

# 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

**AUGUST 17, 2017, 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**

## **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 July 20, 2017

### **E. COMMUNICATIONS**

### **F. NEW BUSINESS:**

1. Parking Plans:
  - a) Creation of 68 parking spaces for a dental facility, 5671 Highway 311, Duplantis Design Group, PC, applicant (*District 2*)
  - b) Creation of 62 parking spaces for CVS Pharmacy, 1420 Saint Charles Street, First Hartford Realty Corp., applicant (*District 6*)
2. Planned Building Group:  
Placement of an additional residential structure, 116 Mexico Court, David A. Luke, applicant (*District 8*)

### **G. STAFF REPORT**

### **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 Special Meeting of July 13, 2017 and Regular Meeting of July 20, 2017

### **E. APPROVE EMITTENCE OF PAYMENT FOR THE AUGUST 17, 2017 INVOICES AND TREASURER'S REPORT OF JULY 2017**

### **F. PLANNING:**

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

**G. COMMUNICATIONS**

**H. OLD BUSINESS:**

1. a) Subdivision: Tract D-1 and Lots 1 thru 3, A Redivision of Revised Tract D, Property belonging to S & A Capital Investments, L.L.C.  
Approval Requested: Process D, Minor Subdivision  
Location: 2766 Coteau Road, Terrebonne Parish, LA  
Government Districts: Council District 3 / Bayou Cane Fire District  
Developer: S & A Capital Investments, L.L.C.  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Consider Approval of Said Application
2. a) Subdivision: Tracts 1-6, A Redivision of Property belonging to Brenda Kay Prestenbach  
Approval Requested: Process D, Minor Subdivision  
Location: 130 Emmets Court, Terrebonne Parish, LA  
Government Districts: Council District 4 / Coteau Fire District  
Developer: Brenda Kay Prestenbach  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Consider Approval of Said Application
3. a) Subdivision: Cenac Estates Subdivision, A Subdivision of Property for Residential Use  
Approval Requested: Process D, Minor Subdivision  
Location: West of the Right-of-Way of South Mandalay Road and North of the Mandalay Bridge, Terrebonne Parish, LA  
Government Districts: Council District 6 / Bayou Black Fire District  
Developer: Cenac Family Properties, L.L.C.  
Surveyor: David A. Waitz Engineering & Surveying, Inc.  
  
b) Consider Approval of Said Application
4. a) Subdivision: Parkwood Place Subdivision  
Approval Requested: Process C, Major Subdivision-Final  
Location: Along East Street, approximately 435' from intersection of East Street & Senator Street  
Government Districts: Council District 1 / City of Houma Fire District  
Developer: Westgate Development, Inc.  
Engineer: David A. Waitz Engineering & Surveying, Inc.  
  
b) Consider Approval of Said Application

**I. APPLICATIONS:**

1. a) Subdivision: Evangeline Estates Subdivision  
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary  
Location: Rue Des Affaires, Terrebonne Parish, LA  
Government Districts: Council Districts 3 & 4 / Bayou Cane Fire District  
Developer: Evangeline Business Park, L.L.C.  
Surveyor: David A. Waitz Engineering & Surveying, Inc.  
  
b) Public Hearing  
c) Consider Approval of Said Application
2. a) Subdivision: A Division of Property belonging to Connie F. Bourg et al  
Approval Requested: Process D, Minor Subdivision  
Location: 4692 Highway 56, Chauvin, Terrebonne Parish, LA  
Government Districts: Council District 8 / Little Caillou Fire District  
Developer: Connie F. Bourg  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Public Hearing  
c) Consider Approval of Said Application
3. a) Subdivision: A Division of Property belonging to Jefferson Paul Galliani, Jr. to create Lot JG-1  
Approval Requested: Process D, Minor Subdivision  
Location: 4366 Southdown Mandalay Road, Houma, Terrebonne Parish, LA  
Government Districts: Council District 6 / Bayou Black Fire District  
Developer: Jefferson Paul Galliano, Jr.  
Surveyor: Leonard Chauvin, P.E., P.L.S., Inc.  
  
b) Public Hearing  
c) Consider Approval of Said Application

**J. STAFF REPORT**

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

1. Lot Line Adjustment, a redivision of Property belonging to Timothy J. Hutchinson, Sr. et al, Sections 6, 15 & 16, T18S-R18E, Terrebonne Parish, LA
2. Redivision of Property belonging to Eliot R. Welch et al, Section 2, T18S-R18E, Terrebonne Parish, LA.
3. Redivision of Lots 5, 6, 7 & of Ellerslie & Live Oak Plantations, Sections 2 & 84, T19S-R17E, Terrebonne Parish, LA
4. Redivision of revised Lots G, H & J being part of Crescent Plantation Subdivision, property belonging to L L & G, Inc., located in Section 12 & 101, T17S-R17E, Terrebonne Parish, LA
5. Redivision of Tract 1A-3, property belonging to Ridge Oaks, LLC, located in Section 26, 27, 28, 29, 30, & 31, T18S- R17E, Terrebonne Parish, LA
6. Lot Line Adjustment between Lots 1 & 2, Lanny Boudreaux Estates, located in Section 14, T18S-R18E, Terrebonne Parish, LA
7. Lot Line Adjustment, a redivision of Tracts 1 & 2 A, Property belonging to Michael X. St. Martin, located in Section 63, 64, 65, & 104, T17S-R17E, Terrebonne Parish, LA

**L. COMMITTEE REPORT:**

1. Subdivision Regulations Review Committee

**M. COMMISSION COMMENTS:**

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

**N. PUBLIC COMMENTS**

**O. ADJOURN**

**L. PUBLIC COMMENTS**

**M. ADJOURN**

## MINUTES

### HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

#### SPECIAL MEETING OF JULY 13, 2017

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., Chairman, called to order the special meeting of July 13, 2017 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 2:15 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. James Erny.
- B. Upon Roll Call, present were: Mr. Joseph Cehan, Jr.; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. James Erny; Mrs. Gloria Foret; Mr. Keith Kurtz; and Mr. Alex Ostheimer, Vice-Chairman; Absent at the time of Roll Call was: Mrs. Angie Falgout, Secretary/Treasurer and Mr. Wayne Thibodeaux. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, and Mr. Laddie Freeman, Legal Advisor.

C. APPLICATIONS:

1. The Chairman called to order the Public Hearing for an application by Low Land Investor, L.L.C. requesting approval for Process A, Raw Land Division, for the a Subdivision of Property belonging to Low Land Investors, L.L.C. (Tracts 1-A, 1-B, 1-C, 1-C, & 1-E).

- a) Mr. Eugene Robichaux of 1932 Burma Road, Thibodaux, LA., representing Low Land Investors, L.L.C, stated he was asking for Raw Land Division approval to allow for the selling of lots at 206 Industrial Avenue C, Houma.
- b) No one from the public was present to speak.
- c) Mr. Kelley moved, seconded by Mr. Cehan: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated no variance was requested for this application. He stated that Staff recommended conditional approval provided that the applicant hard surface the road per Parish standards within one year of Planning Commission’s approval.
- e) Mr. Erny moved, seconded by Mr. Kelley: “THAT the HTRPC grant approval as of the application for Process A, Raw Land Division for the a Subdivision of Property belonging to Low Land Investors, L.L.C. (Tracts 1-A, 1-B, 1-C, 1-C, & 1-E) conditioned that the applicant hard surface the road per Parish standards within one year of Planning Commission’s approval.

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

COMMISSION COMMENTS:

1. Planning Commissioners’ Comments:
- a) Mr. Erny inquired about placing drainage plans on construction drawings when applying for a building permit to aid in preventing drainage issues.
- b) Mr. Pulaski referred to 24.2 of the Subdivision Regulations that states “It shall constitute a violation of this ordinance for anyone to alter a subdivision drainage plan constructed within planning commission review and approval without a letter of no adverse effect from the department of public works engineering division”.
- c) Discussion has held regarding construction and drainage issues and concerns throughout Terrebonne Parish.

D. Mr. Kurtz moved, seconded Mr. Kelley: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 3:00 p.m.”

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

*Lynn Hebert, Minute Clerk  
Houma-Terrebonne Regional Planning Commission*

## MINUTES

### HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

#### MEETING OF JULY 20, 2017

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., Chairman, called to order the regular meeting of July 20, 2017 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:19 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. James Erny.
- B. Upon Roll Call, present were: Mr. Joseph Cehan, Jr.; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. James Erny; Mrs. Angi Falgout, Secretary/Treasurer; Mrs. Gloria Foret; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice-Chairman; Mr. Jeremy Kelley; and Mr. Wayne Thibodeaux. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, and Mr. Laddie Freeman, Legal Advisor.
- C. CONFLICTS DISCLOSURE: The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse him or herself from participating in the debate, discussion, and voting on that matter.
1. Mr. Kelley stated he would recuse himself from Item G.8.
- D. ACCEPTANCE OF MINUTES:
1. Mr. Erny moved, seconded by Mr. Thibodeaux: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the the regular meeting of June 15, 2017.”
- The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kurtz, Mr. Ostheimer, Mr. Kelley, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mrs. Falgout moved, seconded by Mr. Erny: “THAT the HTRPC emit payment for the July 20, 2017 invoices and approve the Treasurer’s Report of June 2017.”
- The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kurtz, Mr. Ostheimer, Mr. Kelley, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. COMMUNICATIONS:
1. Mr. Pulaski read an email from Mr. William S. Borderlon concerning Item G.8. [See *Attachment A*]
- G. APPLICATIONS:
1. The Chairman called to order the Public Hearing for an application by Brian Pontiff requesting approval for Process D, Minor Subdivision, for the Redivision of Property belonging to Brian Pontiff and Elsie Pontiff Scott.
- a) Ms. Alisa Champagne, Charles McDonald Land Surveyors, Inc., representing Mr. Pontiff, discussed the location, division of property and asked for conditional approval provided an approval letter from the Board of Health is submitted.
- b) No one from the public was present to speak.
- c) Mrs. Falgout moved, seconded by Mr. Ostheimer: “THAT the Public Hearing be closed.”
- The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mrs. Falgout, Mr. Erny, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- d) Mr. Pulaski discussed the Staff Report and stated Staff recommends conditional approval provided location and description of benchmark be depicted on the plat and an approval letter from the Board of Health be submitted.
- e) Ms. Champagne stated that the fire hydrant is the benchmark but would need to be labeled as such and that it is tied to the property corner.

- f) Mr. Kelley moved, seconded by Mr. Erny: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Redivision of Property belonging to Brian Pontiff and Elsie Pontiff Scott conditioned upon location and description of benchmark be depicted on the plat and an approval letter from the Board of Health is submitted.

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

- 2. The Chairman called to order the Public Hearing for an application by Jerry T. Gonsoulin requesting approval for Process D, Minor Subdivision, for the Redivision of Property belonging to Jerry T. Gonsoulin.

- a) Ms. Alisa Champagne, Charles McDonald Land Surveyors, Inc., representing Mr. Gonsoulin, discussed the location, division of property and stated the applicant wanted to address the Commission about a dry hydrant.
- b) Mr. Jerry T. Gonsoulin, 105 Parlange Drive, asked if a dry hydrant would be allowed for his division.
- c) Mr. Pulaski stated that Section 24.7.6.1.8 in the Subdivision Regulations states that subject to a case-by-case approval by the Planning Commission, dry hydrants may be permitted in accordance with the provisions of the International Building Code and the National Fire Code and that the relevant fire district shall certify that the dry hydrant meets the applicable standards.
- d) Discussion has held concerning regulations for fire and dry hydrants.
- e) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Redivision of Property belonging to Jerry T. Gonsoulin conditioned upon submittal of proof of the installation of dry hydrant and certification approval letter be submitted from the Bourg Fire District.
- f) Mr. Laddie Freeman questioned Staff if approval from the Fire District would follow the construction of the dry hydrant and Mr. Pulaski stated yes.
- g) *Motion as amended.* Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Redivision of Property belonging to Jerry T. Gonsoulin conditioned upon construction and submittal of proof of the installation of the dry hydrant and certification approval letter be submitted from the Bourg Fire District.

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

- 3. The Chairman called to order the Public Hearing for an application by LL-PAC Properties, L.L.C. requesting approval for Process A, Raw Land Division, for the Redivision of Revised Lot 5-A-5 of Add'm No. 1 to Henry's Subdivision, Property belonging to LL-PAC Properties, L.L.C.

- a) Ms. Alisa Champagne, Charles McDonald Land Surveyors, Inc., representing LL-PAC Properties, L.L.C., discussed the location and division of property.
- b) Mr. Kim Allemand, 126 Linest Drive, expressed his concerns about a drainage ditch in the area.
- c) Ms. Joan Schexnayder, on behalf of the Terrebonne Parish Engineering Division, stated that lots 104, 112, 118 & 126 of Linest Drive are not currently draining to the drainage design.
- d) Discussion continued concerning drainage design issues for the subdivision.
- e) Mrs. Falgout moved, seconded by Mr. Kelley: “THAT the Public Hearing be closed.”



