

Houma-Terrebonne Regional Planning Commission

Robbie Liner.....	Chairman
Jan Rogers.....	Vice-Chairman
Rachael Ellender.....	Secretary/Treasurer
Ross Burgard.....	Member
Kyle Faulk.....	Member
Rev. Corion D. Gray.....	Member
Travion Smith.....	Member
Barry Soudelier.....	Member
Wayne Thibodeaux.....	Member

JANUARY 19, 2023, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A

I. CONVENE AS THE ZONING & LAND USE COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. APPROVAL OF MINUTES

1. Approval of Minutes of Zoning & Land Use Commission for the Regular Meeting of December 15, 2022

E. COMMUNICATIONS

F. NEW BUSINESS:

1. Preliminary Hearing:
Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) Lot 19, Block C, Mechanicville, 139A Banks Avenue; Wilfred Nells, applicant and call for a Public Hearing on Thursday, February 16, 2023 at 6:00 p.m. (*Council District 1 / City of Houma Fire*)

G. STAFF REPORT

1. Discussion and possible action regarding the Zoning Ordinance as it pertains to Home Occupations and dog grooming businesses

H. COMMISSION COMMENTS:

1. Zoning & Land Use Commissioners' Comments
2. Chairman Comments

I. PUBLIC COMMENTS

J. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. APPROVAL OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of December 15, 2022

E. APPROVE REMITTANCE OF PAYMENT FOR THE JANUARY 19, 2023 INVOICES AND THE TREASURER'S REPORT OF DECEMBER 2022

F. COMMUNICATIONS

G. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Survey of Tracts A & B, A Redivision of Lot 10-A-2, Former Property of the Estate of Joseph Paul Prejeant
Approval Requested: Process D, Minor Subdivision
Location: 3990 & 3996 Greatwood Street, Gray, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Michael R. & Karen Callaway
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Survey of Tracts "A" & "B," A Redivision of Property belonging to Marie Properties, L.L.C.
Approval Requested: Process D, Minor Subdivision
Location: 4038 Bayou Black Drive, Terrebonne Parish, LA
Government Districts: Council District 6 / Bayou Black Fire District
Developer: Doris M. Cox Abramson
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Tracts 39-E thru 78-E and Revised Tract 38, Addendum No. 2 to Boudreaux Canal Subdivision
Approval Requested: Process D, Minor Subdivision
Location: 6138 thru 6238 Highway 56, Terrebonne Parish, LA
Government Districts: Council District 8 / Little Caillou Fire District
Developer: A. St. Martin Co., Ltd.
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Variance Request: Variance from the 25' minimum lot frontage requirements (24.7.1.2.4)
d) Consider Approval of Said Application
4. a) Subdivision: Tracts "A," "B," & "C," A Redivision of Property belonging to All Rig, Inc.
Approval Requested: Process D, Minor Subdivision
Location: 1644 Coteau Road, Terrebonne Parish, LA
Government Districts: Council District 9 / Coteau Fire District
Developer: Poule D'eau Properties, LLC
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application

H. STAFF REPORT

I. ADMINISTRATIVE APPROVAL(S):

1. Survey & Redivision of Lot 1, Lot 3, and the Southernmost 40' of Lot 5 of Helliers's Addition to the Town of Houma into Lot 1A and Lot 3A; Section 7, T17S-R17E, Terrebonne Parish, LA (101 & 115 Garnet Street / Councilwoman Jessica Domangue, District 5)
2. Lot Line Adjustment between Lots 39A and Revised Tract 2B, Property belonging to Lois Fakier; Section 93, T21S-R18E, Terrebonne Parish, LA (7819 Waterfront Drive, Chauvin / Councilman Steve Trosclair, District 9)
3. Division of Lot 2 of Roseland Terrace Subdivision belonging to Antonio & Teresa Reymundo; Section 83, T15S-R16E, Terrebonne Parish, LA (204 Highway 24 / Councilman John Amedée, District 4)
4. Revised Tracts A & B, A Redivision of Tracts A & B belonging to Roy A. Mott, et ux; Section 85, T1S-R17E, Terrebonne Parish, LA (2411 Coteau Road / Councilman John Amedée, District 4)

J. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

K. COMMISSION COMMENTS:

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

L. PUBLIC COMMENTS

M. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
MEETING OF DECEMBER 15, 2022

- A. The Chairman, Mr. Robbie Liner, called the meeting of December 15, 2022 of the HTRPC to order at 6:00 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Rev. Corion Gray and the Pledge of Allegiance led by Mr. Kyle Faulk. *Due to an applicant running late, the Commission convened as the Regional Planning Commission before the Zoning & Land Use Commission portion of the meeting.*
- B. Upon Roll Call, present were: Mr. Kyle Faulk; Rev. Corion Gray; Mr. Robbie Liner, Chairman; Mr. Jan Rogers Vice-Chairman; Mr. Travion Smith; and Mr. Barry Soudelier. Absent at the time of Roll Call was: Mr. Ross Burgard; Ms. Rachael Ellender, Secretary/Treasurer; and Mr. Wayne Thibodeaux. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Derick Bercegeay, 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. *There were no conflicts to report.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Faulk moved, seconded by Mr. Rogers: “THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of November 17, 2022.”
- The Chairman called for a vote on the motion offered by Mr. Faulk. **THERE WAS RECORDED: YEAS:** Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, & Mr. Soudelier; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mr. Burgard, Ms. Ellender, & Mr. Thibodeaux. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. Mr. Rogers moved, seconded by Mr. Smith: “THAT the HTRPC remit payment for the December 15, 2022 invoices and approve the Treasurer’s Report of November 2022.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. **THERE WAS RECORDED: YEAS:** Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, & Mr. Soudelier; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mr. Burgard, Ms. Ellender, & Mr. Thibodeaux. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
1. Mr. Rogers moved, seconded by Mr. Smith: “THAT the HTRPC accept and approve the proposed 2023 Budget.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. **THERE WAS RECORDED: YEAS:** Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, & Mr. Soudelier; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mr. Burgard, Ms. Ellender, & Mr. Thibodeaux. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- F. **ANNUAL ORGANIZATIONAL MEETING:**
1. Mr. Rogers moved, seconded by Rev. Gray: “THAT the HTRPC accept and approve Martin & Pellegrin, CPAs, proposal to perform the Commission’s audit for three years (2022, 2023, & 2024) at a cost of \$3,000.00 per year.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. **THERE WAS RECORDED: YEAS:** Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, & Mr. Soudelier; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mr. Burgard, Ms. Ellender, & Mr. Thibodeaux. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
2. Election of Officers for 2023:
- a) Mr. Faulk nominated Mr. Robbie Liner for the position of Chairman; Mr. Jan Rogers for the position of Vice-Chairman, and Ms. Rachael Ellender for the position of Secretary/Treasurer.
- (1) Mr. Soudelier moved, seconded by Rev. Gray: “THAT the nominations for the positions of Chairman, Vice-Chairman, and Secretary/Treasurer be closed.”
- The Chairman called for a vote on the motion offered by Mr. Soudelier. **THERE WAS RECORDED: YEAS:** Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, & Mr. Soudelier; **NAYS:** None; **ABSTAINING:** Mr. Liner;

ABSENT: Mr. Burgard, Ms. Ellender, & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- (2) Mr. Rogers moved, seconded by Rev. Gray: “THAT Mr. Robbie Liner be elected as Chairman by acclamation, Mr. Jan Rogers be elected as Vice-Chairman by acclamation, and Ms. Rachel Ellender be elected as Secretary/Treasurer by acclamation.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, & Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Ms. Ellender, & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. COMMUNICATIONS: None.

H. OLD BUSINESS:

Mr. Faulk moved, seconded by Mr. Soudelier: “THAT the Old Business be removed from the table and be considered at this time.”

