

# Houma-Terrebonne Regional Planning Commission

L. A. "Budd" Cloutier, O.D.....	Chairman
Jeremy Kelley .....	Vice-Chairman
Angi Falgout.....	Secretary/Treasurer
Joseph Cehan, Jr.....	Member
Kyle Faulk.....	Member
Gloria Foret.....	Member
Keith Kurtz.....	Member
Phillip Livas.....	Member
Wayne Thibodeaux.....	Member

**JANUARY 17, 2019, 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 December 20, 2018
- E. COMMUNICATIONS**
- F. NEW BUSINESS:**
  - 1. Parking Plan:  
Creation of 80 parking spaces; 4766 Highway 311; 4766, LLC, applicant (*Council District 6 / Bayou Cane Fire*)
- 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 Regular Meeting of December 20, 2018
- E. APPROVE EMITTENCE OF PAYMENT FOR THE JANUARY 17, 2019 INVOICES AND TREASURER'S REPORT OF DECEMBER 2018**
- F. COMMUNICATIONS**

## **G. OLD BUSINESS:**

1. a) Subdivision: Subdivision of Property belonging to L-M Limited Partnership near LA Hwy. 182 and LA Hwy. 662 (Tracts 5A, 5B, 5C, 5D, 5E, 6A, & 6B)  
Approval Requested: Process D, Minor Subdivision  
Location: 583 Powhattan Court, Gibson, Terrebonne Parish, LA  
Government Districts: Council District 6 / Gibson Fire District  
Developer: L-M Limited Partnership  
Surveyor: Delta Coast Consultants, LLC  
b) Consider Approval of Said Application
2. a) Subdivision: Bergeron's Mobile Estates  
Approval Requested: Process B, Mobile Home Park-Conceptual & Preliminary  
Location: 5607 & 5609 West Main Street, Terrebonne Parish, LA  
Government Districts: Council District 3 / Bayou Cane Fire District  
Developer: Stacey Bergeron Eschete  
Surveyor: Keneth L. Rembert Land Surveyors  
b) Variance Requests: Variances from the 10' green space along side of Space 1, landscaping along Space 2, 50' width requirement of both spaces, Vehicular Circulation Plan  
d) Consider Approval of Said Application

## **H. APPLICATIONS:**

1. a) Subdivision: Lots 1A and 1B, A Redivision of Revised Lot 1, Block 5, Phase 4C of Capital Commercial Development  
Approval Requested: Process D, Minor Subdivision  
Location: 1426 & 1436 Valhi Blvd., Terrebonne Parish, LA  
Government Districts: Council District 6 / Bayou Cane Fire District  
Developer: Terre South Investments, Inc., c/o Mr. Robert A. Burns, Jr.  
Surveyor: Keneth L. Rembert Land Surveyors  
b) Public Hearing  
c) Consider Approval of Said Application
2. a) Subdivision: Lots 1 thru 4, A Redivision of Property belonging to Agnes E. Lyons  
Approval Requested: Process D, Minor Subdivision  
Location: 4128-4134 Hwy. 56, Terrebonne Parish, LA  
Government Districts: Council District 8 / Little Caillou Fire District  
Developer: Agnes E. Lyons  
Surveyor: Keneth L. Rembert Land Surveyors  
b) Public Hearing  
c) Consider Approval of Said Application
3. a) Subdivision: Tracts 1 & 2 belonging to Benoit Premium Threading, L.L.C.  
Approval Requested: Process D, Minor Subdivision  
Location: Southwest corner of Prospect & Coteau Road, Terrebonne Parish, LA  
Government Districts: Council District 9 / Bayou Blue Fire District  
Developer: Benoit Premium Threading, L.L.C., c/o Patrick Knight  
Surveyor: Keneth L. Rembert Land Surveyors  
b) Public Hearing  
c) Consider Approval of Said Application
4. a) Subdivision: Raw Land Division of the Eastern Batture of Bayou Terrebonne on Evergreen Plantation into Tracts G, H, & I  
Approval Requested: Process A, Raw Land Division  
Location: Evergreen Plantation, Terrebonne Parish, LA  
Government Districts: Council District 2 / Schriever Fire District  
Developer: Acadia Agricultural Holdings Co., L.L.C., c/o Jacob Giardina  
Surveyor: T. Baker Smith, LLC  
b) Public Hearing  
c) Consider Approval of Said Application

5.   a) Subdivision:                   Resubdivision of Property to create Lots 19, 20, & 21 within Block 4 of Mulberry Estates, Phase "A"  
           Approval Requested:       Process A, Re-Subdivision  
           Location:                   389-397 Tulip Drive, Terrebonne Parish, LA  
           Government Districts:     Council District 7 / City of Houma Fire District  
           Developer:                 Jacob Kearns  
           Surveyor:                  Leonard Chauvin P.E., P.L.S., Inc.
  - b) Public Hearing
  - c) Consider Approval of Said Application

**I. STAFF REPORT**

1. Discussion and possible action with regard to the 2019 American Planning Association’s National Planning Conference to be held April 13-16, 2019 in San Francisco, California (Early Bird Deadline – February 13, 2019).

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

1. Revised Tracts A, B, and C, A Redivision of Property belonging to Michael A. Fesi, Section 104, T17S-R17E, Terrebonne Parish, LA
2. Lot Line Shift, Lots 5, 6, & 7, Block 11, Sugarwood Subdivision, Addendum No. 3, Phase C *VOID*
3. Raw Land Division of 507.747 acre portion of remainder of Evergreen Plantation into Tract F, Sections 144 & 145, T15S-R16E & Section 142, T15S-R17E, Terrebonne Parish, LA
4. Lot Line Shift, Lots 5, 6, & 7, Block 11, Sugarwood Subdivision, Addendum No. 3, Phase C, Section 85, T17S-R17E, Terrebonne Parish, LA

**K. COMMITTEE REPORT:**

1. Subdivision Regulations Review Committee

**L. COMMISSION COMMENTS:**

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

**M. PUBLIC COMMENTS**

**N. ADJOURN**

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)**  
**MEETING OF DECEMBER 20, 2018**

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., Chairman, called to order the regular meeting of December 20, 2018 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:16 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Kyle Faulk.
- B. Upon Roll Call, present were: Mr. Joseph “Joey” Cehan; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mrs. Angi Falgout, Secretary/Treasurer; Mr. Kyle Faulk; Mrs. Gloria Foret; Mr. Jeremy Kelley; and Mr. Phillip Livas. Absent at the time of Roll Call was: Mr. Keith Kurtz 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.
- D. **ACCEPTANCE OF MINUTES:**
1. Mr. Kelley moved, seconded by Mr. Faulk: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of November 15, 2018.”
- The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mr. Faulk, Mrs. Foret, Mr. Kelley, Mr. Livas; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mrs. Falgout moved, seconded by Mr. Kelley: “THAT the HTRPC emit payment for the December 20, 2018 invoices and approve the Treasurer’s Report of November.”
- The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mr. Faulk, Mrs. Foret, Mr. Kelley, Mr. Livas; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. Mrs. Falgout moved, seconded by Mr. Cehan: “THAT the HTRPC accept and approve the proposed 2019 Budget.”
- The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mr. Faulk, Mrs. Foret, Mr. Kelley, Mr. Livas; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **ANNUAL ORGANIZATIONAL MEETING:**
1. The Chairman stated that two proposals were received to perform the 2018 audit. Despite Martin & Pellegrin coming in at the lowest bid, the Chairman discussed the history of Martin & Pellegrin in making time for the Commission by attending the meetings to present their audit.
- a) Martin & Pellegrin, CPAs - \$2,500.00  
T.S. Kearns & Co. - \$3,500.00
- b) Mr. Cehan moved, seconded by Mrs. Foret: “THAT the HTRPC accept the proposal of \$2,500.00 from Martin & Pellegrin, CPAs to perform the 2018 audit.”
- The Chairman called for a vote on the motion offered by Mr. Cehan. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mr. Faulk, Mrs. Foret, Mr. Kelley, Mr. Livas; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE AMENDED MOTION ADOPTED.
2. The Chairman stated the next item on the agenda was Election of Officers for 2019.
- a) Mrs. Falgout nominated Dr. L.A. “Budd” Cloutier, Jr. to remain in the position of Chairman and nominated Mr. Jeremy Kelley for the position as Vice-Chairman.
- (1) Mrs. Falgout moved, seconded by Mr. Faulk: “THAT the nominations for the positions of Chairman be closed and Dr. L.A. “Budd” Cloutier, Jr.

be elected as Chairman by acclamation and Vice-Chairman be closed and Mr. Jeremy Kelley be elected as Vice-Chairman by acclamation.”

