE
25NOV14		REVS PER TPCG COMMENTS
DATE		REVISION

STATE OF LOUISIANA
 GALEN F. BOLLINGER
 REG. No. 4850
 REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

TOTAL LOTS - 10

BON VILLA
MOBILE HOME PARK
A MOBILE HOME PARK BELONGING
TO MARK GUIDROZ
LOCATED IN SECTION 7, T16S-R17E,
TERREBONNE PARISH, LOUISIANA
SCALE: 1" = 40' 4 AUGUST 2014

CHARLES L. McDONALD
LAND SURVEYOR, INC.
P O BOX 1390 - GRAY, LA 703
TELE (985)876-4412

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

REG. P.L.S. No. 4850

*10 Mobile Home Lots
Utilizing Public Sewerage*

Charles L. McDonald
Land Surveyor, Inc.
P.O. Box 1390
Gray, LA 70359
Tele: (985)-876-4412
FAX: (985)-876-4806
email: clmsurveyor@aol.com

DRAWN BY: G.F.P.

CHECKED: C.L.M.

SCALE: 1" = 40'

DATE: 4 Aug 2014

JOB #	CAD # MarkGuidrozElevNAVD88	FILE #
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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: Partition of property belonging to Albert J. Luke, III, et al
Joni Fanguy Sanders 30313 Everett Morris Road Mt. Hermon,
LA 70450
- Developer's Name & Address: LA 70450
*Owner's Name & Address: same as above
(* All owners must be listed, attach additional sheet if necessary)
- Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor, Inc.

SITE INFORMATION:

- Physical Address: 4312-4316 Highway 56
- Location by Section, Township, Range: Section 45, T18S-R18E
- Purpose of Development: Creates 3 tracts and 1 lot extension
- 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: 28 August 2015
- Council District:
- Number of Lots: 3
- Filing Fees:

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

Galen Bollinger

Print Applicant or Agent

31 August 2015

Date


Signature of Applicant or Agent

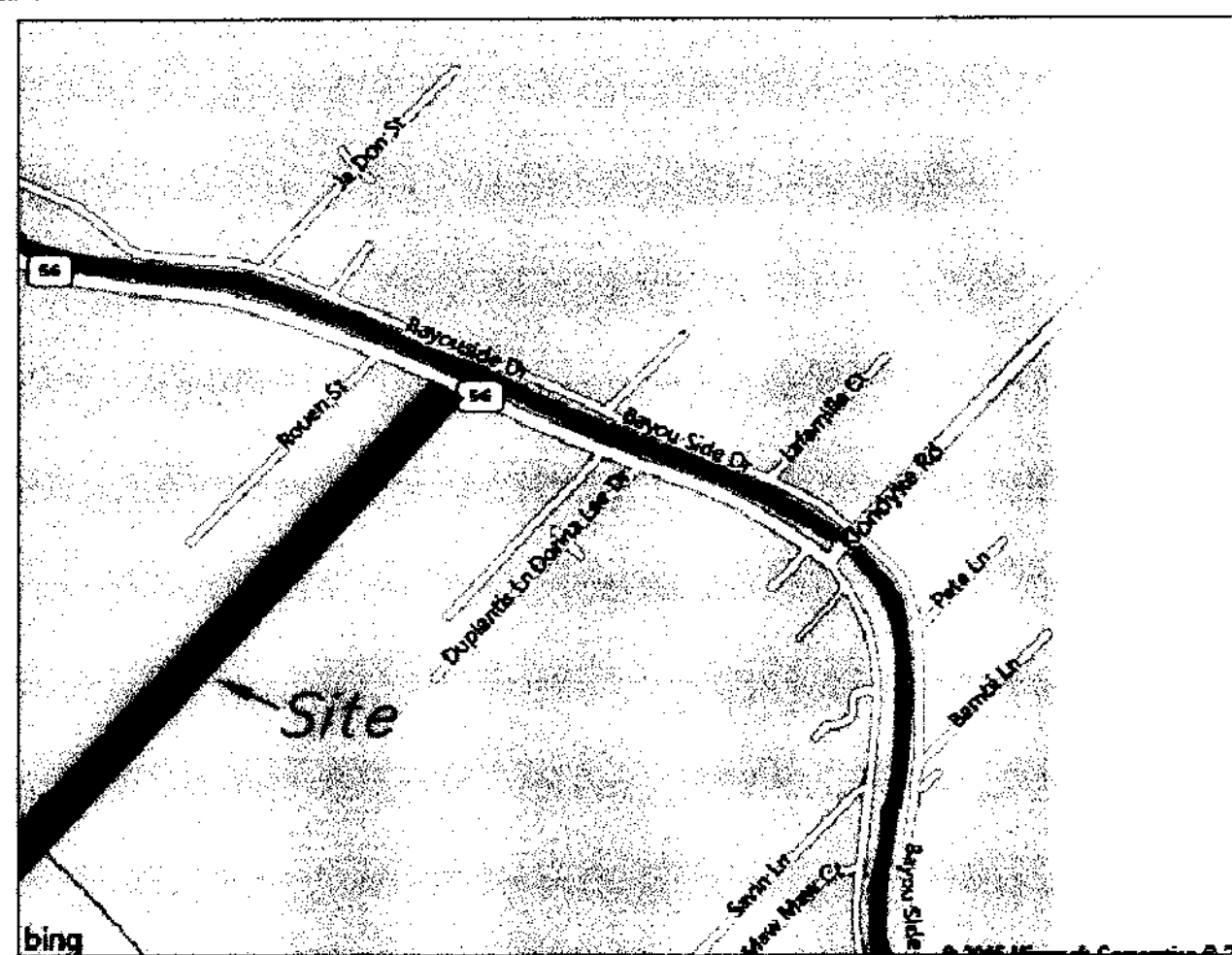
The undersigned certifies: 1) That he/she is the owner of the entire land included within the proposal,
and concurs with the Application, or 2) That he/she has submitted with this Application a complete,
true and correct listing of all of the owners of the entire land included within the proposal, that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

Joni Fanguy Sanders
Print Name of Signatory

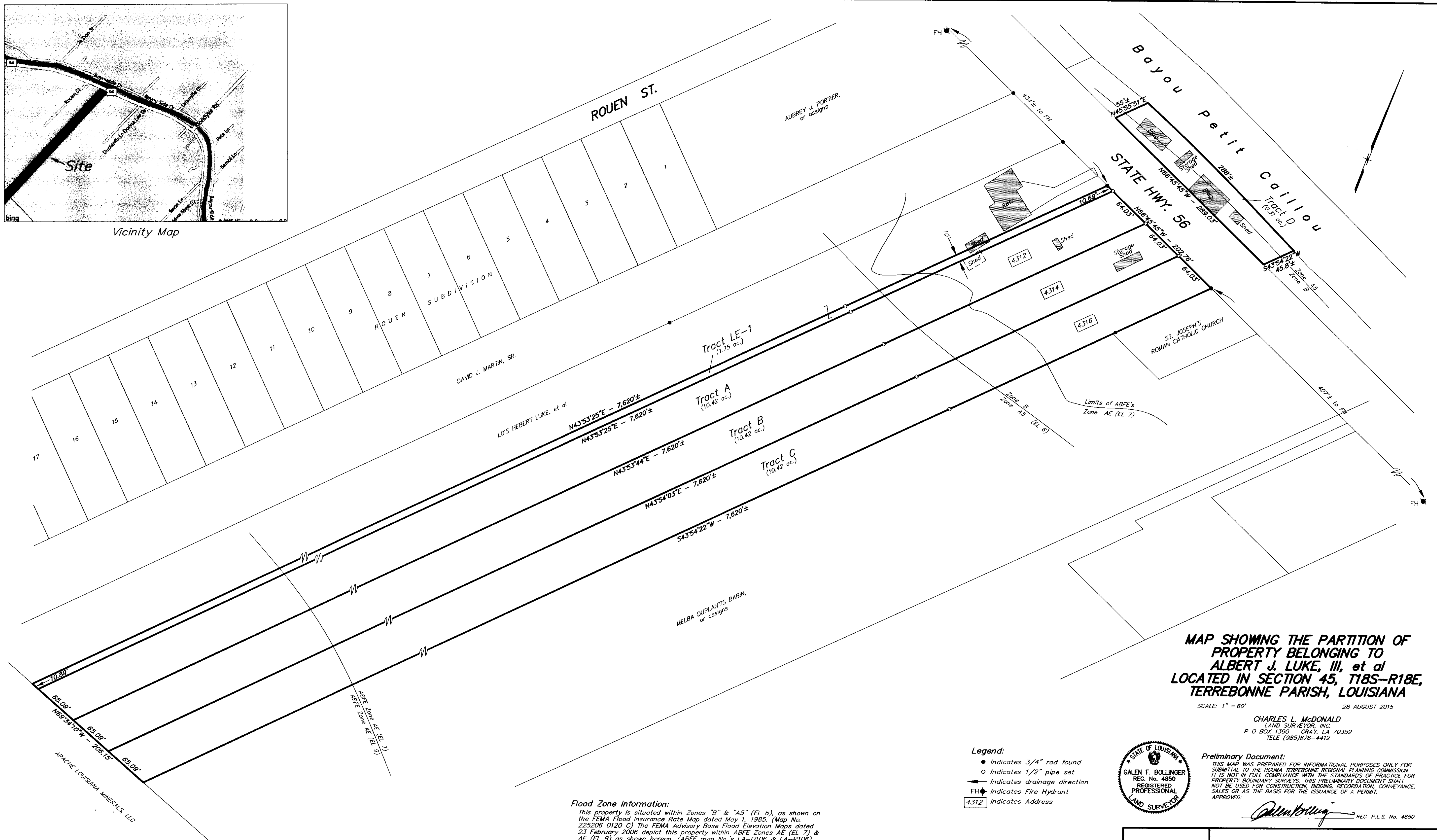
9/2/15
Date


Signature

Form 3-2006/010



Vicinity Map

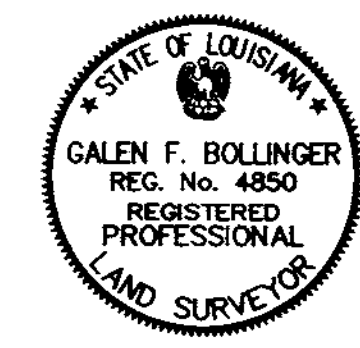


**MAP SHOWING THE PARTITION OF
PROPERTY BELONGING TO
ALBERT J. LUKE, III, et al
LOCATED IN SECTION 45, T18S-R18E,
TERREBONNE PARISH, LOUISIANA**