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

- f) The Chairman asked that Staff research construction records for lots on Linest Drive and notify the residents that the lots are not draining per the drainage design.
- g) Mr. Ostheimer moved, seconded by Mr. Erny: "THAT the HTRPC grant approval of the application for Process A, Raw Land Division, for the Redivision of Revised Lot 5-A-5 of Add'm No. 1 to Henry's Subdivision, Property belonging to LL-PAC Properties, L.L.C.
- h) Mr. Pulaski discussed the Staff Report and stated Staff recommends approval. He also stated that a recommendation to the property owner to address the existing drainage system associated with the adjacent property will be included in the approval letter and that Staff would work with Terrebonne Parish Drainage Department on this issue.
- i) Discussion continued concerning the drainage design for the subdivision.
- j) *Motion as amended.* Mr. Ostheimer moved, seconded by Mr. Erny: "THAT the HTRPC grant approval of the application for Process A, Raw Land Division, for the Redivision of Revised Lot 5-A-5 of Add'm No. 1 to Henry's Subdivision, Property belonging to LL-PAC Properties, L.L.C. and recommends that the property owner address the existing drainage system associated with the adjacent property.

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

- 4. The Chairman called to order the Public Hearing for an application by Del Rio Development requesting approval for Process D, Minor Subdivision, for the Redivision of Tracts 5, 7, & 11 of Former O'neal J. Naquin, Jr. et al.
  - a) Mr. Keneth L. Rembert, Keneth L. Rembert Land Surveyors, representing Del Rio Development, discussed the location, division of property and stated that all utility letters were received with the exception of the gas provider.
  - b) Frank Jarveaux, 127 Ouiski Bayou Drive, questioned future plans for the proeprty.
  - c) Mr. Rembert stated that the property owner intends to construct a single-family home on the property.
  - c) Mrs. Falgout moved, seconded by Mr. Kelley: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommends conditional approval provided the method of sewerage disposal be listed on the plat, a note be placed on the plat to read that "no structure requiring a sewer system shall be installed on Tract B where the property narrows to less than 60 feet in width", and submittal of letter from the Gas Company or note on plat indicating availability of future gas service.
- e) Mr. Ostheimer moved, seconded by Mr. Kelley: "THAT the HTRPC grant approval of the application Process D, Minor Subdivision, for the Redivision of Tracts 5, 7, & 11 of Former O'neal J. Naquin, Jr. et al. conditioned upon the method of sewerage disposal be listed on the plat, a note be placed on the plat to read that "no structure requiring a sewer system shall be installed on Tract B where the property narrows to less than 60 feet in width", and submittal of letter

from the Gas Company or note on plat indicating availability of future gas service.

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

5) The Chairman called to order the Public Hearing for an application by Alexander M. Crighton requesting approval for Process D, Minor Subdivision, for the Redivision of Tracts C & D into Tracts C-1, C-2, D-1, and D-2, Property belonging to Alexander M. Crighton.

a) Mr. Keneth L. Rembert, Keneth L. Rembert Land Surveyors, representing Mr. Alexander M. Crighton, discussed the location, division of property and asked for conditional approval pending inspection and approval letter from the Board of Health.

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

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

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

d) Mr. Pulaski discussed the Staff Report and stated Staff recommends conditional approval provided an approval letter is submitted from the Board of Health.

f) Mr. Kelley moved, seconded by Mrs. Falgout: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Redivision of Tracts C & D into Tracts C-1, C-2, D-1, and D-2, Property belonging to Alexander M. Crighton conditioned upon submittal of an approval letter from the Board of Health.

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

6) The Chairman called to order the Public Hearing for an application by S & A Capital Investments, L.L.C. requesting approval for Process D, Minor Subdivision, for Tract D-1 and Lots 1 thru 3, a Redivision of revised Tract D, Property belonging to S & A Capital Investments, L.L.C..

a) Mr. Keneth L. Rembert, Keneth L. Rembert Land Surveyors, representing S & A Investments, L.L.C., discussed the location, division of property and requested that this item be tabled until the next regular meeting of August 17, 2017 to allow for Board of Health and Terrebonne Parish Engineering Division to review and approve.

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

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

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

d) Mr. Pulaski discussed the Staff Report and stated Staff recommends tabling this item to allow the Terrebonne Parish Engineering Division to review and submit an approval letter, and provided the Board of Health submit an approval letter.

e) Discussion was held concerning a future drainage ditch on the property.

f) Mr. Kurtz moved, seconded by Mr. Kelley: "THAT the HTRPC table the application for Process D, Minor Subdivision, for Tract D-1 and Lots 1 thru 3, a Redivision of revised Tract D, Property belonging to S & A Capital Investments,

L.L.C. until the next regular meeting of August 17, 2017 per the Surveyors request.

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

7) The Chairman called to order the Public Hearing for an application by Brenda Kay Prestenbach, requesting approval for Process D, Minor Subdivision, for Tracts 1-6, a Redivision of Property belonging to Brenda Kay Prestenbach.

a) Mr. Keneth L. Rembert, Keneth L. Rembert Land Surveyors, representing Ms. Brenda Kay Prestenbach, discussed the location, division of property and requested that this item be tabled to until the next regular meeting of August 17, 2017 to allow for submittal of approval from Board of Health and Terrebonne Parish Engineering Division to review and submit an approval letter.

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

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

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

d) Mr. Pulaski discussed the Staff Report and stated Staff recommends tabling this item to allow the Terrebonne Parish Engineering Division to review and submit an approval, and for the applicant to obtain approval from the Board of Health.

f) Mr. Kelley moved, seconded by Mr. Cehan: "THAT the HTRPC table the application for Process D, Minor Subdivision, for Tracts 1-6, a Redivision of Property belonging to Brenda Kay Prestenbach, L.L.C. until the next regular meeting of August 17, 2017, per toe Surveyors request.

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

8) The Chairman called to order the Public Hearing for an application by Cenac Family Properties, L.L.C., requesting approval for Process D, Minor Subdivision, Cenac Estates Subdivision, a Subdivision of Property for Residential Use.

a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., representing Cenac Family Properties, L.L.C., discussed the location, division of property and requested, on the Developers behalf, that the item be tabled until the next regular meeting of August 17, 2017, to allow for the completion of drainage analysis.

b) Mr. David J. Shea, Bordelon & Shea LLP, stated his partners email was read into the records during communications and asked that this item be tabled due to ownership of the property being contested.

c) The Chairman explained the tabling process.

d) Discussion was held concerning ownership of the property.

e) Mr. Charles C. Theriot, 306 Grinage Street, CPA for Cenac Family Properties, L.L.C. commented on ownership of the property.

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

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

g) Mr. Pulaski discussed the Staff Report and stated Staff recommends tabling this item to allow for the applicant to prepare and submit drainage plans to the Terrebonne Parish Engineering Division for review.

- h) Discussion continued concerning ownership of the property.
- i) Mr. Ostheimer moved, seconded by Mrs. Falgout: “THAT the HTRPC table the application for Process D, Minor Subdivision, Cenac Estates Subdivision, a Subdivision of Property for Residential Use, until the next regular meeting of August 17, 2017 as per the Developers request.

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

- 9) The Chairman called to order the Public Hearing for an application by Bon Ami Estates, L.L.C., requesting approval for Process C, Major Subdivision-Final, Bon Ami Estates, Phase A.
  - a) Mr. Gene Milford, Milford & Associates, Inc., representing Bon Ami Estates, L.L.C., requested final approval for Bon Ami Estates.
  - b) Ms. Joan Schexnayder, on behalf of the Terrebonne Parish Engineering Division, stated a final inspection has been conducted by representatives of the Department of Public Works and read a memo dated July 18, 2017 concerning the punch list items for the development [See *Attachment B*].
  - c) Mr. Milford requested conditional approval for 90 days to comply with Terrebonne Parish Engineering’s punch list items.
  - f) Mr. Ostheimer moved, seconded by Mr. Enry: “THAT the HTRPC grant approval of the application Process C, Major Subdivision-Final, Bon Ami Estates, Phase A, conditioned upon the Terrebonne Parish Engineering Division’s punch list items be completed within 90 days.

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

- 10) The Chairman called to order the Public Hearing for an application by Lance A. Pellegrin, et ux, requesting approval for Process D, Minor Subdivision, for a Redivision of Tract 1 & 2, Property belonging to Lance A. Pellegrin, et ux and Charles A. Duplantis, et ux, Semple Plantation.
  - a) Mr. Kim Knight, T. Baker Smith, L.L.C., representing Mr. Lance A. Pellegrin, and Mr. Charles Duplantis, discussed the location, division of property and addressed a letter from the Bourg Fire District granting consent for fire protection [See *Attachment C*].
  - b) No one from the public was present to speak.
  - c) Mrs. Falgout moved, seconded by Mr. Ostheimer: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommends conditional final approval provided the installation of a fire hydrant as per the Subdivision Regulations or the Applicant receives a variance for the hydrant from the Planning Commission.
- e) Discussion continued concerning the installation of the fire hydrant according to the regulations and opposition to the variance request.
- f) Mr. Kelley moved, seconded by Mr. Ostheimer: “THAT the HTRPC grant approval of the application Process D, Minor Subdivision, for a Redivision of Tract 1 & 2, Property belonging to Lance A. Pellegrin, et ux and Charles A. Duplantis, et ux, Semple Plantation conditioned upon the installation of a fire hydrant and submittal of a photo of the hydrant to the Planning Commission Office and that the variance request be denied.

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

- 11) The Chairman called to order the Public Hearing for an application by Devland Corporation, Arthur A. DeFraties, Jr., President, requesting approval for Process C, Major Subdivision-Final, Extension of DeFraties Drive, being a Portion of Lot 172, Honduras Plantation Subdivision.
  - a) Mr. William Strickland, Providene Engineering and Design, L.L.C., representing Devland Corporation, Arthur A. DeFraties, Jr. President, requested final approval conditioned on the punch list items.
  - b) Mr. Joan Schexnayder, representing Terrebonne Parish Engineering Division, read a memo dated July 18, 2017 concerning the punch list items for the development [See *Attachment D*].
  - c) Mr. Ostheimer moved, seconded by Mr. Cehan: "THAT the HTRPC grant approval of the application Process C, Major Subdivision-Final, Extension of DeFraties Drive, being a Portion of Lot 172, Honduras Plantation Subdivision, conditioned upon the Terrebonne Parish Engineering Division's punch list is completed within 90 days.

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

H. STAFF REPORT: None

1. Mrs. Falgout stated that she had completed the annual Ethics Training Course and but needed to print and provide the certificate to the Parish.

I. ADMINISTRATIVE APPROVALS:

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

1. Lot Line Shift between property belonging to DeFraities Associates, Inc., Arthur A. DeFraities, Jr., and John M. DeFraities, Section 105, T17S-R17E, Terrebonne Parish, LA
2. Tract "1" belonging to C.S. & E. Properties, L.L.C., Section 27, T17S-R18E, Terrebonne Parish, LA
3. Lot 7 of Village East Industrial Park, Addendum No. 2 and Tracts "A" & "B" belonging to C.S. & E. Properties, L.L.C., Sections 2, 3, 44, 27, & 28, T17S-R18E, Terrebonne Parish, LA
4. Shift of Lot Lines between Maxie P. Champagne and James G. Barrett, Sections 17 & 18, T17S-R16E, Terrebonne Parish, LA
5. Tract "A", Property belonging to Roddy L. Matherne, et ux, Section 77, T17S-R19E, Terrebonne Parish, LA

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

J. COMMITTEE REPORT:

- 1.

K. COMMISSION COMMENTS:

1. NoneMr. Erny recommended meeting with the Fire Chiefs to discuss distances of fire hydrants.
2. Mr. Ostheimer commented on the distances of fire hydrants being drawn on the plats.
3. Mr. Erny distributed a copy of the June 13, 2017 Terrebonne Economic Development Authority (TEDA) Board Meeting minutes and stated that he is in opposition of the

expansion of zoning for Terrebonne Parish. He also stated that per the minutes the Director Mr. Rookard stated he doesn't anticipate TEDA taking a position on the issue. [See *Attachment E*]

L. PUBLIC COMMENTS:

1. Mr. Lance Pellegrin addressed the Commission about fire hydrant requirements, hardships and how to file an appeal.
2. Discussion continued concerning fire hydrant requirements and regulations.
3. Councilman Steve Trosclair expressed his opinion on considering each situation individually.

M. Mr. Kelley moved, seconded Mr. Kurtz: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:42 p.m."

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

*Lynn Hebert, Minute Clerk  
Houma-Terrebonne Regional Planning Commission*

**Lynn Hebert**

---

**From:** Christopher Pulaski  
**Sent:** Friday, July 21, 2017 12:25 PM  
**To:** Lynn Hebert  
**Subject:** Fwd: Cenac Family Properties

Please place a printed copy of this in the project file. Cp

Begin forwarded message:

**From:** Billy Bordelon <[billy@bordelonshea.com](mailto:billy@bordelonshea.com)>  
**Date:** July 20, 2017 at 4:01:45 PM CDT  
**To:** <[cpulaski@tpcg.org](mailto:cpulaski@tpcg.org)>  
**Subject:** FW: Cenac Family Properties

William S. Bordelon  
BORDELON & SHEA, LLP  
407 Roussell St., P.O. Drawer 2317  
Houma, LA 70361-2317  
Telephone: (985) 851-4241  
Facsimile: (985) 851-4385  
[billy@bordelonshea.com](mailto:billy@bordelonshea.com)  
[www.bordelonshea.com](http://www.bordelonshea.com)

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**From:** Billy Bordelon [<mailto:billy@bordelonshea.com>]  
**Sent:** Thursday, July 20, 2017 1:47 PM  
**To:** '[cpulaski@tocg.org](mailto:cpulaski@tocg.org)' <[cpulaski@tocg.org](mailto:cpulaski@tocg.org)>  
**Cc:** '[laddiefreeman@tpda.org](mailto:laddiefreeman@tpda.org)' <[laddiefreeman@tpda.org](mailto:laddiefreeman@tpda.org)>; '[debbie@bordelonshea.com](mailto:debbie@bordelonshea.com)' <[debbie@bordelonshea.com](mailto:debbie@bordelonshea.com)>; '[aaporretto@yahoo.com](mailto:aaporretto@yahoo.com)' <[aaporretto@yahoo.com](mailto:aaporretto@yahoo.com)>  
**Subject:** Cenac Family Properties

Mr. Pulaski:

I understand that Barbara Cenac is planning to take a proposed development of Cenac Family Properties, LLC land before the planning commission tonight. I represent Aaron and Andre Porretto, who are owners of part of the LLC. It is our position that Ms. Cenac does not have the authority to act on behalf of the LLC in this matter. Please table the hearing for 30 days so that we may take appropriate action.

