

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

JUNE 21, 2018, 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 May 17, 2018

E. COMMUNICATIONS

F. STAFF REPORT

G. COMMISSION COMMENTS:

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

H. PUBLIC COMMENTS

I. 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 May 17, 2018

E. APPROVE EMITTENCE OF PAYMENT FOR THE JUNE 21, 2018 INVOICES AND TREASURER'S REPORT OF MAY 2018

F. COMMUNICATIONS

G. APPLICATIONS:

1. a) Subdivision: Revised Tract "D-1" & Lots 1 thru 4, A Redivision of Tract "D-1", Property belonging to S & A Capital Investments, L.L.C.
Approval Requested: Process D, Minor Subdivision
Location: Rue Colton John, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: S & A Capital Investments, L.L.C.
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing

c) Consider Approval of Said Application

2. a) Subdivision: Redivision of Lots 11, 12, 24 and 25, Block 7, Phase II, Ashland North Subdivision
 Approval Requested: Process A, Re-Subdivision
 Location: Corner of Mission and Express Boulevards, Terrebonne Parish, LA
 Government Districts: Council District 7 / Grand Caillou Fire District
 Developer: Abby-Ashland, L.L.C.
 Surveyor: Keneth L. Rembert Land Surveyors
 - b) Public Hearing
 - c) Consider Approval of Said Application
3. a) Subdivision: Belmont Place
 Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
 Location: Westside Boulevard Extension, Terrebonne Parish, LA
 Government Districts: Council District 2 / Bayou Cane Fire District
 Developer: Linton Road Company, LLC
 Surveyor: Milford & Associates, Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application
4. a) Subdivision: Division of Lot 2 of the Estate of Mrs. H.L. Smith, et al to create Lots 2A and 2B
 Approval Requested: Process D, Minor Subdivision
 Location: 302 Horseshoe Road, Schriever, Terrebonne Parish, LA
 Government Districts: Council District 4 / Schriever Fire District
 Developer: Lawrence Robertson
 Surveyor: Leonard Chauvin P.E., P.L.S., Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application
5. a) Subdivision: Evangeline Estates, Phase A
 Approval Requested: Process C, Major Subdivision-Engineering
 Location: Rue Des Affaires, Terrebonne Parish, LA
 Government Districts: Council District 3 / Bayou Cane Fire District
 Developer: Gem Builders, LLC
 Surveyor: David A. Waitz Engineering & Surveying, Inc.
 - b) Consider Approval of Said Application

H. STAFF REPORT

1. Discussion and possible action with regard to mileage rates for travel reimbursement to be used by Planning Commissioners
2. Discussion and possible action with regard to revisions to application and comment issuance deadlines related to Process C Engineering Phase and Final Approval Phase
3. Discussion and possible action with regard to revisions to the Administrative Approval Regulations

I. ADMINISTRATIVE APPROVAL(S):

1. Lot Line Shift between property belonging to Melodie Gilbert & Lot 13, Block 2 of Bent Place Subdivision, Section 4, T17S-R17E, Terrebonne Parish, LA
2. Revised Tract "C", A Redivision of Property belonging to Melvin P. Malbrough, et al, Section 32, T18S-R17E, Terrebonne Parish, LA
3. Revised Tracts "C" & "D", Property belonging to A.K.C.C. Holdings, L.L.C. and S & A Capital Investments, L.L.C., Sections 7 & 8, T16S-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 MAY 17, 2018

- A. The Chairman, Dr. L.A. "Budd" Cloutier, Jr., Chairman, called to order the regular meeting of May 17, 2018 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:18 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Jim Erny.
- B. Upon Roll Call, present were: Mr. Joseph "Joey" Cehan; Dr. L.A. "Budd" Cloutier, Jr., Chairman; Mr. James Erny; Mrs. Angi Falgout, Secretary/Treasurer; Mrs. Gloria Foret; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice-Chairman; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Jeremy Kelley. 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. Mrs. Falgout moved, seconded by Mr. Erny: "THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of April 19, 2018."

The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kelley. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mrs. Falgout moved, seconded by Mr. Ostheimer: "THAT the HTRPC emit payment for the May 17, 2018 invoices and approve the Treasurer's Report of April 2018."

The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kelley. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. PLANNING:
1. Planning Commissioners' Comments:
 - a) Mr. Ostheimer spoke of an article in the paper regarding the Morganza System that is moving forward and being pumped out and encouraging a freshwater management plan.
 - b) Mr. Ostheimer spoke of a legal notice regarding an open house for Isle de Jean Charles relocation project and questioned at what point would the Planning Commission be involved.
 - (1) Mr. Pulaski discussed meetings were being held soon to discuss the matter prior to coming to the Planning Commission.
 - (2) Discussion was held with regard to the relocation project and the unrealistic intentions by Washington and not knowing the area and how things are down here.
 2. Administration's Comments: None.
 3. Chairman's Comments:
 - a) The Chairman spoke of solar backups for cell towers in the event of hurricanes and no battery backup so the Parish could still have necessary communication.
- G. COMMUNICATIONS: None.
- H. APPLICATIONS:
1. The Chairman called to order the Public Hearing for an application by PLMACM Corporation requesting approval for Process D, Minor Subdivision, for the Resubdivision of Raw Land Tracts A-B-C-F-A & F-C-D-E-F into Tracts 1 & 2.
 - a) Dr. Steve Morgan, applicant, discussed the location and division of property. He stated he planned on building his office on the corner and selling the other tract.
 - b) No one from the public was present to speak.

c) Mr. Erny moved, seconded by Mr. Kurtz: "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. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kelley. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval.

e) Discussion was held with regard to the drainage and retention pond accommodating both lots. Discussion ensued with regard to the size of the drainage pond being the required size.

f) Mrs. Falgout moved, seconded by Mr. Erny: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Resubdivision of Raw Land Tracts A-B-C-F-A & F-C-D-E-F into Tracts 1 & 2."

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

2. The Chairman called to order the application by Linton Road Company, LLC requesting final approval for Process C, Major Subdivision, for Cameron Isles Business Park Unit 1.

a) Ms. Joan Schexnayder, on behalf of the TPCG Engineering Division, read the memo concerning the punch list items dated May 17, 2018 [See *ATTACHMENT A*].

b) Mr. Ben Elliott, Delta Coast Consultants, representing the Developer, stated they would comply/resolve all of the punch list items.

c) Mr. Ostheimer requested the opinion of ownership of the bayou be incorporated with approval so there would be no question the parish has a right to discharge into the bayou.

d) Mr. Ostheimer moved, seconded by Mrs. Falgout: "THAT the HTRPC grant final approval of the application for Process C, Major Subdivision, for Cameron Isles Business Park Unit 1 conditioned upon the Developer complying/resolving all punch list items per the TPCG Engineering Division's memo dated May 17, 2018 [See *ATTACHMENT A*] and allow 30 days for completion."

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. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kelley. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

I. STAFF REPORT:

1. All Commissioners completed the required Ethics Training Course for 2018.

2. Discussion was held with regard to whether the Planning Commission members should be using the IRS Standard Rate of \$.515 that the Parish Council uses or the Parish Administration/Employee rate of \$.315.

a) The standard procedure and consideration of a new policy was discussed. Mr. Freeman indicated that thirty day notice was needed and courtesy should be provided to the Terrebonne Parish President and Council of the proposed policy.

b) Mr. Thibodeaux moved, seconded by Mr. Erny: "THAT the HTRPC place an agenda item on the next meeting agenda for review and possible action on acting as the Council does for approved out of town meetings for personal mile reimbursement (use of IRS Standard Rate)."

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: Mrs. Foret; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kelley. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

J. ADMINISTRATIVE APPROVALS:

Mr. Erny moved, seconded by Mr. Thibodeaux: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-7."

1. Raw Land Division of Two Tracts: Tract DL-1, being a part of the Warrior Tract & Tract W-1, being a part of Tract L-N-O-P-M-L, Section 1, T18S-R17E & Section 59, T18S-R18E, Terrebonne Parish, LA
2. Tracts A-B-C-D-A, B-E-F-G-H-I-J-C-B & E-K-L-J-I-H-G-F-E, A Redivision of Property belonging to Lou Ellen F. Bullock, et al, Section 65, T20S-R18E, Terrebonne Parish, LA
3. Survey of 3.744 & 0.310 acre tracts belonging to Hospital Service District #1 for a proposed lot line adjustment, Section 8, T17S-R17E, Terrebonne Parish, LA
4. Lot Line Shift between Lots 1 & 2 of the Redivision of Property belonging to B & T Leasing, or assigns, Section 6, T16S-R16E & T16S-R17E, Terrebonne Parish, LA
5. Lot Extensions 2-A, 3-A and the remaining Property belonging to Ronald & Connie Lajaunie, Jr., Sections 82 & 69, T16S-R17E, Terrebonne Parish, LA
6. Revised Tracts B, C, & D, Property belonging to Brandon K. Dufrene, et al, Section 44, T16S-R17E, Terrebonne Parish, LA
7. Revised Tracts 2, 3, & 4, A Redivision of Property belonging to Kimberly D. Chafin, et al, Section 3, T19S-R18E, 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. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kelley. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS: None.

N. Mr. Ostheimer moved, seconded Mrs. Falgout: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:02 p.m."

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. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kelley. 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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

May 17, 2018
Item No. H-2

TO: Christopher M. Pulaski

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

SUBJECT: Cameron Isles Business Park Unit 1
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. The center natural ground elevation of each lot needs to be shown on the plat.
2. Benchmark needs to be installed and stamped with elevation, datum, and date and labeled on the plat.
3. Municipal address should be labeled on the plat.
4. Remove former lots and extinguished servitudes from the plat.
5. The word "proposed" needs to be removed from the record drawings and plat.
6. Standard dedication block for utilities, drainage and street rights-of-way with signature of owner needs to be on the plat.
7. The right-of-way dimensions should be shown from property line to right-of-way line.
8. Property lines and right-of-way lines along Bayou Black should be in accordance with the ordinance that is being approved next week.
9. Street light locations are incorrect on the plat.
10. Plat should have proper ties as per section 24.5.5.9.N in the subdivision regulations.
11. There are four transverse joints that have part longitudinal joints within them and need to be repaired in the turnaround.
12. Due to the irregular transverse joints, TPCG is requesting a two-year warranty for the road.
13. Entire roadway needs to be sealed.
14. There are several spots on the longitudinal joint where the sealer cap has been removed or is not placed properly. These areas need to be cleaned and sealed properly.
15. All pavement markings need to be installed.
16. All traffic signs need to be installed.
17. Section of sidewalk where the new shoulder was placed has been damaged and needs to be replaced.

Saltwater Fishing Capital of the World®

Cameron Isles Business Park Unit 1

Final Inspection

JES Memo to CMP dated 5/17/18

Page 2

18. Roadway should be closed to traffic until accepted by council.
19. No approval from waterworks
20. Lights are not energized.
21. No approval from TPCG utilities.
22. Grading needs to be finished.
23. Fencing around detention pond needs to be installed.
24. See attached for detailed drainage divisions punch list. General items include:
 - a. Grout all culvert inverts at penetrations into catch basins.
 - b. Remove mud, rocks, dirt, and debris from all catch basins.
 - c. Pressure wash all culverts
 - d. CB-02's not included on record drawings.
 - e. Inspection is incomplete and should be rescheduled.
 - f. Developer/Owner is responsible to ensure that all structures are open/ accessible for final inspection.

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

Attachment

cc: Benjamin D. Elliott, P.E.
Planning Commission
Ernest Brown
Engineering Division
Reading File
Council Reading File

From: Robert Harrington Jr.
To: Brooke Becnel Domangue; Joan Schexnayder
Cc: Rory Sons; Randy Lyons
Subject: Correction to Final Inspection Cameron Isles Business Park
Date: Wednesday, May 09, 2018 10:24:31 AM

Good morning Brooke / Joan,

On Tuesday, May 8th the referenced final inspection was held.
The following punch list items require corrections prior to completion:

General:

- Grout all culvert inverts at penetrations into catch basins
- Remove mud, rocks, dirt, and debris from all catch basins
- Pressure wash all Culverts
- Estimated Quantities: CB-02's not included on Record Drawings.
- Developer / Owner is responsible to ensure that all structures are open / accessible for final inspection.

Sta.5+97 O/S 72.7' L (Conflict Box)

1. Remove, reseal, and reset decking on box.
2. Remove lifting cables.
3. Remove wood form from inside box.
4. Grout "unclaimed utility line" from inside box / remove paper filler

Sta.9+32 O/S 63.0' L (DMH)

1. Existing 42" RCPA and 24" RCP " to be removed" have not been removed.
2. Record Drawings do not show existing: DMH, 42" RCPA stub-out, 24" connection at CB-02, and 36" RCPA (road crossing).

Sta. 12+27 O/S 24.3' R (CB-02)

1. Remove lifting cables.

Sta. 13+14 O/S 22.9' R (Modified CB-02)

1. Catch basin is not in accordance with standard DOTD plans.
2. No detailed plans exist for this item.

Sta. 14+82 O/S 46.6' R (Conflict Box)

1. Remove, reseal, and reset decking on box.
2. Remove lifting cables.
3. Remove wood form from inside box.
4. Grout "unclaimed utility line" from inside box / remove paper filler
- ~~5. Remove lifting cables.~~
5. Existing conflict box is not on Record Drawings.

Sta. 16+02 O/S 23.9' R (Modified CB-02)

1. Catch basin is not in accordance with standard DOTD plans.
2. No detailed plans exist for this item.

Sta. 17+90 O/S 25.5' L (CB-02)

1. Remove lifting cables.

Sta. 18+76 O/S 27.4' R (CB-02)

1. Reset top deck.
2. Replace missing ram neck causing sinkhole.

- **Conclusion:** The inspection is incomplete and should be rescheduled.

