

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

JANUARY 19, 2017, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A

I. CONVENE AS THE ZONING AND LAND USE COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. APPROVAL OF MINUTES:

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of December 15, 2016

E. COMMUNICATIONS

F. PUBLIC HEARING:

2. Preliminary Hearing:
Rezone from R-3 (Multi-Family Residential) to C-1 (Central Business District) Lot 8, Block 77, Newtown Addition, 1011 Grinage Street; E3 Electrical, Inc., applicant (*Council District 1/City of Houma Fire District*)

G. NEW BUSINESS:

1. Planned Building Group:
Placement of new office & industrial facility, 1953 South Van Avenue; Blum & Bergeron, Inc., applicant (*Council District 7/City of Houma Fire District*)

H. STAFF REPORT

1. Discussion and possible action with regard to the Comprehensive Plan Update grant application and letter of support
2. Discussion and possible action with regard to Existing Land Use and Zoning Study in the northern portion of the Parish between U.S. Highway 90 and Savanne Road/Bayou Gardens Boulevard along LA Highway 311 and LA Highway 24

I. COMMISSION COMMENTS:

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

J. PUBLIC COMMENTS

K. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. ACCEPTANCE OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of December 15, 2016

E. APPROVE EMITTENCE OF PAYMENT FOR THE JANUARY 19, 2017 INVOICES AND TREASURER'S REPORT OF DECEMBER 2016

F. COMMUNICATIONS

G. APPLICATIONS:

- 1. a) Subdivision: Division of Tract 3 of Lot 10 of Batey Plantation
 Approval Requested: Process D, Minor Subdivision
 Location: Front portion of 3389 Highway 316, Terrebonne Parish, LA
 Government Districts: Council District 5 / Schriever Fire District
 Developer: Susan Chauvin
 Surveyor: Allen R. Woodard, P.L.S.
 - b) Public Hearing
 - c) Consider Approval of Said Application
- 2. a) Subdivision: Redivision of Lots 2, 3, 4, 5 & 6 of Addendum No. 3 and Lots 1, 2 & 34 of Addendum No. 5 to Caillou Grove Estates Subdivision
 Approval Requested: Process D, Minor Subdivision
 Location: 4320 - 4364 Grand Caillou Road, Terrebonne Parish, LA
 Government Districts: Council District 7 / Grand Caillou Fire District
 Developer: Caillou Grove, LLC
 Surveyor: Charles L. McDonald Land Surveyor, Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application
- 3. a) Subdivision: Tracts 3-A & 3-B, A Redivision of Tract 3 belonging to Patti Bent, et al
 Approval Requested: Process D, Minor Subdivision
 Location: 301 & 303 North Hollywood Road, Terrebonne Parish, LA
 Government Districts: Council District 5 / Bayou Cane Fire District
 Developer: Patti Bent
 Surveyor: Keneth L. Rembert Land Surveyors
 - b) Public Hearing
 - c) Consider Approval of Said Application
- 4. a) Subdivision: Subdivision of Property of Tract 10 in Sunrise Plantation Estates
 Approval Requested: Process D, Minor Subdivision
 Location: 673 Bayou Dularge Road, Terrebonne Parish, LA
 Government Districts: Council District 7 / Bayou Dularge Fire District
 Developer: Todd Marmande
 Surveyor: Delta Coast Consultants, LLC
 - b) Public Hearing
 - c) Consider Approval of Said Application

H. STAFF REPORT

I. ADMINISTRATIVE APPROVAL(S):

- 1. Lot Line Adjustment between Lot 21 and 22, (Block 1) Roberta Grove Subdivision, Addendum No. 2, Section 105, T17S-R17E, Terrebonne Parish, LA

J. COMMITTEE REPORT:

- 1. Subdivision Regulations Review Committee

K. COMMISSION COMMENTS:

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

L. PUBLIC COMMENTS

M. ADJOURN

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

MEETING OF DECEMBER 15, 2016

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called to order the regular meeting of December 15, 2016 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:11 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Alex Ostheimer.
- B. Upon Roll Call, present were: Mr. Joseph Cehan, Jr.; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. James Erny; Mrs. Angi Falgout; Mrs. Gloria Foret; Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice Chairman; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: None. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, and Mr. Laddie Freeman, Legal Advisor.
- C. CONFLICTS DISCLOSURE: The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse him or herself from participating in the debate, discussion, and voting on that matter.
- D. ACCEPTANCE OF MINUTES:
1. Mr. Erny moved, seconded by Mr. Thibodeaux: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of November 17, 2016.”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mrs. Falgout moved, seconded by Mr. Erny: “THAT the HTRPC emit payment for the December 15, 2016 invoices and approve the Treasurer’s Report of November 2016.”

The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. Mr. Erny moved, seconded by Mr. Thibodeaux: “THAT the HTRCP approve and accept the proposed 2017 budget as presented.

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. ANNUAL ORGANIZATIONAL MEETING:
1. The Chairman stated that three proposals were received to perform the 2016 audit.
 - a) T.S. Kearns & Co. - \$2,900.00
Stagni & Company, LLC - \$2,500.00
Martin & Pellegrin, CPAs - \$2,900.00
 - b) Discussion was held with regard to the proposals, past auditors’ service, and the desire to have an oral presentation on the audit once completed.
 - c) Mr. Cehan moved, seconded by Mr. Kurtz: “THAT the HTRPC accept the proposal of \$2,500.00 from Martin & Pellegrin, CPAs to perform the 2016 audit.”
 - d) Mr. Ostheimer requested the motion be amended to include that the report be given out to the Commissioners in ample time prior to the meeting for review and that an oral presentation be given at the appropriate meeting regarding the audit results.
 - e) *Motion as amended.* Mr. Cehan moved, seconded by Mr. Kurtz: “THAT the HTRPC accept the proposal of \$2,500.00 from Martin & Pellegrin, CPAs to perform the 2016 audit, the audit report be given to the Commissioners in ample time prior to the meeting for review, and an oral presentation be given at the appropriate meeting regarding the audit results.”

