

Houma-Terrebonne Regional Planning Commission

Kyle Faulk.....	Chairman
Robbie Liner.....	Vice-Chairman
Rachael Ellender.....	Secretary/Treasurer
Ross Burgard.....	Member
L.A. "Budd" Cloutier, O.D.....	Member
Jan Rogers.....	Member
Barry Soudelier.....	Member
Wayne Thibodeaux.....	Member
Vacancy.....	Member

JULY 15, 2021, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A

I. CONVENE AS THE ZONING & LAND USE COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. APPROVAL OF MINUTES**
 - 1. Approval of Minutes of Zoning & Land Use Commission for the Regular Meeting of June 17, 2021
- E. COMMUNICATIONS**
- F. NEW BUSINESS:**
 - 1. Home Occupation:
 - a) Establish a day care in an R-1 zoning district; 207 Leslie Street; Contidina Manuel, applicant
 - b) Establish a beauty salon in an R-3 zoning district; 2633 Matthews Court; Rontrell Kelly, applicant
- G. STAFF REPORT**
- H. COMMISSION COMMENTS:**
 - 1. Zoning & Land Use Commissioners' Comments
 - 2. Chairman 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 June 17, 2021
- E. APPROVE REMITTANCE OF PAYMENT FOR THE JULY 15, 2021 INVOICES AND THE TREASURER'S REPORT OF JUNE 2021**
- F. COMMUNICATIONS**

G. OLD BUSINESS:

1. a) Subdivision: Redivision of Parcels B, D, F, F1, G, H, and I into Tract A and Lots 1 through 10 of Gulf South Square being a Portion of Lot 172, Honduras Plantation Subdivision
Approval Requested: Process D, Minor Subdivision
Location: 991 Grand Caillou Road, Terrebonne Parish, LA
Government Districts: Council District 1 / City of Houma Fire District
Developer: Arthur A. DeFraités, Jr. & John M. DeFraités
Surveyor: Providence Engineering & Environmental Group, LLC
b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Redivision of Two Tracts into Tracts A, B, & C on Property belonging to GLCB, L.L.C.
Approval Requested: Process D, Minor Subdivision
Location: 6451, 6453, 6473, 6475, 6481 West Main Street, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Andrée Casey
Surveyor: Providence Engineering & Environmental Group, LLC
b) Public Hearing
c) Variance Request: Variance from the commercial fire hydrant requirements, 190' in lieu of the required 150'
d) Consider Approval of Said Application
3. a) Subdivision: Garden Estates Subdivision
Approval Requested: Process D, Minor Subdivision
Location: Intersection of Bayou Gardens Boulevard & Coteau Road, Terrebonne Parish, LA
Government Districts: Council District 4 / Coteau Fire District
Developer: CAVLAND Investments, LLC
Surveyor: Leonard Chauvin P.E., P.L.S., Inc.
b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: Lots 1 thru 8, A Redivision of Property belonging to Harry Bourg Corporation
Approval Requested: Process D, Minor Subdivision
Location: 2429-2437 Bayou Dularge Road, Terrebonne Parish, LA
Government Districts: Council District 7/ Bayou Dularge Fire District
Developer: The Harry Bourg Corporation
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application

H. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Subdivision of a portion of Property belonging to A.M. Dupont Corporation
Approval Requested: Process D, Minor Subdivision
Location: 509, 511, 513, 515, 517, 519, 521 Island Rd, Montegut, Terrebonne Parish, LA
Government Districts: Council District 9 / Montegut Fire District
Developer: A.M. Dupont Corporation
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Revised Lots 101 & 102, Redivision of Lots 101 through 107 of Crescent Plantation belonging to Robert Champagne, III, et ux
Approval Requested: Process D, Minor Subdivision
Location: 143 Munson Drive, Terrebonne Parish, LA
Government Districts: Council District 1 / City of Houma Fire District
Developer: Robert Champagne, III, et ux
Surveyor: T. Baker Smith, LLC
b) Public Hearing
c) Consider Approval of Said Application

I. STAFF REPORT

1. Roll Call with regard to those who have completed the annual Ethics Training Course as required by the State Legislature and the Parish Harassment, Discrimination, & Diversity Training for 2021

J. ADMINISTRATIVE APPROVAL(S):

1. Revised Lot 1, A Redivision of Lot 1, Block 9, Addendum No. 2 to Southern Estates Subdivision, Sections 7, 69, & 82, T16S-R17E, Terrebonne Parish, LA
2. Resubdivision of Parcels A-1 and A-2 into Parcels A-1-A and A-2-A, Section 105, T17S-R17E, Terrebonne Parish, LA
3. Lot 1 and Lot 2 (the remaining property) into Lot 1A and Lot 2A (the remaining property) of the property previously owned by Linda Leonard Stoufflet; Section 14, T18S-R18E, Terrebonne Parish, LA
4. Tract 1, The Neil Subdivision; Sections 5, 27, 28, 30, 31, 37, & 38, T17S-R18E, Terrebonne Parish, LA
5. Lot Line Shift between Revised Lots I and J of Property formerly belonging to Morris Chauvin; Section 86, T15S-R16E, Terrebonne Parish, LA
6. Lot Line Shift between Lot 23A and Lot 24 of Block 1, to Revised Addendum No. 2 of Four Leaf Clover Subdivision belonging to Rexanna Beadle; Section 4, T16S-R16E, Terrebonne Parish, LA
7. Division of Property belonging to Midos Properties, L.L.C.; Section 6, T16S-R16E, T16S-R17E, Terrebonne Parish, LA
8. Division of Property belonging to Bobby G. Denson, et ux; Section 6, T16S-R16E, T16S-R17E, Terrebonne Parish, LA
9. Division of Property belonging to 2D Investments, L.L.C.; Section 6, T16S-R16E, T16S-R17E, Terrebonne Parish, LA
10. Revised Lots "C-1-B" & "C-1-C", A Redivision of Lots "C-1-B" & "C-1-C" belonging to Beau D. Duplantis, et al, Section 94, 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 JUNE 17, 2021

- A. The Vice-Chairman, Mr. Kyle Faulk, called the meeting of June 17, 2021 of the HTRPC to order at 6:12 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Thibodeaux and the Pledge of Allegiance led by him. The Chairman, Mr. Kyle Faulk, could not attend the meeting.
- B. Upon Roll Call, present was: Ms. Rachael Ellender, Secretary/Treasurer; Mr. Robbie Liner, Vice-Chairman; Mr. Jan Rogers; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Ross Burgard; Dr. L.A. “Budd” Cloutier, Jr.; and Mr. Kyle Faulk, Chairman. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Derick Bercegeay, Legal Advisor.
- C. **CONFLICTS DISCLOSURE:** The Vice-Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse him or herself from participating in the debate, discussion, and voting on that matter. *There were no conflicts to report.*
- D. **ACCEPTANCE OF MINUTES:**
1. Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of May 20, 2021.”
- The Vice-Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Dr. Cloutier, and Mr. Faulk. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
2. Mr. Rogers moved, seconded by Mr. Soudelier: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the special meeting of May 20, 2021.”
- The Vice-Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Dr. Cloutier, and Mr. Faulk. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Ms. Ellender moved, seconded by Mr. Soudelier: “THAT the HTRPC remit payment for the June 17, 2021 invoices and approve the Treasurer’s Report of May 2021.”
- The Vice-Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Dr. Cloutier, and Mr. Faulk. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATIONS:**
1. Mr. Pulaski read an email from Mr. Ronnie Shaw, Annie 1, LLC, dated May 27, 2021, requesting to withdraw Process D, Minor Subdivision, Trinity Commercial Park, Addendum No. 3 from all consideration [See *ATTACHMENT A*].
2. Mr. Pulaski read an email from Providence Engineering & Environmental Group, L.L.C., dated June 15, 2021, requesting to table Item G.1 regarding Gulf South Square until the next regular meeting of July 15, 2021 [See *ATTACHMENT B*].
- a) Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT the HTRPC table the application by Arthur A. DeFraites and John M. DeFraites for the Redivision of Parcels B, D, F, F1, G, H, and I into Tract A and Lots 1 through 10 of Gulf South Square being a portion of Lot 172, Honduras Plantation Subdivision until the next regular meeting of July 15, 2021 as per the Developer’s request [See *ATTACHMENT B*].”
- The Vice-Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Dr. Cloutier, and Mr. Faulk. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

3. Mr. Pulaski read an email from Providence Engineering & Environmental Group, L.L.C., dated June 15, 2021, requesting to table Item G.2 regarding GLCB, Inc. until the next regular meeting of July 15, 2021 [See *ATTACHMENT C*].
 - a) Mr. Soudelier moved, seconded by Mr. Rogers: “THAT the HTRPC table the application by Andrée Casey for Process D, Minor Subdivision, for the Redivision of Two Tracts into Tracts A, B, & C on Property belonging to GLCB, LLC until the next regular meeting of July 15, 2021 as per the Developer’s request [See *ATTACHMENT C*].”

The Vice-Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Dr. Cloutier, and Mr. Faulk. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
4. Mr. Pulaski read a letter from Leonard Chauvin P.E., P.L.S., Inc., dated June 17, 2021, requesting to table Item G.5 regarding Garden Estates Subdivision until the next regular meeting of July 15, 2021 [See *ATTACHMENT D*].
 - a) Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT the HTRPC table the application by CAVLAND Investments, LLC for Process D, Minor Subdivision, for Garden Estates Subdivision until the next regular meeting of July 15, 2021 as per the Developer’s request [See *ATTACHMENT D*].”

The Vice-Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Dr. Cloutier, and Mr. Faulk. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
5. Mr. Pulaski read a letter from Leonard Chauvin P.E., P.L.S., Inc., dated June 17, 2021, requesting to withdraw Item G.6 regarding Pasture Lane Subdivision from all consideration as per the Developer’s request [See *ATTACHMENT E*].
 - a) Mr. Thibodeaux moved, seconded by Mr. Rogers: “THAT the HTRPC withdraw the conceptual and preliminary application by Cavco Investments, LLC for Process C, Major Subdivision, for Pasture Lane Subdivision as per the Developer’s request [See *ATTACHMENT E*].”