SCALE: 1" = 60' 28 AUGUST 2015

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

- Legend:**
- Indicates 3/4" rod found
 - Indicates 1/2" pipe set
 - Indicates drainage direction
 - FH● Indicates Fire Hydrant
 - 4312 Indicates Address



Preliminary Document:
THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY FOR
SUBMITTAL TO THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION.
IT IS NOT IN FULL COMPLIANCE WITH THE STANDARDS OF PRACTICE FOR
PROPERTY BOUNDARY SURVEYS. THIS PRELIMINARY DOCUMENT SHALL
NOT BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE,
SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.
APPROVED: *Galen F. Bollinger* REG. P.L.S. No. 4850

Flood Zone Information:
This property is situated within Zones "B" & "A5" (EL 6), as shown on
the FEMA Flood Insurance Rate Map dated May 1, 1985. (Map No.
225206 0120 C) The FEMA Advisory Base Flood Elevation Maps dated
23 February 2006 depict this property within ABFE Zones AE (EL 7) &
AE (EL 9) as shown hereon. (ABFE map No.'s LA-0106 & LA-P106).

Notes:
All title information shown hereon was provided by the client. No additional
title research was done by the surveyor.
This map does not purport to show any servitudes, rights of way, pipelines,
restrictions or improvements that may affect this property.
Sewer plants within this development shall utilize the roadside ditch along
State Highway 56 for discharge.

0 30 60 120 180
Scale in Feet

DATE	REVISION	BY

Charles L. McDonald Land Surveyor, Inc. P.O. Box 1390 Gray, LA 70359 Tele: (985)-876-4412 Fax: (985)-876-4906 email: cldsurvey@aol.com		DRAWN BY: GFB CHECKED: C.L.M. SCALE: 1" = 60' DATE: 28 AUG 15
JOB #	CAD # 5877.dwg	FILE #

Approved and accepted this date _____
by the Houma Terrebonne Regional Planning Comm.
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:

TRACTS 1-A & 1-B, PROPERTY OF STEVE ANTHONY NEAL, SR.

1. Name of Subdivision: JULIA & STEVE NEAL, 117 MIRACLE ST., BOURG, LA 70343
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:

110 MIRACLE STREET, BOURG, LA

4. Physical Address: _____
5. Location by Section, Township, Range: SECTION 3, T18S-R19E SECTIONS 4 & 15, T18S-R18E
6. Purpose of Development: _____
7. Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
8. Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☐ Curb & Gutter
☐ Roadside Open Ditches
☒ Rear Lot Open Ditches
☐ Other
10. Date and Scale of Map: 8/24/15 Scale: 1"=50'
11. Council District: 9 / Bourg Fire
12. Number of Lots: 2
13. Filing Fees: \$176.92

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

KENETH L. REMBERT
Print Applicant or Agent

[Signature]
Signature of Applicant or Agent

8/31/15

Date

The undersigned certifies: xjn 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.

JULIA NEAL

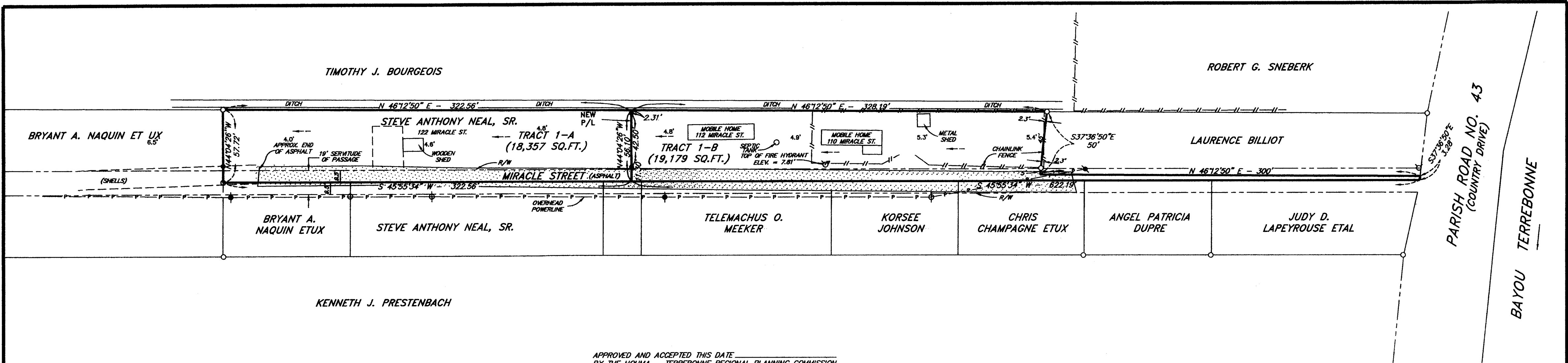
Print Name of Signature

Signature

8/31/15

PC15/ 9 - 2 - 41

Revised 3/25/2010



KENNETH J. PRESTENBACH

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

BY _____ FOR _____

**SURVEY OF TRACTS 1-A AND 1-B
A REDIVISION OF PROPERTY BELONGING TO
STEVE ANTHONY NEAL, SR.
LOCATED IN SECTION 3, T18S-R19E
AND IN SECTIONS 4 & 15, T18S-R18E
TERREBONNE PARISH, LOUISIANA**

AUGUST 24, 2015

SCALE: 1" = 50'

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



LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES 3/4" IRON PIPE FOUND
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING FIRE HYDRANT
- 3.3' INDICATES SPOT ELEVATION
- INDICATES DRAINAGE FLOW

THESE TRACTS DRAIN INTO A DRAINAGE DITCH TO THE REAR, AWAY FROM THE HIGHWAY AND NORTHWESTERLY TO THE SWAMP.

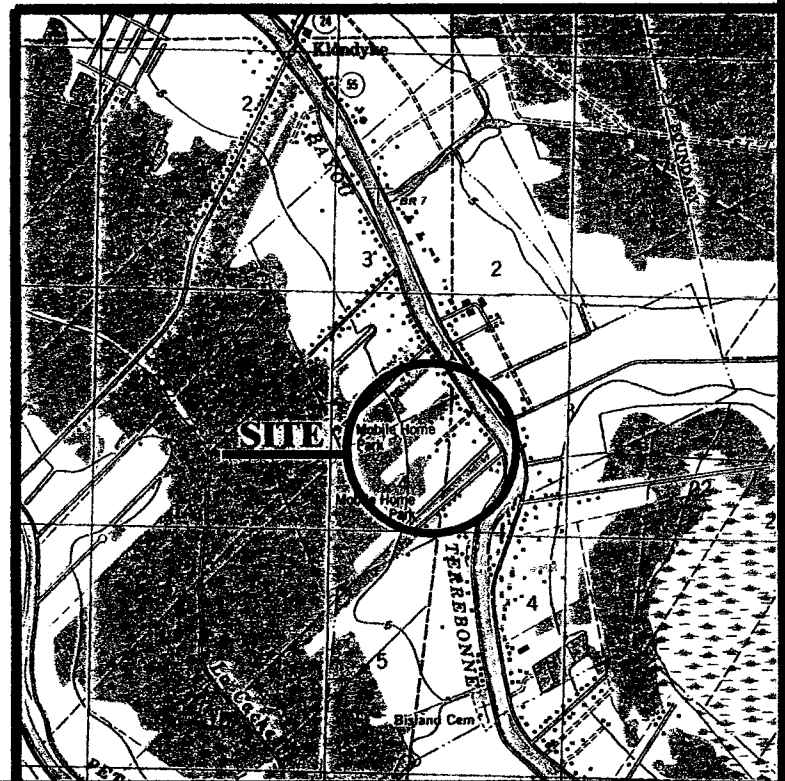
THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, EASEMENTS RIGHT-OF-WAYS, OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.

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.

THESE TRACTS ARE LOCATED IN ZONE "A7" (BASE FLOOD REQUIREMENT IS 7') AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0120, SUFFIX "C", AND DATED MAY 1, 1985. FEDERAL EMERGENCY MANAGEMENT AGENCY ADVISORY PANEL LA-P107 & LA-0107 PLACES THESE LOTS IN ZONE "AE" WITH A BASE FLOOD REQUIREMENT OF 8'.

