

# 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

**APRIL 19, 2018, THURSDAY**

**6:00 P.M.**

**TERREBONNE PARISH COUNCIL MEETING ROOM  
Government Tower, 8026 Main Street, 2<sup>nd</sup> Floor**

**A • G • E • N • D • A**

*(Revised 4/16/2018)*

**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 March 15, 2018
- E. COMMUNICATIONS**
- F. NEW BUSINESS:**
  - 1. Parking Plan:  
Creation of 56 parking spaces; 149 DeFraités Court; O.C.S. Construction, c/o Mr. Paul Brasseaux, applicant *(District 1 / City of Houma Fire)*
- G. STAFF REPORT:**
  - 1. Discussion and possible action regarding the proposed amendment to Overlay District zoning regulations concerning building façade signage
- H. COMMISSION COMMENTS:**
  - 1. Planning Commissioners' Comments
  - 2. Chairman's Comments
- I. PUBLIC COMMENTS**
- J. ADJOURN**

**II. CONVENE AS THE REGIONAL PLANNING COMMISSION**

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. ACCEPTANCE OF MINUTES:**
  - 1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of March 15, 2018
- E. APPROVE EMITTENCE OF PAYMENT FOR THE APRIL 19, 2018 INVOICES AND TREASURER'S REPORT OF MARCH 2018**
- F. COMMUNICATIONS**

**G. OLD BUSINESS:**

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

**H. APPLICATIONS:**

1. a) Subdivision: Raw Land Division of Property belonging to The Buquet Corporation (Tract A-B-C-D-A)  
Approval Requested: Process A, Raw Land Division  
Location: Grand Caillou Road, Terrebonne Parish, LA  
Government Districts: Council District 7 / Grand Caillou Fire District  
Developer: The Buquet Corporation  
Surveyor: Charles L. McDonald Land Surveyor, Inc.  
  
b) Public Hearing  
  
c) Consider Approval of Said Application
2. a) Subdivision: Tracts 1-A, 1-B, 1-C, & 1-D, A Division of Tract 1 belonging to Jackie Anthony Marie  
Approval Requested: Process D, Minor Subdivision  
Location: 6536, 6537, 6538, & 6539 Highway 56, Chauvin, Terrebonne Parish, LA  
Government Districts: Council District 8 / Little Caillou Fire District  
Developer: Jackie Anthony Marie  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Public Hearing  
  
c) Consider Approval of Said Application
3. a) Subdivision: Tracts A and B, Property belonging to Doris M. Cox Abramson, et al  
Approval Requested: Process D, Minor Subdivision  
Location: Bayou Black Drive, Terrebonne Parish, LA  
Government Districts: Council District 7 / Bayou Black Fire District  
Developer: Doris M. Cox Abramson  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Public Hearing  
  
c) Consider Approval of Said Application
4. a) Subdivision: Resubdivision of portions of Lots 4, 5, & 6, Block 1 of the subdivision titled Bayouside Lots Along Highway 311, Matherne Realty Partnership, LLC  
Approval Requested: Process A, Re-Subdivision  
Location: 4649, 4661, 4673 Highway 311, Terrebonne Parish, LA  
Government Districts: Council District 6 / Bayou Cane Fire District  
Developer: T.P.C.G.  
Surveyor: T. Baker Smith, LLC  
  
b) Public Hearing  
  
c) Consider Approval of Said Application
5. a) Subdivision: High Land Development  
Approval Requested: Process C, Major Subdivision-Engineering  
Location: Proposed Industrial Avenue A (extension), Terrebonne Parish, LA  
Government Districts: Council District 1 / Bourg & Village East Fire District  
Developer: Low Land Investors, L.L.C.  
Engineer: Angelette-Picciola, LLC  
  
b) Consider Approval of Said Application

**I. STAFF REPORT**

**J. ADMINISTRATIVE APPROVAL(S):**

1. Lot Line Shift between Property belonging to Clark J. Robertson & Chad P. Robertson, et al, Section 3, T16S-R17E, Terrebonne Parish, LA
2. Revised Lots 3 & 4, A Redivision of Revised Lot 3 and Lots 4 & 5, F.J. Matherne Subdivision, Section 41, T17S-R18E, Terrebonne Parish, LA
3. Revised Lots 1 & 2 of Block 4, A Redivision of Lots 1 & 2 in Deroche Estates, Section 4, T17S-R17E, Terrebonne Parish, LA

**K. COMMITTEE REPORT:**

1. Subdivision Regulations Review Committee:
  - a) Mr. Mike Sobert, Consolidated Waterworks District No. 1, to discuss proposed revisions to their subdivision regulations

**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 MARCH 15, 2018**

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., Chairman, called to order the regular meeting of March 15, 2018 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:04 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Alex Ostheimer.
- B. Upon Roll Call, present were: Mr. Joseph “Joey” Cehan; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. James Erny; 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: Mrs. Angi Falgout, Secretary/Treasurer. 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. Ostheimer moved, seconded by Mr. Kelley: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of February 22, 2018.”
- The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Foret; Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mr. Ostheimer moved, seconded by Mr. Kelley: “THAT the HTRPC emit payment for the March 15, 2018 invoices and approve the Treasurer’s Report of February 2018.”
- The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Foret; Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. Mr. Pernell Pellegrin, Martin & Pellegrin, CPAs presented the 2017 Audit to the Commissioners and stated the results were favorable.
- a) Mr. Erny moved, seconded by Mr. Kurtz: “THAT the HTRPC ratify and accept the 2017 Annual Audit as presented by Mr. Pernell Pellegrin, Martin & Pellegrin, CPAs.”
- The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Foret; Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATIONS:**
1. Mr. Pulaski read a letter from Leonard Chauvin P.E., P.L.S., Inc.’s office, dated March 14, 2018 requesting Item G.1 be tabled until the next regular meeting of April 19, 2018 [See *ATTACHMENT A*]. He stated that a sign wasn’t posted to give adequate public notice for the public hearing besides the fact that there are a number of items to be rectified.
- a) Mr. Erny moved, seconded by Mr. Kelley: “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 April 19, 2018 as per the Developer’s request [See *ATTACHMENT A*].”
- The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Foret; Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- b) The Chairman indicated that the Commission wouldn't consider the application tonight but would allow anyone to speak though it wouldn't be part of the public record.
- c) The Chairman recognized Louise Bourg, 204 North Project Road, who expressed concerns of parking, road access, traffic congestion, number of units on property, turn-around at the rear, utility letters, reduction of green space, sewer, play area, garbage, water pressure, repairs to damage to road, storage, operator and contact information of the development, and noise. She also stated she had a petition with 91 names opposing the development.
- d) The Chairman recognized Jan Hebert Robertson who stated she didn't receive a notice. Mrs. Becnel indicated that when made aware, she notified the surveyor and then emailed the notice to the proper person.