William S. Bordelon  
BORDELON & SHEA, LLP

407 Roussell St., P.O. Drawer 2317  
Houma, LA 70361-2317  
Telephone: (985) 851-4241  
Facsimile: (985) 851-4385  
[billy@bordelonshea.com](mailto:billy@bordelonshea.com)  
[www.bordelonshea.com](http://www.bordelonshea.com)

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



P.O. BOX 2768  
HOUMA, LOUISIANA 70361  
(985) 868-3000

## TERREBONNE PARISH CONSOLIDATED GOVERNMENT

July 18, 2017

TO: **Christopher M. Pulaski**

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

SUBJECT: **Bon Ami Esates Ph. A**  
**Final Inspection**

A final inspection of the above referenced subdivision was held by representatives of the Department of Public Works. The following punch list items remain and need to be addressed:

1. Date of benchmark not shown on plat.
2. No approval from waterworks.
3. Only the light poles have been installed. There are no lights, nor wires.
4. CB-05's that were on the approved Engineering Drawings and are shown as installed on the Record Drawings have not been installed.

Please feel free to contact me at 873-6720 if you have any questions or comments.

cc: Planning Commission  
F.E. Milford, III, P.E.  
Ernest Brown  
Engineering Division  
Reading File  
Council Reading File

Saltwater Fishing Capital of the World®



*Bourg Volunteer Fire Department  
Terrebonne Parish Fire Protection District 5*

*4317 Hwy 24 Bourg Louisiana 70343*

*Business Phone 985-594-9588 Fax 985-594-9584*

*E-mail bourgvfd@att.net*

To Whom It May Concern,

The properties located at 4234 and 4236 Country Drive are in an acceptable distance from fire hydrants. After review, it was determined that the subdividing of the land as it stands now would not put a significant burden on water supply. However, the fire department would require further review if any structures are built or moved onto the property more than 300 feet from roadway.

  
Tony Pellegrin Jr.  
Fire Chief



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



P.O. BOX 2768  
HOUMA, LOUISIANA 70361  
(985) 868-3000

## TERREBONNE PARISH CONSOLIDATED GOVERNMENT

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July 18, 2017  
Item G-11

TO: **Christopher M. Pulaski**

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

SUBJECT: **Extension of De Fraties Drive  
Final Inspection**

A final inspection of the above referenced subdivision was held by representatives of the Department of Public Works. The following punch list items remain and need to be addressed:

1. Benchmark not installed.
2. No approval from waterworks.
3. Lights are not energized.
4. Final plat shall show the location, three-point tie, datum, date and elevation of the benchmark.
5. No approval from Pollution Control.
6. Elevations of pond on plat do not match the grading layout.
7. Pond was not built as deep as designed; therefore calculations will need to be provided showing the pond will work as designed.

Please feel free to contact me at 873-6720 if you have any questions or comments.

cc: Planning Commission  
Bryan M. Breaud, P.E.  
Ernest Brown  
Engineering Division  
Reading File  
Council Reading File

Saltwater Fishing Capital of the World\*

OFFICIAL PROCEEDINGS OF THE  
TERREBONNE ECONOMIC DEVELOPMENT AUTHORITY  
BOARD MEETING  
TUESDAY, JUNE 13, 2017

President Chad Hebert called the meeting to order at 12:01 p.m. The prayer and Pledge of Allegiance were led by Mrs. Katherine Gilbert-Theriot.

Members recorded as present were: Mr. Bobby Barthel, Mr. Tommy Guarisco, Mr. Chad Hebert, Mr. Nick Hebert, Mr. Ronald LaBauve, Mr. Michael LaGarde and Mr. Chris Lapeyre. Those recorded as absent were Dr. Michael Garcia and Mr. Ivan Williams. Also present were Mr. Matt Rookard, TEDA's CEO; and Mrs. Katherine Gilbert-Theriot, TEDA's Director of Business Retention & Expansion, acting as minute clerk; Mr. Jim Erny, Houma-Terrebonne Regional Planning Commission member; Mr. Pernel Pellegrin of Martin & Pellegrin CPAs; and Mr. Ronnie Shaw, property developer.

Mr. Shaw addressed the board in opposition to zoning and potential expansion in Terrebonne, saying it is restrictive and increases development costs. Mr. Erny also spoke about zoning, expressing major concerns about any new regulations being adopted, saying the parish has enough regulations to prevent illegal or outlandish construction next to homes. He recommended the parish send certified mail to each impacted landowner, informing them of proposed changes.

With no comments or corrections, Mr. Barthel motioned to approve the May 9, 2017, board minutes as presented, seconded by Mr. N. Hebert. The motion passed unanimously.

Mr. N. Hebert presented the May financial reports, noting that a few discrepancies are due to the timing of receiving invoices and cutting checks. Otherwise, the expenditures appear to be in order. Mr. Barthel moved to accept the report as presented, seconded by Mr. Guarisco. The motion passed unanimously.

Mr. C. Hebert noted that Mr. N. Hebert is still in the process of reviewing TEDA's bylaws and expects to offer recommendations at the next meeting.

Mr. Pellegrin presented a clean 2016 TEDA audit report, noting the firm's opinion of TEDA's financial statements as "unqualified", that is, essentially correct; TEDA complies with all laws; and TEDA's accounting systems are good. Mr. Barthel moved to table the audit report until July so members could review the document. That motion was seconded by Mr. Lapeyre and approved unanimously.

Mr. Rookard presented a quotation on director's and officers' insurance, noting that two agencies declined to offer quotes. Mr. Barthel moved to accept the coverage proposal from Terrebonne Insurance Agency for \$4,125.26, seconded by Mr. N. Hebert. The motion was approved unanimously. The cost is reduced from the previous year by approximately \$500.

In the business-retention report Mr. Rookard noted TEDA's involvement in recruiting companies for Louisiana Economic Development's CEO Roundtable program for an area council. He also noted a concern from business-retention visits: that the area won't have sufficient workforce to meet labor demands should the oil-and-gas industry rebound quickly. Mrs. Gilbert-Theriot reported the status of the Louisiana Workforce Commission's Region 3 Next Generation Partnership program.

In his marketing report, Mr. Rookard reported on his attendance at the International Council of Shopping Centers and the Area Development conferences, and information learned at those events.

He noted that about 20 people attended the TEDA-hosted meeting on potential zoning changes in the parish. Good discussion took place, but Rookard said he doesn't anticipate TEDA taking a position on the issue. Mr. Erny re-addressed the board, noting current slow growth in housing development, blaming the lengthy permitting process. Mr. Barthel said the governor's lawsuit against oil companies is having a chilling effect on industrial investment in the state.

In the president's report, Mr. C. Hebert asked for comment from members. Mr. Guarisco noted the parish should be more welcoming to big plants to bring in new employment opportunities.

At 12:58 p.m., Mr. Barthel moved to adjourn the meeting, seconded by Mr. Lapeyre. The motion was unanimously adopted.

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Mr. Chad Hebert, President

---

Mrs. Katherine Gilbert-Theriot  
Acting Minute Clerk

# 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. X Minor Subdivision  
\_\_\_\_\_ Conceptual/Preliminary  
\_\_\_\_\_ Engineering  
\_\_\_\_\_ Final

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

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

- Name of Subdivision: CENAC ESTATES SUBDIVISION  
CENAC FAMILY PROPERTIES, L.L.C., 3650 SOUTHDOWN
- Developer's Name & Address: MANDALAY ROAD, HOUMA, LA 70360.  
CENAC FAMILY PROPERTIES, L.L.C., 3650 SOUTHDOWN
- \*Owner's Name & Address: MANDALAY ROAD, HOUMA, LA 70360.  
[\* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING & SURVEYING, INC.

### SITE INFORMATION:

- Physical Address: WEST OF THE RIGHT-OF-WAY OF SOUTH MANDALAY ROAD AND NORTH OF THE MANDALAY BRIDGE
- Location by Section, Township, Range: SECTION 103, T-17-S, R-17-E  
SUBDIVISION OF PROPERTY FOR A MINOR SUBDIVISION FOR
- Purpose of Development: RESIDENTIAL USE
- Land Use:  
X Single-Family Residential  
\_\_\_\_\_ Multi-Family Residential  
\_\_\_\_\_ Commercial  
\_\_\_\_\_ Industrial
- Sewerage Type:  
\_\_\_\_\_ Community  
X Individual Treatment  
\_\_\_\_\_ Package Plant  
\_\_\_\_\_ Other
- Drainage:  
\_\_\_\_\_ Curb & Gutter  
X Roadside Open Ditches  
\_\_\_\_\_ Rear Lot Open Ditches  
\_\_\_\_\_ Other
- Date and Scale of Map: 2/22/17 1" = 60'
- Council District: 6-Guidry / Bayou Black Fire
- Number of Lots: 12
- Filing Fees: \$309.18

I, DAVID A. WAITZ, AGENT, certify this application including the attached data to be true and correct.

DAVID A. WAITZ, P.E., P.L.S., AGENT

Print Applicant or Agent

June 26, 2017

Date

David A. Waitz  
Signature of Applicant or Agent

The undersigned certifies: BSC 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.