THIS SURVEY BASED ON MAP PREPARED BY T. BAKER SMITH & SON, INC. ENTITLED "SURVEY OF A 6.96 ACRE TRACT FOR MRS. DORIS BOURG DOLESE LOCATED IN SECTION 3, T18S-R19E AND SECTIONS 4 & 15, T18S-R18E, TERREBONNE PARISH, LOUISIANA". BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

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
☐ 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 *[Signature]* 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

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" & "B", PROPERTY OF TE-RO, LLC
2. Developer's Name & Address: TE-RO, LLC, 521 SOUTH HOLLYWOOD ROAD, HOUMA, 70360
- *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: 4774 HWY. 311, HOUA, LA
5. Location by Section, Township, Range: SECTION 102, T17S-R17E
6. Purpose of Development: CREATE TWO LOTS FROM ONE TO SEPARATE OWNERSHIP.
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: 7/9/15 Scale: 1"=50'
11. Council District: 6 / Bayou Cane Fire
12. Number of Lots: 2
13. Filing Fees: _____

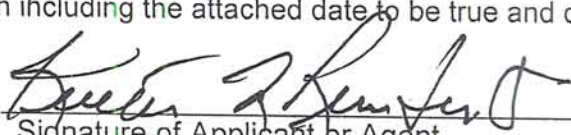
I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

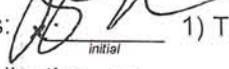

KENETH L. REMBERT

Print Applicant or Agent

7/31/15

Date

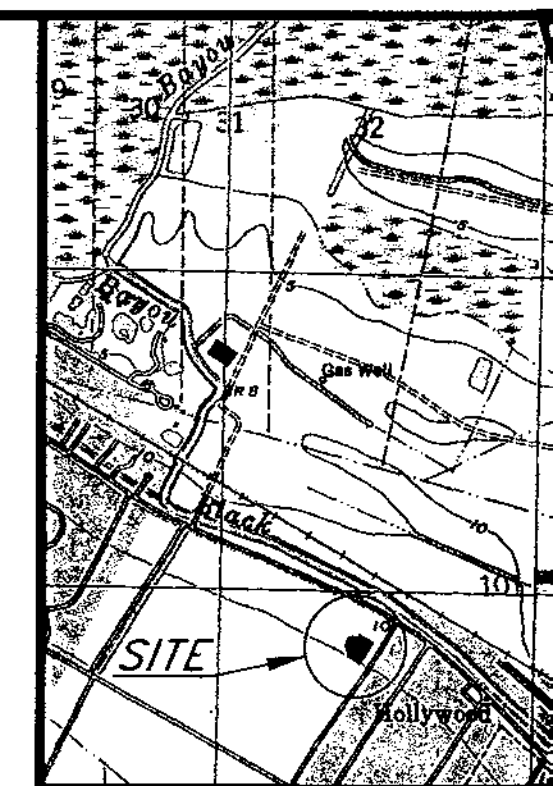
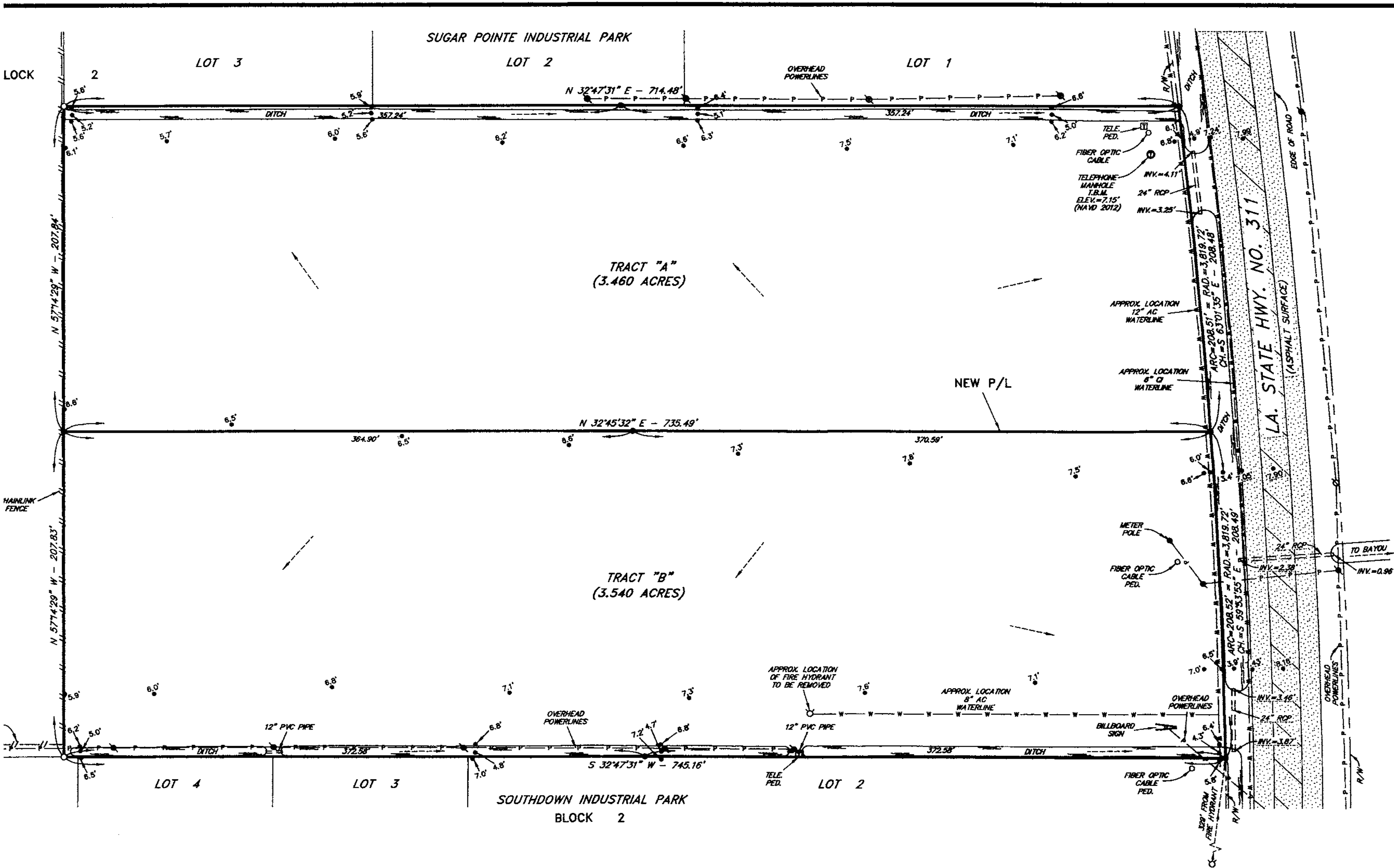

Signature of Applicant or Agent

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.

TE-RO, LLC BY RODNEY BURNS

Print Name of Signature

PC15/ 9 - 4 - 43



"VICINITY MAP"



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

"MINOR SUBDIVISION"
 SURVEY OF TRACTS "A" & "B"
 A DIVISION OF PROPERTY BELONGING TO
 TE-RO, L.L.C.
 SECTION 102, T17S - R17E
 TERREBONNE PARISH, LOUISIANA

JULY 9, 2015

SCALE:

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



- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - INDICATES 3/4" IRON PIPE FOUND
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - EXISTING METAL POWER POLE WITH LIGHT
 - EXISTING FIRE HYDRANT
 - INDICATES SPOT ELEVATION (88' DATUM 2012 NAVD OPUS)
 - INDICATES TELEPHONE PEDESTAL
 - INDICATES TELEPHONE MANHOLE
 - INDICATES DRAINAGE FLOW

NOTE:
 THIS PROPERTY DRAINS TO ROADSIDE DITCHES AT THE HIGHWAY WHICH IS MAINTAINED BY THE STATE OF LOUISIANA AND TO SIDE DITCHES THAT DRAINS TO THE ROADSIDE DITCHES. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 1235312 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 SURVEY WAS DONE UNDER MY DIRECT SUPERVISION WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING (SUBURBAN) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

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

APPLICATION
SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) (detailed description):

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

1. Name of Subdivision: TRACT B-3, PROPERTY OF ELLENDER LAND, LLC
ELLENDER LAND, LLC, 239 HWY 55, BOURG, LA 70343
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: 160+/- BOURG-LAROSE HWY, BOURG, LA
5. Location by Section, Township, Range: SECTION 51, T17S-R18E
CREATE HOMESITE FOR RAYMOND VIGUIERE III.
6. Purpose of Development:
7. Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
8. Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
10. Date and Scale of Map:
8/13/50'
11. Council District:
9 / Bourg Fire
12. Number of Lots: 2
13. Filing Fees:

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

KENETH L. REMBERTPrint Applicant or Agent
8/31/15

Signature of Applicant or Agent

Date

The undersigned certifies: XWR 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.