#### H. OLD BUSINESS:

Mr. Erny moved, seconded by Mr. Kelley: "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. Erny. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Foret; Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

1. TABLED until the next regular meeting of April 19, 2018. *Russell Every Townhomes* [See ATTACHMENT A]
2. 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. John Daigle, 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 March 15, 2018 concerning the punch list items for the development [See ATTACHMENT B].
  - d) Mr. Daigle stated they would comply/resolve all punch list items.
  - e) Discussion was held with regard to the matter being tabled at the March meeting due to there being no architectural drawings submitted but they have since been received.
  - f) Mr. Erny moved, seconded by Mr. Kelley: "THAT the HTRPC grant engineering approval for Process C, Major Subdivision, for Acadian Pointe Subdivision, Phase B conditioned upon the developer complying/resolving all punch list items per the Terrebonne Parish Engineering Division's memo dated March 15, 2018 [See ATTACHMENT B]."

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

#### H. APPLICATIONS:

1. The Chairman called to order the Public Hearing for an application by Glenn M. Brunet requesting approval for Process D, Minor Subdivision, for Tracts A, B, C, & D, A Redivision of Tracts I & II, Dr. L.D. Britch Subdivision.
  - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing Mr. Brunet, discussed the location and division of property.
  - b) No one from the public was present to speak.
  - c) Mr. Cehan moved, seconded by Mr. Kelley: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Cehan. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Foret; Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout. 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. Erny moved, seconded by Mr. Kurtz: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts A, B, C, & D, A Redivision of Tracts I & II, Dr. L.D. Britch Subdivision conditioned upon the submittal of an approval letter from DHH.”

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

I. STAFF REPORT:

- a) Mr. Pulaski discussed the 2017 Annual Report.
- b) Mr. Erny moved, seconded by Mr. Kelley: “THAT the HTRPC ratify the 2017 HTRPC Annual Report.”

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

- c) Discussion was held with regard to the Master Plan Update and who was doing it and paying for it. Mr. Pulaski discussed an Access Management Plan that South Central Development & Planning Commission was working on parish wide and incorporating it into the plan. Discussion ensued with regard to the Master Plan having a complete overhaul in 2012 and there not needing much to be updated currently.

J. ADMINISTRATIVE APPROVALS:

Mr. Ostheimer moved, seconded by Mr. Kurtz: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-4.”

- 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

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

K. COMMITTEE REPORT:

- 1. Subdivision Regulations Review Committee:
  - a) Mr. Pulaski discussed the changes Consolidated Waterworks wanted to make to their subdivision requirements and that Mr. Sobert would be attending the next meeting in April to discuss further.
  - b) He discussed signage in the overlay district that committee members had mixed feelings on and that he would have some recommendations at the next meeting.
  - c) Mr. Pulaski stated that Lafourche Parish had a workshop on sewer treatment plant maintenance and if it was well turned out, Terrebonne Parish would consider hosting a similar workshop. Mr. Erny requested Mr. Pulaski to look into the status of parish sewerage extension.

L. COMMISSION COMMENTS:

- 1. Planning Commissioners’ Comments:
  - a) Mr. Ostheimer discussed not letting applications sit for too long and requiring time limits in case regulations change midway. Applications would have to be considered based on regulations in place at the time of submittal regardless if the rules changed. The Chairman stated they could discuss this matter at the next Subdivision Regulations Review Committee meeting.

2. Chairman's Comments:

- a) The Chairman reminded everyone to do the required Ethics Training and that he wouldn't do a roll call until the next two meetings.

M. PUBLIC COMMENTS: None.

N. Mr. Ostheimer moved, seconded Mr. Kelley: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 6:50 p.m."

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

*Becky M. Becnel, Minute Clerk  
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***

*Item G.I.*

March 14, 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 April 19, 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

March 15, 2018  
2<sup>nd</sup> Review  
Item No. G-2

TO: **Christopher M. Pulaski**

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

SUBJECT: **Acadian Point Subdivision Phase B  
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. 24.7.6.2.6 Does not conform to the SDDM:
  - a. IV.D The 6020 calculations are inconsistent with the previous development.
  - b. V.A.1 Backup on how the existing ditch previously flowed and being reshaped is needed.
  - c. 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.
2. 24.5.4.6.7 Approval letters should be provided from the following utilities:
  - a. Department of Health and Hospitals for water
  - b. Pollution Control
3. 24.7.5.2 Approval from TPCG Utilities for street lights should be provided.

JES/bbd

cc: Jacob Waitz, E.I  
Ernest Brown  
Planning Commission  
Engineering Division  
Reading File  
Council Reading File

Saltwater Fishing Capital of the World®

# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

Variance(s) (detailed description):

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

1. Name of Subdivision: "MAP SHOWING RAW LAND DIVISION OF PROPERTY BELONGING TO THE BUQUET CORPORATION"
2. Developer's Name & Address: The Buquet Corporation 3006 Willow Trace Circle SE  
Owens Crossroads, AL 35763
- \*Owner's Name & Address: The Buquet Corporation 3006 Willow Trace Circle SE  
Owens Crossroads, AL 35763  
[\* 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: Grand Caillou Road
5. Location by Section, Township, Range: Section 86, T19S-R17E
6. Purpose of Development: To create a Raw Land Tract for a cemetery.
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: 2 March 2018 / 1"=100'
11. Council District: 7 Marmande / Grand Caillou Fire
12. Number of Lots: x 2
13. Filing Fees: \$130<sup>42</sup>

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

Alisa Champagne  
Print Applicant or Agent

5 March 2018  
Date

Alisa Champagne  
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 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.

Alan Gibson  
Print Name of Signature

3/6/18  
Date

X  
Signature

PC18/ 4 - 1 - 13





VICINITY MAP

# LEGEND

- Indicates 1/2" Pipe Fd. Unless Noted
- Indicates 1/2" Rod Fd. Unless Noted
- Indicates Drainage Flow
- x 0.4 Indicates Natural Ground Elevation

PROPOSED LAND USE  
CEMETERY SITE

APPROVED AND ACCEPTED THIS DATE \_\_\_\_\_  
BY THE TERREBONNE PARISH PLANNING COMMISSION

BY \_\_\_\_\_ FOR \_\_\_\_\_

## MAP SHOWING RAW LAND DIVISION OF PROPERTY BELONGING TO THE BUQUET CORPORATION LOCATED IN SECTION 86, T19S-R17E, TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 100'