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

- b) Mr. Cehan nominated Mrs. Falgout to remain in the position of Secretary/Treasurer.

- (1) Mr. Cehan moved, seconded by Mr. Kelley: “THAT the nominations for the position of Secretary/Chairman be closed and Mrs. Angi Falgout be elected as Secretary/Treasurer by acclamation.”

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

#### G. COMMUNICATIONS:

- 1. Mr. Pulaski read an email from Delta Coast Consultants, LLC, dated December 18, 2018, requesting to table Item H.1 with regard to the Subdivision of Property belonging to L-M Limited Partnership near LA Hwy. 182 and LA Hwy. 662 (Tracts 5A, 5B, 5C, 5D, 5E, 6A & 6B) until the next regular meeting of January 17, 2019 [See *ATTACHMENT A*].

- a) The Chairman recognized Mr. Prosper Toups, Delta Coast Consultants, LLC, who indicated three fire hydrants needed to be installed and there was no waterline available for one of the hydrants; that it was either moved or never built.

- b) Mr. Cehan moved, seconded by Mrs. Falgout: “THAT the HTRPC table the application for Process D, Minor Subdivision, for the Subdivision of Property belonging to L-M Limited Partnership near LA Hwy. 182 and LA Hwy. 662 (Tracts 5A, 5B, 5C, 5D, 5E, 6A & 6B) until the next regular meeting of January 17, 2019 as per the Developer’s request [See *ATTACHMENT A*].”

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

#### H. OLD BUSINESS:

Mrs. Falgout moved, seconded by Mr. Kelley: “That the Old Business be removed from the table and considered at this time.”

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

- 1. Subdivision of Property belonging to L-M Limited Partnership near LA Hwy. 182 and LA Hwy. 662 (Tracts 5A, 5B, 5C, 5D, 5E, 6A & 6B). *Withdrawn* [See *ATTACHMENT A*]
- 2. The Chairman called to order the application by Stanislaus Kidder, III and Edith Kidder requesting approval for Process D, Minor Subdivision, for Tracts 1 and 2, Property belonging to Stanislaus Kidder, III and Edith Kidder.
  - a) Mr. Prosper Toups, Delta Coast Consultants, LLC, stated the matter was tabled at the last meeting because the engineering was turned in too late and the Engineering Division didn’t have time to review.
  - b) Mr. Pulaski discussed the Staff Report and stated the drainage calculations were approved and Staff recommended approval with no conditions.
  - c) Mr. Kelley moved, seconded by Mr. Faulk: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts 1 and 2, Property belonging to Stanislaus Kidder, III and Edith Kidder.”

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

I. APPLICATIONS:

1. The Chairman called to order the Public Hearing for an application by Stacey Bergeron Eschete requesting conceptual and preliminary approval for Process B, Mobile Home Park, for Bergeron's Mobile Estates.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He requested a few variances [See *ATTACHMENT B*].
- b) No one was present to speak on the matter.
- 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. Falgout, Mr. Faulk, Mrs. Foret, Mr. Kelley, Mr. Livas; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with the variances granted.
- e) Discussion was held with regard to the variances requested and setting precedence for others. Discussion ensued with regard to the public hearing sign not being posted per the regulations.
- f) Mr. Freeman indicated he was not comfortable with moving forward when the public hearing sign wasn't posted accordingly. Mr. Rembert then requested the matter be tabled until the next meeting.
- g) Mr. Faulk moved, seconded by Mr. Cehan: "THAT the HTRPC table the conceptual and preliminary application for Process B, Mobile Home Park, for Bergeron's Mobile Estates until the next regular meeting of January 17, 2019 as per the Developer's request."

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

J. STAFF REPORT: None.

K. ADMINISTRATIVE APPROVALS:

Mrs. Falgout moved, seconded by Mr. Kelley: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-10."

1. Lot Line Adjustment for Parcel "A" belonging to Tony J. Himel, Section 36, T17S-R18E, Terrebonne & Lafourche Parishes, LA
2. Survey and Redivision of Three (3) Lots into Lot A and Lot B, Property belonging to James C. Harper Eschete, Section 88, T16S-R17E, Terrebonne Parish, LA
3. Survey and Redivision of Property belonging to Home-Care P.C.A, L.L.C. & Perry Percle, Section 77, T15S-R16E, Terrebonne Parish, LA
4. Parcel A and Clay Dupont Homesite being a portion of Lot 172, Honduras Plantation Subdivision into Parcel "A-1" and Parcel "A-2" being a portion of Lot 172, Honduras Plantation Subdivision, Section 105, T17S-R17E, Terrebonne Parish, LA
5. Lot Line Adjustment on Property belonging to Melinda M. Guidry, Section 20, T17S-R16E, Terrebonne Parish, LA
6. Revised Tracts "A", "B", & "D", A Redivision of Revised Tracts "A", "B" & "D", Property belonging to S & A Captal Investments, L.L.C., Sections 7 & 8, T16S-R17E, Terrebonne Parish, LA *WITHDRAWN*
7. Lot Line Adjustment between Property of Edward J. Gaidry and Albert H. Smith, et al, Section 13, T18S-R18E, Terrebonne Parish, LA
8. Raw Land, Division of Property belonging to Doris Marie Abramson and Janet Cox Redmon to create Tracts B-1 and B-2, Section 50, T17S-R16E, Terrebonne Parish, LA
9. Revised Lots 1 & 2, Block 4, Addendum No. 2, Phases A & B to Energy Center of Southeast Louisiana, Section 4, T16S-R17E, Terrebonne Parish, LA

10. Redivision of Tract A and Tract B into Tract "A-1" and Tract "B-1" of Property belonging to Vernon Lee Caldwell, III, Section 9, T16S0R16E, Terrebonne Parish, LA

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

L. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:

- a) Mr. Pulaski stated the Parish Council approved the two (2) ordinances for the proposed changes to the Residential Building Park regulations and allowed number of units as well as the changes to the engineering deadline for Process C applications. He indicated that changes were suggested to the Residential Building Park regulations with regard to tri-plexes and quads. They approved the ordinance as is and will introduce another ordinance with these changes to be considered at the January 9, 2019 public hearing.
- b) The Chairman stated they were one member short for the Subdivision Regulations Review Committee and if anyone were interested, to please let him know.

M. COMMISSION COMMENTS:

1. Planning Commissioners' Comments: None.

2. Chairman's Comments:

- a) The Chairman encouraged the new members to review their reference manual and get familiar with the regulations.

N. PUBLIC COMMENTS: None.

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

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

Becky Becnel

Item H.1

**From:** Christopher Pulaski  
**Sent:** Tuesday, December 18, 2018 3:24 PM  
**To:** Becky Becnel  
**Subject:** FW: L-M Limited Partnership, Subdivision in Gibson

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Request to table.