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

G. OLD BUSINESS:

Ms. Ellender moved, seconded by Mr. Thibodeaux: “That the Old Business be removed from the table and considered at this time.”

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

1. *Tabled until the July 15, 2021 meeting.* Redivision of Parcels B, D, F, F1, G, H, and I into Tract A and Lots 1-10 of Gulf South Square being a portion of Lot 172, Honduras Plantation Subdivision. [See *ATTACHMENT B*]
2. *Tabled until the July 15, 2021 meeting.* Redivision of Two Tracts into Tracts A, B, & C on Property belonging to GLCB, LLC. [See *ATTACHMENT C*]
3. The Vice-Chairman called to order the Public Hearing (continued from May 20) for an application by DAS Technology Solutions for Process D, Minor Subdivision, Tracts 5-A, 5-B, & 5-C, A Redivision of Tract 5 of Boudreaux Canal Subdivision.
 - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He discussed the variance requested for the fire hydrant at the previous meeting but that his client decided to install the required fire hydrant.
 - b) There was no one from the public to speak on the matter.
 - c) Mr. Thibodeaux moved, seconded by Mr. Soudelier: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated the Developer paid the appropriate deposit to the Consolidated Waterworks District No. 1 for the installation of the fire hydrant. He stated Staff recommended conditional approval of the application provided upon the installation of the required fire hydrant and the submittal of an approval letter from the LA Department of Health.
- e) Mr. Thibodeaux moved, seconded by Ms. Ellender: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Tracts 5-A, 5-B, & 5-C, A Redivision of Tract 5 of Boudreaux Canal Subdivision conditioned upon the installation of the required fire hydrant and submittal of an approval letter from the LA Department of Health.”

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

- 4. The Vice-Chairman called to order the Public Hearing (continued from May 20) for an application by Earl Cato for Process D, Minor Subdivision, Redivision of Property belonging to Earl H. Cato, et al (Tracts B-1, B-2, 2-E).

- a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., discussed the location and division of property. She stated the matter was tabled to allow for publishing of an additional variance that was needed.
- b) There was no one from the public to speak on the matter.
- c) Mr. Rogers moved, seconded by Mr. Soudelier: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the application and the granting of both variances.
- e) Mr. Rogers moved, seconded by Mr. Ellender: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Redivision of Property belonging to Earl H. Cato, et al (Tracts B-1, B-2, 2-E) with variances granted from the 25' frontage on a public road and from only one lot fronting on a stub out street.”

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

- 5. *Tabled until the July 15, 2021 meeting.* Garden Estates Subdivision [See ATTACHMENT D]
- 6. *Withdrawn.* Pasture Lane Subdivision [See ATTACHMENT E]

H. APPLICATIONS / NEW BUSINESS:

- 1. The Vice-Chairman called to order the Public Hearing for an application by Laddie J. Portier for Process D, Minor Subdivision, for Property belonging to Laddie J. Portier, et ux being a portion of Lots 1 thru 6 of Block 13, Connely Subdivision.
 - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property and stated the desire for the lot to be a legal lot of record.
 - b) There was no one from the public to speak on the matter.
 - c) Mr. Rogers moved, seconded by Ms. Ellender: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.
- e) Mr. Rogers moved, seconded by Mr. Soudelier: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Property belonging to Laddie J. Portier, et ux being a portion of Lots 1 thru 6 of Block 13, Connely Subdivision.”

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

- 2. The Vice-Chairman called to order the Public Hearing for an application by The Harry Bourg Corporation for Process D, Minor Subdivision, Lots 1 thru 8, A Redivision of Property belonging to The Harry Bourg Corporation.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated issues with the Department of Health and the need for a fire hydrant. He requested to have the public hearing first and then he would request the application to be tabled.
- b) There was no one from the public to speak on the matter.
- c) Mr. Thibodeaux moved, seconded by Rogers: “THAT the Public Hearing be continued and the application be tabled until the next regular meeting of July 15, 2021 as per the Developer’s request.”

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

- 3. The Vice-Chairman called to order the Public Hearing for an application by Lera Bonvillain for Process D, Minor Subdivision, Tracts 1 & 2, A Redivision of Property belonging to Reed Bonvillain, et ux.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division or property.
- b) There was no one from the public to speak on the matter.
- c) Mr. Thibodeaux moved, seconded by Mr. Soudelier: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.
- e) Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts 1 & 2, A Redivision of Property belonging to Reed Bonvillain, et ux.”

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

- 4. The Vice-Chairman called to order the Public Hearing for a conceptual and preliminary application by Travis Buquet Home Builders, Inc. for Process C, Major Subdivision, Progressive Square Townhomes Subdivision.

- a) Mr. Kevin Rizzo, Delta Coast Consultants, LLC, discussed the location and division or property. He stated that this development was presented a few months prior, and they revised the access to limit thru traffic as requested. He stated they were still connecting Rue d'Iberville that would combine multi-family residential zoning districts and eliminating the cul-de-sac on the northern commercial area.
- b) There was no one from the public to speak on the matter.
- c) Ms. Ellender moved, seconded by Mr. Rogers: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended granting the requested variance and approval of the conceptual and preliminary application with no conditions.
- e) Discussion was held regarding removing the access from Progressive and trying to combine like zoning districts as well as geometrically awkward line work due to an existing oak tree and line of sight for vehicles.
- f) Mr. Rogers moved, seconded by Ms. Ellender: "THAT the HTRPC grant approval of the conceptual & preliminary application for Process C, Major Subdivision, for Progressive Square Townhomes Subdivision and a variance from the 600' block length maximum to 657'."

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

- 5. The Vice-Chairman called to order the engineering application by Duplantis Properties, LLC for Process C, Major Subdivision, Benjamin Estates, Phases 1 & 2.

- a) Mr. Matthew Rodrigue, Duplantis Design Group, stated they would request two variances to include the omission of the fence due to the pond being a recreational amenity and from rear lot drainage for the lots that back up to the public right of way and pond.
- b) Ms. Joan Schexnayder, TPCG Engineering Division, read a memo dated June 10, 2021 regarding the punch list items for the development [See *ATTACHMENT F*]. She indicated the Engineer would not need variances but "exceptions" to Items 18.s and 18.t and that Staff would have to deem the pond recreational in order for the fence to not be required.
- c) Discussion was held regarding the long list of items on the punch list whereas Ms. Schexnayder indicated the list was composed of minor items and nothing major.
- d) Mr. Pulaski stated Staff would recommend approval of the application upon compliance of the engineering letter and allow the two exceptions requested.
- e) Discussion ensued with regard to the pond and lessening the slope in order for residents to enjoy fishing, etc.
- f) Mr. Thibodeaux moved, seconded by Ms. Ellender: "THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision, for Benjamin Estates, Phases 1 & 2 with exceptions granted for Items 18.s and 18.t and conditioned upon the Developer complying/resolving all remaining punch list items per TPCG Engineering Division's memo dated June 10, 2021 [See *ATTACHMENT F*]."

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

I. STAFF REPORT:

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

- a) Staff suggested showing the Parish Harassment, Discrimination, & Diversity Training video prior to the next meeting or would provide a flash drive to Commissioners to view.
2. Mr. Rogers moved, seconded by Mr. Soudelier: “THAT the HTRPC approve the Resolution regarding the required training received by Commissioners on March 27, 2021.”

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

J. ADMINISTRATIVE APPROVALS:

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

1. Revised Lot 1, Block 3 and Revised Lot 1, Block 4 of Pine Ridge Subdivision, A Redivision of Property belonging to B. Lambert Leasing, L.L.C., Section 4, T17S-R17E, Terrebonne Parish, LA
2. Revised Tracts 6 and 7, A Redivision of Tracts 6 & 7 belonging to Robert J. Carriles, et al, Sections 55 & 56, T19S-R17E, Terrebonne Parish, LA
3. Revised Lot 40, A Redivision of Lots 40 & 41 of Block 3 to Coco Villatge Camp Sites, Section 76, T20S-R18E, Terrebonne Parish, LA
4. Lots 1-A & 1-B, A Redivision of Lot 1, Block 1 of Crescent Subdivision, Tract B, Tract A-B-C-D-E-A and a portion of most 25' of Tract JR-1, Section 81, T17S-R16E, Terrebonne Parish, LA

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:
 - a) Mr. Pulaski stated the committee met on June 10, 2021 to further discuss rear lot drainage and altering of drainage in single family subdivisions.
 - (1) Mr. Pulaski stated the committee discussed an option of including subsurface drainage in the backs of property and possibly requiring Developers to place some sort of monument flush with the ground at the drainage servitude boundaries so the servitudes could be visibly seen.
 - (2) Discussion was held with regard to monitoring and enforcement, installation of fences around servitudes, and maintenance.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments: None.
2. Vice-Chairman's Comments: None.

M. PUBLIC COMMENTS: None.

- N. Ms. Ellender moved, seconded by Mr. Soudelier: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:06 p.m.”

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

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

Becky Becnel

From: Christopher Pulaski
Sent: Thursday, May 27, 2021 12:47 PM
To: Ronnie Shaw
Cc: Ken Rembert; Gene Milford III (milfordassociate@bellsouth.net); Becky Becnel
Subject: Re: Minor Subdivision 6 Lots on Trinity

We will proceed as per your request. Cp

Sent from my iPad

On May 27, 2021, at 12:29 PM, Ronnie Shaw <rshaw@rjshaw.net> wrote:

External Sender

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Ken and Chris,

Please withdraw the application which has been tabled for 30 days. We are offering large tracts for sale, so will not proceed with this proposal which has concerned many owners of nearby properties. Feel free to advise concerned stakeholders.

Thank you for your assistance.

Annie 1, LLC

Ronnie Shaw, Managing Member
P.O. Box 869
Houma, LA 70361
Ph: Cell: 985-209-0791
Email: rshaw@rjshaw.net

From: [Terral Martin, Jr., PLS](#)
To: [Christopher Pulaski](#)
Cc: [Becky Becnel](#)
Subject: Gulfsouth Square - Table
Date: Tuesday, June 15, 2021 8:31:25 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

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Chris,

Please table the Gulfsouth Square re-division to the next Planning meeting on July 15th. We are still waiting on fire hydrant installation and sewer service for lot 10.

