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

MARCH 15, 2018, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A

I. CONVENE AS THE ZONING AND LAND USE COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. APPROVAL OF MINUTES:
1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of February 22, 2018

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 Regular Meeting of February 22, 2018

E. APPROVE EMITTENCE OF PAYMENT FOR THE MARCH 15, 2018 INVOICES AND TREASURER'S REPORT OF FEBRUARY 2018
1. Martin & Pellegrin, CPAs to present 2017 Annual Audit for ratification and acceptance

F. COMMUNICATIONS

G. OLD BUSINES:
1. a) Subdivision: *Russell Every Townhomes*
   Approval Requested: Process B, Residential Building Park-Conceptual & Preliminary
   Location: 302 Horseshoe Road, Schriever, Terrebonne Parish, LA
   Government Districts: Council District 4 / Schriever Fire District
   Developer: Ridgeway Enterprises, LLC, c/o Russell Every
   Surveyor: Leonard Chauvin P.E., P.L.S., Inc.

   b) Public Hearing

   c) Consider Approval of Said Application

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

   b) Consider Approval of Said Application

H. APPLICATIONS:

1. a) Subdivision: *Tracts A, B, C, & D, A Redivision of Tracts I & II, Dr. L.D. Britch Subdivision*
   Approval Requested: Process D, Minor Subdivision
   Location: 4681 & 4685 Bayouside Drive, Terrebonne Parish, LA
   Government Districts: Council District 8 / Little Caillou Fire District
   Developer: Glenn M. Brunet
   Surveyor: Keneth L. Rembert Land Surveyors

   b) Public Hearing

   c) Consider Approval of Said Application

I. STAFF REPORT

1. Discussion and possible action with regard to the ratification of the 2017 HTRPC Annual Report

J. ADMINISTRATIVE APPROVAL(S):

1. Lot Line Adjustment between Lot 6 and portion of Lot 5, Presque Bayou Estates Subdivision, Addendum No. 1, Section 105, T17S-R18E, Terrebonne Parish, LA
2. Lots 2-A & 2-B and Revised Tract 2, Property belonging to Thomas A. Aston, Jr., et al, Section 3, T18S-R18E, and Section 2, T18S-R19E, Terrebonne Parish, LA
3. Lots 5A, 7A, & 8A, Block 8 and Lot 1A, Block 10 of Ellendale Subdivision, Section 80, T17S-R16E, Terrebonne Parish, LA
4. Revised Parcel H of the Leonard J. Chabert Estate, Section 48, T18S-R19E, 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)

MEETING OF FEBRUARY 22, 2018

A. The Chairman, Dr. L.A. "Budd" Cloutier, Jr., Chairman, called to order the regular meeting of February 22, 2018 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:08 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Jim Erny.

B. Upon Roll Call, present were: Mr. Joseph "Joey" Cehan; Dr. L.A. "Budd" Cloutier, Jr., Chairman; Mr. James Erny; Mrs. Angi Falgout, Secretary/Treasurer; Mrs. Gloria Foret; Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice-Chairman; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: None. 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. Erny moved, seconded by Mr. Kurtz: "THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of January 18, 2018."

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

E. Mrs. Falgout moved, seconded by Mr. Ostheimer: "THAT the HTRPC emit payment for the February 22, 2018 invoices and approve the Treasurer's Report of January 2018."

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

1. Mr. Erny moved, seconded by Mrs. Falgout: "THAT the HTRPC accept the Louisiana Compliance Questionnaire for the 2017 audit."

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

F. PLANNING:

1. Planning Commissioners' Comments:

   a) Mr. Ostheimer discussed an LSU article regarding water from the Atchafalaya and Mississippi River and rising sea levels.

   b) Mr. Thibodeaux discussed his participation in the LA Safe meetings and expressed concerns of wastewater collection not being mentioned.

   c) Mr. Erny discussed Board of Health, enforcement, and keeping plants operational.

2. Administration's Comments:

   a) Mr. Pulaski encouraged the Commissioners to attend the American Planning Association's National Conference on April 21-24, 2018 in New Orleans.

   b) Mr. Pulaski discussed the LA Safe Meetings with regard to migration of people to the northern parts of the parish and tribe relocation and the project helping out with sewer, etc.

3. Chairman's Comments:

   a) The Chairman inquired as to who would be attending the conference in April and suggested allowing Becky Becnel to attend. Mr. Thibodeaux indicated he was going and Mrs. Falgout stated she may be attending.

b) Mr. Erny moved, seconded by Mr. Thibodeaux: "THAT the HTRPC authorize and pay for Mrs. Becky Becnel to attend the American Planning Association's National Conference on April 21-24, 2018 in New Orleans."

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

G. COMMUNICATIONS:

1. Mr. Pulaski read an email from Councilman Scotty Dryden, District 4, dated February 19, 2018 requesting Item I.5 be tabled so he could have the opportunity to have a community meeting with the residents to provide information on the proposed project [See *ATTACHMENT A*] as well as a letter from Leonard Chauvin P.E., P.L.S., Inc.'s office, dated February 22, 2018 requesting the same item be tabled [See *ATTACHMENT B*].

   a) Mr. Thibodeaux moved, seconded by Mr. Ostheimer: "THAT the HTRPC continue the public hearing and table the conceptual and preliminary application for Process B, Residential Building Park, for Russell Every Townhomes until the next regular meeting of March 15, 2018 as per the Developer's request [See *ATTACHMENTS A & B*]."

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

H. OLD BUSINESS:

Mr. Kelley moved, seconded by Mr. Cehan: "THAT the HTRPC remove all Old Business items from the table and be considered at this time."

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

1. The Chairman called to order the Public Hearing for an application by Timothy P. Duplantis requesting approval for Process D, Minor Subdivision, for Tracts 1-A & 1-B, A Redivision of Tract A-B-C-D-E-G-H-I-J-A belonging to Timothy P. Duplantis.

   a) Mr. Gene Milford, standing in for Keneth L. Rembert Land Surveyors, representing Mr. Duplantis, discussed the location and division of property and stated all items from the previous meeting were taken care of.

   b) No one from the public was present to speak.

   c) Mr. Thibodeaux moved, seconded by Mrs. Falgout: "THAT the Public Hearing be closed."

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

   d) Mr. Pulaski stated a meeting took place with Councilwoman Duplantis-Prather, the neighbors, Mr. Duplantis, and himself and all the concerns were addressed to include the satisfaction of the added capacity of the drainage pond to accept more stormwater runoff. He discussed the Staff Report and stated Staff recommended approval with no conditions.

   e) Mr. Erny moved, seconded by Mr. Ostheimer: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts 1-A & 1-B, A Redivision of Tract A-B-C-D-E-G-H-I-J-A belonging to Timothy P. Duplantis."