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: REVISED TRACT "D-1", & LOTS 1 THRU 4, A REDIVISION OF TRACT "D-1"
PROPERTY BELONGING TO S & A CAPITAL INVESTMENTS, LLC
2. Developer's Name & Address: S & A CAPITAL INVESTMENTS, LLC,
P.O. BOX 869 HOUMA, LA 70361
- *Owner's Name & Address: SAME
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: RUE COLTON JOHN, HOUMA, LA 70364
5. Location by Section, Township, Range: SECTIONS 7 & 8, T16S-R17E
6. Purpose of Development: TO CREATE LOTS TO SELL
7. Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
8. Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
9. Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
10. Date and Scale of Map: DATE: 12/12/17 SCALE: 1"=50'
11. Council District: 3 Michel / Bayou Cane Fire
12. Number of Lots: 5
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


5/28/18
Date


Signature of Applicant or Agent

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

RONALD J. SHAW
Print Name of Signature

5/28/18
Date


Signature

PC18/ 6 - 1 - 20

R. Kyle Ardoin
Secretary of State

State of
Louisiana
Secretary of
State



COMMERCIAL DIVISION
225.925.4704

Fax Numbers
225.932.5317 (Admin. Services)
225.932.5314 (Corporations)
225.932.5318 (UCC)

Name	Type	City	Status
S & A CAPITAL INVESTMENTS, LLC	Limited Liability Company	HOUMA	Active

Previous Names

Business: S & A CAPITAL INVESTMENTS, LLC
Charter Number: 41201017K
Registration Date: 6/11/2013

Domicile Address

123 BOCAGE DRIVE
HOUMA, LA 70360

Mailing Address

P.O. BOX 869
HOUMA, LA 70361

Status

Status: Active
Annual Report Status: In Good Standing
File Date: 6/11/2013
Last Report Filed: 5/16/2018
Type: Limited Liability Company

Registered Agent(s)

Agent:	LISE SHAW
Address 1:	123 BOCAGE DRIVE
City, State, Zip:	HOUMA, LA 70360
Appointment Date:	2/13/2014

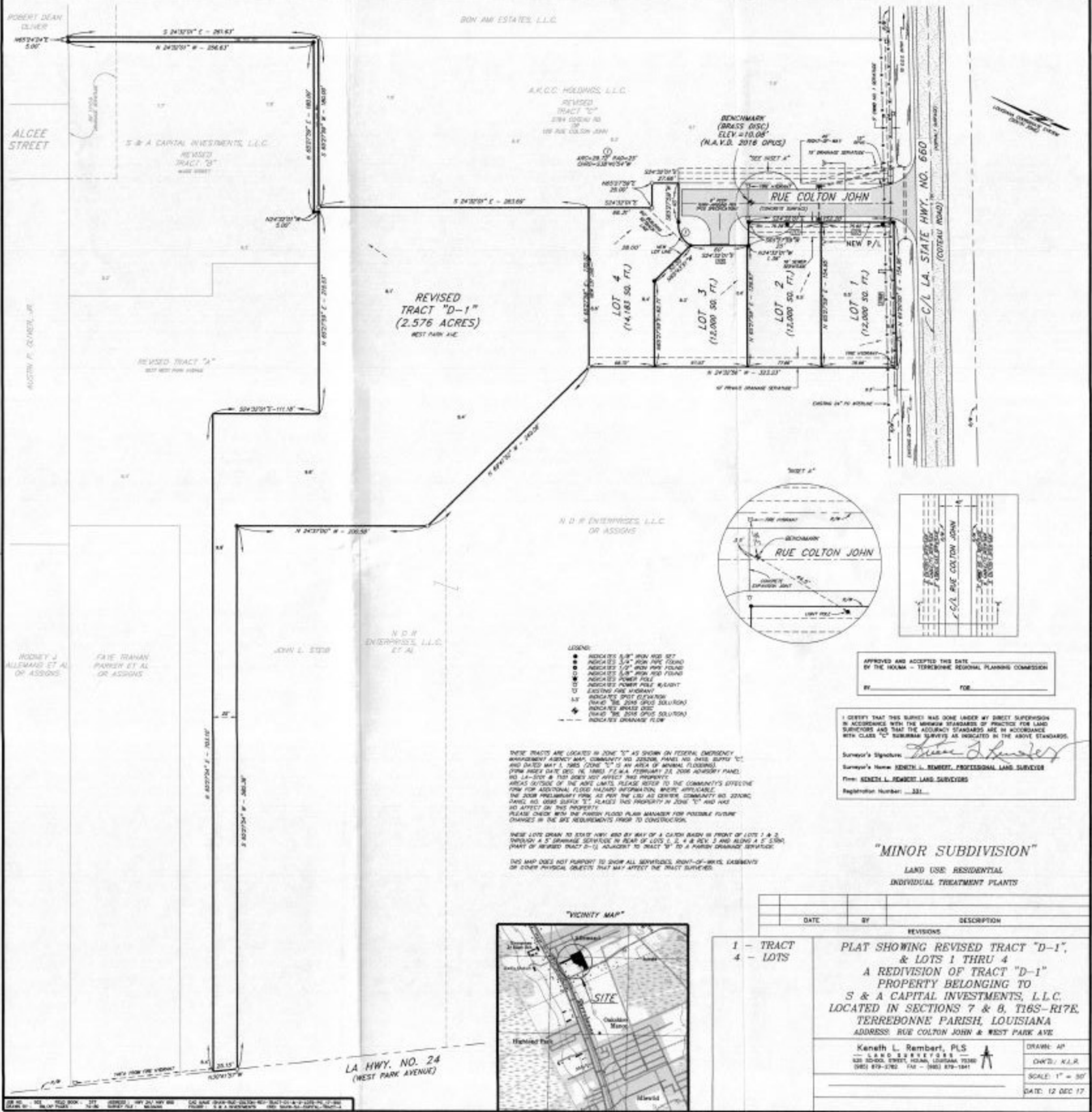
Officer(s)

Additional Officers: No

Officer:	RONALD J. SHAW
Title:	Member
Address 1:	123 BOCAGE DRIVE
City, State, Zip:	HOUMA, LA 70360

Officer:	LISE SHAW
Title:	Member
Address 1:	123 BOCAGE DRIVE
City, State, Zip:	HOUMA, LA 70360

Officer:	MARIA SCHEXNAYDER
Title:	Member
Address 1:	233 OAKDALE LOOP
City, State, Zip:	HOUMA, LA 70360



REVISED TRACT "D-1" (2.576 ACRES) WEST PARK AVE

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

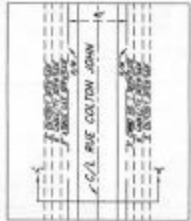
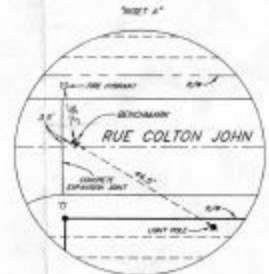
N D R ENTERPRISES, L.L.C. ET AL

- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - INDICATES 3/4" IRON PIPE FOUND
 - INDICATES 1/2" IRON PIPE FOUND
 - INDICATES 1/4" IRON PIPE FOUND
 - INDICATES POWER POLE
 - INDICATES POWER POLE W/SHIELD
 - INDICATES FENCE HOBNAILED
 - INDICATES SPOT ELEVATION
 - INDICATES 2005 GPS SOLUTION
 - INDICATES 2016 GPS SOLUTION
 - INDICATES DRAINAGE FLOW

THESE TRACTS ARE LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 20208, PANEL NO. 0416, SURVEY "C", AND DATED MAY 1, 1965. ZONE "C" IS AN AREA OF ANIMAL FLOODING. FROM ANY DATE DEC. 16, 1980, F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. 14-307 & THIS DOES NOT AFFECT THIS PROPERTY. AREAS OUTSIDE OF THE ABOVE LIMITS, PLEASE REFER TO THE COMMUNITY'S OFFICIAL FLOW FOR ADDITIONAL FLOODED HAZARD INFORMATION, WHERE APPLICABLE. THE ZONE PRELIMINARY FIRM SET FORTH THE L20 AND EXTENSIVE COMMUNITY NO. 20208, DATED 03, 08, 09, SURVEY "C", PLACED THIS PROPERTY IN ZONE "C" AND HAS NO AFFECT ON THIS PROPERTY. PLEASE CHECK WITH THE FLOOD PLAN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE REQUIREMENTS PRIOR TO CONSTRUCTION.

THESE LOTS DRAIN TO EXIST HWY 680 BY WAY OF A CATCH BASIN IN FRONT OF LOTS 1 & 2, DIVISION A 5" DRAINAGE SERVICE IN REAR OF LOTS 2, 4 & REV. 3 AND ALONG A 5" SDR# (PART OF REVISED TRACT D-1) ADJACENT TO TRACT "B" TO A FUTURE DRAINAGE SERVICE.

THIS MAP DOES NOT PURPORT TO SHOW ALL SERVICES, POINT-OF-WORK, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.



APPROVED AND ACCEPTED THIS DATE _____ BY THE BOARD - 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 STANDARD.

Surveyor's Signature: *Kenneth L. Rambert*

Surveyor's Name: KENNETH L. RAMBERT, PROFESSIONAL LAND SURVEYOR

Firm: KENNETH L. RAMBERT LAND SURVEYORS

Registration Number: 331



"MINOR SUBDIVISION"

LAND USE: RESIDENTIAL
INDIVIDUAL TREATMENT PLANTS

DATE	BY	DESCRIPTION
		REVISIONS
		1 - TRACT
		4 - LOTS
<p>PLAT SHOWING REVISED TRACT "D-1", & LOTS 1 THRU 4 A REDIVISION OF TRACT "D-1" PROPERTY BELONGING TO S & A CAPITAL INVESTMENTS, L.L.C. LOCATED IN SECTIONS 7 & 8, T16S-R7E, TERREBONNE PARISH, LOUISIANA ADDRESS: RUE COLTON JOHN & WEST PARK AVE</p>		
<p>Kenneth L. Rambert, PLS 555 E. B. & S. R. 1111 S. 11 225 EDWARDS STREET, HOUMA, LOUISIANA 70306 (850) 879-3782 FAX - (850) 879-1841</p>		
<p>DRAWN: AP DWG#: K.L.R. SCALE: 1" = 30' DATE: 12 DEC 17</p>		

Houma-Terrebonne Regional Planning Commission

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

APPLICATION
SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) (detailed description):

VARIANCE REQUESTED FOR NOT PROVIDING 50' X 50' BUILDING AREA.

I respectfully request a variance from the Drainage Study based on Exhibits "D", "A", "B", "C" attached

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

- 1. Name of Subdivision: REDIVISION OF LOTS 11,12,24 & 25, BLOCK 7, PHASE ii, ASHLAND
NORTH SUBDIVISION
- 2. Developer's Name & Address: ABBY-ASHLAND, L.L.C./O CARL HECK, JR., SUITE G., HOUMA, LA 70360
1425 West Tunnel Blvd.
- *Owner's Name & Address: SAME
[* All owners must be listed, attach additional sheet if necessary]
- 3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

- 4. Physical Address: CORNER OF MISSION AND EXPRESS BLVD.
- 5. Location by Section, Township, Range: SECTION 59, T17S-R18E
- 6. Purpose of Development: REDIVIDE LOTS INTO SMALLER LOTS
- 7. Land Use:
 - Single-Family Residential
 - Multi-Family Residential
 - Commercial
 - Industrial
- 8. Sewerage Type:
 - Community
 - Individual Treatment
 - Package Plant
 - Other
- 9. Drainage:
 - Curb & Gutter
 - Roadside Open Ditches
 - Rear Lot Open Ditches
 - Other
- 10. Date and Scale of Map: MAY 30, 2018 SCALE: 1"=30'
- 11. Council District: 7 Marmande / Grand Caillou Fire
- 12. Number of Lots: 21
- 13. Filing Fees: \$135⁸⁴

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

KENETH L. REMBERT
Print Applicant or Agent

[Signature]
Signature of Applicant or Agent

May 31, 2018
Date

Abby-Ashland LLC represented by Carl Heck Jr authorized 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.

ASHLAND-ABBY, L.L.C. BY CARL HECK, JR, President
AND AMY GAUTREAUX, Real Estate Broker
Print Name of Signature

[Signature]
Signature
[Signature]

May 31, 2018
Date

PC18/ 6 - 2 - 21

(https://www.sos.la.gc/default.aspx)



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Name	Type	City	Status
ABBY - ASHLAND, L.L.C.	Limited Liability Company	HOUMA	Active

Previous Names

Business: ABBY - ASHLAND, L.L.C.
Charter Number: 36516882K
Registration Date: 8/10/2007

Domicile Address

1425 WEST TUNNEL BLVD., STE. G
 HOUMA, LA 70360

Mailing Address

C/O CARL HECK, JR.
 1425 WEST TUNNEL BLVD., STE. G
 HOUMA, LA 70360

Status

Status: Active
Annual Report Status: In Good Standing
File Date: 8/10/2007
Last Report Filed: 8/17/2017
Type: Limited Liability Company

Registered Agent(s)

Agent:	CARL HECK, JR.
Address 1:	1425 WEST TUNNEL BLVD., STE. G
City, State, Zip:	HOUMA, LA 70360
Appointment Date:	8/10/2007

Officer(s)

Additional Officers:

Officer:	LYNN DEAN
Title:	Member
Address 1:	310 B DEAN COURT
City, State, Zip:	HOUMA, LA 70363
Officer:	JACQUELINE DEAN
Title:	Manager
Address 1:	310 B DEAN COURT
City, State, Zip:	HOUMA, LA 70363
Officer:	MILES LANDRY
Title:	Manager
Address 1:	310 B DEAN COURT
City, State, Zip:	HOUMA, LA 70363
Officer:	ALICIA DEAN NETTLES
Title:	Manager
Address 1:	310 B DEAN COURT
City, State, Zip:	HOUMA, LA 70363

GET HELP

Amendments on File (1)

Description	Date
Appointing, Change, or Resign of Officer	2/26/2014

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[View Shopping Cart](#)

EXHIBIT "D"

June 1, 2018

I respectfully request a variance from the drainage study requirement based on Exhibits "A", "B", "C" and "D".

