MAY 20, 2021, THURSDAY
6:00 P.M.

TERREBONNE PARISH COUNCIL MEETING ROOM
Government Tower, 8026 Main Street, 2nd Floor, Houma, Louisiana
(Temperature Screening and Face Masks Required)

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 April 15, 2021
E. COMMUNICATIONS
F. PUBLIC HEARING:
   1. Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) 110 Banks Avenue, Lot 47, Block B, Mechanicville Subdivision; Geraldine L. Miller & Gezelda Williams, applicants
G. NEW BUSINESS:
   1. Parking Plan:
      Construction of 77 additional parking spaces, Synergy Bank; 210 Synergy Center Boulevard, Lot 1, Block 1, Synergy Center Subdivision; Onshore Construction Company, LLC, applicant
   2. Preliminary Hearing:
      Rezone from OL (Open Land) to C-3 (Neighborhood Commercial) 807, 815, 831, 901, 907 East Street; 108 & 109 Brees Drive; 108 & 109 Fleur De Lis Drive; Terrebonne Parish Consolidated Government, applicant; and call for a Public Hearing on Thursday, June 17, 2021 at 6:00 p.m.
H. STAFF REPORT
I. COMMISSION COMMENTS:
   1. Zoning & Land Use Commissioners’ Comments
   2. Chairman Comments
J. PUBLIC COMMENTS
K. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION
A. INVOCATION & PLEDGE OF ALLEGIANCE
B. ROLL CALL
C. CONFLICTS DISCLOSURE
D. ACCEPTANCE OF MINUTES:
   1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of April 15, 2021
E. APPROVE REMITTANCE OF PAYMENT FOR THE MAY 20, 2021 INVOICES AND THE TREASURER’S REPORT OF APRIL 2021
F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: Redivision of Parcels B, D, F, F1, G, H, and I into Tract A and Lots 1 through 10 of Gulf South Square being a Portion of Lot 172, Honduras Plantation Subdivision
   Approval Requested: Process D, Minor Subdivision
   Location: 991 Grand Caillou Road, Terrebonne Parish, LA
   Government Districts: Council District 1 / City of Houma Fire District
   Developer: Arthur A. DeFraites, Jr. & John M. DeFraites
   Surveyor: Providence Engineering & Environmental Group, LLC
   b) Public Hearing
   c) Consider Approval of Said Application

2. a) Subdivision: Division of Property belonging to the Estate of W.J. Blanchard, Jr. (Lot 9 + remaining)
   Approval Requested: Process D, Minor Subdivision
   Location: 4166 West Main Street, Gray, Terrebonne Parish, LA
   Government Districts: Council District 4 / Bayou Cane Fire District
   Developer: Eartha St. Amant
   Surveyor: Charles L. McDonald Land Surveyor, Inc.
   b) Variance Request: Variance from the required 25' public road frontage
   c) Consider Approval of Said Application

3. a) Subdivision: Redivision of Two Tracts into Tracts A, B, & C on Property belonging to GLCB, L.L.C.
   Approval Requested: Process D, Minor Subdivision
   Location: 6451, 6453, 6473, 6475, 6481 West Main Street, Terrebonne Parish, LA
   Government Districts: Council District 3 / Bayou Cane Fire District
   Developer: André e Casey
   Surveyor: Providence Engineering & Environmental Group, LLC
   b) Public Hearing
   c) Variance Request: Variance from the commercial fire hydrant requirements, 190' in lieu of the required 150'
   d) Consider Approval of Said Application

4. a) Subdivision: Trinity Commercial Park, Addendum No. 3
   Approval Requested: Process D, Minor Subdivision
   Location: Easternmost End of Trinity Lane, Terrebonne Parish, LA
   Government Districts: Council District 2 / Schriever Fire District
   Developer: Annie 1, L.L.C.
   Surveyor: Keneth L. Rembert Land Surveyors
   b) Consider Approval of Said Application

H. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Tracts 2-A & 2-B, A Redivision of Tract belonging to Benoit Premium Threading, LLC
   Approval Requested: Process D, Minor Subdivision
   Location: Southwest Corner of Prospect Boulevard & Coteau Road, Terrebonne Parish, LA
   Government Districts: Council District 9 / Bayou Blue Fire District
   Developer: Benoit Premium Threading, LLC
   Surveyor: Keneth L. Rembert Land Surveyors
   b) Public Hearing
   c) Consider Approval of Said Application

2. a) Subdivision: Tracts 5-A, 5-B, & 5-C, A Redivision of Tract 5 of Boudreaux Canal Subd.
   Approval Requested: Process D, Minor Subdivision
   Location: 6333 Highway 56, Chauvin, Terrebonne Parish, LA
   Government Districts: Council District 8 / Little Caillou Fire District
   Developer: DAS Technology Solutions
   Surveyor: Keneth L. Rembert Land Surveyors
   b) Public Hearing
   c) Consider Approval of Said Application
3. a) Subdivision: Revised Tracts 1 and 2, A Redivision of Property belonging to Joseph C. Landry, Jr.
Approval Requested: Process D, Minor Subdivision
Location: 395 Highridge Drive, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Dularge Fire District
Developer: Joseph C. Landry, Jr.
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application

Approval Requested: Process D, Minor Subdivision
Location: 133 & 137 Brunet Street, Schriever, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Earl Cato
Surveyor: Charles L. McDonald Land Surveyor, Inc.

b) Public Hearing
c) Consider Approval of Said Application
d) Consider Approval of Said Application

d) Variance Request: Variance from the 25’ frontage on a public road

c) Consider Approval of Said Application

5. a) Subdivision: Garden Estates Subdivision
Approval Requested: Process D, Minor Subdivision
Location: Intersection of Bayou Gardens Boulevard & Coteau Road, Terrebonne Parish, LA
Government Districts: Council District 4 / Coteau Fire District
Developer: CAVLAND Investments, LLC

b) Public Hearing
c) Consider Approval of Said Application

6. a) Subdivision: Pasture Lane Subdivision, Phase 1
Approval Requested: Process C, Major Subdivision, Phase 1, Conceptual
Location: 100 Pasture Court, Thibodaux, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Cavco Investments, LLC

b) Consider Approval of Said Application

c) Consider Approval of Said Application

7. a) Subdivision: Benjamin Estates, Phases 1 & 2
Approval Requested: Process C, Major Subdivision, Conceptual & Preliminary
Location: 141 Duplantis Street, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Duplantis Properties, LLC
Surveyor: Acadia Land Surveying, LLC / Duplantis Design Group, P.C.

b) Public Hearing
c) Consider Approval of Said Application

8. a) Subdivision: Division of Tract C into Tract C-1 and Tract C-2 belonging to Briarpatch, Inc.
Approval Requested: Process D, Minor Subdivision
Location: 907 East Street, Terrebonne Parish, LA
Government Districts: Council District 1 / City of Houma Fire District
Developer: Terrebonne Parish Consolidated Government
Surveyor: David A. Waitz Engineering & Surveying, Inc.