BARBARA SQUYRES CENAC, AGENT

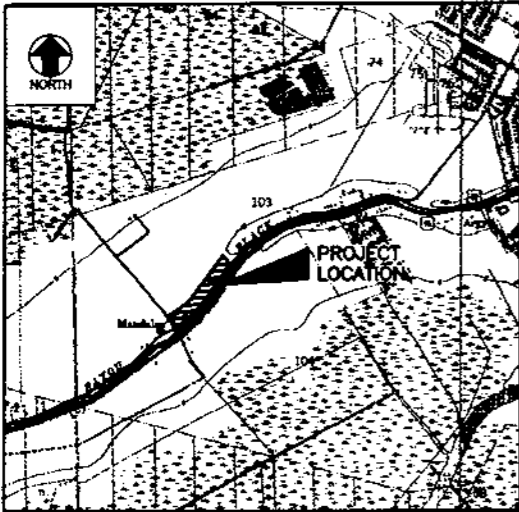
Print Name of Signature

June 26, 2017

Date

Barbara Squyres Cenac  
Signature

PC171 7 - 8 - 27



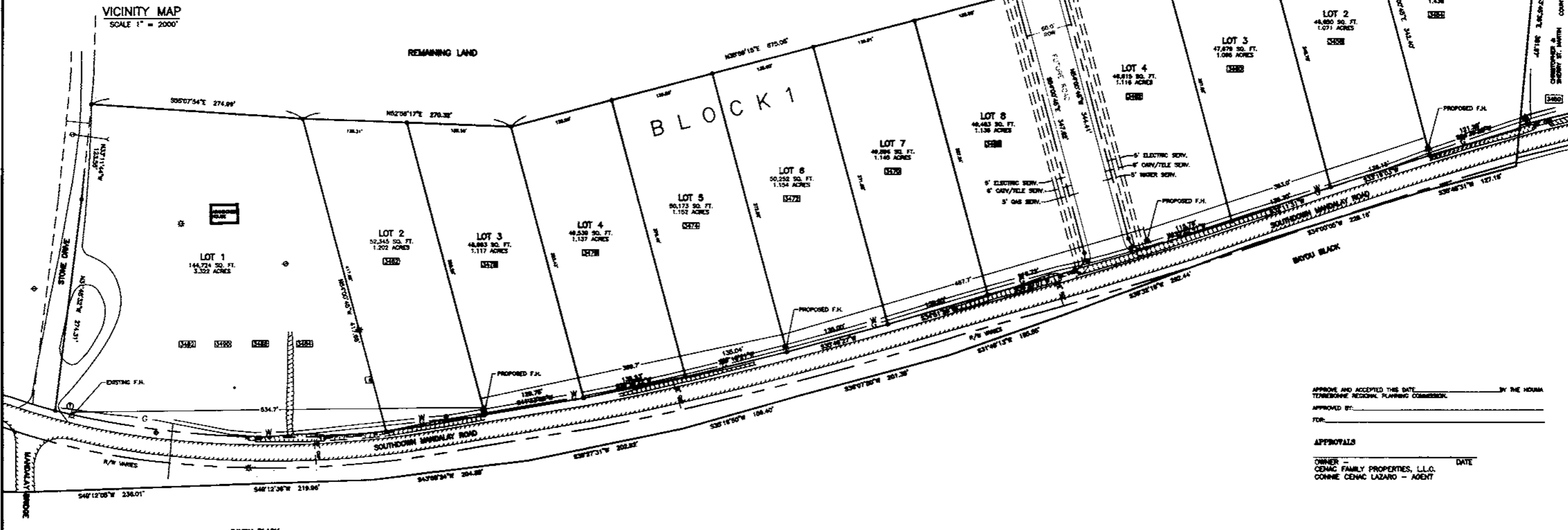
**REFERENCE MAPS & BEARINGS:**

1. SURVEY OF A 125,000 ACRE TRACT LOCATED IN SECTIONS 82, 83, 84, 85, & 103, T17S-R17E, TERREBONNE PARISH, LOUISIANA. PERFORMED BY: CHARLES M. CAMP DATED: FEBRUARY 8, 1979 ENTRY NO.: 627801
2. PROPOSED DRILL SITES AND RIGHTS-OF-WAY TO BE GRANTED BY HENNA LAND COMPANY... LOCATED IN SECTIONS 1, 2, 3, 4, 5, 6, & 85, T17S-R18E AND TERREBONNE PARISH, LOUISIANA. PERFORMED BY: CHARLES M. CAMP DATED (REVISED): MAY 25, 1980 ENTRY NO.: 627800
3. MAP SHOWING COUNTRY LAKE ESTATES BEING THE SUBDIVISION OF PROPERTY BELONGING TO JOEL COMARNE, LOCATED IN SECTIONS 103, T17S-R17E, TERREBONNE PARISH, LOUISIANA. PERFORMED BY: CHARLES L. WOODWARD DATED (REVISED): AUGUST 3, 1982 ENTRY NO.: 850748
4. SURVEY OF BANDALAY-WATERPROOF PLANNINGS LOCATED IN SECTIONS 1, 2, 3, 4, 5, 6, 8, 89, 90, 91, 92, 93, 94, 95, 96, 97, T17S-R18E, SECTIONS 83, 84, 85, 86, 74, 75, 82, 83, 84, 85, 86, 87, 100, 103, 104, T17S-R17E AND SECTION 2, T18S-R16E, TERREBONNE PARISH, LOUISIANA. PERFORMED BY: CHARLES M. CAMP DATED (REVISED): JANUARY 21, 1988 ENTRY NO.: 774859
5. SURVEY OF PROPERTY BELONGING TO THE CLARK CENAC ESTATE LOCATED IN SECTION 1, 2, 3, 4, 5, & 85, T17S-R18E, SECTION 85, 86, 87 & 103, T17S-R17E, TERREBONNE PARISH, LOUISIANA. PERFORMED BY: JOHN C. MATTHEW DATED: APRIL 4, 2001

**NOTE: REFERENCE BEARING IS S53.45°E ALONG THE NORTHEASTERN BOUNDARY OF THE CLARK CENAC ESTATE AS SHOWN ON REF. MAP NO. 5.**

**LEGEND**

FOUND PROPERTY MARKER	○	EXISTING TELEPHONE PEDESTAL	⊓
SET 3/4" I.R.	●	EXISTING WATER VALVE	⊕
EXISTING UNDER LINE	—W—	EXISTING FIRE HYDRANT	⊕
EXISTING GAS LINE	—O—	EXISTING WATER METER	⊕
EXISTING SEWER LINE	—S—	EXISTING GAS VALVE	⊕
EXISTING OVERHEAD POWER LINE	—E—	EXISTING GAS METER	⊕
EXISTING TELEPHONE LINE	—T—	EXISTING SEWER MANHOLE	⊕
EXISTING FENCE	—X—	EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE	⊕
EXISTING POWER POLE W/ LIGHT	⊕	CENTER LOT BLENDINGS (IN FEET, HAND IN, BESS 128)	⊕
EXISTING POWER POLE	⊕	DRAINAGE FLOW	→
EXISTING ANCHOR	→	PHYSICAL ADDRESS	⊕



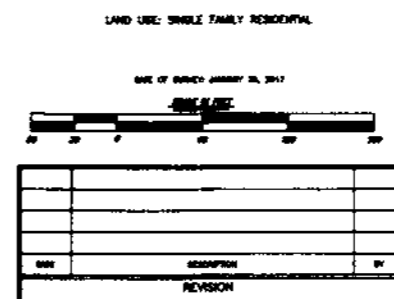
**FEMA FLOOD BONE AND EXHAUSTION**  
 THESE LOTS ARE LOCATED IN ZONE C (AREAS OF MINIMAL FLOODING).  
 FEMA MAP COMMUNITY PANEL NUMBER 22308 0430 C, DATED: MAY 1, 1985  
 TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP, P. 1A-0101  
 DATED: FEBRUARY 23, 2004. ZONE AREAS OUTSIDE THE LIMIT OF A.B.F.Z.  
**NOTE: FOR AREAS OUTSIDE THE ABE LIMITS, PLEASE REFER TO THE COMPANY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE.**

**NOTE:**  
 SEWER SHALL BE BIODIGESTION TREATMENT PLANTS WHICH WILL DISCHARGE INTO THE HONOREE DITCH.

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

**CURVE DATA TABLE**

CURVE	ARC	RADIUS	CHORD
A	28.80'	18.50'	15.7113062 - 28.75'
B	28.80'	18.50'	15.7113062 - 28.75'
C	432.43'	1238.79'	324.46113 - 430.22'
D	128.81'	1238.79'	94.71557 - 128.72'



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

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

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

**APPROVALS**

OWNER: CENAC FAMILY PROPERTIES, L.L.C. DATE \_\_\_\_\_  
 CONNIE CENAC LAZARO - AGENT

**FINAL PLAT**  
 A SINGLE FAMILY RESIDENTIAL DEVELOPMENT  
 DEVELOPER: CENAC FAMILY PROPERTIES, L.L.C.  
 CENAC ESTATES SUBDIVISION  
 LOCATED IN SECTION 103, T17S-R17E  
 TERREBONNE PARISH, LOUISIANA

**DAVID A. WAITZ**  
 SURVEYING AND SUBDIVISION, INC.  
 Civil Engineers & Professional Land Surveyors  
 Thibodaux, Louisiana

107 CENAC BLVD.  
 THIBODAUX, LA 70301  
 (504) 477-8877 OFFICE  
 (504) 477-8888 FAX  
 DAVIDWAITZ@GMAIL.COM

ISSUED: JANUARY 20, 2017

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

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

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

APPROVED: David A. Waitz Reg. No. 4744

L.A. "BUDD" CLOUTIER, JR., O.D.  
Chairman

W. ALEX OSTHEIMER  
Vice Chairman

ANGI FALGOUT  
Secretary/Treasurer

JOEY CEHAN, JR.

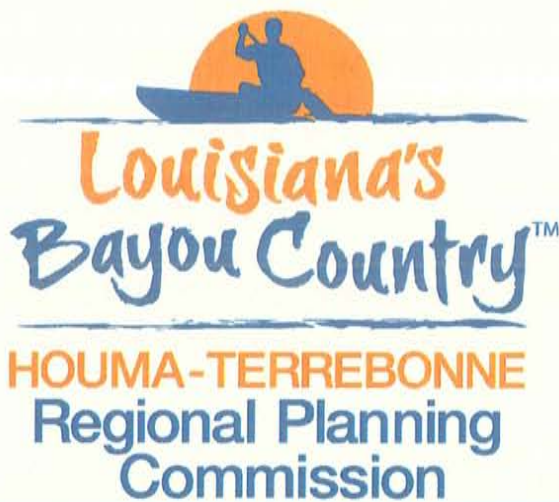
JAMES ERNY

GLORIA FORET

JEREMY KELLEY

KEITH KURTZ

WAYNE THIBODEAUX



CHRISTOPHER M. PULASKI, PLA  
Director

BECKY BECNEL  
Minute Clerk

LADDIE FREEMAN  
Legal Advisor

Terrebonne Parish  
Consolidated Government  
Planning & Zoning Department  
[www.tpcg.org/planning](http://www.tpcg.org/planning)

Post Office Box 1446  
Houma, Louisiana 70361-1446  
Phone (985) 873-6793  
Fax (985) 580-8141

July 21, 2017

Mr. David A. Waitz, P.E., P.L.S.  
David A. Waitz Engineering & Surveying, Inc.  
P.O. Box 1203  
Thibodaux, LA 70302

**Re: Cenac Estates Subdivision, A Subdivision of Property for Residential Use; Section 103, T17S-R17E, Terrebonne Parish, LA; Cenac Family Properties, L.L.C., Developer**

Dear Mr. Waitz:

The Houma-Terrebonne Regional Planning Commission, at its meeting of July 20, 2017, adopted a motion to **table** the above referenced minor subdivision until the next regular meeting of August 17, 2017 as per the Applicant's request.

Should you have any further questions, please advise.

Sincerely,

Christopher M. Pulaski, PLA, Director  
Terrebonne Parish Consolidated Government  
Department of Planning & Zoning

CMP/bmb

cc: Councilman Darrin Guidry, District 6  
Engineering Division  
Correspondence File



# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

- A.  Raw Land  
 Re-Subdivision
- 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: TRACT "D-1" AND LOTS 1 THRU 3, A REDIVISION OF REVISED TRACT "D" PROPERTY BELONGING TO S & A CAPITAL INVESTMENTS, L.L.C.
2. Developer's Name & Address: S & A CAPITAL INVESTMENTS, L.L.C., P.O. BOX 869, HOUMA, LA  
\*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

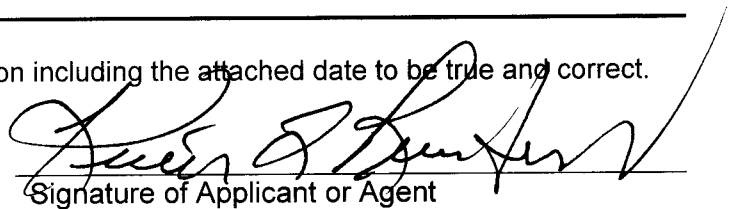
### SITE INFORMATION:

4. Physical Address: 2766 COTEAU ROAD
5. Location by Section, Township, Range: SECTIONS 7 & 8, T16S-R17E
6. Purpose of Development: WANTS TO CREATE LOTS 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: 6/23/17 SCALE: 1"=50'
11. Council District: 3 Michell Bayou Cane 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.

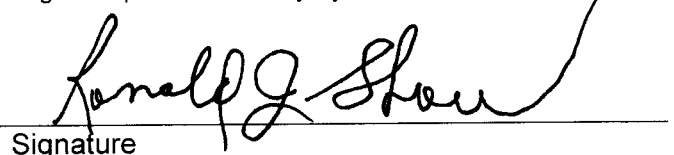
KENETH L. REMBERT  
Print Applicant or Agent

6/29/17  
Date

  
Signature of Applicant or Agent

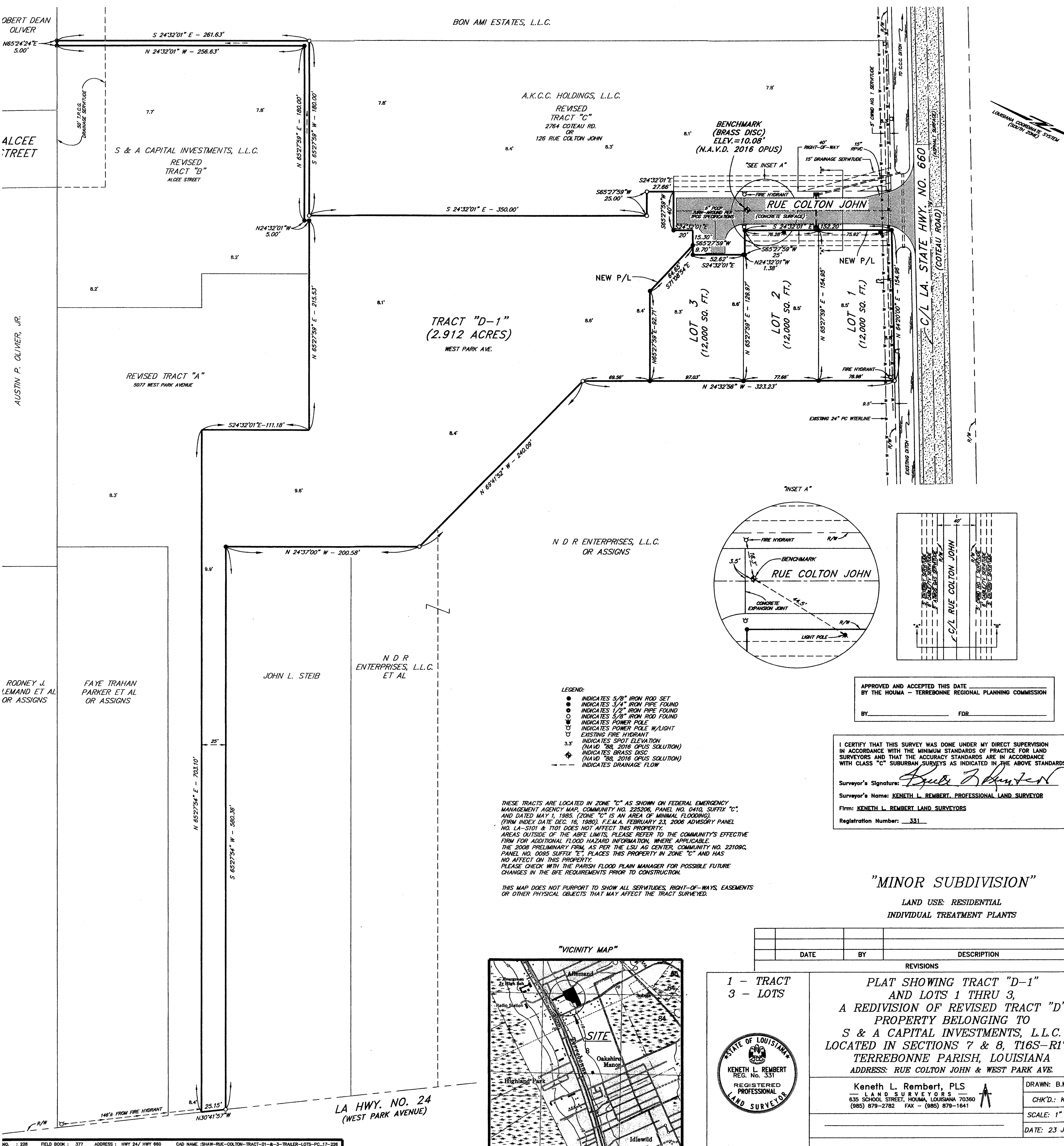
The undersigned certifies:  1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application,  or  initial 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal,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

S & A CAPITAL INVESTMENTS, L.L.C.  
BY RONALD J. SHAW  
Print Name of Signature

  
Signature

6/29/17  
Date

PC17/ 7 - 6 - 25



BON AMI ESTATES, L.L.C.

