

Houma-Terrebonne Regional Planning Commission

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

MAY 18, 2017, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A

Revised 5/11/2017

I. CONVENE AS THE ZONING AND LAND USE COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. APPROVAL OF MINUTES:

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of April 20, 2017

E. COMMUNICATIONS

F. STAFF REPORT

G. COMMISSION COMMENTS:

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

H. PUBLIC COMMENTS

I. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. ACCEPTANCE OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Special Meeting of April 6, 2017 and for the Regular Meeting of April 20, 2017

E. APPROVE EMITTENCE OF PAYMENT FOR THE MAY 18, 2017 INVOICES AND TREASURER'S REPORT OF APRIL 2017

F. PLANNING:

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

G. COMMUNICATIONS

H. OLD BUSINESS:

- 1. a) Subdivision: Lots 10-A & 10-B, A Redivision of Lot 10, Block 1, Bernard Subdivision
Approval Requested: Process D, Minor Subdivision
Location: 146 & 148 Roy Street, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Jarrell P. Melancon, Sr.
Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Variance Request: Variance for 24.4' servitude of passage to Lot 10-B in lieu of required 25'
- d) Consider Approval of Said Application

I. STAFF REPORT

- 1. Roll Call with regard to those who have completed the annual Ethics Training Course as required by the State Legislature for 2017

J. ADMINISTRATIVE APPROVAL(S):

- 1. Redivision of Property belonging to Walther Properties, L.L.C., Section 101, T17S-R17E, Terrebonne Parish, LA
- 2. Lot Line Adjustment between Lots 1 and 2, Block 2 of Petit Caillou Estates Subdivision, Section 85, T18S-R18E, Terrebonne Parish, LA
- 3. Revised Tracts 3 & 4, Property of Enos A. Theriot, et ux, Section 18, T18S-R17E, Terrebonne Parish, LA
- 4. Revised Tracts 4 and 5 being a part of a partition of property formerly belonging to Caul Porche, Section 6, T16S-R16E, Terrebonne Parish, LA
- 5. Revised Lots 12 and 13, A Redivision of Revised Lots 12, 13 and Tract "C", Property of Cropland Investment Group, L.L.C., et al, Section 4, T16S-R16E, Terrebonne Parish, LA
- 6. 32.188 acre tract and revised Lots 7, 9 & 10 belonging to RJLS, L.L.C., Section 84, T15S-R16E, Terrebonne Parish, LA
- 7. Revised Lot D of North Terrebonne Commercial Park and Revised Lots 3 & 4 of Trinity Commercial Park, Addendum No. 2, Phase "A", Section 4, T16S-R16E & T16S-R17E, Terrebonne Parish, LA

K. COMMITTEE REPORT:

- 1. Subdivision Regulations Review Committee

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF APRIL 20, 2017

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of April 20, 2017 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:00 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Jeremy Kelley.
- B. Upon Roll Call, present were: Mr. Joseph “Joey” Cehan, Jr.; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. James Erny; Mrs. Gloria Foret; Mr. Jeremy Kelley; Mr. Keith Kurtz and Mr. Alex Ostheimer, Vice-Chairman. Absent at the time of Roll Call was: Mrs. Angi Falgout, Secretary/Treasurer and Mr. Wayne Thibodeaux. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Laddie Freeman, Legal Advisor.
- C. **CONFLICTS DISCLOSURE:** The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter.
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Erny moved, seconded by Mr. Kelley: “THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes, as written, for the Zoning and Land Use Commission for the regular meeting of March 16, 2017.”
- The Chairman called for a vote on the motion offered by Mr. Erny. **THERE WAS RECORDED: YEAS:** Mr. Cehan, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz and Mr. Ostheimer; **NAYS:** None; **ABSTAINING:** Dr. Cloutier; **ABSENT:** Mrs. Falgout and Mr. Thibodeaux. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. **COMMUNICATIONS:** None.
- F. **STAFF REPORT:**
1. The Chairman called to order the discussion and possible action with regard to the definition of Home Occupations and suggested the matter be forward to their Subdivision Regulations Review Committee for further review.
- a) Discussion was held with regard to the current regulations and if there should be any exceptions. It was advised to anyone who knew about people with home occupations to offer any input.
- G. **COMMISSION COMMENTS:**
1. Planning Commissioners’ Comments: None.
2. Chairman’s Comments: None.
- H. **PUBLIC COMMENTS:** None.
- I. Mr. Kelley moved, seconded by Mr. Cehan: “THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:07 p.m.”
- The Chairman called for a vote on the motion offered by Mr. Kelley. **THERE WAS RECORDED: YEAS:** Mr. Cehan, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz and Mr. Ostheimer; **NAYS:** None; **ABSTAINING:** Dr. Cloutier; **ABSENT:** Mrs. Falgout and Mr. Thibodeaux. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**