b) Public Hearing
c) Consider Approval of Said Application

I. STAFF REPORT
1. Roll Call with regard to those who have completed the annual Ethics Training Course as required by the State Legislature and the Parish Harassment, Discrimination, & Diversity Training for 2021
J. ADMINISTRATIVE APPROVAL(S):
   1. Revised Lot 4, A Redivision of Revised Lot 4, Block 4, Phase 2 of Mulberry Gardens Subdivision and Revised Lot 10, A Redivision of Revised Lot 10, Block 4, of South Point Estates Subdivision, Section 104, T17S-R17E, Terrebonne Parish, LA
   2. Revised Lots 3 & 4, A Redivision of Lot 4 and Portions of Lots 3 and 5 of Hollywood Industrial Subdivision, Section 102, T17S-R17E, Terrebonne Parish, LA
   3. Lot Line Revision of Property belonging to Gwen Boquet Rogers, et al, Section 56, T18S-R19E, Terrebonne Parish, LA
   4. Lot Line Shift between Property belonging to John & Paulette Jackson and Chester J. LeCompte, Section 2, T16S-R16E, Terrebonne Parish, LA
   5. Tracts "A" & "B", A Redivision of Property belonging to Estate of John Gustave Verret, et ux, Section 26, T19S-R16E, Terrebonne Parish, LA
   6. Revised Lots 20 & 22, A Redivision of Lots 19 thru 22, Block 1 of Chauvin-Carlos Subdivision, Section 6, T17S-R17E, Terrebonne Parish, LA
   7. Lot Line Shift between Lot 2, Lot 3, & Lot 4 of Chester Smith Subdivision belonging to the Estate of Eddie J. Lirette, Jr., Section 48, T18S-R19E, Terrebonne Parish, LA
   8. Lot Line Shift between Lots 4 & 5 of Block 2, Hotard Subdivision with the Front and Adjacent Portions of Tract "B" of the Redivision of Property belonging to Barbara H. Foret, et al, Section 11, T17S-R18E, Terrebonne Parish, LA
   9. Revision of Property Lines between Cavco Investments, LLC and Natchez Joseph Morice, III, Section 79, T15S-R16E, 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
The Vice-Chairman, Mr. Robbie Liner, called the meeting of April 15, 2021 of the HTRPC to order at 6:07 p.m. at the Municipal Auditorium with the Invocation led by Dr. Cloutier and the Pledge of Allegiance led by him. The Chairman, Mr. Kyle Faulk, was out due to a work commitment.

Upon Roll Call, present was: Mr. Ross Burgard; Dr. L.A. “Budd” Cloutier, Jr.; Ms. Rachael Ellender, Secretary/Treasurer; Mr. Robbie Liner, Vice-Chairman; Mr. Jan Rogers; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Kyle Faulk, Chairman and Mr. Barry Soudelier. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Derick Bercegeay, Legal Advisor.

C. CONFLICTS DISCLOSURE: The Vice-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. There were no conflicts to report.

D. ACCEPTANCE OF MINUTES:
1. Mr. Rogers moved, seconded by Dr. Cloutier: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of March 18, 2021.”

The Vice-Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and Mr. Soudelier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

2. Ms. Ellender moved, seconded by Dr. Cloutier: “THAT the HTRPC remit payment for the April 15, 2021 invoices and approve the Treasurer’s Report of March 2021.”

The Vice-Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and Mr. Soudelier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

F. COMMUNICATIONS:
1. Mr. Pulaski read an email from Providence Engineering & Environmental Group, LLC, dated April 15, 2021, requesting to table Item G.1 regarding Gulf South Square until the next regular meeting of May 20, 2021 [See ATTACHMENT A].

   a) Mr. Thibodeaux moved, seconded by Dr. Cloutier: “THAT the HTRPC table the application by Arthur A. DeFraites and John M. DeFraites for the Redivision of Parcels B, D, F, F1, G, H, and I into Tract A and Lots 1 through 10 of Gulf South Square being a portion of Lot 172, Honduras Plantation Subdivision until the next regular meeting of May 20, 2021 as per the Developer’s request [See ATTACHMENT A].”

   The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and Mr. Soudelier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

2. Mr. Pulaski read an email from Providence Engineering & Environmental Group, LLC, dated April 13, 2021, requesting to table Item H.5 regarding Property belonging to GLCB, LLC until the next regular meeting of May 20, 2021 [See ATTACHMENT B].

   a) Mr. Rogers moved, seconded by Mr. Burgard: “THAT the HTRPC table the application by Andree Casey for the Redivision of Two Tracts into Tract A, B, and C on Property belonging to GLCB, LLC until the next regular meeting of May 20, 2021 as per the Developer’s request [See ATTACHMENT B].”

   The Vice-Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and Mr. Soudelier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
G. OLD BUSINESS:
1. Tabled until the May 20, 2021 meeting. Redivision of Parcels B, D, F, F1, G, H, and I into Tract A and Lots 1-10 of Gulf South Square being a portion of Lot 172, Honduras Plantation Subdivision. [See ATTACHMENT A]

H. APPLICATIONS / NEW BUSINESS:
1. The Vice-Chairman called to order the Public Hearing for an application by Daniel A. Brien for Process D, Minor Subdivision, Division of Property belonging to Daniel A. Brien, or assigns and Bonnie Brien Caro, or Assigns (Tracts A & B).
   a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., discussed the location and division or property.
   b) There was no one from the public to speak on the matter.
   c) Mr. Thibodeaux moved, seconded by Dr. Cloutier: “THAT the Public Hearing be closed.”

   The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and Mr. Soudelier. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

   d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.

   e) Dr. Cloutier moved, seconded by Mr. Thibodeaux: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Division of property belonging to Daniel A. Brien, or assigns and Bonnie Brien Caro, or assigns.”

   The Vice-Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and Mr. Soudelier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Vice-Chairman called to order the Public Hearing for an application by Eartha St. Amant for Process D, Minor Subdivision, Division of Property belonging to the Estate of W.J. Blanchard, Jr. (Lot 9 + remainder).
   a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., discussed the location and division or property. She stated a fire hydrant needed to be installed and would request the matter be tabled until the next regular meeting but to hold the public hearing first.
   b) There was no one from the public to speak on the matter.
   c) Mr. Thibodeaux moved, seconded by Mr. Rogers: “THAT the Public Hearing be closed.”

   The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and Mr. Soudelier. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

   d) Dr. Cloutier moved, seconded by Ms. Ellender: “THAT the HTRPC table the application for Process D, Minor Subdivision, for the Division of Property belonging to the Estate of W.J. Blanchard, Jr. (Lot 9 + remainder) until the next regular meeting of May 20, 2021 as per the Developer’s request.”

   e) Mr. Pulaski discussed Blanchard Court being private and access for Lot 9. He requested a note be placed on the plat that Lot 9 be granted access by Blanchard Court.

   The Vice-Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and Mr. Soudelier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
3. The Vice-Chairman called to order the Public Hearing for an application by Corey Williams for Process D, Minor Subdivision, Division of Lot 18, Block 2 of Barrow Street.
   a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., discussed the location and division or property.
   b) There was no one from the public to speak on the matter.
   c) Mr. Rogers moved, seconded by Mr. Burgard: “THAT the Public Hearing be closed.”
      The Vice-Chairman called for a vote on the motion offered by Mr. Rogers. THERE
      WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Mr. Rogers, and Mr.
      Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and
      Mr. Soudelier. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING
      CLOSED.
   d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval
      with no conditions.
   e) Dr. Cloutier moved, seconded by Ms. Ellender: “THAT the HTRPC grant approval
      of the application for Process D, Minor Subdivision, for the Division of Lot 18,
      Block 2 of Barrow Subdivision.”
      The Vice-Chairman called for a vote on the motion offered by Dr. Cloutier.
      THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Mr. Rogers, and
      Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk
      and Mr. Soudelier. THE VICE-CHAIRMAN DECLARED THE MOTION
      ADOPTED.

4. The Vice-Chairman called to order the conceptual application by Duplantis Properties, LLC for Process C, Major Subdivision, Benjamin Estates.
   a) Mr. Evan Geerts, Duplantis Design Group, discussed the location and division or
      property.
   b) Discussion was held with regard to breaking up the size of the pond and use as
      recreational purposes.
   c) Mr. Pulaski discussed the Staff Report and stated Staff recommended conceptual
      approval with no conditions.
   d) Dr. Cloutier moved, seconded by Mr. Rogers: “THAT the HTRPC grant
      conceptual approval of the application for Process C, Major Subdivision, for
      Benjamin Estates.”
      The Vice-Chairman called for a vote on the motion offered by Dr. Cloutier.
      THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Mr. Rogers, and
      Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk
      and Mr. Soudelier. THE VICE-CHAIRMAN DECLARED THE MOTION
      ADOPTED.