On September 20, 2012, the Planning Commission approved a similar re-division of Lots 4 and 5 of Block 8, Phase II of Ashland North Subdivision which was located directly across Mission Boulevard from the current requested re-division.

ABBY-ASHLAND, LLC

A handwritten signature in purple ink that reads "Carl Heck, Jr." in a cursive style.

BY: CARL HECK, JR.
Registered Agent

Exhibit "A"

Terrebonne Parish Recording Page

Theresa A. Robichaux
Clerk Of Court
P.O. Box 1569
Houma, La 70361-1569
(985) 868-5660

Received From :
WESTERFELT PROPERTIES INC
1425 WEST TUNNEL BLVD., SUITE G
HOUMA, LA 70360

First VENDOR
ASHLAND NORTH SUBDIVISION

First VENDEE
SECTION 59 T17S R18E MAP #13669

Index Type : Conveyances

File # : 1418924

Type of Document : Map - Platt In Cob

Recording Pages : 2

Book : 2317 Page : 339

Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Terrebonne Parish, Louisiana

Theresa A. Robichaux
Clerk of Court

On (Recorded Date) : 01/31/2013

At (Recorded Time) : 9:58:08:000 AM



Doc ID - 011962130002

CLERK OF COURT
THERESA A. ROBICHAUX
Parish of Terrebonne
I certify that this is a true copy of the attached document that was filed for registry and Recorded 01/31/2013 at 9:58:08 Recorded in Book 2317 Page 339 File Number 1418924



Debra A. Albert
Deputy Clerk

Return To :
WESTERFELT PROPERTIES INC
1425 WEST TUNNEL BLVD., SUITE G
HOUMA, LA 70360

Do not Detach this Recording Page from Original Document

APPROVED AND ACCEPTED THIS DATE 1/29/2013
BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION

BY *Debra M. Beemel* FOR Approval

LAND USE: SINGLE FAMILY RESIDENTIAL
DEVELOPER: ASHLAND BATTURE LOTS, LTD.

SURVEY OF
LOTS 4-A THRU 4-G & LOTS 5-A THRU 5-E
A REDIVISION OF LOTS 4 & 5 OF BLOCK 8
PHASE II, ASHLAND NORTH SUBDIVISION
LOCATED IN SECTION 59, T17S-R18E,
TERREBONNE PARISH, LOUISIANA

AUGUST 27, 2012
REVISED: OCTOBER 25, 2012

SCALE: 1" = 30'



Kenneth L. Rembert
KENETH L. REMBERT, SURVEYOR
635 SCHOOL ST., HOUMA, LA.

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

MEETING OF SEPTEMBER 20, 2012

- A. The Vice Chairman, Mr. W. Alex Ostheimer, called to order the regular meeting of September 20, 2012 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 7:12 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and the Pledge of Allegiance led by Mr. Jeremy Kelley.
- B. Upon Roll Call, present were: Mr. Richard Elfert; Mr. James Erny, Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice Chairman; Mr. Gerald Schouest; Mr. Wayne Thibodeaux; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call was: Dr. L.A. "Budd" Cloutier, Jr., Chairman. Also present were Mr. Patrick Gordon, Director and Mr. Christopher Pulaski, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Mrs. Williams moved, seconded by Mr. Erny: "THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of August 16, 2012."

The Vice Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. Mrs. Williams moved, seconded by Mr. Schouest: "THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of August 16, 2012."

The Vice Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mrs. Williams moved, seconded by Mr. Kelley: "THAT the HTRPC emit payment for the September 20, 2012 invoices and approve the Treasurer's Report of August 2012."

The Vice Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS:
1. Mr. Gordon read a letter from Keneth L. Rembert Land Surveyors dated September 20, 2012 requesting to table the application for Lots 2-A thru 2-F & Revised Lot 2, A Redivision of Revised Lot 2, Addendum No. 1 to North Terrebonne Commercial Park, Property of North Terrebonne Investors, L.L.C. [See ATTACHMENT A].
 - a) Mr. Erny moved, seconded by Mr. Kurtz: "THAT the HTRPC table the application for Lots 2-A thru 2-F & Revised Lot 2, A Redivision of Revised Lot 2, Addendum No. 1 to North Terrebonne Commercial Park, Property of North Terrebonne Investors, L.L.C. until the next regular meeting of October 25, 2012 as per the Developer's request."

The Vice Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. APPLICATIONS:
1. The Vice Chairman called to order the Public Hearing for an application by Ashland Batture Lots, Ltd. for Process D, Minor Subdivision for Lots 4-A thru 4-G & Lots 5-A thru 5-E, A Redivision of Lots 4 & 5, Block 8, Phase II, Ashland North Subdivision.
 - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the Developer, discussed the location and division of property.

- b) No one from the Public was present to speak.
- c) Mr. Thibodeaux moved, seconded by Mr. Erny: "THAT the Public Hearing be closed."

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

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided fire hydrants were depicted on the plat, addresses be illustrated, waterline is installed as required by Waterworks, and sewer taps are installed in conformity with Pollution Control.

- e) Discussion was held with regard to creating green space for the children.

- f) Mr. Erny moved, seconded by Mr. Thibodeaux: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for Lots 4-A thru 4-G & Lots 5-A thru 5-E, A Redivision of Lots 4 & 5, Block 8, Phase II, Ashland North Subdivision conditioned upon fire hydrants being depicted on the plat, addresses be illustrated, waterline is installed as required by Waterworks, and sewer taps are installed in conformity with Pollution Control."

- g) Discussion was held with regard to the 50' x 50' box requirement for subdivisions that this subdivision doesn't comply with, lots previously approved with the same layout, and requesting for a variance.

- h) MOTION AS AMENDED: Mr. Erny moved, seconded by Mr. Thibodeaux: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for Lots 4-A thru 4-G & Lots 5-A thru 5-E, A Redivision of Lots 4 & 5, Block 8, Phase II, Ashland North Subdivision with a variance from the 50' x 50' box requirement due to previously approved lots in the subdivision less than 40' and conditioned upon fire hydrants being depicted on the plat, addresses be illustrated, waterline is installed as required by Waterworks, and sewer taps are installed in conformity with Pollution Control."

- i) Discussion was held with regard to drainage on the lots. Ms. Schexnayder stated the lots were originally designed for commercial and would now be able to handle the runoff due to the lots being residential.

The Vice Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Schouest, and Mr. Thibodeaux; NAYS: Mrs. Williams; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. TABLED Lots 2-A thru 2-F & Revised Lot 2, A Redivision of Revised Lot 2, Addendum No. 1 to North Terrebonne Commercial Park See Item E1

Mr. Jeremy Kelley recused himself from Items F3 and F4.

3. The Vice Chairman called to order the Public Hearing for an application by Jacque Mire, Jr. for Process D, Minor Subdivision for Tracts "A" & "B", Property belonging to Jacque F. Mire, Jr.

- a) Mr. Terral Martin, GSE Associates, LLC, on behalf of Mr. Prosper Toups, representing the developer, discussed the location and division of property.
- b) The Vice Chairman recognized Ann Barker Fairley, 132 Waterplant Road, who expressed concerns of mature oaks located on the property and didn't want to see them removed.
- c) The Vice Chairman recognized Glenn Schexnayder, 140 Waterplant Road, who expressed concerns of a mobile home park, etc.
- d) The Vice Chairman clarified that this matter was for the division of 2 lots and any discussions with regard to the major subdivision would have to wait until the next item.
- e) Mrs. Williams moved, seconded by Mr. Erny: "THAT the Public Hearing be closed."

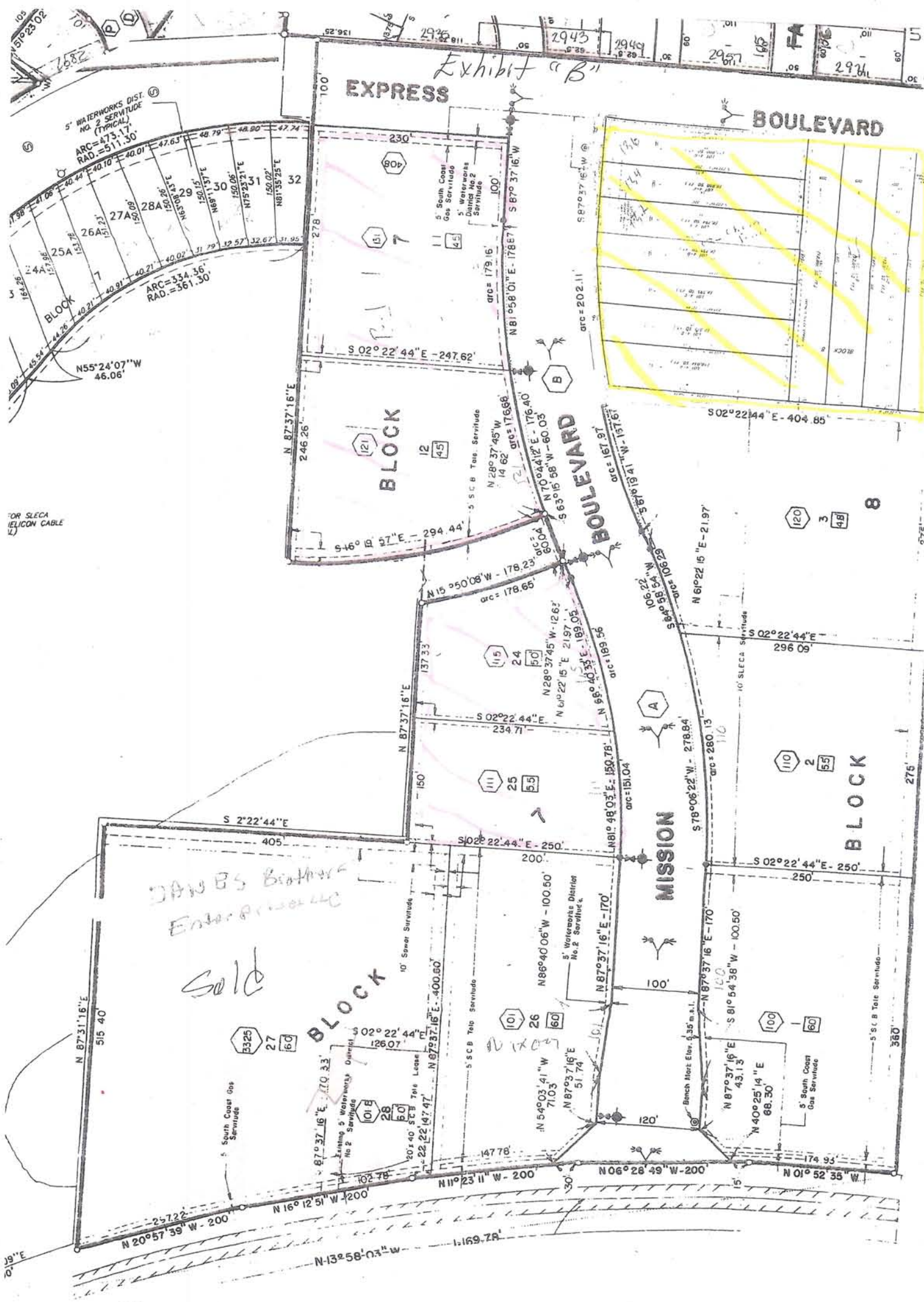


Exhibit "B"

EXPRESS

BOULEVARD

BLOCK

BOULEVARD

MISSION

BLOCK

BLOCK

DAWB'S Business
Enterprises LLC

Sold

FOR SLECA
HELICON CABLE
(L)

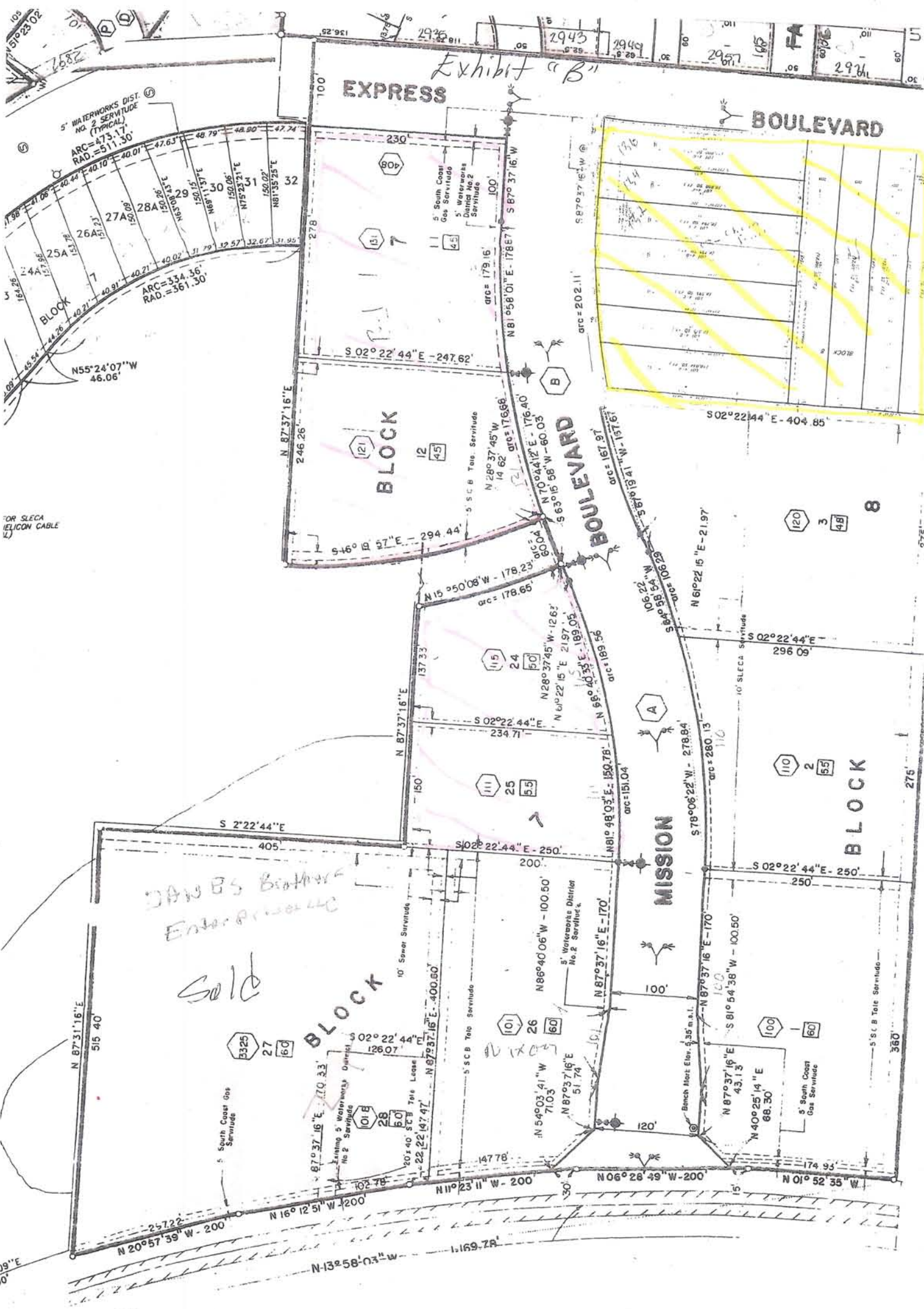


Exhibit "B"