Thanks,

Terral

Terral J. Martin, Jr., PLS

Professional Land Surveyor

terralmartin@providenceeng.com

Main: 985-876-6380

Cell: 985-226-4785

Fax: 985-876-0621

Extension: 174

www.providenceeng.com

Providence Engineering and Environmental Group LLC

1297 St. Charles Street Suite H, Houma, LA 70360



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From: [Terral Martin, Jr., PLS](#)
To: [Christopher Pulaski](#)
Cc: [Becky Becnel](#)
Subject: Buquet Re-division - Table
Date: Tuesday, June 15, 2021 8:31:38 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

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Chris,

Please table the Buquet re-division to the next Planning meeting on July 15th. We are still waiting on fire hydrant installation.

Thanks,

Terral

Terral J. Martin, Jr., PLS

Professional Land Surveyor

terralmartin@providenceeng.com

Main: 985-876-6380

Cell: 985-226-4785

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627 JACKSON STREET
THIBODAUX, LA. 70301

(985) 449-1376 TEL
(985) 449-1050 FAX

LEONARD CHAUVIN P.E., P.L.S., INC.
Civil Engineer - Land Surveyor

June 17, 2021

Via Email

Terrebonne Parish Consolidated Government
Attn: Christopher Pulaski, Planning Director

***Re: CAVLAND Investments, LLC - Garden Estates Subdivision Located in
Terrebonne Parish, Louisiana***

Chris,

Please table this item until the July planning commission meeting. The
waterline and fire hydrants have not been installed at this time.

Sincerely,

A handwritten signature in black ink, appearing to read "Leonard J. Chauvin III", followed by a stylized flourish or set of initials.

Leonard J. Chauvin III, PE
Leonard Chauvin PE, PLS Inc.

From: [Tre Chauvin](#)
To: [Christopher Pulaski](#)
Cc: [Becky Becnel](#)
Subject: FW: Pasture Lane Subdivision - Table Request
Date: Thursday, June 17, 2021 7:37:31 AM
Attachments: [image001.png](#)

External Sender

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Chris,

We would like to remove this item from the agenda. We will resubmit this subdivision at a later date. If you have any questions do not hesitate to contact me.

Tre

Sincerely,

Leonard J. Chauvin III, P.E.

Leonard Chauvin P.E., P.L.S., Inc.

627 Jackson St.

Thibodaux, LA 70301

Phone: 985-449-1376

Fax: 985-449-1050

Email: tre@ljcpe.com



LEONARD CHAUVIN P.E., P.L.S., INC.
CIVIL ENGINEER – LAND SURVEYOR



TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

P.O. BOX 2768 • HOUMA, LOUISIANA 70361
985-868-5050 • WWW.TPCG.ORG



June 10, 2021
1st Review

TO: **Christopher M. Pulaski**

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

SUBJECT: **Benjamin Estates**
Review of Engineering Approval

The Engineering Division of the Terrebonne Parish Department of Public Works has reviewed the plans and calculations for the above referenced subdivision. The plans and calculations fail to comply with Parish Ordinances and Subdivision Regulations in the following areas:

1. LONO is required for work along and under Oakley Avenue.
2. Street signs should not be installed in a concrete base.
3. Phase 2 does not appear to have any R2-1 signs.
4. Phase 1 is not functionally independent as shown.
5. Street name sign required at the two-way intersection of Benjamin Drive and Newton Drive.
6. Addresses need to be shown on the plat.
7. No details have been provided for fence along Duplantis Street showing how runoff will flow under the fence into the ditch.
8. Label roads clearly throughout the plans.
9. Separate servitudes for each utility need to be shown on the plat.
10. Plat is missing labels for the streets running North-South.
11. Sewer servitude is not shown on the plat.
12. Project location is incorrect on the vicinity map on the plat.
13. 24.5.3.3 Specifications required.
14. 24.5.4.7.8 Parish boundary needs to be shown.
15. 24.7.1.2.6 Servitudes required for drainage pipe not located in street right-of-way.
16. 24.7.1.5 Note needs to be placed on the plat stating "No lot shall use Duplantis Street for access".
17. 24.7.6.1.10 LADOTD construction standards are not up to date.
18. 24.7.6.2.6 Does not conform to the SDDM:
 - a. IV.D. Hydraulic parameters need to be taken from our parish manual.
 - b. IV.D. Calculations are incomplete.
 - c. IV.D.2 Shape factor incorrect.
 - d. IV.D.3 Hydrographs were not provided.
 - e. V.A.1 Existing site plan missing scale.
 - f. V.A.1 Existing site plan is showing Oakley Street instead of Oakely Avenue.

- g. V.A.2 Proposed site plan needs to show water and gas servitudes.
- h. V.A.2 Street names are incorrect on site plan.
- i. V.A.2 The ponds are inconsistent between the site plan and the plat.
- j. V.A.3 Plan/profile required for Duplantis Street, Oakley Avenue, and Calumet Street.
- k. V.A.3 Some points of vertical intersection are missing.
- l. V.A.3 Cross-drain labels need to be shown on the profile.
- m. V.A.3 Finished grade at right-of-way needs to be shown.
- n. V.A.3 Dimensions of all servitudes are not shown.
- o. V.A.4 Drainage Plan does not show watershed boundaries.
- p. V.A.4 Unable to determine drainage flow direction of lots 1-6.
- q. V.A.4 Typical lot grading section does not have the streets labeled.
- r. V.A.5 Typical roadway section needs to show the subsurface drainage location.
- s. V.A.6 All lots are not graded to drain to the street or to major drainage artery. The HTRPC can allow a portion to drain to the rear if drainage to the rear is to be dedicated provided that it does not exceed 60% of the total depth of lots up to 225 feet. These lots qualify for the exception. The developer's engineer has requested this exception. 24.7.1.2.6
- t. V.A.6 Ponds that are to be maintained by the Parish deeper than four (4) feet will require protective fencing and a locked gate unless they are considered a recreational amenity as specified by State law and approved by the Planning Commission.
- u. V.A.8 Existing cross-sections at maximum 100' intervals showing roadway, ditch, and lot grades need to be provided.
- v. V.B. Service life of culverts need to be noted in the plans.
- w. V.B.5 Maximum spacing of manholes or catch basins shall not exceed 250'.
- x. V.B.8 All drainpipes under roadway need to be joined in conformance with LaDOTD Type 3 joints.
- y. V.B.11 LaDOTD HYDR6000 was not used.
- z. V.B.12 LaDOTD HYDR6020 was not used.
- aa. Sufficient backup needs to be provided showing that the detention areas meet the requirements of section VI.A. of the Storm Drainage Design Manual.
- 19. 24.5.4.6.7 Approval letters should be provided from the following utilities:
 - a. Waterworks
 - b. Gas Utility
 - c. Electric Utility
 - d. Department of Health and Hospitals for water and sewer
 - e. City of Thibodaux Sewer
- 20. 24.7.5.2 Approval from TPCG Utilities for street lights should be provided.
- 21. 24.7.5.2 Light standards need to be provided.
- 22. 24.7.5.2 Street lights are not shown on the plat.
- 23. 24.7.6.1.8 Fire Hydrants are not shown on the plat.
- 24. 24.7.6.4 Benchmarks need to be shown at each road intersection.

Benjamin Estates
Review of Engineering Approval
JES Memo to CP dated 6/10/2021
Page 3 of 3

This review does not imply that this subdivision submitted complies with all other requirements of the Parish Codes. Please feel free to contact me if you have any questions or comments.

JES/bbd

cc: Evan Geerts, P.E. (email)
Ernest Brown (email)
Engineering Division
Reading File (electronic)
Council Reading File (electronic)

KYLE FAULK
Chairman

ROBBIE LINER
Vice Chairman

RACHAEL ELLENDER
Secretary / Treasurer

ROSS BURGARD

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

PHILLIP LIVAS

JAN ROGERS

BARRY SOUDELIER

WAYNE THIBODEAUX



CHRISTOPHER M. PULASKI, PLA
Director

BECKY M. BECNEL
Minute Clerk

DERICK BERCEGEAY
Legal Advisor

Terrebonne Parish
Consolidated Government
Planning & Zoning Department
www.tpcg.org/planning

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

June, 2021

HOUMA TERREBONNE REGIONAL PLANNING COMMISSION

BALANCE BROUGHT FORWARD \$ 55,287.36

EXPENDITURES:

HOUMA-TERR PLANNING COMM. MEMBERS
(Per Diems 6/17/2021) 230.85

IRS 2nd QTR. TAXES 198.90

CHASE BANK
(Service Fees) 30.00

TPCG
(June Postage) 367.87

THE COURIER
(June Publications) 459.66

TOTAL EXPENDITURES	1,287.28
SUBTOTAL	54,000.08
ACCOUNTS RECEIVABLE	2,761.48
ENDING BALANCE	\$ 56,761.56

Chase Bank - Savings Account	\$ 53,892.56
Chase One Bank - Checking Account	2,869.00
TOTAL	\$ 56,761.56

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
2021- JUNE TREASURER'S REPORT
PAGE 2

ACCOUNTS RECEIVABLE:

Interest on Money Market Account	2.32
Interest on Checking Account	0.04
Keneth L. Rembert Land Surveyors	138.92
Keneth L. Rembert Land Surveyors	138.92
Keneth L. Rembert Land Surveyors	323.84
Delta Coast Consultants, LLC	151.56
Duplantis Design Group, PC	860.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Terrebonne Parish Govt. (Special Meeting)	645.88


\$	2,761.48
----	----------

Approved by:

Outstanding invoices and disbursements

OPERATING ACCOUNT

Date	Check #	Vendor	Description	Amount
7/15/2021	1068	H-T Reg. Plan Comm	Transfer	5,000.00