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

2. The Chairman stated the next item on the agenda was Election of Officers for 2017.
 - a) Mr. Ostheimer nominated Dr. L.A. "Budd" Cloutier, Jr. to remain in the position of Chairman.
 - (1) Mr. Ostheimer moved, seconded by Mr. Kelley: "THAT the nominations for the position of Chairman be closed and Dr. L.A. "Budd" Cloutier, Jr. be elected as Chairman by acclamation."
 - (2) Mr. Thibodeaux offered a substitute motion, seconded by Mr. Ostheimer: "THAT all existing officers remain the same and all be elected by acclamation."
- * Dr. L.A. "Budd" Cloutier, Jr., Chairman
* W. Alex Ostheimer, Vice-Chairman
* Angi Falgout, Secretary/Treasurer

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

G. COMMUNICATIONS: None.

H. OLD BUSINESS:

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

1. The Chairman called to order a Public Hearing for an application by Viking Partners, LLC requesting approval for Process D, Minor Subdivision, for the Resubdivision of Tract D into Tracts D-1 & D-2, Estate of Carrol J. Matherne.
 - a) Mr. Byron Oncale, Acadia Land Surveying, LLC, discussed the location and division of property.
 - b) No one from the public was present to speak on the matter.
 - c) 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, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - d) Discussion was held with regard to agreements for the common infrastructure such parking, etc. between the buildings.
 - e) Mr. Pulaski indicated the applicant received a Letter of No Objection from the Parish.
 - f) Discussion ensued with regard to parking for each facility included on the individual lot.
 - g) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval conditioned upon center natural ground elevations being depicted on the plat, the fire hydrant on the northwestern corner of the property be clearly depicted, and the submittal of all utility letters.

- h) Discussion ensued with regard to the property line of Tract D-2 crossing over a building and both properties being owned by the same company and an Administrative Approval could be obtained should the owner decide to sell the property.
- i) Mr. Freeman agreed with Mr. Pulaski that the division of property was okay as is because it was all the same owner and an Administrative Approval could be obtained at a later date if necessary.
- j) Discussion ensued with regard to setback requirements and it was determined that the carwash didn't meet the setback and approval would have to be granted from the Board of Adjustment for a variance.
- k) Mr. Ostheimer moved, seconded by Mr. Erny: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for the Resubdivision of Tract D into Tracts D-1 & D-2, Estate of Carrol J. Matherne conditioned upon center natural ground elevations being depicted on the plat, fire hydrant on the northwestern corner of the property be clearly depicted, submittal of all utility letters, and approval of a rear yard variance from the Board of Adjustment."
- l) Discussion ensued with regard to revising the lots to accommodate setbacks.
- m) *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 Resubdivision of Tract D into Tracts D-1 & D-2, Estate of Carrol J. Matherne conditioned upon center natural ground elevations being depicted on the plat, fire hydrant on the northwestern corner of the property be clearly depicted, submittal of all utility letters, and approval of a rear yard variance from the Board of Adjustment or revise the plat to comply with setback requirements."

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

2. The Chairman called to order a Public Hearing for an application by Viking Partners, LLC requesting approval for Process D, Minor Subdivision, for the Resubdivision of Tracts B-1, B-3, & E-2 into Tracts B-3-A, B-3-B, B-3-C, & E-2-A, Estate of Carrol J. Matherne.
 - a) Mr. Byron Oncale, Acadia Land Surveying, LLC, discussed the location and division of property.
 - b) No one from the public was present to speak on the matter.
 - c) 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, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval conditioned upon center natural ground elevations being depicted on the plat, submittal of all utility letters, and obtain a rear yard variance from the Board of Adjustment or revise the plat to comply with setback requirements.
 - e) Discussion was held with regard to this application being similar to the previous concerning setbacks. Mr. Pulaski stated the lots were configured to accommodate the proper parking.
 - f) Mr. Ostheimer moved, seconded by Mr. Erny: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for the Resubdivision of Tracts B-1, B-3, & E-2 into Tracts B-3-A, B-3-B, B-3-C, & E-2-A, Estate of Carrol J. Matherne conditioned upon center natural ground elevations being depicted on the plat, submittal of all utility letters, and obtain a rear yard variance from the Board of Adjustment or revise the plat to comply with setback requirements."
 - g) Discussion was held with regard to ingress/egress and shared driveways. It was determined that at this time, one owner owned all of the property involved in the application and was just leasing out divided parcels.

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

I. APPLICATIONS:

1. The Chairman called to order an application by Professional Construction & Leasing, L.L.C. requesting final approval for Process C, Major Subdivision, for Acadian Pointe Subdivision, Phase A.
 - a) Ms. Joan Schexnayder, on behalf of the Terrebonne Parish Engineering Division, read a memo dated December 15, 2017 with regard to the punch list items for the development [See *ATTACHMENT A*].
 - b) Mr. John Daigle, David A. Waitz Engineering & Surveying, Inc., stated they would comply/resolve all punch list items and requested 60 days for completion.
 - c) Mr. Erny moved, seconded by Mr. Thibodeaux: "THAT the HTRPC grant final approval of the application for Process C, Major Subdivision, for Acadian Pointe Subdivision, Phase A conditioned upon the Developer complying/resolving all punch list items per the Terrebonne Parish Engineering Division's memo dated December 15, 2017 and allow 60 days for completion [See *ATTACHMENT A*]."