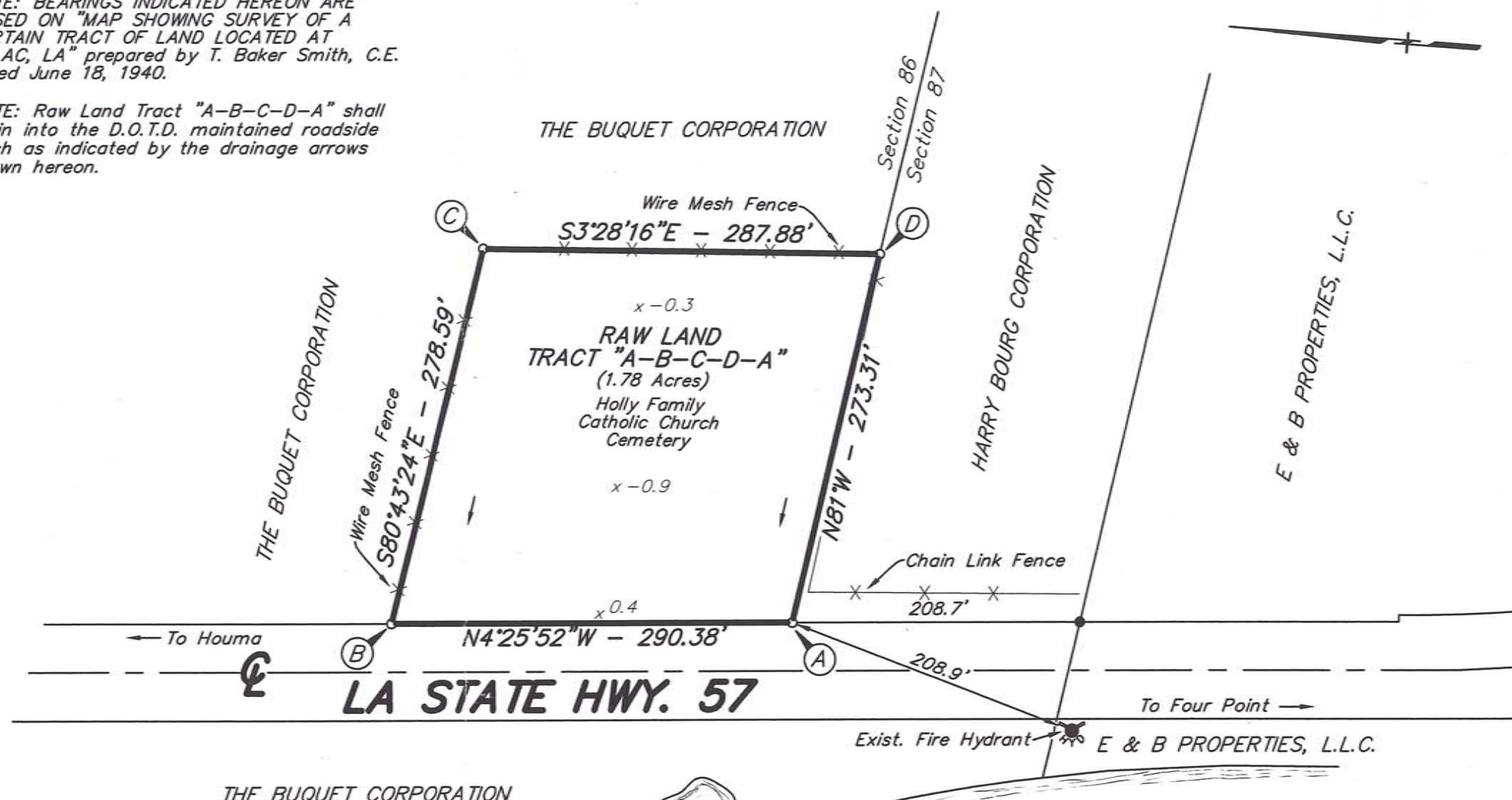
2 MARCH 2018

CHARLES L. McDONALD  
LAND SURVEYOR, INC.  
P.O. Box 1390 Gray, LA 70359  
Ph: (985) 876-4412/Fax: (985) 876-4806

CAD #6200

NOTE: BEARINGS INDICATED HEREON ARE BASED ON "MAP SHOWING SURVEY OF A CERTAIN TRACT OF LAND LOCATED AT DULAC, LA" prepared by T. Baker Smith, C.E. dated June 18, 1940.

NOTE: Raw Land Tract "A-B-C-D-A" shall drain into the D.O.T.D. maintained roadside ditch as indicated by the drainage arrows shown hereon.



BAYOU DULAC

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 Charles L. McDonald, Land Surveyor, Inc.

NOTE: This property is situated within ZONE "A15", as shown on the F.E.M.A. Flood Insurance Rate Map dated May 1, 1985. (Map No. 225206 0295 C)

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE 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.

APPROVED:

*Charles L. McDonald*

REG. P.L.S. 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  
C. ☐ Major Subdivision  
☐ Conceptual  
☐ Preliminary  
☐ Engineering  
☐ Final
- B. ☐ Mobile Home Park  
☐ Residential Building Park  
☐ Conceptual/Preliminary  
☐ Engineering  
☐ Final  
D. ☐ Minor Subdivision

☐ Variance(s) (detailed description):

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

1. Name of Subdivision: PLAT SHOWING TRACTS 1-A, 1-B, 1-C & 1-D, A DIVISION OF TRACT 1 BELONGING TO JACKIE ANTHONY MARIE
2. Developer's Name & Address: JACKIE ANTHONY MARIE P.O. BOX 218 CHAUVIN, LA 70344  
\*Owner's Name & Address: JACKIE ANTHONY MARIE P.O. BOX 218 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: 6536, 6537, 6538 & 6539 HIGHWAY 56 CHAUVIN, LA 70344
5. Location by Section, Township, Range: SECTION 33, T19S-R18E
6. Purpose of Development: WANTS TO CREATE TRACTS TO SELL
7. Land Use:  
☒ Single-Family Residential  
☐ Multi-Family Residential  
☐ Commercial  
☐ Industrial
8. Sewerage Type:  
☐ Community  
☒ Individual Treatment  
☐ Package Plant  
☐ Other
9. Drainage:  
☐ Curb & Gutter  
☒ Roadside Open Ditches  
☒ Rear Lot Open Ditches  
☐ Other
10. Date and Scale of Map:  
DATE: FEBRUARY 26, 2018 SCALE: 1"=60'
11. Council District:  
8 Guidry / Little Caillou Fire
12. Number of Lots: 4
13. Filing Fees: \_\_\_\_\_

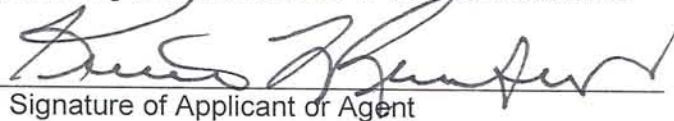
I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

MARCH 22, 2018

Date

  
Signature of Applicant or Agent

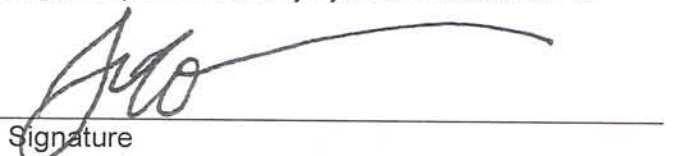
The undersigned certifies: JAM 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or initial 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the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