7/15/2021		
Date	Approved by:	Title
		
7/15/2021		Accountant
Date	Approved by:	Title

Receipts July 1, 2021 through July 31, 2021

Contidina Man;uel	Cash	10.00
Rontrell Kelly	Cash	10.00
Keneth L. Rembert Land Surveyors		312.92
T. Baker Smith, LLC		138.92
Keneth L. Rembert Land Surveyors		125.00
Acadia Land Surveying, LLC		125.00
Angela Matherne		125.00
Duplantis Design Group, P.C.		125.00
Charles L. McDonald Land Surveyor, Inc		125.00
Charles L. McDonald Land Surveyor, Inc		125.00
Terrebonne Parish Consolidated Govt.		375.00
Keneth L. Rembert Land Surveyors		125.00
Quality Engineering & Surveying, LLC		650.00
Quality Engineering & Surveying, LLC		500.00
Jeffrey Dean Diamond		1,000.00

3,871.84

Chase Bank Money Market Account Balance \$52,764.40
Chase Bank Checking Account Balance \$6,059.33

HOUMA TERREBONNE REGIONAL PLANNING COMMISSION
P. O. BOX 1446
HOUMA, LA. 70361

Outstanding invoices and disbursements

OPERATING ACCOUNT

Date	Invoice Number	Vendor	Description	Amount
7/15/2021	Special Meeting	Dr. L. Arnold Cloutier, Jr.	Per Diem	46.17
7/15/2021	Special Meeting	Wayne Thibodeaux	Per Diem	46.17
7/15/2021	Special Meeting	Rachael Ellender	Per Diem	46.17
7/15/2021	Special Meeting	Kyle D. Faulk	Per Diem	46.17
7/15/2021	Special Meeting	Robbie R. Liner	Per Diem	46.17
7/15/2021	Special Meeting	Barry Soudelier	Per Diem	46.17
7/15/2021	Special Meeting	Jan J. Rogers	Per Diem	46.17
7/15/2021	Special Meeting	Ross Burgard	Per Diem	46.17

-

TOTAL OPERATING EXPENDITURES

369.36

Date	Check #	Vendor	Description	Amount
7/15/2021		H-T Reg. Plan Comm	Transfer	-

7/15/2021

Date

Approved by:

Title

Shonda Samanieo

Accountant

7/15/2021

Date

Approved by:

Title

Receipts July 1, 2021 through July 31, 2021

0.00

Chase Bank Money Market Account Balance \$53,892.56
Chase Bank Checking Account Balance \$2,499.64

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

☐ Variance(s) (detailed description): _____

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

- Name of Subdivision: Gulf South Square
- Developer's Name & Address: Arthur A. De Fraites, Jr. and John M. DeFraites
*Owner's Name & Address: 991 Grand Caillou Road, Houma, LA 70363
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Terral J. Martin, Jr. P.L.S.

SITE INFORMATION:

- | | |
|--|---|
| 4. Physical Address: <u>991 Grand Caillou Road</u> | |
| 5. Location by Section, Township, Range: <u>Section 105, T17S-R17E</u> | |
| 6. Purpose of Development: <u>To reconfigure lot lines.</u> | |
| 7. Land Use: | 8. Sewerage Type: |
| <input type="checkbox"/> Single-Family Residential | <input checked="" type="checkbox"/> Community |
| <input type="checkbox"/> Multi-Family Residential | <input type="checkbox"/> Individual Treatment |
| <input checked="" type="checkbox"/> Commercial | <input type="checkbox"/> Package Plant |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Other |
| 9. Drainage: | 10. Date and Scale of Map: |
| <input checked="" type="checkbox"/> Curb & Gutter | <u>12/1/2020, Scale: 1" = 60'</u> |
| <input type="checkbox"/> Roadside Open Ditches | 11. Council District: |
| <input type="checkbox"/> Rear Lot Open Ditches | <u>3</u> |
| <input type="checkbox"/> Other | |
| 12. Number of Lots: <u>10</u> | 13. Filing Fees: <u>\$250.28</u> |

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

TERRAL J. MARTIN JR.

Print Applicant or Agent

12/8/2020

Date

Terral J. Martin Jr.

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.

ARTHUR A. DE FRAITES, JR.

Print Name of Signature

12/8/2020

Date

Arthur A. De Fraites Jr.

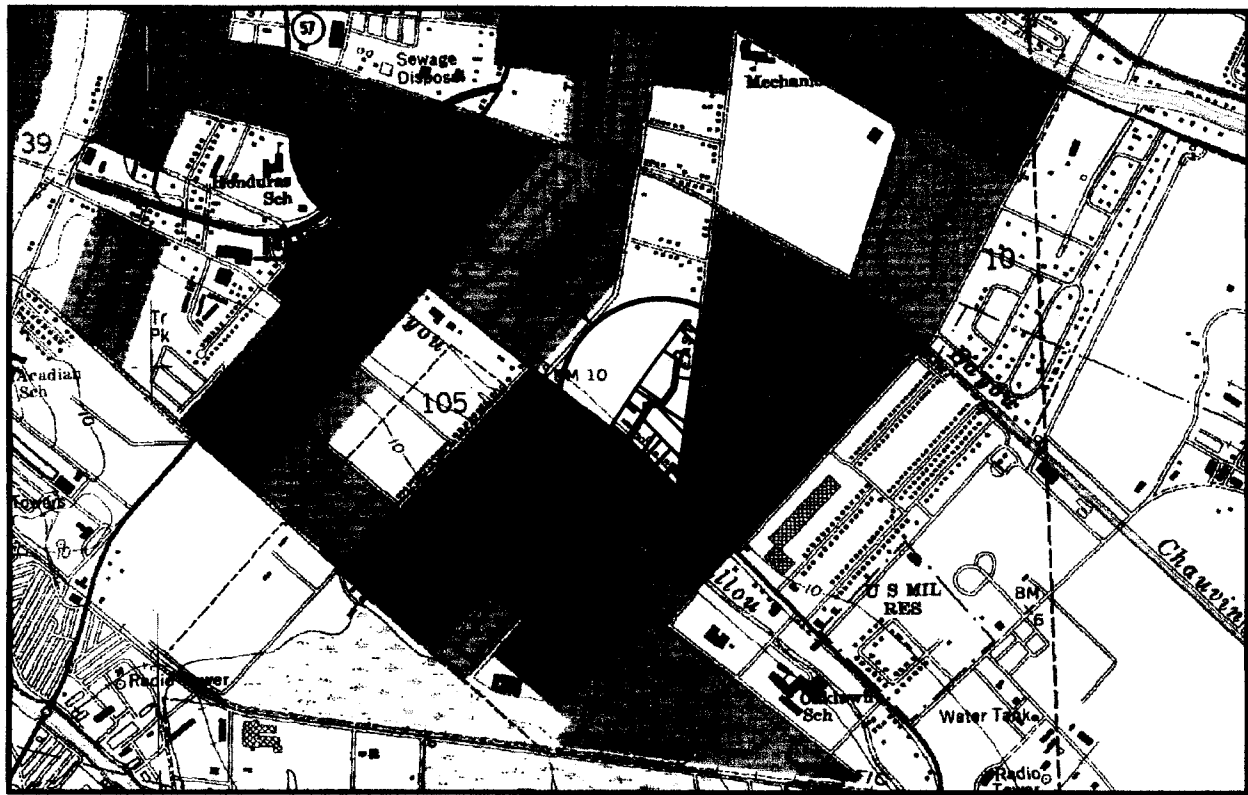
Signature

RPC / G.1

LINE	CURVE	BEARING	DISTANCE	ARC DIST.	RADIUS	CH. BEARING	CH. DIST.
A-B		S 32°58'10" W	306.84'				
B-C				86.40'	205.04'	N 18°35'31" E	85.76'
C-D				15.44'	11.50'	N 44°59'12" E	14.31'
D-E		N 83°27'09" E	81.82'				
E-F		S 83°27'09" W	52.38'				
F-G				43.76'	51.50'	S 59°06'45" W	42.45'
G-H		S 34°46'21" W	172.90'				
H-I				24.51'	51.50'	S 21°08'08" W	24.28'
I-J		S 07°29'55" W	296.08'				
J-K				9.27'	10.00'	S 34°03'50" W	8.94'
K-L				199.85'	40.00'	S 82°30'05" E	48.00'
L-M				9.27'	10.00'	N 19°03'59" W	8.94'
M-N		S 55°13'39" E	157.22'				
N-O		S 36°20'00" E	285.11'				
O-P		S 44°12'19" E	242.71'				
P-Q		S 07°30'27" W	940.30'				
Q-E		N 44°05'11" W	407.20'				

CURVE	ARC DIST.	RADIUS	CH. BEARING	CH. DIST.
1	60.02'	40.0'	S 79°52'08" E	54.55'
2	49.38'	40.0'	N 21°46'37" E	46.30'
3	90.44'	40.0'	N 78°21'47" E	72.37'

COORDINATE TABLE NAD83/LA 1702 SOUTH ZONE		
POINT	NORTHING	EASTING
A	393,789.559	3,484,386.757
B	394,046.982	3,484,553.736
C	394,128.264	3,484,581.077
D	394,138.383	3,484,591.192
E	394,147.713	3,484,672.475
F	394,153.684	3,484,724.510
G	394,175.477	3,484,760.940
H	394,317.500	3,484,859.548
I	394,340.150	3,484,868.305
J	394,633.700	3,484,906.945
K	394,641.110	3,484,911.954
L	394,647.374	3,484,864.365
M	394,638.920	3,484,867.287
N	394,728.589	3,484,738.139
O	394,961.538	3,484,909.368
P	394,787.610	3,485,078.498
Q	393,855.235	3,484,955.769



VICINITY MAP
SCALE: 1"=2000'