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

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**From:** Prosper J. Toups, III [mailto:prospert@deltacoastllc.com]  
**Sent:** Monday, December 17, 2018 4:30 PM  
**To:** Christopher Pulaski  
**Subject:** RE: L-M Limited Partnership, Subdivision in Gibson

Waterworks determined that the line was either never laid....or has been removed. But it is not there.

L-M is currently debating whether to: 1) not include the Northwest corner Tract in the Subdivision, or 2) pay the cost to bore a waterline under the highway.

Therefore, if it can be tabled, yet again, I am sure that they would want to do that.

Prosper J. Toups, III, PLS  
Survey Manager



4924 Highway 311  
HOUMA, LOUISIANA 70360

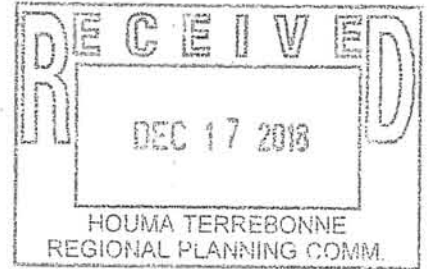
985.655.3100 (O)  
985.655.3107 (D)  
985.855.3006 (C)  
[www.deltacoastllc.com](http://www.deltacoastllc.com)

**From:** Christopher Pulaski <cpulaski@tpcg.org>  
**Sent:** Monday, December 17, 2018 4:12 PM  
**To:** Prosper J. Toups, III <prospert@deltacoastllc.com>  
**Cc:** Becky Becnel <bbecnel@tpcg.org>  
**Subject:** RE: L-M Limited Partnership, Subdivision in Gibson

Prosper,

1

**BERGERON'S MOBILE ESTATES  
VARIANCES REQUEST**



1. Due to limited width of space we request not to have to provide the 10' green space along the side of the spaces. An existing mobile home is 5'± from property line on Space 2 and the owner placing the proposed mobile home on Space 1 would like the parking area on the south side of the space next to Space 2 because the owner says that this side of the home is the main entrance to this mobile home. This would also create less traffic next to the neighbor's property.
2. Due to existing parking lot along the front of the property owner requests to leave this parking area and have a variance not to place landscaping along the highway.
3. The neighbor (Mrs. Clarence Babin) has an awning against the northern property line. The owner requests a variance not to have the proposed mobile home on Space 1 be 15' away from adjacent structures.
4. The two spaces are 42' wide and not the 50' wide requirement as needed. Variance requested.
5. Due to no road/drive being constructed we request that we not need to provide a Vehicular Circulation plan.
6. We assumed that since this project had less than 6 sites that no sign was needed like minor subdivisions which don't need a sign for less than 6 lots. One was placed Monday morning after receiving the planning commission review. Variance is requested from the 10 day requirement if needed.

# 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: L-M Limited Partnership into Tracts 5A, 5B, 5C, 5D, 5E, 6A & 6B  
2. Developer's Name & Address: L-M Limited Partnership, PO Box 61077, Columbia, SC 29260-1077  
\*Owner's Name & Address: same  
[\* All owners must be listed, attach additional sheet if necessary]  
3. Name of Surveyor, Engineer, or Architect: Delta Coast Consultants, LLC

### SITE INFORMATION:

4. Physical Address: 583 Powhattan Court, Gibson, LA 70356  
5. Location by Section, Township, Range: Section 21, 22, 23, & 24, T16-R14S  
6. Purpose of Development: 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: 6-1-18, 1"=150'  
11. Council District: District 6 / Gibson Fire  
12. Number of Lots: 7  
13. Filing Fees: 329.35

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

PROSPER J. TOUPS, III

Print Applicant or Agent

June 1, 2018

Date

[Signature]

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.

S. Mackey Stubbs

Print Name of Signature

6/8/18

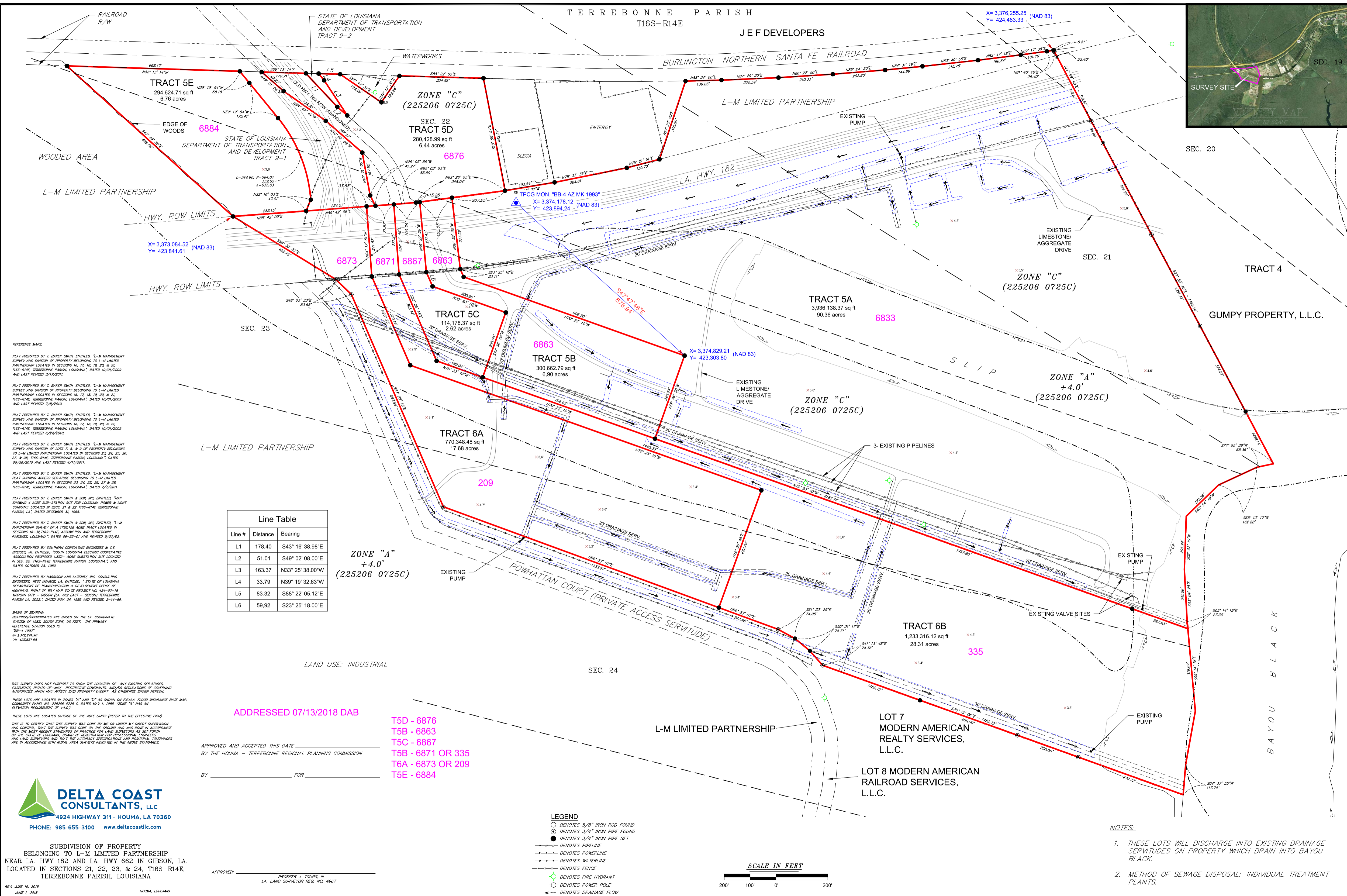
Date

[Signature]

Signature

President - L M Partnership Co inc  
"moul Poutin"

PC18/ 7 - 1 - 25



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):