JACKIE ANTHONY MARIE

Print Name of Signature

MARCH 22, 2018

Date

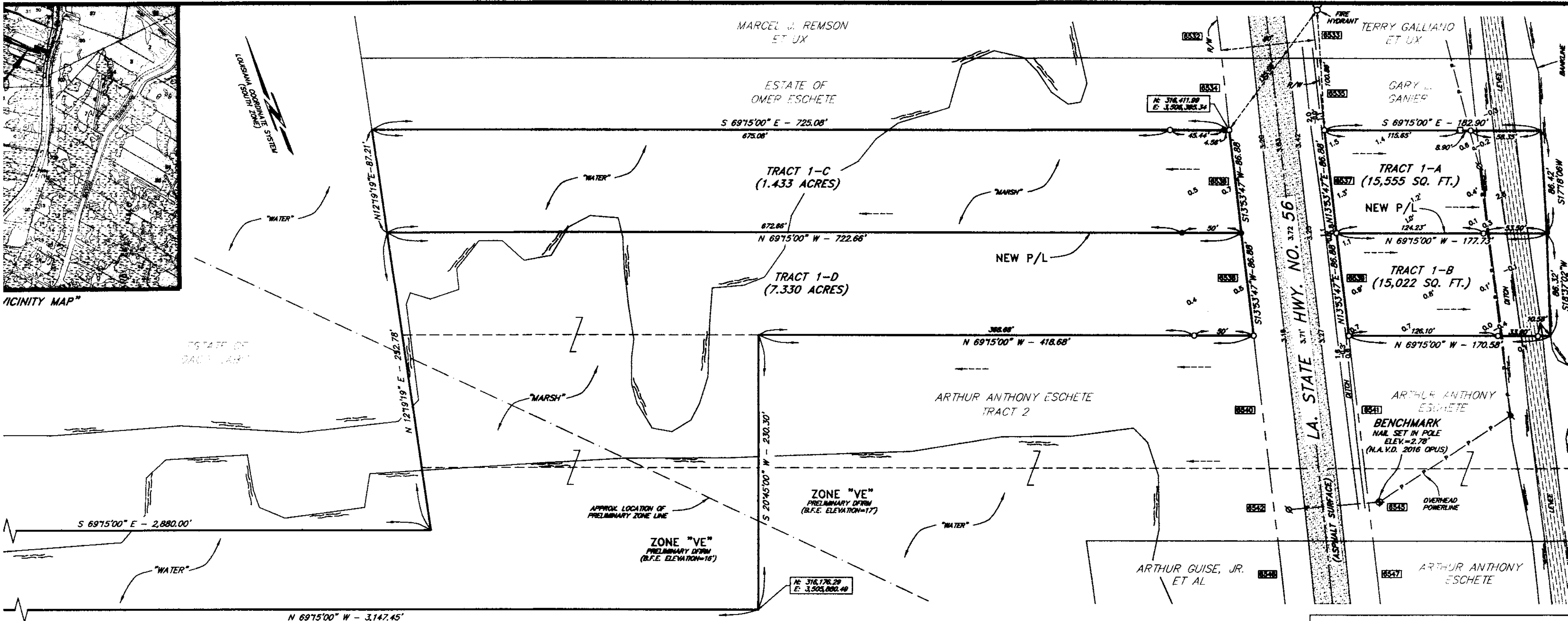
  
Signature

PC18/ 4 - 2 - 14

Revised 3/25/2010



"CINITY MAP"



SIANA LAND &  
RATON CO., LLC

ROBERT C. REED ENTITLED "PLAT OF SURVEY SHOWING A PORTION  
ELONGING TO AURELIE ESCHETE WITHIN SECTION 33, T19S-R18E,  
LOUISIANA" AND DATED MAY 19, 1970. (REVISED MAY 26, 1970).  
REON ARE BASED ON SAID MAP.

KENETH L. REMBERT, PLS ENTITLED "SURVEY OF TRACTS 1 AND 2  
RTY BELONGING TO ARTHUR ANTHONY ESCHETE, ET AL IN SECTION  
REBONNE PARISH, LOUISIANA" DATED NOVEMBER 21, 2017 AND  
TRY NO. 1551189 AS FILED IN THE TERREBONNE PARISH CLERK OF  
IO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT  
GS SHOWN HEREON ARE BASED ON SAID MAPS.

DATED IN ZONE "A21" AS SHOWN ON FEDERAL EMERGENCY  
MAP, COMMUNITY NO. 225206, PANEL NOS. 0175 & 0305, SUFFIX "C",  
S. (ZONE "A21" HAS A BASE FLOOD REQUIREMENT OF 13').  
4, 1992). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANELS  
LACES THIS PROPERTY IN ZONE "VE" WITH A BASE FLOOD REQUIREMENT OF 14'.  
FORM COMMUNITY NO. 22109C, PANEL NO. 0650 SUFFIX "E"  
'IN ZONE "VE" AND HAS A B.F.E. REQUIREMENT OF 16' & 17'.  
E PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE  
REQUIREMENTS PRIOR TO CONSTRUCTION.

TO BAYOU PETIT CAILLOU WHICH IS MAINTAINED BY THE  
AND TO THE MARSH IN THE REAR WHICH NEEDS NO  
NERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY  
COURSES NECESSARY TO REACH THESE AREAS.

LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES 5/8" IRON ROD FOUND
- INDICATES 3/4" IRON PIPE FOUND
- ▣ INDICATES GRATE BAR FOUND
- ⊕ EXISTING POWER POLE
- ⊙ EXISTING POWER POLE WITH LIGHT
- ⊕ EXISTING FIRE HYDRANT
- ⊙ INDICATES BENCHMARK SET  
(NAVD "88, 2016 OPUS SOLUTION)
- ⊙ INDICATES SPOT ELEVATION  
(NAVD "88, 2016 OPUS SOLUTION)
- ⊙ INDICATES MUNICIPAL ADDRESS
- INDICATES DRAINAGE FLOW

GRAPHIC SCALE

60' 30' 0' 90' 120'

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: *Keneth L. Rembert*

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

Firm: KENETH L. REMBERT LAND SURVEYORS

Registration Number: 331

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

DATE	BY	DESCRIPTION
REVISIONS		

4 - TRACTS



"RE-SUBDIVISION  
LAND USE: SINGLE FAMILY RESID  
DEVELOPER: JACKIE ANTHONY

PLAT SHOWING TRACTS 1-A, 1-B, 1-C,  
A DIVISION OF TRACT 1 BELONGING TO  
JACKIE ANTHONY MARIE  
LOCATED IN SECTION 33, T19S-R18E,  
TERREBONNE PARISH, LOUISIANA  
ADDRESS: 6537 & 6538 HWY. 56, CHAUVIN, LA.