5. Tabled until the May 20, 2021 meeting. Redivision of Two Tracts into Tracts A, B, and C
   on Property belonging to GLCB, L.L.C. [See ATTACHMENT B]

6. The Vice-Chairman called to order the Public Hearing for an application by Philip J.
   Duplantis & Gloria B. Duplantis Revocable Living Trust for Process D, Minor Subdivision,
   for Tract “L”, Property belonging to the Philip J. Duplantis & Gloria B. Duplantis
   Revocable Living Trust.
   a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and
      division or property. He stated the only utility letter he was missing was Entergy
      after two requests.
   b) There was no one from the public to speak on the matter.
   c) Mr. Rogers moved, seconded by Mr. Burgard: “THAT the Public Hearing be
      closed.”
      The Vice-Chairman called for a vote on the motion offered by Mr. Rogers. THERE
      WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Mr. Rogers, and Mr.
      Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and
      Mr. Soudelier. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING
      CLOSED.
d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon municipal addresses being depicted on the plat and submittal of all utility letters.

e) Mr. Rogers moved, seconded by Dr. Cloutier: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tract “L”, Property belonging to the Philip J. Duplantis & Gloria B. Duplantis Revocable Living Trust conditioned upon municipal addresses being depicted on the plat and submittal of all utility availability letters.”

The Vice-Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED:  YEAS: Mr. Burgard, Dr. Cloutier, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and Mr. Soudelier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

7. The Vice-Chairman called to order the Public Hearing for an application by Annie 1, LLC for Process D, Minor Subdivision, Trinity Commercial Park, Addendum No. 3.
   a) Mr. Ken Rembert, Kenneth L. Rembert Land Surveyors, discussed the location and division or property. He stated there was a problem with drainage and a swale needed to be dug. He requested the matter be tabled after the public hearing was held.
   b) There was no one from the public to speak on the matter.
   c) Mr. Rogers moved, seconded by Dr. Cloutier: “THAT the Public Hearing be closed.”

The Vice-Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED:  YEAS: Mr. Burgard, Dr. Cloutier, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and Mr. Soudelier. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

d) Discussion was held with regard to six driveways coming from 150' and not good planning. Discussion ensued regarding the t-turnaround would be allowed as a cul-de-sac would be and that the property is not zoned so the property could be sold as residential or commercial regardless.

e) Discussion ensued regarding residential and commercial fire codes and setbacks as well as the health, safety, and welfare of the residents.

f) Dr. Cloutier moved, seconded by Mr. Thibodeaux: “THAT the HTRPC table the application for Process D, Minor Subdivision, Trinity Commercial Park, Addendum No. 3 until the next regular meeting of May 20, 2021 as per the Developer’s request.”

g) It was strongly suggested that the Surveyor relay the message to the Developer that the Commission would like to see a different plan, as to not see six driveways, be submitted at the next meeting.

The Vice-Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED:  YEAS: Mr. Burgard, Dr. Cloutier, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and Mr. Soudelier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

8. The Vice-Chairman called to order the Public Hearing for an application by Travis Buquet Home Builders, Inc. requesting conceptu al & preliminary approval for Process C, Major Subdivision, Progressive Square Townhomes Subdivision.
   a) Mr. Kevin Rizzo, Delta Coast Consultants, LLC, discussed the location and division or property. He stated the project would be a Planned Unit Development and requested conceptual and preliminary approval provided he submit all the utility availability letters.

b) The Vice-Chairman recognized Michelle Parfait, 222 Rue d’Iberville, who expressed concerns of access and the extension of Rue d’Iberville being extended that would not allow her kids to continue to play at the end of the street.

c) Discussion was held regarding the extension of the street at the existing t-turnaround that is similar to other subdivisions when done in phases with this subdivision taking a longer period of time for expansion. Discussion ensued with the street becoming a shortcut to motorists avoiding the traffic light at Polk Street.
and possibly looking into a more in-depth review of the average daily traffic counts.

d) Discussion ensued regarding reviewing the architectural renderings at the engineering phase.

e) Dr. Cloutier moved, seconded by Mr. Thibodeaux: “THAT the Public Hearing be closed.”

The Vice-Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and Mr. Soudelier. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

f) Mr. Pulaski discussed the Staff Report and stated Staff recommended conceptual and preliminary approval provided upon the submittal of all utility availability letters. He read an email into the record from Ms. Phyllis A. Folse, 219 Rue d’Iberville, expressing concerns of traffic, safety, and noise [See ATTACHMENT C].

g) Discussion was held regarding the two subdivisions functioning independently but not aesthetically pleasing, a more extensive traffic study being performed, and architectural renderings needing to be submitted at conceptual and preliminary rather than at engineering.

h) Mr. Thibodeaux moved: “THAT the HTRPC table the conceptual and preliminary application for Process C, Major Subdivision, Progressive Square Townhomes Subdivision until the next regular meeting of May 20, 2021.” The motion died to the lack of a second.

i) Discussion ensued regarding other existing townhomes and apartments in the area; installation of traffic devices to discourage cut throughs; other existing streets, i.e. Ramey Road & Melissa, that could also be used as a cut through; and labeling all the other roads on the plat to see connectivity and such.

j) Dr. Cloutier moved, seconded by Mr. Thibodeaux: “THAT the HTRPC grant conceptual and preliminary approval for Process C, Major Subdivision, for Progressive Square Townhomes Subdivision conditioned upon the submittal of all utility service availability letters.”

The Vice-Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and Mr. Soudelier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

9. The Vice-Chairman called to order the Public Hearing for an application by Terrebonne Parish Consolidated Government requesting approval for Process A, Raw Land Division, for the Division of Batture Tracts belonging to Michael J. Samanie, Garret & Becky Hohensee, and an Existing Batture Tract belonging to Summerfield Properties, LLC to be acquired by TPCG for the Hollywood Road Bridge Construction.

a) Mr. Greg Plaisance, GIS Engineering, LLC, discussed the location and division or property.

b) The Vice-Chairman recognized Sadeq Gubren, 3411 Bayou Black Drive, who expressed concerns of the bridge being directly across from his home and worried about the safety of his kids and lights shining towards his home.

c) Discussion was held regarding the installation of a three-way stop or a signalized traffic device at the intersection.

d) The Vice-Chairman recognized Kenneth Johnson, 3395 Bayou Black Drive, who expressed concerns of tonnage of the bridge and sugar cane trucks.

e) Mr. Mart Black, TPCG Coastal Restoration and Preservation Director, discussed LA DOTD’s plans and studies of traffic and adequate traffic controls that would be placed on Highway 182.

f) Discussion ensued with regard to the possibility of highway being safer due to traffic slowing to turn onto the bridge and traffic control devices, tonnage and the bridge being built to highway standards, existing stop signs on Southdown Mandalay Road, and speed limits.
Mr. Thibodeaux moved, seconded by Dr. Cloutier: “THAT the Public Hearing be closed.”

The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and Mr. Soudelier. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the variance from the minimum lot size requirement and approval of the division with no conditions.

Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT the HTRPC grant approval of the application for Process A, Raw Land Division, Division of Batture Tracts belonging to Michael J. Samanie, Garret & Becky Hohensee, and an Existing Batture Tract belonging to Summerfield Properties, LLC to be acquired by TPCG for the Hollywood Road Bridge Construction with a variance granted from the minimum lot size requirement.”

The Vice-Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and Mr. Soudelier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

I. STAFF REPORT:

1. Staff indicated that Dr. Cloutier, Mr. Faulk, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux had completed the required Ethics Training as of today.

a) Mr. Pulaski stated that all Commissioners also had to complete the Parish Harassment, Discrimination, & Diversity Training annually. Mr. Brian Rodrigue, TPCG Information Technology stated that a new video would be filmed in the next week and Staff would get the video out to the Commissioners via a flash drive or link.

J. ADMINISTRATIVE APPROVALS:

Dr. Cloutier moved, seconded by Mr. Rogers: “THAT the HTRPC acknowledge for the record the following Administrative Approval.”

1. Revised Lot 4, A Redivision of Revised Lot 4, Block 4, Phase 2 of Mulberry Gardens Subdivision and Revised Lot 10, A Redivision of Revised Lot 10, Block 4, of South Point Estates Subdivision, Section 104, T17S-R17E, Terrebonne Parish, LA

The Vice-Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and Mr. Soudelier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:

a) Mr. Pulaski stated the committee met on April 8, 2021 to discuss rear lot drainage and altering of drainage in single family subdivisions.