ELLENDER LAND, LLC BY WALLACE
ELLENDER, III

Print Name of Signature

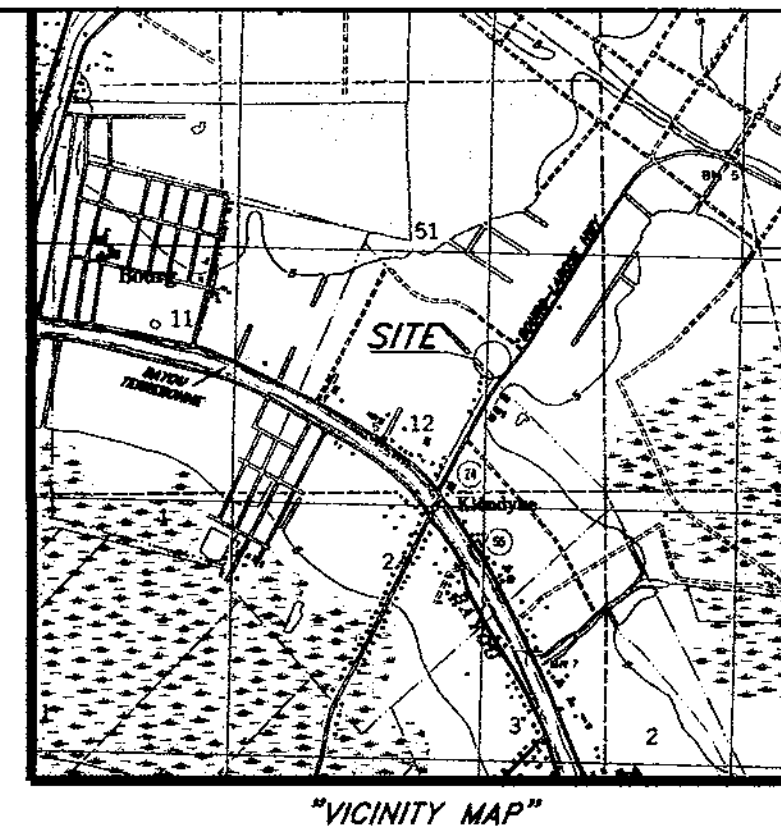
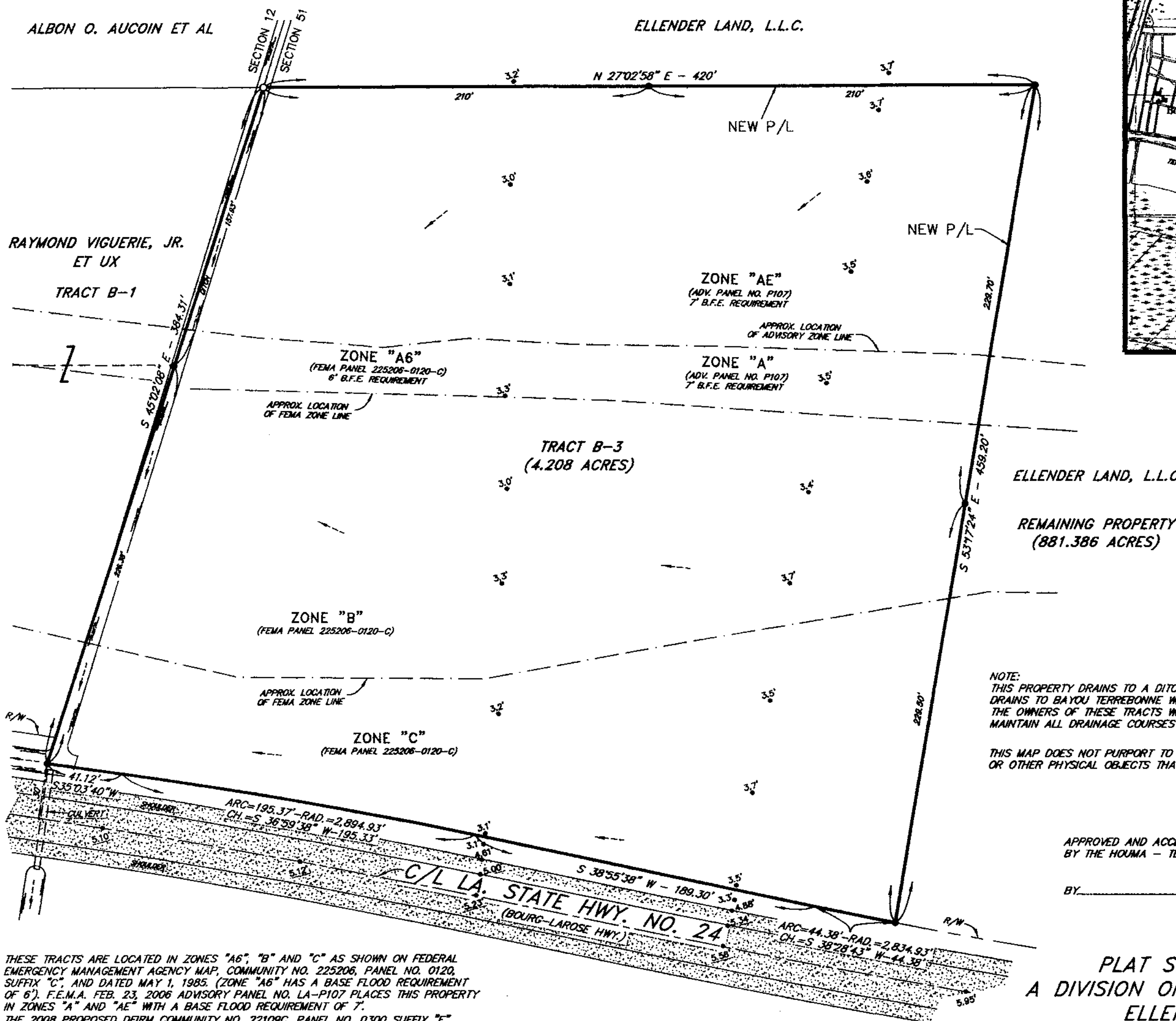
X Wallace Ellender III
 Signature

Revised 3/25/2010

PC15/ 9 - 5 - 44

ALBON O. AUCOIN ET AL

ELLENDER LAND, L.L.C.

RAYMOND VIGUERIE, JR.
ET UX
TRACT B-1

"VICINITY MAP"

LOUISIANA COORDINATE SYSTEM
(SOUTH ZONE)

NOTE:
THIS PROPERTY DRAINS TO A DITCH ON THE SOUTHERNMOST PROPERTY LINE AND
DRAINS TO BAYOU TERREBONNE WHICH NEEDS NO MAINTENANCE.
THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY
MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

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 _____

THESE TRACTS ARE LOCATED IN ZONES "A6", "B" AND "C" AS SHOWN ON FEDERAL
EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0120,
SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A6" HAS A BASE FLOOD REQUIREMENT
OF 6'). F.E.M.A. FEB. 23, 2006 ADVISORY PANEL NO. LA-P107 PLACES THIS PROPERTY
IN ZONES "A" AND "AE" WITH A BASE FLOOD REQUIREMENT OF 7'.
THE 2008 PROPOSED DFRM COMMUNITY NO. 22109C, PANEL NO. 0300 SUFFIX "E"
PLACES THIS PROPERTY IN ZONE "AE" AND HAS B.F.E. REQUIREMENTS OF 10'.

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 SURVEY BASED ON MAP PREPARED BY KENETH L. REMBERT ENTITLED "SURVEY
OF TRACT A AND TRACT B REDIVISION OF PROPERTY BELONGING TO MRS. RUBY A. BASCLE ET AL
LOCATED IN SECTION 12, T17S-R18E, TERREBONNE PARISH, LOUISIANA" AND DATED APRIL 27, 1994.
BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

LEGEND:

- INDICATES 5/8" IRON ROD FOUND
- INDICATES IRON ROD SET
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING FIRE HYDRANT
- 5.6 SPOT ELEVATIONS (2012 N.A.V.D. OPUS)
- INDICATES DRAINAGE FLOW

SCALE IN FEET



PLAT SHOWING TRACT B-3,
A DIVISION OF PROPERTY BELONGING TO
ELLENDER LAND, L.L.C.
IN SECTION 51, T17S-R18E,
TERREBONNE PARISH, LOUISIANA
AUGUST 13, 2015 SCALE: 1" = 50'

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

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

☒ Variance(s) (detailed description):

TRACT "B" TO BE DESIGNATED AS "RAW LAND" WITH 1.738 ACRES IN SIZE.

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

1. Name of Subdivision: SURVEY OF TRACTS "A" & "B" BELONGING TO JANICE FREEMAN POWELL ET AL
2. Developer's Name & Address: JANICE FREEMAN POWELL et al
18083 PARTRIDGE GREEN DR. HOUSTON, TX 77084
*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, PLS


SITE INFORMATION:

4. Physical Address: 1396 WEST TUNNEL BLVD. HOUMA, LA 70360
5. Location by Section, Township, Range: SECTIONS 6 & 101, T17S-R17E
6. Purpose of Development: SALE FOR TRACT "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:
DATE: 8/25/2015 SCALE: 1"=50'
11. Council District:
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

8/31/15
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.

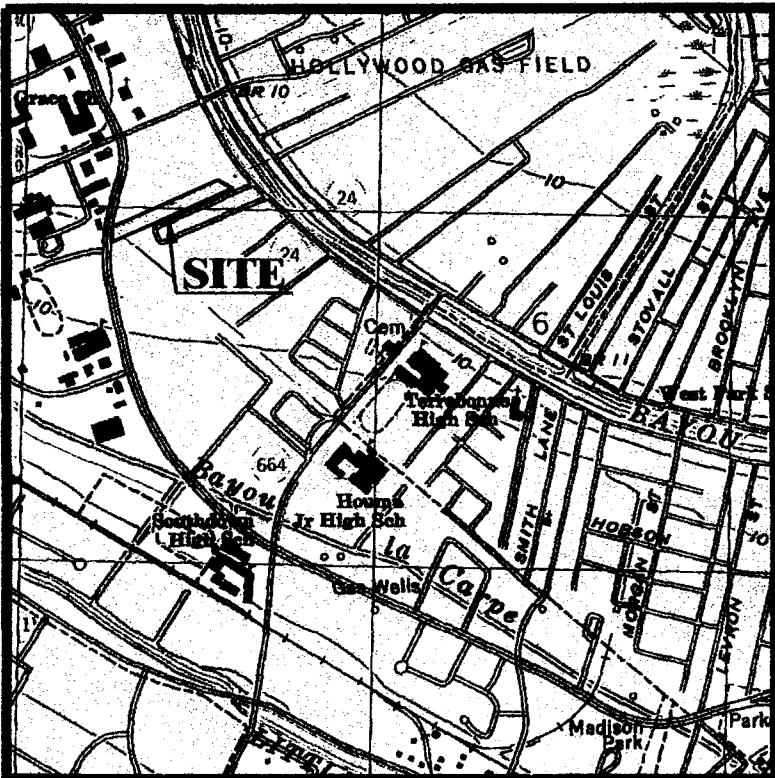
JANICE FREEMAN POWELL
Print Name of Signature

8/31/15
Date


Signature

PC15/ 9 - 6 - 45

Revised 3/25/2010



VICINITY MAP

JOSEPH DON ROGERS

LA STATE HWY. NO. 3040
(WEST TUNNEL BOULEVARD)

SCC OF HOUMA, LLC

G & M MALLICK, L.L.C.

HOUMA PROPERTY HOLDING COMPANY, L.L.C.
TRACT "A"

LOUIS A. BONVILLAIN
LOT 7B

THOMAS M. BONVILLAIN
LOT 7A

TUCKER STREET

SECTION 5

SECTION 6

WILLIAM JACK WASHAM

JANICE FREEMAN POWELL ET AL

"RAW LAND"
TRACT "B"
(1.678 ACRES)

SCC OF HOUMA, LLC

SURVEY OF TRACTS "A" AND "B"
BELONGING TO
JANICE FREEMAN POWELL ET AL
LOCATED IN SECTIONS 6 & 101, T17S-R17E,
TERREBONNE PARISH, LOUISIANA

AUGUST 25, 2015

SCALE: 1" = 50'



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

THIS PROPERTY IS LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0265, SUFFIX "C" AND DATED MAY 1, 1985. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. 2006 ADVISORY PANEL NO. LA-R102 DOES NOT AFFECT THIS PROPERTY.

THIS SURVEY IS BASED ON MAP RECORDED UNDER ENTRY NO. 1184424 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM-SOUTH ZONE (1983 DATUM).