EXPRESS

BOULEVARD

BLOCK

BOULEVARD

MISSION

BLOCK

BLOCK

DAWB'S Business
Enterprises LLC

Sold

FOR SLECA
HELICON CABLE
(L)

Exhibit "C" (variance)

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

MEETING OF SEPTEMBER 20, 2012

- A. The Vice Chairman, Mr. W. Alex Ostheimer, called to order the regular meeting of September 20, 2012 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 7:12 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and the Pledge of Allegiance led by Mr. Jeremy Kelley.
- B. Upon Roll Call, present were: Mr. Richard Elfert; Mr. James Erny, Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice Chairman; Mr. Gerald Schouest; Mr. Wayne Thibodeaux; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call was: Dr. L.A. "Budd" Cloutier, Jr., Chairman. Also present were Mr. Patrick Gordon, Director and Mr. Christopher Pulaski, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Mrs. Williams moved, seconded by Mr. Erny: "THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of August 16, 2012."
- The Vice Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE CHAIRMAN DECLARED THE MOTION ADOPTED.
2. Mrs. Williams moved, seconded by Mr. Schouest: "THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of August 16, 2012."
- The Vice Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mrs. Williams moved, seconded by Mr. Kelley: "THAT the HTRPC emit payment for the September 20, 2012 invoices and approve the Treasurer's Report of August 2012."
- The Vice Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS:
1. Mr. Gordon read a letter from Keneth L. Rembert Land Surveyors dated September 20, 2012 requesting to table the application for Lots 2-A thru 2-F & Revised Lot 2, A Redivision of Revised Lot 2, Addendum No. 1 to North Terrebonne Commercial Park, Property of North Terrebonne Investors, L.L.C. [See ATTACHMENT A].
- a) Mr. Erny moved, seconded by Mr. Kurtz: "THAT the HTRPC table the application for Lots 2-A thru 2-F & Revised Lot 2, A Redivision of Revised Lot 2, Addendum No. 1 to North Terrebonne Commercial Park, Property of North Terrebonne Investors, L.L.C. until the next regular meeting of October 25, 2012 as per the Developer's request."
- The Vice Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. APPLICATIONS:
1. The Vice Chairman called to order the Public Hearing for an application by Ashland Batture Lots, Ltd. for Process D, Minor Subdivision for Lots 4-A thru 4-G & Lots 5-A thru 5-E, A Redivision of Lots 4 & 5, Block 8, Phase II, Ashland North Subdivision.
- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the Developer, discussed the location and division of property.

- b) No one from the Public was present to speak.
- c) Mr. Thibodeaux moved, seconded by Mr. Erny: "THAT the Public Hearing be closed."

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

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided fire hydrants were depicted on the plat, addresses be illustrated, waterline is installed as required by Waterworks, and sewer taps are installed in conformity with Pollution Control.
- e) Discussion was held with regard to creating green space for the children.
- f) Mr. Erny moved, seconded by Mr. Thibodeaux: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for Lots 4-A thru 4-G & Lots 5-A thru 5-E, A Redivision of Lots 4 & 5, Block 8, Phase II, Ashland North Subdivision conditioned upon fire hydrants being depicted on the plat, addresses be illustrated, waterline is installed as required by Waterworks, and sewer taps are installed in conformity with Pollution Control."
- g) Discussion was held with regard to the 50' x 50' box requirement for subdivisions that this subdivision doesn't comply with, lots previously approved with the same layout, and requesting for a variance.
- h) MOTION AS AMENDED: Mr. Erny moved, seconded by Mr. Thibodeaux: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for Lots 4-A thru 4-G & Lots 5-A thru 5-E, A Redivision of Lots 4 & 5, Block 8, Phase II, Ashland North Subdivision with a variance from the 50' x 50' box requirement due to previously approved lots in the subdivision less than 40' and conditioned upon fire hydrants being depicted on the plat, addresses be illustrated, waterline is installed as required by Waterworks, and sewer taps are installed in conformity with Pollution Control."
- i) Discussion was held with regard to drainage on the lots. Ms. Schexnayder stated the lots were originally designed for commercial and would now be able to handle the runoff due to the lots being residential.

The Vice Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Schouest, and Mr. Thibodeaux; NAYS: Mrs. Williams; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 2. TABLED Lots 2-A thru 2-F & Revised Lot 2, A Redivision of Revised Lot 2, Addendum No. 1 to North Terrebonne Commercial Park *See Item E1*

Mr. Jeremy Kelley recused himself from Items F3 and F4.

- 3. The Vice Chairman called to order the Public Hearing for an application by Jacque Mire, Jr. for Process D, Minor Subdivision for Tracts "A" & "B", Property belonging to Jacque F. Mire, Jr.
 - a) Mr. Terral Martin, GSE Associates, LLC, on behalf of Mr. Prosper Toups, representing the developer, discussed the location and division of property.
 - b) The Vice Chairman recognized Ann Barker Fairley, 132 Waterplant Road, who expressed concerns of mature oaks located on the property and didn't want to see them removed.
 - c) The Vice Chairman recognized Glenn Schexnayder, 140 Waterplant Road, who expressed concerns of a mobile home park, etc.
 - d) The Vice Chairman clarified that this matter was for the division of 2 lots and any discussions with regard to the major subdivision would have to wait until the next item.
 - e) Mrs. Williams moved, seconded by Mr. Erny: "THAT the Public Hearing be closed."

The Vice Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. Mr. Kelley recused himself from the matter. THE VICE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- f) Mr. Gordon discussed the Staff Report and stated Staff would recommend conditional approval provided a fire hydrant was installed within 250' of Tract A along West Park Avenue, addresses were depicted on the plat, and drainage calculations were submitted to the Terrebonne Parish Engineering Division for review and/or approval.
- g) Mr. Elfert moved, seconded by Mr. Kurtz: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for Tracts "A" & "B", Property belonging to Jacque F. Mire, Jr."

The Vice Chairman called for a vote on the amended motion offered by Mr. Elfert. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. Mr. Kelley recused himself from the matter. THE VICE CHAIRMAN DECLARED THE AMENDED MOTION ADOPTED.

- 4. The Vice Chairman called to order the Public Hearing for a conceptual and preliminary application by Jacque Mire, Jr. for Process C, Major Subdivision for Mire Subdivision.
 - a) Mr. Terral Martin, GSE Associates, LLC, representing the developer, discussed the location and division of property. He stated they would do three phases of the 138 lots.
 - b) The Vice Chairman recognized Ann Barker Fairley, 132 Waterplant Road, who expressed concerns of who the Developer was, maintenance of the package plant, traffic, drainage, sufficient green space, and the area turning into a mobile home park or entry-level homes.
 - c) The Vice Chairman recognized Debby Terry, 228 Waterplant Road, who expressed concerns of the nice homes in Callahan Estates and opposing smaller homes that would affect their home values and traffic.
 - d) The Vice Chairman recognized Henry Johnson, 282 Waterplant Road, who expressed concerns of traffic, speeding, decrease in property values, and requested them to reconsider the layout.
 - e) The Vice Chairman recognized Shawn Landry, 162 Mamie Drive, who expressed concerns with the drainage servitude, sewer treatment plant for 138 homes, and traffic and enforcement of the same.
 - f) The Vice Chairman recognized Duana Williams, 216 Waterplant Road, who expressed concerns of her home value being depreciated, traffic, the plan being revised to have more comparable lot sizes as theirs, restrictions on the homes, and a buffer.
 - g) The Vice Chairman suggested getting Councilwoman Beryl Amedée involved.
 - h) The Vice Chairman recognized Mrs. Fairley who stated Councilwoman Amedée didn't have a chance to review the plan and could not make the meeting due to a prior commitment.
 - i) Mr. Martin stated Mr. Mire was the Developer and Owner of the property and that Phase A would consist of bigger homes than in Phases B & C. He stated they would be stick-built, curb and gutter with subsurface drainage, cement slabs, and ponds as aesthetics.
 - j) Mrs. Williams moved, seconded by Mr. Erny: "THAT the HTRPC continue the public hearing and table the conceptual and preliminary application for Process C, Major Subdivision, for Mire Subdivision until the next regular meeting of October 25, 2012."
 - k) Discussion was held with regard to green space, numerous driveways along Waterplant Road due to the small size of the lots and a traffic study that may be required at the Engineering Stage.

The Vice Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. Mr. Kelley recused himself from the matter. THE VICE CHAIRMAN DECLARED THE MOTION ADOPTED.

5. The Vice Chairman called to order the Public Hearing for an application by Anne Marie Dupont Boudreaux for Process D, Minor Subdivision for the Division of land belonging to Anne Marie Dupont Boudreaux.
- a) Mr. Allen Woodard, representing the developer, discussed the location and division of property.
 - b) No one from the public was present to speak.
 - c) Mr. Thibodeaux moved, seconded by Mr. Kelley: "THAT the Public Hearing be closed."

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

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided drainage arrows were depicted for Tract G, drainage plan is specified on the plat, flood zone and required elevation be placed on the plat, and utility letters are submitted.
- e) Mr. Kurtz moved, seconded by Mr. Erny: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for the Division of land belonging to Anne Marie Dupont Boudreaux conditioned upon drainage arrows being depicted for Tract G, drainage plan is specified on the plat, flood zone and required elevation be placed on the plat, and utility letters are submitted."

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

G. STAFF REPORT:

1. Mr. Gordon stated they were going to go over Chapters 1-3 of Comprehensive Master Plan briefly and discuss at tonight's meeting. They would continue going over three chapters at a time at the next meetings until finished.
 - a) Mr. Thibodeaux suggested handling these matters at the beginning of the meeting so public would be present for the same.
 - b) Discussion was held with regard to holding Special Meetings instead and do four chapters instead.
 - c) Mr. Thibodeaux moved, seconded by Mr. Schouest: "THAT the HTRPC authorize Staff and the Chairman to identify appropriate dates and times for a couple of special meetings to address the matter."
 - d) Discussion was held with regard to the Chairman's intent to close the public hearing, go over the plan and accept public speaker cards and keep time limit.

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

H. ADMINISTRATIVE APPROVALS:

Mr. Erny moved, seconded by Mrs. Williams: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-8."

1. Revised Lots 12 & 13, Property of Cropland Investment Group, LLC, et al, Sections 3 & 4, T16S-R16E & T16S-R17E, Terrebonne Parish, LA
2. A Redivision of Property belonging to J & D Sontheimer Properties, L.L.C., et al, Section 6, T16S-R17E, Terrebonne Parish, LA

3. Survey of Two Tracts of Land belonging to D.C. Walther, Sections 56, 56 & 11, T16S-R16E, Terrebonne Parish, LA
4. Survey of Revised Tracts "B" & "C", A Redivision of Tracts "A", "B", & "C" and Lots 5 & 6, Property belonging to DJW Property Management, LLC, Sections 5 & 6, T16S-R16E & T16S-R17E, Terrebonne Parish, LA
5. Lots "A" & "B", A Revision of Lots 6, 7, & 8, Block 10, Jastremski Addition to the City of Houma, Sections 6, 7, & 96, T17S-R17E, Terrebonne Parish, LA
6. Survey showing 97.00' Property Line Shift on Property belonging to Mario Manufacturing, Inc. between Tract G-D-E-F-G and Tract H-C-D-G-H to be acquired by Gordon P. Moss, Section 12, T17S-R17E, Terrebonne Parish, LA
7. Lot "1" of Hollywood Fields Subdivision and Lot "1-A", Property of Augustus A. Harmon, Jr., Section 102, T17S-R17E, Terrebonne Parish, LA
8. Revised Lot 6 of Block 2, Addendum No. 11 to Southdown West Subdivision, Section 102, T17S-R17E, Terrebonne Parish, LA

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

J. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee: None.
2. Comprehensive Master Plan Update:
 - a) Mr. Erny moved, seconded by Mr. Kelley: "THAT the Public Hearing be closed."

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

3. Master Thoroughfare Plan Committee Update:
 - a) The Vice Chairman called to order the Public Hearing for review and community input with regard to the Master Thoroughfare Plan revisions.
 - b) Mr. Gordon requested the matter be tabled since the property owner letters didn't go out.
 - c) The Vice Chairman recognized Mr. Josh Manning, 112 St. Anne Drive, South Central Development & Planning Commission, who represents the MPO and stated they are federally required to have a 25-year Master Transportation Plan for the Houma-Terrebonne Region and this project is in their plan and they endorse. He stated this is a much needed corridor.
 - d) Discussion was held with regard to the Planning Commission being expected to take action on this matter, have this corridor in place so subdivisions can develop around, and advertising in the paper along with property owner letters being sent out which has never been done before.
 - e) Mr. Thibodeaux moved, seconded by Mr. Schouest: "THAT the Public Hearing be continued."
 - f) Discussion ensued with regard to the Master Thoroughfare Plan and South Central's plans coordinated with one another and the MPO covering parishes in a regional perspective.