SEE ATTACHED VARIANCE REQUEST

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

1. Name of Subdivision: BERGERON'S MOBILE ESTATES  
PROPERTY BELONGING TO STACEY BERGERON ESCHETE  
STACEY BERGERON ESCHETE, 473 CHRISTOPHER DR. HOUMA,  
LA 70364
2. Developer's Name & Address: \_\_\_\_\_  
\*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: 5607 & 5609 WEST MAIN STREET
5. Location by Section, Township, Range: SECTION 9, T16S-R17E
6. Purpose of Development: REPLACE DAMAGED BLDG WITH MOBILE HOME.
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: 11/19/18 SCALE: 1"=20'
11. Council District: 3 Michel / Bayou Cane Fire
12. Number of Lots: 2 SPACES
13. Filing Fees: \$88<sup>34</sup>

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

KENETH L. REMBERT  
Print Applicant or Agent

11/30/18  
Date

[Signature]  
Signature of Applicant or Agent

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

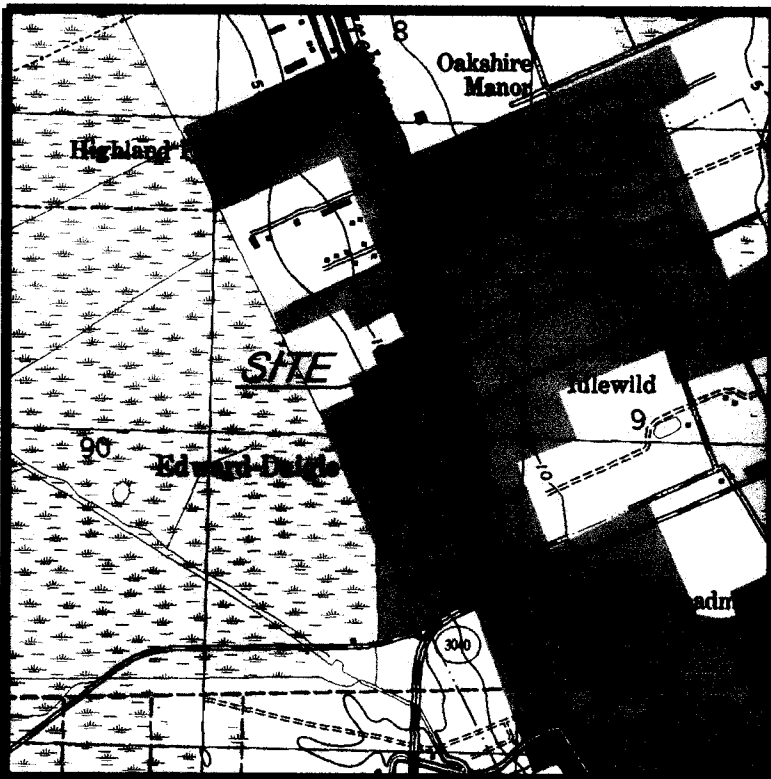
STACEY BERGERON ESCHETE  
Print Name of Signatory

[Signature]  
Signature

PC18/ 12 - 1 - 49

**BERGERON'S MOBILE ESTATES  
VARIANCES REQUEST**

1. Due to limited width of space we request not to have to provide the 10' green space along the side of the spaces. An existing mobile home is 5'± from property line on Space 2 and the owner placing the proposed mobile home on Space 1 would like the parking area on the south side of the space next to Space 2 because the owner says that this side of the home is the main entrance to this mobile home. This would also create less traffic next to the neighbor's property.
2. Due to existing parking lot along the front of the property owner requests to leave this parking area and have a variance not to place landscaping along the highway.
3. The neighbor (Mrs. Clarence Babin) has an awning against the northern property line. The owner requests a variance not to have the proposed mobile home on Space 1 be 15' away from adjacent structures.
4. The two spaces are 42' wide and not the 50' wide requirement as needed. Variance requested.



"VICINITY MAP"

SEWER SYSTEM:  
COMMUNITY SEWERAGE IS AVAILABLE.

REFERENCE MAP:

MAP PREPARED BY SOUTHERN SURVEYORS ENTITLED "PARTITION OF PROPERTY BELONGING TO THE ESTATE OF ALBERT BRUNET LOCATED IN SECTION 8 AND SECTION 9, T16S-R17E, TERREBONNE PARISH, LOUISIANA" DATED MAY 17, 1976.

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

THIS PROPERTY DRAINS TO BAYOU TERREBONNE IN THE REAR. THE OWNERS OF THESE LOTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH BAYOU TERREBONNE.

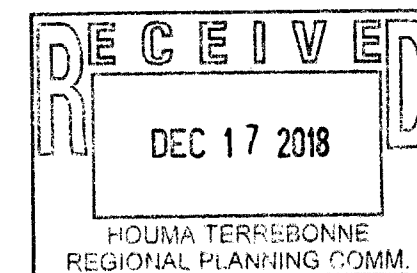
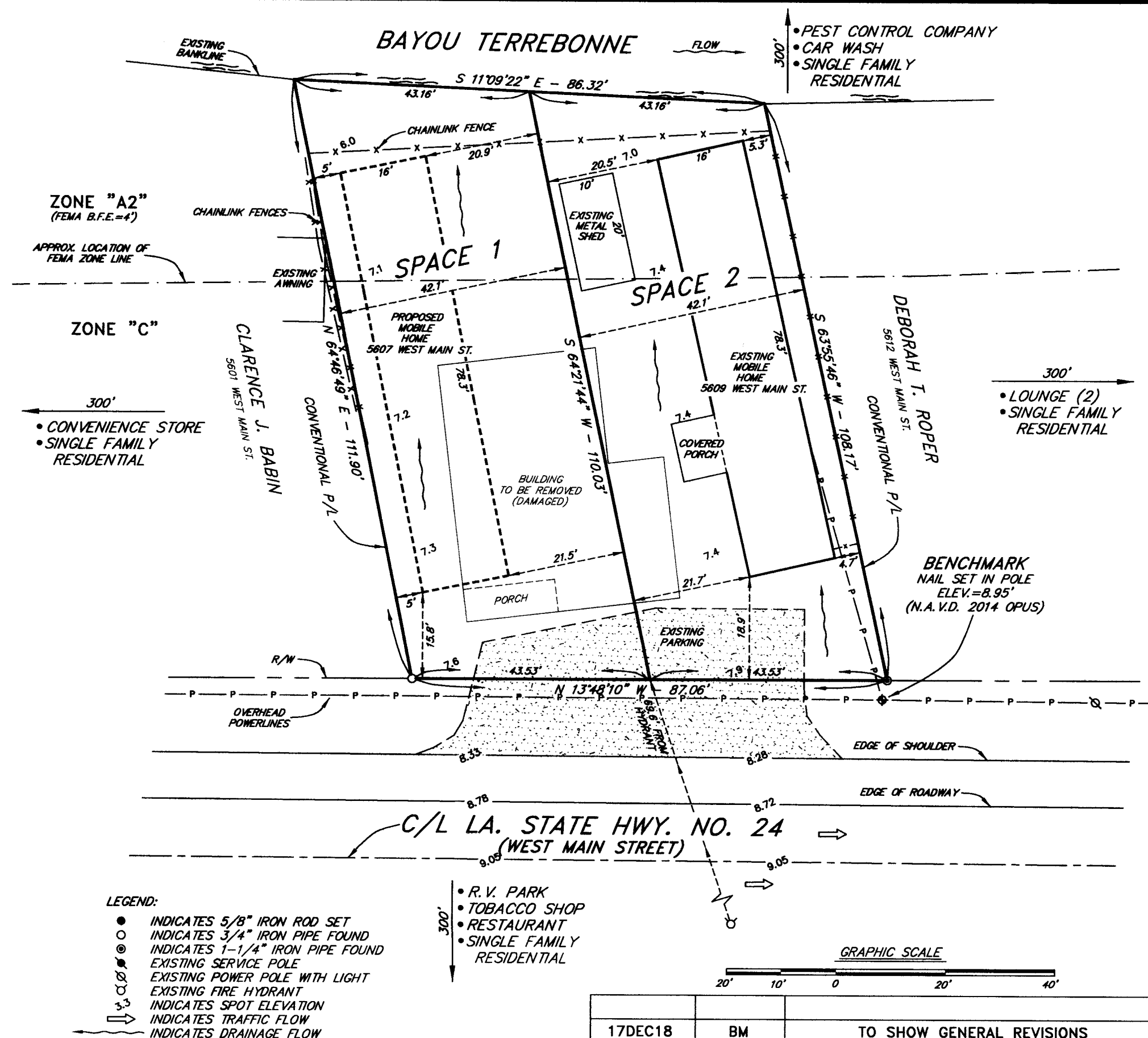
THESE LOTS ARE LOCATED IN ZONES "A2" & "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0410, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A2" HAS A BASE FLOOD REQUIREMENT OF 4'). (FIRM INDEX DATE DEC. 16, 1980).