A.K.C.C. HOLDINGS, L.L.C.  
 REVISED TRACT "C"  
 2764 COTEAU RD.  
 OR  
 126 RUE COLTON JOHN

S & A CAPITAL INVESTMENTS, L.L.C.  
 REVISED TRACT "B"  
 ALCEE STREET

TRACT "D-1"  
 (2.912 ACRES)  
 WEST PARK AVE.

REVISED TRACT "A"  
 5077 WEST PARK AVENUE

N D R ENTERPRISES, L.L.C.  
 OR ASSIGNS

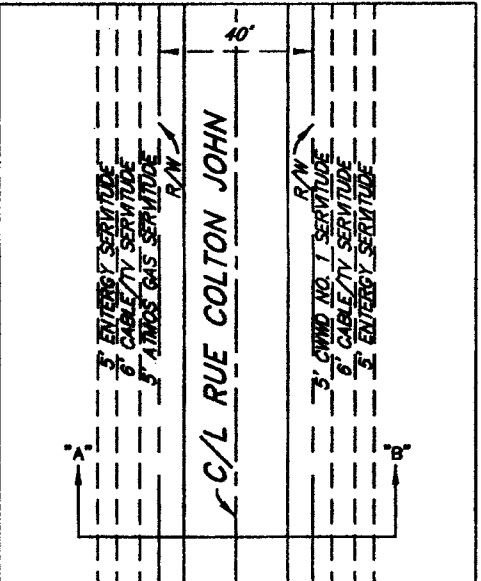
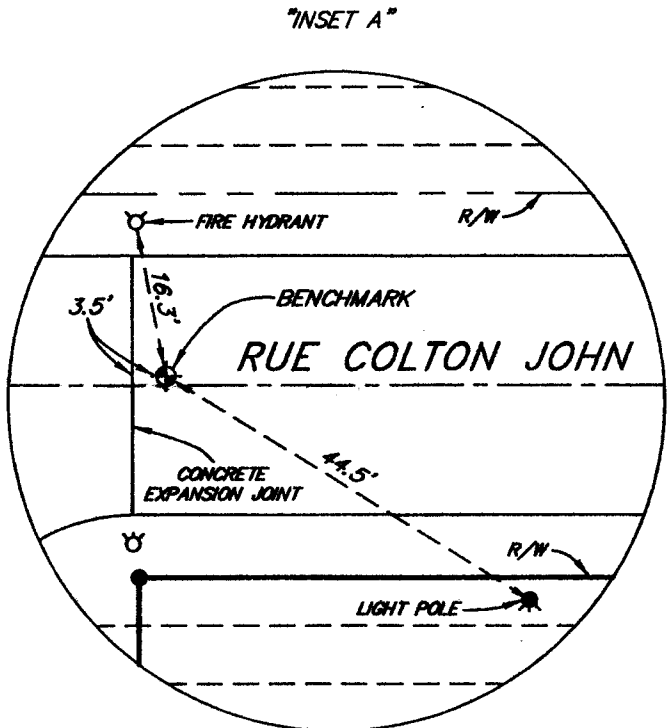
N D R ENTERPRISES, L.L.C.  
 ET AL

JOHN L. STEIB

- LEGEND:
- INDICATES 5/8" IRON ROD SET
  - INDICATES 3/4" IRON PIPE FOUND
  - INDICATES 1/2" IRON PIPE FOUND
  - INDICATES 5/8" IRON ROD FOUND
  - ⊕ INDICATES POWER POLE
  - ⊕ INDICATES POWER POLE W/LIGHT
  - ⊕ EXISTING FIRE HYDRANT
  - ⊕ EXISTING FIRE HYDRANT
  - 3.3' INDICATES SPOT ELEVATION (NAVD '88, 2016 OPUS SOLUTION)
  - ⊕ INDICATES BRASS DISC (NAVD '88, 2016 OPUS SOLUTION)
  - INDICATES DRAINAGE FLOW

THESE TRACTS ARE LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0410, 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, 2006 ADVISORY PANEL NO. LA-5101 & T101 DOES NOT AFFECT THIS PROPERTY. AREAS OUTSIDE OF THE ABOVE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE. THE 2008 PRELIMINARY FIRM, AS PER THE LSU JC CENTER, COMMUNITY NO. 22109C, PANEL NO. 0095 SUFFIX "E", PLACES THIS PROPERTY IN ZONE "C" AND HAS NO AFFECT ON THIS PROPERTY. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

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

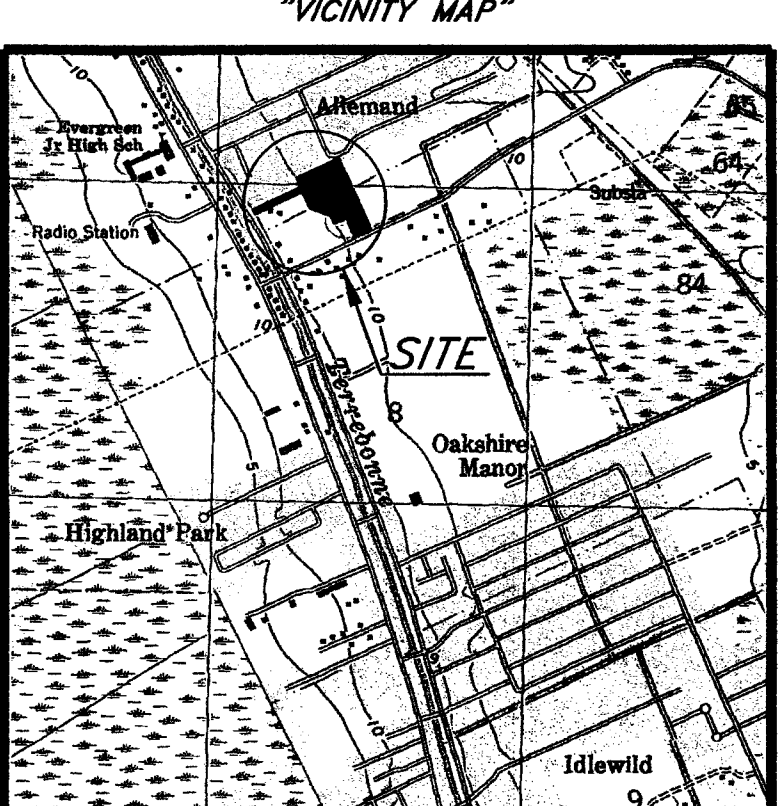


APPROVED AND ACCEPTED THIS DATE \_\_\_\_\_ BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION  
 BY \_\_\_\_\_ FOR \_\_\_\_\_

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 "C" SUBURBAN 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

"MINOR SUBDIVISION"  
 LAND USE: RESIDENTIAL  
 INDIVIDUAL TREATMENT PLANTS



DATE	BY	DESCRIPTION
REVISIONS		

1 - TRACT  
 3 - LOTS

PLAT SHOWING TRACT "D-1" AND LOTS 1 THRU 3, A REDIVISION OF REVISED TRACT "D" PROPERTY BELONGING TO S & A CAPITAL INVESTMENTS, L.L.C. LOCATED IN SECTIONS 7 & 8, T16S-R17W TERREBONNE PARISH, LOUISIANA ADDRESS: RUE COLTON JOHN & WEST PARK AVE.

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

DRAWN: B.M.  
 CHK'D.: K.  
 SCALE: 1" = 40'  
 DATE: 23 JUN 2016

L.A. "BUDD" CLOUTIER, JR., O.D.  
Chairman

W. ALEX OSTHEIMER  
Vice Chairman

ANGI FALGOUT  
Secretary/Treasurer

JOEY CEHAN, JR.

JAMES ERNY

GLORIA FORET

JEREMY KELLEY

KEITH KURTZ

WAYNE THIBODEAUX



CHRISTOPHER M. PULASKI, PLA  
Director

BECKY BECNEL  
Minute Clerk

LADDIE FREEMAN  
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Terrebonne Parish  
Consolidated Government  
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Post Office Box 1446  
Houma, Louisiana 70361-1446  
Phone (985) 873-6793  
Fax (985) 580-8141

July 21, 2017

Mr. Ken L. Rembert, P.L.S.  
Keneth L. Rembert Land Surveyors  
635 School Street  
Houma, LA 70360

**Re: Tract D-1 and Lots 1 thru 3, A Redivision of Revised Tract D, Property belonging to S & A Capital Investments, L.L.C.; Section 7 & 8, T16S-R17E, Terrebonne Parish, LA; S & A Capital Investments, L.L.C., Developer**

Dear Mr. Rembert:

The Houma-Terrebonne Regional Planning Commission, at its meeting of July 20, 2017, adopted a motion to **table** the above referenced minor subdivision until the next regular meeting of August 17, 2017 as per the Surveyors request.

Should you have any further questions, please advise.

Sincerely,

Christopher M. Pulaski, PLA, Director  
Terrebonne Parish Consolidated Government  
Department of Planning & Zoning

CMP/bmb

cc: Councilman Gerald Michel, District 3  
Engineering Division  
Correspondence File

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

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

APPLICATION
SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) (detailed description):

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

TRACTS 1 THRU 6, PROPERTY OF BRENDA KAY PRESTENBACH

- 1. Name of Subdivision:
2. Developer's Name & Address: BRENDA KAY PRESTENBACH, 130 EMMET'S COURT, HOUMA, LA 70364
\*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: 130 EMMET'S COURT
5. Location by Section, Township, Range: SECTION 55, T16S-R17E
6. Purpose of Development: FUTURE SALES
7. Land Use: X Single-Family Residential, X Commercial, X AGRICULTURAL
8. Sewerage Type: X Individual Treatment
9. Drainage: X Curb & Gutter, X Roadside Open Ditches, X Rear Lot Open Ditches
10. Date and Scale of Map: 6/23/17 SCALE: 1"=100'
11. Council District: 4 Dryden / Coteau Fire
12. Number of Lots: 6
13. Filing Fees:

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

KENETH L. REMBERT

Print Applicant or Agent

6/29/17

Date

Signature of Applicant or Agent

The undersigned certifies: xBKP 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.