The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, & Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Ms. Ellender, & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

1. The Chairman called to order the Public Hearing for an application by Joann Kaack requesting approval for Process D, Minor Subdivision, for the Revised Parcel 3-A and Lot 55, A Redivision of Parcel 3-A belonging to Four Geaux Louisiana, LLC.

a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated the camp owner wished to purchase the property under his camp and was requesting a variance due to the small lot size which the Department of Health had also approved.

b) There was no one from the public to speak on the matter.

c) Mr. Faulk moved, seconded by Mr. Rogers: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, & Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Ms. Ellender, & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the variance and subdivision.

e) Mr. Rogers moved, seconded by Rev. Gray: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Revised Parcel 3-A and Lot 55, A Redivision of Parcel 3-A belonging to Four Geaux Louisiana, LLC with a variance from the minimum lot size requirement of 60’ frontage and 12,000 square footage for Lot 55.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, & Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Ms. Ellender, & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

I. APPLICATIONS / NEW BUSINESS:

1. The Chairman called to order the Public Hearing for an application by Aswell P. & Marie Domangue requesting approval for Process D, Minor Subdivision, for Lots 7-A & 7-B, Redivision of Lot 7 of Aragon Estates Subdivision, Addendum No. 2, belonging to Aswell P. Domangue, et ux.

a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated the owner wished to divide the property for his two daughters, and that there was a Department of Health issue to be resolved.

b) There was no one from the public to speak on the matter.

c) Rev. Gray moved, seconded by Mr. Rogers: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Rev. Gray. THERE WAS RECORDED: YEAS: Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, & Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Ms. Ellender, & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon municipal addresses being depicted on the plat and the submittal of all utility service availability letters including LA Department of Health.
- e) Mr. Faulk moved, seconded by Mr. Rogers: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots 7-A & 7-B, Redivision of Lot 7 of Aragon Estates Subdivision, Addendum No. 2, belonging to Aswell P. Domangue, et ux conditioned upon municipal addresses being depicted on the plat and the submittal of all utility service availability letters including LA Department of Health.”

The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, & Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Ms. Ellender, & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 2. The Chairman called to order the Public Hearing for an application by Auto Spa Properties, LLC requesting approval for Process D, Minor Subdivision, for Tracts D-2-A & D-2-B, A Redivision of Parcel “D-2,” Property belonging to Auto Spa Properties, LLC.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He requested conditional approval provided upon an approval letter from the Department of Health.
- b) There was no one from the public to speak on the matter.
- c) Rev. Gray moved, seconded by Mr. Rogers: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Rev. Gray. THERE WAS RECORDED: YEAS: Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, & Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Ms. Ellender, & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon the submittal of all utility service availability letters including LA Department of Health.
- e) Mr. Soudelier moved, seconded by Rev. Gray: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts D-2-A & D-2-B, A Redivision of Parcel “D-2,” Property belonging to Auto Spa Properties, LLC conditioned upon the submittal of all utility service availability letters including LA Department of Health.”

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, & Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Ms. Ellender, & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 3. The Chairman called to order the Public Hearing for an application by Nancy Naquin requesting approval for Process D, Minor Subdivision, for the Redivision of Property belonging to Nancy Bergeron Naquin (Tracts “A” & “B”).

- a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., discussed the location and division of property. She stated the son planned to build a home on Tract B.
- b) There was no one from the public to speak on the matter.
- c) Mr. Rogers moved, seconded by Mr. Faulk: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, &

Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Ms. Ellender, & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the fire hydrant distance variance since it was within the 10% tolerance and conditional approval of the redivision provided upon the submittal of all utility service availability letters, municipal address for Tract B being depicted on the plat, the location and description of at least one permanent type benchmark be depicted on the plat, and the mobile home on Tract B be removed.
- e) Mr. Faulk moved, seconded by Mr. Rogers: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Redivision of Property belonging to Nancy Bergeron Naquin (Tracts "A" & "B") with a variance granted from the residential fire hydrant requirements for Tract A to be 267.4' in lieu of the required 250' (within 10% allowance) and conditioned upon the submittal of all utility service availability letters, municipal address for Tract B being depicted on the plat, the location and description of at least one permanent type benchmark be depicted on the plat, and the mobile home on Tract B be removed."

The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, & Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Ms. Ellender, & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

J. STAFF REPORT: None.

K. ADMINISTRATIVE APPROVAL(S):

Mr. Faulk moved, seconded by Mr. Rogers: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-6."

1. Revised Tracts A-2-A & A-2-B, A Redivision of Revised Tract A-2-A & Tract A-2-B belonging to Perry J. Prestenbach, et al; Section 56, T16S-R17E, Terrebonne Parish, LA (*Bayou Gardens Boulevard Extension / Councilman John Amedée, District 4*)
2. Revised Lots 2 & 3, Block 2, Addendum No. 1 to Cadiere Park Heights, A Redivision of Property belonging to Ryan E. Hawthorne, et al; Section 4, T17S-R17E, Terrebonne Parish, LA (*203 & 207 Louis Drive / Councilwoman Jessica Domangue, District 5*)
3. Revised Tracts 1 & 2 and Revised Lot 9 of Block 33, Crescent Park Addition to the City of Houma, Property belonging to Boxer Rentals, LLC; Section 102, T17S-R17E, Terrebonne Parish, LA (*1221 & 1223 Baratavia Avenue and 1300 A, B, C Lafayette Street / Councilman Carl Harding, District 2*)
4. Redivision of Lots 3 & 4, Block 1 of Wildwood Heights Subdivision; Section 105, T17S-R17E, Terrebonne Parish, LA (*113 & 115 Jane Avenue / Councilman Dirk Guidry, District 8*)
5. Revised Lots 5 & 7, A Redivision of Lots 5, 6, & 7 of Block 2 of Edward Daigle Subdivision; Section 9, T16S-R17E, Terrebonne Parish, LA (*Fannie Street & West Main Street / Councilman Gerald Michel, District 3*)
6. Revised Tract 6 & Tract 6-D, A Redivision of Property belonging to Millicent B. Bourgeois, et al; Section 73, T16S-R15E and Section 82, T16S-R14E, Terrebonne Parish, LA (*5765 Bayou Black Drive / Councilman Carl Harding, District 2*)

The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, & Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Ms. Ellender, & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

L. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:
 - a) Mr. Pulaski stated he met with the consultants regarding the review and updates to the Subdivision Regulations and hoped to have a meeting in January in order to have something prepared to present to the Commission.

M. COMMISSION COMMENTS:

1. Planning Commissioners' Comments: None.
2. Chairman's Comments:

- a) The Chairman inquired about any updates regarding the Steering Committee for the Comprehensive Master Plan Update. Mr. Pulaski stated they have not picked a consultant as of yet.

N. PUBLIC COMMENTS: None.

- O. Mr. Rogers moved, seconded Mr. Soudelier: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 6:24 p.m."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, & Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Limer; ABSENT: Mr. Burgard, Ms. Ellender, & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.



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

ROBBIE LINER
Chairman
JAN ROGERS
Vice Chairman
RACHAEL ELLENDER
Secretary / Treasurer
ROSS BURGARD
KYLE FAULK
REV. CORION D. GRAY
TRAVION SMITH
BARRY SOUDELIER
WAYNE THIBODEAUX



CHRISTOPHER M. PULASKI, PLA
Director
BECKY M. BECNEL
Minute Clerk
DERICK BERCEGEAY
Legal Advisor
Terrebonne Parish
Consolidated Government
Planning & Zoning Department
www.tpcg.org/planning
Post Office Box 1446
Houma, Louisiana 70361-1446
Phone (985) 873-6793
htrpcinfo@tpcg.org

DECEMBER, 2022

HOUMA TERREBONNE REGIONAL PLANNING COMMISSION

BALANCE BROUGHT FORWARD 67,034.66

EXPENDITURES:

HOUMA-TERR PLANNING COMM. MEMBERS (Per Diems 12/15/2022)	277.02
THE COURIER (Publications)	2,424.60
TPCG (Postage)	172.62
IRS (4th Quarter - Taxes)	
CHASE BANK (Service Fees)	30.00

TOTAL EXPENDITURES	2,904.24
SUBTOTAL	64,130.42
ACCOUNTS RECEIVABLE	1,279.20
ENDING BALANCE	<u>65,409.62</u>

Chase Bank - Savings Account	61,410.69
Chase One Bank - Checking Account	<u>3,998.93</u>
TOTAL	<u><u>65,409.62</u></u>

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
2021 - DECEMBER TREASURER'S REPORT
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ACCOUNTS RECEIVABLE:

Interest on Money Market Account	2.48
Interest on Checking Account	0.06
HRI Communities, LLC	50.00
Keneth L. Rembert Land Surveyors	148.46
Keneth L. Rembert Land Surveyors	171.92
Charles L. McDonald Land Surveyors	31.28
Charles L. McDonald Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Kimball Investments, LLC	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
	<u>\$ 1,279.20</u>