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

J. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:
 - a) Mr. Thibodeaux discussed driveways along West Park Avenue and Mr. Gordon stated Mr. Ronnie Shaw did submit a plan to DOTD where he was restricted to any further access to the highway.
 - b) Mr. Schouest discussed property signs when rezoning property as an additional means to notifying residents of public hearings, etc.

2. Vice Chairman's Comments:

- a) The Vice Chairman discussed typical water flow and the wind's capability with regard to flooding from Hurricane Isaac in the LaPlace and surrounding areas.

K. PUBLIC COMMENTS: None.

L. Mr. Thibodeaux moved, seconded Mr. Erny: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 8:42 p.m."

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

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

Kenneth L. Rembert

LAND SURVEYORS

since 1973

635 SCHOOL ST. HOUMA, LA. 70360
504-879-2782 (FAX) 504-879-1641

September 20, 2012

Houma-Terrebonne Planning & Zoning
P. O. Box 1446
Houma, LA 70361

Att: Mr. Pat Gordon

Re: APPLICATIONS - ITEM 2, LOTS 2-A THRU 2-F & REVISED LOT 2, ADD. #1 TO
NORTH TERREBONNE COMMERCIAL PARK, GRAY, TERREBONNE PARISH, LA

Dear Pat:

Please remove the above referenced item from consideration at tonight's meeting. We will
reschedule it for next month's meeting.

Thank you.

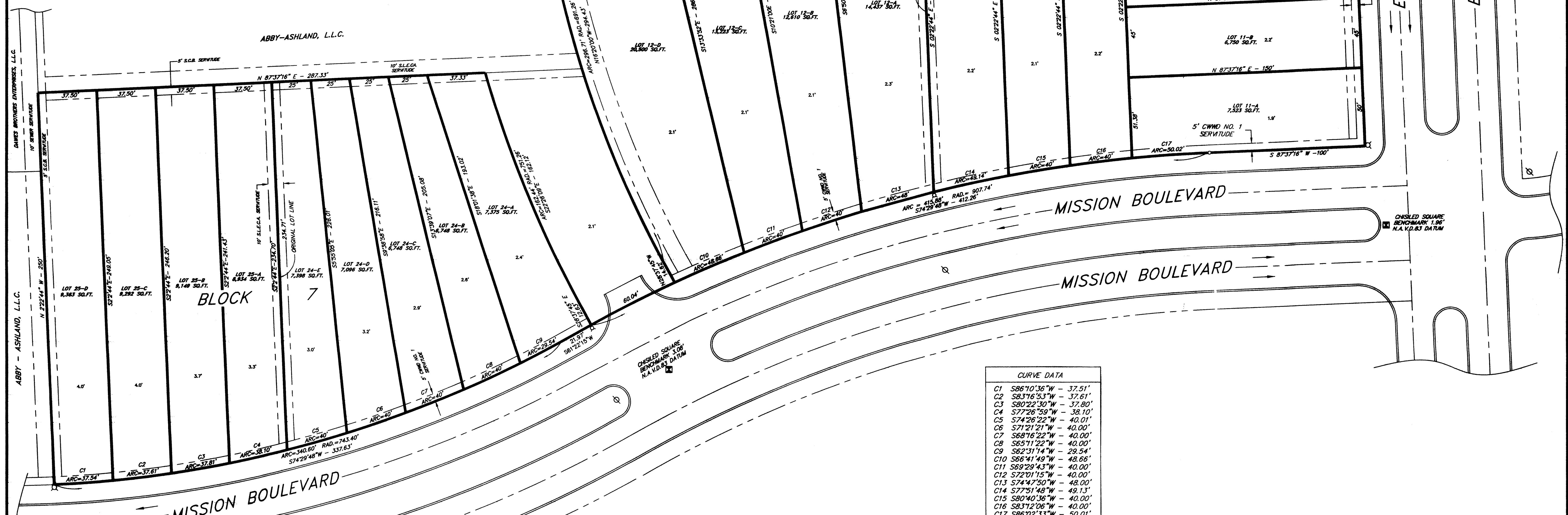
Sincerely,


Kenneth L. Rembert

KLR/apr



VICINITY MAP



CURVE DATA	
C1	S86°10'36"W - 37.51'
C2	S83°16'53"W - 37.61'
C3	S80°22'50"W - 37.60'
C4	S77°26'59"W - 38.10'
C5	S74°26'22"W - 40.01'
C6	S71°21'21"W - 40.00'
C7	S68°16'22"W - 40.00'
C8	S65°11'22"W - 40.00'
C9	S62°31'14"W - 29.54'
C10	S66°41'49"W - 48.66'
C11	S69°29'43"W - 40.00'
C12	S72°01'15"W - 40.00'
C13	S74°47'50"W - 48.00'
C14	S77°51'48"W - 49.13'
C15	S80°40'36"W - 40.00'
C16	S83°12'06"W - 40.00'
C17	S86°02'33"W - 50.01'

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

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 741532 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENNETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

THESE LOTS ARE LOCATED IN ZONE "A4" AND ZONE "B" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0260, SUFFIX "C", DATED MAY 1, 1985. (ZONE "A4" HAS A BASE FLOOD REQUIREMENT OF 6'). F.E.M.A. 2006 ADVISORY PANEL NO. LA-0104 & LA-P104 PLACE THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD REQUIREMENT OF 7'.

AREAS OUTSIDE OF THE ABFE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE. THE 2006 PRELIMINARY FIRM, AS PER THE LSU AG CENTER, COMMUNITY NO. 22109C, PANEL NO. 0300 SUFFIX "E", PLACES THIS PROPERTY IN ZONE "AE" AND HAS A B.F.E. REQUIREMENT OF 10'.

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

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

- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - INDICATES 2" IRON PIPE FOUND
 - INDICATES 1/2" IRON PIPE FOUND
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - EXISTING POWER POLE WITH LIGHT
 - 3.3' INDICATES SPOT ELEVATION (BASED ON NAVD '83, 2006)
 - INDICATES DRAINAGE ARROWS
 - EXISTING FIRE HYDRANT
 - INDICATES MUNICIPAL ADDRESS
 - INDICATES CHISELED SQUARE IN CONC. (BENCHMARK)



LAND USE: SINGLE FAMILY RESIDENTIAL
DEVELOPER: ABBY - ASHLAND, L.L.C.

RE-SUBDIVISION
DIVISION OF LOTS
11, 12, 24 AND 25, BLOCK 7,
PHASE II, ASHLAND NORTH SUBDIVISION
LOCATED IN SECTION 59, T17S-R18E,
TERREBONNE PARISH, LOUISIANA.

May 30, 2018 SCALE: 1" = 30'

Kenneth L. Rembert
KENNETH L. REMBERT, SURVEYOR
635 SCHOOL ST., HOUMA, LA.
(985) 879-2792

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: BELMONT PLACE
LINTON ROAD COMPANY, L.L.C., 300 BENTON ROAD, BOSSIER CITY, LA 71111
2. Developer's Name & Address: LINTON ROAD COMPANY, L.L.C., 300 BENTON ROAD, BOSSIER CITY, LA 71111
*Owner's Name & Address: CITY, LA 71111
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: MILFORD & ASSOCIATES, INC.

SITE INFORMATION:

4. Physical Address: WESTSIDE BLVD EXTENSION
5. Location by Section, Township, Range: SECTION 30, 31, & 32, T17S-R17E
6. Purpose of Development: SINGLE-FAMILY RESIDENTIAL LOTS
7. Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
8. Sewerage Type:
 Community
 Individual Treatment
 Package Plant (Community Private)
 Other
9. Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
10. Date and Scale of Map: MAY 31, 2018 SCALE 1" = 100'
11. Council District: 2 / BayouCare Fire
12. Number of Lots: 132
13. Filing Fees: \$80.42

I, Floyd E. Milford, III, certify this application including the attached data to be true and correct.

Floyd E. Milford, III
Print Applicant or Agent

6/4/18
Date

[Signature]
Signature of Applicant or Agent

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

Robert M. Aiello
Print Name of Signature

5-31-2018
Date

[Signature]
Signature

Revised 3/25/2010

PC18/ 6 - 3 - 22

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

THE SERVITUDES AS INDICATED ON THE PRIVATE LOTS AND THE STREET RIGHTS-OF-WAY AS SHOWN ARE HEREBY DEDICATED FOR THE USE OF CONSTRUCTING, OPERATING AND MAINTAINING UTILITIES AND OR DRAINAGE STRUCTURES, THE FEE IN THE LAND BEING RESERVED BY THE PROPERTY OWNER.

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

This is to certify that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent minimum STANDARDS OF PRACTICE FOR LAND SURVEYORS as set forth by the STATE OF LOUISIANA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS and that the accuracy specifications and positional tolerances are in accordance with suburban area surveys indicated in

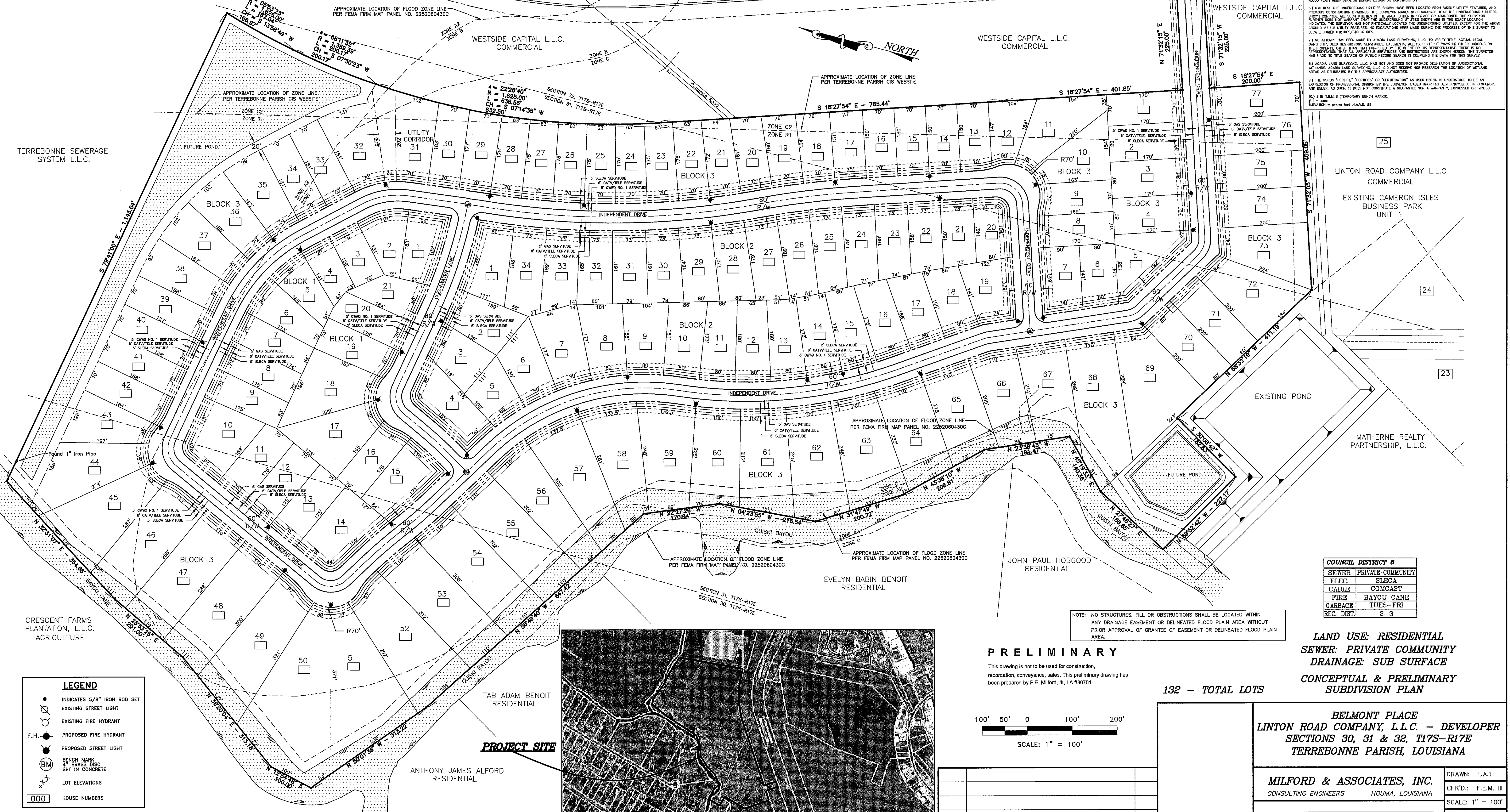
I HEREBY CERTIFY THAT THIS PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PARISH OF TERREBONNE AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT, AND,