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

J. STAFF REPORT:

1. Mr. Pulaski discussed the 2017 American Planning Association's Louisiana Chapter Conference to be held in New Orleans and asked about sponsorship.
 - a) Mr. Freeman indicated he looked at it at the beginning of the year when Houma was the host and stated the Commission would have to show that they received equivalent value of the sponsorship in return and didn't see how that could be done.
 - b) Mr. Pulaski stated that instead, the Commission authorized and paid for attendance from all of the Commissioners as a way of "sponsoring" the event and suggested they do the same in 2017.
 - c) Mr. Thibodeaux moved, seconded by Mr. Erny: "THAT the HTRPC, authorize and pay for all Commissioners to attend the 2017 American Planning Association's Louisiana Chapter Conference in New Orleans."

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

K. ADMINISTRATIVE APPROVALS:

Mr. Erny moved, seconded by Mr. Kelley: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-4."

1. Revised Lots 7 & 8 of Block 2, A Redivision of Revised Lots 7 & 8, Lewis Subdivision, Section 102, T17S-R17E, Terrebonne Parish, LA
2. Lot Line Shift of 1.107 Acres Boundary Survey & 35' Wide Easement, Section 84, T16S-R17E, Terrebonne Parish, LA
3. Redivision of Property belonging to Dwayne Bourg, et ux, Gerald Porche, et al & Beverly P. Cadriere, Section 59, T16S-R17E, Terrebonne Parish, LA
4. Lot Line Shift between Lots 32 and 33, South Ellendale Estates Subdivision, Sections 72 & 81, T17S-R16E, Terrebonne Parish, LA

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

L. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.

M. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:

- a) Mr. Cehan thanked everyone for a great year and wished everyone a Merry Christmas and a Happy New Year.

2. Chairman's Comments:

- a) The Chairman thanked everyone for another year as Chairman.

N. PUBLIC COMMENTS: None.

O. Mrs. Falgout moved, seconded Mr. Erny: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 6:57 p.m."

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

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



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



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

**TERREBONNE PARISH
CONSOLIDATED GOVERNMENT**

December 15, 2016

TO: Christopher M. Pulaski

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

SUBJECT: Acadian Pointe Subdivision 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. Silt fencing should be removed once the grass begins to grow.
2. A sewer connection charge agreement must be executed, with fees remitted.
3. Concrete panels that were replaced due to construction need to be sealed.
4. Shoulder along Laban Avenue needs to be repaired.
5. A fire hydrant is not installed.
6. No approval from waterworks.

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

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

Saltwater Fishing Capital of the World®

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) (detailed description): _____

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

Division of Tract 3 of Lot 10 of Batey Plantation located in Sec 3 T16S- R17E

- Name of Subdivision: Terrebonne Parish, Louisiana
- Developer's Name & Address: Susan Chauvin
*Owner's Name & Address: 3389 Highway 316 Gray, La. 70359
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Allen R. Woodard PLS

SITE INFORMATION:

- Physical Address: front portion of 3389 Highway 316, (new address to be applied for)
- Location by Section, Township, Range: Section 3, T16S - R17E, Terrebonne Parish, Louisiana
- Purpose of Development: Extended family homesite
- 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: 1.22" : 100 FT November 21, 2016
- Council District: 4 / Schriever Fire
- Number of Lots: 1
- Filing Fees: \$149.00 (14522)

I, Allen R. Woodard, certify this application including the attached data to be true and correct.

Allen R. Woodard
Print Applicant or Agent

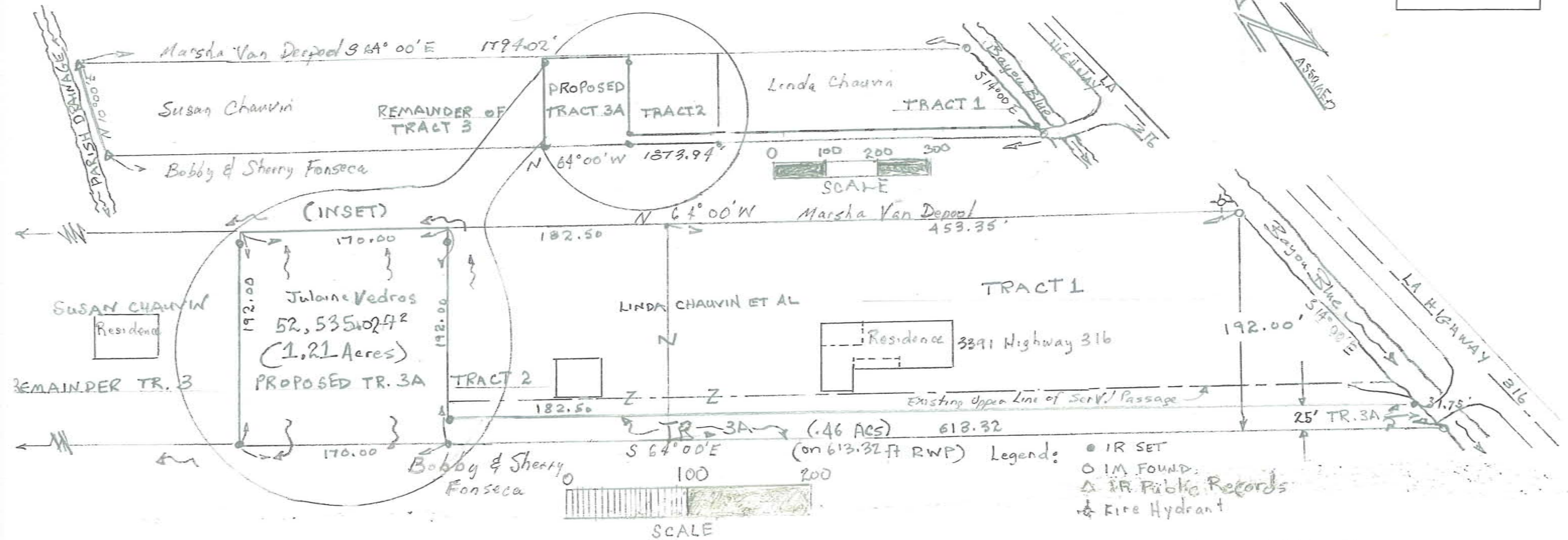
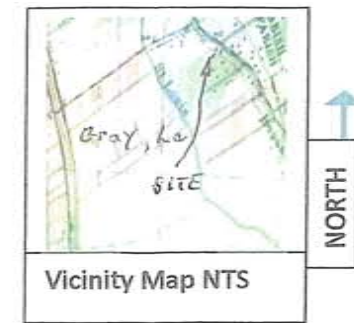
December 13, 2016