Approved by: _____

HOUMA TERREBONNE REGIONAL PLANNING COMMISSION
P. O. BOX 1446
HOUMA, LA. 70361

Outstanding invoices and disbursements

OPERATING ACCOUNT

Date	Invoice Number	Vendor	Description	Amount
1/19/2023		Wayne Thibodeaux	Per Diem	46.17
1/19/2023		Rachael Ellender	Per Diem	46.17
1/19/2023		Kyle D. Faulk	Per Diem	46.17
1/19/2023		Robbie R. Liner	Per Diem	46.17
1/19/2023		Barry Soudelier	Per Diem	46.17
1/19/2023		Jan J. Rogers	Per Diem	46.17
1/19/2023		Ross Burgard	Per Diem	46.17
1/19/2023		Corion D. Gray	Per Diem	46.17
1/19/2023		Travion Smith	Per Diem	46.17
1/19/2023		The Courier	Advertising	1,093.95
1/19/2023		TPCG	Postage	181.10
1/19/2023	Already Paid	Ledet Insurance		500.00
TOTAL OPERATING EXPENDITURES				<u><u>2,190.58</u></u>

Date	Invoice	Vendor	Description	Amount
1/19/2023		H-T Reg. Plan Comm	Transfer	

1/19/2023
Date

Approved by: _____ Title

1/19/2023
Date

Approved by: Skyla Calypso Accountant
Title

RPC / E

Receipts January 1st through January 31st, 2023

Wilfred Nells	25.00
Keneth L. Rembert Land Surveyors	140.64
Keneth L. Rembert Land Surveyors	132.82
Keneth L. Rembert Land Surveyors	367.42
Keneth L. Rembert Land Surveyors	140.64
David Waitz Engineering & Surveying, Inc.	125.00
Delta Coast Consultants, LLC	125.00
Donald J. Daigle	125.00
Keneth L. Rembert Land Surveyors	125.00

1,306.52

Chase Bank Money Market Account Balance \$61,410.69

Chase Bank Checking Account Balance \$3,998.93

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@tpcg.org

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

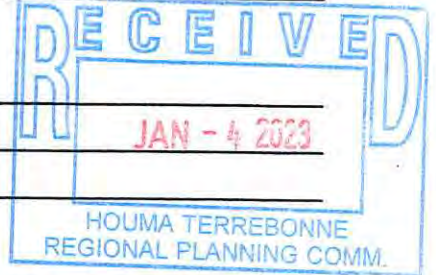
Variance(s) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

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

1. Name of Subdivision: TRACTS A & B, A REDIVISION OF LOT 10-A-2, FORMER PROPERTY OF THE ESTATE OF JOSEPH PAUL PREJEANT
2. Developer's Name & Address: KAREN CALLAWAY, 3996 GREATWOOD ST., GRAY, LA, 70359
MICHAEL R. CALLAWAY 3996 GREATWOOD ST., GRAY, LA 70359
Owner's Name & Address: JOAN GASTON DIXSON, 3990 GREATWOOD ST., GRAY, LA 70359
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: 3990 & 3996 GREATWOOD STREET, GRAY, LA 70359
5. Location by Section, Township, Range: SECTION 6, T16S-R17E
6. Purpose of Development: DIVIDE COMMONLY HELD PROPERTY
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. Planned Unit Development: Y N
11. Date and Scale of Map: 12/20/22 SCALE: 1"=40'
12. Council District / Fire Tax Area: 2 Harding / Schriever Fire
13. Number of Lots: 2
14. Filing Fees: \$ 311.64



CERTIFICATION:

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

12/27/22
Date

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or 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.

KAREN CALLAWAY
Print Name of Signature

x [Signature]
Signature

12/19/22

23
PC22/ 1 - 1 - 1

RPC / G.1

Revised 11/3/2021

LOT 4
REALTREE
PROPERTIES, L.L.C.

LOT 5
TROY D.
CHAMPAGNE et ux

LOT 6
REALTREE
PROPERTIES, L.L.C.

LOT 7
REALTREE
PROPERTIES, L.L.C.

LOT 8
REALTREE
PROPERTIES, L.L.C.

LOT 9
VICTOR DIAZ et ux

BLOCK 1

GREATWOOD STREET

JOSEPH E. WOODARD
LOT 8-A-2

MICHAEL R. CALLAWAY ET AL
TRACT A
(2.748 ACRES)

MICHAEL R. CALLAWAY ET AL
TRACT B
(1.298 ACRES)

BENCHMARK
TOP OF
FIRE HYDRANT
ELEV. = 11.52'
(N.A.V.D. '88-C4G)

MICHAEL J. DUPLANTIS, L.L.C.

"MINOR SUBDIVISION"
LAND USE: RESIDENTIAL
DEVELOPER: MICHAEL R. CALLAWAY

SURVEY OF TRACTS A & B
A REDIVISION OF LOT 10-A-2
FORMER PROPERTY OF THE ESTATE
OF JOSEPH PAUL PREJEANT
SECTION 6, T16S-R17E,
TERREBONNE PARISH, LOUISIANA

DECEMBER 20, 2022

SCALE: 1" = 40'

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



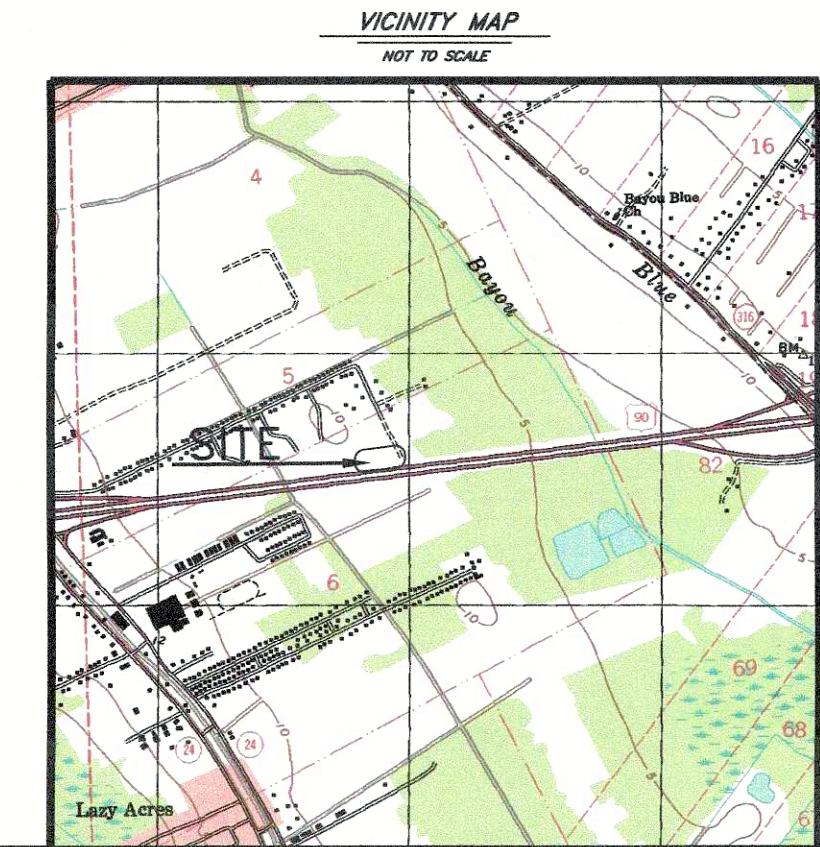
RPC / G.1



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

REVISED COMMON P/L BETWEEN TRACTS A AND B JANUARY 17, 2023

- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - INDICATES 5/8" IRON ROD FOUND
 - INDICATES SERVICE POLE
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - EXISTING METER POLE
 - EXISTING FIRE HYDRANT
 - INDICATES SPOT ELEVATION (BASED ON NAD '88, C4G)
 - INDICATES MUNICIPAL ADDRESS
 - INDICATES DRAINAGE FLOW
 - INDICATES OVERHEAD POWERLINES



INDIVIDUAL TREATMENT PLANT TO BE USED.
COMMUNITY SEWERAGE IS NOT AVAILABLE.