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



# Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

Variance(s) (detailed description):

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

1. Name of Subdivision: PLAT SHOWING TRACTS A AND B, PROPERTY BELONGING TO DORIS M. COX ABRAMSON et al  
DORIS M. COX ABRAMSON  
2. Developer's Name & Address: 4205 BAYOU BLACK DR. HOUMA, LA 70360  
DORIS M. COX ABRAMSON  
\*Owner's Name & Address: 4205 BAYOU BLACK DR. HOUMA, LA 70360  
[\* All owners must be listed, attach additional sheet if necessary]  
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

### SITE INFORMATION:

4. Physical Address: BAYOU BLACK DRIVE HOUMA, LA  
5. Location by Section, Township, Range: SECTION 54, T17S-R16E  
6. Purpose of Development: TO CREATE A TRACT TO SELL  
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: MARCH 20, 2018 SCALE: 1"=60'  
11. Council District:  
12. Number of Lots: 2  
13. Filing Fees:

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

KENETH L. REMBERT

Print Applicant or Agent

03/26/2018

Date

[Signature]  
Signature of Applicant or Agent

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

DORIS M. COX ABRAMSON

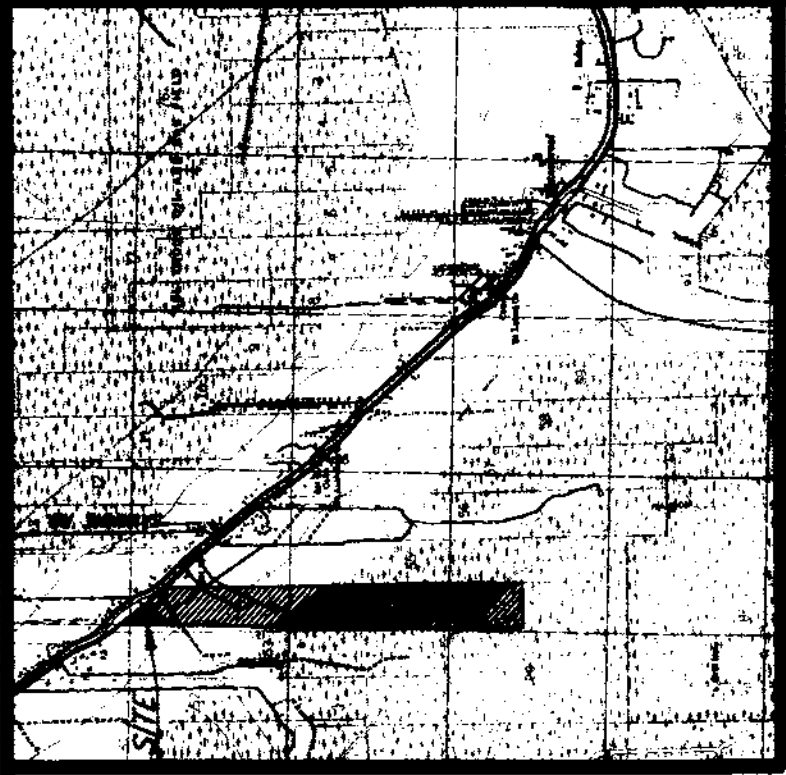
Print Name of Signature

03/26/2018

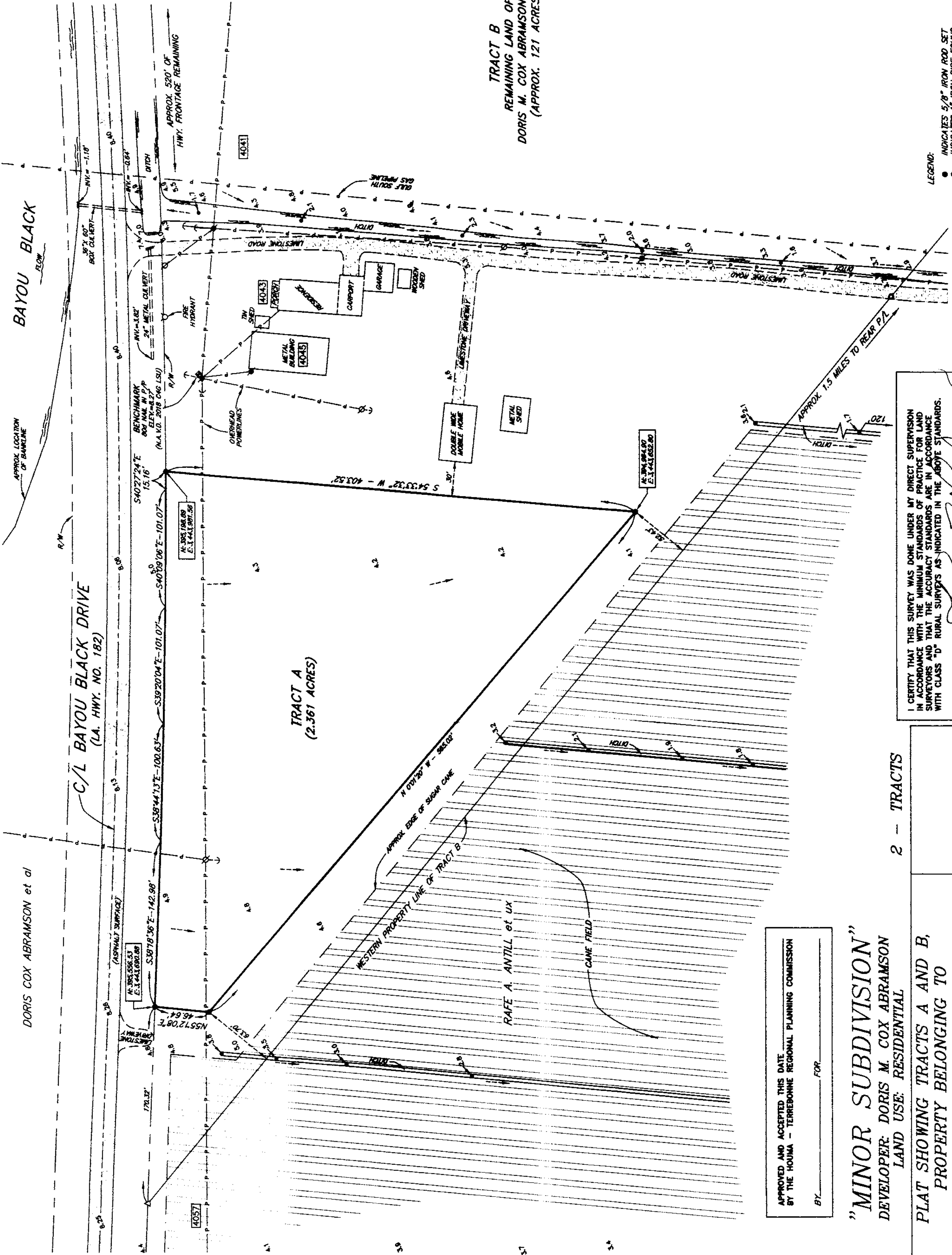
Date

[Signature]  
Signature

PC18/ 4 - 3 - 15



"VICINITY MAP"



TRACT B  
REMAINING LAND OF  
DORIS M. COX ABRAMSON et al  
(APPROX. 121 ACRES)

TRACT A  
(2.361 ACRES)

- LEGEND:
- INDICATES 5/8" IRON ROD SET
  - INDICATES 1" IRON PIPE FOUND
  - INDICATES ANGLE IRON FOUND
  - EXISTING POWER POLE WITH LIGHT
  - EXISTING FIRE HYDRANT
  - INDICATES SPOT ELEVATION
  - (NAID 88, 2018 CAG DATUM)
  - BENCHMARK 800' NAIL IN POLE
  - (NAID 88, 2018 CAG DATUM)
  - INDICATES DRAINAGE FLOW
  - INDICATES MUNICIPAL ADDRESS

NOTE:  
THIS PROPERTY DRAINS TO VARIOUS DITCHES, THEN TO THE SWAMP IN THE REAR.  
THE OWNERS OF THIS TRACT WILL PROVIDE AND PERPETUALLY MAINTAIN  
ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 1125332 AS FILED  
IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE  
RESEARCH WAS MADE BY KENNETH L. REMBERT SURVEYORS. BEARINGS SHOWN  
HEREON ARE BASED ON SAID MAP.