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

I. APPLICATIONS:

1. The Chairman called to order the Public Hearing for an application by Kent C. Guidry and Stephens L. Guidry requesting approval for Process D, Minor Subdivision, for the Division of Tract A into Tract A-1 & A-2.

   a) Mr. Kirk Farrelly, C & R Land Surveying, LLC, representing the Guidry's, discussed the location and division of property.

   b) No one from the public was present to speak.

   c) Mrs. Falgout moved, seconded by Mr. Ostheimer: "THAT the Public Hearing be closed."

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

   d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the submittal of an approval letter from DHH.

   e) Mr. Ostheimer moved, seconded by Mr. Erny: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Division of Tract A into Tract A-1 & A-2, Kent C. Guidry and Stephens L. Guidry conditioned upon the submittal of an approval letter from DHH."

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

2. The Chairman called to order the Public Hearing for an application by Brent M. Buquet requesting approval for Process D, Minor Subdivision, for Tracts 1 & 2 being a Redivision of Property.

   a) Mr. Gene Milford, standing in for Keneth L. Rembert Land Surveyors, representing Mr. Buquet, discussed the location and division of property.

   b) No one from the public was present to speak.

   c) Mr. Erny moved, seconded by Mr. Thibodeaux: "THAT the Public Hearing be closed."

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

   d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the submittal of an approval letter from DHH.

   e) Mr. Thibodeaux moved, seconded by Mr. Kelley: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts 1 & 2 being a Redivision of Property belonging to Brent M. Buquet conditioned upon the submittal of an approval letter from DHH."

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

3. The Chairman called to order the Public Hearing for an application by Gary I. Smith requesting approval for Process A, Re-Subdivision, for Tracts "A", "B", "C", & "D", Property belonging to Gary I. Smith, et al, Former Nelo Hebert Subdivision.

   a) Mr. Gene Milford, standing in for Keneth L. Rembert Land Surveyors, representing Mr. Buquet, discussed the location and division of property.

   b) The Chairman recognized Mr. Jackie Bonvillain, 4426 St. Andrews Street, who inquired as to what the plans were for the property and who they were selling it to.

c) Mrs. Falgout moved, seconded by Mr. Erny: "THAT the Public Hearing be closed."

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

d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon confirmation of inspection of new fire hydrant according to Parish standards be submitted to the HTRPC, submittal of a DHH approval letter, and adherence to the conditions of the TPCG Engineering Division's letter.

e) Mr. Kurtz moved, seconded by Mr. Kelley: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts "A", "B", "C", & "D", Property belonging to Gary I. Smith, et al, Former Nelo Hebert Subdivision conditioned upon confirmation of inspection of new fire hydrant according to Parish standards be submitted to the HTRPC, submittal of a DHH approval letter, and adherence to the conditions of the TPCG Engineering Division's letter."

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

4. The Chairman called to order the Public Hearing for an application by DR Development Group, LLC requesting conceptual and preliminary approval for Process C, Major Subdivision, for La Belle Maison, Phases C & D.

a) Mr. Gene Milford, Milford & Associates, Inc., representing DR Development, LLC, stated this was an amended conceptual and preliminary application from a previous submittal. He indicated that there were two lots on a previous minor subdivision application (Phases A & B) that didn't meet the fire hydrant regulations and were left off and not included on the previous conceptual and preliminary approval for Phases C & D. He stated the engineering for Phases C & D include all of the lots in the submittal.

b) The Chairman recognized Ms. Sharon Pollet, 426 Main Project Road, who expressed concerns of the ditches and parish maintenance along with the seventy trailers with sewer treatment plants rather than getting a separate plant for the development.

c) The Chairman discussed the inspection of the treatment plants by the Board of Health and it being treated water and the costs developers don't want to incur with a community package plant. He stated that typically the drainage is better after developments such as these.

d) The Chairman recognized Mr. Chuck Lagreca, 410 Back Project Road, who expressed the same concerns of Mrs. Pollet and requested this development to not move forward.

e) The Chairman recognized Mr. Harry Giroir, 201 Back Project Road, who expressed concerns of the flooding moving from the south going north and continued flooding regardless of the wider and deeper ditches. He questioned the small sized lots.

f) The Chairman indicated the development has to be approved as long as it meets all the required subdivision regulations.

g) The Chairman recognized Mr. Aaron Giroir, 422 Back Project Road, who expressed concerns of week killer used on the existing ditch making the root system go way and causing erosion with no response from Councilman Dryden. The Chairman encouraged Mr. Giroir to call Councilman Dryden or show up at a council meeting.

h) Mr. Pulaski informed Mr. Giroir to call the TPCG Drainage Division, Mr. Carl Ledet.

i) The Chairman again recognized Mrs. Pollet who inquired about covenant restrictions.

j) Mr. Erny moved, seconded by Mr. Kurtz: "THAT the Public Hearing be closed."

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

k) Mr. Pulaski asked Mr. Milford if the covenant restrictions would prohibit mobile homes and Mr. Milford stated no. He discussed the Staff Report and stated Staff recommended approval with no conditions.

l) Mr. Ostheimer moved, seconded by Mrs. Falgout: "THAT the HTRPC grant approval of the conceptual and preliminary application for Process C, Major Subdivision, for La Belle Maison, Phases C & D."

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

5. TABLED until the next regular meeting of March 15, 2018. *Russell Every Townhomes* [See *ATTACHMENTS A & B*]

6. The Chairman called to order the application by Professional Construction and Leasing, LLC requesting engineering approval for Process C, Major Subdivision, for Acadian Pointe Subdivision, Phase B.

a) Mr. Jacob Waitz, David A. Waitz Engineering and Surveying, Inc., representing the Developer, stated they were requesting engineering approval.

b) The Chairman read from the Subdivision Regulations concerning the submittal of architectural drawings. He stated that this matter was brought up at the conceptual and preliminary stage and they have yet to receive the drawings.

c) Ms. Joan Schexnayder, on behalf of the TPCG Engineering Division, read the memo dated February 22, 2018 concerning the punch list items for the development [See *ATTACHMENT C*].

d) Discussion was held with regard to not being able to approve the engineering for the development without the submittal of the architectural drawings.

e) Mr. Ostheimer moved, seconded by Mr. Kelley: "THAT the HTRPC table the application requesting engineering approval for Process C, Major Subdivision, for Acadian Pointe Subdivision, Phase B until the next regular meeting of March 15, 2018 or sooner of the Developer wished to request a special meeting before then."