THIS PROPERTY DRAINS TO THE REAR AND ROADSIDE DITCHES WHICH ARE MAINTAINED BY THE PARISH OF TERREBONNE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THESE TRACTS ARE LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0410, SUFFIX "C", DATED MAY 1, 1985, INDEXED APRIL 2, 1992. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. FEB. 23, 2006 ADVISORY PANEL NO. LA-T101 PLACES ALL OF THIS PROPERTY OUTSIDE THE LIMITS OF THE ABFE.

THE 2021 PRELIMINARY FIRM COMMUNITY NO. 22109C, PANEL NO. 0085 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "X" WITH NO REQUIREMENT.

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 630343 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENNETH L. REMBERT SURVEYORS.

BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM SOUTH ZONE.

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

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

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@htrpc.org

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) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

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

1. Name of Subdivision: TRACTS "A" & "B", A REDIVISION OF PROPERTY BELONGING TO MARIE PROPERTIES, L.L.C.
2. Developer's Name & Address: DORIS M. COX ABRAMSON 4205 BAYOU BLACK DR HOUMA, LA 70360
- Owner's Name & Address: MARIE PROPERTIES, L.L.C. 4205 BAYOU BLACK DR HOUMA, LA 70360
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: 4038 BAYOU BLACK DR
5. Location by Section, Township, Range: SECTION 54, T17S-R16E
6. Purpose of Development: RECONFIGURE LOT LINES
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. Planned Unit Development: Y N
11. Date and Scale of Map:
DATE: 12/7/22 SCALE: 1"=40'
12. Council District / Fire Tax Area:
6 Guidry / Bayou Black Fire
13. Number of Lots: 2
14. Filing Fees: \$132.82

CERTIFICATION:

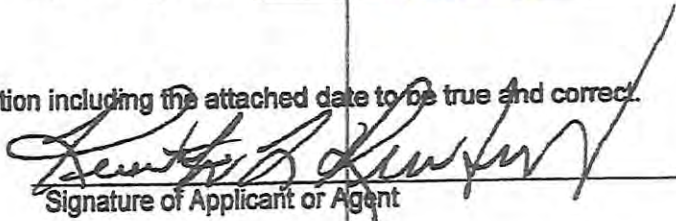
I, KENETH L. REMBERT, certify this application including the attached data to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

12/19/22

Date


Signature of Applicant or Agent

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or 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.

MARIE PROPERTIES, LLC

by: Doris M. Cox Abramson
Print Name of Signature


Signature Power of Attorney

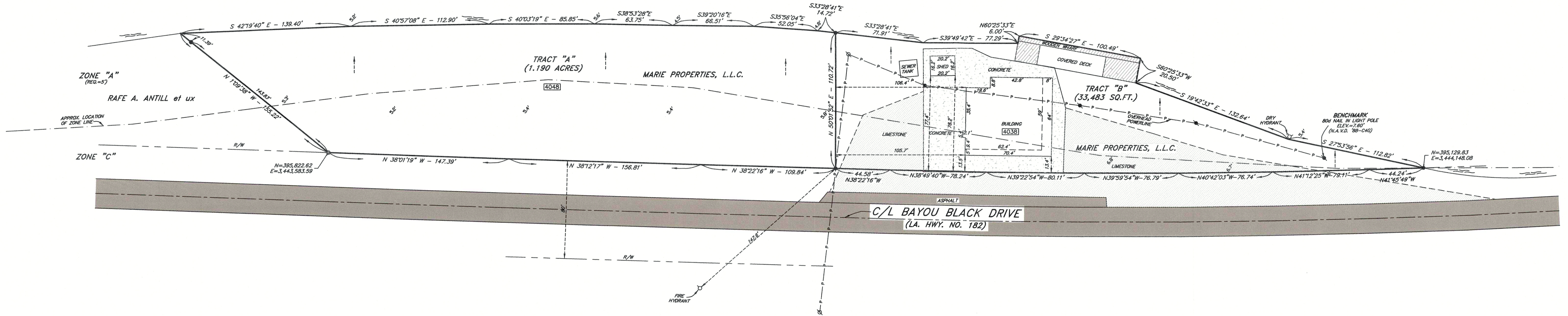
RPC / G.2

Revised 11/3/2021

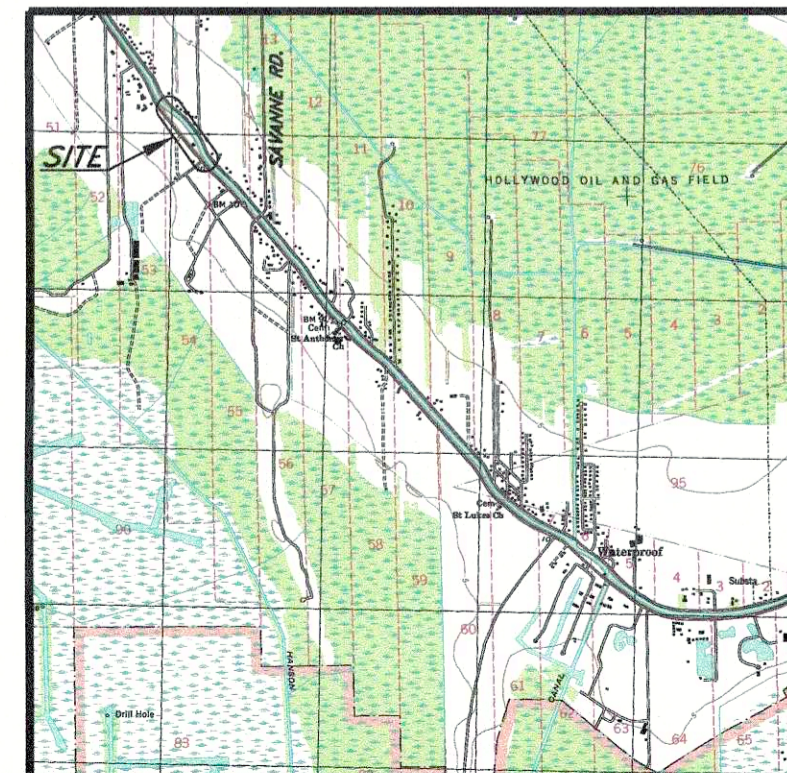
DATE

23
PC22/ 1 - 2 - 2

BIG BAYOU BLACK



VICINITY MAP
NOT TO SCALE



INDIVIDUAL TREATMENT PLANT TO BE USED.
COMMUNITY SEWERAGE IS NOT AVAILABLE.

THIS PROPERTY DRAINS TO BIG BAYOU BLACK IN THE REAR WHICH IS MAINTAINED BY THE PARISH OF TERREBONNE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THESE TRACTS ARE LOCATED IN ZONES "A" & "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0440, SUFFIX "C", DATED MAY 1, 1985, INDEXED APRIL 2, 1992. (ZONE "A" HAS A BASE FLOOD ELEVATION OF 5'). F.E.M.A., FEB. 23, 2006 ADVISORY PANEL NO. LA-Q99 PLACES ALL OF THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'.
THE 2021 PRELIMINARY FIRM COMMUNITY NO. 22109C, PANEL NO. 0250 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "AE" A BASE FLOOD ELEVATION OF 8'.

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 1125532 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.

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.

"MINOR SUBDIVISION"
LAND USE: COMMERCIAL
DEVELOPER: DORIS M. COX ABRAMSON

SURVEY OF TRACTS "A" & "B"
A REDIVISION OF PROPERTY
BELONGING TO
MARIE PROPERTIES, L.L.C.
IN SECTION 54, T17S-R16E,
TERREBONNE PARISH, LOUISIANA

DECEMBER 7, 2022 SCALE: 1" = 40'

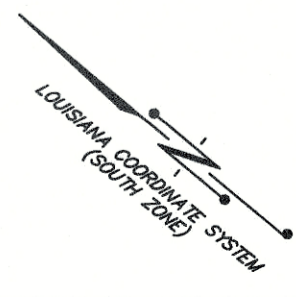
RPC / G.2



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

REVISED JANUARY 6, 2023 TO ADD ADDRESSES.

- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - INDICATES 1/2" IRON PIPE FOUND
 - INDICATES 1" IRON PIPE FOUND
 - ⊕ EXISTING LIGHT POLE
 - ⊕ EXISTING POWER POLE WITH LIGHT
 - ⊕ INDICATES SPOT ELEVATION (N.A.V.D. '88 - C40)
 - ⊕ INDICATES DRAINAGE FLOW
 - ⊕ INDICATES MUNICIPAL ADDRESS
 - ⊕ EXISTING FIRE HYDRANT



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



Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
 Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@tpcg.org

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- | | |
|---|--|
| A. <input type="checkbox"/> Raw Land | B. <input type="checkbox"/> Mobile Home Park |
| <input type="checkbox"/> Re-Subdivision | <input type="checkbox"/> Residential Building Park |
| C. <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Conceptual/Preliminary |
| <input type="checkbox"/> Conceptual | <input type="checkbox"/> Engineering |
| <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Engineering | D. <input checked="" type="checkbox"/> Minor Subdivision |
| <input type="checkbox"/> Final | |

Variance(s) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

✓ FROM 25' MIN LOT FRONTAGE REQ (24.7.1.2.4) AS THESE ARE PROPOSED LOT EXTENSIONS & MAY ONLY BE SOLD TO ADJACENT LOTS.

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

- Name of Subdivision: TRACTS 39-E THRU 78-E AND REVISED TRACT 38, ADDENDUM NO. 2 TO BOUDREAUX CANAL SUBDIVISION
- Developer's Name & Address: A. ST. MARTIN CO., LTD., P.O. BOX 550, HOUMA, LA 70361
 Owner's Name & Address: A. ST. MARTIN CO., LTD., P.O. BOX 550, HOUMA, LA 70361
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

- Physical Address: 6138 THRU 6238 HIGHWAY 56
- Location by Section, Township, Range: SECTIONS 25, 26, 93 & 94, T19S-R18E
- Purpose of Development: CURRENT OWNERS TO ACQUIRE REAR PROPERTY
- Land Use:

<input checked="" type="checkbox"/> Single-Family Residential
<input type="checkbox"/> Multi-Family Residential
<input type="checkbox"/> Commercial
<input type="checkbox"/> Industrial
- Sewerage Type:

<input type="checkbox"/> Community
<input checked="" type="checkbox"/> Individual Treatment
<input type="checkbox"/> Package Plant
<input type="checkbox"/> Other
- Drainage:

<input type="checkbox"/> Curb & Gutter
<input checked="" type="checkbox"/> Roadside Open Ditches
<input checked="" type="checkbox"/> Rear Lot Open Ditches
<input checked="" type="checkbox"/> Other
- Planned Unit Development: Y N
- Date and Scale of Map: DATE: 12/27/22 SCALE: 1"=100'
- Council District / Fire Tax Area: 8 Guidry / Little Caillou Fire
- Number of Lots: 42
- Filing Fees: \$367.42



CERTIFICATION:

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

KENETH L. REMBERT
 Print Applicant or Agent

[Signature]
 Signature of Applicant or Agent

12/28/22
 Date

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or 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.

A. ST. MARTIN CO. LTD.
 by: Claudia Brand
 Print Name of Signature

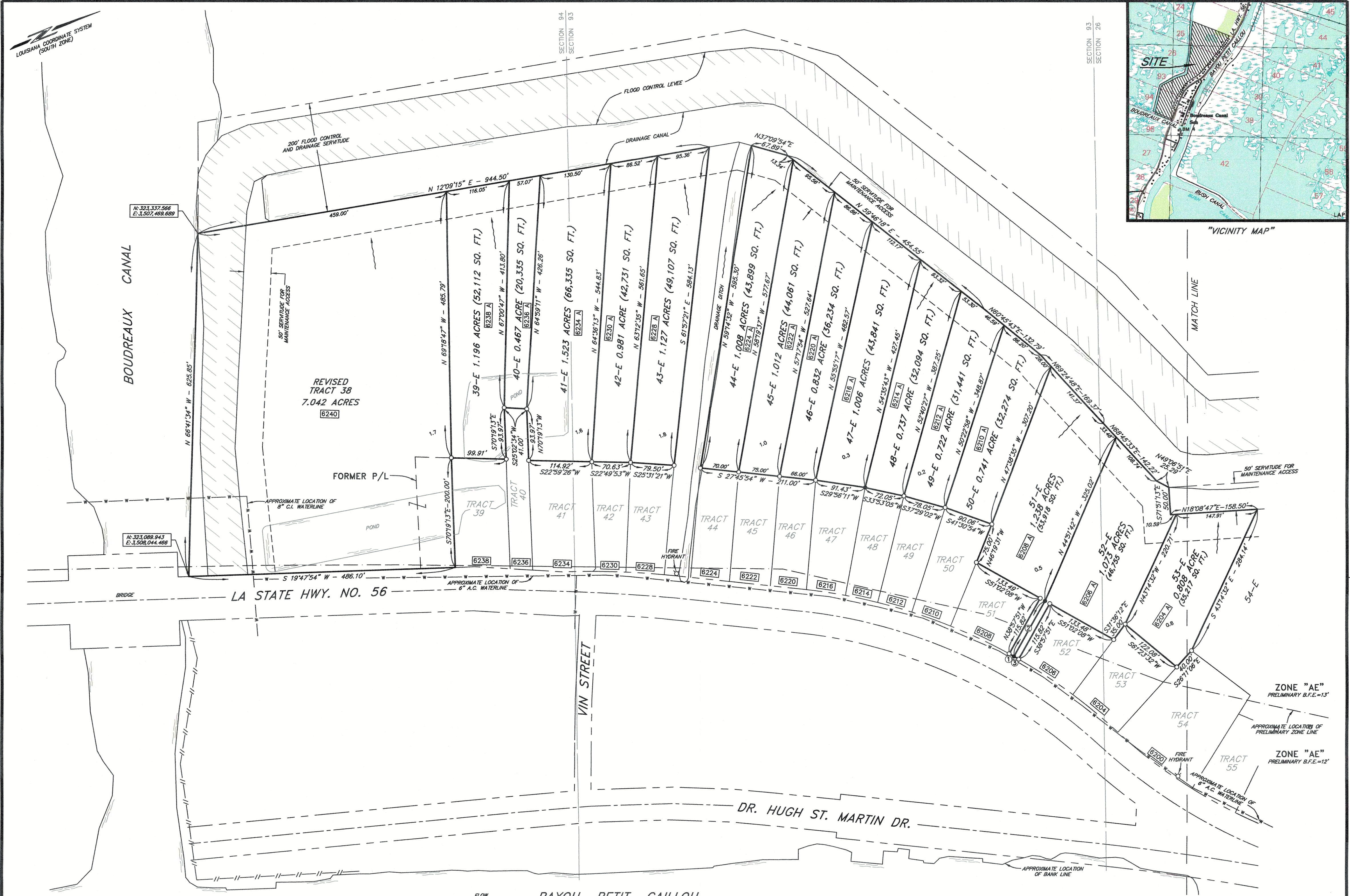
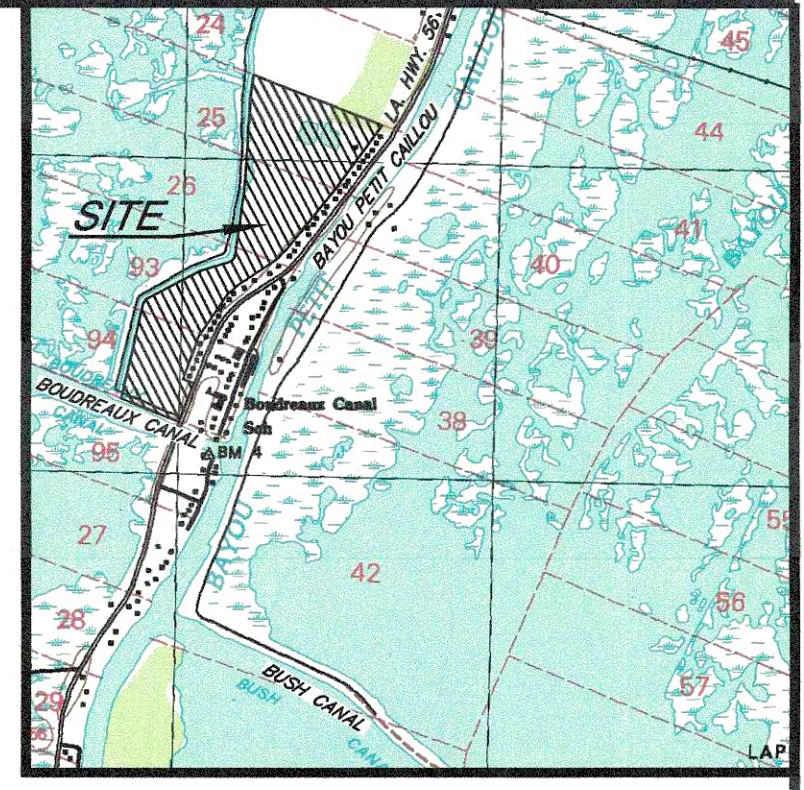
Claudia Brand
 Signature

12/28/22
 Date

23
 PC22/ 1 - 3 - 3

RPC / G.3

LOUISIANA COORDINATE SYSTEM (SOUTH ZONE)



SEWER SYSTEM:
INDIVIDUAL TREATMENT PLANT TO BE USED IN THIS AREA. COMMUNITY SEWERAGE IS NOT AVAILABLE.