(1) The committee discussed addressing the rear lot drainage issues through the permit office with grading plans being required and inspections before certificates of occupancy are issued or by changing the regulations to increase the grade of lot rear than currently required.

b) Mr. Pulaski stated the initial members appointed to the SRRC in May 2020 were Ms. Ellender and Mr. Soudelier. New members appointed in March 2021 were Mr. Liner and Mr. Ross Burgard which created a four-member committee. Due to work commitments, normal committee meeting times, and the typical three-member committee, Mr. Liner stepped down.

L. COMMISSION COMMENTS:

1. Planning Commissioners’ Comments: None.

2. Vice-Chairman’s Comments: None.

M. PUBLIC COMMENTS: None.
Dr. Cloutier moved, seconded by Mr. Rogers: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:33 p.m.”

The Vice-Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDERD: YEAS: Mr. Burgard, Dr. Cloutier, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and Mr. Soudelier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

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

We need to table this item again. Still waiting to install fire hydrant and provide sewer service to lot 10.

Terral

Sent from my iPhone

On Apr 15, 2021, at 11:54 AM, Christopher Pulaski <cpulaski@tpcg.org> wrote:

Terral,

For official proceedings and record purposes, I need you to formally request to table the item. Your previous email just says "we will probably need to table again" which I'm certain will not suffice for our Legal Counsel. Please reply to all so Becky is cc'd.

Thanks,

Christopher M. Pulaski, PLA
Terrebonne Parish Planning & Zoning
(985) 873-6509
cpulaski@tpcg.org
"Saltwater Fishing Capital of the World"

From: Terral Martin, Jr., PLS <terralmartin@providenceeng.com>
Sent: Wednesday, April 7, 2021 5:25 PM
To: Christopher Pulaski <cpulaski@tpcg.org>
Subject: Re: [E] RE: Gulf South Square - DeFraites - Table to February 18th
This email is from a sender outside of Terrebonne Parish Consolidated Government's email system. DO NOT click on any links, open any attachments, or reply unless you trust the sender and know the content is safe. If you are unsure or have questions, please contact Information Technology for assistance.

Becky,

We will table the Buquet Realty Re-division to the May meeting. Bayou Cane Fire Department will be installing a fire hydrant across the street from our development next month. This will allow Tract C to be within the minimum 150' distance from a fire hydrant.

Thank you,

Terral

Terral J. Martin, Jr., PLS
Professional Land Surveyor
terralmartin@providenceeng.com
Main: 985-876-6380
Cell: 985-226-4785
Fax: 985-876-0621
Extension: 174
www.providenceeng.com
Providence Engineering and Environmental Group LLC
1297 St. Charles Street Suite H, Houma, LA 70360

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Christopher Pulaski

From: Christopher Pulaski
Sent: Wednesday, April 14, 2021 9:05 AM
To: Phyllis Folse
Cc: Becky Becnel
Subject: RE: Planning agenda for Thursday April 15

Ms. Folse,

I appreciate you sending me your comments. Regarding the difference of the map on the letter versus the Assessor map, I would imagine that the difference is that the map on the letter shows the proposed lots and how the property would be subdivided whereas the Assessor map just shows it as one large tract which is how it is currently.

You can see a larger version of the proposed subdivision and the application by clicking on the link below which will take you to the Planning Commission online agenda. [RPC_MtrPckt_Apr_15_2021.pdf](http://tpcg.org)

I will be sure and convey your comments to the Planning Commission during the public hearing portion of that item at tomorrow night’s meeting.

Thanks,

Christopher M. Pulaski, PLA
Terrebonne Parish Planning & Zoning
(985) 873-6569
cpulaski@tpcg.org
"Saltwater Fishing Capital of the World"

From: Phyllis Folse <findfilis@msn.com>
Sent: Tuesday, April 13, 2021 5:46 PM
To: Christopher Pulaski <cpulaski@tpcg.org>
Subject: Planning agenda for Thursday April 15

---

External Sender

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Phyllis A. Folse
219 Rue D Iberville
Houma, La 70360
findfilis@msn.com

April 13, 2021

---

ATTACHMENT C
Mr. Christopher M. Pulaski, PLA
Director
Houma-Terrebonne Regional Planning Commission
P.O. Box 1446
Houma, La 70360

Dear Mr. Christopher M. Pulaski, PLA:

I am contacting you concerning the letter I received concerning the preliminary division of property for Progressive Square Townhomes Subdivision, which is being discussed at Thursday’s meeting. I am unable to attend the meeting due to a family obligation but still want my concerns to be heard.

When looking for my new home, I did not want to be in a crowded or busy subdivision with lots of traffic. I was looking for a small quiet neighborhood where I would feel safe. When I found Rue D Iberville, I knew this is where I wanted to be, it had what I was looking for. I continued to visit this quiet neighborhood until Sept 2015 when this home became available for purchase.

As I understand, they are wanting to extend Rue D Iberville for access to these Townhomes. The proposed route will have an extended amount of traffic to be used to get to “Progressive Square Townhomes Subdivision” and will also invite nonresident vehicles seeking shortcuts to avoid the traffic signal at Polk and Tunnel Blvd. Rue D Iberville as it exists, is not designed to take on another couple hundred cars per day. This would in fact be putting a burden upon our safe, quite neighborhood and street.

My home here is my sanctuary, my safe place and feel like this would be taken away from me; there are 2 entrances to Progressive Blvd from Tunnel Blvd, Rue D Iberville AKA The Oaks Townhomes Subdivision should be completely separated from Progressive Square Townhomes Subdivision without having access to/from Rue D Iberville.

Also, please be advised that the map on the back side of the letter does not agree with the map on the Assessor’s site.

Thanking you in advance for your consideration!

Phyllis A Jolie

God Bless!

ATTACHMENT C
APRIL, 2021
HOUMA TERREBONNE REGIONAL PLANNING COMMISSION

BALANCE BROUGHT FORWARD .......................... 56,140.38

EXPENDITURES:

HOUMA-TERR PLANNING COMM. MEMBERS
(April Per Diems) ........................................ 277.02

TPCG (Legal) ............................................. 375.00

THE COURIER (Publications) ......................... 720.67

MARTIN & PELLEGRIN (2020 Audit) ................ 2,750.00

TERREBONNE PARISH CLERK OF COURT
(Service Fees) ........................................... 125.00

CHASE BANK (Service Fees) ......................... 30.00

TOTAL EXPENDITURES .................................... 4,277.69
SUBTOTAL .............................................. 51,862.69
ACCOUNTS RECEIVABLE .............................. 2,614.15
ENDING BALANCE ...................................... 54,476.84

Chase Bank - Savings Account ....................... 48,368.31
Chase One Bank - Checking Account ............... 6,108.53
TOTAL .................................................. 54,476.84
ACCOUNTS RECEIVABLE:

Interest on Money Market Account 2.11
Interest on Checking Account 0.04
Faith Baptist Church of Dulac, Inc. 10.00
Geraldine Miller 25.00
Charles L. McDonald Land Surveyor, Inc. 201.56
Charles L. McDonald Land Surveyor, Inc. 171.00
Charles L. McDonald Land Surveyor, Inc. 264.20
Charles L. McDonald Land Surveyor, Inc. 171.00
Charles L. McDonald Land Surveyor, Inc. 145.88
Charles L. McDonald Land Surveyor, Inc. 171.00
Duplantis Design Group, P.C. 75.00
Buquet Realty Co. Inc. 166.76
Kenneth L. Rembert Land Surveyors 316.88
Kenneth L. Rembert Land Surveyors 372.56
Delta Coast Consultants, LLC 151.56
GIS Engineering, LLC / Joseph Chauvin 194.60
Kenneth L. Rembert Land Surveyors 125.00
Milford & Associates, Inc. 50.00

$ 2,614.15

Approved by:
Outstanding invoices and disbursements

**OPERATING ACCOUNT**

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**TOTAL OPERATING EXPENDITURES**

1,737.64

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Approved by: [Signature]
Title: Accountant

Approved by: [Signature]
Title: [Title]
Receipts May 1, 2021 through May 31, 2021

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<td>Natalie or Keith Bergeron</td>
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<td>DB Adley Oaks LLC</td>
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**Total:** 2,760.88

Chase Bank Money Market Account Balance $51,129.19
Chase Bank Checking Account Balance $4,140.04
Houma-Terrebonne Regional Planning Commission  
P.O. Box 1446, Houma, Louisiana 70360  
Ph. (985) 873-6703 – Fax (985) 580-8141