BRENDA KAY PRESTENBACH

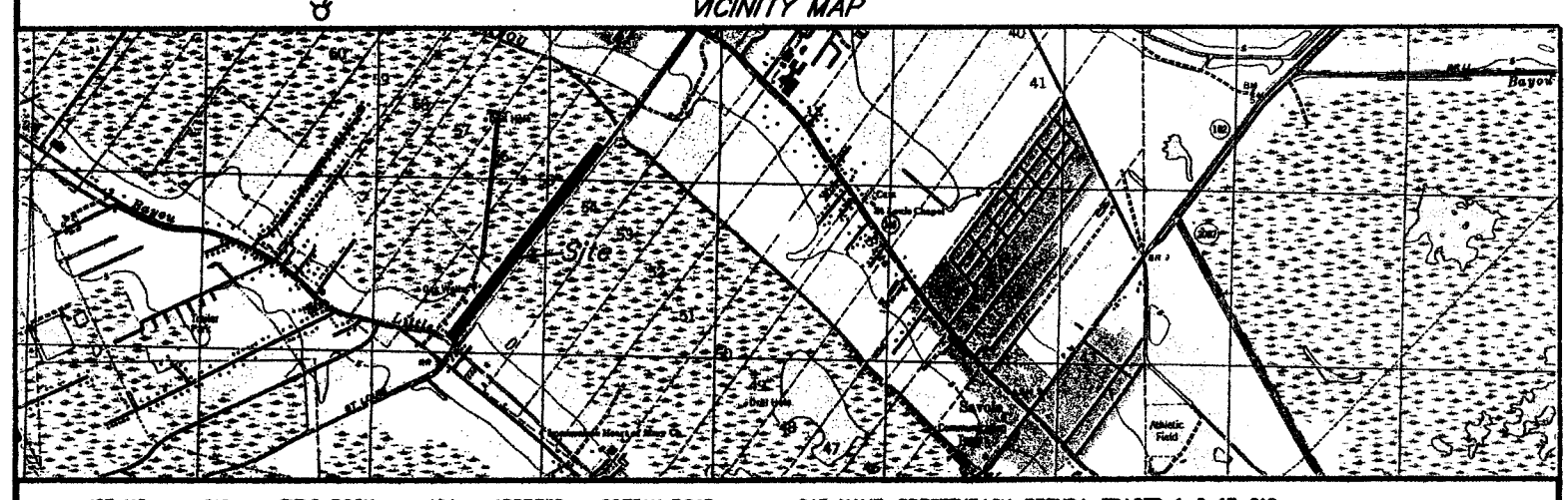
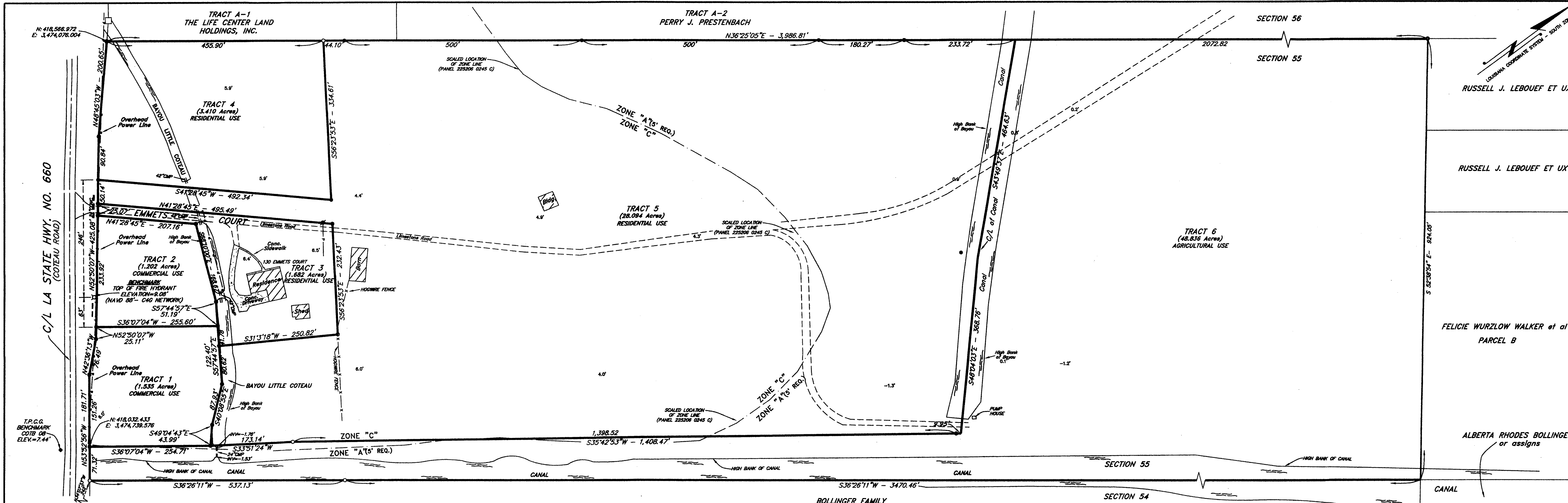
Print Name of Signature

6/29/17

Date

Signature

PC17/ 7-7-26



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

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

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

**GENERAL NOTES:**

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

NOTE: This property is situated within ZONE "A & C", as shown on the F.E.M.A. Flood Insurance Rate Map dated May 1, 1985. (Map No. 225206 0245 C) Zone "A" B.F.E. 5.0 (ABFE Map LA-S102 show this property to be in Zone "A" B.F.E. 5.0).

This office was not furnished with an abstract of this property therefore this map does not purport to show all existing right-of-ways, pipelines, underground utilities, and certain physical characteristics that may affect this property.

**LAND USE: RESIDENTIAL, COMMERCIAL & AGRICULTURAL**

**REFERENCE MAPS:**

1.) LOUISIANA STATE DEPARTMENT OF HIGHWAYS PROJECT NO.S 742-05-99 AND 855-07-04

2.) MAPS RECORDED UNDER ENTRY NO.S 12147, 166280 & 424757 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE.

- LEGEND:**
- INDICATES 5/8" IRON ROD SET
  - INDICATES 5/8" IRON ROD FOUND
  - INDICATES 6" IRON BEAM FOUND
  - INDICATES LDH MONUMENT FOUND
  - EXISTING POWER POLE
  - EXISTING POWER POLE WITH LIGHT
  - EXISTING FIRE HYDRANT
  - INDICATES SPOT ELEVATION



**PLAN OF TRACTS 1-6**  
**A REDIVISION OF PROPERTY BELONGING TO**  
**BRENDA KAY PRESTENBACH**  
**LOCATED IN SECTION 55, T16S-R17E,**  
**TERREBONNE PARISH, LOUISIANA**

JUNE 23, 2017

SCALE: 1" = 100'

*Kenneth L. Rembert*  
KENETH L. REMBERT, SURVEYOR  
635 SCHOOL ST., HOUMA, LA. 985-879-2782

L.A. "BUDD" CLOUTIER, JR., O.D.  
Chairman

W. ALEX OSTHEIMER  
Vice Chairman

ANGI FALGOUT  
Secretary/Treasurer

JOEY CEHAN, JR.

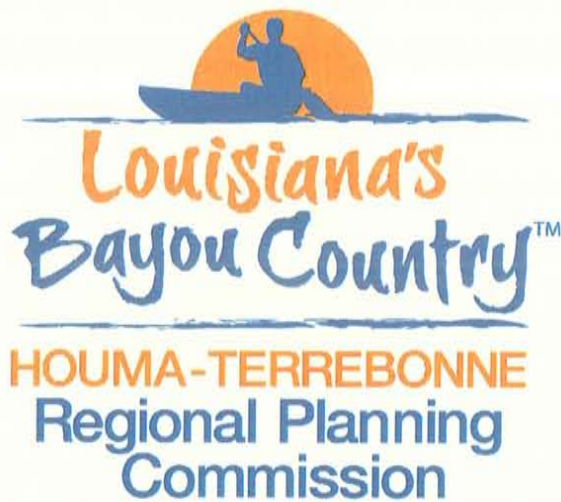
JAMES ERNY

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WAYNE THIBODEAUX



CHRISTOPHER M. PULASKI, PLA  
Director

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Post Office Box 1446  
Houma, Louisiana 70361-1446  
Phone (985) 873-6793  
Fax (985) 580-8141

July 21, 2017

Mr. Ken L. Rembert, P.L.S.  
Keneth L. Rembert Land Surveyors  
635 School Street  
Houma, LA 70360

**Re: Tracts 1-6, A Redivision of Property belonging to Brenda Kay Prestenbach; Section 55, T16S-R17E; Brenda Kay Prestenbach, Developer**

Dear Mr. Rembert:

The Houma-Terrebonne Regional Planning Commission, at its meeting of July 20, 2017, adopted a motion to **table** the above referenced minor subdivision until the next regular meeting of August 17, 2017 as per the Surveyors request.

Should you have any further questions, please advise.

Sincerely,

Christopher M. Pulaski, PLA, Director  
Terrebonne Parish Consolidated Government  
Department of Planning & Zoning

CMP/bmb

cc: Councilman Scotty Dryden, District 4  
Engineering Division  
Correspondence File

# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

- A.  Raw Land  
 Re-Subdivision
- 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: EVANGELINE ESTATES SUBDIVISION
2. Developer's Name & Address: EVANGELINE BUSINESS PARK, L.L.C., P.O. BOX 1668, HOUMA, LA 70361
- \*Owner's Name & Address: EVANGELINE BUSINESS PARK, L.L.C., P.O. BOX 1668, HOUMA, LA 70361  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.

### SITE INFORMATION:

4. Physical Address: RUE DES AFFAIRES, HOUMA, LA 70364
5. Location by Section, Township, Range: SECTIONS 7, 69 & 82, T16S-R17E
6. Purpose of Development: SINGLE FAMILY RESIDENTIAL
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: July 18, 2017 1" = 40'
11. Council District: 3 michel & 4 Dryden / Bayou Cane Fire
12. Number of Lots: 29
13. Filing Fees: \$ 154.08

RONNIE J. THERIOT,  
I, MANAGER, certify this application including the attached date to be true and correct.

RONNIE J. THERIOT, MANAGER  
Print Applicant or Agent

[Signature]  
Signature of Applicant or Agent

Date 7/26/17

The undersigned certifies: RJT 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.

DAVID WAITZ  
Print Name of Signature

[Signature]  
Signature

Date 7/27/17

PC17/ 8 - 1-31

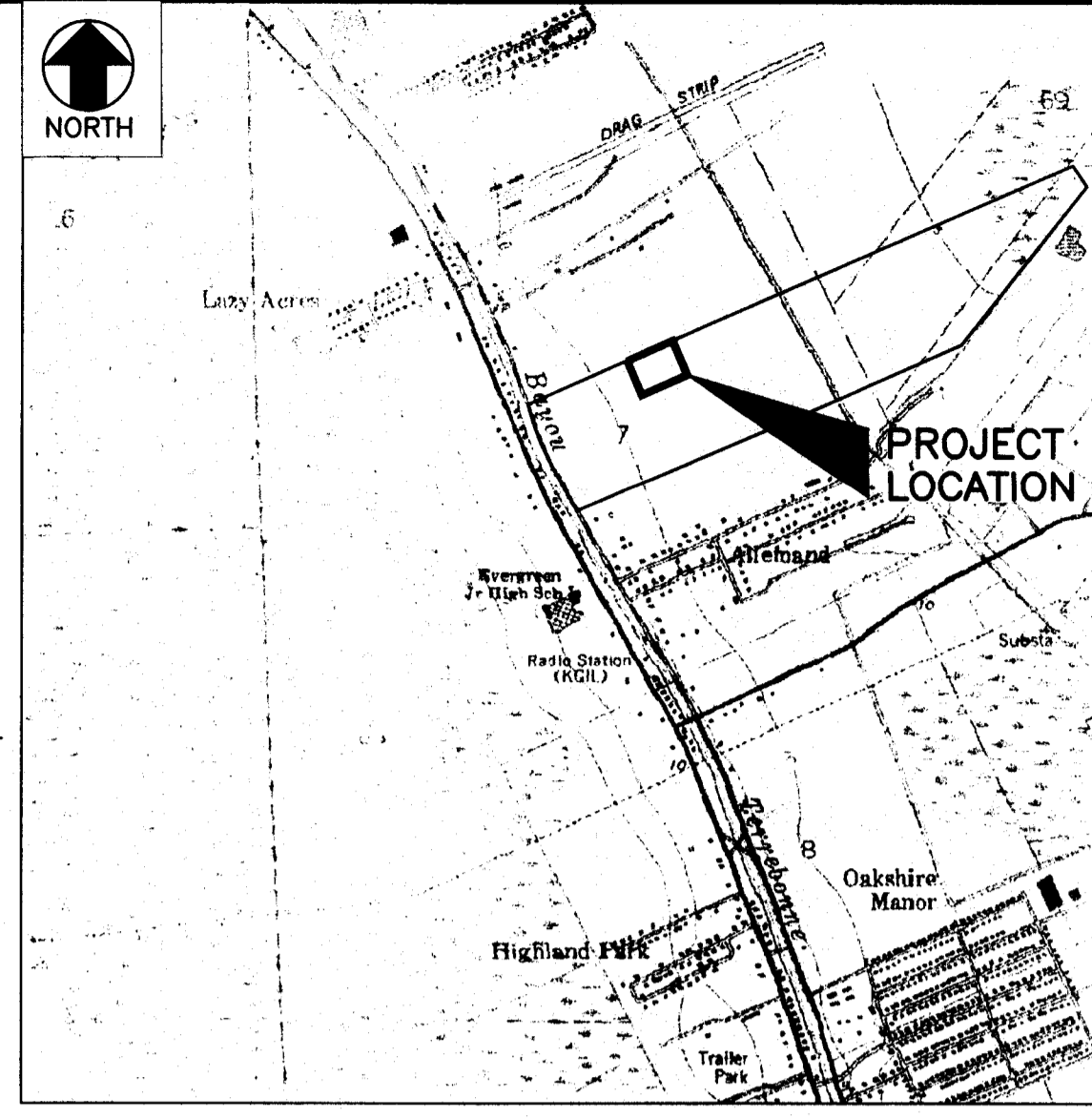
**REFERENCE MAPS & BEARINGS:**

- MAP SHOWING THE PROPERTY OF THE ESTATE OF ERNEST J. AYO IN SECTIONS 7, 82 & 89, T16S-R17E, TERREBONNE PARISH, LA. PREPARED BY: ROBERT R. WRIGHT DATED: OCTOBER 29, 1969
- EVANGELINE BUSINESS PARK COMMERCIAL DEVELOPMENT DIVISION OF PROPERTY BELONGING TO EVANGELINE BUSINESS PARK, L.L.C., LOCATED IN SECTIONS 7, 69 & 82, T16S-R17E, TERREBONNE PARISH, LOUISIANA. PREPARED BY: T. BAKER SMITH & SON, INC. DATED: OCTOBER 4, 2004
- EVANGELINE BUSINESS PARK COMMERCIAL DEVELOPMENT DIVISION OF PROPERTY BELONGING TO EVANGELINE BUSINESS PARK, L.L.C., LOCATED IN SECTIONS 7, 69 & 82, T16S-R17E, TERREBONNE PARISH, LOUISIANA. PREPARED BY: DAVID A. WAITZ DATED: JUNE 30, 2006 ENTRY NO. 1243361
- EVANGELINE BUSINESS PARK COMMERCIAL DEVELOPMENT LOT LINE SHIFT DIVISION OF LOT 3 AND LOT 2-A OF EVANGELINE BUSINESS PARK INTO LOT 3-A AND LOT 2-A-1 LOCATED IN SECTIONS 7, 69 & 82, T16S-R17E, TERREBONNE PARISH, LOUISIANA. PREPARED BY: DAVID A. WAITZ DATED: MARCH 1, 2007
- EVANGELINE BUSINESS PARK - PHASE 2 COMMERCIAL DEVELOPMENT DIVISION OF PROPERTY BELONGING TO EVANGELINE BUSINESS PARK, L.L.C. LOCATED IN SECTIONS 7, 69, & 82, T16S-R17E, TERREBONNE PARISH, LOUISIANA. PREPARED BY: DAVID A. WAITZ DATED: APRIL 30, 2007 ENTRY #1340514 & #1343576
- DIVISION OF PROPERTY BELONGING TO EVANGELINE BUSINESS PARK, L.L.C. LOCATED IN SECTIONS 7, 69 & 82, T16S-R17E, TERREBONNE PARISH, LOUISIANA. PREPARED BY: DAVID A. WAITZ DATED: FEBRUARY 22, 2017