F.E.M.A. FEB. 23, 2006 ADVISORY PANEL NO. LA-S101 DOES NOT AFFECT THIS PROPERTY. THE 2008 PRELIMINARY DIRM COMMUNITY NO. 22109C, PANEL NO. 0095 SUFFIX "E" DOES NOT AFFECT 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.

JOB NO. : 510 FIELD BOOK : 435 ADDRESS : 5607 W.MAIN CAD NAME : STACEY-BERGERON-ESCHETE-5607-W-MAIN-PC\_18-510  
DRAWN BY : BM PAGES : 61-65 SURVEY FILE : BERG-SA FOLDER : STACEY BERGERON ESCHETE CRD: STACEY BERGERON ESCHETE-5607 W-MAIN



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**

R1

PREPARED FOR  
CONCEPTUAL & PRELIMINARY APPROVAL

"MOBILE HOME PARK"

LAND USE: RESIDENTIAL

DEVELOPER: STACEY BERGERON ESCHETE

2 - SPACES

BERGERON'S MOBILE ESTATES  
PROPERTY BELONGING TO  
STACEY BERGERON ESCHETE  
LOCATED IN SECTION 9, T16S-R17E,  
TERREBONNE PARISH, LOUISIANA



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



DRAWN: B.M.

CHK'D.: K.L.R.

SCALE: 1" = 20'

DATE: 28NOV18

DATE	BY	DESCRIPTION
17DEC18	BM	TO SHOW GENERAL REVISIONS
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  
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:**

*LOTS 1A & 1B, A RDIVISION OF REVISED LOT 1, BLK. 5, PHASE 4C,  
SECTIONS 84 & 85, T17S-R17E, TERREBONNE PARISH, LA*

1. Name of Subdivision: TERRE SOUTH INVESTMENTS, INC., P.O.BOX 1866, HOUMA, LA 70361
2. Developer's Name & Address: \_\_\_\_\_  
\*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: 1426 & 1436 VALHI BLVD.
5. Location by Section, Township, Range: SECTIONS 84 & 85, T17S-R17E
6. Purpose of Development: CREATE TWO LOTS FROM ONE
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: 10/23/18 SCALE: 1"=60'
11. Council District: 6 Guidry / Bayou Cane Fire
12. Number of Lots: 2
13. Filing Fees: \$145.00

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

KENETH L. REMBERT

Print Applicant or Agent

10/23/18

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 ☒ 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.

TERRE SOUTH INVESTMENTS, INC. by:

Robert A. Burns, Jr.

10/23/18

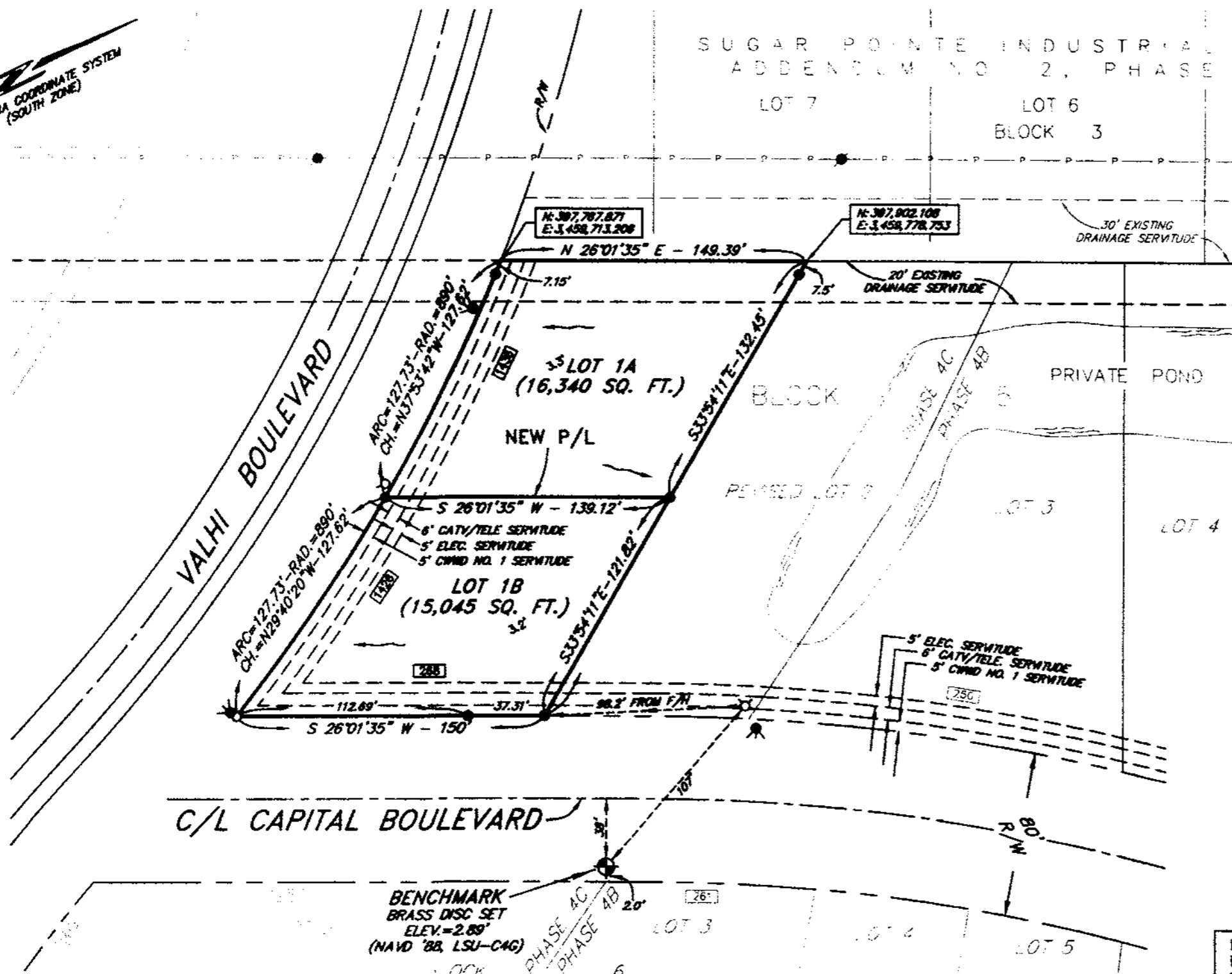
Print Name of Signature

19  
PC18/ 1 - 1 - 1

Revised 3/25/2010

LOUISIANA COORDINATE SYSTEM  
(SOUTH ZONE)

SUGAR POINTE INDUSTRIAL PARK  
ADDENDUM NO. 2, PHASE "A"