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

7. The Chairman called to order the application by Onshore Materials, LLC requesting engineering approval for Process C, Major Subdivision, for Imperial Landing Subdivision, Phase A.

a) Mr. Jacob Waitz, David A. Waitz Engineering and Surveying, Inc., representing the Developer, stated they were requesting engineering approval.

b) Ms. Joan Schexnayder, on behalf of the TPCG Engineering Division, read the memo dated February 22, 2018 concerning the punch list items for the development [See *ATTACHMENT D*].

c) Mr. Pulaski discussed an email from Ms. Pat Matherne, Lafourche Parish Planning Commission, inquiring about the maintenance for the entrance to the subdivision which is in Lafourche Parish and an email from Mr. Ken Pitre, Schriever Fire Protection District, in reference to concerns of the subdivision layout and response time to the subdivision.

d) Mr. Waitz requested a variance for rear lot drainage on Lots 1-9, Block 1 and Lots 4 & 5, Block 2 and they would comply with the remaining punch list items.

e) Mr. Ostheimer moved, seconded by Mr. Erny: "THAT the HTRPC grant approval of the application requesting engineering approval for Process C, Major Subdivision, for Imperial Landing Subdivision, Phase A with a variance for rear

lot drainage (Lots 1-9, Block 1 and Lots 4 & 5, Block 2) and conditioned upon the Developer complying/resolving all remaining punch list items [See *ATTACHMENT D*].

f) Discussion was held with regard to the portion of the street in Lafourche Parish and the streets being built to higher standards than DOTD. Discussion ensued with regard to Terrebonne Parish maintaining the 70′ strip all along Bayou Blue throughout Lafourche Parish.

g) Discussion was held with regard to whether the Engineer discussed the concerns of fire response time with the Schriever Fire Protection District.

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

J. STAFF REPORT: None.

K. ADMINISTRATIVE APPROVALS:

Mr. Kelley moved, seconded by Mr. Cehan: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-5."

1. Re-Subdivision of a portion of Tract "C" into Lot 1 and the remaining portion of Tract "C", Sections 8, 63, 64, 84, & 93, T16S-R17E, Terrebonne Parish, LA
2. Revised Lots 30 & 31 of Block 1, South Ellendale Estates Subdivision, Sections 72 & 81, T17S-R16E, Terrebonne Parish, LA
3. Lot "A-B-E-C-D-A", formerly Lot "A-B-C-D-A", Property belonging to Janine Giroir Deroche, et al, Section 14, T17S-R16E, Terrebonne Parish, LA
4. Revised Lots 5 and 7, A Redivision of Lots 5, 6, and 7, Block 4 of Brentwood Heights, Sections 58 & 59, T16S-R17E, Terrebonne Parish, LA
5. Revised Lot 12 & Revised Tract J-F-G-H-I-J, Addendum No. 1 to Montegut Mill Site Subdivision (Redivision), Sections 8 & 9, T18S-R19E, Terrebonne Parish, LA

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

L. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.

M. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:

a) Mr. Kelley, in reference to the previous discussion about sewer treatment plant maintenance, stated that when a sewer treatment plant is malfunctioning, you know it by the smell.

2. Chairman's Comments: None.

N. PUBLIC COMMENTS: None.

O. Mrs. Falgout moved, seconded Mr. Erny: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:40 p.m."

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

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

Becky Becnel

From: Scotty Dryden
Sent: Monday, February 19, 2018 7:06 PM
To: Becky Becnel
Subject: Re: HTRPC Meeting Notice & Agenda - February 22, 2018

Mrs. Becnel,

Due to prior engagements, I cannot make it to the meeting on Thursday. My constituents have many questions about item #5 under applications. I would respectfully ask that the board table the matter until my constituents get more answers to their concerns. Thanks for you consideration on this matter.

Scotty Dryden
Terrebonne Parish Consolidated Government
Councilman
District 4

On Feb 9, 2018, at 11:01 AM, Becky Becnel <bbecnel@tpcg.org> wrote:

<image001.jpg>

Meeting of February 22, 2018

Please find attached the meeting notice and agenda for the Houma-Terrebonne Regional Planning Commission's Meeting of February 22, 2018 at 6:00 p.m. If needed, the complete meeting packet can be found at www.tpcg.org/planning under "Upcoming Meetings, Event Details" or "Agenda, Minutes, & Videos."

Please note the meeting was changed to the 4th Thursday in February due to the Mardi Gras Holiday. Our office will be closed Monday, February 12 & Tuesday, February 13.

Should you have any problems accessing these files, feel free to call. Thanks...

Becky M. Becnel, Planning Commission Secretary
T.P.C.G. - Department of Planning & Zoning
Houma-Terrebonne Regional Planning Commission

627 JACKSON STREET
THIBODAUX, LA. 70301

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

LEONARD CHAUVIN P.E., P.L.S., INC.

Civil Engineer - Land Surveyor

February 22, 2018

Via Email

Terrebonne Parish Consolidated Government
Attn: Chris Pulaski

Re: Russel Every Townhomes – Residential Building Park at 302 Horseshoe Rd. Schriever, Louisiana

Mr. Pulaski,

We are requesting to table this item and place on the agenda for the Terrebonne Parish Planning Commission meeting March 15, 2018. If you have any questions please contact our office.

Sincerely,

Tre' Chauvin
Leonard Chauvin PE, PLS Inc.

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

P.O. BOX 2768
HOUMA, LOUISIANA 70361

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

February 22, 2018
1st Review
Item No. I-6

TO: **Christopher M. Pulaski**

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

SUBJECT: **Acadian Point Subdivision Phase B**
Review of Engineering Approval

RECEIVED
FEB 23 2018
PLANNING & ZONING

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

1. 24.7.1.4.6 Architectural drawings need to be submitted.
2. 24.7.6.2.6 Does not conform to the SDDM:
   a. IV.D Backup for the tailwater used in the 6020 needs to be provided.
   b. IV.D The 6020 calculations are inconsistent with the previous development.
   c. V.A.1 Existing drainage plan does not represent existing drainage.
   d. V.A.1 Backup on how the existing ditch previously flowed and being reshaped is needed.
   e. V.A.3 The existing ditch needs to be shown on the plan/profile.
   f. V.A.3 The 15" PVC is not shown in the profile on the plan/profile.
   g. V.A.3 Elevation at the right of way needs to be provided.
   h. V.A.3 The length of the culverts need to be shown on the plan/profile.
   i. V.A.4 Plans need to be shown for the future drainage pond.
   j. V.A.4 The flows along Acadian Drive are being redirected, more information needs to be provided on the impact between the development and Glynn Avenue.
3. 24.7.6.4 Benchmark not shown on plat. The benchmark shall be concrete or steel pipe filled with concrete and a minimum of four inches square or four inches in diameter with a brass or aluminum disk embedded in the top and shall be placed within the public rights-of-way, but not more than two feet from any property line measuring perpendicular to the property line that parallels the right-of-way.
4. 24.5.4.6.7 Approval letters should be provided from the following utilities:
   a. Waterworks
   b. Department of Health and Hospitals for water
   c. Gas Utility
   d. Electric Utility
   e. Pollution Control
5. 24.7.5.2 Approval from TPCG Utilities for street lights should be provided.

This review does not imply that this subdivision submitted complies with all other requirements of the Parish Codes. Please feel free to contact me if you have any questions or comments.