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

LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES 3/4" IRON PIPE FOUND
- ⊙ INDICATES EXISTING FIRE HYDRANT
- ⊕ INDICATES EXISTING POWER POLE
- ⊕ INDICATES EXISTING POWER POLE WITH LIGHT
- ⊕ INDICATES ELECTRIC BOX
- 4.24' INDICATES SPOT ELEVATIONS BASED ON OPUS
- INDICATES DRAINAGE FLOW

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

BY _____ FOR _____

JOB NO. : 450 FIELD BOOK : NONE ADDRESS WEST TUNNEL CAD NAME : JANICE-FREEMAN-DIVISION-PO
DRAWN BY : AP PAGES : NONE SURVEY FILE : CHA-TERRE FOLDER : CHATEAU TERREBONNE

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. ☐ Raw Land
☐ Re-Subdivision
C. ☒ Major Subdivision
☒ Conceptual
☒ Preliminary
☐ Engineering
☐ Final
☐ Variance(s) (detailed description):
- B. ☐ Mobile Home Park
D. ☐ Minor Subdivision

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

1. Name of Subdivision: ENERGY CENTER OF SOUTHEAST LOUISIANA, ADDENDUM NO. 3, PHASE A - E
2. Developer's Name & Address: ANNIE I. LLC, P.O. BOX 869, HOUMA LA 70361
CROPLAND INVESTMENT GROUP, LLC, P.O. BOX 869, HOUMA, LA 70361
*Owner's Name & Address: LA 70361
[* 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: COMMERCIAL LOTS
5. Location by Section, Township, Range: SECTION 4, T16S-R17E
6. Purpose of Development: COMMERCIAL LOTS
7. Land Use:
☐ Single-Family Residential
☐ Multi-Family Residential
☒ Commercial
☐ Industrial
8. Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
10. Date and Scale of Map: 24 AUG 15 SCALE 1" = 100'
11. Council District: 2 Schriever Fire
12. Number of Lots: 27
13. Filing Fees: \$126.92

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

F.E. MILFORD, III

Print Applicant or Agent

8-31-2015

Date

[Signature]

Signature of Applicant or Agent

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

RONALD J. SHAW

Print Name

8/31/15

Date

[Signature]

Signature

Revised 5/3/07

PC15/ 9 - 7 - 46

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

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 _____

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

CERTIFICATION

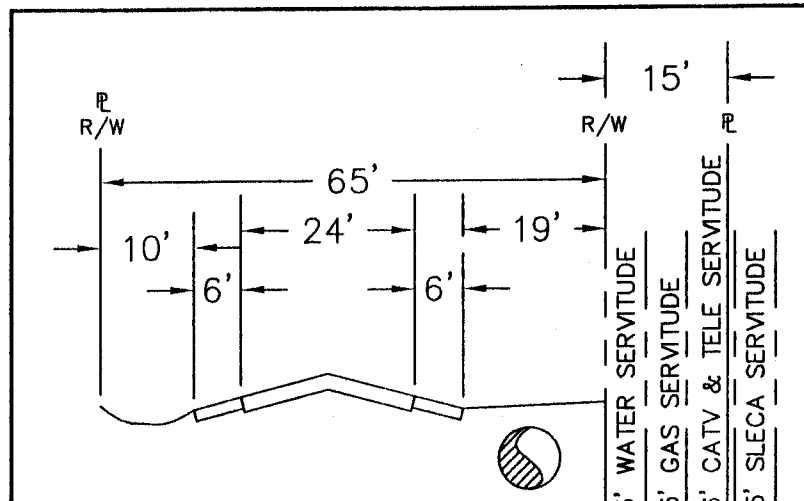
I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE LOUISIANA REVISED STATUTES AND TERREBONNE PARISH REGULATIONS AND HEREBY APPROVE THE SAME.

FLOYD E. MILFORD III, P.E.

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

FOR _____

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



TYPICAL UTILITY SERVITUDES (SECTION A-A)
LOOKING IN DIRECTION SHOWN
NTS

REFERENCE MAPS:

- "SURVEY OF TRACTS 1 THROUGH 8 PROPERTY OF MRS. ALLIE A. ROBICHAUX ET AL SECTIONS 4 & 5, T16S-R16&17E 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 KENNETH L. REMBERT, SURVEYOR AND DATED FEBRUARY 6, 1994.
- "STATE PROJECT NO. 855-06-15 HOUMA-SCHIREVER HIGHWAY (Lo 3052 - GRAY) TERREBONNE PARISH Lo 659" PREPARED BY CARL HECK ENGINEERS, INC. DATED JULY 7, 1982 AND LAST REVISED APRIL 20, 1993.

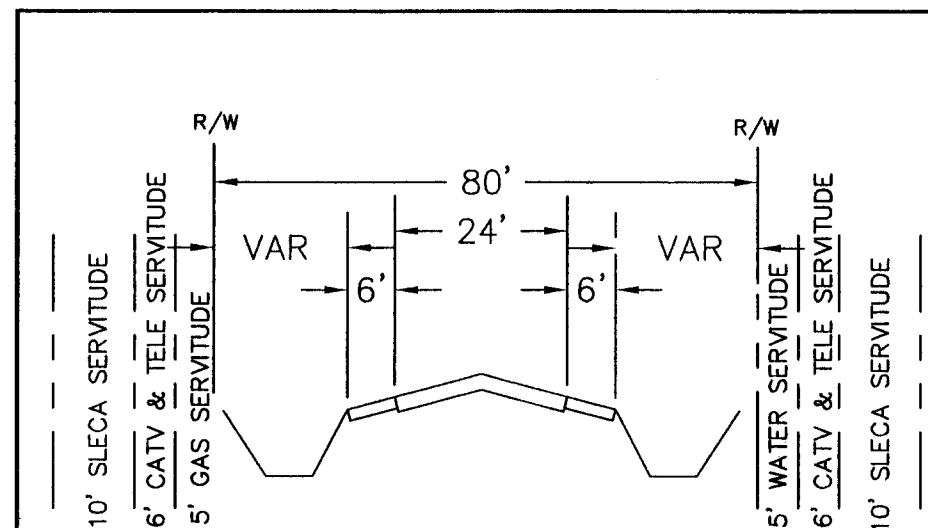
THIS MAP IS BASED ON A MAP ENTITLED "PLAN SHOWING REVISED LOT 10 ADDENDUM NO. 1 & REVISED LOTS 9, 10 & 11, BLOCK 3, ADDENDUM NO. 2 TO ENERGY CENTER OF SOUTHEAST LOUISIANA LOCATED IN SECTION 4, T16S-R17E, TERREBONNE PARISH LOUISIANA" PREPARED BY KENNETH L. REMBERT, SURVEYOR AND DATED NOVEMBER 11, 2013. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

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 PROPERTY DRAINS TO EXISTING DITCHES ON THIS PROPERTY THEN TO ST. LOUIS CANAL IN THE REAR WHICH ARE MAINTAINED BY TERREBONNE PARISH CONSOLIDATED GOVERNMENT. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THESE LOTS ARE LOCATED IN ZONES "C" & "A" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0405, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A" HAS A BASE FLOOD REQUIREMENT OF 5'). F.E.M.A. 2006 ADVISORY PANEL NO. LA-101 DOES NOT AFFECT THIS PROPERTY.

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.



TYPICAL UTILITY SERVITUDES (SECTION B-B)
LOOKING IN DIRECTION SHOWN
NTS

LEGEND	
F.H. +	EXISTING FIRE HYDRANT
+	EXISTING STREET LIGHT
F.H. •	PROPOSED FIRE HYDRANT
•	PROPOSED STREET LIGHT
BM	BENCH MARK
4" BRASS DISC SET IN CONCRETE	
x.0	LOT ELEVATIONS
999	HOUSE NUMBERS

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

DATE	REVISION	BY

PHASE A - 3 LOTS
PHASE B - 7 LOTS
PHASE C - 4 LOTS
PHASE D - 6 LOTS
PHASE E - 7 LOTS
TOTAL LOTS - 27 LOTS

INDIVIDUAL SEWER
SUBSURFACE DRAINAGE
LAND USE: COMMERCIAL/LIGHT INDUSTRIAL
CONCEPTUAL & PRELIMINARY

ENERGY CENTER OF SOUTHEAST LOUISIANA
ADDENDUM NO. 3, PHASE A-E
ANNIE 1, L.L.C. - DEVELOPER
LOCATED IN SECTION 4, T16S-R17E,
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY: _____

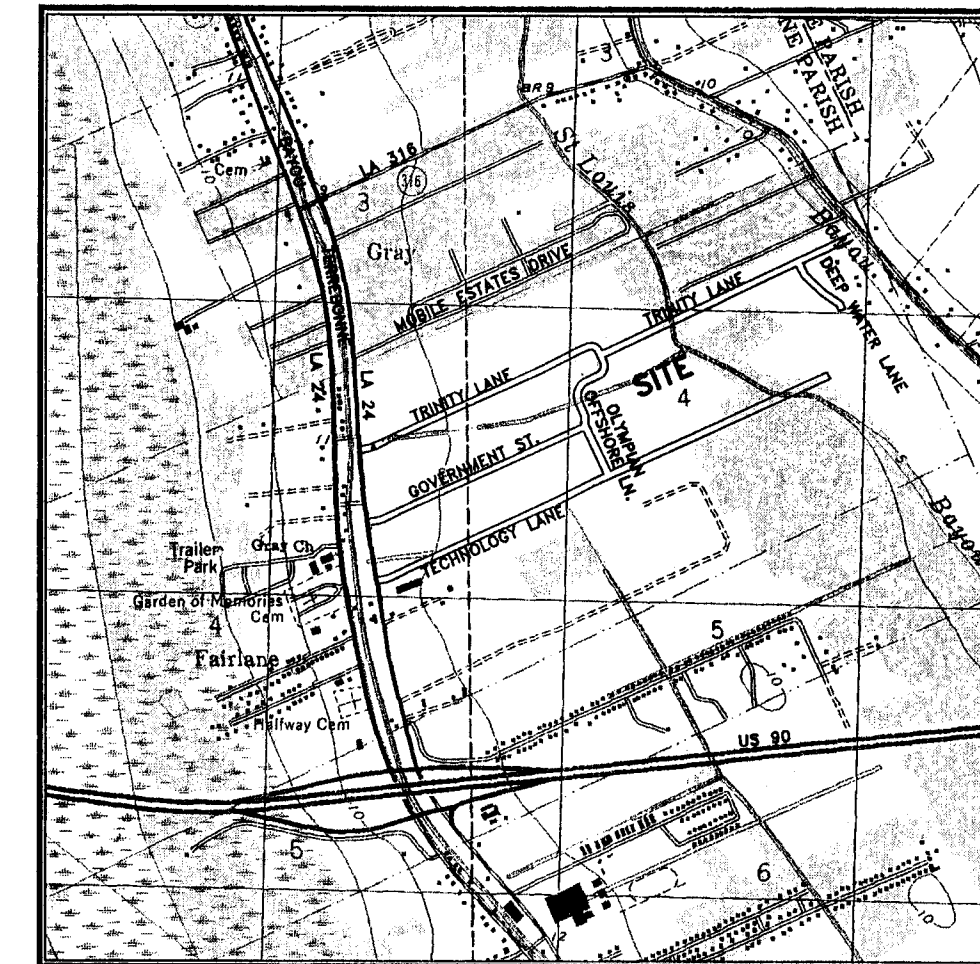
JOB # 15-64 CAD # 1564-C&P FILE #

DRAWN: DAB

CHK'D: F.E.M. III

SCALE: 1" = 100'