WESTSIDE CAPITAL L.L.C.
 COMMERCIAL

PROJECT NO.	PARISH	SHEET NO.
18-33	TERREBONNE	1

AUTHORIZED OWNER

NOTES:
 1) ZONING: (1) SINGLE FAMILY RESIDENTIAL (FAMILY DISTRICT) & (2) GENERAL COMMERCIAL (DISTRICT) DISTRICT LINES SHALL BE VIEWED BY THE OWNER, DEVELOPER AND CONTRACTOR PRIOR TO ANY CONSTRUCTION AS AN EXTRACT HAS NOT BEEN PERFORMED BY THE SURVEYOR. ZONING AND DISTRICT ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S ZONING DEPARTMENT BEFORE ANY DESIGN OR CONSTRUCTION.
 2) REFER TO MAPS:
 A) 2) BEARINGS ARE BASED ON REFERENCE MAP # 1
 (3) REPRESENTS THE BASIS OF BEARINGS, DISTANCE SHOWN ARE U.S. SURVEY FEET.
 4) BASIS OF ELEVATIONS:
 THE ELEVATIONS SHOWN HEREON ARE BASED ON THE "NORTH AMERICAN VERTICAL DATUM OF 1988 - NAVD 83" (2000 124) USNG Q16 DP4484M-NTR SYSTEM ACCESSIBLE ON MARCH 13, 2017.
 5) FLOOD HAZEL: THE PROPERTY HEREON IS LOCATED IN FLOOD ZONE "X" (AREA OF 100-YEAR FLOOD, BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED), FLOOD ZONE "X" (AREAS BETWEEN AREAS OF 100-YEAR FLOOD AND 500-YEAR FLOOD), FLOOD ZONE "A" (AREAS BETWEEN AREAS OF 100-YEAR FLOOD AND AVERAGE DEPTHS LESS THAN 6' FEET) OR WHERE THE CONTRIBUTING DRAINAGE IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD AND FLOOD ZONE "X" (AREAS OF MINIMAL FLOODING) IN ACCORDANCE WITH FEMA FLOOD INSURANCE RATE MAP PANEL NUMBER 2205000400, DATED MAY 11, 2010, FOR TERREBONNE PARISH, LOUISIANA. BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S FLOOD PLAN ADMINISTRATOR BEFORE DESIGN OR CONSTRUCTION.
 6) UTILITIES: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE UTILITY FEATURES AND PREVIOUS CONSTRUCTION DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT FOR THE ABOVE GROUND VISIBLE UTILITY FEATURES AND EXCAVATIONS MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
 7) NO ATTEMPT HAS BEEN MADE BY ACADIA LAND SURVEYING, L.L.C. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, DEED RESTRICTIONS, EASEMENTS, EASEMENTS, ALIENS, RIGHT-OF-WAY OR OTHER BUILDINGS ON THE PROPERTY, OTHER THAN THAT SUPPLIED BY THE CLIENT OR HIS REPRESENTATIVE. THERE IS NO REPRESENTATION THAT THE APPLICABLE EASEMENTS AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPLYING WITH THE DATA FOR THIS SURVEY.
 8) ACADIA LAND SURVEYING, L.L.C. HAS NOT AND DOES NOT PROVIDE DELINEATION OF JURISDICTIONAL BOUNDARIES. ACADIA LAND SURVEYING, L.L.C. DOES NOT RECEIVE NOR RESORT TO THE LOCATION OF BOUNDARY AREAS AS DELINEATED BY THE APPROPRIATE AUTHORITIES.
 9) THE WORDS "CERTIFY", "CERTIFIED" OR "CORROBORATE" AS USED HEREON IS UNDERSTOOD TO BE AN CORROBORATION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
 10) SITE TIE: (TEMPORARY BENCH MARKS):
 #1 - MARK ELEVATION = 222.22' M.S.L. N.A.V.D. 88



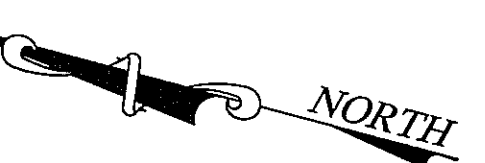
TERREBONNE SEWERAGE SYSTEM L.L.C.

CRESCENT FARMS PLANTATION, L.L.C.
 AGRICULTURE

LINTON ROAD COMPANY L.L.C.
 COMMERCIAL

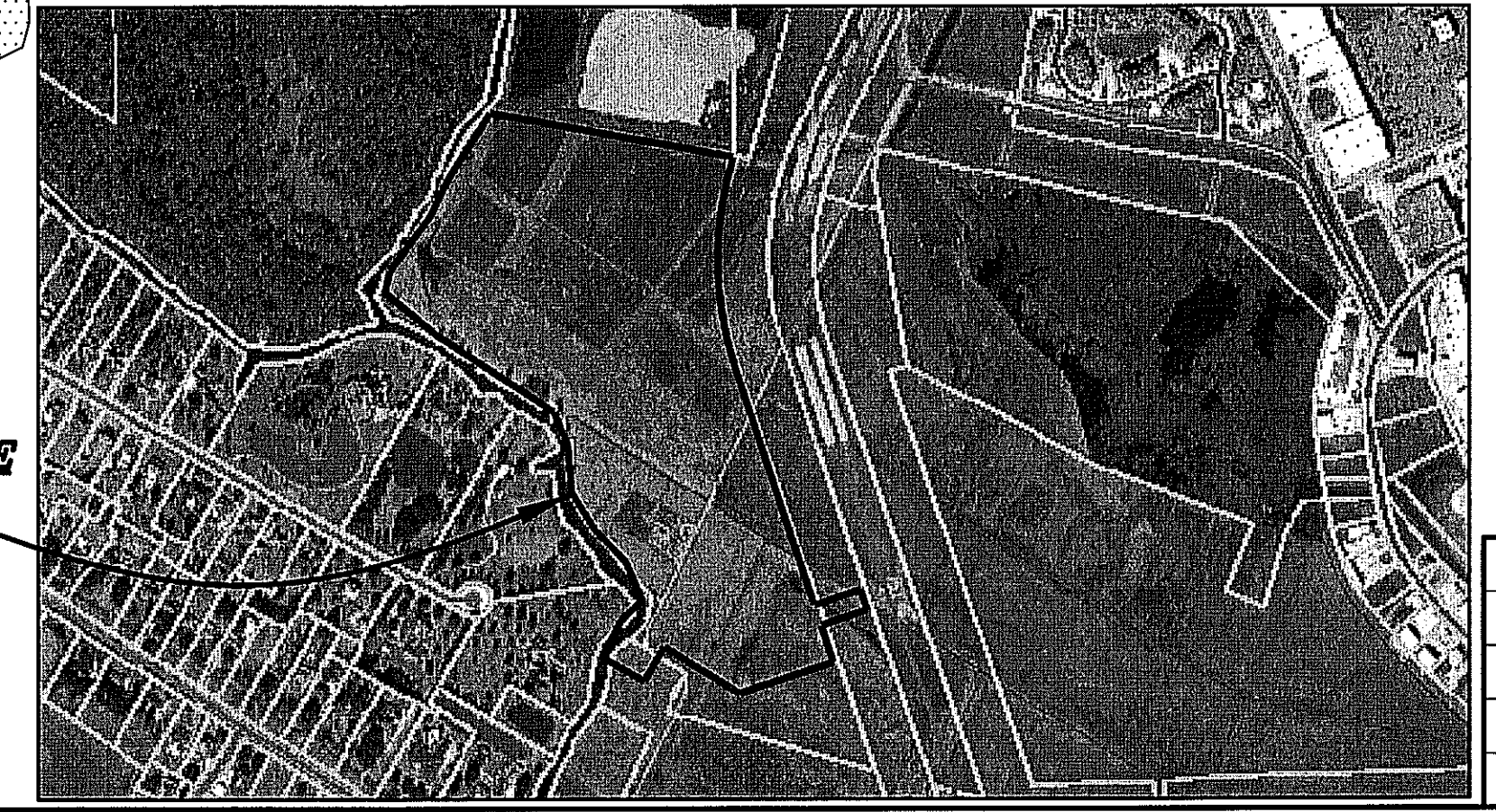
EXISTING CAMERON ISLES BUSINESS PARK UNIT 1

MATHERNE REALTY PARTNERSHIP, L.L.C.



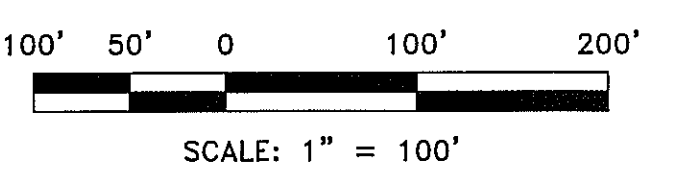
LEGEND

- INDICATES 5/8" IRON ROD SET
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- F.H. • PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- BM • BENCH MARK
- 4" BRASS DISC SET IN CONCRETE
- LOT ELEVATIONS
- 0000 HOUSE NUMBERS



PRELIMINARY

This drawing is not to be used for construction, recordation, conveyance, sales. This preliminary drawing has been prepared by F.E. Milford, III, LA #30701



DATE	REVISION	BY

132 - TOTAL LOTS

LAND USE: RESIDENTIAL
SEWER: PRIVATE COMMUNITY
DRAINAGE: SUB SURFACE
CONCEPTUAL & PRELIMINARY SUBDIVISION PLAN

BELMONT PLACE
LINTON ROAD COMPANY, L.L.C. - DEVELOPER
SECTIONS 30, 31 & 32, T17S-R17E
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC. CONSULTING ENGINEERS HOUMA, LOUISIANA	DRAWN: L.A.T. CHK'D: F.E.M. III SCALE: 1" = 100' DATE: 30MAY18
APPROVED BY: _____	FILE # _____
JOB # 18-33	CAD # 1833-C&P_5

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:

*DIVISION OF LOT 2 OF THE ESTATE OF MRS. H.L. SMITH ET AL TO
CREATE LOTS 2A AND 2B LOCATED IN SECTION 83, T15S-R16E*

1. Name of Subdivision: TERREBONNE PARISH, LOUISIANA
2. Developer's Name & Address: Lawrence Robertson 215 Olivia, Thibodaux LA 70301
*Owner's Name & Address: Ridgeway Enterprises LLC, 102 Carmelite St, Schriever LA 70395
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: LEONARD CHAUVIN P.E., P.L.S., INC.

SITE INFORMATION:

4. Physical Address: 302 HORSESHOE ROAD SCHRIEVER LA 70395
5. Location by Section, Township, Range: SECTION 83, T19S-R16E
6. Purpose of Development: Create 2 Residential Lots
7. Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
8. Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
9. Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
10. Date and Scale of Map: 06/04/2018 1" = 30'
11. Council District: District 4 / Schriever Fire
12. Number of Lots: 2
13. Filing Fees: \$ 141.26

I, Lawrence Q Robertson, certify this application including the attached date to be true and correct.

Lawrence Q Robertson
Print Applicant or Agent

[Signature]
Signature of Applicant or Agent

6-4-18
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 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.

Lawrence Q Robertson
Print Name of Signature

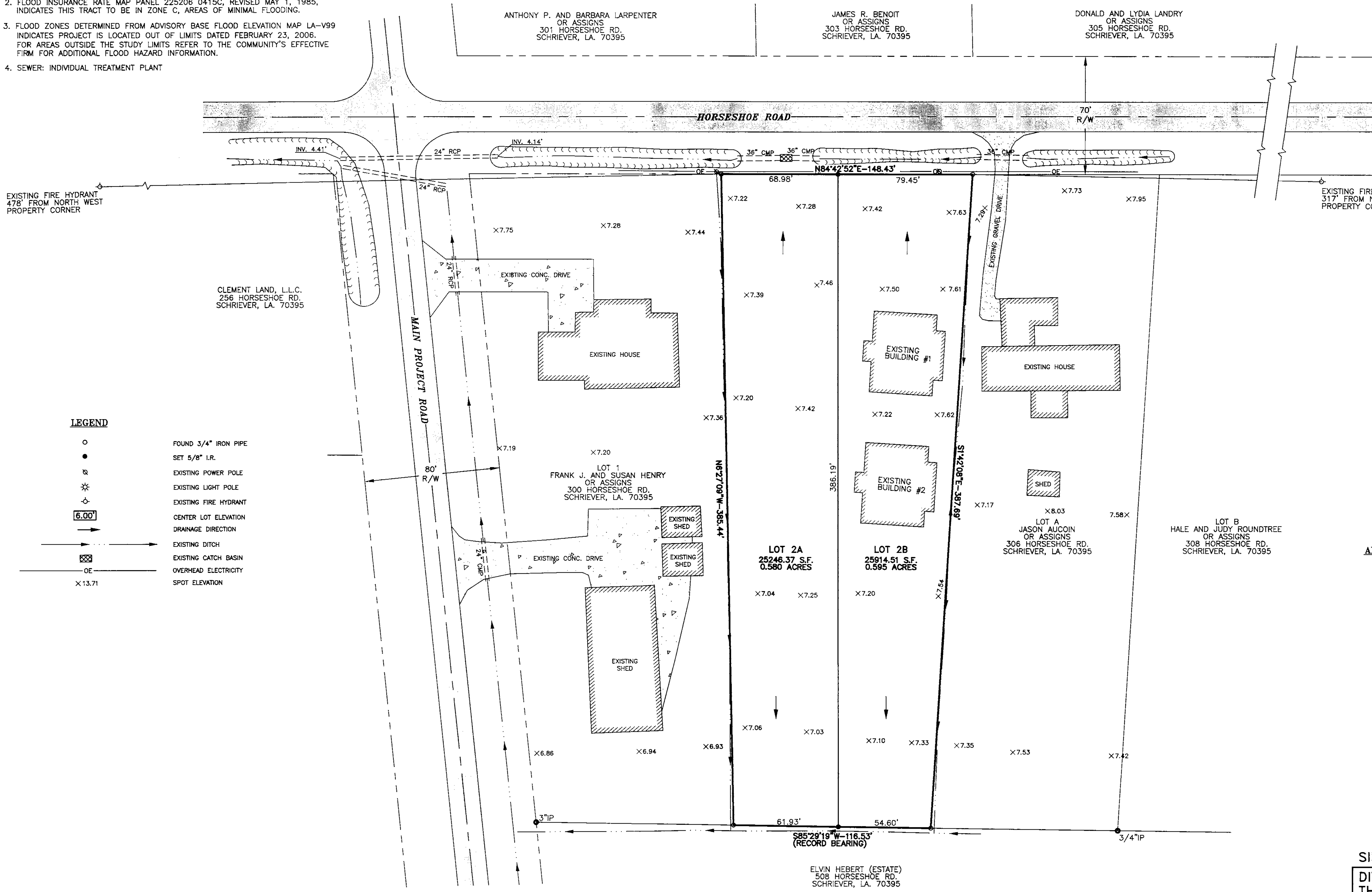
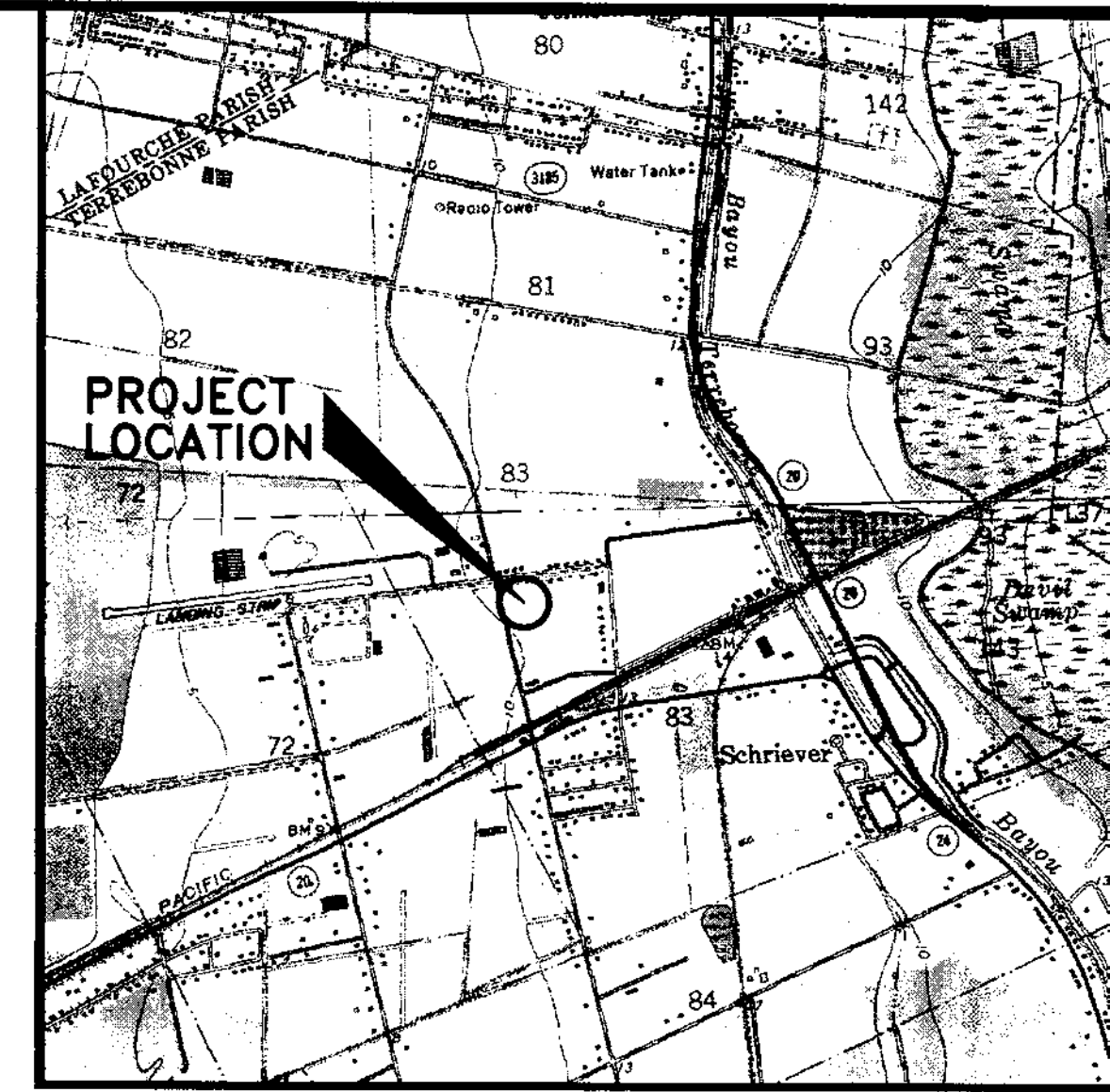
X [Signature]
Signature