Signature of Applicant or Agent

Susan Chauvin
Property Owner

17
PC167 / - - - - -

Allen Roscoe Woodard, Professional Land Surveyor
 200 Ringo Cocke Rd. Schriever, Louisiana 70395



Map Showing The Division of Tract 3 of Lot 10 of Batey Plantation located in Section 3, T16S-R17E, Terrebonne Parish, Louisiana.

Fema flood zone mapping exists on comm/panel no. 220206 0405 C, Zone C, no BFE and Hurricane Rita Advisory mapping as LA-U101, where it is found to be beyond the detailed study of Hurricane Rita Inundation, No ABFE

Reference Maps: 1. Map titled Map showing Lot 9, Lot 10, & Lot 11 of Batey Plantation by Charles McDonald(10-15-79) 2. TPCG Tax Assessor data &

I certify that this survey was performed on the ground by me in accordance with the most recent minimum standards for Suburban Surveys by the LASBRPELS & no encroachments exist across property lines except as shown. This map also does not purport to show Rights of Way or other encumbrances. Such information can be found on TPCG GIS.

Houma- Terrebonne Regional Planning Commission Approval:
 _____ date _____
 _____ date _____

Approved Allen Roscoe Woodard PLS 4650

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:

1. Name of Subdivision: Redivision of Lots 2, 3, 4, 5 & 6 of Add'm 3 & Lots 1, 4 & 34 of Add'm 5 to Caillou Grove Estates Subdivision
2. Developer's Name & Address: Caillou Grove, LLC 4133 Grand Caillou Rd. Houma, LA 70363
*Owner's Name & Address: Caillou Grove, LLC 4133 Grand Caillou Rd. Houma, LA 70363
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor, Inc.

SITE INFORMATION:

4. Physical Address: 4320 - 4364 Grand Caillou Rd. (State Hwy. 57)
5. Location by Section, Township, Range: Section 11, T18S-R17E
6. Purpose of Development: Redivide Lot 34 into 3 lots, reconfigure 7 batture lots into 5
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: 27 December 2016
11. Council District: 7 / Grand Caillou Fire
12. Number of Lots: 8
13. Filing Fees: \$ 322 96

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

Galen Bollinger
Print Applicant or Agent
27 December 2016
Date

Galen Bollinger
Signature of Applicant or Agent

The undersigned certifies: GB 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.

GEORGES S. BOURG
Print Name of Signature
DEC 29, 2016
Date

Georges S. Bourg
Signature

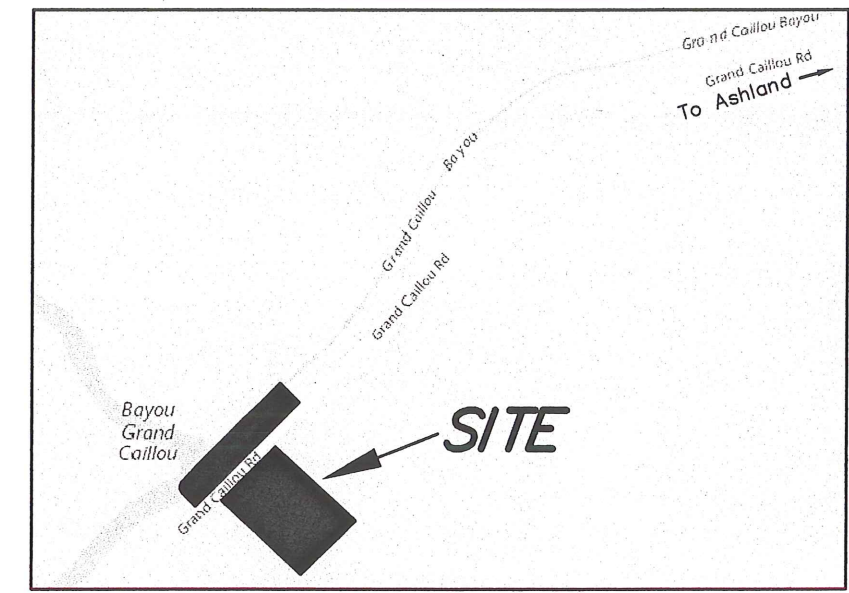
17
PC181 1 - 2 - 2

Reference Bearings:

Bearings shown hereon are based on the reference map entitled "SURVEY AND PARTITION OF THE J.B. LEBLANC ESTATE" prepared by T.Baker Smith & Son, Inc., dated August 23, 1977 & revised 9-5-1979.

Legend:

- Indicates 1/2" iron pipe set
- Indicates 1/2" iron rod found
- +3.2 Indicates ground elevation
- 4341 Indicates address



Vicinity Map

Flood Zone Information:

This property is situated within Zone "A" as shown on the F.E.M.A. Flood Insurance Rate Map dated May 1, 1985. (Map No. 225206 0290 C) The FEMA Advisory Base Flood Elevation Map (ABFE) indicates that this property is within Zone A (EL 8) as shown on Map No. LA-N103.

Approved and accepted this date _____ by the Houma Terrebonne Regional Planning Comm.

