

# Houma-Terrebonne Regional Planning Commission

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

**MAY 23, 2019, THURSDAY**

**6:00 P.M.**

**TERREBONNE PARISH COUNCIL MEETING ROOM  
Government Tower, 8026 Main Street, 2<sup>nd</sup> Floor**

**A • G • E • N • D • A**

*(Revised 5/16/2019)*

**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 April 25, 2019
- E. COMMUNICATIONS**
- F. NEW BUSINESS:**
  - 1. Parking Plan:  
Creation of 108 parking spaces, Heritage Manor of Houma; Lot 2, Block 1, Cameron Isles Business Park Unit 1, 852 Centurion Lane; High Tide Consultants, LLC, applicant *(District 2/Bayou Cane Fire)*
- G. STAFF REPORT**
- H. COMMISSION COMMENTS:**
  - 1. Planning Commissioners' Comments
  - 2. Chairman's Comments
- I. PUBLIC COMMENTS**
- J. ADJOURN**

**II. CONVENE AS THE REGIONAL PLANNING COMMISSION**

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. ACCEPTANCE OF MINUTES:**
  - 1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of April 25, 2019
- E. APPROVE EMITTENCE OF PAYMENT FOR THE MAY 23, 2019 INVOICES AND TREASURER'S REPORT OF APRIL 2019**
- F. COMMUNICATIONS**

**G. OLD BUSINESS:**

1. a) Subdivision: Redivision of Property belonging to Kenneth H. Wright, et ux  
Approval Requested: Process D, Minor Subdivision  
Location: 6622 West Park Avenue, Terrebonne Parish, LA  
Government Districts: Council District 3 / Bayou Cane Fire District  
Developer: Neta Wright  
Surveyor: Charles L. McDonald Land Surveyor, Inc.  
  
b) Public Hearing  
c) Variance Request: Fire hydrant spacing requirements  
d) Consider Approval of Said Application
2. a) Subdivision: Tract T-1A, T-1B, & T-1C, A Redivision of Tract T-1 belonging to Irvin J. Naquin  
Approval Requested: Process D, Minor Subdivision  
Location: 2014 Hwy. 665, Terrebonne Parish, LA  
Government Districts: Council District 9 / Montegut Fire District  
Developer: Irvin J. Naquin  
Surveyor: T. Baker Smith, LLC  
  
b) Consider Approval of Said Application

**H. APPLICATIONS:**

1. a) Subdivision: Redivision of Property belonging to Alfred J. LeBouef (Lots 17-A & 17-B)  
Approval Requested: Process D, Minor Subdivision  
Location: 111 Horseshoe Road, Terrebonne Parish, LA  
Government Districts: Council District 4 / Schriever Fire District  
Developer: Bruce LeBouef  
Surveyor: Charles L. McDonald Land Surveyor, Inc.  
  
b) Public Hearing  
c) Consider Approval of Said Application
2. a) Subdivision: Tracts G-1 and G-2, A Redivision of Tract A-B-C-D-A belonging to Craig A. Major  
Approval Requested: Process D, Minor Subdivision  
Location: 3408 Bayou Dularge Road, Terrebonne Parish, LA  
Government Districts: Council District 7 / Bayou Dularge Fire District  
Developer: Craig A. Major  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Public Hearing  
c) Consider Approval of Said Application
3. a) Subdivision: Evangeline Estates, Phase A  
Approval Requested: Process C, Major Subdivision-Final  
Location: Rue Des Affaires, Terrebonne Parish, LA  
Government Districts: Council District 3 / Bayou Cane Fire District  
Developer: Evangeline Business Park, LLC  
Engineer: David A. Waitz Engineering & Surveying, Inc.  
  
b) 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 for 2019

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

1. Revised Lots 10, 11, 12, 13 & 14, A Redivision of Lots 10, 11, 12, 13 & 14. Bayou Dularge Estates Subdivision
2. Revised Lots 4, 5, & 14, A Redivision of Revised Lots 4, 5, & 14, Bayou Dularge Estates Subdivision, Section 24, T19S-R16E, Terrebonne Parish, LA
3. Lot Line Shift between Tract A-1-B and Tract "A" by C McDonald, PLS, Section 84, T15S-R16E, Terrebonne Parish, LA
4. Revised Tracts "A", "B", & "D", A Redivision of Tracts "A", "B", & "D", Property belonging to S & A Capital Investments, LLC, Sections 7 & 8, T16S-R17E, Terrebonne Parish, LA
5. Tracts 3-A & 3-B, A Division of Tract 3 of a Redivision of Property belonging to the Estate of Francois Labit, Section 24, T17S-R18E, Terrebonne Parish, LA
6. Tracts "A" & "B", A Redivision of Property belonging to Pat M. Olivier, Section 11, T16S-R16E, Terrebonne Parish, LA