THIS TRACT IS LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY  
MANAGEMENT AGENCY MAP, COMMUNITY NO. 225208, PANEL NO. 0440, SUFFIX "C",  
AND DATED MAY 1, 1985. (ZONE "C" IS AN AREA OF MINIMAL FLOODING).  
(FIRM INDEX DATE DEC. 16, 1980). F.E.M.A. FEBRUARY 23, 2008 ADVISORY PANEL  
NO. LA-089 PLACES THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6".  
THE 2008 PROPOSED DFRM COMMUNITY NO. 221086, PANEL NO. 0250 SUFFIX "E"  
PLACES THIS PROPERTY IN ZONE "AE" AND HAS A B.F.E. REQUIREMENT OF 7".  
PLEASE CHECK WITH THE PARISH FLOOD PLAN MANAGER FOR POSSIBLE FUTURE  
CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

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

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

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



2 - TRACTS

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

BY \_\_\_\_\_ FOR \_\_\_\_\_

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

PLAT SHOWING TRACTS A AND B,  
PROPERTY BELONGING TO  
DORIS M. COX ABRAMSON et al  
LOCATED IN SECTION 54, T17S-R16E,  
TERREBONNE PARISH, LOUISIANA  
ADDRESS: BAYOU BLACK DR., HOUMA, LA. 70360

**Kenneth L. Rembert, PLS**  
A  
L.A.S.U.R.V.E.Y.O.R.S.  
635 SCHOOL STREET, HOUMA, LOUISIANA 70360  
(885) 879-2762 FAX - (885) 879-1641  
DRAWN: B.M.  
CHK'D: K.L.R.  
SCALE: 1" = 60'  
DATE: 20MAR18

DATE	BY	DESCRIPTION

GRAPHIC SCALE



# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

\_\_\_\_\_ Variance(s) (detailed description):

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

- Name of Subdivision: REDIVISION OF PORTIONS OF LOTS 4, 5 & 6, BLOCK 1, BAYOUSIDE LOTS ALONG
- Developer's Name & Address: TPCG, PO BOX 2768, HOUMA, LA 70361 311  
\*Owner's Name & Address: LINTON ROAD COMPANY, LLC 300 BENTON RD, BOSSIER CITY, LA 71171  
[\* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: SHANE KIRKLAND, AMBER PLESSALA, T. BAKER SMITH

### SITE INFORMATION:

- Physical Address: 4649, 4661, 4673 HWY 311
- Location by Section, Township, Range: T17S - R17E
- Purpose of Development: DEDICATE LAND TO PARISH TO CONSTRUCT PUMP STATION
- Land Use: CREATION OF THREE NEW LOTS
- Sewerage Type:  
☐ Single-Family Residential  
☒ Multi-Family Residential  
☐ Commercial  
☐ Industrial  
☐ Community  
☐ Individual Treatment  
☐ Package Plant  
☐ Other
- Drainage:  
☐ Curb & Gutter  
☐ Roadside Open Ditches  
☒ Rear Lot Open Ditches  
☐ Other
- Date and Scale of Map: \_\_\_\_\_
- Council District: 6
- Number of Lots: 3
- Filing Fees: \$125

I, GORDON E. DOVE, certify this application including the attached date to be true and correct.

HON. GORDON E. DOVE  
Print Applicant or Agent

4/11/18  
Date

Gordon E. Dove  
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.

Robert M. Aiello  
Print Name of Signature

4-10-18  
Date

Robert M. Aiello  
Signature







# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

☐ Variance(s) (detailed description): \_\_\_\_\_

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

1. Name of Subdivision: HIGH LAND DEVELOPMENT (INDUSTRIAL AVENUE EXTENSION)  
LOW LAND INVESTORS, LLC, 206 INDUSTRIAL AVENUE C,  
2. Developer's Name & Address: HOUMA, LA. 70363  
LOW LAND INVESTORS, LLC, 206 INDUSTRIAL AVENUE C,  
\*Owner's Name & Address: HOUMA, LA. 70363  
[\* All owners must be listed, attach additional sheet if necessary]  
ANGELETTE-PICCIOLA, LLC  
3. Name of Surveyor, Engineer, or Architect: EUGENE P. ROBICHAUX, P.E.

### SITE INFORMATION:

4. Physical Address: INDUSTRIAL AVENUE A, HOUMA, LA. 70363  
5. Location by Section, Township, Range: SECTION 2, 22 & 27, T17S-R18E  
6. Purpose of Development: COMMERCIAL/INDUSTRIAL LOTS  
7. Land Use:  
☐ Single-Family Residential  
☐ Multi-Family Residential  
☒ Commercial  
☒ Industrial  
8. Sewerage Type:  
☐ Community  
☒ Individual Treatment  
☐ Package Plant  
☐ Other  
9. Drainage:  
☐ Curb & Gutter  
☒ Roadside Open Ditches  
☐ Rear Lot Open Ditches  
☐ Other  
10. Date and Scale of Map:  
11. Council District: Bourg #  
DISTRICT 1 / VILLAGE EAST VOL. FIRE DEPT.  
12. Number of Lots: 15  
13. Filing Fees: \$860.00

I, EUGENE P. ROBICHAUX, certify this application including the attached date to be true and correct.