By: _____ For: _____

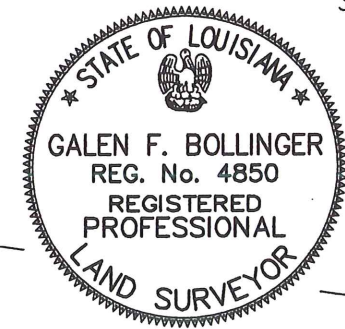
MAP SHOWING THE REDIVISION OF LOTS 2, 3, 4, 5 & 6 OF ADDENDUM No. 3 AND LOTS 1, 4 & 34 OF ADDENDUM No. 5 TO CAILLOU GROVE ESTATES SUBDIVISION LOCATED IN SECTION 11, T18S-R17E, TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 100'

27 DECEMBER 2016

Notes:

This map does not purport to show all servitudes, improvements and/or rights of way which may affect this property. Title information was provided by the owner. No additional title research was performed by the surveyor.
 Discharge from sewer treatment plants on Lots 34 - 36 shall utilize the adjacent state highway roadside ditch. Batture lots shall utilize Bayou Grand Caillou.



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

Charles L. McDonald

REG. P.L.S. No. 4850

2

Houma-Terrebonne Regional Planning Commission

P.O. Box 1886, Houma, Louisiana 70361
 Ph. (985) 873-6793 - Fax (985) 580-8141

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- | | |
|---|--|
| A. <input type="checkbox"/> Raw Land | B. <input type="checkbox"/> Mobile Home Park |
| <input type="checkbox"/> Re-Subdivision | |
| C. <input type="checkbox"/> Major Subdivision | D. <input checked="" type="checkbox"/> Minor Subdivision |
| <input type="checkbox"/> Conceptual | |
| <input type="checkbox"/> Preliminary | |
| <input type="checkbox"/> Engineering | |
| <input type="checkbox"/> Final | |

Variance(s) (detailed description):

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

- Name of Subdivision: TRACTS 3-A & 3-B, PROPERTY OF PATTI BENT ET AL
- Developer's Name & Address: PATTI BENT, 115 GRACE STREET, HOUMA, LA 70360
 *Owner's Name & Address: SAME (SEE ATTACHED LIST)
(* All owners must be listed, attach additional sheet if necessary)
- Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, PLS; 635 SCHOOL ST. HOUMA

SITE INFORMATION:

- Physical Address: 301 & 303 NORTH HOLLYWOOD RD.
- Location by Section, Township, Range: SECTIONS 5 & 95, T175-R17E
- Purpose of Development: SALE OF TRACT 3-B
- Land Use:

<input type="checkbox"/> Single-Family Residential	B. Sewerage Type:
<input type="checkbox"/> Multi-Family Residential	<input checked="" type="checkbox"/> Community
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Individual Treatment
<input type="checkbox"/> Industrial	<input type="checkbox"/> Package Plant
	<input type="checkbox"/> Other
- Drainage:

<input type="checkbox"/> Curb & Gutter	10. Date and Scale of Map:
<input checked="" type="checkbox"/> Roadside Open Ditches	
<input type="checkbox"/> Rear Lot Open Ditches	11. Council District:
<input type="checkbox"/> Other	<u>5 / Bayou Cane</u>
- Number of Lots: 2
- Filing Fees: \$316.22

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

KENETH L. REMBERT
 Print Applicant or Agent

12/30/16
 Date

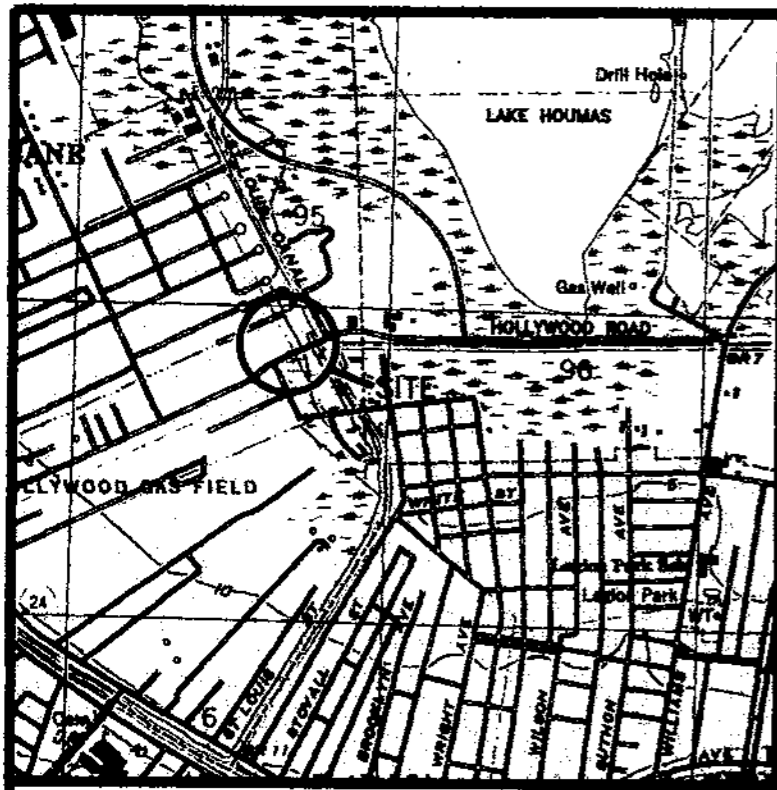
[Signature]
 Signature of Applicant or Agent

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

PATTI BENT
 Print Name

12/30/16

[Signature]
 Signature



"VICINITY MAP"

LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES 5/8" IRON ROD FOUND
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING FIRE HYDRANT
- 3.3' INDICATES SPOT ELEVATION (N.A.V.D. 88'-2012 OPUS)
- ⊙ INDICATES SEWER MANHOLE
- ⊕ INDICATES BENCHMARK (N.A.V.D. 88'-2012 OPUS)
- - - INDICATES DRAINAGE FLOW

THIS PLAN IS BASED ON A MAP RECORDED UNDER ENTRY NO 627767 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 SAID MAP.