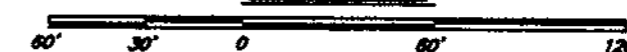


"VICINITY MAP"

LEGEND

- INDICATES 5/8" IRON ROD SET
- INDICATES 5/8" IRON PIPE FOUND
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- INDICATES SPOT ELEVATION
- 1000 INDICATES MUNICIPAL ADDRESS
- INDICATES BENCH MARK
- BRASS DISC SET IN CONCRETE (NAVD '88, LSU-CAG)
- INDICATES DRAINAGE FLOW

GRAPHIC SCALE



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

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

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

THESE LOTS ARE LOCATED IN ZONES "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0430, SUFFIX "C", DATED MAY 1, 1985 (ZONE "C" IS AN AREA OF MINIMAL FLOODING).  
FIRM INDEX DATE DEC. 16, 1980.  
F.E.M.A. FEB. 23, 2006 ADVISORY PANEL NO. LA-Q101 PLACES THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'.  
THE 2008 PRELIMINARY DFIRM COMMUNITY NO. 22109C, PANEL NO. 0235 SUFFIX "E" 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 PROPERTY DRAINS TO VARIOUS DITCHES SURROUNDING SUBJECT LOTS WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

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

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 1288203 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM (SOUTH ZONE).

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

JOB NO. : 488 FIELD BOOK : LOOSE ADDRESS : VALHI BLVD CAD NAME : CAPITAL-COMMERCIAL-LOTS-1A-1B-PC-18-488  
DRAWN BY : BM PAGES : LEAF SURVEY FILE : WSTG-R83 FOLDER : CAPITAL COMMERCIAL CRD: CAPITAL COMMERCIAL - PHASE 4C

2 - LOTS



"MINOR SUBDIVISION"  
DEVELOPER: TERRE SOUTH INVESTMENTS, INC.  
LAND USE: COMMERCIAL & INDUSTRIAL

PLAT SHOWING LOTS 1A AND 1B,  
A REDIVISION OF REVISED LOT 1,  
BLOCK 5 - PHASE 4C OF  
CAPITAL COMMERCIAL DEVELOPMENT  
LOCATED IN SECTIONS 84 & 85, T17S-R17E  
TERREBONNE PARISH, LOUISIANA

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



DRAWN: BM

CHK'D.: K.L.R.

SCALE: 1" = 60'

DATE: 23OCT18

# 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 LOTS 1 THRU 4, A REDIVISION OF PROPERTY BELONGING TO AGNES E. LYONS
2. Developer's Name & Address: AGNES E. LYONS, 4134 HWY. 56, HOUMA, LA 70363  
\*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: 4128-4134 HWY. 56
5. Location by Section, Township, Range: SECTIONS 50 & 51, T18S-R18E
6. Purpose of Development: FOR SALES OF TRACTS 1, 2 & 3
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: 11/15/18 SCALE: 1"=200'
11. Council District: B-Guidry / Little Caillou Fire
12. Number of Lots: 4
13. Filing Fees: \$316.01

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

KENETH L. REMBERT  
Print Applicant or Agent

12/26/18  
Date

[Signature]  
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.

AGNES E. LYONS  
Print Name of Signature

12/26/18  
Date

[Signature]  
Signature

POA for Agnes E. Lyons

Revised 3-25-2010

PC18/ 1 - 2 - 2



*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:

*TRACTS 1 & 2, PROPERTY OF BENOIT PREMIUM THREADING, L.L.C.*

1. Name of Subdivision: BENOIT PREMIUM THREADING, L.L.C. P.O. BOX: HOUMA, LA 70361 *2618*
2. Developer's Name & Address: \_\_\_\_\_  
\*Owner's Name & Address: SAME  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: SOUTHWEST CORNER OF PROSPECT AVE. & COTEAU ROAD
5. Location by Section, Township, Range: SECTION 23, T17S-R18E
6. Purpose of Development: SALE OF TRACTS
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: 12/27/18 SCALE: 1"=100'
11. Council District: 9 Trosclair / Bayou Blue Fire
12. Number of Lots: 2
13. Filing Fees: \$ 309.34

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

KENETH L. REMBERT  
Print Applicant or Agent

12/27/18  
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 ☒ 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.

BENOIT PREMIUM THREADING, L.L.C.  
BY PATRICK KNIGHT

Print Name of Signature

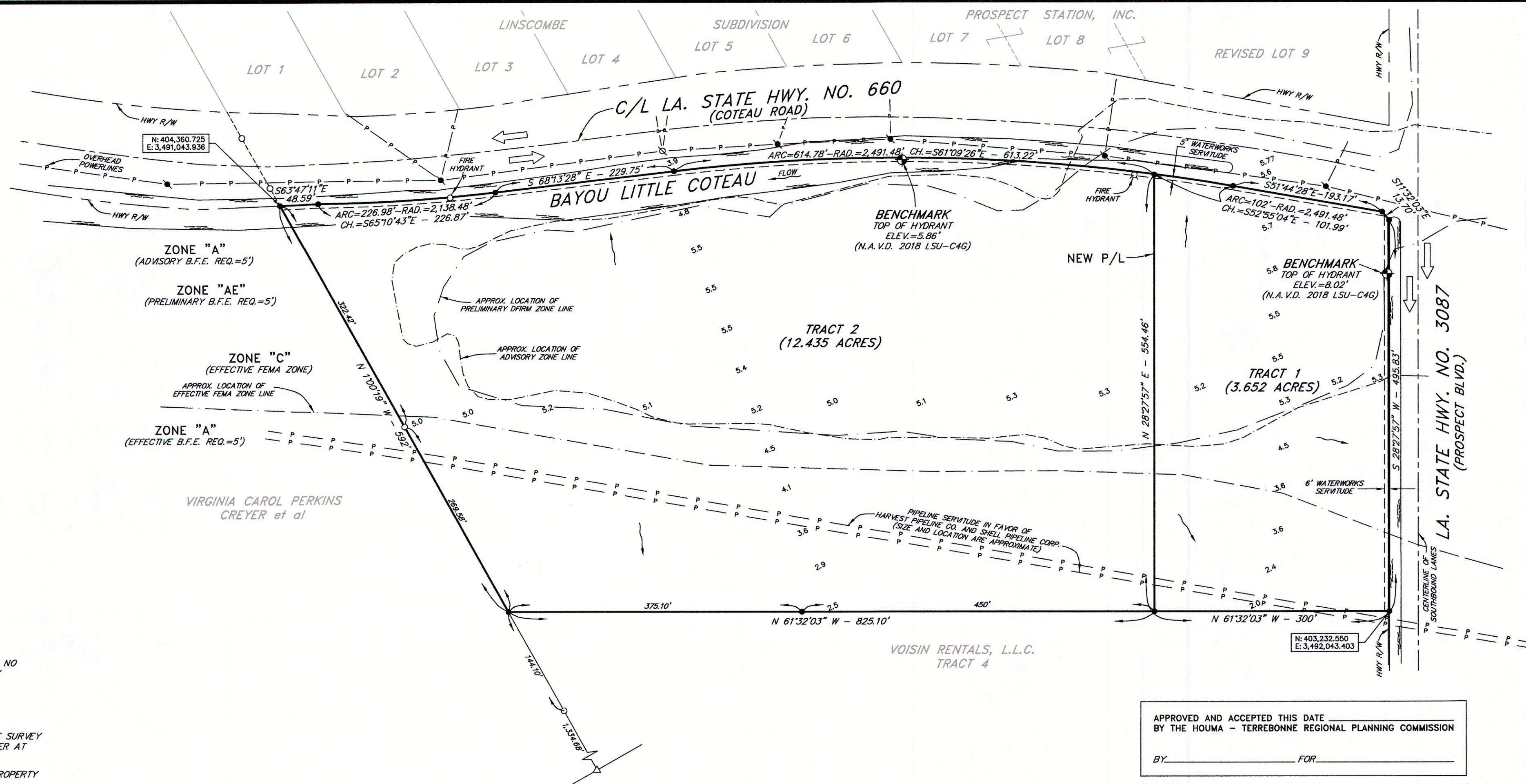
Patrick Knight  
Signature

12/27/18

PC18/ 1 - 3 - 3



"VICINITY MAP"



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

THIS PROPERTY DRAINS TO HIGHWAY WHICH IS MAINTAINED BY THE STATE OF LA., TO BAYOU LITTLE COTEAU AND TO THE SWAMP IN THE SOUTH WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

REFERENCE MAPS:

1) MAP PREPARED BY GANDOLFO KUHN, L.L.C. ENTITLED "ALTA/ACSM LAND TITLE SURVEY OF PARCEL 1 & 2 OF THE COTEAU ROAD PROPERTIES MADE FOR JONES WALKER AT REQUEST OF MR. JEFF GOOD" AND DATED AUGUST 28, 2012.