DRAINAGE NOTE:
THIS PROPERTY DRAINS TO THE DRAINAGE CANAL AT THE REAR WHICH IS MAINTAINED BY THE STATE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

REFERENCE MAP:
MAP PREPARED BY KENETH L. REMBERT, PLS. ENTITLED "SURVEY OF PROPERTY BELONGING TO A. ST. MARTIN CO., LTD. IN SECTIONS 24 THRU 27, 93, 94, & 95, T19S - R18E, TERREBONNE PARISH, LOUISIANA" DATED DECEMBER 30, 2002, REVISED JANUARY 10, 2003.

BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

FLOOD INFORMATION:
THIS TRACTS ARE LOCATED IN ZONE "A15" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0145, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A15" HAS A BASE FLOOD REQUIREMENT OF 12'). (FIRM INDEX DATE APRIL 2, 1992). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-K106 PLACES THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD REQUIREMENT OF 13'. THE 2021 PRELIMINARY DFIRM COMMUNITY NO. 22109C, PANEL NO. 0475 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "AE" AND HAS A B.F.E. REQUIREMENTS OF 12' & 13'. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE B.F.E. REQUIREMENTS PRIOR TO CONSTRUCTION.

THIS OFFICE WAS NOT FURNISHED WITH AN ABSTRACT OF THE PROPERTY THEREFORE THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE PROPERTY SURVEYED.

NOTE:
TRACTS 39-E THRU 78-E ARE TO BE ATTACHED TO THE ADJACENT TRACTS ONLY. TRACTS 38 THRU 78 WERE APPROVED BY THE TERREBONNE PARISH PLANNING COMMISSION IN 2003.

LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES 5/8" IRON ROD FOUND
- EXISTING FIRE HYDRANT
- INDICATES SPOT ELEVATION
- INDICATES MUNICIPAL ADDRESS
- INDICATES DRAINAGE FLOW

BEARING	DIST.
1 ARC=10.00°-RAD.=994.93' CH.=S50°44'51"W-10.00'	
2 N 38°57'51" W 115.77'	
3 ARC=10.00°-RAD.=994.93' CH.=S51°19'25"W-10.00'	

ALL SURVEY CONTROL IS US FEET, ESTABLISHED BY GPS OBSERVATIONS AND POST PROCESSED WITH NGS C4G USING GEOID 18. THE VERTICAL DATUM IS NAVD '88 AND THE HORIZONTAL DATUM IS NAD 83, LOUISIANA SOUTH ZONE 1702.

THESE TRACTS WERE PREPARED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE REAR PROPERTY LINES ARE NOT YET MARKED.

Surveyor's Signature: *Keneth L. Rembert*

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

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

Registration Number: **331**

DATE	BY	DESCRIPTION
		REVISIONS

RPC / G.3

41 - TRACTS



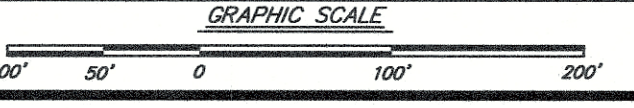
APPROVED AND ACCEPTED THIS DATE
BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION

"MINOR SUBDIVISION"
LAND USE: LOT EXTENSIONS
DEVELOPER: A. ST. MARTIN CO., LTD.

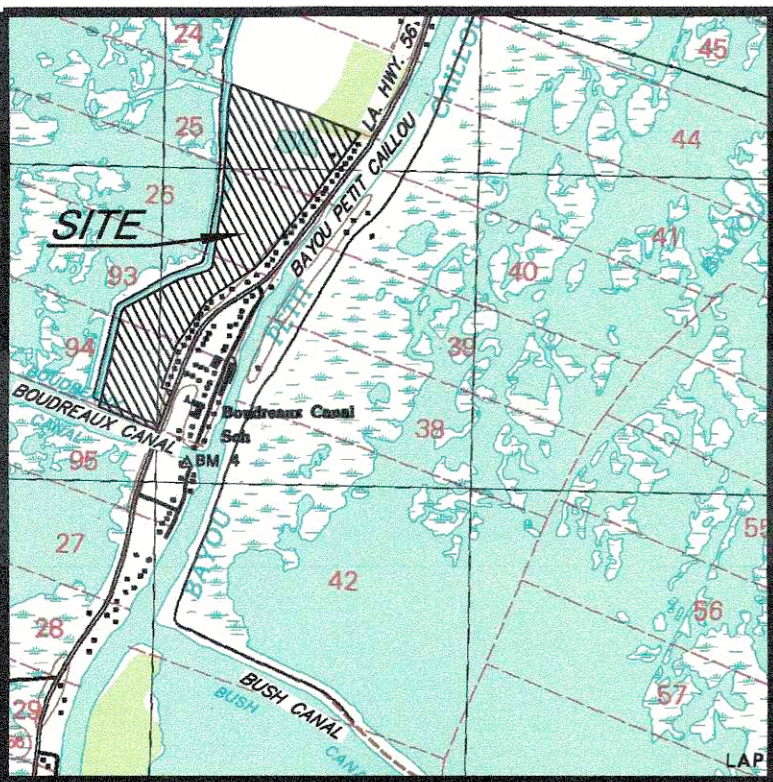
PLAT SHOWING TRACTS 39-E THRU 78-E AND REVISED TRACT 38, ADDENDUM NO. 2 TO BOUDREAUX CANAL SUBDIVISION SECTIONS 25, 26, 93 & 94 T19S - R18E TERREBONNE PARISH, LOUISIANA

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

DRAWN: B.M.
CHK'D: K.L.R.