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*

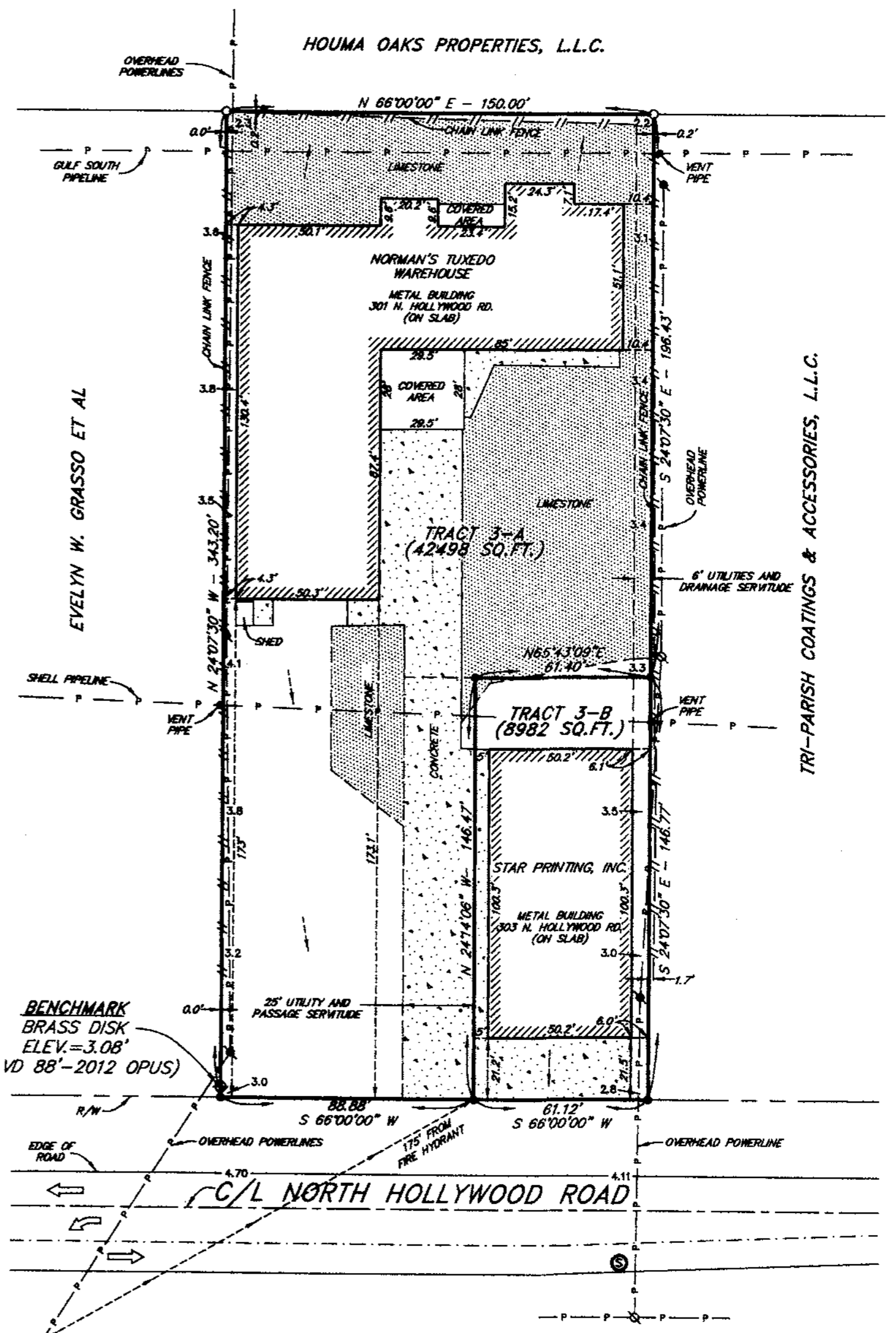
Surveyor's Name: **KENETH L. REMBERT, PROFESSIONAL LAND SURVEYOR**

Firm: **KENETH L. REMBERT LAND SURVEYORS**

Registration Number: **331**

"MINOR SUBDIVISION"
 SURVEY OF TRACTS 3-A & 3-B,
 A REDIVISION OF TRACT 3
 BELONGING TO PATTI BENT, et al
 LOCATED IN SECTIONS 5 & 95, T17S-R17E
 TERREBONNE PARISH, LOUISIANA
 DECEMBER 9, 2016 SCALE: 1" = 40'

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



THESE LOTS ARE LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 2005206, PANEL NO. 0265, SUFFIX "C", AND DATED MAY 1, 1985. F.E.M.A. 2006 ADVISORY PANEL NO. LA-R102 PLACES 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 FIRM, AS PER THE LSU AG CENTER, COMMUNITY NO. 22109C, PANEL NO. 0255E, PLACES 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.

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) (detailed description): _____

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

- Name of Subdivision: Todd Marmande Subdivision
- Developer's Name & Address: Todd Marmande, 673 Bayou Dularge Road, Houma, LA 70363
*Owner's Name & Address: Todd Marmande, 673 Bayou Dularge Road, Houma, LA 70363
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Delta Coast Consultants, LLC

SITE INFORMATION:

- Physical Address: 673 Bayou Dularge Road
- Location by Section, Township, Range: Section 18, T18S-R17E
- Purpose of Development: Separate to build house on separate 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: 12-21-16 1"=100'
- Council District: District 7 / Bayou Dularge Five
- Number of Lots: 2
- Filing Fees: \$316²²

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

Bethanie Podany
Print Applicant or Agent

Bethanie Podany
Signature of Applicant or Agent

12/27/16
Date

The undersigned certifies: TM 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.