JES/bbd

cc: David A. Waitz, P.E.
Ernest Brown
Planning Commission
Engineering Division
Reading File
Council Reading File

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

P.O. BOX 2768
HOUMA, LOUISIANA 70361

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

February 22, 2018
1st Review
Item No. I-7

TO: **Christopher M. Pulaski**

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

SUBJECT: **Imperial Landing Phase A**
Review of Engineering Approval

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

1. 24.7.6.1.10. The CP-01 plans need to be the current LADOTD construction standards.
2. 24.7.6.2.6 Does not conform to the SDDM:
   a. IV.A There is a discrepancy between the plans and the calculated choke pipe.
   b. IV.D Calculations are required for the culverts at the entry to Supreme Drive.
   c. IV.D Calculations are required for the temporary ditch.
   d. IV.D The acreage shown on rate of runoff chart and 6020 does not equal the pre-acreage.
   e. V.A.4 Servitude is required for ditch at entry to Supreme Drive.
   f. V.A.6 All lots are not graded to drain to the street or to major drainage artery. The HTRPC can allow a portion to drain to the rear if drainage to the rear is to be dedicated provided that it does not exceed that portion which is greater than 135 ft. A servitude will be required at the rear of the lot for drainage.
   g. V.B.7 Minimum vertical distance of 6" from bottom of pavement to top of drain pipe is required.
   h. VI. Not enough information provided showing the pond meets the requirements of the SDDM.
3. 24.7.6.4 Benchmarks not shown on plat. The benchmark shall be a brass or aluminum disk located in the street near the centerline of each road intersection.
4. 24.5.4.6.7 Approval letters should be provided from the following utilities:
   a. Waterworks
   b. Department of Health and Hospitals
   c. Gas Utility
   d. Electric Utility
   e. Pollution Control
5. 24.7.5.2 Approval from TPCG Utilities for street lights should be provided.

This review does not imply that this subdivision submitted complies with all other requirements of the Parish Codes. Please feel free to contact me if you have any questions or comments.

JES/bbd

cc: David A. Waitz, P.E.
Ernest Brown
Planning Commission
Engineering Division
Reading File
Council Reading File

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
_X_ Residential Building Park
_X_ 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: *RUSSELL EVERY TOWNHOMES*
2. Developer's Name & Address: *Ridgeway Enterprises, LLC c/o Russell Every 102 CARMELITE STREET, SCHRIEVER LA ~~70359~~ 70395*
   *Owner's Name & Address: *RUSSELL EVERY, 102 Carmelite St., Schriever, LA 70395*
   [* *All owners must be listed, attach additional sheet if necessary*]
3. Name of Surveyor, Engineer, or Architect: *LEONARD CHAUVIN P.E., P.L.S., INC.*

SITE INFORMATION:

4. Physical Address: *302 ~~HORSE~~ Horseshoe SHOW ROAD SCHRIEVER LA 70395*
5. Location by Section, Township, Range: *SECTION 83, T19S-R16E*
6. Purpose of Development: *TOWN HOUSE / APARTMENTS*
7. Land Use:
   _X_ Single-Family Residential
   _____ Multi-Family Residential
   _____ Commercial
   _____ Industrial
8. Sewerage Type:
   _____ Community
   _____ Individual Treatment
   _X_ Package Plant
   _____ Other
9. Drainage:
   _____ Curb & Gutter
   _X_ Roadside Open Ditches
   _____ Rear Lot Open Ditches
   _____ Other
10. Date and Scale of Map:
    02/05/18 *1" = 30'*
11. Council District:
    4 Dryden / Schriever Fire
12. Number of Lots: *1 LOT & 6 UNITS*
13. Filing Fees: *$ 8584*

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

Leonard J. Chauvin III — Leonard J. Chauvin III
Print Applicant or Agent — Signature of Applicant or Agent

2-5-2018
Date

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** _for_ (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.

Lawrence Q Roberts
Print Name of Signature — Signature

2-5-18
Date

PC18/ 2 - 5 - 9

Revised 3/25/2010

Tom Schedler
Secretary of State

State of Louisiana Secretary of State

COMMERCIAL DIVISION
225.925.4704

Fax Numbers
225.932.5317 (Admin. Services)
225.932.5314 (Corporations)
225.932.5318 (UCC)

Name	Type	City	Status
RIDGEWAY ENTERPRISES LLC	Limited Liability Company	SCHRIEVER	Active

Previous Names

Business: RIDGEWAY ENTERPRISES LLC
Charter Number: 42478955K
Registration Date: 12/9/2016
Domicile Address
102 CARMELITE ST
SCHRIEVER, LA 70395
Mailing Address
102 CARMELITE ST
SCHRIEVER, LA 70395

Status

Status: **Active**
Annual Report Status: **In Good Standing**
File Date: 12/9/2016
Last Report Filed: 1/10/2018
Type: Limited Liability Company

Registered Agent(s)

Agent: RUSSELL EVERY
Address 1: 102 CARMELITE ST
City, State, Zip: SCHRIEVER, LA 70395
Appointment Date: 12/9/2016

Agent: DAWN JOHNSON
Address 1: 212 WILLOWDALE DR
City, State, Zip: GRAY, LA 70359
Appointment Date: 12/9/2016

Officer(s)