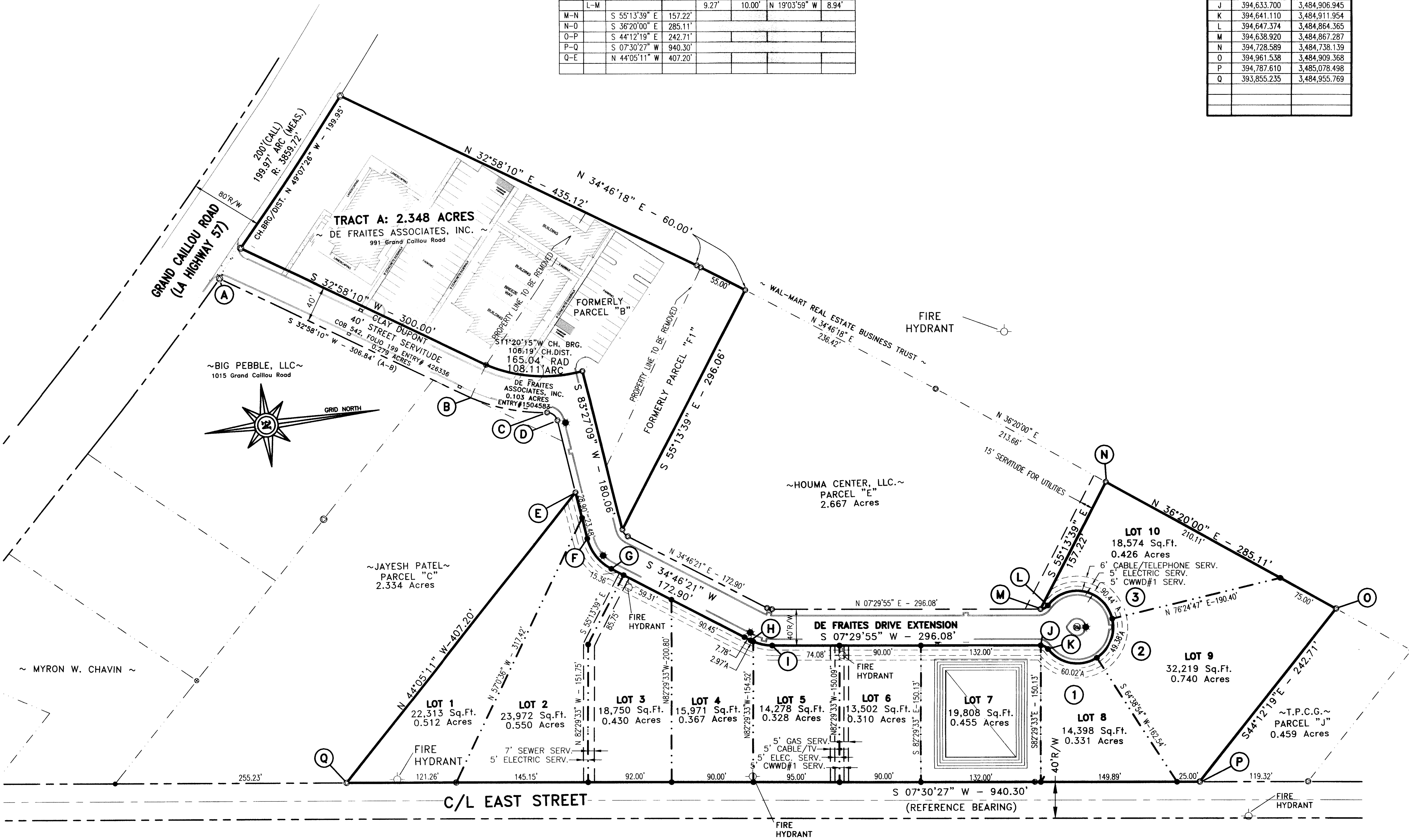
GENERAL NOTES:

- ALL BEARINGS ARE GRID AND REFERENCED TO THE "LOUISIANA COORDINATE SYSTEM OF NAD 1983, LA 1702 SOUTH ZONE (GORS 11) GEOID 12A. (BEARINGS GRID)
ALL DISTANCES ARE REFERENCED TO THE FOLLOWING PLAT:
A. SURVEY OF PROPERTY BELONGING TO CLAY DUPONT ET AL, LOCATED IN LOT 172 HONDURAS PLANTATION SUBDIVISION, SECTION 105, T17S-R17E, TERREBONNE PARISH, LOUISIANA. PREPARED BY GULF SOUTH ENGINEERS, INC. AND DATED 12/28/72, REV. 7/28/75.
B. SURVEY SHOWING PROPERTY LINE SHIFT OF PARCELS E, F, G, H, & I, OF PROPERTY BELONGING TO ARTHUR A. DEFRAITES, JR., JOHN M. DEFRAITES AND DEVLAND CORPORATION, BEING A PORTION OF LOT 172 OF HONDURAS PLANTATION SUBDIVISION, LOCATED IN SECTION 105, T17S-R17E, TERREBONNE PARISH, LOUISIANA. PREPARED BY PROVIDENCE/GSE ASSOCIATES, LLC. AND DATED JUNE 23, 2015 REV JULY 22, 2015.
- THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, AND/OR RIGHTS-OF-WAY WHICH MAY AFFECT SAID TRACTS EXCEPT AS OTHERWISE SHOWN HEREON.
- THIS SURVEY IS IN ACCORDANCE WITH "CLASS D" SURVEY CLASSIFICATION REQUIREMENTS OF THE LOUISIANA STANDARDS OF PRACTICE FOR ROUTE SURVEYS. THE PLAT AND FIELD SURVEY WERE PREPARED AND PERFORMED UNDER MY SUPERVISION AND THEREFORE THE MEASUREMENTS AND OTHER DATA INDICATED ARE CORRECT TO THE BEST OF MY KNOWLEDGE. CLASS D SURVEY: INCLUDES, BUT IS NOT LIMITED TO, SURVEYS OF FARM LANDS, RURAL AREAS, & ROUTE SURVEYS.
- THE NATIONAL FLOOD INSURANCE MAP SHOWS THIS PROPERTY TO BE IN ZONE "C" AS PER COMMUNITY PANEL NUMBER 220220 0005 C AND DATED MAY 19, 1981. ZONE C - REQUIRES NO BASE FLOOD ELEVATION. RITA FLOOD MAP #LA Q-103 DATED FEBRUARY 23, 2006 - REQUIRES NO ADVISORY BASE FLOOD ELEVATION.
- NO STRUCTURE, FILL, OR OBSTRUCTION SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLAIN.

LEGEND:

- - FOUND 3/4" GALV. IRON PIPE
- - SET 3/4" GALV. IRON PIPE
- ▨ - DENOTES DRAINAGE SERVITUDE LOT 7

RPC / G.1

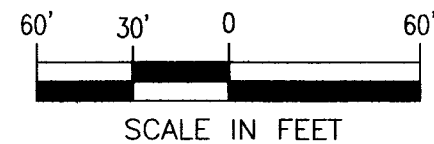


CERTIFICATION:

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

BY: PLANNING DIRECTOR

BY: CHAIRMAN



SHEET TITLE: RE-DIVISION		SHEET NUMBER: 1	
STAMP: TERRAL J. MARTIN, Jr. License No. 5030 PROFESSIONAL LAND SURVEYOR		1 OF 1	
DESIGNED: TJM, JR.		CHECKED: 1:1	
DATE: DEC. 1, 2020		PLOT SCALE: 1:1	
JOB NO.: 816-032-GSE		FILE NAME:	

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):

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

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

- Name of Subdivision: TRACTS A, B, C
- Developer's Name & Address: Andree Casey, PO Box 7053, Houma, LA 70361
*Owner's Name & Address: Buquet Realty Company, Inc., PO Box 7053, Houma, LA 70361
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Terral J. Martin, Jr. P.L.S.

SITE INFORMATION:

- Physical Address: 6451, 6453, 6473, 6475, 6481 West Main Street, Houma, LA
- Location by Section, Township, Range: Section 4, T17S-R17E
- Purpose of Development: To separate the buildings.
- 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: 3/26/2021, Scale: 1" = 40'
- Council District: 3 Michel / Bayou Cane Fire
- Number of Lots: 3
- Filing Fees: \$166.76

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

TERRAL J. MARTIN JR.

Print Applicant or Agent

3/29/21

Date

[Signature]

Signature of Applicant or Agent

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

Andree Buquet-Casey

Print Name of Signature

3-29-21

Date

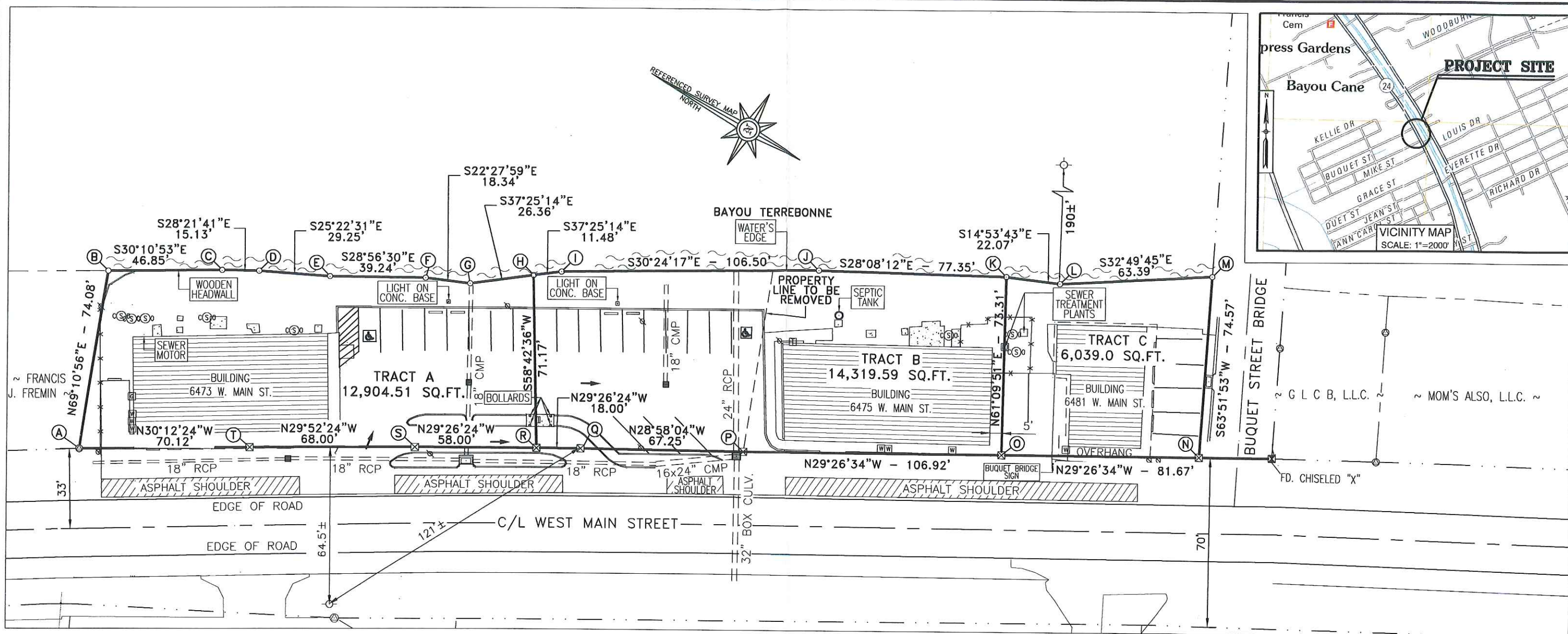
Andree Buquet-Casey

Signature

PC21/ 4 - 5 - 15

RPC / G.2

Revised 3/25/2010



GENERAL NOTES:

1. BEARINGS AND DISTANCES ARE BASED ON GPS OBSERVATIONS WITH THE FOLLOWING CRITERIA: US STATE PLANE NAD83, LOUISIANA 1702 SOUTH ZONE, GEOID MODEL 12B.