2) MAP PREPARED BY T. BAKER SMITH & SON, INC. ENTITLED "PLAT SHOWING PROPERTY BELONGING TO EDWARDS PROPERTIES LOCATED IN SECTION 23, T17S-R18E, TERREBONNE PARISH, LOUISIANA" DATED MARCH 31, 1981

BEARINGS SHOWN HEREON ARE BASED ON NAD'83, LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

THESE PARCELS ARE LOCATED IN ZONES "A" & "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0255, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A" HAS A BASE FLOOD REQUIREMENT OF 5'). (FIRM INDEX DATE DEC. 16, 1980). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-R104 PLACES A PORTION OF THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 5'. AREAS OUTSIDE OF THE ABOVE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE. THE 2008 PRELIMINARY DFIRM COMMUNITY NO. 22109C, PANEL NO. 0260 SUFFIX "E" PLACES A PORTION OF THIS PROPERTY IN ZONE "AE" AND HAS A B.F.E. REQUIREMENT OF 5'. 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.

LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES 5/8" IRON ROD FOUND
- INDICATES 1-1/2" IRON PIPE FOUND
- △ INDICATES CONC. POST
- INDICATES GRATE BAR
- ⊙ EXISTING POWER POLE
- ⊙ EXISTING POWER POLE WITH LIGHT
- ⊙ EXISTING FIRE HYDRANT
- 3.5 INDICATES SPOT ELEVATION (BASED ON NAVD '88, C4G-LSU)
- ⊕ INDICATES BENCHMARK (BASED ON NAVD '88, C4G-LSU)
- INDICATES DRAINAGE FLOW

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

DATE	BY	DESCRIPTION
REVISIONS		

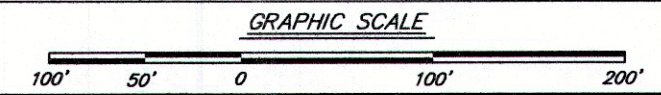
2 - TRACTS



"MINOR SUBDIVISION"

PLAT SHOWING TRACTS 1 & 2,  
BELONGING TO  
BENOIT PREMIUM THREADING, L.L.C.  
LOCATED IN SECTION 23, T17S-R18E,  
TERREBONNE PARISH, LOUISIANA

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



DRAWN: B.M.  
CHK'D: K.L.R.  
SCALE: 1" = 100'  
DATE: 27DEC18

# 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

N/A Variance(s) (detailed description):

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

1. Name of Subdivision: Raw Land Division of the Eastern Batture of Bayou Terrebonne  
2. Developer's Name & Address: Acadia Agricultural Holdings Co. LLC  
\*Owner's Name & Address: 110 Rue Angelic Thibodaux, LA 70301  
[\* All owners must be listed, attach additional sheet if necessary]  
3. Name of Surveyor, Engineer, or Architect: Matt Ledet, T. Baker Smith

### SITE INFORMATION:

4. Physical Address: Evergreen Plantation  
5. Location by Section, Township, Range: S 144 & 145 T 155-R 16E S 1 R 16S R 16E  
6. Purpose of Development: raw land division for sale  
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: 12/27/18 1"=50'  
11. Council District: 2 Williams / Schriever Fire  
12. Number of Lots: 3  
13. Filing Fees: 178.36

I, Matt Ledet, certify this application including the attached data to be true and correct.

Matt Ledet  
Print Applicant or Agent  
12/28/18  
Date

[Signature]  
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.

Jacob Giardina  
Print Name of Signature  
12/28/18  
Date

[Signature]  
Signature

on Evergreen Plantation into Tracts G, H, I



# 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:

*A RESUBDIVISION OF PROPERTY TO CREATE LOTS 19, 20, & 21 WITHIN  
BLOCK 4 OF MULBERRY ESTATES PHASE "A" LOCATED IN SECTION 104,  
T17S-R17E TERREBONNE PARISH, LOUISIANA*

1. Name of Subdivision: T17S-R17E TERREBONNE PARISH, LOUISIANA  
2. Developer's Name & Address: JACOB KEARNS 114 OUISKI BAYOU DRIVE HOUMA LA 70360  
\*Owner's Name & Address: JACOB KEARNS 114 OUISKI BAYOU DRIVE HOUMA LA 70360  
[\* All owners must be listed, attach additional sheet if necessary]  
3. Name of Surveyor, Engineer, or Architect: LEONARD J CHAUVIN P.E., P.L.S., INC.

### SITE INFORMATION:

4. Physical Address: 389 - 397 TULIP DRIVE HOUMA, LA 70360  
5. Location by Section, Township, Range: SECTION 104 T17S-R17E  
6. Purpose of Development: RE -SUBDIVISION  
7. Land Use:  
☒ Single-Family Residential  
☐ Multi-Family Residential  
☐ Commercial  
☐ Industrial  
8. Sewerage Type:  
☒ Community  
☐ Individual Treatment  
☐ Package Plant  
☐ Other  
9. Drainage:  
☒ Curb & Gutter  
☐ Roadside Open Ditches  
☐ Rear Lot Open Ditches  
☐ Other  
10. Date and Scale of Map:  
1" = 20'  
11. Council District:  
7 Marmande / COH Fire  
12. Number of Lots: 3  
13. Filing Fees: 157.40 \$138.34

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

Leonard Chauvin III  
Print Applicant or Agent

Leonard J. Chauvin III  
Signature of Applicant or Agent

Date 1-4-19

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.