Additional Officers: No

Officer: RUSSELL EVERY
Title: Manager, Member

Address 1:	102 CARMELITE ST
City, State, Zip:	SCHRIEVER, LA 70395

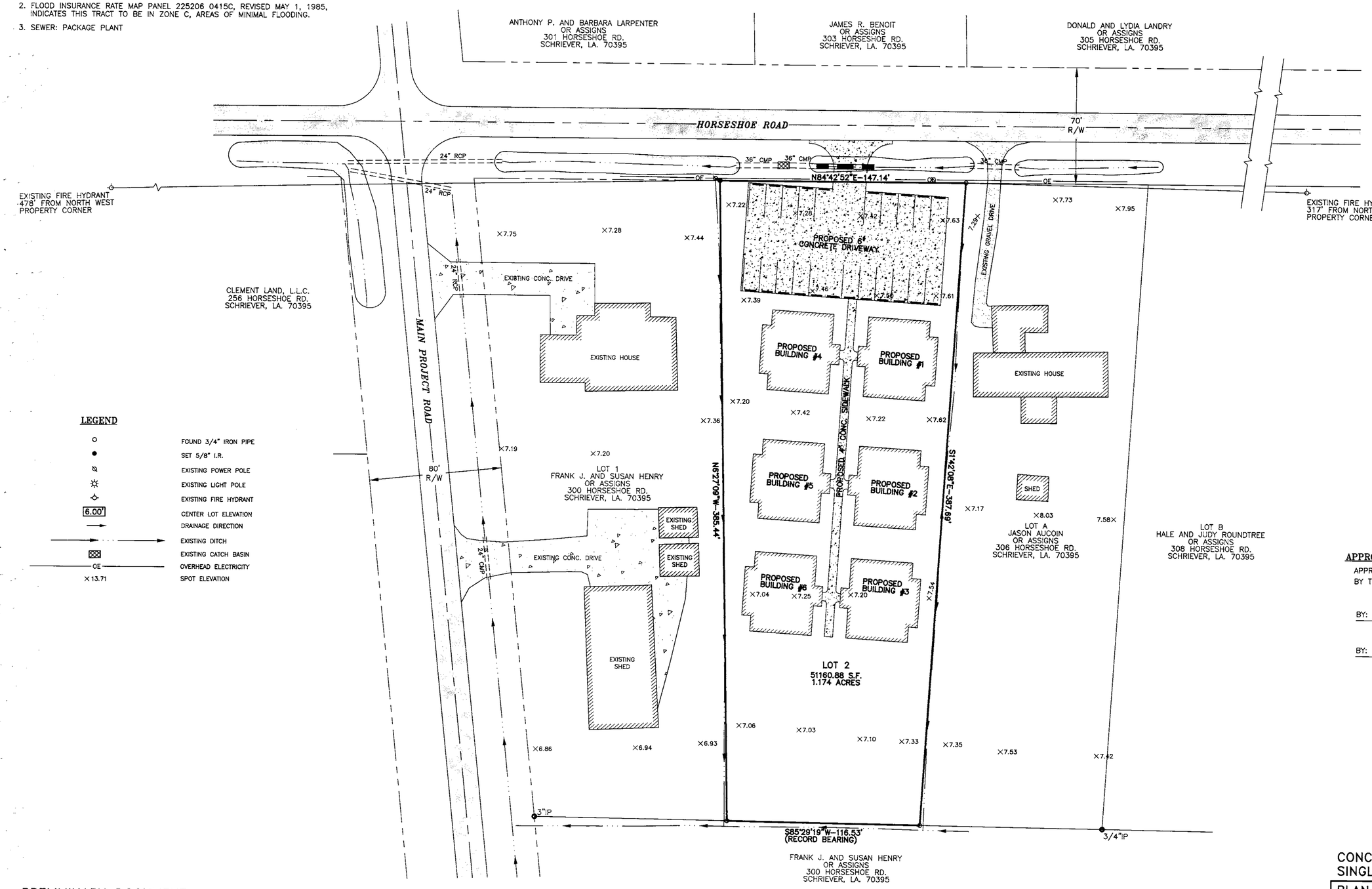
Amendments on File

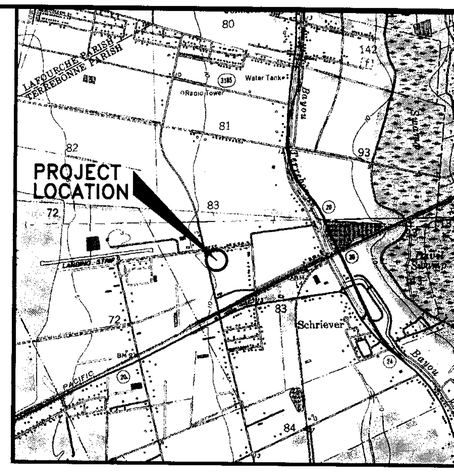
No Amendments on file

Print

NOTES:

1. REFERENCE MAP AND REFERENCE BEARING:
   A. "MAP SHOWING PROPERTY OF MRS. H.L. SMITH, ET AL LOCATED IN SECTION 83, T15S-R16E, TERREBONNE PARISH, LOUISIANA DATED: SEPTEMBER 30,1986
   PREPARED BY: DON I. MCCULLOUGH
   T. BAKER SMITH & SON, INC.
   FILE ENTRY # 823428
   *BASIS OF RECORD BEARING IS REFERENCE MAP "A".
2. FLOOD INSURANCE RATE MAP PANEL 225206 0415C, REVISED MAY 1, 1985, INDICATES THIS TRACT TO BE IN ZONE C, AREAS OF MINIMAL FLOODING.
3. SEWER: PACKAGE PLANT





VICINITY MAP
SCALE 1" = 2000'

LEGEND

○	FOUND 3/4" IRON PIPE
●	SET 5/8" I.R.
	EXISTING POWER POLE
	EXISTING LIGHT POLE
	EXISTING FIRE HYDRANT
6.00'	CENTER LOT ELEVATION
	DRAINAGE DIRECTION
	EXISTING DITCH
	EXISTING CATCH BASIN
OE	OVERHEAD ELECTRICITY
×13.71	SPOT ELEVATION

APPROVALS:

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

BY: _____

BY: _____

PRELIMINARY DOCUMENT:

THIS MAP WAS PREPARED FOR REVIEW PURPOSES ONLY, FOR SUBMITTAL TO THE TERREBONNE PARISH PLANNING COMMISSION. THIS DOCUMENT DOES NOT FULLY COMPLY WITH MINIMUM STANDARDS SET FORTH BY THE LOUISIANA PROFESSIONAL ENGINEERING AND LAND SURVEYING BOARD. THE PRELIMINARY DOCUMENT SHALL NOT BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

APPROVED: **PRELIMINARY**
LEONARD J. CHAUVIN, JR.

SCALE IN FEET
30' 15' 0 30' 60' 90'

DATE	DESCRIPTION	BY
	REVISION	

CONCEPTUAL/PRELIMINARY PLAN
SINGLE FAMILY RESIDENTIAL

PLAN RESIDENTIAL DEVELOPMENT FOR RUSSELL EVERY TOWNHOMES LOCATED IN SECTION 83, T15S-R16E TERREBONNE PARISH, LOUISIANA

LEONARD CHAUVIN P.E., P.L.S., INC.
CIVIL ENGINEER – LAND SURVEYOR
627 JACKSON ST. THIBODAUX, LA.
PHONE: (985) 446-1376

DESIGNED: LJC	DETAILED: JLN	TRACED:
CHECKED: LJC	CHECKED: LJC	CHECKED:
DATE: FEBRUARY 5, 2018		

FILE: F:\CAD\18-2081\PRELIMINARY PLAT.DWG

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. X Major Subdivision
_____ Conceptual
_____ Preliminary
X 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: ACADIAN POINTE SUBDIVISION, PHASE "B"
2. Developer's Name & Address: PROFESSIONAL CONSTRUCTION AND LEASING, L.L.C., 106 HICKORY ST., THIBODAUX, LA 70301
   *Owner's Name & Address: PROFESSIONAL CONSTRUCTION AND LEASING, L.L.C. 106 HICKORY ST., THIBODAUX, LA 70301
   [* *All owners must be listed, attach additional sheet if necessary*]
3. Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING & SURVEYING, INC.