SCALE: 1" = 100'
DATE: 27 DEC 22

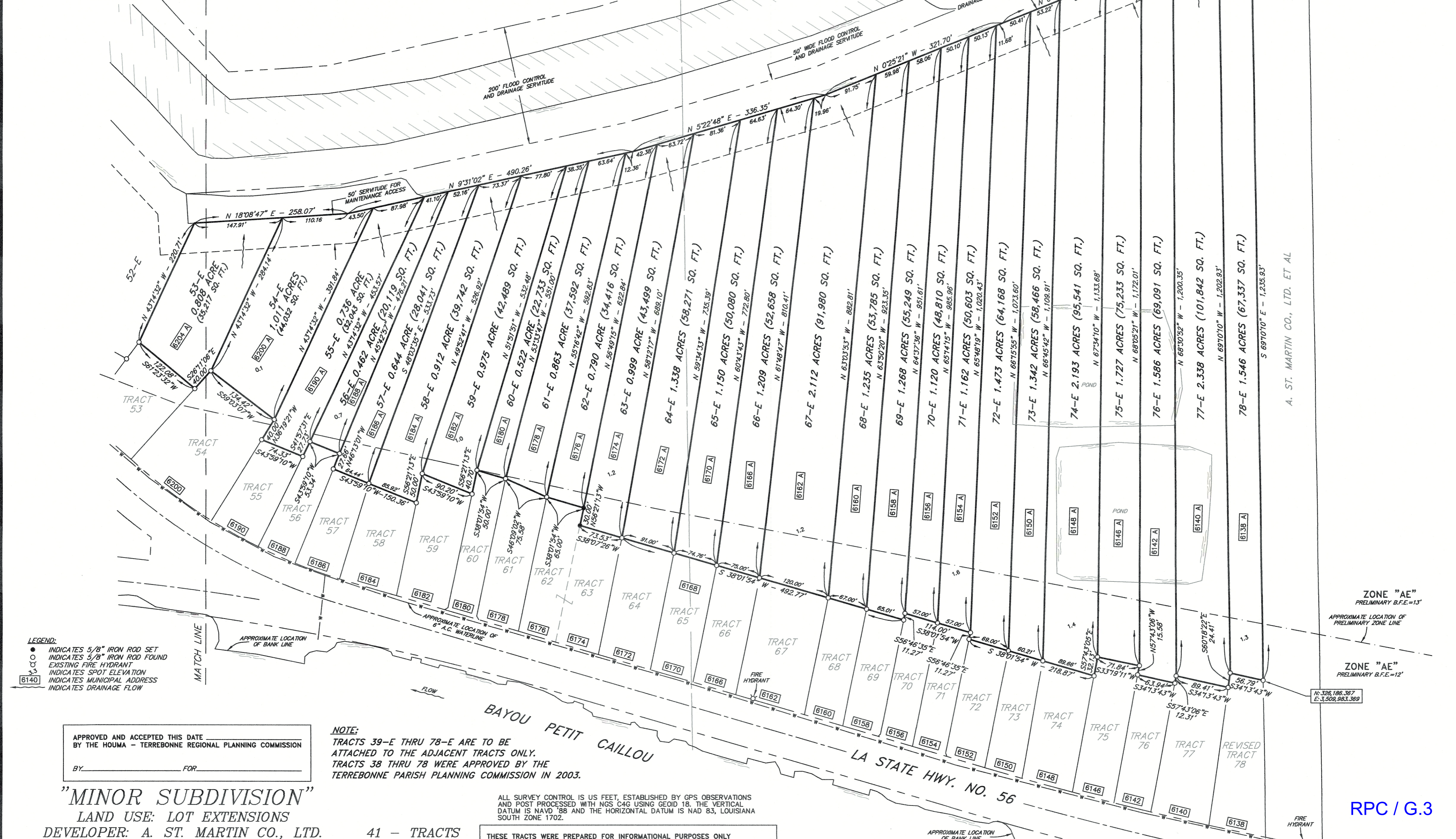


LOUISIANA COORDINATE SYSTEM (SOUTH ZONE)

SECTION 26
SECTION 25

SECTION 25
SECTION 24

"VICINITY MAP"



- LEGEND:**
- INDICATES 5/8" IRON ROD SET
 - INDICATES 5/8" IRON ROD FOUND
 - ⊕ EXISTING FIRE HYDRANT
 - ⊙ INDICATES SPOT ELEVATION
 - INDICATES MUNICIPAL ADDRESS
 - INDICATES DRAINAGE FLOW

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

NOTE:
TRACTS 39-E THRU 78-E ARE TO BE ATTACHED TO THE ADJACENT TRACTS ONLY.
TRACTS 38 THRU 78 WERE APPROVED BY THE TERREBONNE PARISH PLANNING COMMISSION IN 2003.

"MINOR SUBDIVISION"
LAND USE: LOT EXTENSIONS
DEVELOPER: A. ST. MARTIN CO., LTD.

41 - TRACTS

ALL SURVEY CONTROL IS US FEET, ESTABLISHED BY GPS OBSERVATIONS AND POST PROCESSED WITH NGS C4G USING GEOID 18. THE VERTICAL DATUM IS NAVD '88 AND THE HORIZONTAL DATUM IS NAD 83, LOUISIANA SOUTH ZONE 1702.

THESE TRACTS WERE PREPARED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE REAR PROPERTY LINES ARE NOT YET MARKED.

Surveyor's Signature: *Keneth L. Rembert*
Surveyor's Name: **KENETH L. REMBERT, PROFESSIONAL LAND SURVEYOR**
Firm: **KENETH L. REMBERT LAND SURVEYORS**
Registration Number: **331**

REFERENCE MAP:
MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "SURVEY OF PROPERTY BELONGING TO A. ST. MARTIN CO., LTD. IN SECTIONS 24 THRU 27, 93, 94, & 95, T19S-R18E, TERREBONNE PARISH, LOUISIANA" DATED DECEMBER 30, 2002, REVISED JANUARY 10, 2003. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

FLOOD INFORMATION:
THIS TRACTS ARE LOCATED IN ZONE "A15" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0145, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A15" HAS A BASE FLOOD REQUIREMENT OF 12'). (FIRM INDEX DATE APRIL 2, 1992). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-K106 PLACES THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD REQUIREMENT OF 13'. THE 2021 PRELIMINARY DFRM COMMUNITY NO. 221090, PANEL NO. 0475 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "AE" AND HAS A B.F.E. REQUIREMENTS OF 12' & 13'. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

SEWER SYSTEM:
INDIVIDUAL TREATMENT PLANT TO BE USED IN THIS AREA. COMMUNITY SEWERAGE IS NOT AVAILABLE.

DRAINAGE NOTE:
THIS PROPERTY DRAINS TO THE DRAINAGE CANAL AT THE REAR WHICH IS MAINTAINED BY THE STATE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THIS OFFICE WAS NOT FURNISHED WITH AN ABSTRACT OF THE PROPERTY THEREFORE THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE PROPERTY SURVEYED.



DATE	BY	DESCRIPTION
REVISIONS		

JOB NO.: 583 FIELD BOOK: 462 ADDRESS: HWY 56 CAD NAME: A-ST-MARTIN-BOUDREAUX-CANAL-LOT-EXTENSIONS-PC-22-583
DRAWN BY: BM PAGES: 35-37 SURVEY FILE: "B3ST-MAR" FOLDER: BOUDREAUX CANAL SUBD CRD: A-ST-MARTIN - LINE MARKING - BOUDREAUX CANAL SUBD

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@tpecg.org

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- | | |
|---|--|
| A. <input type="checkbox"/> Raw Land | B. <input type="checkbox"/> Mobile Home Park |
| <input type="checkbox"/> Re-Subdivision | <input type="checkbox"/> Residential Building Park |
| C. <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Conceptual/Preliminary |
| <input type="checkbox"/> Conceptual | <input type="checkbox"/> Engineering |
| <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Engineering | D. <input checked="" type="checkbox"/> Minor Subdivision |
| <input type="checkbox"/> Final | |

Variance(s) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

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

1. Name of Subdivision: TRACTS "A", "B" & "C", A REDIVISION OF PROPERTY BELONGING TO ALLRIG, L.L.C.
2. Developer's Name & Address: POULE D'EAU PROPERTIES, L.L.C. P.O. BOX 2617 HOUMA, LA 70361
- Owner's Name & Address: ALLRIG, LLC P.O. BOX 9129 HOUMA, LA 70360
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

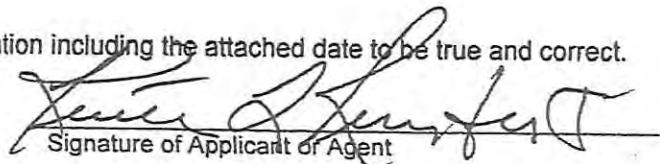
4. Physical Address: 1644 COTEAU RD
5. Location by Section, Township, Range: SECTION 26, T17S-R17E
6. Purpose of Development: RECONFIGURE LOT LINES
7. Land Use:
- | | |
|--|--|
| <input type="checkbox"/> Single-Family Residential | 8. Sewerage Type: |
| <input type="checkbox"/> Multi-Family Residential | <input type="checkbox"/> Community |
| <input checked="" type="checkbox"/> Commercial | <input checked="" type="checkbox"/> Individual Treatment |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Package Plant |
| | <input type="checkbox"/> Other |
9. Drainage:
- | | |
|---|--|
| <input type="checkbox"/> Curb & Gutter | 10. Planned Unit Development: Y <input type="checkbox"/> N <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> Roadside Open Ditches | 11. Date and Scale of Map: |
| <input type="checkbox"/> Rear Lot Open Ditches | <u>DATE: 12/12/22 SCALE: 1"=100'</u> |
| <input type="checkbox"/> Other | 12. Council District / Fire Tax Area: |
13. Number of Lots: 3
14. Filing Fees: 9 Trosclair / Coteau Fire \$ 311.64

CERTIFICATION:

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

KENETH L. REMBERT
Print Applicant or Agent

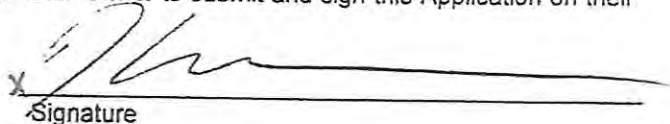
12/19/22
Date


Signature of Applicant or Agent

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or 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.