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

**NOTE:** REFERENCE BEARING IS N66°21'59"E ALONG THE SOUTHERN R/W OF RUE DES AFFAIRES AS SHOWN ON REF. MAP 4.

**SOUTHERN ESTATES SUBDIVISION**



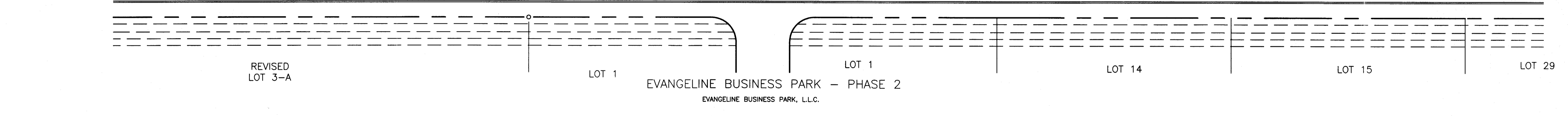
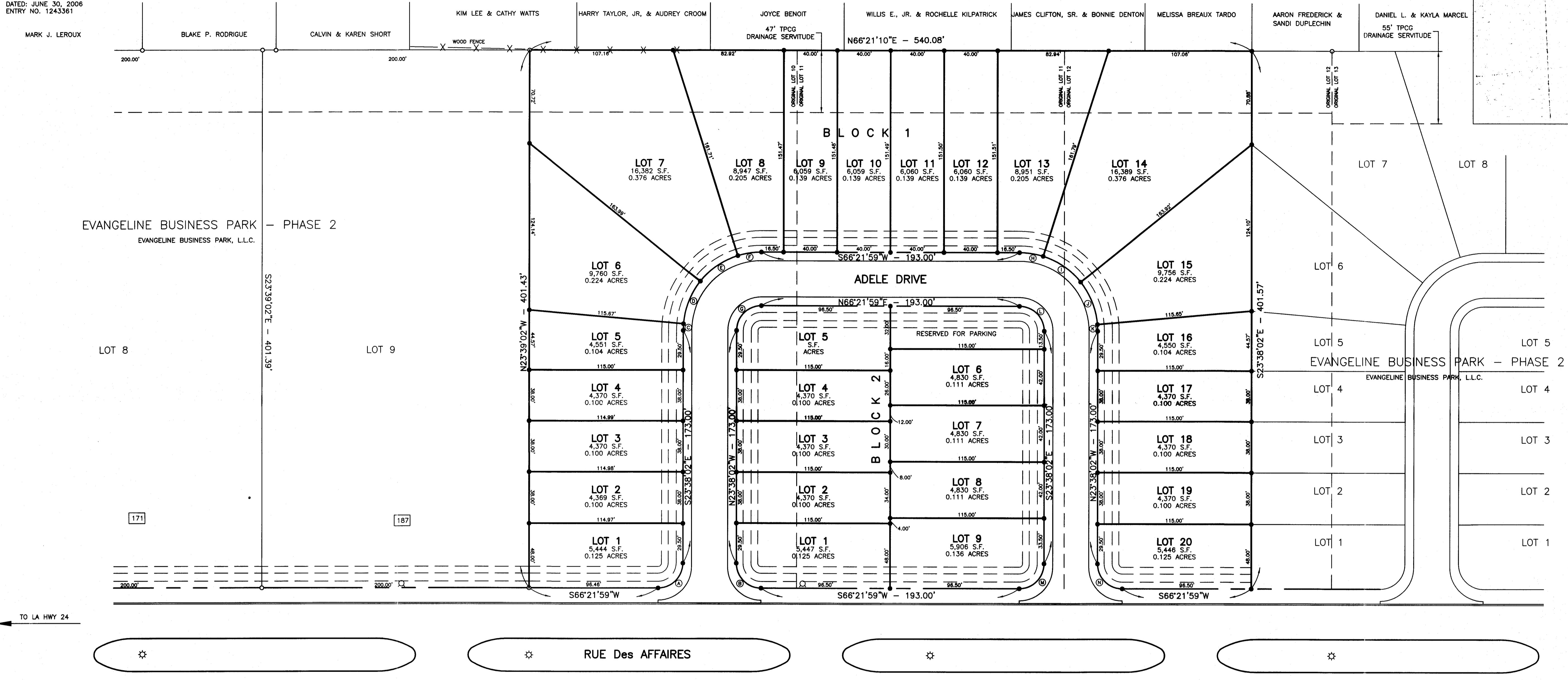
**VICINITY MAP**  
SCALE 1" = 2000'

**LEGEND**

- FOUND PROPERTY MARKER (UNLESS NOTED OTHERWISE) SET 3/4" I.R. ○
- EXISTING WATER LINE — W —
- EXISTING GAS LINE — G —
- EXISTING SEWER LINE — S —
- EXISTING OVERHEAD POWER LINE — E —
- EXISTING TELEPHONE LINE — T —
- EXISTING FENCE — X —
- EXISTING POWER POLE W/ LIGHT ⚡
- EXISTING POWER POLE ⚡
- EXISTING ANCHOR →
- EXISTING TELEPHONE PEDESTAL □
- EXISTING WATER VALVE Ⓜ
- EXISTING FIRE HYDRANT Ⓜ
- EXISTING WATER METER Ⓜ
- EXISTING GAS VALVE Ⓜ
- EXISTING GAS METER Ⓜ
- EXISTING SEWER MANHOLE Ⓜ
- EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE Ⓜ

**CURVE DATA TABLE**

CURVE	ARC	RADIUS	CHORD
A	29.06'	18.50'	S21°21'58"W-26.16'
B	29.06'	18.50'	N68°38'02"W-26.16'
C	5.04'	58.50'	S21°09'59"E-5.04'
D	34.47'	58.50'	S01°49'06"E-33.97'
E	34.47'	58.50'	S31°56'31"W-33.97'
F	17.91'	58.50'	S57°35'39"W-17.84'
G	29.06'	18.50'	N21°21'58"E-26.16'
H	17.91'	58.50'	S78°08'16"W-17.84'
I	34.47'	58.50'	N79°12'36"W-33.97'
J	34.47'	58.50'	S45°26'58"E-33.97'
K	5.04'	58.50'	N26°06'06"W-5.04'
L	29.06'	18.50'	S68°38'02"E-26.16'
M	29.06'	18.50'	S21°21'58"W-26.16'
N	29.06'	18.50'	N68°38'02"W-26.16'



**FEMA FLOOD ZONE AND HAZARDS**  
THESE LOTS ARE LOCATED IN ZONE C, AREAS OF MINIMAL FLOODING. FEMA MAP COMMUNITY PANEL NUMBER 225206 0410 C, DATED: MAY 1, 1985. TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-T101 DATED: FEBRUARY 23, 2006; FLOOD ZONE: AREAS OUTSIDE THE LIMIT OF A.B.F.E.

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

I ALSO CERTIFY THERE ARE NO ENCROACHMENTS ACROSS ANY PROPERTY LINES.  
**PRELIMINARY COPY:**  
**THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.**

APPROVED: David A. Waitz Reg. No. 4744

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

BY: RONNIE THERIOT - MANAGER  
EVANGELINE BUSINESS PARK, L.L.C.

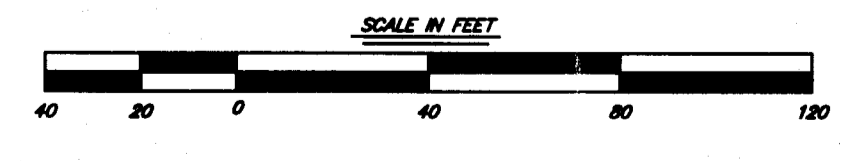
**CERTIFICATION:**  
I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT, STATE OF LOUISIANA, AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT, AND I HEREBY APPROVE THE SAME.

BY: TERREBONNE PARISH CONSOLIDATED GOVERNMENT

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

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

**APPROVALS**  
RONNIE THERIOT - MANAGER  
EVANGELINE BUSINESS PARK, L.L.C.



**REVISION**

DATE	DESCRIPTION	BY

**CONCEPTUAL/PRELIMINARY PLAN**  
**RESIDENTIAL PLANNED UNIT DEVELOPMENT**  
**SINGLE FAMILY RESIDENTIAL**  
**OWNER: EVANGELINE BUSINESS PARK, L.L.C.**

**EVANGELINE ESTATES SUBDIVISION**  
**LOCATED IN SECTION 7, T16S-R17E**  
**TERREBONNE PARISH, LOUISIANA**

**DAVID A. WAITZ**  
**ENGINEERING AND SURVEYING, INC.**  
Civil Engineers & Professional Land Surveyors  
Thibodaux, Louisiana

DESIGNED: JAW  
CHECKED: DAW  
DATE: JULY 18, 2017  
FILE: F:\DWG\2017\17-059\PLAT.DWG  
JOB NO: 17-059



# 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):

*Variance requested for Lot "B" (Docking & Mooring) more than 250' from Fire Hydrant.*

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

- LOTS A & B, A DIVISION OF PROPERTY BELONGING TO
- Name of Subdivision: CONNIE F. BOURG et al
  - Developer's Name & Address: CONNIE F. BOURG: 101 C.R. 457, MOUNTAIN HOME AR 72653  
\*Owner's Name & Address: SEE ATTACHED LIST  
[\* All owners must be listed, attach additional sheet if necessary]
  - Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

### SITE INFORMATION:

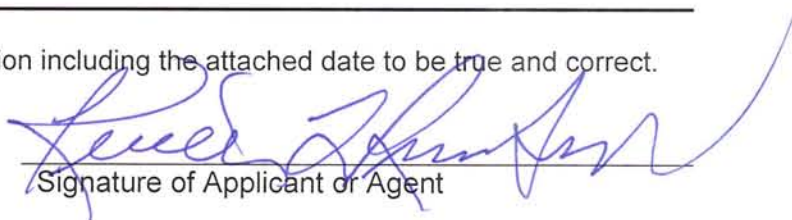
- Physical Address: 4692 HWY 56, CHAUVIN LA
- Location by Section, Township, Range: SECTION 34, T18S-R18E
- Purpose of Development: DONATION OF LOT "A"
- Land Use:  
 Single-Family Residential - Lot "A"  
 Multi-Family Residential  
 Commercial  
 Docking space Lot "B"
- Sewerage Type:  
 Community  
 Individual Treatment  
 Package Plant  
 NONE REQUIRED ON LOT "B"
- Drainage:  
 Curb & Gutter  
 Roadside Open Ditches  
 Rear Lot Open Ditches  
 Other
- Date and Scale of Map:  
DATE: 7/26/17 SCALE: 1" = 20'
- Council District:  
8 Guidry / Little Caillou Fire
- Number of Lots: 2
- 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

7/31/17

Date

  
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  CFB 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.