SITE INFORMATION:

4. Physical Address: ACADIAN DRIVE
5. Location by Section, Township, Range: SECTION 105, T17S-R17E
6. Purpose of Development: PLANNED UNIT DEVELOPMENT (PUD)
7. Land Use:
   X Single-Family Residential
   _____ Multi-Family Residential
   _____ Commercial
   _____ Industrial
8. Sewerage Type:
   X Community
   _____ Individual Treatment
   _____ Package Plant
   _____ Other
9. Drainage:
   _____ Curb & Gutter
   _____ Roadside Open Ditches
   _____ Rear Lot Open Ditches
   X Other
10. Date and Scale of Map: February 5, 2018 1" = 30'
11. Council District: 8 Guidry / COH Fire
12. Number of Lots: 30
13. Filing Fees: $860.00

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

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

Signature of Applicant or Agent

2/5/18
Date

The undersigned certifies: DWW 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.

Donald B. Olivier, II, Manager of Professional Construction and Leasing, L.L.C.
Print Name of Signature

2/5/2018

PC18/ 2 - 6 - 10

Revised 3/25/2010

PROFESSIONAL CONSTRUCTION AND LEASING, L.L.C.

OWNERS:

DONALD B. OLIVIER, II - MANAGER
1418 TIGER DRIVE
THIBODAUX, LA 70301

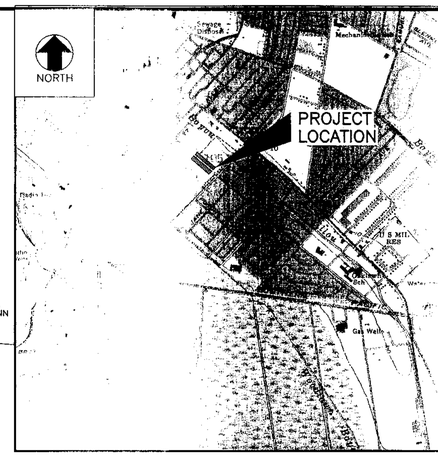
REFERENCE MAPS & BEARINGS:

1. SURVEY OF TRACT 2 – PROPERTY BELONGING TO ALPHONSE J. CENAC, JR. ET AL SECTION 105, T17S–R17E TERREBONNE PARISH, LOUISIANA PREPARED BY: KENETH REMBERT DATED: JUNE 20, 1996 ENTRY NO.: 1481250
2. SURVEY OF TRACT 3 – PROPERTY BELONGING TO ALPHONSE J. CENAC, JR. ET AL SECTION 105, T17S–R17E TERREBONNE PARISH, LOUISIANA PREPARED BY: KENETH REMBERT DATED: JUNE 21, 1996 ENTRY NO.: 1481249
3. MAP SHOWING TRACTS 1 THRU 8 SECTION 105, T17S–R17E TERREBONNE PARISH, LOUISIANA PREPARED BY: KENETH REMBERT DATED: APRIL 23, 1980 ENTRY NO.: 625777
4. REVISED ADDENDUM NO. 1 TO HOUMA EAST SUBDIVISION SECTION 105, T17S–R17E TERREBONNE PARISH, LOUISIANA PREPARED BY: KENETH REMBERT DATED: NOVEMBER 29, 1971 ENTRY NO.: 411254
5. ACADIAN POINT SUBDIVISION – PHASE A LOCATED SECTION 105, T17S–R17E TERREBONNE PARISH, LOUISIANA PREPARED BY: DAVID A. WAITZ DATED: SEPTEMBER 28, 2015 ENTRY NO.: 1529640

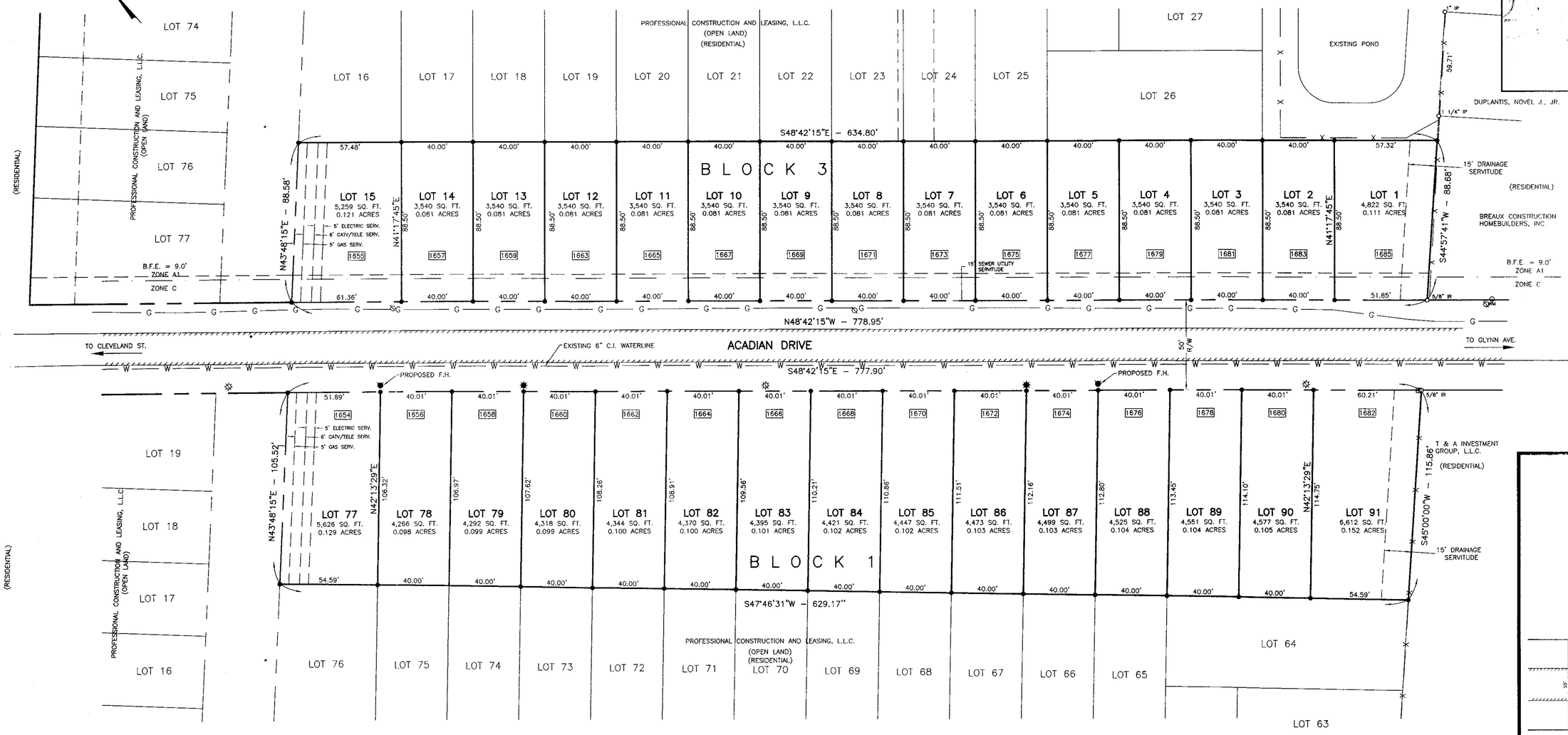
NOTE: REFERENCE BEARING IS N48°42'15"W ALONG THE R/W OF ACADIAN DRIVE AS SHOWN ON REF. MAP NO. 2.