- A. "SURVEY OF PROPERTIES BELONGING TO THE TERREBONNE PARISH SCHOOL BOARD AND JAMES J. BUQUET, SR. PREPARED BY BERNARD B. DAVIS AND DATED DEC. 15, 1950.
B. "MAP SHOWING SURVEY OF BATTURE LOT ON PROPERTY OF ESTATE OF DALGUS BUQUET DESIGNATED AS "A-B-C-D" TO BE ACQUIRED BY JAMES BUQUET JR. AND LOCATED IN SECTION 4, T17S-R17E, TERREBONNE PARISH, LOUISIANA, DATED JUNE 4, 1957. PREPARED BY T. BAKER SMITH, C.E.

2. THIS SURVEY IS IN ACCORDANCE WITH "CLASS C" SURVEY CLASSIFICATION REQUIREMENTS OF THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS. THE PLAT AND FIELD SURVEY WERE PREPARED AND PERFORMED UNDER MY SUPERVISION. THEREFORE, THE MEASUREMENTS AND OTHER DATA INDICATED ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

3. THE PROPERTY IS LOCATED IN ZONES "C" AND "A2" AS DESIGNATED ON F.E.M.A. F.I.R.M. PANEL #220220 0265 C AND DATED MAY 1, 1985. ZONE "C" REQUIRES NO BASE FLOOD ELEVATION. ZONE "A2" REQUIRES A +4.00 BASE FLOOD ELEVATION. ADVISORY BASE FLOOD INFORMATION: THE PROPERTY IS LOCATED IN ZONES "C" AND "A" AS DESIGNATED BY RITA FLOOD MAP #LA R102 DATED FEBRUARY 23, 2006. ZONE "C" NO A.B.F.E. ZONE "A" ADVISES A +5.00 A.B.F.E.

4. THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES EASEMENTS, AND/OR RIGHTS-OF-WAY WHICH MAY AFFECT SAID TRACTS EXCEPT AS OTHERWISE SHOWN HEREON.

LEGEND:

- - CORNER FALLS ON WATER'S EDGE
- ⊙ - FOUND 3/4" IRON PIPE
- ⊗ - FOUND CHISELED "X"
- ⊠ - SET CHISEL "X"
- - SET 3/4" IRON PIPE
- - DROP INLET
- ⊕ - FIRE HYDRANT
- ⊞ - GAS METER
- ⊞ - MAILBOX
- ⊞ - POWER POLE
- ⊞ - SEWER CLEANOUT
- ⊞ - TELEPHONE PEDESTAL
- ⊞ - WATER METER
- — — - FENCE

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

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

SCALE: 1" = 40'

DATE: MARCH 26, 2021



GRAPHIC SCALE
1" = 40'

CERTIFICATION:

APPROVED AND ACCEPTED BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION

BY:

RPC / G.2

Prepared By:



PROVIDENCE
Providence Engineering and
Environmental Group LLC

Baton Rouge
(225) 766-7400

1297 St. Charles Street, Suite H
Houma, LA 70363
(985) 876-6380

Kenner
(504) 454-1710

www.providenceeng.com
• Engineers • Surveyors •



TERRAL J. MARTIN, JR.
PROFESSIONAL LAND SURVEYOR
LA. LICENSE NO. 5030

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: Garden Estates Subdivision (7.868 Acres)
2. Developer's Name & Address: CAVLAND Investments, LLC, 125 Manchester Dr., Houma, LA 70360
*Owner's Name & Address: CAVLAND Investments, LLC, 125 Manchester Dr., Houma, LA 70360
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Leonard Chauvin PE, PLS, Inc., 627 Jackson St., Thibodaux, LA 70301

SITE INFORMATION:

4. Physical Address: At the intersection of Bayou Gardens Blvd. and Coteau Road
5. Location by Section, Township, Range: Sections 56, 85, & 86, T16S-R17E
6. Purpose of Development: Single-Family Residential Subdivision
7. Land Use:
☒ 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: April 30, 2021 1" = 60'
11. Council District: District 4 Amedee / Coteau Fire
12. Number of Lots: 17 Lots
13. Filing Fees: \$296 + \$27.84 = \$323.84

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

LEONARD J. CHAUVIN

Print Applicant or Agent

Date

5/3/21

Leonard J. Chauvin

Signature of Applicant or Agent

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

Print Name of Signature

Date

Gwendolyn L. Caviness
5-3-2021

Signature

Gwendolyn L. Caviness

PC21/ 5 - 5 - 24

RPC / G.3

NOTES:

- 1) REFERENCE MAP AND BEARING:
A. "SURVEY OF TRACTS 1 & 2 PREPARED FOR THE JAMES COLQUITT HARPER TUV DATED 5/22/12 LOCATED IN SECTIONS 56, 85, 86, & 89, T16S-R17E TERREBONNE PARISH, LOUISIANA"
PREPARED BY: T. BAKER SMITH, INC.
DATED: 07/15/20
- 2) VERTICAL DATUM - NAVD 88 - GEOID 18
- 3) THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ALL EXISTING SERVITUDES, EASEMENTS, AND/OR RIGHTS-OF-WAY WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.
- 4) THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- 5) SEWERAGE DISPOSAL - INDIVIDUAL SEWER TREATMENT PLANT

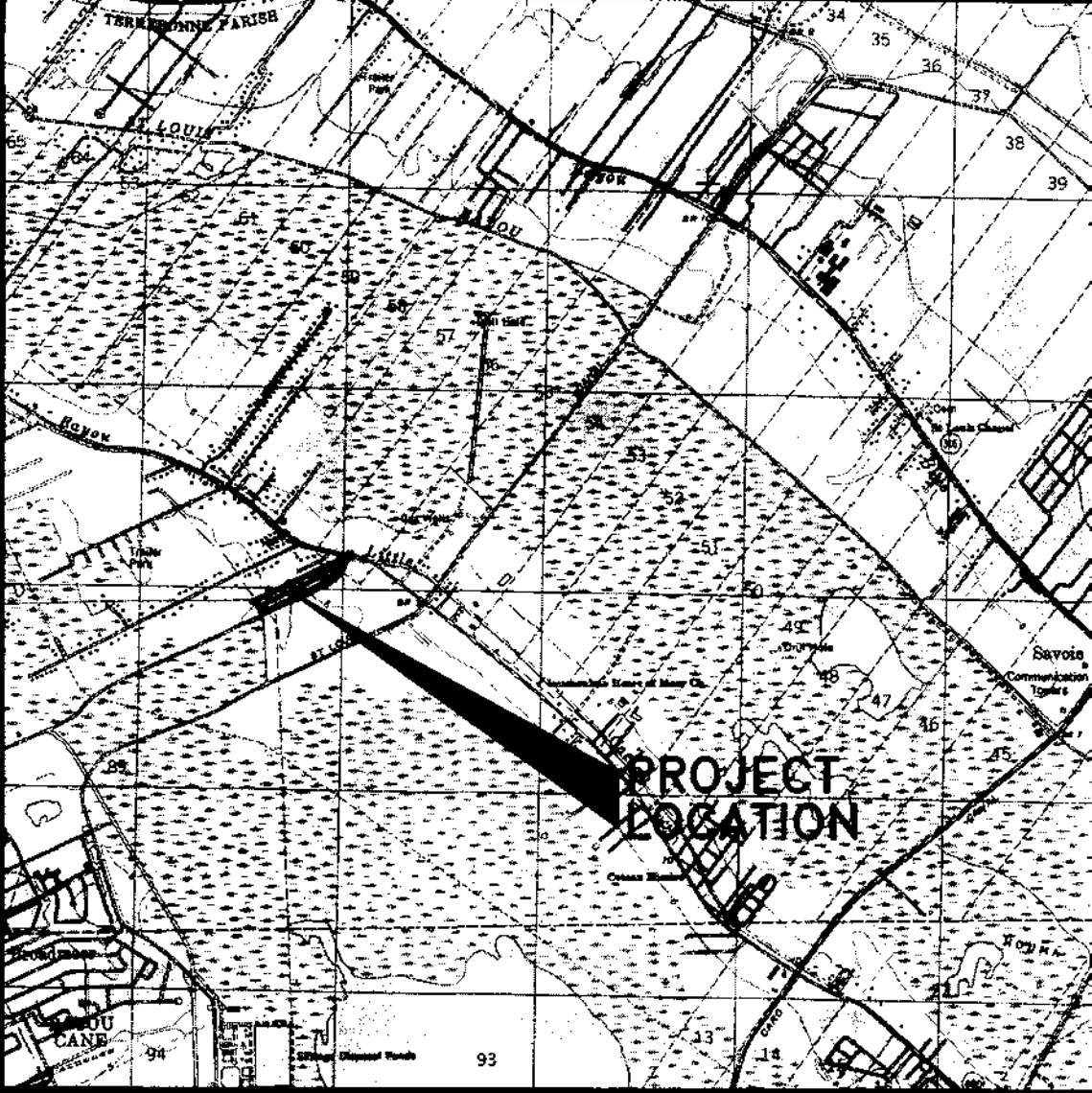
UTILITY NOTE:

A DILIGENT EFFORT HAS BEEN MADE TO SHOW ALL UTILITIES, HOWEVER OTHERS MAY BE PRESENT. THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE LOCATIONS OF FEATURES ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO CONSTRUCTION.