Jacob Kearns  
Print Name of Signature

Jacob Kearns  
Signature

Date 1/3/2019

19  
PC18/ 1 - 5 - 5

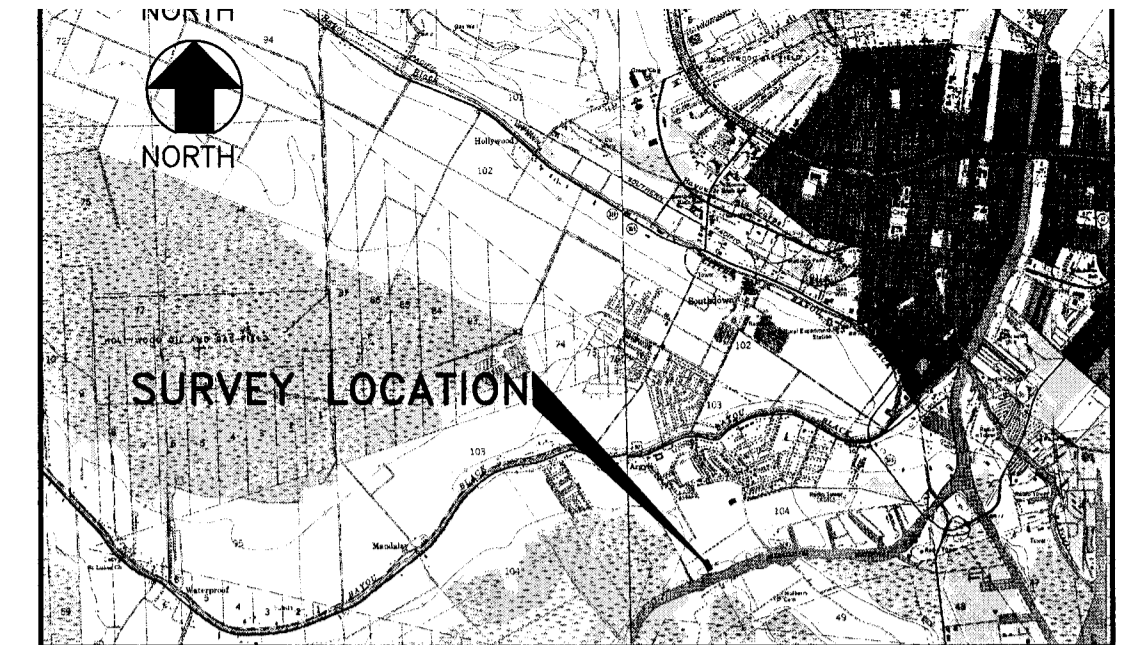
- 1.) REFERENCE MAPS:  
A.) "MULBERRY ESTATES PHASE "A" ROBERT HALE III, INC., DEVELOPER SECTION 104, T17S-R17E TERREBONNE PARISH, LOUISIANA.  
PREPARED BY: MILFORD & ASSOCIATES, INC.  
DATED: "22FEB00"  
B.) "SURVEY OF LOTS 19, 20, & 21, BLOCK 4 MULBERRY ESTATES PHASE "A" LOCATED IN SECTION 104, T17S-R17E, TERREBONNE PARISH, LOUISIANA"  
PREPARED BY: T. BAKER SMITH & SON, INC.  
JAMES B. PELLEGRIN  
DATED: "JULY 20, 2005"

2.) RECORD BEARINGS: BASIS OF RECORD BEARINGS IS REFERENCE MAP "A".

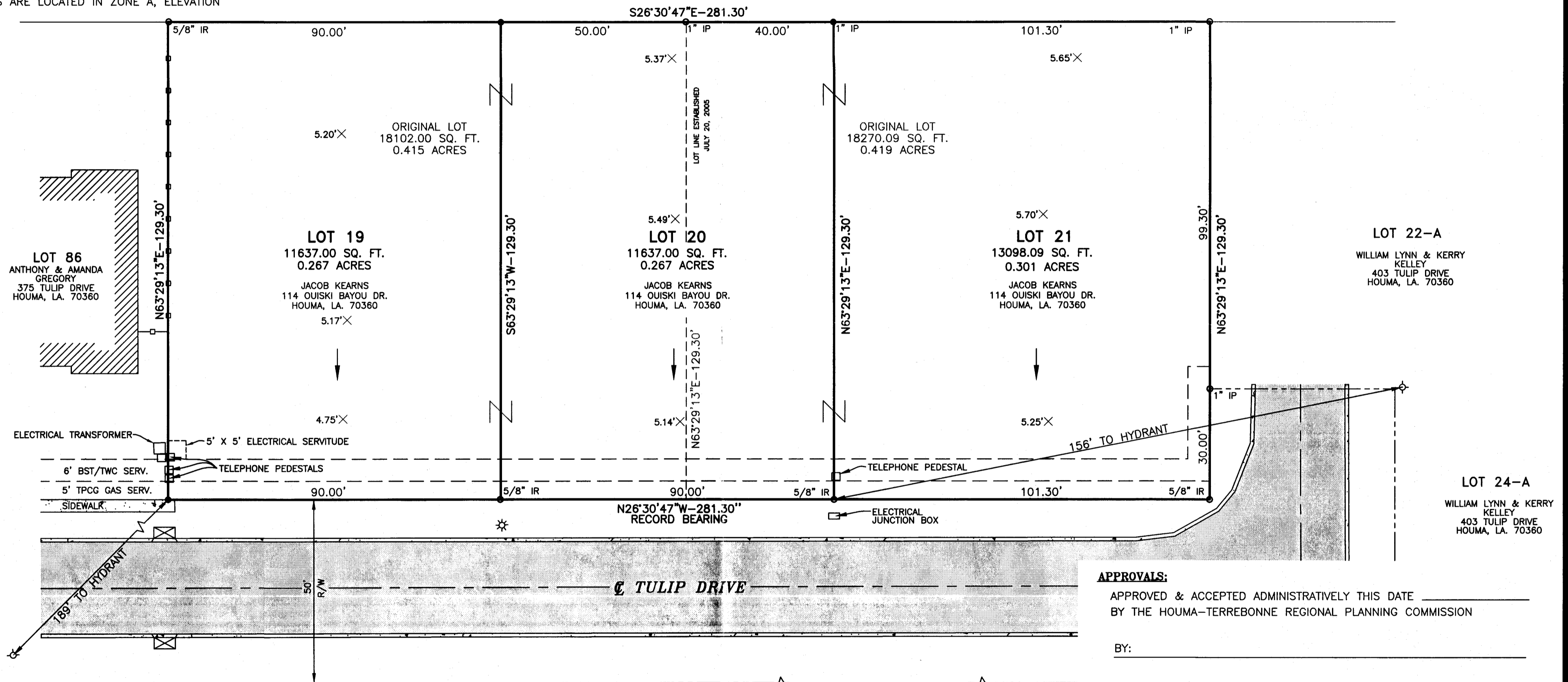
3.) FLOOD INSURANCE RATE MAPS, COMMUNITY PANELS 225206 0430C & 225206 0265D, DATED MAY 1, 1985, INDICATE THAT THESE TRACTS ARE LOCATED IN ZONE C. ADVISORY BASE FLOOD ELEVATION MAP Q-102, DATED FEBRUARY 23, 2006, INDICATES THAT THESE LOTS ARE LOCATED IN ZONE A, ELEVATION 6.0.

- 4.) LAND OWNERS WILL PERPETUALLY MAINTAIN DRAINAGE PATTERNS ON LOTS TOWARD ROADSIDE CATCH BASINS.  
5.) VERTICAL DATUM: ELEVATIONS SHOWN ON THIS PLAT ARE N.G.V.D 29, GEOID 12B.  
6.) SEWAGE: COMMUNITY SEWAGE.

- LEGEND**
- SET 5/8" IRON ROD
  - FOUND AS NOTED
  - ⊕ FIRE HYDRANT
  - ⊙ LIGHT POLE
  - ➔ DRAINAGE DIRECTION ARROW
  - ⊠ CATCH BASIN



**VICINITY MAP**  
SCALE 1" = 6,000'



**PRELIMINARY DOCUMENT:**

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY, FOR SUBMITTAL TO THE LAFOURCHE PARISH PLANNING COMMISSION. THE PRELIMINARY DOCUMENT SHALL NOT BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT. THIS MAP DOES NOT MEET STANDARDS SET FORTH BY THE LOUISIANA BOARD FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

**APPROVAL:** **PRELIMINARY**  
LEONARD J. CHAUVIN (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 ADMINISTRATIVELY THIS DATE \_\_\_\_\_  
BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION  
BY: \_\_\_\_\_  
BY: \_\_\_\_\_

**SURVEY SHOWING**  
**A RESUBDIVISION OF PROPERTY TO CREATE**  
**LOTS 19, 20, & 21 WITHIN BLOCK 4**  
**OF MULBERRY ESTATES PHASE "A"**  
**LOCATED IN SECTION 104, T17S-R17E**  
**TERREBONNE PARISH, LOUISIANA**  
**DECEMBER 3, 2018**