6-4-18
Date

PC18/ 6 - 4 - 23

NOTES:

- REFERENCE MAP AND REFERENCE BEARING:
 A. "MAP SHOWING PROPERTY OF MRS. H.L. SMITH, ET AL LOCATED IN SECTION 83, T15S-R16E, TERREBONNE PARISH, LOUISIANA DATED: SEPTEMBER 30, 1986
 PREPARED BY: DON T. MCCULLOUGH
 T. BAKER SMITH & SON, INC.
 FILE ENTRY # 823428
 *BASIS OF RECORD BEARING IS REFERENCE MAP "A".
- FLOOD INSURANCE RATE MAP PANEL 225206 0415C, REVISED MAY 1, 1985, INDICATES THIS TRACT TO BE IN ZONE C, AREAS OF MINIMAL FLOODING.
- FLOOD ZONES DETERMINED FROM ADVISORY BASE FLOOD ELEVATION MAP LA-V99 INDICATES PROJECT IS LOCATED 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.
- SEWER: INDIVIDUAL TREATMENT PLANT



LEGEND

- FOUND 3/4" IRON PIPE
- SET 5/8" I.R.
- ⊕ EXISTING POWER POLE
- ⊙ EXISTING LIGHT POLE
- ⊕ EXISTING FIRE HYDRANT
- 6.00' CENTER LOT ELEVATION
- DRAINAGE DIRECTION
- EXISTING DITCH
- ⊠ EXISTING CATCH BASIN
- OE OVERHEAD ELECTRICITY
- X 13.71 SPOT ELEVATION

APPROVALS:

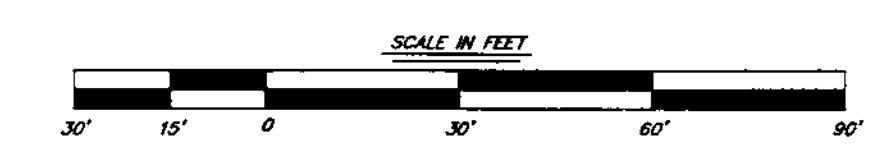
APPROVED & ACCEPTED ADMINISTRATIVELY THIS DATE _____
 BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION

BY: _____
 BY: _____

PRELIMINARY DOCUMENT:

THIS MAP WAS PREPARED FOR REVIEW PURPOSES ONLY, FOR SUBMITTAL TO THE TERREBONNE PARISH PLANNING COMMISSION. THIS DOCUMENT DOES NOT FULLY COMPLY WITH MINIMUM STANDARDS SET FORTH BY THE LOUISIANA PROFESSIONAL ENGINEERING AND LAND SURVEYING BOARD. THE PRELIMINARY DOCUMENT SHALL NOT BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

APPROVED: **PRELIMINARY**
 LEONARD J. CHAUVIN, JR.



DATE	DESCRIPTION	BY

SINGLE FAMILY/MULTI FAMILY RESIDENTIAL
 DIVISION OF LOT 2 OF
 THE ESTATE OF MRS. H. L. SMITH ET AL
 TO CREATE LOTS 2A AND 2B
 LOCATED IN SECTION 83, T15S-R16E
 TERREBONNE PARISH, LOUISIANA

LEONARD CHAUVIN P.E., P.L.S., INC.
 CIVIL ENGINEER - LAND SURVEYOR
 627 JACKSON ST. THIBODAUX, LA.
 PHONE: (985) 446-1376

DESIGNED: LJC	DATE: JUNE 4, 2018	TRACED:
CHECKED: LJC	CHECKED: LJC	CHECKED:

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 checked="" 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 checked="" type="checkbox"/> Engineering | D. <input 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: EVANGELINE ESTATES, PHASE A
- Developer's Name & Address: GEM BUILDERS, L.L.C., 222 ASHBURN DRIVE, SCHRIEVER, LA 70395
- *Owner's Name & Address: GEM BUILDERS, L.L.C., 222 ASHBURN DRIVE, SCHRIEVER, LA 70395
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.

SITE INFORMATION:

- Physical Address: RUE DES AFFAIRES, HOUMA, LA 70364
- Location by Section, Township, Range: SECTIONS 7, 69 & 82, T16S-R17E
- Purpose of Development: PLANNED UNIT DEVELOPMENT
- 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: JUNE 4, 2018 1" = 40'
- Council District: 3 / Bayou Cane Fire
- Number of Lots: 29
- Filing Fees: \$860.00

I, JAMES A. ERNY, MANAGER, certify this application including the attached data to be true and correct.

JAMES A. ERNY, MANAGER
Print Applicant or Agent
6-4-2018
Date

[Signature]
Signature of Applicant or Agent

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

James A. Erny
Print Name of Signature
6-4-2018
Date

[Signature]
Signature

PC18/ 6 - 5 - 24

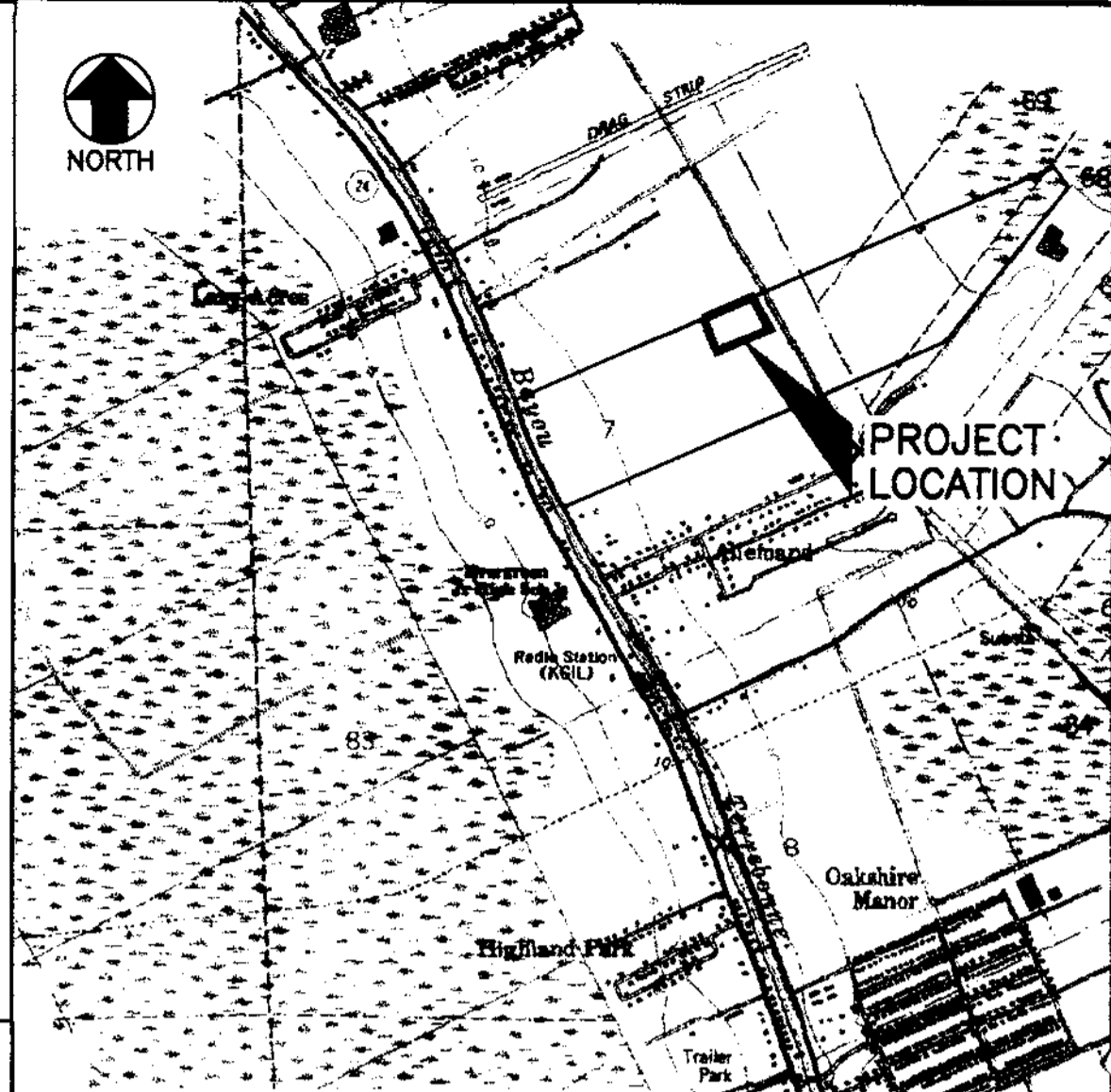
REFERENCE MAPS & BEARINGS:

- MAP SHOWING THE PROPERTY OF THE ESTATE OF ERNEST J. AYO IN SECTIONS 7, 82 & 82, T16S-R17E, TERREBONNE PARISH, LA. PREPARED BY: ROBERT R. WRIGHT DATED: OCTOBER 23, 1989
- EVANGELINE BUSINESS PARK COMMERCIAL DEVELOPMENT DIVISION OF PROPERTY BELONGING TO EVANGELINE BUSINESS PARK, L.L.C., LOCATED IN SECTIONS 7, 69 & 82, T16S-R17E, TERREBONNE PARISH, LOUISIANA PREPARED BY: T. BAKER SMITH & SON, INC. DATED: OCTOBER 4, 2004
- EVANGELINE BUSINESS PARK COMMERCIAL DEVELOPMENT DIVISION OF PROPERTY BELONGING TO EVANGELINE BUSINESS PARK, L.L.C., LOCATED IN SECTIONS 7, 69 & 82, T16S-R17E, TERREBONNE PARISH, LOUISIANA PREPARED BY: DAVID A. WAITZ DATED: MARCH 11, 2007
- EVANGELINE BUSINESS PARK - PHASE 2 COMMERCIAL DEVELOPMENT DIVISION OF PROPERTY BELONGING TO EVANGELINE BUSINESS PARK, L.L.C. LOCATED IN SECTIONS 7, 69, & 82, T16S-R17E, TERREBONNE PARISH, LOUISIANA PREPARED BY: DAVID A. WAITZ DATED: APRIL 30, 2007 ENTRY #1340514 & #1343576
- DIVISION OF PROPERTY BELONGING TO EVANGELINE BUSINESS PARK, L.L.C. LOCATED IN SECTIONS 7, 69 & 82, T16S-R17E, TERREBONNE PARISH, LA. PREPARED BY: DAVID A. WAITZ DATED: FEBRUARY 22, 2017