L.A. “Budd” Cloutier, Jr., O.D., Chairman
Zoning & Land Use Commission

Becky M. Becnel, Minute Clerk
Zoning & Land Use Commission

CERTIFICATION

**CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE PROCEEDINGS OF THE
ZONING AND LAND USE COMMISSION MEETING OF APRIL 20, 2017.**

**CHRISTOPHER PULASKI, PLA, DIRECTOR
PLANNING & ZONING DEPARTMENT**

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

MEETING OF APRIL 20, 2017

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., Chairman, called to order the regular meeting of April 20, 2017 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:10 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. Gloria Foret; Mr. Jeremy Kelley; Mr. Keith Kurtz; and Mr. Alex Ostheimer, Vice-Chairman. Absent at the time of Roll Call were: Mrs. Angi Falgout, Secretary/Treasurer and Mr. Wayne Thibodeaux. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, and Mr. Laddie Freeman, Legal Advisor.
- C. CONFLICTS DISCLOSURE: The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse him or herself from participating in the debate, discussion, and voting on that matter.
- D. ACCEPTANCE OF MINUTES:
1. Mr. Kelley moved, seconded by Mr. Erny: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of March 16, 2017.”

The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, and Mr. Ostheimer; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mr. Erny moved, seconded by Mrs. Foret: “THAT the HTRPC emit payment for the April 20, 2017 invoices and approve the Treasurer’s Report of March 2017.”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, and Mr. Ostheimer; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC accept the Louisiana Compliance Questionnaire for the 2016 Audit.”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, and Mr. Ostheimer; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. COMMUNICATIONS:
1. Mr. Pulaski read a letter from Keneth L. Rembert Land Surveyors, dated April 19, 2017, requesting to table Item G.2 with regard to Lots 10-A & 10-B, A Redivision of Lot 10, Block 1, Bernard Subdivision [See *ATTACHMENT A*].
 2. Mr. Pulaski read a letter from David A. Waitz Engineering and Surveying, Inc., dated April 20, 2017, requesting to withdraw Item G.6 with regard to Cenac Estates Subdivision, Phase 1 [See *ATTACHMENT B*].
- G. APPLICATIONS:
1. The Chairman called to order the Public Hearing for an application by Melissa LeBlanc Besson requesting approval for Process D, Minor Subdivision, for the Redivision of Lot 15, Block 2 of Grand Caillou Heights Subdivision.
 - a) Mr. Galen Bollinger, Charles L. McDonald Land Surveyor, representing Mr. & Mrs. Besson, discussed the location and division of property.
 - b) No one from the public was present to speak.
 - c) 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. Cehan, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, and Mr. Ostheimer; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon submittal of all utility letters and the location and type of survey monument be depicted on the plat.
- e) Mr. Erny moved, seconded by Mr. Cehan: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, Redivision of Tract “A” belonging to Keljo Enterprises, L.L.C. conditioned upon the submittal of all utility letters.”

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

2. TABLED until the next regular meeting of May 18, 2017 as per the Developer’s request. *Lots 10-A & 10-B, A Redivision of Lot 10, Block 1, Bernard Subdivision.* [See ATTACHMENT A]

3. The Chairman called to order the Public Hearing for an application by Dianne N. Brien requesting approval for Process D, Minor Subdivision, for Tracts A & B, A Redivision of Tract A-B-C-D-A belonging to the Russel & Dianne Brien Trust.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing Mrs. Brien, discussed the location and division of property.
- b) No one from the public was present to speak.
- c) 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. Cehan, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, and Mr. Ostheimer; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.
- e) Mr. Erny moved, seconded by Mr. Kelley: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, Tracts A & B, A Redivision of Tract A-B-C-D-A belonging to the Russel & Dianne Brien Trust.”

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

4. The Chairman called to order the Public Hearing for an application by Ken Bergeron requesting approval for Process D, Minor Subdivision, for Tracts 8-A, 8-B & 8-C, A Redivision of Tract 8 belonging to Ken P. Bergeron, et al.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing Mrs. Brien, discussed the location and division of property.
- b) No one from the public was present to speak.
- c) Mr. Erny moved, seconded by Mr. Cehan: “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. Foret, Mr. Kelley, Mr. Kurtz, and Mr. Ostheimer; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.
- e) Mr. Erny moved, seconded by Mr. Cehan: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, Tracts 8-A, 8-B & 8-C, A Redivision of Tract 8 belonging to Ken P. Bergeron, et al.”