APPLICATION  
SUBDIVISION OF PROPERTY

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

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

1. Name of Subdivision:  
   Gulf South Square
2. Developer's Name & Address:  
   Arthur A. De Fraites, Jr. and John M. DeFraites  
   *Owner’s Name & Address:  
     991 Grand Caillou Road, Houma, LA 70363  
     [*All owners must be listed, attach additional sheet if necessary]*
3. Name of Surveyor, Engineer, or Architect:  
   Terral J. Martin, Jr. P.L.S.
4. Physical Address:  
   991 Grand Caillou Road
5. Location by Section, Township, Range:  
   Section 105, T17S-R17E
6. Purpose of Development:  
   To reconfigure lot lines
7. Land Use:  
   ______ Single-Family Residential  
   ______ Multi-Family Residential  
   X ______ Commercial  
   ______ Industrial
8. Sewerage Type:  
   ______ Community  
   ______ Individual Treatment  
   ______ Package Plant  
   ______ Other
9. Drainage:  
   X ______ Curb & Gutter  
   ______ Roadside Open Ditches  
   ______ Rear Lot Open Ditches  
   ______ Other
10. Date and Scale of Map:  
    12/1/2020, Scale: 1" = 60'
11. Council District:  
    3
12. Number of Lots:  10
13. Filing Fees: $250.28

I, ______ Terral J. Martin Jr., certify this application including the attached date to be true and correct.

Print Applicant or Agent  
Terral J. Martin, Jr.

Date  
12/18/2020

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.

Print Name of Signature  
Arthur A. De Fraites, Jr.

Date  
12/18/2020

Signature  
Arthur A. De Fraites, Jr.

Revised 3/23/2016

RPC / G.1
RPC / G.2

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

1. Name of Subdivision:  
   Map Showing the Division of Property Belonging to W.J. Blanchard, Jr.

2. Developer's Name & Address:  
   Eartha St. Amand 4166 West Main Street Gray, LA 70359

   "Owner's Name & Address:  
   Estate of W.J. Blanchard Jr 4166 West Main Street Gray, LA 70359

   [* All owners must be listed, attach additional sheet if necessary]

3. Name of Surveyor, Engineer, or Architect:  
   Charles L. McDonald, Land Surveyor, Inc.

4. Physical Address:  
   4166 West Main Street Gray, LA 70359

5. Location by Section, Township, Range:  
   Section 6, T16S-R16E

6. Purpose of Development:  
   To create Lot 9 on Blanchard Court as depicted on the plat.

7. Land Use:  
   
   X  Single-Family Residential
   Multi-Family Residential
   Commercial
   Other

8. Sewerage Type:  
   
   X  Individual Treatment
   Package Plant
   Other

9. Drainage:  
   
   X  Roadside Open Ditches
   Curb & Gutter
   Rear Lot Open Ditches
   Other

10. Date and Scale of Map:  
    November 4, 2020 / Scale = 1" = 200'

11. Council District:

12. Number of Lots:  
    Z

13. Filing Fees:

I,  
Alisa Champagne  
, certify this application including the attached date to be true and correct.

Alisa Champagne  
Print Applicant or Agent

March 25, 2021

Date

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

Eartha St. Amand        
Print Name of Signature

March 29, 2021

Signature

RPC / G.2

Revised 3/25/2019
NOTE: Bearings indicated hereon are based on the referenced survey map(s).


NOTE: This property is situated within ZONE "A1, B, & C", as shown on the F.E.M.A. Flood Insurance Rate Map dated May 1, 1985. (Map No. 225206 0410 C)

NOTE: This map does not purport to show all servitudes and/or right of ways which may affect this property.

NOTE: All title information shown hereon was provided by the client and no additional title research was done by the surveyor.

NOTE: The property shown hereon drains toward the front into the DOTD maintained roadside ditch along LA State Hwy. 24 and in the rear toward the swamp. The property owners shall maintain all necessary/required drainage structures.

MAP SHOWING THE DIVISION OF PROPERTY BELONGING TO THE ESTATE OF W. J. BLANCHARD, JR. LOCATED IN SEC. 6, T16S—R16E, TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 200'

4 NOVEMBER 2020

CHARLES L. MCDONALD
LAND SURVEYOR, INC.
P.O. Box 1390 Gray, LA 70359
Ph:(985)876-4412/Fax:(985)876-4806
Email: clmsurveyor@cox.com

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

APPROVED:

Charles L. McDonald, Registered Professional Land Surveyor

REG. No. 3402

STATE OF LOUISIANA

LEGEND
• Indicates 1/2" Rod Fd.
• Indicates 1/2" Pipe Set
• Indicates Drainage Flow
• Indicates Fire Hydrant
• Indicates Elevation

Charles L. McDonald
REG. No. 3402
REGISTERED PROFESSIONAL LAND SURVEYOR

REG. PLS. No. 3402
Houma-Terrebonne Regional Planning Commission
P.O. Box 1446, Houma, Louisiana 70361
Ph: (985) 873-6793 –Fax: (985) 580-8141

APPLICATION
SUBDIVISION OF PROPERTY

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

Tract C - Nearest Fire Hydrant 190’ away. Minimum for Commercial is 150’.

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:
1. Name of Subdivision: TRACTS A, B, C
2. Developer’s Name & Address: Andree Casey, PO Box 7053, Houma, LA 70361
   *Owner’s Name & Address: Buquet Realty Company, Inc., PO Box 7053, Houma, LA 70361
   [*All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Terral J. Martin, Jr. P.L.S.

SITE INFORMATION:
4. Physical Address: 6451, 6453, 6473, 6475, 6481 West Main Street, Houma, LA
5. Location by Section, Township, Range: Section 4, T17S-R17E
6. Purpose of Development: To separate the buildings.
7. Land Use:
   _______ Single-Family Residential
   _______ Multi-Family Residential
   _______ Commercial
   _______ X Industrial
9. Drainage:
   _______ Curb & Gutter
   _______ Roadside Open Ditches
   _______ Rear Lot Open Ditches
   _______ X Other
10. Sewerage Type:
    _______ Community
    _______ Individual Treatment
    _______ Package Plant
    _______ Other
11. Date and Scale of Map:
    3/26/2021, Scale: 1” = 40’
12. Number of Lots: 3
13. Filing Fees: $166.76

1. Terral J. Martin Jr., certify this application including the attached date to be true and correct.

Print Applicant or Agent
3/29/21

Signature of Applicant or Agent

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

Print Name of Signature
3-29-21

Date

PC21/ 4 - 5 - 15

Revised 3/25/2010
RPC / G.3
GENERAL NOTES:

1. Bearings and Distances are based on GPS Observations with the following Criteria: US State Plane NAD83, Louisiana 1/102 South Zone. geod Model, 128.


3. Map showing Survey of Tract 1A. Lot 16 on property of E. O. Delmar located in section 6, T17S-R15E, Terrebonne Parish, Louisiana dated June 4, 1985 prepared by B. B. Bates, P.S.

4. This Survey is in accordance with "Class C" Survey Classification requirements of the Louisiana Standards of Practice for Property Boundary Surveys. The flat and field survey were prepared and performed under my supervision. Therefore, the measurements and other data indicated are correct to the best of my knowledge and belief.


6. This survey does not purport to show the location of any existing easements, and/or rights-of-way which may affect said tracts except as otherwise shown hereon.

LEGEND:

- Corner falls on\nwater's edge
- Found iron pipe
- Found chiseled "X"
- Set chisel "Y"
- Set iron pipe
- Drop inlet
- Fire hydrant
- Gas meter
- Mailbox
- Power pole
- Sewer cleanout
- Telephone pedestal
- Water meter
- Fence

RE-DIVISION OF TWO TRACTS INTO
TRACTS A, B, AND C
ON PROPERTY BELONGING TO
GLCB, L.L.C.