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

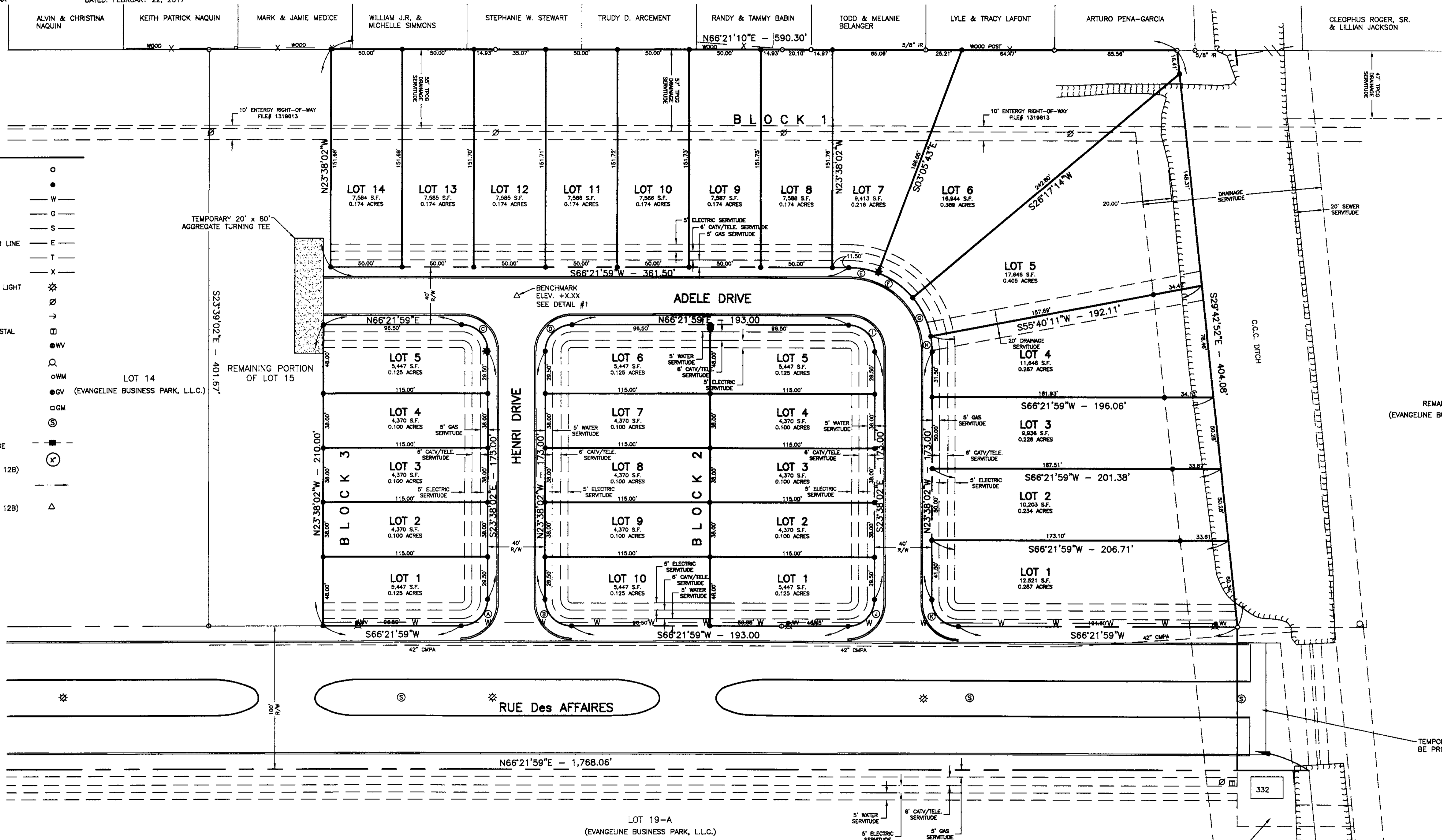
CURVE DATA TABLE

CURVE	ARC	RADIUS	CHORD
A	29.06'	18.50'	S21°21'59"W - 26.16'
B	29.06'	18.50'	N68°38'01"W - 26.16'
C	29.06'	18.50'	S68°38'01"E - 26.16'
D	29.06'	18.50'	N21°21'59"E - 26.16'
E	29.97'	58.50'	S78°38'08"W - 20.86'
F	30.00'	58.50'	N78°24'15"W - 29.67'
G	30.00'	58.50'	N49°01'18"E - 29.67'
H	10.92'	58.50'	N28°58'55"W - 10.91'
I	29.06'	18.50'	S68°38'01"E - 26.16'
J	29.06'	18.50'	S21°21'59"W - 26.16'
K	29.06'	18.50'	N68°38'01"W - 26.16'

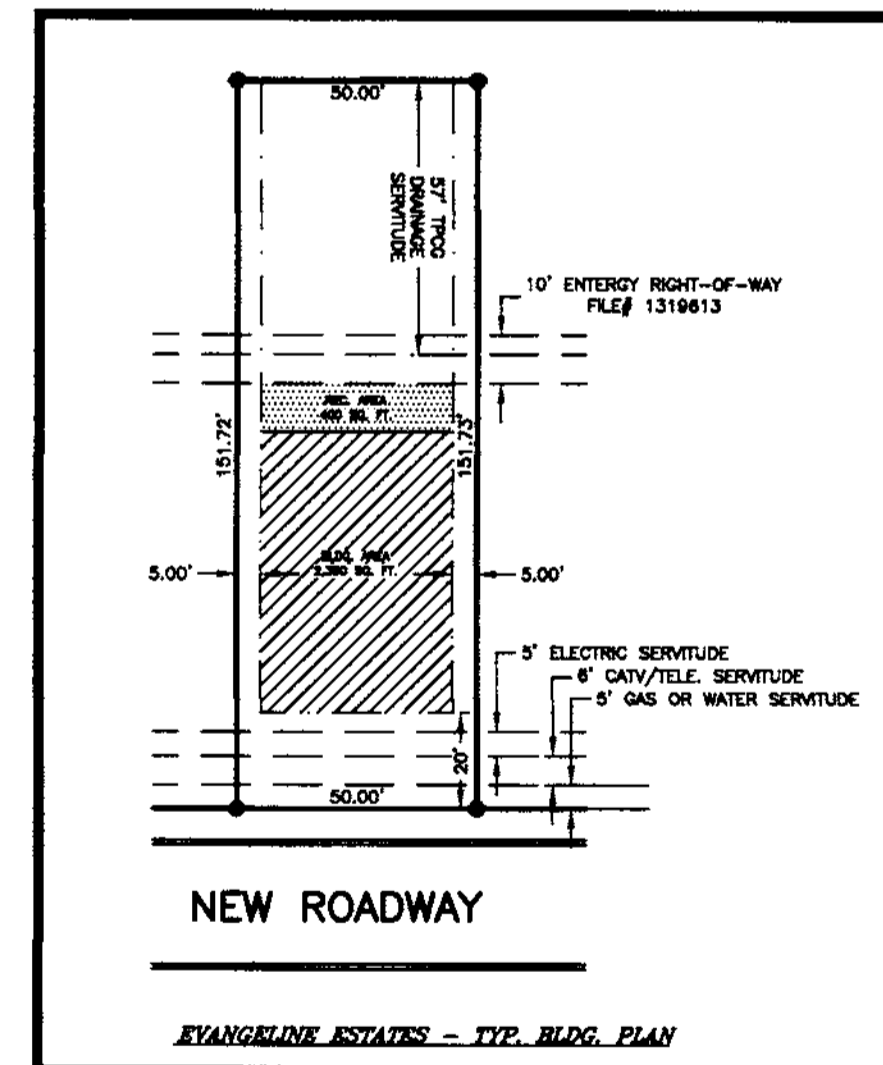
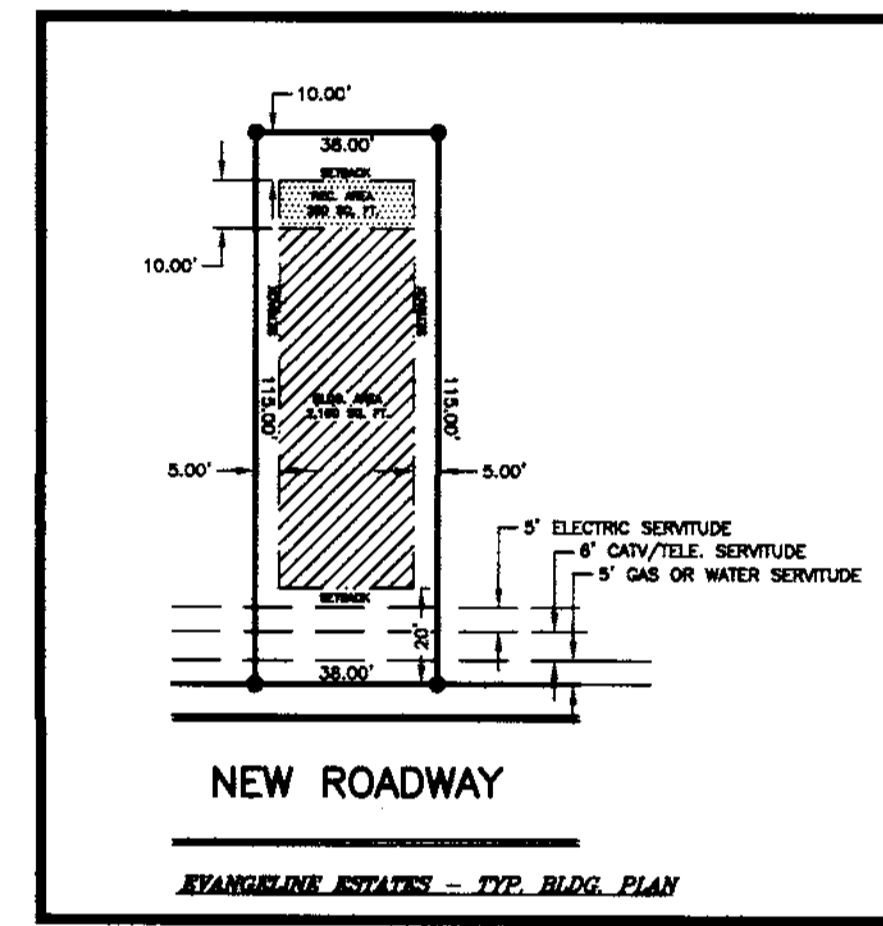


VICINITY MAP
SCALE 1" = 2000'

SOUTHERN ESTATES SUBDIVISION



- LEGEND**
- FOUND PROPERTY MARKER: ○
 - SET 3/4" I.R.: ●
 - EXISTING WATER LINE: — W —
 - EXISTING GAS LINE: — G —
 - EXISTING SEWER LINE: — S —
 - EXISTING OVERHEAD POWER LINE: — E —
 - EXISTING TELEPHONE LINE: — T —
 - EXISTING FENCE: — X —
 - EXISTING POWER POLE W/ LIGHT: ⚡
 - EXISTING POWER POLE: ⚡
 - EXISTING ANCHOR: →
 - EXISTING TELEPHONE PEDESTAL: □
 - EXISTING WATER VALVE: ● W
 - EXISTING FIRE HYDRANT: ○ W
 - EXISTING WATER METER: ○ W M
 - EXISTING GAS VALVE: ○ G V
 - EXISTING GAS METER: ○ G M
 - EXISTING SEWER MANHOLE: ○ S
 - EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE: □
 - CENTER LOT ELEVATIONS (IN FEET, NAVD 88, GEOID 12B): (X)
 - DRAINAGE FLOW: —→
 - 2" DIAMETER BRASS DISK (IN FEET, NAVD 88, GEOID 12B) (DATE SET 2018): △



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

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

I ALSO CERTIFY THERE ARE NO ENCROACHMENTS ACROSS ANY PROPERTY LINES

PRELIMINARY COPY:

THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES OR TRANSFER BASIS FOR THE ISSUANCE OF A PERMIT.

APPROVED: James M. ...

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

DEDICATION:

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

By: CHRISTOPHER J. ERNY - AGENT
GEM BUILDERS, L.L.C.

CERTIFICATION:

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

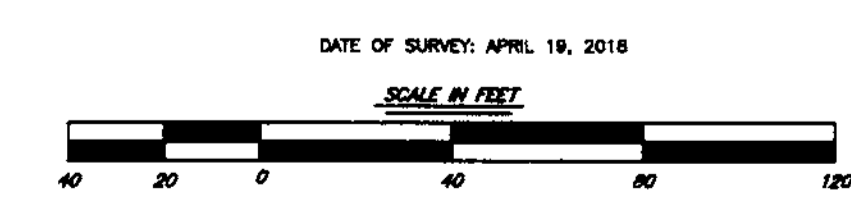
By: TERREBONNE PARISH CONSOLIDATED GOVERNMENT

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

APPROVED BY: _____
FOR: _____

APPROVALS

CHRISTOPHER J. ERNY - AGENT
GEM BUILDERS, L.L.C.



DATE	DESCRIPTION	BY

CONCEPTUAL/PRELIMINARY PLAN
RESIDENTIAL PLANNED UNIT DEVELOPMENT
29 SINGLE FAMILY RESIDENTIAL LOTS
OWNER: GEM BUILDERS, L.L.C.

EVANGELINE ESTATES - PHASE A
LOCATED IN SECTION 7, T16S-R17E
TERREBONNE PARISH, LOUISIANA

DAVID A. WAITZ
ENGINEERING AND SURVEYING, INC.
Civil Engineers & Professional Land Surveyors
Thibodaux, Louisiana
1107 CANAL BLVD.
THIBODAUX, LA 70301
(806) 447-4011 OFFICE
(806) 447-1998 FAX
DWAITS@WAITZENGINEERING.COM

DESIGNED: JAW	DETAILED: JED	TRACED:
CHECKED: DAW	CHECKED: DAW	CHECKED:
DATE: JUNE 4, 2018	FILE: F:\DWOS\2017\17-058\PLAT.DWG	JOB NO: 17-058