POULE D'EAU PROPERTIES, L.L.C.
Print Name of Signature

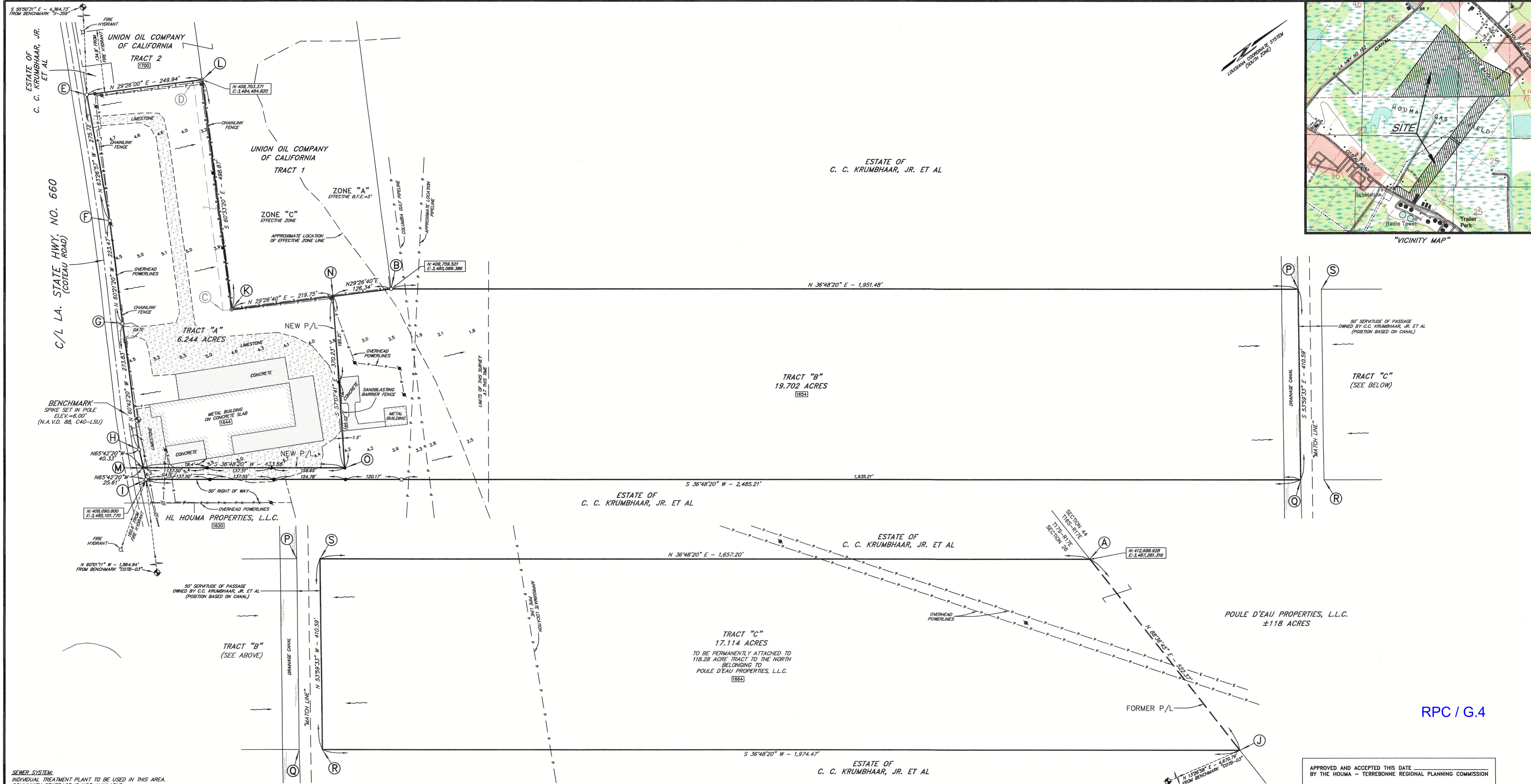
12/19/22
Date


Signature

RPC / G.4

Revised 11/3/2021

23
PC221 1 - 4 - 4



SEWER SYSTEM:
INDIVIDUAL TREATMENT PLANT TO BE USED IN THIS AREA. COMMUNITY SEWERAGE IS NOT AVAILABLE.

DRAINAGE NOTE:
THIS PROPERTY DRAINS TO VARIOUS CANALS WHICH IS MAINTAINED BY THE PARISH AND TO ROADSIDE DITCHES WHICH ARE MAINTAINED BY THE STATE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

FLOOD INFORMATION:
THESE TRACTS ARE LOCATED IN ZONES "A" & "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NOS. 0245 & 0265, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A" HAS A BASE FLOOD REQUIREMENT OF 5'). (FIRM INDEX DATE APRIL 2, 1992). F.E.M.A. FEBRUARY 23, 2008 ADVISORY PANEL NOS. LA-1703 ST03 & ST04 PLACES THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 5'. THE 2021 PRELIMINARY DFIRM COMMUNITY NO. 22108C, PANEL NOS. 0115, 0125 & 0252 SUFFIX "E" PLACES THIS PROPERTY IN ZONES "AE" & "X". (ZONE "AE" HAS A B.F.E. REQUIREMENT OF 4'). PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE B.F.E. REQUIREMENTS PRIOR TO CONSTRUCTION.

REFERENCE MAP:
MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "SURVEY OF PROPERTY BELONGING TO SUTTON'S PROPERTIES, INC. LOCATED IN SECTION 26, T17S-R17E, TERREBONNE PARISH, LOUISIANA" DATED AUGUST 7, 2002.

BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

THIS OFFICE WAS NOT FURNISHED WITH AN ABSTRACT OF THE PROPERTY THEREFORE THIS MAP DOES NOT PURPORT TO SHOW ALL SERVICEDS, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE PROPERTY SURVEYED.

JOB NO. : 643 FIELD BOOK : 468 ADDRESS : COTEAU RD. CAD NAME : BENNY-CENAC-SUTTON-PROP-COTEAU-RD-PC-22-643
 DRAWN BY : BM PAGES : 21-22 SURVEY FILE : TWP1617Z FOLDER : ALL RIG, INC. CRD: BENNY-CENAC-SUTTON PROPERTY-COTEAU RD

- LEGEND:**
- INDICATES 5/8" IRON ROD SET
 - INDICATES 3/8" IRON ROD FOUND
 - INDICATES 3/4" IRON PIPE FOUND
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - EXISTING FIRE HYDRANT
 - INDICATES SPOT ELEVATION
 - INDICATES BENCHMARK
 - INDICATES DRAINAGE FLOW
 - 1644 INDICATES MUNICIPAL ADDRESS

ALL SURVEY CONTROL IS US FEET, ESTABLISHED BY GPS OBSERVATIONS AND POST PROCESSED WITH NGS C46 USING GEOID 18. THE VERTICAL DATUM IS NAVD 88 AND THE HORIZONTAL DATUM IS NAD 83, LOUISIANA SOUTH ZONE 1702.

I CERTIFY THAT THIS SURVEY OF TRACT "A" 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. TRACTS "B" & "C" WERE PREPARED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. IT DOES NOT DEPICT A SURVEY OF THE LAND AND IS BASED ON CALCULATIONS.

Surveyor's Signature: *Keneth L. Rembert*
 Surveyor's Name: KENETH L. REMBERT, PROFESSIONAL LAND SURVEYOR
 Firm: KENETH L. REMBERT LAND SURVEYORS
 Registration Number: 331

DATE	BY	DESCRIPTION
1/9/23	AP	ADDED ADDRESSES
REVISIONS		

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

"MINOR SUBDIVISION"
 LAND USE: COMMERCIAL
 3 - TRACTS DEVELOPER: POULE D'EAU PROPERTIES, L.L.C.

PLAT SHOWING TRACTS "A", "B" & "C",
 A REDIVISION OF PROPERTY BELONGING TO
 ALL RIG INC.
 LOCATED IN SECTION 26, T17S-R17E
 TERREBONNE PARISH, LOUISIANA

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

DRAWN: B.M.
 CHK'D: K.L.R.
 SCALE: 1" = 100'
 DATE: 12 DEC 22

GRAPHIC SCALE
 100' 50' 0' 100' 200'

RPC / G.4