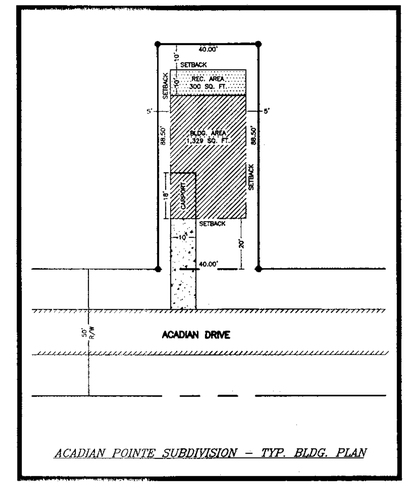
LEGEND

FOUND PROPERTY MARKER	○	EXISTING WATER VALVE	⊕WV
SET 3/4" I.R.	●	EXISTING FIRE HYDRANT	
EXISTING WATER LINE	—— W ——	PROPOSED FIRE HYDRANT	
EXISTING GAS LINE	—— G ——	EXISTING WATER METER	○WM
EXISTING SEWER LINE	—— S ——	EXISTING GAS VALVE	⊕GV
EXISTING OVERHEAD POWER LINE	—— E ——	EXISTING GAS METER	□GM
EXISTING TELEPHONE LINE	—— T ——	EXISTING SEWER MANHOLE	Ⓢ
EXISTING FENCE	—— X ——	EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE	
EXISTING POWER POLE W/ LIGHT		CENTER LOT ELEVATIONS (IN FEET, NAVD 88, GEOID 12A)	(X')
PROPOSED POWER POLE W/ LIGHT		DRAINAGE FLOW	
EXISTING POWER POLE	Ø	PHYSICAL ADDRESS	XXXX
EXISTING ANCHOR	→		
EXISTING TELEPHONE PEDESTAL			



VICINITY MAP
SCALE 1" = 2000'





ACADIAN POINTE SUBDIVISION – TYP. BLDG. PLAN

FEMA FLOOD ZONE AND HAZARDS

THESE LOTS ARE LOCATED IN ZONES C AND A1. (ZONE A1 B.F.E. = 9.0') FEMA MAP COMMUNITY PANEL NUMBER 225206 0265 C; DATED: MAY 1, 1985 TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA–Q103 DATED: FEBRUARY 23, 2006; FLOOD ZONE: ALL AREAS OUTSIDE THE LIMIT OF A.B.F.E.
NOTE: FOR AREAS OUTSIDE THE ABFE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE

CERTIFICATIONS

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AS SET FORTH BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE ACCURACY SPECIFICATION AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH CLASS "C" SURVEYS INDICATED IN THE ABOVE STANDARDS.

I ALSO CERTIFY THERE ARE NO ENCROACHMENTS ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN

PRELIMINARY COPY:
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

APPROVED: _____
James M. Templeton Reg. No. 5129

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

THIS IS TO CERTIFY THAT A SERVITUDE OF PASSAGE AND THE RIGHT TO INSTALL, MAINTAIN DRAINAGE, ELECTRICAL, COMMUNICATION, GAS, SEWER & WATER UTILITIES IS HEREBY CREATED IN FAVOR OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT SOUTH CENTRAL BELL VISION CABLE AND THE CITY OF HOUMA OVER AND IN ALL THESE CERTAIN STREETS AND SERVITUDES AS NAMED HEREON AND/OR SHOWN ON THIS PLAT OF SUBMISSION AND BELONGING TO THE UNDERSIGNED FEE TITLE OWNERSHIP OF SAID STREET RIGHT–OF–WAY AND SERVITUDES IS EXPRESSLY RETAINED, MINERAL RIGHTS ARE SPECIFICALLY EXCLUDED AND ARE RETAINED IN FULL BY THE OWNER THEREOF.

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

CERTIFICATION:

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

BY: _____
TERREBONNE PARISH CONSOLIDATED GOVERNMENT

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

APPROVED BY: _____

FOR: _____

PRELIMINARY COPY:
APPROVALS **THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.**

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

NOTE:

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

DATE OF SURVEY: MAY 11, 2015
SCALE IN FEET
30 15 0 30 60 90

ENGINEERING PLAT
RESIDENTIAL PLANNED UNIT DEVELOPMENT (CLUSTER HOUS
OWNER: PROFESSIONAL CONSTRUCTION AND LEASING, L.L.C.

ACADIAN POINTE SUBDIVISION – PHASE "B
LOCATED IN SECTION 105, T17S–R17E
TERREBONNE PARISH, LOUISIANA

DATE	DESCRIPTION	BY

REVISION

DAVID A. WAITZ
ENGINEERING AND SURVEYING, INC.
Civil Engineers & Professional Land Surveyors
Thibodaux, Louisiana
THIBODAUX, LA 70301
(985) 447–4017 OFFICE
(985) 447–1998 FAX
DWAITZ1@BELLSOUTH.NET

DESIGNED: JMT	DETAILED: JED	TRACED:
CHECKED: JMT	CHECKED: JMT	CHECKED:
DATE: FEBRUARY 05, 2018	FILE: F:\DWGS\2015\15-050\PHASE B\PLAT.DWG	JOB NO: 15-050

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

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. X Minor Subdivision

_____ Variance(s) (detailed description):

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

1. Name of Subdivision: *TRACTS A, B, C & D, A REDIVISION OF TRACTS I & II, DR. L.D.BRITCH SUBDIVISION*
2. Developer's Name & Address: *GLENN M. BRUNET, 513 CENTRAL AVE., HOUMA, LA 70364*
   Owner's Name & Address: ROBERT J. & SANDRA KAY BRUNET, 108 DA LAND CT., CHAUVIN, LA 70344;RUBY J. BRUNET, 4687 BAYOUSIDE DR., CHAUVIN, LA 70344
   [* *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: *4281 & 4285 BAYOUSIDE DR.*
5. Location by Section, Township, Range: *SECTION 16, T18S-R18E AND SECTION 21, T18S-R19E*
6. Purpose of Development: *CREATE ADDITIONAL HOMESITES*
7. Land Use:
   X Single-Family Residential
   _____ Multi-Family Residential
   _____ Commercial
   _____ Industrial
8. Sewerage Type:
   _____ Community
   X Individual Treatment
   _____ Package Plant
   _____ Other
9. Drainage:
   _____ Curb & Gutter
   X Roadside Open Ditches
   X Rear Lot Open Ditches
   _____ Other
10. Date and Scale of Map:
    2/21/18Scale:1"=60'
11. Council District:
    8 Guidry / Little Caillou Fire
12. Number of Lots: *4*
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