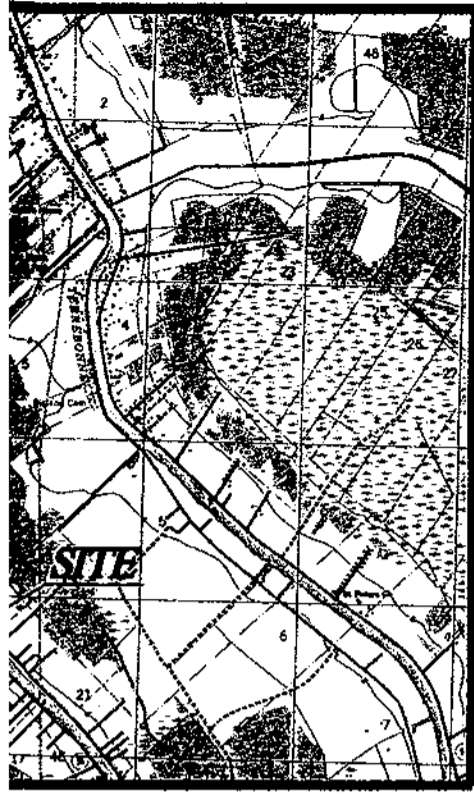
CONNIE F. BOURG  
Print Name of Signature

7/31/17

Date

Connie F. Bourg  
Signature

PC17/ 8-2-32



"CINITY MAP"

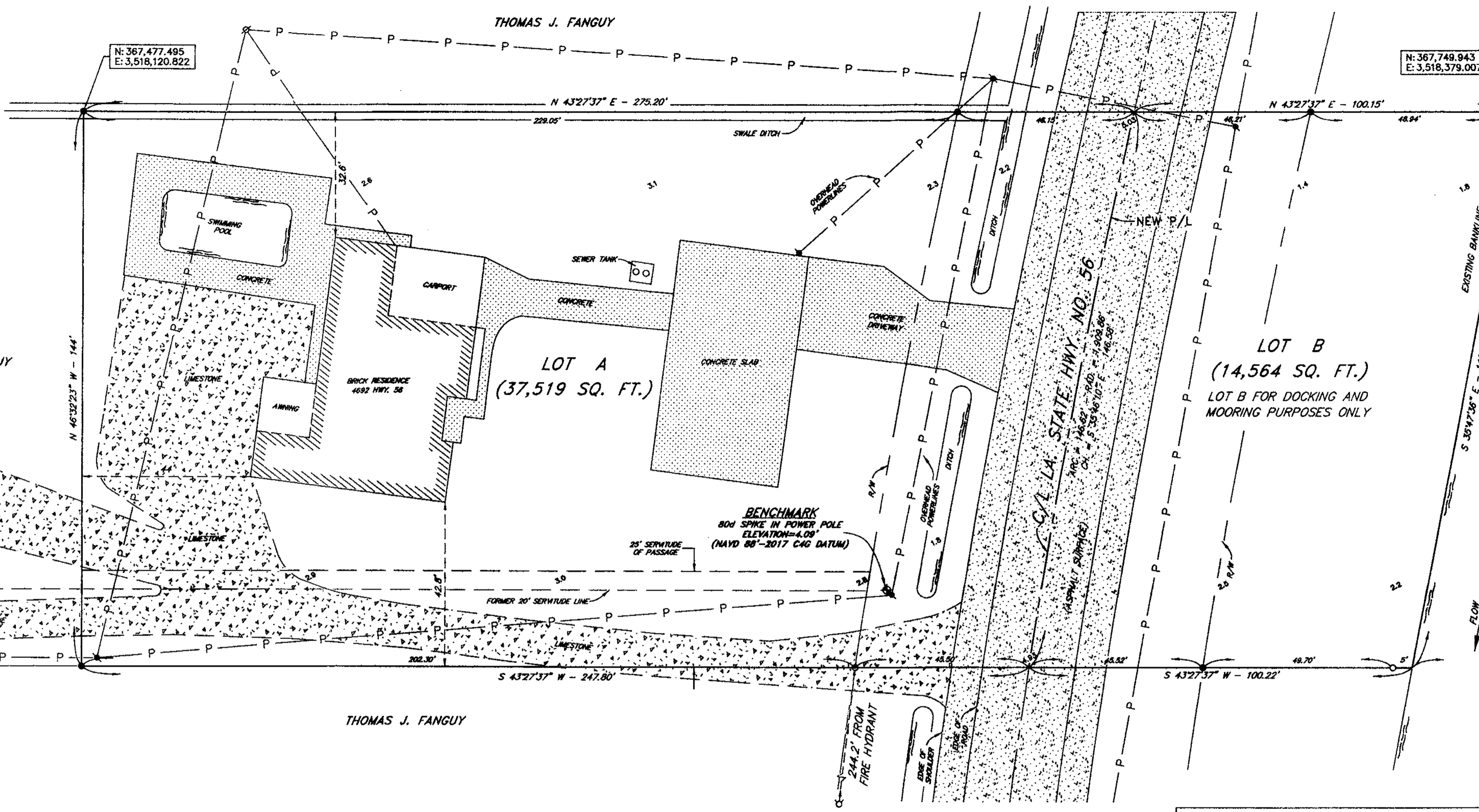
A COORDINATE SYSTEM (SOUTH ZONE)

SERVITUDE PASSAGE

GENE J. FANGUY ESTATE

N: 367,477.495  
E: 3,518,120.822

N: 367,749.943  
E: 3,518,379.007



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

D IN ZONE "A5" AS SHOWN ON FEDERAL EMERGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0120, SUFFIX "C", 35. (ZONE "A5" HAS A BASE FLOOD REQUIREMENT OF 6').  
16, 1990). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD REQUIREMENT OF 7'.  
E ABOVE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FLOOD HAZARD INFORMATION, WHERE APPLICABLE.  
FIRM, AS PER THE LSU AG CENTER, COMMUNITY NO. 22109C, "X" "E", PLACES THIS PROPERTY IN ZONE "AE" AND HAS A "12".  
E PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE REQUIREMENTS PRIOR TO CONSTRUCTION.

STATEMENT OF OWNERSHIP:  
I, THE UNDERSIGNED PARTY DO HEREBY OWN THE HEREIN DESCRIBED PROPERTY FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES THAT WOULD OTHERWISE PREVENT THE SALE OF SAID PROPERTY IN ACCORDANCE WITH THE LAWS OF THE STATE OF LOUISIANA.  
STEPHEN W. FANGUY \_\_\_\_\_ DATE \_\_\_\_\_

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 "C" SUBURBAN 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

2 - LOTS

"MINOR SUBDIVISION"  
LAND USE: RESIDENTIAL  
INDIVIDUAL TREATMENT PLANTS

V MAP PREPARED BY PROSPER J. TOUPS III ENTITLED "BELONGING TO STEPHEN W. FANGUY OR ASSIGNS & T18S-R18E, TERREBONNE PARISH, LOUISIANA" AND BEARINGS SHOWN HEREON ARE BASED ON SAID MAP COORDINATE SYSTEM, SOUTH ZONE.

ROADSIDE DITCH ALONG STATE HWY. 56, SWALE DITCH AND TO BAYOU PITTE CALLOU.

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

- LEGEND:
- INDICATES 5/8" IRON ROD SET
  - INDICATES 3/4" IRON PIPE FOUND
  - INDICATES 5/8" IRON ROD FOUND
  - INDICATES POWER POLE
  - INDICATES POWER POLE W/LIGHT
  - EXISTING FIRE HYDRANT
  - INDICATES SPOT ELEVATION (NAVD '88, 2016 OPUS SOLUTION)
  - INDICATES BRASS DISC (NAVD '88, 2016 OPUS SOLUTION)
  - INDICATES DRAINAGE FLOW



PLAT SHOWING LOTS A AND B  
A DIVISION OF PROPERTY BELONGING TO  
CONNIE F. BOURG et al  
LOCATED IN SECTION 34, T18S-R18E  
TERREBONNE PARISH, LOUISIANA  
ADDRESS: 4692 HWY. 56 - CHAUVIN, LA.

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

DRAWN: \_\_\_\_\_  
CHK'D: \_\_\_\_\_  
SCALE: \_\_\_\_\_  
DATE: \_\_\_\_\_

DATE	BY	DESCRIPTION
REVISIONS		

# 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  
 Conceptual/Preliminary  
 Engineering  
 Final
- 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:

*"Survey Showing Division of Property Belonging To Jefferson Paul Galliano Jr. To Create Lot JG-1 Located in Section 24, T17R-S16E Terrebonne Parish,*

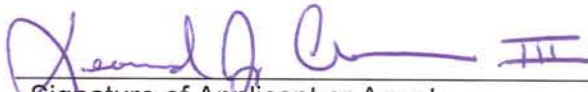
- Name of Subdivision: Louisiana
- Developer's Name & Address: Jefferson Paul Galliano Jr  
\*Owner's Name & Address: Jefferson Paul Galliano Jr. 283 Carlos St. Houma LA 70360  
[\* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Leonard Chauvin, P.E., P.L.S., INC.

### SITE INFORMATION:

- Physical Address: 4366 South Down Mandalay Road Houma, LA 70360
- Location by Section, Township, Range: Section 24, T17S-R16E
- Purpose of Development: Create a New Lot
- Land Use:  
 Single-Family Residential  
 Multi-Family Residential  
 Commercial  
 Industrial
- Sewerage Type:  
 Community  
 Individual Treatment  
 Package Plant  
 Other
- Drainage:  
 Curb & Gutter  
 Roadside Open Ditches  
 Rear Lot Open Ditches  
 Other
- Date and Scale of Map: July 28, 2017 1" = 40'
- Council District: District 6
- Number of Lots: TWO
- Filing Fees: 309.18

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

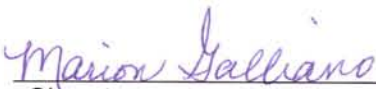
Leonard Chauvin, III  
Print Applicant or Agent

  
Signature of Applicant or Agent

7/31/2017  
Date

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

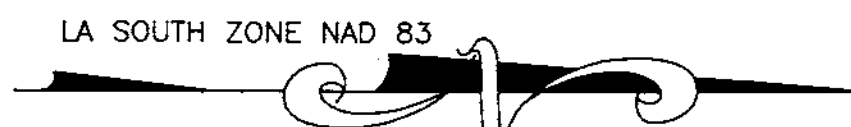
Marion Galliano  
Print Name of Signature

  
Signature

7/31/2017  
Date

**NOTES:**

- 1) REFERENCE:
  - A. ACT OF CASH SALE UNDER PRIVATE SIGNATURE STATE OF LOUISIANA, PARISH OF TERREBONNE, BETWEEN ULYSSE C. GUIDRY, SR. AND JEFFERSON PAUL GALLIANO, JR. FILE #:1523722 EXHIBIT "A"
- 2) PORTION OF THE PROPERTY DRAINS INTO OPEN DITCH ALONG SOUTHDOWN MANDALAY RD. THE REMAINDER OF THE PROPERTY DRAINS NORTH TO THE HANSON CANAL.
- 3) VERTICAL DATUM - NAVD 88 - GEOID 12B
- 4) THESE LOTS ARE LOCATED IN ZONE C AND ZONE A FEMA MAP COMMUNITY PANEL NUMBER 225206 0440 C DATED: MAY 1, 1985
- 5) FLOOD ZONES DETERMINED FROM ADVISORY BASE FLOOD ELEVATION MAP LA-R98 INDICATES PROJECT IS LOCATED IN ABFE ZONE A (EL. 6). DATED FEBRUARY 23, 2006. FOR AREAS OUTSIDE THE STUDY LIMITS REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION.

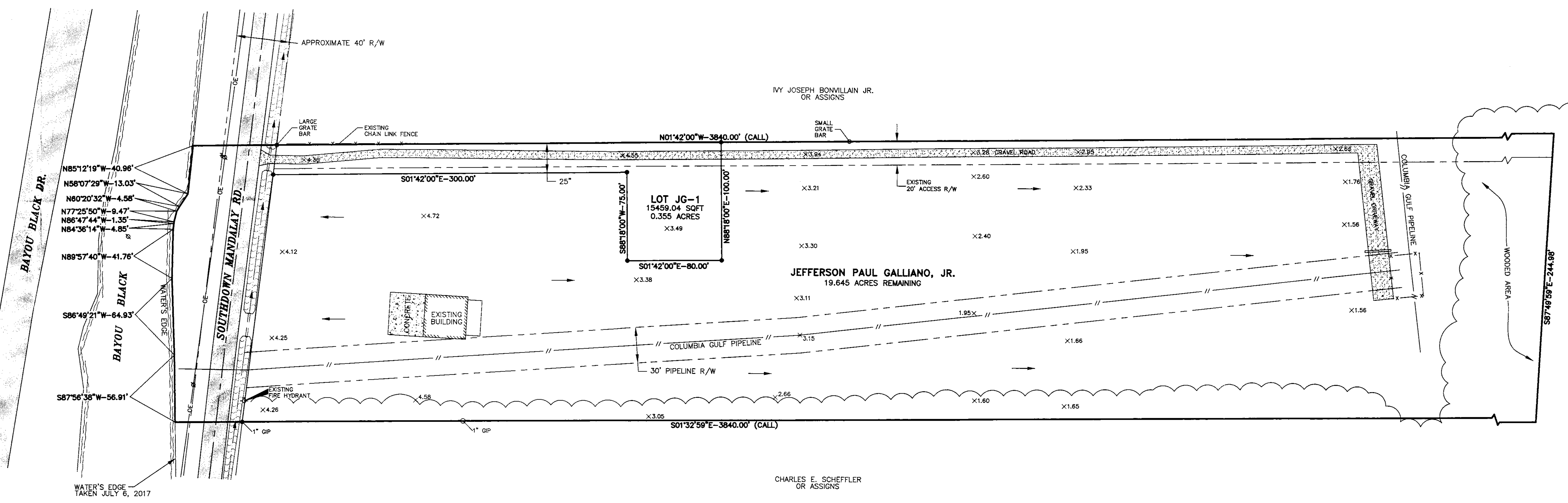


**LEGEND**

- FOUND AS NOTED
- SET 5/8" I.R.
- ⊗ EXISTING POWER POLE
- ⊕ EXISTING FIRE HYDRANT
- DRAINAGE DIRECTION
- GROUND ELEVATION
- EXISTING DITCH



VICINITY MAP  
1" = 3000'



CHARLES E. SCHEFFLER  
OR ASSIGNS

**CERTIFICATION:**  
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.

APPROVAL: **PRELIMINARY**  
LEONARD J. CHAUVIN, JR. (REG. NO 4607)  
**LEONARD CHAUVIN P.E., P.L.S., INC.**  
CIVIL ENGINEER - LAND SURVEYOR  
627 JACKSON ST. THIBODAUX, LA.  
PHONE: (985) 449-1376

**APPROVALS:**  
APPROVED & ACCEPTED THIS DATE \_\_\_\_\_  
BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION  
BY \_\_\_\_\_  
FOR \_\_\_\_\_

**SURVEY SHOWING**  
A DIVISION OF PROPERTY  
BELONGING TO  
JEFFERSON PAUL GALLIANO, JR.  
TO CREATE LOT JG-1  
LOCATED IN SECTION 24, T17S-R16E  
TERREBONNE PARISH, LOUISIANA  
JULY 28, 2017