LOCATED IN SECTION 4, T17S-R17E
TERREBONNE PARISH, LOUISIANA
SOUTHEASTERN LAND DISTRICT
WEST OF THE MISSISSIPPI RIVER

SCALE: 1" = 40'  DATE: MARCH 23, 2021

CERTIFICATION:

APPROVED AND ACCEPTED BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION

BY:

RPC / G.3

PRELIMINARY

FOR REVIEW PURPOSES ONLY

PROVIDENCE

PROVIDENCE ENGINEERING AND
ENVIRONMENTAL GROUP LLC

Prepared By:

TEOSAL J. MARTIN, P.I.
PROFESSIONAL LAND SURVEYOR
LA LICENSE NO. 5030
**APPLICATION SUBDIVISION OF PROPERTY**

<table>
<thead>
<tr>
<th>APPROVAL REQUESTED:</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>A. ______ Raw Land</td>
<td>B. ______ Mobile Home Park</td>
<td></td>
</tr>
<tr>
<td>______ Re-Subdivision</td>
<td>______ Residential Building Park</td>
<td></td>
</tr>
<tr>
<td>C. ______ Major Subdivision</td>
<td></td>
<td></td>
</tr>
<tr>
<td>______ Conceptual</td>
<td>______ Conceptual/Preliminary</td>
<td></td>
</tr>
<tr>
<td>______ Preliminary</td>
<td>______ Engineering</td>
<td></td>
</tr>
<tr>
<td>______ Engineering</td>
<td>______ Final</td>
<td></td>
</tr>
<tr>
<td>______ Final</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| Variance(s) (detailed description): |               |

---

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

1. Name of Subdivision:  **TRINITY COMMERCIAL PARK ADDENDUM #3**
2. Developer’s Name & Address: **ANNIE I, LLC, P.O. BOX 869, HOUMA, LA 70361**  
   *Owner’s Name & Address: **SAME**  
   ["All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect:  **KENETH L. REMBERT, SURVEYOR**

**SITE INFORMATION:**

4. Physical Address:  **EASTERNMOST END OF TRINITY LANE**
5. Location by Section, Township, Range:  **SECTION 4, T165-R17E**
6. Purpose of Development:  **CREATE 6 LOTS FOR SALE**
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  
   - [ ] Roadside Open Ditches  
   - [ ] Rear Lot Open Ditches  
   - [ ] Other  
10. Date and Scale of Map:  
    **3/29/2021**  
    **Scale: 1”=100’**
11. Council District:  
   [ ]

12. Number of Lots:  **6**
13. Filing Fees:  

---

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

---

**Print Applicant or Agent:**  **KENETH L. REMBERT**  
**Signature of Applicant or Agent:**  
**3/29/2021**

---

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.

**Print Name of Signature:**  **ANNIE I, LLC, BY RONNIE SHAW**  
**Signature:**  
**3/29/2021**

---

**Revised 3/25/2010**  
**RPC / G.4**
**APPLICATION SUBDIVISION OF PROPERTY**

**APPROVAL REQUESTED:**

A. ______ Raw Land  
   ______ Re-Subdivision  

B. ______ Mobile Home Park  
   ______ Residential Building Park  

C. ______ Major Subdivision  
   ______ Conceptual  
   ______ Preliminary  
   ______ Engineering  
   ______ Final  

D. ______ Minor Subdivision  

______ Variance(s) (detailed description):  

---

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

1. **Name of Subdivision:** TRACTS 2-A & 2-B, A REDIVISION OF TRACT 2 BELONGING TO BENOIT PREMIUM THREADING, L.L.C.  
2. **Developer’s Name & Address:** BENOIT PREMIUM THREADING, L.L.C.  
   **P.O. BOX 2618 HOUMA, LA 70361**  
   **[Owner’s Name & Address: SAME (All owners must be listed, attach additional sheet if necessary)]**
3. **Name of Surveyor, Engineer, or Architect:** KENETH L. REMBERT, SURVEYOR

---

**SITE INFORMATION:**

4. **Physical Address:** SOUTHWEST CORNER OF PROSPECT AVE. & COTEAU ROAD  
5. **Location by Section, Township, Range:** SECTION 23, T17S-R18E  
6. **Purpose of Development:** SALE OF TRACTS  

---

**Land Use:**

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<tr>
<th>Single-Family Residential</th>
<th>Multi-Family Residential</th>
<th>Commercial</th>
<th>Industrial</th>
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<tbody>
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</tbody>
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**Drainage:**

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<tr>
<th>Curb &amp; Gutter</th>
<th>Roadside Open Ditches</th>
<th>Rear Lot Open Ditches</th>
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</thead>
<tbody>
<tr>
<td>X</td>
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<td></td>
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</tbody>
</table>

**Sewerage Type:**

<table>
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<th>Community</th>
<th>Individual Treatment</th>
<th>Package Plant</th>
<th>Other</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Date and Scale of Map:**

<table>
<thead>
<tr>
<th>DATE: 04/08/2021</th>
<th>SCALE: 1&quot;=100'</th>
</tr>
</thead>
</table>

**Council District:** 9 Residen | Bayou Blue Fire

**Number of Lots:** 2

---

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

KENETH L. REMBERT  
Print Applicant or Agent  
04/26/2021

---

**The undersigned certifies:**

1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or is acting as an authorized agent.  
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 concurs 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.

KENETH L. REMBERT  
Print Name of Signature  
04/26/2021

---

Patrick Knight  
Signature  
04/26/2021

---

RPC / H.1

---

PC21/5.1.20

---

Revised 3/25/2016
This plat is based on a map prepared by Kenneth L. Rembert, Professional Land Surveyor, showing tracts 2-A & 2-B, a redivision of tract 2 belonging to Benoit Premium Threading, LLC, located in Section 23, T17S-R18E, Terrebonne Parish, Louisiana.

Keneth L. Rembert, PLS

DRAWN: A.A. LAND SURVEYS
2020. 635 School Street, Houma, Louisiana 70360

CHK'D.: K.L.R.
(985) 879-2782
FAX - (985) 879-1641

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

DATE: APR 21

"MINOR SUBDIVISION"
APPLICATION
SUBDIVISION OF PROPERTY

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

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:
Flat showing Tracts 5-A, 5-B & 5-C, a subdivision of Tract 5 of Boudreaux Canal

1. Name of Subdivision: Subdivision
   2. Developer’s Name & Address: DAS Technology Solutions 214 W. Cornerview St. Gonzales, LA 70737
      *Owner’s Name & Address: DAS Technology Solutions 214 W. Cornerview St. Gonzales, LA 70737
      [*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: 6333 Highway 36 Chauvin, LA 70334
5. Location by Section, Township, Range: Section 27, T19S-R18E
6. Purpose of Development: Create Tracts to sell

7. Land Use: ______ Single-Family Residential
   ______ Multi-Family Residential
   ______ Commercial
   ______ Industrial
   ______ X Single-Family Residential
8. Sewerage Type: ______ Community
   ______ Individual Treatment
   ______ Package Plant
   ______ Other
   ______ X Individual Treatment

9. Drainage:
   ______ Curb & Gutter
   ______ Roadside Open Ditches
   ______ Rear Lot Open Ditches
   ______ Other
   ______ X Roadside Open Ditches
10. Date and Scale of Map:
    DATE: 4/21/21 SCALE: 1”=20’

11. Council District:
    S Evroy / Little Caillou

12. Number of Lots: 3
13. Filing Fees: $138.92

1. 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
4/27/21

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

LINDY VITRANO, Print Name of Signature
Signature
4/21/21

PC21/5 - 2 - 21

Revised 3/21/2019

RPC / H.2
This map does not pertain to flood insurance, floodplain management, or the issuance of permits. It is for planning purposes only.

Please consult the Parish Flood Plain Information Center for flood insurance requirements and floodplain management.

THE 2008 PRELIMINARY DERM Community NO. 22109C, PANEL No. 0475, Section 27, April 21, 2006.

These facts are located in Zone "112", as shown on Federal Emergency Management Agency's Flood Insurance Rate Map.

Bearings shown herein are based on Louisiana Coordinate System, South Zone.

Keywords: 2008, Preliminary, DEFEM, April 21, 2006, Panel 0475, Section 27, New Orleans, Louisiana.

Martin's name is Keneth L. Boudreaux, Professional Surveyor.

The map is not to scale and is for planning purposes only.