DATE: 31AUG15



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
☒ 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: Division of Property Belonging to Amy Benoit into
Tract A and Tract B Located in Sec. 86, T15S-R16E
- Developer's Name & Address: Amy Lassere Benoit
*Owner's Name & Address: Amy L. Benoit, 2014 W. Main St., Schriever 70395
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Leonard Chauvin P.E., P.L.S., Inc.

SITE INFORMATION:

- Physical Address: 2014 W. Main St., Schriever, LA 70395
- Location by Section, Township, Range: Section 86, T15S - R16E
- Purpose of Development: Separate property for new office building
- 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: 8/28/2015 Scale 1" = 30'
- Council District: 2 / Schriever Fire
- Number of Lots: 2
- Filing Fees: \$296.00

I, Leonard J. Chauvin, certify this application including the attached date to be true and correct.

Leonard J. Chauvin Jr., P.E.
Print Applicant or Agent

[Signature]
Signature of Applicant or Agent

8/31/2015
Date

The undersigned certifies: ALB 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.

Amy Lassere Benoit
Print Name of Signature

[Signature]
Signature

8/28/15
Date

PC15/ 9 - 8 - 47

NOTES

- 1.) REFERENCES
A.) "TERREBONNE PARISH LA-12, WAUBUN (SOUTH OF SOUTHERN PACIFIC R/R ST. GEORGE AND ISLE OF CUBA, LOCATED IN SECTION 86, T15S-R16E TERREBONNE PARISH, LOUISIANA" PREPARED BY: U.S. DEPARTMENT OF AGRICULTURE, FARM SECURITY ADMINISTRATION DATED: NOVEMBER 7, 1945
B.) "SURVEY SHOWING 2.75 ACRES BELONGING TO AMY MIKE LOCATED IN SECTION 86, T15S-R16E TERREBONNE PARISH, LOUISIANA" PREPARED BY: LEONARD CHAUVIN PE, PLS, INC DATED: SEPTEMBER 10, 2007
- 2.) FLOOD INFORMATION:
A.) ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 225206 0405 C, DATED MAY 1, 1985, THIS PROPERTY IS LOCATED IN ZONE C. (AREAS OF MINIMAL FLOODING)
- 3.) TRACT "A" WILL BE DESIGNATED AT RESIDENTIAL AND TRACT "B" WILL BE COMMERCIAL.
- 4.) DRAINAGE IS THROUGH ROADSIDE DITCHES AND 24" RCP TO BAYOU TERREBONNE.

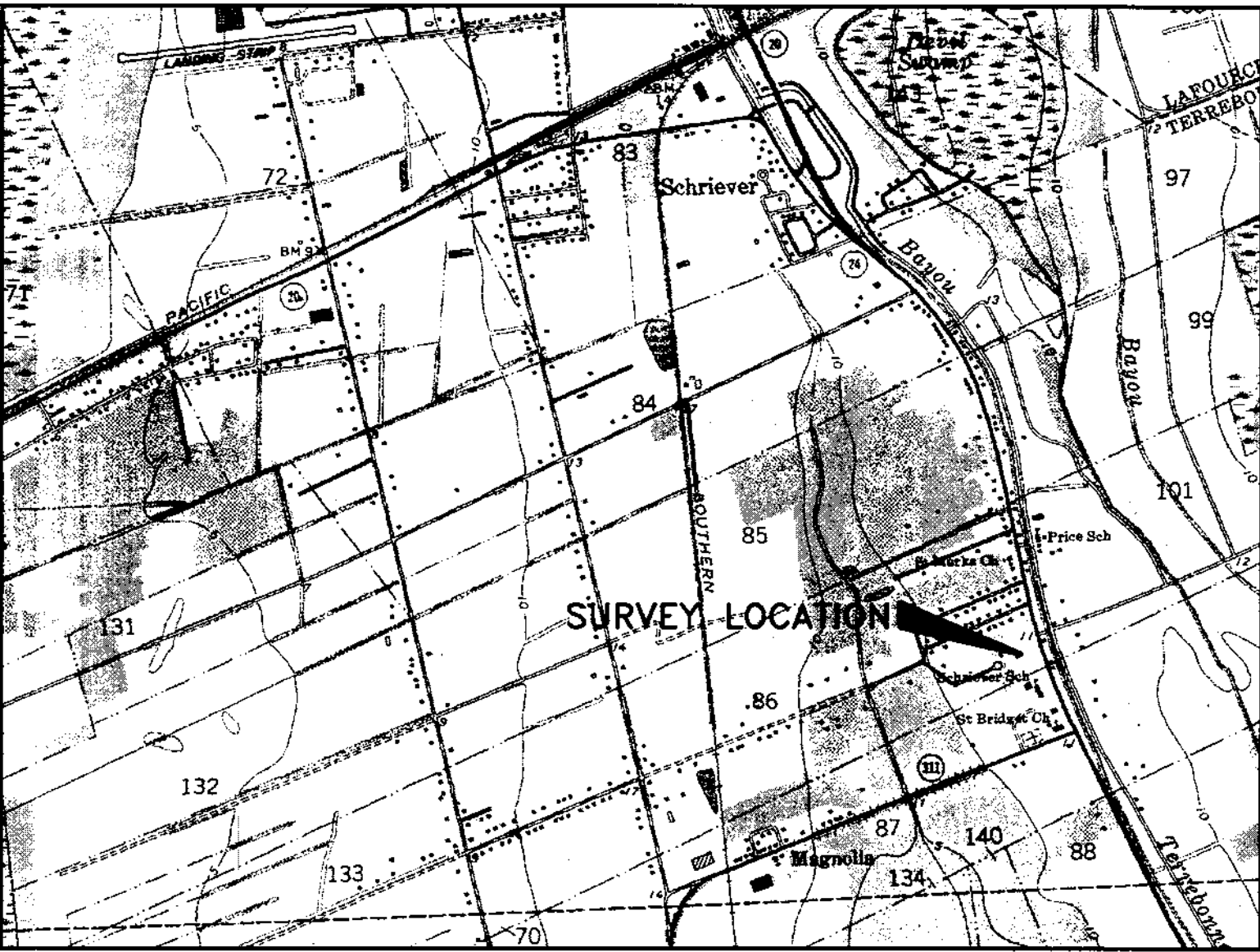
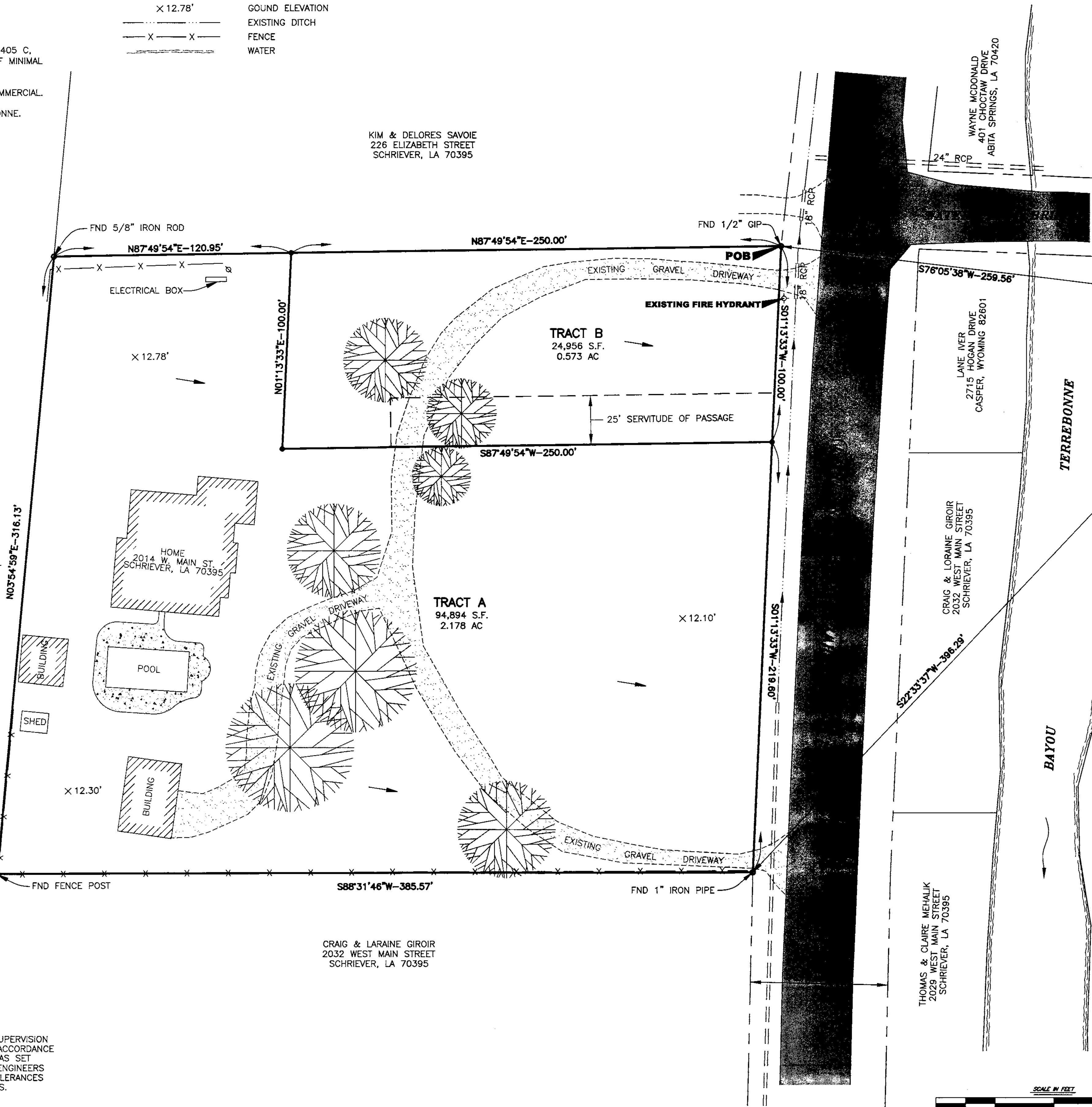
LEGEND