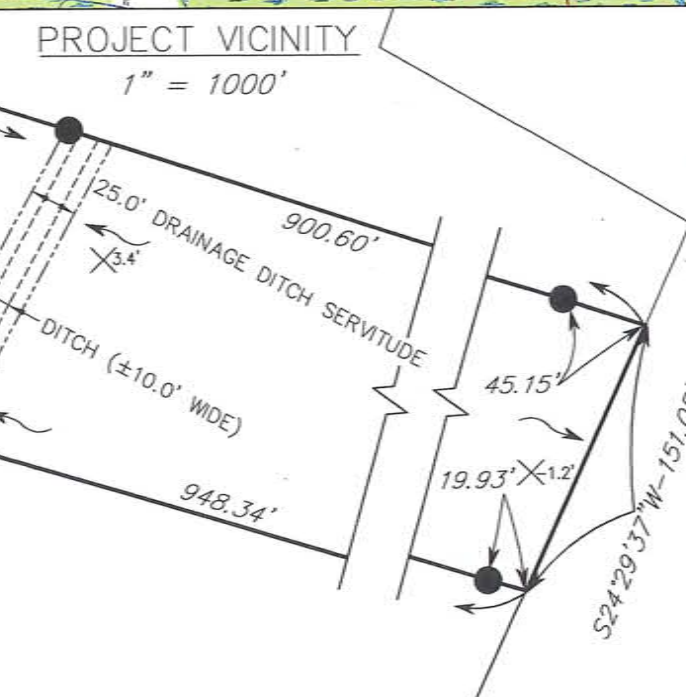
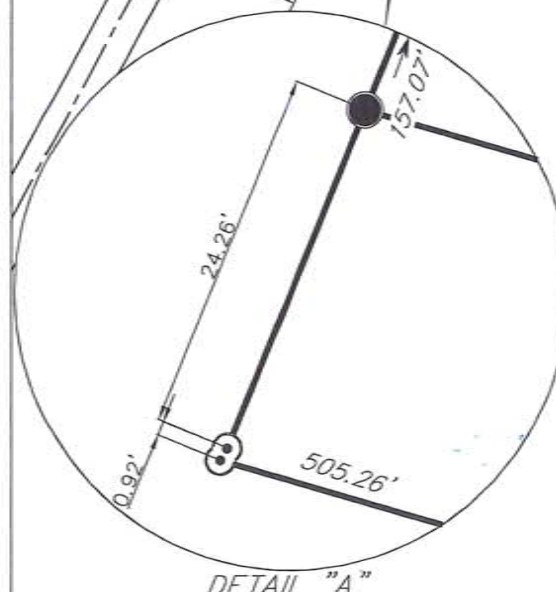
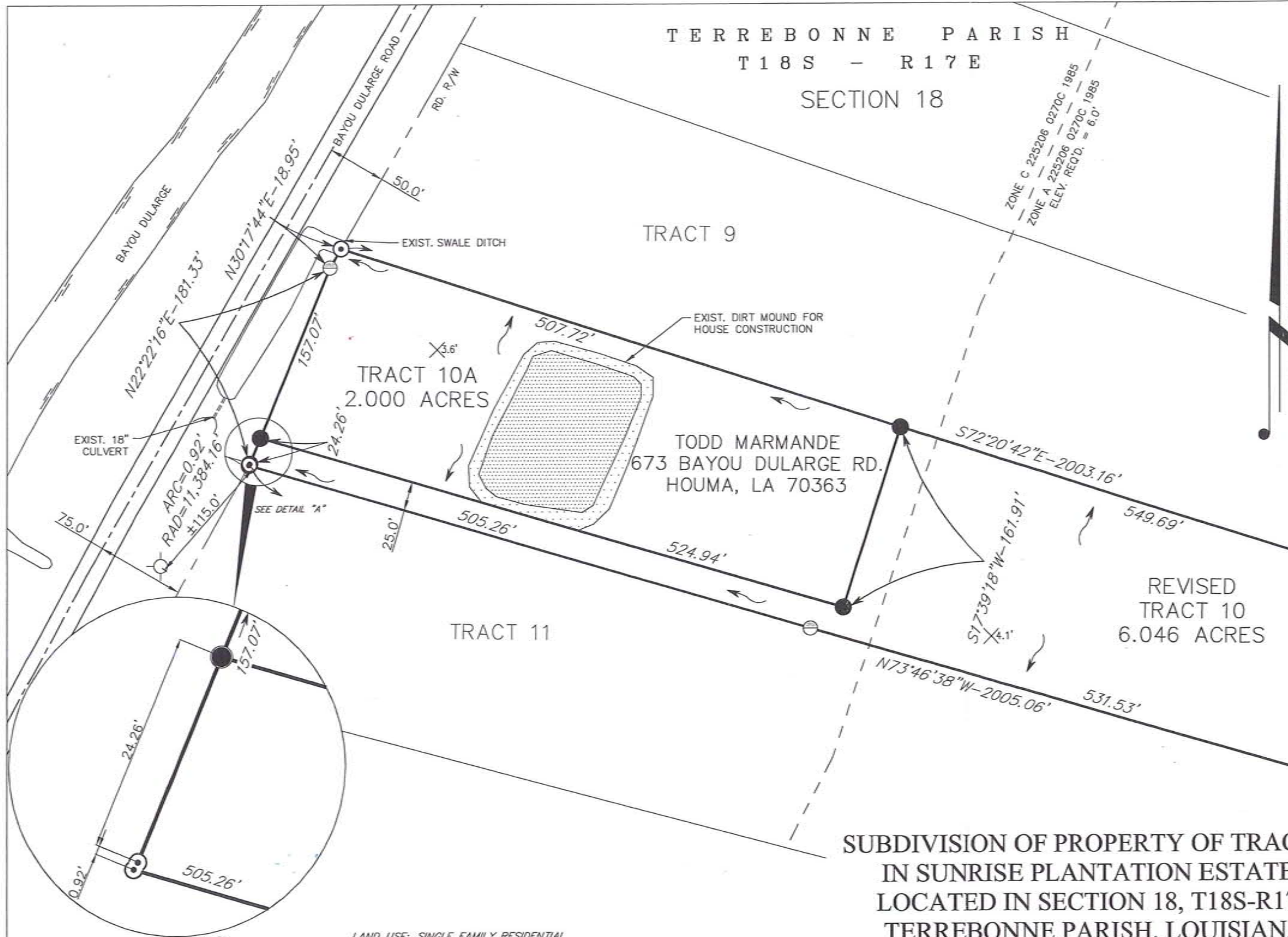
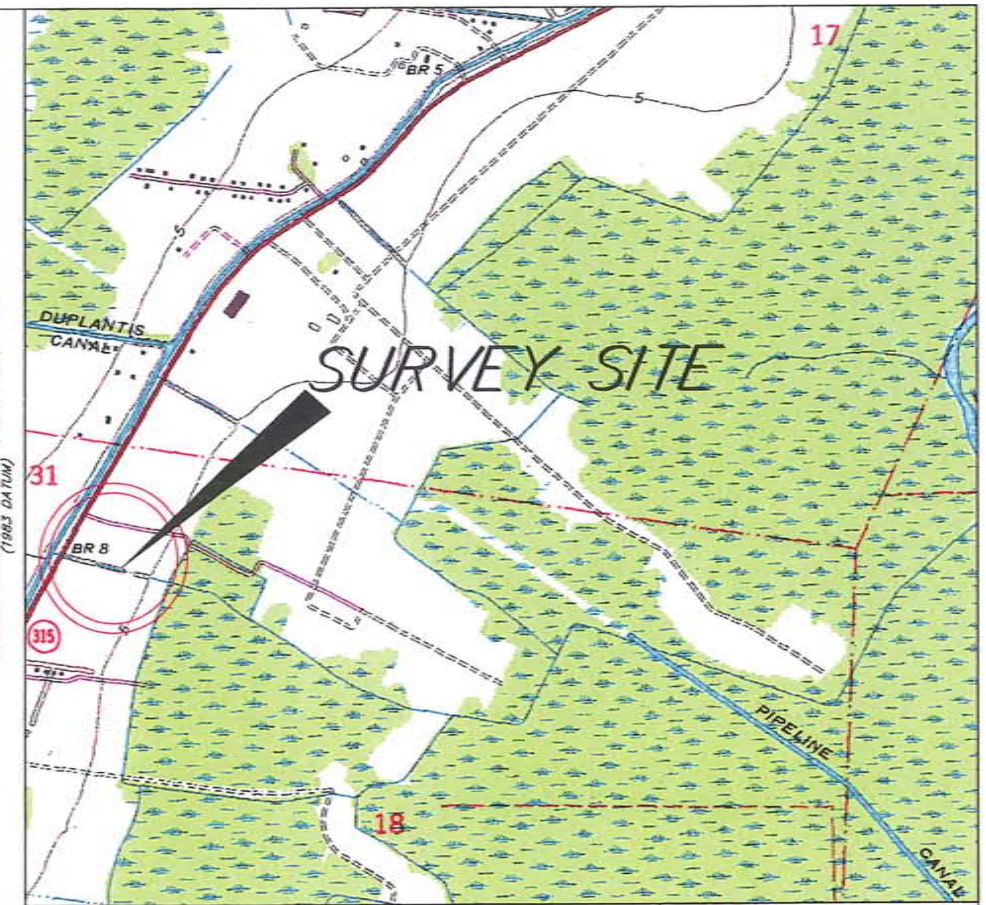
Todd Marmande
Print Name of Signature