EUGENE P. ROBICHAUX

Print Applicant or Agent

3-13-18

Date

Eugene P. Robichaux  
Signature of Applicant or Agent

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

EUGENE P. ROBICHAUX

Print Name of Signature

2-21-18

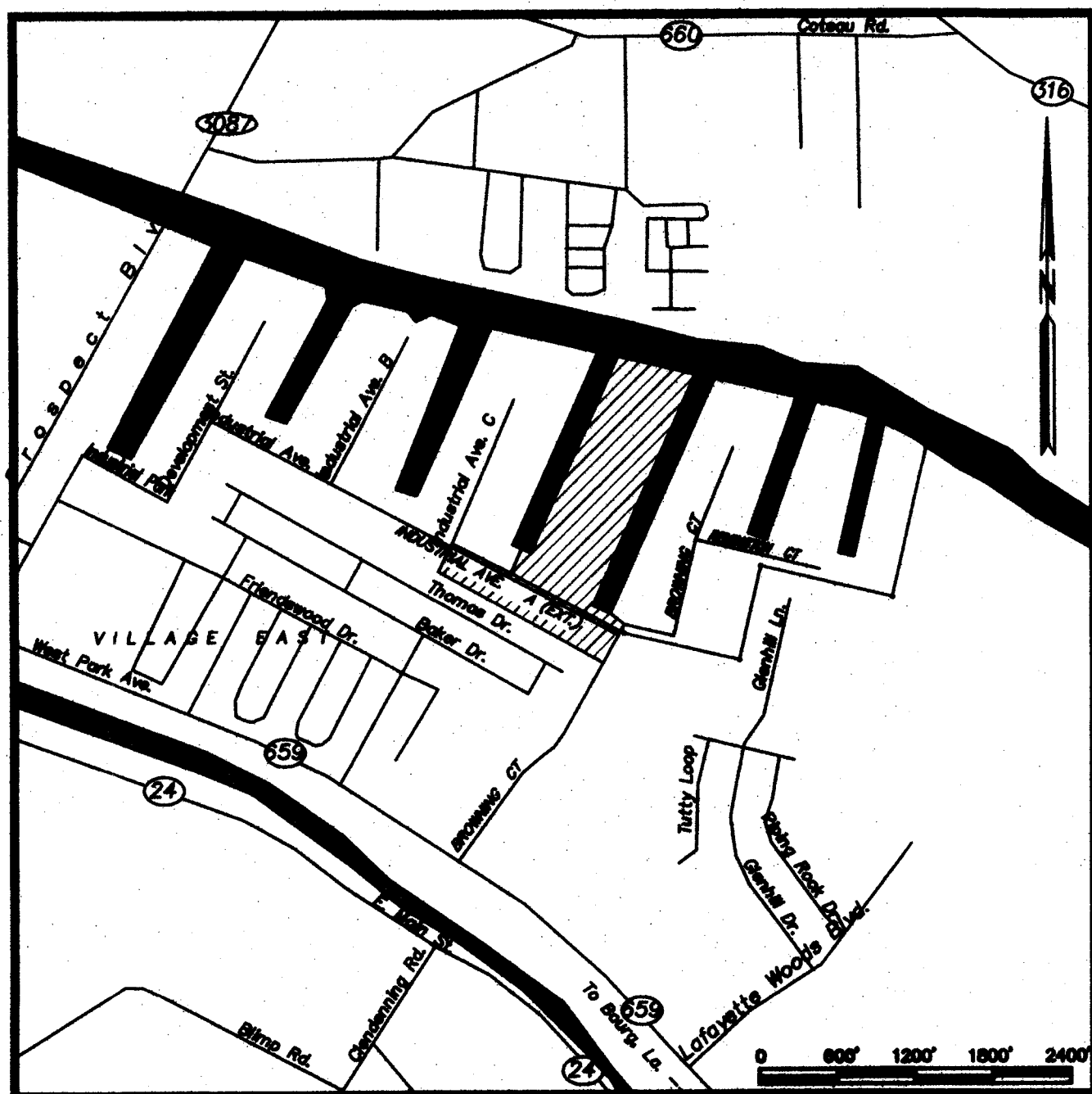
Date

Eugene P. Robichaux  
(Signature)

PC18/ 4 - 5 - 17



TERREBONNE PARISH, LOUISIANA  
SECTIONS 2, 22, & 27, T17S-R18E



VICINITY MAP

SCALE: 1" = 1200'

REFERENCE MAPS:

- "MAP SHOWING TRACT '1' BELONGING TO C.S.&E. PROPERTIES, LLC. LOCATED IN SECTION 27, T17S-R18E - TERREBONNE PARISH, LA." PREPARED BY MORRIS P. HEBERT, INC. AND DATED JUNE 5, 2017.
- "MAP SHOWING LOT 7 OF VILLAGE EAST INDUSTRIAL PARK ADD. 2 AND TRACTS 'A' & 'B' BELONGING TO C.S.&E. PROPERTIES, LLC & LOCATED IN SECTIONS 2, 3, 22, 27, & 28, T-17S-R18E - TERREBONNE PARISH, LOUISIANA" PREPARED BY MORRIS P. HEBERT, INC. AND DATED JUNE 2, 2017.
- "HIGH LAND DEVELOPMENT - A SUBDIVISION OF PROPERTY BELONGING TO LOW LAND INVESTORS, LLC & LOCATED IN SECTIONS 2, 22 & 27, T17S-R18E - TERREBONNE PARISH, LOUISIANA" PREPARED BY MORRIS P. HEBERT, INC. AND DATED JUNE 22, 2017.

NOTES:

- BEARINGS ARE BASED ON REFERENCE MAP #3.
- NO ATTEMPT HAS BEEN MADE BY ANGELETTE PICCIOLA, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHT-OF-WAY, OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE OWNER OR THEIR REPRESENTATIVE.
- ALL EXISTING SERVITUDES AND EASEMENTS SHOWN HEREON ARE IN ACCORDANCE WITH THE REFERENCE MAPS LISTED HEREON.
- NO STRUCTURES, FILL OR OBSTRUCTIONS SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLAIN AREA WITHOUT PRIOR APPROVAL OF GRANTEE OF EASEMENT OR DELINEATED FLOOD PLAIN AREA.

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.

APPROVED BY: *Neil B. Angelette*  
NEIL B. ANGELETTE, P.L.S.  
LA. LICENSE NO. 4971  
PROFESSIONAL LAND SURVEYOR

FILE: 170053\SURVEY PLAT\01-SHT-01.dwg

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PARISH OF TERREBONNE AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT.

BY: \_\_\_\_\_  
TERREBONNE PARISH CONSOLIDATED GOVERNMENT

APPROVED AND ACCEPTED THIS DATE \_\_\_\_\_ BY THE HOUMA  
TERREBONNE REGIONAL PLANNING COMMISSION.

APPROVED BY: \_\_\_\_\_

FOR: \_\_\_\_\_

APPROVALS:

BY: EUGENE P. ROBICHAUX  
LOW LAND INVESTORS, LLC

- LEGEND
- - 3/4" IRON ROD
  - - 1/2" G.I.P.
  - - 3/4" G.I.P.
  - x 3.2 - NATURAL GROUND ELEVATION
  - - POWER POLE
  - - FIRE HYDRANT
  - - PROPOSED FIRE HYDRANT
  - - DRAINAGE FLOW
  - - EXISTING POWER POLE WITH PROPOSED LIGHT STANDARD

FLOOD ZONE INFORMATION:

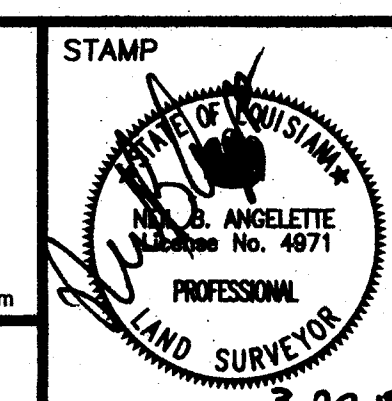
- THIS TRACT IS LOCATED IN ZONE A & C AS SHOWN ON THE RITA ADVISORY MAPS COMMUNITY PANEL NO. Q104 & R104, DATED FEBRUARY 23, 2006. COMMUNITY BASE FLOOD ELEVATION FOR ZONE A IS 5.00 N.G.V.D.
- THIS TRACT IS LOCATED IN ZONE A & C AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 225206 0255C, DATED MAY 1, 1985. COMMUNITY BASE FLOOD ELEVATION FOR ZONE A IS 5.00 N.G.V.D.