- FOUND AS NOTED
● SET 5/8" IRON ROD
⊠ EXISTING POWER POLE
□ 4" CONC. MONUMENT
⊕ EXISTING FIRE HYDRANT
⊙ GROUND ELEVATION
--- EXISTING DITCH
--- FENCE
--- WATER

TIMOTHY & PAULA DOMANGUE
193 ST. BRIDGET DRIVE
SCHRIEVER, LA 70395

CALVIN & CATHERINE ORDOYNE
192 ST. BRIDGET DRIVE
SCHRIEVER, LA 70395

KIM & DELORES SAVOIE
226 ELIZABETH STREET
SCHRIEVER, LA 70395



VICINITY MAP

SCALE 1" = 2000'

TPCG BENCHMARK "NBTB 19"
N=446590.82'
E=344498.15.71'
LOUISIANA STATE PLANE COORDINATE SYSTEM,
SOUTH ZONE (NAD 83)

APPROVALS:

APPROVED & ACCEPTED THIS DATE _____

BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION

BY _____

FOR _____

CERTIFICATION:

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.

PRELIMINARY

APPROVAL: LEONARD J. CHAUVIN (REG. NO 4607)
LEONARD CHAUVIN P.E., P.L.S., INC.
CIVIL ENGINEER - LAND SURVEYOR
627 JACKSON ST. THIBODAUX, LA.
PHONE: (985)449-1376

PRELIMINARY
RESIDENTIAL/COMMERCIAL

DIVISION OF PROPERTY BELONGING TO
AMY BENOIT INTO TRACT A AND TRACT B
LOCATED IN SECTION 86, T15S-R16E
TERREBONNE PARISH, LOUISIANA



LEONARD CHAUVIN P.E., P.L.S., INC.
CIVIL ENGINEER - LAND SURVEYOR
627 JACKSON STREET THIBODAUX



DATE	DESCRIPTION	BY

DESIGNED: LJC	DETAILED: B. LEBLOUF	TRACED:
CHECKED: LJC	CHECKED: LJC	CHECKED:
DATE: AUGUST 28, 2015		

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: A DIVISION OF A 139.75 ACRE TRACT OF LAND BELONGING TO ROBERT AND LISA ROGER TO CREATE TRACT 1 & TRACT 2
2. Developer's Name & Address: ROBERT ROGER
*Owner's Name & Address: 4472 SHRIMPERS ROW
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: LEONARD CHAUVIN P.E., P.L.S.

SITE INFORMATION:

4. Physical Address: 4364 SHRIMPERS ROW
5. Location by Section, Township, Range: SECTION 2, T18S-17E
6. Purpose of Development: TO SEPERATE LARGE WOODED TRACT 1 FROM BATTURE LOT
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: AUGUST 21, 2015 1" = 300'
11. Council District: DISTRICT 7 / Grand Caillou Fire
12. Number of Lots: 2
13. Filing Fees: \$296.00

- I, LEONARD J. CHAUVIN, JR., certify this application including the attached date to be true and correct.

LEONARD J. CHAUVIN JR.

Print Applicant or Agent

Date

8/30/15

Signature of Applicant or Agent

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

* Robert J. Roger
Print Name of Signature

Date 28 August 2015

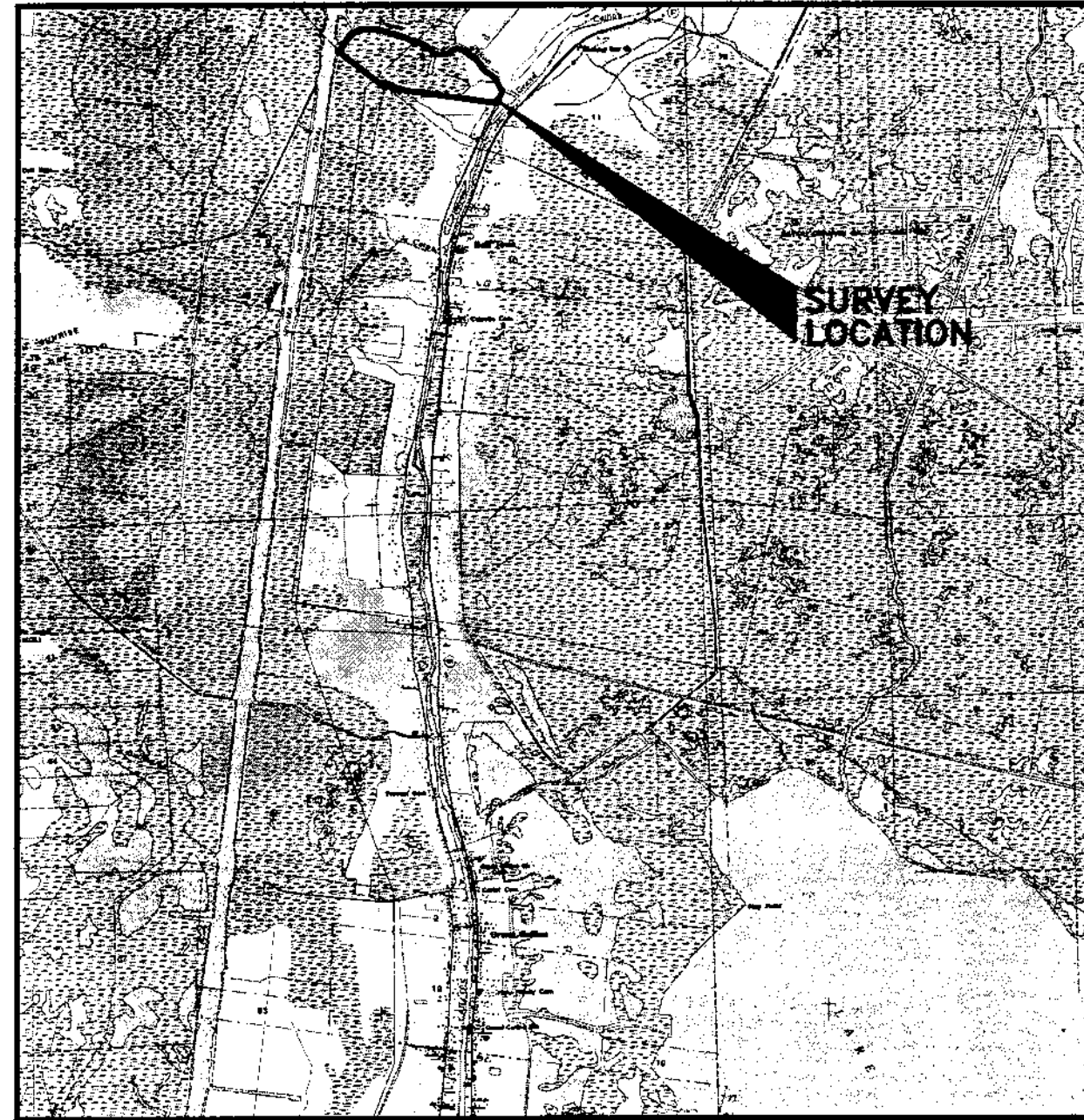
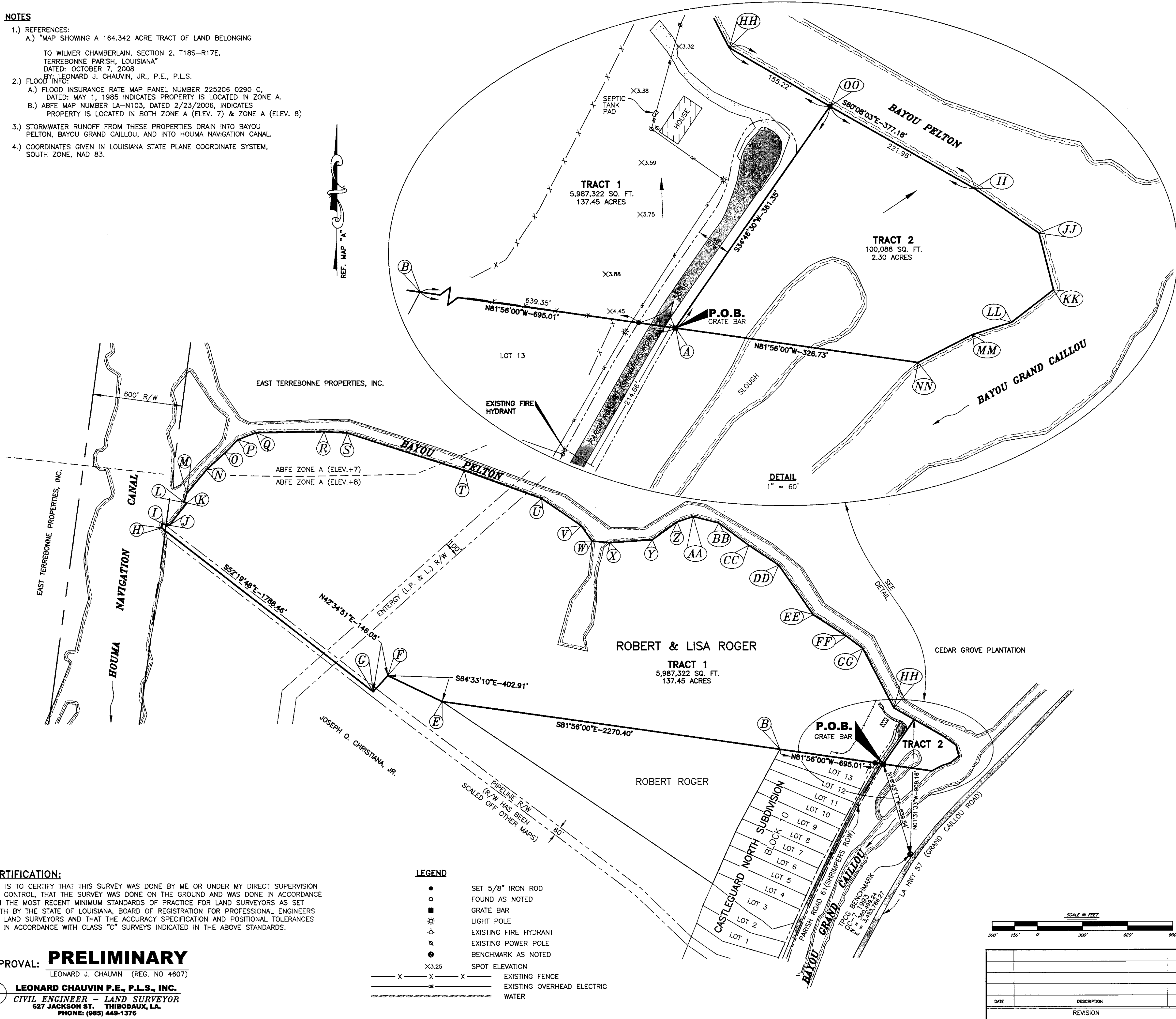
Signature