Todd Marmande
Signature

12/29/16
Date

17
PC167 1 - 4 - 4

TERREBONNE PARISH
T18S - R17E
SECTION 18



**SUBDIVISION OF PROPERTY OF TRACT 10
IN SUNRISE PLANTATION ESTATES
LOCATED IN SECTION 18, T18S-R17E
TERREBONNE PARISH, LOUISIANA**

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

BY _____
BY _____



REFERENCE BEARING MAP:
PLAT PREPARED BY KENETH L. REMBERT, LAND SURVEY ENTITLED, "SUNRISE PLANTATION ESTATES A REDIVISION OF PROPERTY LOCATED IN SECTION 18, T18S-R17E TERREBONNE PARISH, LOUISIANA" AND DATED APRIL 25, 2000.
THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, AUTHORITIES WHICH MAY AFFECT SAID PROPERTY EXCEPT RESTRICTIVE COVENANTS, AND/OR REGULATIONS OF GOVERNING AS OTHERWISE SHOWN HEREON.
THIS LOT IS LOCATED IN ZONES A AND C AS SHOWN ON FEMA MAP COMMUNITY PANEL NO. 225206 0270C DATED MAY 1, 1985. THE PORTION OF PROPERTY LOCATED IN ZONE A HAS AN ELEVATION REQUIREMENT OF 6.0' (C ZONE HAS NO ELEVATION REQUIREMENT). FEMA 2006 RITA ADVISORY PANEL NO. 0-101 PLACES THIS LOT IN ZONE A WITH AN ELEVATION REQUIREMENT OF 7.0'.

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 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 SPECIFICATIONS AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH URBAN AREA SURVEYS INDICATED IN THE ABOVE STANDARDS.

DECEMBER 22, 2016

APPROVED: _____
PROSPER J. TOUPS, III, P.L.S.
LA LAND SURVEYOR REG. NO. 4967



- LEGEND:
- DENOTES 3/4" G.I.P. SET
 - DENOTES 1/2" I.R. FND.
 - ⊙ DENOTES FIRE HYDRANT
 - ⊖ DENOTES 5/8" I.R. FND.
 - ×-3.5' DENOTES SPOT ELEVATION