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

ABSENT: Mrs. Falgout and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

5. The Chairman called to order the Public Hearing for an application by Glenn Doherty requesting approval for Process D, Minor Subdivision, for the Survey and Redivision of Raw Land Tract 2 belonging to Glenn F. Doherty into Tract 2.
 - a) Mr. John Daigle, David A. Waitz Engineering & Surveying, Inc., representing Mr. Doherty, discussed the location and division of property and the desire to convert this tract from raw land to a developable lot.
 - b) No one from the public was present to speak.
 - c) Mr. Kelley moved, seconded by Mrs. Foret: "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. Foret, Mr. Kelley, Mr. Kurtz, and Mr. Ostheimer; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided an approval letter was received from the Terrebonne Parish Engineering Division with no conditions.
- e) Mr. Erny moved, seconded by Mr. Kelley: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Survey and Redivision of Raw Land Tract 2 belonging to Glenn F. Doherty into Tract 2 conditioned upon submittal of an approval letter from the Terrebonne Parish Engineering Division with no conditions."

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

6. WITHDRAWN. *Cenac Estates Subdivision, Phase I* [See ATTACHMENT B]

H. STAFF REPORT:

Mr. Ostheimer moved, seconded by Mr. Kelley: "THAT the HTRPC ratify the 2016 HTRPC Annual Report and forward it to the Parish President and Terrebonne Parish Council."

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

1. Discussion was held with regard to the Update to the Master Plan and that they intended on showing the presentation to TEDA. They were awaiting a response from the Council and possibly showing the presentation to them at the same time.

I. ADMINISTRATIVE APPROVALS:

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

1. Tracts 1A & 1B, A Redivision of Tract 1 belonging to Robert J. Blanchard, et al, Sections 3 & 13, R18S-R18E, Terrebonne Parish, LA
2. Revised Tracts "A", "B", and "D", Property of S & A Capital Investments, L.L.C., Sections 7 & 8, T16S-R17E, Terrebonne Parish, LA
3. Lot Line Adjustment between Lot 6 and Lot 7, Block 1 of Lisa Park Subdivision, Section 4, 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. Foret, Mr. Kelley, Mr. Kurtz, and Mr. Ostheimer; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

J. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.

K. COMMISSION COMMENTS:

1. Planning Commissioners' Comments: None.
2. Chairman's Comments:
 - a) The Chairman inquired about Commissioners completing the mandatory Ethics Training Course and requested reminders be sent to those who haven't yet completed.

L. PUBLIC COMMENTS: None.

- M. 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 6:33 p.m."

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

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

Houma Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

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

APPLICATION
SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. Raw Land
B. Mobile Home Park
C. Major Subdivision
D. Minor Subdivision

X Variance(s) (detailed description):

ACCESS TO LOT 10-B HAS ONLY A 24.4 ACCESS. Owner would request a variance being less than 25'.

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

- 1. Name of Subdivision: LOTS 10-A & 10-B, A REDIVISION OF LOT 10, BLK. 1, BERNARD SUBD.
2. Developer's Name & Address: JARRELL P. MELANCON, SR., 146 WAYNE AVE., HOUMA, LA
*Owner's Name & Address: SAME