Revised 3/25/2010

PC15/ 9 - 9 - 48

NOTES

- 1.) REFERENCES:
A.) "MAP SHOWING A 164.342 ACRE TRACT OF LAND BELONGING TO WILMER CHAMBERLAIN, SECTION 2, T18S-R17E, TERREBONNE PARISH, LOUISIANA" DATED: OCTOBER 7, 2008 BY: LEONARD J. CHAUVIN, JR., P.E., P.L.S.
- 2.) FLOOD INFO:
A.) FLOOD INSURANCE RATE MAP PANEL NUMBER 225206 0290 C, DATED: MAY 1, 1985 INDICATES PROPERTY IS LOCATED IN ZONE A.
B.) ABFE MAP NUMBER LA-N103, DATED 2/23/2006, INDICATES PROPERTY IS LOCATED IN BOTH ZONE A (ELEV. 7) & ZONE A (ELEV. 8)
- 3.) STORMWATER RUNOFF FROM THESE PROPERTIES DRAIN INTO BAYOU PELTON, BAYOU GRAND CAILLOU, AND INTO HOUMA NAVIGATION CANAL.
- 4.) COORDINATES GIVEN IN LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83.



VICINITY MAP
SCALE 1" = 5,000'

LEGAL DESCRIPTION OF TRACT 1

COMMENCING AT AN EXISTING GRATE BAR ON THE UPPER LINE OF LACARPE PLANTATION/LOWER LINE OF CEDAR GROVE PLANTATION, SAID POINT DESIGNATED AS POINT "A", THE POINT OF BEGINNING; THENCE N81°56'00"W A DISTANCE OF 695.01 FEET TO POINT "B"; THENCE N81°56'00"W A DISTANCE OF 2270.40 FEET TO POINT "C"; THENCE N64°33'10"W A DISTANCE OF 402.91 FEET TO POINT "D"; THENCE S42°34'51"W A DISTANCE OF 146.05 FEET TO POINT "E"; THENCE N52°19'48"W A DISTANCE OF 1786.20 FEET TO POINT "F"; THENCE N13°19'13"E A DISTANCE OF 27.01 FEET TO POINT "G"; THENCE S78°23'40"E A DISTANCE OF 47.07 FEET TO POINT "H"; THENCE N38°17'33"E A DISTANCE OF 191.57 FEET TO POINT "I"; THENCE N82°41'04"W A DISTANCE OF 19.34 FEET TO POINT "J"; THENCE N16°01'00"E A DISTANCE OF 63.77 FEET TO POINT "K"; THENCE N39°54'48"E A DISTANCE OF 202.52 FEET TO POINT "L"; THENCE N47°37'53"E A DISTANCE OF 170.10 FEET TO POINT "M"; THENCE N44°41'06"E A DISTANCE OF 122.83 FEET TO POINT "N"; THENCE N68°50'56"E A DISTANCE OF 130.54 FEET TO A POINT DESIGNATED AS POINT "Q" LYING AT THE AVERAGE WATER LINE OF BAYOU PELTON; THENCE, CONTINUING ALONG THE AVERAGE WATER LINE OF BAYOU PELTON TO A POINT LOCATED AT THE AVERAGE WATER LINE OF BAYOU GRAND CAILLOU, THE FOLLOWING BEARINGS AND DISTANCES; N87°20'48"E A DISTANCE OF 453.19 FEET TO POINT "R"; S87°04'10"E A DISTANCE OF 155.65 FEET TO POINT "S"; S72°14'36"E A DISTANCE OF 820.80 FEET TO POINT "T"; S69°58'32"E A DISTANCE OF 545.97 FEET TO POINT "U"; S55°22'23"E A DISTANCE OF 321.55 FEET TO POINT "V"; S34°53'04"E A DISTANCE OF 124.78 FEET TO POINT "W"; S85°04'13"E A DISTANCE OF 19.60 FEET TO POINT "X"; N86°09'23"E A DISTANCE OF 282.78 FEET TO POINT "Y"; N54°29'46"E A DISTANCE OF 205.44 FEET TO POINT "Z"; N71°55'48"E A DISTANCE OF 112.91 FEET TO POINT "AA"; S78°57'24"E A DISTANCE OF 178.18 FEET TO POINT "BB"; S53°33'03"E A DISTANCE OF 249.79 FEET TO POINT "CC"; S56°34'25"E A DISTANCE OF 238.40 FEET TO POINT "DD"; S34°51'04"E A DISTANCE OF 400.76 FEET TO POINT "EE"; S57°16'56"E A DISTANCE OF 263.17 FEET TO POINT "FF"; S52°42'25"E A DISTANCE OF 136.67 FEET TO POINT "GG"; S27°34'41"E A DISTANCE OF 447.03 FEET TO POINT "HH"; S67°08'03"E A DISTANCE OF 158.22 FEET TO POINT "II"; THENCE S34°46'30"W A DISTANCE OF 361.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 137.45 ACRES, MORE OR LESS.

LEGAL DESCRIPTION OF TRACT 2

COMMENCING AT AN EXISTING GRATE BAR ON THE UPPER LINE OF LACARPE PLANTATION/LOWER LINE OF CEDAR GROVE PLANTATION, SAID POINT DESIGNATED AS POINT "A", THE POINT OF BEGINNING; THENCE N34°46'30"E A DISTANCE OF 361.35 FEET TO POINT "B"; THENCE S67°08'03"E A DISTANCE OF 158.22 FEET TO POINT "C"; THENCE S55°19'33"E A DISTANCE OF 104.75 FEET TO POINT "D"; THENCE S14°18'07"E A DISTANCE OF 78.12 FEET TO A POINT DESIGNATED AS POINT "KK" LYING AT THE AVERAGE WATER LINE OF BAYOU GRAND CAILLOU; THENCE, FOLLOWING THE AVERAGE WATER LINE OF BAYOU GRAND CAILLOU; S52°06'55"W A DISTANCE OF 70.70 FEET TO POINT "LL"; S72°21'48"W A DISTANCE OF 54.70 FEET TO POINT "MM"; S63°05'40"W A DISTANCE OF 81.44 FEET TO POINT "NN", BEING ON THE UPPER LINE OF LACARPE PLANTATION/LOWER LINE OF CEDAR GROVE PLANTATION; THENCE, ALONG THE COMMON PLANTATION LINE MENTIONED, N81°56'00"W A DISTANCE OF 326.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.30 ACRES, MORE OR LESS.

APPROVALS:

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

PRELIMINARY
SINGLE FAMILY RESIDENTIAL

SURVEY SHOWING A DIVISION
OF A 139.75 ACRE TRACT OF LAND
BELONGING TO ROBERT & LISA ROGER
TO CREATE TRACT 1 & TRACT 2
LOCATED IN SECTION 2, T18S-R17E,
TERREBONNE PARISH, LOUISIANA



LEONARD CHAUVIN P.E., P.L.S., INC.
CIVIL ENGINEER - LAND SURVEYOR
627 JACKSON STREET THIBODAUX

DESIGNED: BJL	DETAILED: JAR	TRACED:
CHECKED: LJC	CHECKED: LJC	CHECKED:
DATE	DESCRIPTION	BY
REVISION		
DATE: 06/21/2015		

CERTIFICATION:

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.

APPROVAL: **PRELIMINARY**
LEONARD J. CHAUVIN (REG. NO 4607)

LEONARD CHAUVIN P.E., P.L.S., INC.
CIVIL ENGINEER - LAND SURVEYOR
627 JACKSON ST. THIBODAUX, LA.
PHONE: (985) 449-1376

LEGEND

- SET 5/8" IRON ROD
- FOUND AS NOTED
- GRATE BAR
- ☆ LIGHT POLE
- ⊕ EXISTING FIRE HYDRANT
- ⊗ EXISTING POWER POLE
- ⊙ BENCHMARK AS NOTED
- ⊕ SPOT ELEVATION
- X — X — X — EXISTING FENCE
- oe — EXISTING OVERHEAD ELECTRIC WATER