The developer is D & S Technology Solutions.

"MINOR SUBDIVISION" Land Use: Camp Sites

3 lots

Located in Section 27, T19S R18E, Terrebonne Parish, Louisiana

Date: April 21, 2006

Keneth L. Boudreaux, PLS

985) 879-2782

985) 879-1641

Department of Planning & Zoning, Terrebonne Parish

150.84' on S'

152.68'

21 APR 2006

M A R I N E / B A Y O U' S, L A.

1,750' on S'

1,780'

21 APR 2006

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

APPLICATION  
SUBDIVISION OF PROPERTY

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

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

1. Name of Subdivision: JOSPEH C. LANDRY, JR.
2. Developer's Name & Address: JOSPEH C. LANDRY, JR. 395 Highridge Dr. Houma, LA 70363  
   JOSPEH C. LANDRY, JR. & MARY C. LANDRY 395 Highridge Dr. Houma, LA 70363
   [*All owners must be listed, attach additional sheet if necessary]*
3. Name of Surveyor, Engineer, or Architect: KENNETH L. REMBERT, SURVEYOR

SITE INFORMATION:
4. Physical Address: 395 Highridge Dr. Houma, LA 70363
5. Location by Section, Township, Range: Section 18, T18S-R17E
6. Purpose of Development: To create a tract for sale
7. Land Use:  
   ______ Single-Family Residential  
   X ______ Multi-Family Residential  
   ______ Commercial  
   ______ Industrial
8. Sewerage Type:  
   ______ Community  
   ______ Individual Treatment  
   ______ Package Plant  
   ______ Other
9. Drainage:  
   ______ Curb & Gutter  
   ______ Roadside Open Ditches  
   ______ Rear Lot Open Ditches  
   ______ Other
10. Date and Scale of Map: DATE: 4/23/21 SCALE: 1"=30' 
11. Council District:  
12. Number of Lots: 2
13. Filing Fees: $316.88

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

KENNETH L. REMBERT  
Print Applicant or Agent
4/30/21

The undersigned certifies:  
1) That he/she is the owner of the entire land included within the proposal,  
   and consents 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 consents 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.

JOSEPH C. LANDRY, JR.  
Print Name of Signature
4/30/21

Signature

PC21/5-3-22

RPC / H.3  
Revised 3/25/2010
Survey of Revised Tracts 1 and 2
A Redivision of Property Belonging to
Joseph C. Landry Jr.
Located in Section 18, T18S-R17E
Terrebonne Parish, Louisiana

April 20, 2021
Scale: 1" = 40'
APPLICATION
SUBDIVISION OF PROPERTY

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

X Variance(s) (detailed description): Variance from 25' frontage on a public road, Brunet Street right of way is only 40' wide. There is not enough right of way to get the 25' required minimum frontage.

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

1. Name of Subdivision: Map Showing the Redivision of Property belonging to Earl H. Cato, Et Al

2. Developer’s Name & Address: Earl Cato 133 Brunet Street Schriever, LA 70395
   *Owner’s Name & Address: Earl & Carolyn Cato 133 Brunet Street Schriever, LA 70395
   [*All owners must be listed, attach additional sheet if necessary]*

3. Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor, Inc.

SITE INFORMATION:

4. Physical Address: 133 & 137 Brunet Street

5. Location by Section, Township, Range: Section 83, T13S-R16E

6. Purpose of Development: To create Lot 9 on Blanchard Court as depicted on the plat.

7. Land Use:
   X Single-Family Residential
   Multi-Family Residential
   Commercial
   Industrial

8. Sewerage Type:
   X Individual Treatment
   Community
   Package Plant
   Other

9. Drainage:
   Curb & Gutter
   X Roadside Open Ditches
   Rear Lot Open Ditches
   Other

10. Date and Scale of Map:
    May 3, 2021 / Scale = 1" = 100'


12. Number of Lots: 3

13. Filing Fees: $159.80

1. Alisa Champagne, certify this application including the attached date to be true and correct.

Alisa Champagne
Print Applicant or Agent
May 3, 2021

Signature of Applicant or Agent

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

Print Name of Signature
5-3-2021

Signature

PC21/ 5 - 4 - 23

RPC / H.4

Revised 3/25/2016
GENERAL NOTES:

NOTE: This map does not purport to show all servitudes and or rights of ways which may affect this property.

REFERENCE MAP: "MAP SHOWING THE REDIVISION OF PROPERTY BELONGING TO EARL H. CATO" prepared by Charles L. McDonald, Land Surveyor, Inc. dated 2 September 1997.

NOTE: This property is situated within ZONE "C", as shown on the F.E.M.A. Flood insurance Rate Map dated May 1, 1985, (Map No. 225266 0415 E)

SEWER NOTE:

NOTE: The tracts shown herein shall utilize the existing drainage ditches shown herein for sewer discharge as indicated by the drainage arrows. The property owners shall maintain all necessary private drainage structures to said discharge destination.

LEGEND
- Indicates 1/2" Pipe Set Unless Noted
- Indicates 1/2" Rod Fd. Unless Noted
- Indicates Drainage Flow
- Indicates Fire Hydrant
- Indicates Elevation

MAP SHOWING THE REDIVISION OF PROPERTY BELONGING TO EARL H. CATO, ET AL
LOCATED IN SECTION 83, T15S-R16E, TERREBONNE PARISH, LOUISIANA

Scales: 1" = 100'

Charles L. McDonald
Land Surveyor, Inc.
P.O. Box 1390 Gray, LA 70359
Ph: (985)876-4412/Fax: (985)876-4800
Email: cmcdonald1@comcast.net

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

Approved and accepted this date ________________________________
by the Houma Terrebonne Regional Planning Commission

For: ________________________________

Charles L. McDonald
Registration No. 3402
Professional Land Surveyor

Reg. L.S. No. 3402

3 MAY 2021

REVISED
RPC / H.4
Houma-Terrebonne Regional Planning Commission
P.O. Box 1446, Houma, Louisiana 70361
Ph. (985) 873-6793 – Fax (985) 580-8141

APPLICATION
SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

A. ______ Raw Land
B. ______ Mobile Home Park
C. ______ Major Subdivision
D. ______ Minor Subdivision
   ______ Conceptual
   ______ Preliminary
   ______ Conceptual/Pre-Liminary
   ______ Preliminary
   ______ Final
   ______ Engineering
   ______ Final

Variance(s) (detailed description):

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

1. Name of Subdivision: Garden Estates Subdivision (7.868 Acres)
2. Developer's Name & Address: CAVLAND Investments, LLC, 125 Manchester Dr., Houma, LA 70360
   *Owner's Name & Address: CAVLAND Investments, LLC, 125 Manchester Dr., Houma, LA 70360
   [* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Leonard Chauvin PE, PLS, Inc., 627 Jackson St., Thibodaux, LA 70301
4. Physical Address: At the intersection of Bayou Gardens Blvd. and Coteau Road
5. Location by Section, Township, Range: Sections 56, 85, & 86, T16S-R17E
6. Purpose of Development: Single-Family Residential Subdivision
7. Land Use:
   ______ X Single-Family Residential
   ______ Multi-Family Residential
   ______ Commercial
   ______ Industrial
8. Sewerage Type:
   ______ X Individual Treatment
   ______ Package Plant
   ______ Other
9. Drainage:
   ______ X Curb & Gutter
   ______ X Roadside Open Ditches
   ______ X Rear Lot Open Ditches
   ______ Other
10. Date and Scale of Map: April 30, 2021 1" = 60'
11. Council District: District 4
   ______ Anzalone/Coteau
12. Number of Lots: 17 Lots
13. Filing Fees: $296 + $27.84 = $323.84

1. Sign here, certify this application including the attached date to be true and correct.

Print Applicant or Agent

Print Name of Signature

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.