NO.	REVISION	DATE
1	BLOCK NUMBERS	3-27-18

**Angelette-Picciola**  
Consulting Engineers & Surveyors

13379 HWY 3235 - LAROSE, LA 70373  
P.O. BOX 970 - LAROSE, LA 70373  
PHONE: 985-798-7700  
www.angelettepicciola.com

DESIGNED BY: N.B.A.    DRAWN BY: M.A.H.    CHECKED BY: S.M.G.



**LOW LAND INVESTORS, LLC**

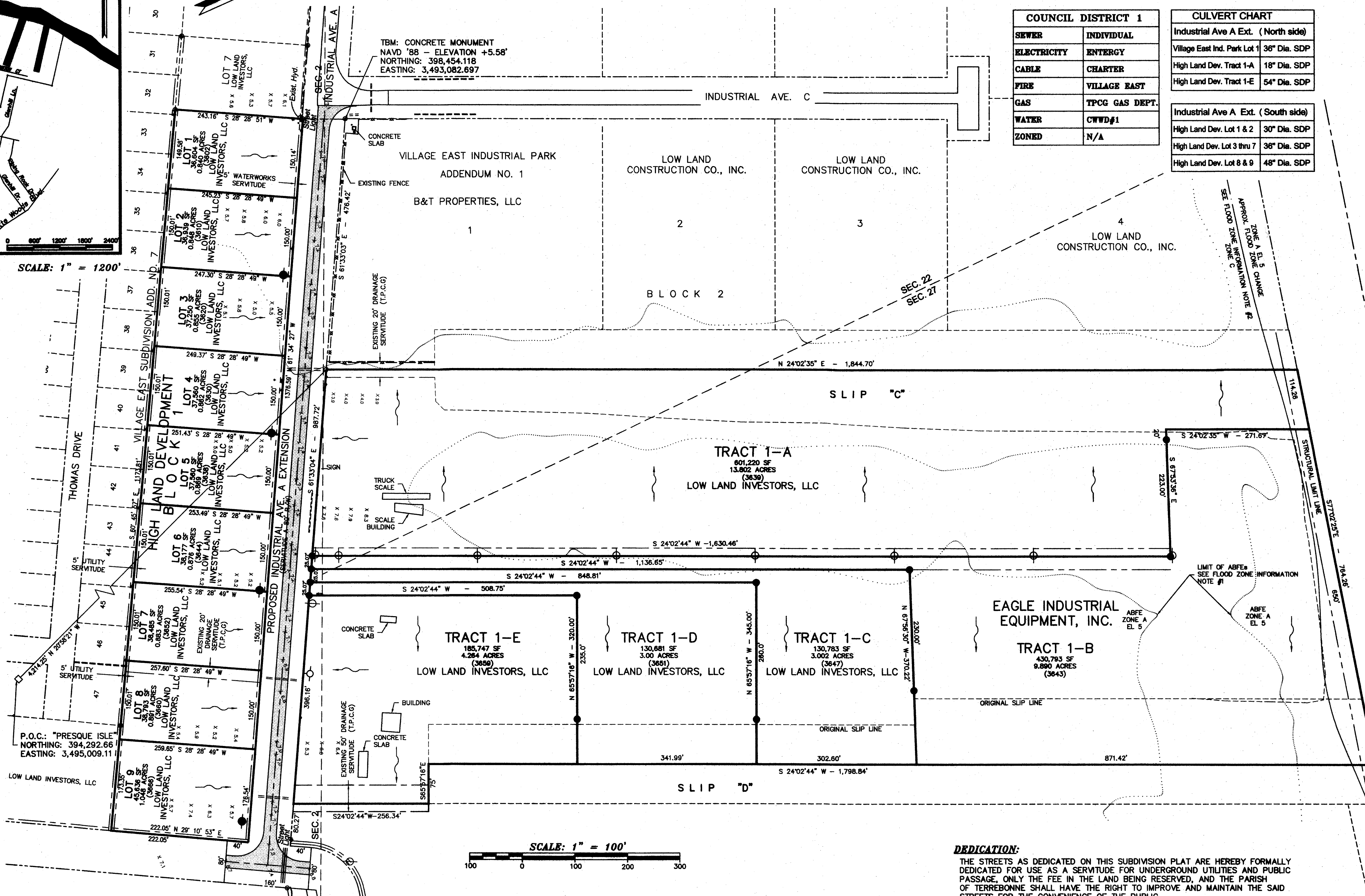
SURVEY PLAT SHOWING HIGH LAND DEVELOPMENT LOCATED IN SECTIONS 2, 22 & 27, T17S-R18E.

HOUMA, LOUISIANA    TERREBONNE PARISH

SCALE	1" = 10'
DATE	2-22-
PROJECT	17005
SHEET NO.	1 OF 1

COUNCIL DISTRICT 1	
SEWER	INDIVIDUAL
ELECTRICITY	ENTERGY
CABLE	CHARTER
FIRE	VILLAGE EAST
GAS	TPCG GAS DEPT.
WATER	CWWD#1
ZONED	N/A

CULVERT CHART	
Industrial Ave A Ext. (North side)	
Village East Ind. Park Lot 1	36" Dia. SDP
High Land Dev. Tract 1-A	18" Dia. SDP
High Land Dev. Tract 1-E	54" Dia. SDP
Industrial Ave A Ext. (South side)	
High Land Dev. Lot 1 & 2	30" Dia. SDP
High Land Dev. Lot 3 thru 7	36" Dia. SDP
High Land Dev. Lot 8 & 9	48" Dia. SDP



SCALE: 1" = 100'

DEDICATION:

THE STREETS AS DEDICATED ON THIS SUBDIVISION PLAT ARE HEREBY FORMALLY DEDICATED FOR USE AS A SERVITUDE FOR UNDERGROUND UTILITIES AND PUBLIC PASSAGE. ONLY THE FEE IN THE LAND BEING RESERVED, AND THE PARISH OF TERREBONNE SHALL HAVE THE RIGHT TO IMPROVE AND MAINTAIN THE SAID STREETS FOR THE CONVENIENCE OF THE PUBLIC.

THE SERVITUDES AS INDICATED ON THE PRIVATE LOTS AND THE STREET RIGHT-OF-WAYS AS SHOWN ARE HEREBY DEDICATED FOR THE USE OF CONSTRUCTING, OPERATING AND MAINTAINING UTILITIES BEING RESERVED BY THE PROPERTY OWNER.

BY: EUGENE P. ROBICHAUX  
LOW LAND INVESTORS, LLC

ENGINEERING PLAN  
LAND USE: INDUSTRIAL  
OWNER: LOW LAND INVESTORS, LLC