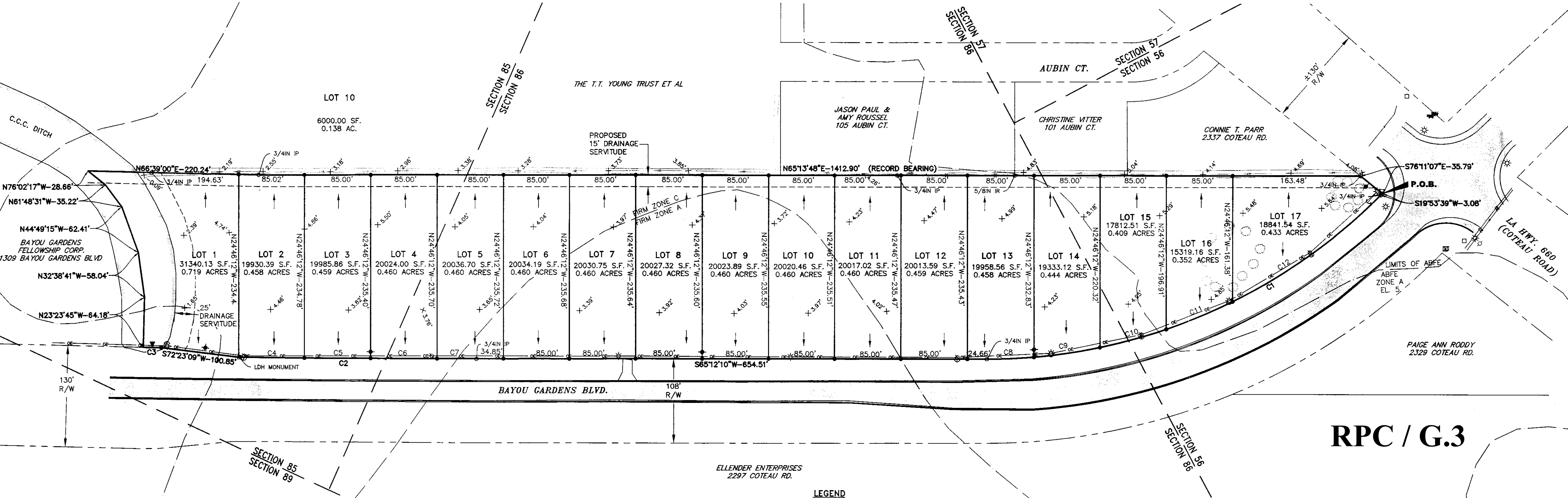
FEMA FLOOD ZONE AND HAZARDS:

- 1) THESE LOTS ARE LOCATED IN ZONE C AND ZONE A
FEMA MAP COMMUNITY PANEL NUMBER 225206 0245 C DATED: MAY 1, 1985
- 2) FLOOD ZONES DETERMINED FROM ADVISORY BASE FLOOD ELEVATION MAP LA-S102 INDICATES PROJECT IS LOCATED IN ABFE ZONE A (EL. 5) AND OUT OF LIMITS DATED FEBRUARY 23, 2006. FOR AREAS OUTSIDE THE STUDY LIMITS REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION.

CURVE DATA TABLE			
CURVE NO.	RADIUS	ARC	CHORD
C1	709.94'	561.45'	S45°32'49"W-546.93' (CALL) S42°32'49"W-546.93' (FOUND)
C2	22864.31'	305.17'	S65°35'06"W-305.17'
C3	22853.31'	23.13'	S66°14'47"W-23.13'
C4	22864.31'	85.02'	S65°51'39"W-85.02'
C5	22864.31'	85.00'	S65°38'52"W-85.00'
C6	22864.31'	85.00'	S65°26'05"W-85.00'
C7	22864.31'	50.15'	S65°15'56"W-50.15'
C8	709.94'	60.42'	S62°45'58"W-60.40'
C9	709.94'	85.97'	S56°51'33"W-85.92'
C10	709.94'	88.22'	S49°49'48"W-88.17'
C11	709.94'	92.19'	S42°33'00"W-92.12'
C12	709.94'	234.66'	S29°21'39"W-233.59'



VICINITY MAP
SCALE 1" = 2000'



RPC / G.3

PRELIMINARY DOCUMENT:

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY, FOR SUBMITTAL TO THE TERREBONNE 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 ALL STANDARDS SET FORTH BY THE LOUISIANA BOARD FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

DEDICATION

THIS IS TO CERTIFY THAT I THE UNDERSIGNED AND OWNER, DO HEREBY IRREVOCABLY OFFER FOR DEDICATION AND MAINTENANCE TO THE TERREBONNE PARISH COUNCIL OR THE PUBLIC UTILITY COMPANY OR SPECIAL DISTRICT HAVING JURISDICTION, THE PERPETUAL USE FOR PROPER PURPOSES INCLUDING, BUT NOT LIMITED TO DRAINAGE, REMOVAL OF SEWAGE, UTILITIES, PARISH USES SERVITUDES THAT ARE SHOWN ON THIS SUBDIVISION PLAT. NO TREES, SHRUBS OR PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR OTHER IMPROVEMENT BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT OF WAY AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSES FOR WHICH THE SERVITUDE OR RIGHT OF WAY WAS GRANTED.

LEGEND

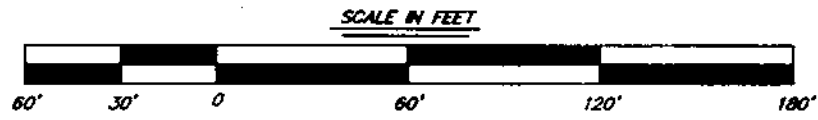
- FOUND AS NOTED
- SET 5/8" I.R.
- ⊗ EXISTING POWER POLE
- ⊗ EXISTING LIGHT POLE
- ⊕ POWER POLE ANCHOR
- ⬮ PROPOSED FIRE HYDRANT
- LDH MONUMENT
- EXISTING DITCH
- DRAINAGE DIRECTION

APPROVALS:

APPROVED & ACCEPTED THIS DATE _____

BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION

BY _____ FOR _____



DATE	DESCRIPTION	REVISION

APPROVALS:

OWNER/DEVELOPER - CAVLAND INVESTMENTS LLC DATE _____

PRELIMINARY PLAT
SINGLE FAMILY RESIDENTIAL LOTS (17 LOTS)

GARDEN ESTATES SUBDIVISION (7.868 ACRES)
LOCATED IN SECTIONS 56, 85, & 86 T16S-R17E
TERREBONNE PARISH, LOUISIANA



LEONARD CHAUVIN P.E., P.L.S., INC.
CIVIL ENGINEER - LAND SURVEYOR
627 JACKSON ST. THIBODAUX, LA.
PHONE: (985) 449-1376

DESIGNED: LJC III	DETAILED: JLN	TRACED:
CHECKED: LJC III	CHECKED: LJC III	CHECKED:
DATE: APRIL 30, 2021		

APPROVED: **PRELIMINARY**

LEONARD J. CHAUVIN, JR.

CAVLAND INVESTMENTS, LLC

DATE

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: Lots 1 THRU 8, A REDIVISION OF PROPERTY BELONGING TO THE HARRY BOURG CORPORATION
2. Developer's Name & Address: THE HARRY BOURG CORP. - 619 POINT ST HOUMA, LA 70360
*Owner's Name & Address: THE HARRY BOURG CORP. - 619 POINT ST HOUMA, LA 70360
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: 2429-2437 BAYOU DULARGE RD
5. Location by Section, Township, Range: SECTION 35, T19S-R16E
6. Purpose of Development: CREATE RESIDENTIAL CAMPSITES
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: 5/27/21 SCALE: 1"=40'
11. Council District: _____
12. Number of Lots: 8
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

5/27/21

Date


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 RB 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.

THE HARRY BOURG CORPORATION

BY: RONNIE BERGERON

Print Name of Signature


Signature

5/27/21

Date

RPC / G.4

Revised 3/25/2010

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

☐ Variance(s) (detailed description):

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

SUBDIVISION OF A PORTION OF PROPERTY BELONGING TO A.M.

- Name of Subdivision: DUPONT CORPORATION
- Developer's Name & Address: A.M. DUPONT CORPORATION P.O. BOX 1166, HOUMA, LA 70361
*Owner's Name & Address: A.M. DUPONT CORPORATION P.O. BOX 1166, HOUMA, LA 70361
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

- | | |
|--|---|
| 4. Physical Address: <u>509, 511, 513, 515, 517, 519 & 521 ISLAND RD MONTEGUT, LA 7077</u> | |
| 5. Location by Section, Township, Range: <u>SECTION 38, T19S-R19E</u> | |
| 6. Purpose of Development: <u>CREATE LOTS TO SELL TO THE CAMP OWNERS</u> | |
| 7. Land Use:
<input checked="" type="checkbox"/> Single-Family Residential
<input type="checkbox"/> Multi-Family Residential
<input type="checkbox"/> Commercial
<input type="checkbox"/> Industrial | 8. Sewerage Type:
<input type="checkbox"/> Community
<input checked="" type="checkbox"/> Individual Treatment
<input type="checkbox"/> Package Plant
<input type="checkbox"/> Other |
| 9. Drainage:
<input type="checkbox"/> Curb & Gutter
<input type="checkbox"/> Roadside Open Ditches
<input checked="" type="checkbox"/> Rear Lot Open Ditches
<input type="checkbox"/> Other | 10. Date and Scale of Map:
<u>DATE: 4/26/21 SCALE: 1"=30"</u> |
| | 11. Council District:
<u>9 Trosclair / Montegut Fire</u> |
| 12. Number of Lots: <u>7</u> | 13. Filing Fees: <u>\$ 312.92</u> |

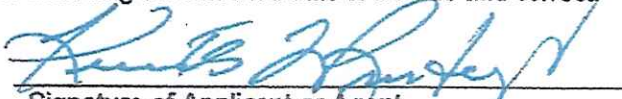
I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

6/25/2021

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.