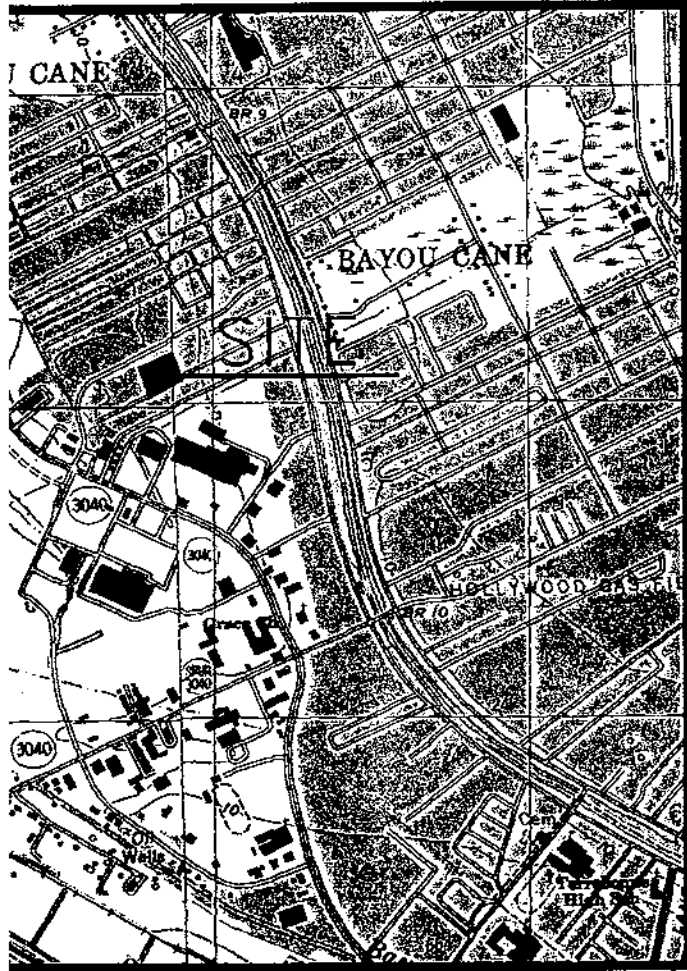
SITE INFORMATION:

- 4. Physical Address: 146 & 148 ROY STREET
5. Location by Section, Township, Range: SECTION 4, T17S-R17E
6. Purpose of Development: OWNER WANTS TO CREATE TWO LOTS OF RECORD.
7. Land Use: Multi-Family Residential
8. Sewerage Type: Community
9. Drainage: Roadside Open Ditches
10. Date and Scale of Map: 3/28/17 SCALE: 1"=50'
11. Council District: 3 Michel / Bayou Cane Fire
12. Number of Lots: 2
13. Filing Fees: \$ 342.13

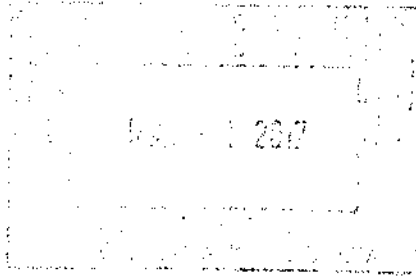
I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.
KENETH L. REMBERT
Print Applicant or Agent
4/03/17
Signature of Applicant or Agent

Date
The undersigned certifies: [Signature] That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or [Signature] 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.
JARRELL P. MELANCON, SR.
Print Name of Signature
4/03/17
Signature

Date
PC17/ 4 - 2 - 13



NOT TO SCALE
VICINITY MAP



VITY
REA.

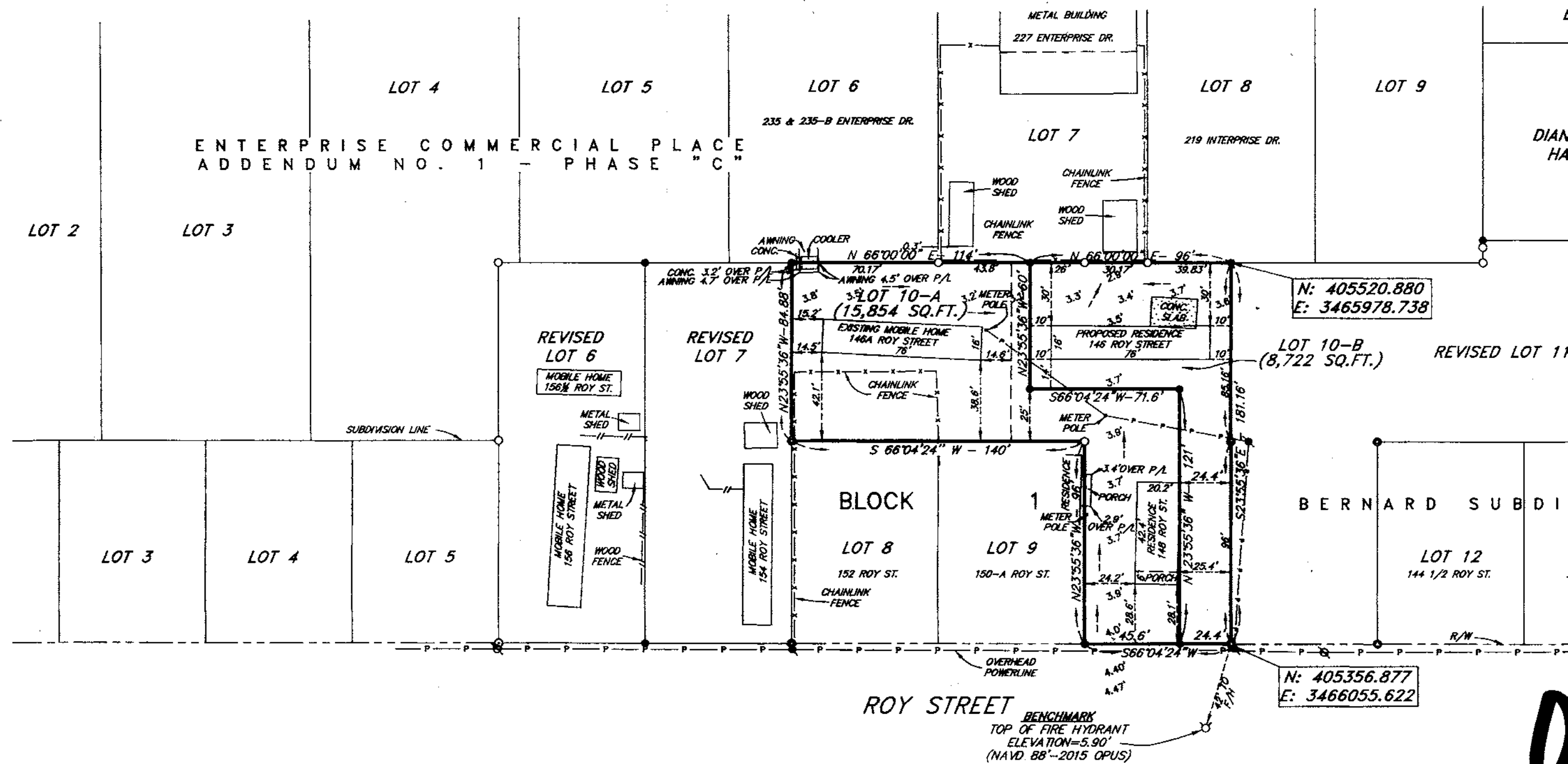
VS TO THE REAR.
SE TRACTS WILL PROVIDE AND PERPETUALLY
AGE COURSES NECESSARY TO REACH THIS AREA.

PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS
OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.

MAP PREPARED BY KENETH L. REMBERT, SURVEYOR ENTITLED
LOT 10 OF BERNARD SUBDIVISION AND LOT 7 BLOCK 1 OF
PHASE "C" TO ENTERPRISE COMMERCIAL PLACE LOCATED IN
TERREBONNE PARISH, LOUISIANA AND DATED JULY 8, 2010.
RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS.
REON ARE BASED ON SAID MAP.

IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY
MAP, COMMUNITY NO. 225206, PANEL NO. 0430, SUFFIX "C",
985. (ZONE "C" IS AN AREA OF MINIMAL FLOODING).
INEL NO. LA-1701 DOES NOT AFFECT THIS PROPERTY.

OK : OLD ADDRESS : ROY ST. CAD NAME : REV-LOT-10-BERNARD-SUBD-PC-17-125
MAP SURVEY FILE : RL10-BER.TXT FOLDER : BERNARD SUBDIVISION



LEGEND:

- ⊙ INDICATES 3/4" IRON PIPE FOUND PREV.
- ⊙ INDICATES 1" IRON PIPE FOUND PREV.
- ⊙ INDICATES 5/8" IRON ROD SET PREV.
- ⊙ INDICATES 5/8" IRON ROD FOUND PREV.
- ⊙ INDICATES 2" IRON PIPE FOUND PREV.
- ⊙ INDICATES 1/2" IRON PIPE FOUND PREV.
- ⊙ EXISTING POWER POLE
- ⊙ EXISTING POWER POLE WITH LIGHT
- ⊙ EXISTING FIRE HYDRANT
- INDICATES DRAINAGE FLOW
- 3.5 INDICATES SPOT ELEVATION (N.A.V.D. 88'-2015 OPUS)

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

BY _____ FOR _____



MINOR SUBDIVISION
LAND USE: RESIDENTIAL
SURVEY OF PROPOSED LOTS 10-A & 10-B
BEING A REDIVISION OF LOT 10, BLOCK 1
OF BERNARD SUBDIVISION
LOCATED IN SECTION 4, T17S-R1E
TERREBONNE PARISH, LOUISIANA

MARCH 28, 2017
REVISED APRIL 12, 2017

SCALE: 1" = 40'
Keneth L. Rembert
KENETH L. REMBERT, SURVEYOR

635 SCHOOL ST., HOUMA, LA. 985-879-2700

N: 405520.880
E: 3465978.738

N: 405356.877
E: 3466055.622