Print Name of Signature

Date

RPC / H.5

RPC / H.5

Revised 3/25/2010
RPC / H.5

PRELIMINARY DOCUMENT:

This map was prepared for informational purposes only, for guidance, to the best of the preparers' knowledge and belief, for the use of the Louisiana Board for Professional Engineers and Land Surveyors, the Client, and any other intended users. This map is not intended for legal purposes and should not be used for any purpose other than for the intended use. The information contained herein is provided "as is" and with no warranty of any kind, either express or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. The Louisiana Board for Professional Engineers and Land Surveyors shall not be liable for any loss, expense, or damage arising out of the use of, or the inability to use, this map or any part thereof. The Louisiana Board for Professional Engineers and Land Surveyors makes no representation that the information contained herein is accurate, complete, or up-to-date. The Louisiana Board for Professional Engineers and Land Surveyors reserves the right to make changes to this map at any time.

PRELIMINARY.


CIVIL ENGINEER - LAND SURVEYOR

527 Jackson St. - Thibodaux, LA.

PRELIMINARY PLAT

SINGLE FAMILY RESIDENTIAL LOTS (17 LOTS)

GARDEN ESTATES SUBDIVISION (7.668 ACRES)

LOCATED IN SECTIONS 56, 65, & 66 T16S-R17E, TERREBONNE PARISH, LOUISIANA

APPROVALS:

DATE: APRIL 3, 2012

APPROVED: LEO ANDREW, P.E.

DATE: APRIL 3, 2012

APPROVED & ACCEPTED THIS DATE

BY:

FOR:

THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION

CURVE DATA TABLE

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<th>CURVE NO.</th>
<th>RADIUS (FT)</th>
<th>DEVIATION (IN.)</th>
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<td>3000'</td>
<td>581.64</td>
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<tr>
<td>C5</td>
<td>4000'</td>
<td>581.64</td>
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</tbody>
</table>

NOTE: All elevations are based on NAVD 88.

UTILIZATION NOTE:

All elevations and distances are based on NAVD 88.

PRELIMINARY PLAT:

This plat is preliminary and subject to change. The proposed improvements are subject to approval by the Louisiana Board for Professional Engineers and Land Surveyors. The plat is for informational purposes only and should not be used for legal purposes. The plat is subject to change and may not be used for any purpose other than for the intended purpose.

APPROVALS:

DATE: APRIL 3, 2012

APPROVALS & ACCEPTED THIS DATE

BY:

FOR:

THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION

LEGEND

- FOUND AS METED
- SET 5/8" IN
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- POWER POLE AUCTION
- PROPOSED FIRE HYDRANT
- LOW MONUMENT
- EXISTING DRAINAGE DIRECTION
RPC / H.6

APPLICATION

SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

A. _____ Raw Land  
B. _____ Mobile Home Park

_____ Re-Subdivision  
_____ Residential Building Park

C. _____ Major Subdivision

_____ Conceptual

X _____ 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: Pasture Lane Subdivision Phase 1 (7.526 Acres)

2. Developer’s Name & Address: Cavco Investments, LLC, 125 Manchester Dr., Houma, LA 70360
   *Owner’s Name & Address: Cavco Investments, LLC, 125 Manchester Dr., Houma, LA 70360
   [* All owners must be listed, attach additional sheet if necessary]

3. Name of Surveyor, Engineer, or Architect: Leonard Chauvin PE, PLS, Inc., 627 Jackson St., Thibodaux, LA 70301

SITE INFORMATION:

4. Physical Address: 100 Pasture Ct., Thibodaux, LA 70301

5. Location by Section, Township, Range: Section 79, T15S - R16E

6. Purpose of Development: Single Family Residential Subdivision

7. Land Use:

X _____ Single-Family Residential

_____ Multi-Family Residential

_____ Commercial

_____ Industrial

8. Sewerage Type:

X _____ Community

_____ Individual Treatment

_____ Package Plant

_____ Other

9. Drainage:

X _____ Curb & Gutter

_____ Roadside Open Ditches

_____ Rear Lot Open Ditches

_____ Other

10. Date and Scale of Map: April 30, 2021 1” = 60’


12. Number of Lots: 43

13. Filing Fees: $75 + $194.88 = $269.88

I, 

[Signature]

Print Applicant or Agent

5/3/21

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 concurs 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.

[Signature]

Print Name of Signature

5-3-2021

Date

PC21 5 - 16 - 25

Revised 3/25/2019
RPC / H.7

Houma-Terrebonne Regional Planning Commission
P.O. Box 1446, Houma, Louisiana 70361
Ph. (985) 873-6793 – Fax (985) 580-5141

APPLICATION
SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:
A. ______ Raw Land
   ______ Re-Subdivision
   ______ Major Subdivision
   X Conceptual
   X Preliminary
   ______ Engineering
   ______ Final

B. ______ Mobile Home Park
   ______ Residential Building Park
   ______ Conceptual/Preliminary
   ______ Engineering
   ______ Final

C. ______ Variance(s) (detailed description):

D. ______ Minor Subdivision

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

1. Name of Subdivision: Benjamin Estates

2. Developer’s Name & Address: Duplanitis Properties, L.L.C.; 192 Acadia Woods Dr., Thibodaux, LA
   *Owner’s Name & Address: BNR, JR. LLC; P.O. Box 306, Thibodaux, LA 70302
   [*All owners must be listed, attach additional sheet if necessary]

3. Name of Surveyor, Engineer, or Architect: Acadia Land Surveying; Duplanitis Design Group, P.C.

SITE INFORMATION:

4. Physical Address: 141 Duplanitis Street, Thibodaux, LA

5. Location by Section, Township, Range: Section 78, Township 15 South - Range 16 East

6. Purpose of Development: Single Family Residential Development

7. Land Use:
   X Single-Family Residential
   _____ Multi-Family Residential
   _____ Commercial
   _____ Industrial

8. Sewerage Type:
   X Community
   _____ Individual Treatment
   _____ Package Plant
   _____ Other

9. Drainage:
   X Curb & Gutter
   _____ Roadside Open Ditches
   _____ Rear Lot Open Ditches
   _____ Other

10. Date and Scale of Map: 05/05/2021, 1" = 60’ plotted on D sheet


12. Number of Lots: 107

13. Filing Fees: $116.76

I, Evan M. Geerts, certify this application including the attached date to be true and correct.

Evan M. Geerts for Duplanitis Design Group, P.C
Print Applicant or Agent
05-03-2021

Signature of Applicant or Agent

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

Richard J. Roth
Print Name of Signature
05-03-2021

Signature

Rev 3/25/2010
Owners of BNR, JR. LLC:

- Ann Roth Foret
- Alida Roth Chatham
- Benjamin N. Roth, III
- Thomas M. Roth
- Eugene N. Roth
- Richard J. Roth
- Mark B. Roth
APPROVAL REQUESTED:
A. ____ Raw Land
   ____ Re-Subdivision
C. ____ Major Subdivision
   ____ Conceptual
   ____ Preliminary
   ____ Engineering
   ____ Final
   ____ Variance(s) (detailed description):
B. ____ Mobile Home Park
   ____ Residential Building Park
D. ____ Minor Subdivision

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:
1. Name of Subdivision: DIVISION OF TRACT C, MECHANICVILLE
2. Developer's Name & Address: TPCG
   *Owner's Name & Address: BRIARPATCH, INC. 7849 PARK AVE, HOUMA, LA 70364
   [* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: DAVID A. WATZ, INC.

SITE INFORMATION:
4. Physical Address: 907 EAST STREET, HOUMA, LA 70363
5. Location by Section, Township, Range: SEC. 9, T17S - R1E
6. Purpose of Development: CREATE NEW LOT FOR HPD SUBSTATION
7. Land Use:
   ____ Single-Family Residential
   ____ Multi-Family Residential
   ____ Commercial
   ____ Industrial
8. Sewerage Type:
   ____ Community
   ____ Individual Treatment
   ____ Package Plant
   ____ Other
9. Drainage:
   ____ Curb & Gutter
   ____ Roadside Open Ditches
   ____ Rear Lot Open Ditches
   ____ Other
10. Date and Scale of Map: 1/12/21 1" = 30'-0"
12. Number of Lots: 2
13. Filing Fees: $45.88

I, CHRISTOPHER PULASKI, certify this application including the attached data to be true and correct.

CHRISTOPHER PULASKI
Print Applicant or Agent
4/30/21

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 concurs 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.

Date

Print Name of Signature

Date

RPC / H.8

REVISED 3/25/2010