A.M. DUPONT CORPORATION

by: Brian Larose

Print Name of Signature

6/25/2021

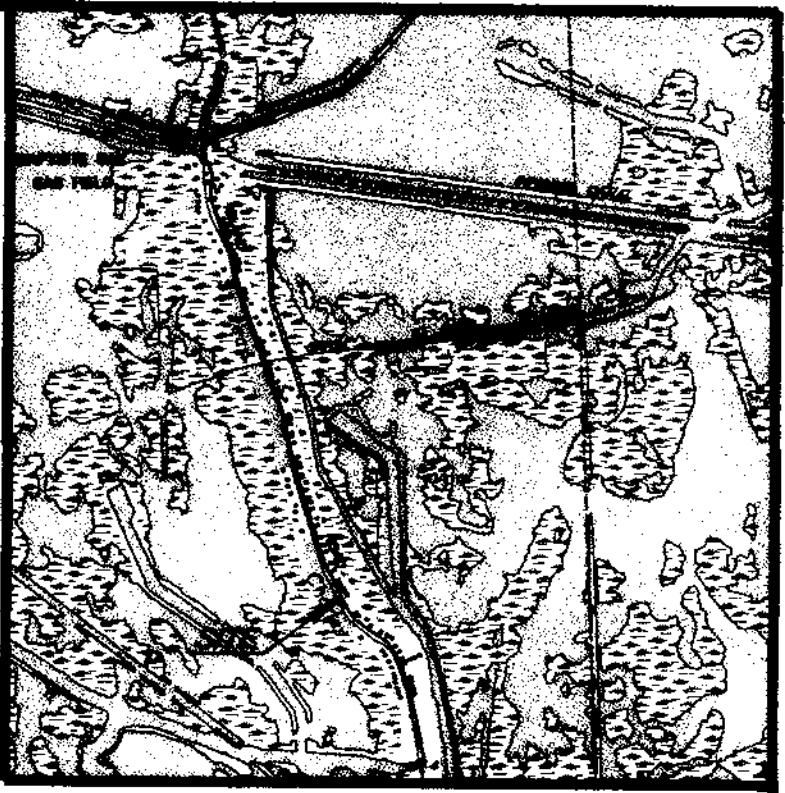
Date


Signature

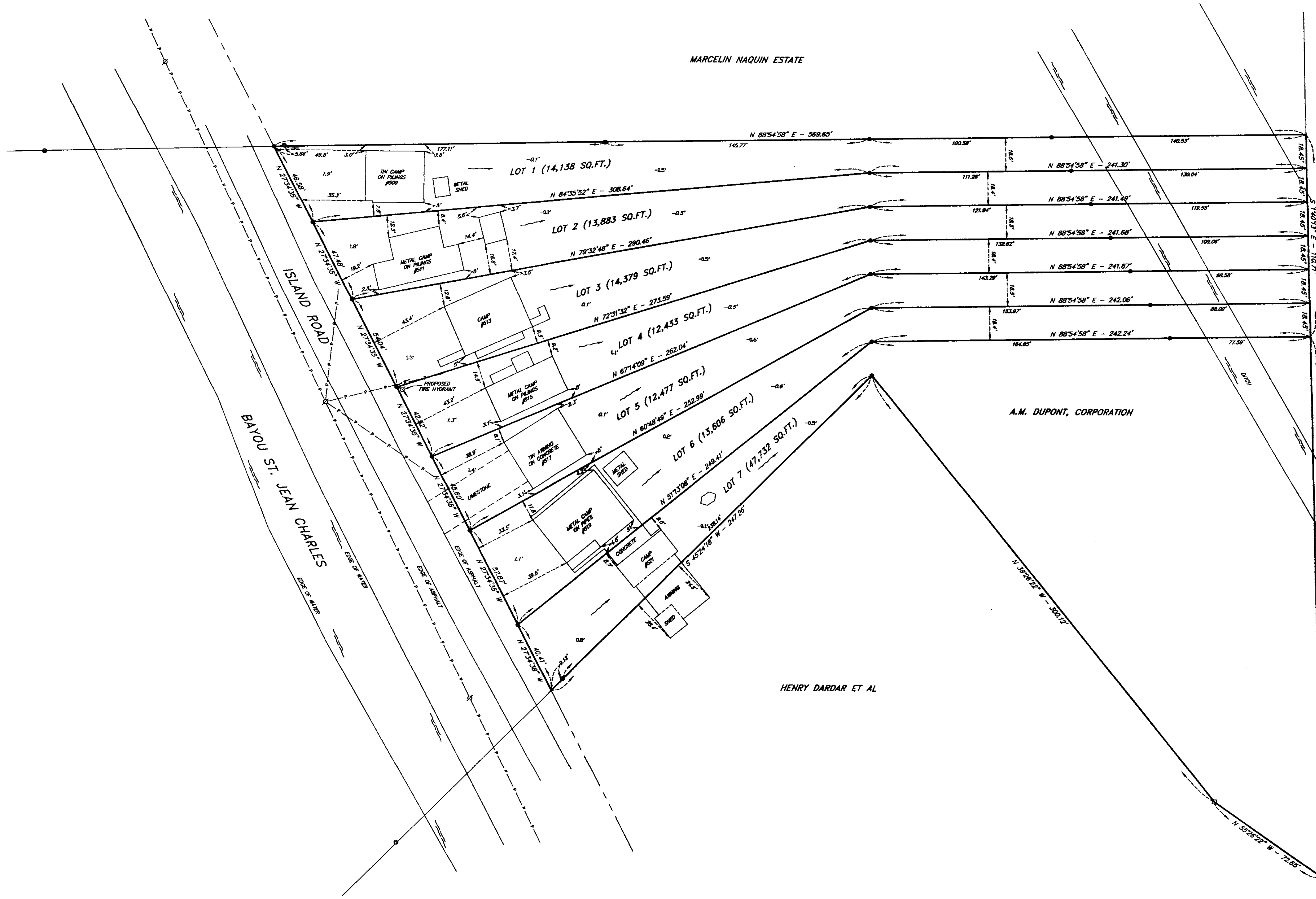
Revised 3/25/2010

PC21/ 7 - 1 - 34

RPC / H.1



"VICINITY MAP"



RPC / H.1

"MINOR SUBDIVISION"
LAND USE: CAMPSITES
DEVELOPER: A.M. DUPONT CORPORATION
SUBDIVISION OF A PORTION OF
PROPERTY BELONGING TO
A.M. DUPONT CORPORATION
IN SECTION 38, T19S - R19E,
TERREBONNE PARISH, LOUISIANA

APRIL 26, 2021
SCALE: 1" = 30'
KENETH L. REMBERT, SURVEYOR
635 SCHOOL ST., HOUMA, LA.
985-879-2782

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

THIS PROPERTY DRAINS TO THE DITCH IN THE REAR, WHICH NEEDS NO
MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY
MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

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

THESE LOTS ARE LOCATED IN ZONE "A15" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT
AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0025, SUFFIX "C", DATED MAY 1, 1985.
INDEXED APRIL 2, 1992 (ZONE "A15" HAS A BASE FLOOD REQUIREMENT OF 13').
F.E.M.A. FEB. 23, 2008 ADVISORY PANEL NO. LA-K110 PLACES THIS PROPERTY IN ZONE "AE"
WITH A BASE FLOOD REQUIREMENT OF 14'.
THE 2008 PRELIMINARY FIRM COMMUNITY NO. 22109C, PANEL NO. 0500 SUFFIX "E"
PLACES THIS PROPERTY IN ZONE "AE-COASTAL FLOODPLAIN" WITH A BASE FLOOD ELEVATION OF 13'.
THIS PLAT BASED ON A PLAT PREPARED BY EUCLID ENGINEERING CO., INC. ENTITLED "MAP SHOWING
SURVEY OF A PORTION OF PROPERTY BELONGING TO THE A.M. DUPONT CORPORATION LOCATED IN
SECTION 38, T19S R19E, TERREBONNE PARISH, LOUISIANA DATED MARCH 3, 1978.
BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM SOUTH ZONE.

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.

- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - INDICATES 5/8" IRON ROD FOUND
 - INDICATES 1" IRON PIPE FOUND
 - INDICATES 1-1/2" IRON PIPE FOUND
 - INDICATES CONCRETE POST FOUND
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - EXISTING FIRE HYDRANT
 - INDICATES SPOT ELEVATION
(BASED ON NAVD 88, 2006)
 - INDICATES BRASS DISK SET
AT ELEV. 2.66' NAVD 88
 - INDICATES DRAINAGE FLOW

GRAPHIC SCALE
30' 15' 0' 30' 60'

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

BY _____ FOR _____



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: Revised Lots 101 & 102, redivision of Lots 101 through 107 of Crescent Plantation
- Developer's Name & Address: Robert Champagne III et ux, P. O. Box 2968, Houma, LA 70361
*Owner's Name & Address: Robert Champagne III et ux, P. O. Box 2968, Houma, LA 70361
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: T. Baker Smith, LLC

SITE INFORMATION:

- Physical Address: 143 Munson Drive, Houma, LA 70360
- Location by Section, Township, Range: Section 101, T17S-R17E
- Purpose of Development: To create 2 tracts from 8 existing lots for construction of new residence
- 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 (Gulf Intracoastal Waterway & Houma Canal)
- Date and Scale of Map: June 15, 2021 Scale: 1" = 50'
- Council District: 1
- Number of Lots: 2
- Filing Fees: \$138.92

I, Kim A. Knight, certify this application including the attached date to be true and correct.

Kim A. Knight
Print Applicant or Agent


Signature of Applicant or Agent

6-28-21
Date

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

Robert Champagne III
Print Name of Signature


Signature

6/24/21
Date

PC21/ 1 - 2 - 35

RPC / H.2

Revised 3/25/2010