2/26/18
Date

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

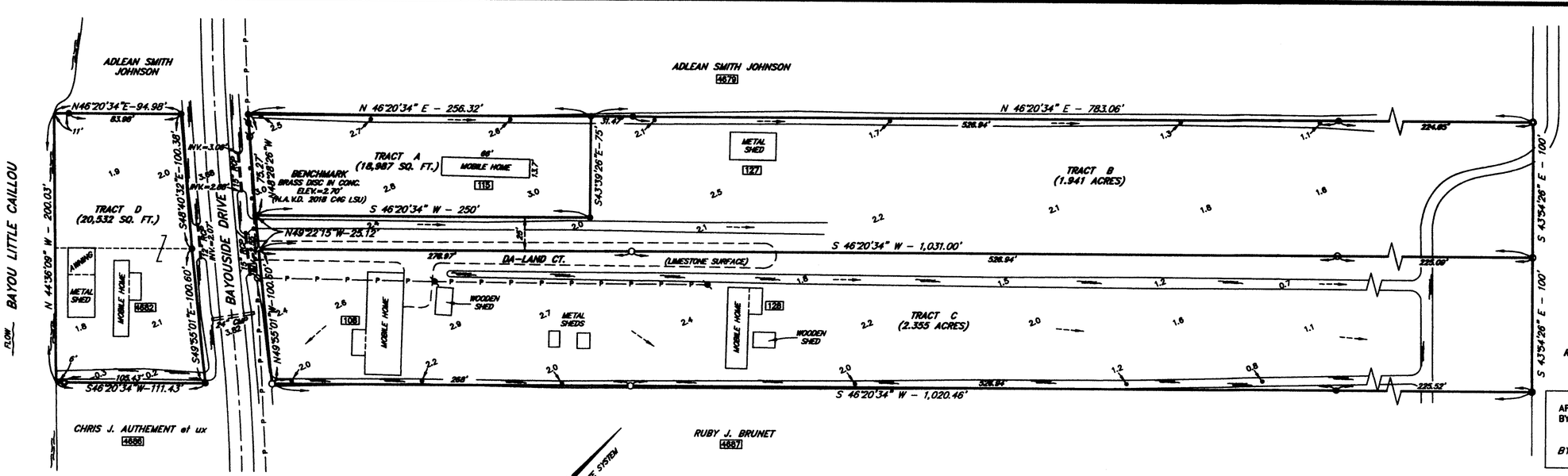
GLENN M. BRUNET
Print Name of Signature

Signature

2/26/18

PC18/ 3 - 1 - 12

Revised 3/25/2010



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

BY_____ FOR_____

1

REFERENCE MAPS:

1) MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "SURVEY OF TRACT A-B-C-D-E-A PROPERTY BELONGING TO STEVEN J. CALLAIS ET UX IN SECTION 20, T14S-R15E, ASSUMPTION PARISH, TERREBONNE PARISH, LOUISIANA" DATED JUNE 5, 1986.

2) MAP PREPARED BY CLIFFORD SMITH, C.E. ENTITLED "MAP SHOWING DIVISION OF PROPERTY ON THE LEFT DECENDING BANK OF BAYOU LITTLE CAILLOU FOR ROYAL PELLEGRIN ET AL TERREBONNE PARISH, LOUISIANA" DATED OCTOBER 28, 1965, (REVISED FEBRUARY 7, 1969).

3) MAP RECORDED UNDER ENTRY NUMBER 442530 IN THE TERREBONNE PARISH CLERK OF COURT OFFICE.

NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP AND ROTATED TO N.A.D. '88, LOUISIANA COORDINATE SYSTEM, SOUTH ZONE. BEARINGS SHOWN HEREON ARE BASED ON SAID MAPS.

THESE TRACTS ARE LOCATED IN ZONE "A7" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0120, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A7" HAS A BASE FLOOD REQUIREMENT OF 7'). (FIRM INDEX DATE MAY 4, 1992). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-0107 PLACES THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD REQUIREMENT OF 8'. THE 2008 PROPOSED DFIRM COMMUNITY NO. 22109C, PANEL NO. 0300 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "AE" AND HAS A B.F.E. REQUIREMENT OF 12'. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

LEGEND:

- △ INDICATES 80d NAIL SET
- ○ INDICATES IRON ROD FOUND
- ● INDICATES 5/8" IRON ROD SET
- ⊙ INDICATES 3/4" IRON PIPE FOUND
- INDICATES POWER POLE
- INDICATES POWER POLE WITH LIGHT
- INDICATES FIRE HYDRANT
- 3.3 INDICATES SPOT ELEVATION (NAVD '88, LSU CAG DATUM)
- INDICATES DRAINAGE FLOW
- ◆ INDICATES BENCHMARK (NAVD '88, LSU CAG DATUM)
- 500 INDICATES MUNICIPAL ADDRESS

GRAPHIC SCALE

60' 30' 0 60' 120'

NOTE:
THIS PROPERTY DRAINS TO VARIOUS DITCHS TO THE SWAMP, NORHEAST OF THE SUBJECT PROPERTY AND TO BAYOU LITTLE CAILLOU, SOUTHWEST OF THE SUBJECT PROPERTY WHICH NEEDS NO MAINTAINENCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

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

Surveyor's Signature: _____

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

Firm: KENETH L. REMBERT LAND SURVEYORS

Registration Number: 331

STATE OF LOUISIANA
KENETH L. REMBERT
REG. No. 331
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE	BY	DESCRIPTION

REVISIONS

"RE-SUBDIVISION"

LAND USE: SINGLE FAMILY RESIDENTIAL
DEVELOPER: GLENN BRUNET

4 - TRACTS

PLAT SHOWING TRACTS A, B, C AND D, A REDIVISION OF TRACTS I AND II DR. L.D. BRITCH, JR. SUBDIVISION LOCATED IN SECTION 16, T18S-R18E, AND IN SECTION 21, T18S-R19E, TERREBONNE PARISH, LOUISIANA

ADDRESS: BAYOUSIDE DR. & DA-LAND CT. CHAUVIN, LA. 70344

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" = 60'
DATE: 21FEB18

JOB NO. : 02 | FIELD BOOK : 427 | ADDRESS : BAYOUSIDE DR | CAD NAME : GLEN-BRUNET-BAYOUSIDE-DR-PC_18-082
DRAWN BY : BM | PAGES : 00-00 | SURVEY FILE : BRUNET-R | FOLDER : BRUNET, GLENN | CRD: GLEN BRUNET BAYOUSIDE DR