- 7. Revised Tracts "2-A" & "2-B", A Redivision of Tracts "2-A" & "2-B", being a portion of Tract 21 of the Division of Waubun, St. George and Isle of Cuba Plantations, Section 84, T15S-R16E, Terrebonne Parish, LA

**K. COMMITTEE REPORT:**

- 1. Subdivision Regulations Review Committee
  - a) *Public Hearing*  
Discussion and possible action with regard to engineering deadline and filing fees for major and minor mobile home parks

**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 APRIL 25, 2019**

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called to order the regular meeting of April 25, 2019 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:05 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Jeremy Kelley.
- B. Upon Roll Call, present were: Mr. Joseph “Joey” Cehan; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. Kyle Faulk; Mrs. Gloria Foret; Mr. Jeremy Kelley, Vice-Chairman; and Mr. Phillip Livas. Absent at the time of Roll Call was: Mrs. Angi Falgout, Secretary/Treasurer; Mr. Keith Kurtz; and Mr. Wayne Thibodeaux. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Laddie Freeman, Legal Advisor.
- C. CONFLICTS DISCLOSURE: The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse him or herself from participating in the debate, discussion, and voting on that matter.
- D. ACCEPTANCE OF MINUTES:
1. Mr. Kelley moved, seconded by Mr. Cehan: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of March 21, 2019.”
- The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Faulk, Mrs. Foret, Mr. Kelley, Mr. Livas; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout, Mr. Kurtz & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mr. Kelley moved, seconded by Mr. Cehan: “THAT the HTRPC emit payment for the April 25, 2019 invoices and approve the Treasurer’s Report of March 2019.”
- The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Faulk, Mrs. Foret, Mr. Kelley, Mr. Livas; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout, Mr. Kurtz & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. COMMUNICATIONS:
1. Mr. Pulaski read a letter from Charles L. McDonald Land Surveyor, Inc., dated April 4, 2019, requesting to table Item G.1 with regard to the Redivision of Property belonging to Kenneth H. Wright, et ux until the next regular meeting of May 16, 2019 [May 23, 2019 if Item I.3 approved] [See *ATTACHMENT A*].
- a) Mr. Kelley moved, seconded by Mr. Livas: “THAT the HTRPC table the application by Neta Wright for Process D, Minor Subdivision for the Redivision of Property belonging to Kenneth H. Wright, et ux until the next regular meeting of May 16, 2019 [May 23, 2019 if Item I.3 approved] as per the Developer’s request [See *ATTACHMENT A*].”
- The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Faulk, Mrs. Foret, Mr. Kelley, Mr. Livas; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout, Mr. Kurtz & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. OLD BUSINESS:
1. Withdrawn. *Redivision of Property belonging to Kenneth H. Wright, et ux* [See *ATTACHMENT A*]
- H. APPLICATIONS:
1. The Chairman called to order the Public Hearing for an application by Scott G. & Rana Moise requesting approval for Process D, Minor Subdivision, for Lots 6A-1 and 6A-2, Block 6, Addendum No. 2, A Redivision of Revised Lot 6A of Hollywood Fields Subdivision.
- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He requested the matter be tabled for 60 days in order for his client to install a waterline.
- b) No one was present to speak on the matter.

- c) Mr. Kelley moved, seconded by Mrs. Foret: “THAT the Public Hearing be closed.”

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

- d) Mr. Kelley moved, seconded by Mrs. Foret: “THAT the HTRPC table the application for Process D, Minor Subdivision, for Lots 6A-1 and 6A-2, Block 6, Addendum No. 2, A Redivision of Revised Lot 6A of Hollywood Fields Subdivision for 60 days (June 20, 2019) as per the Developer’s request.”

- e) Mr. Rembert expressed concern of approval prior to spending money on the waterline. It was discussed that the only condition would’ve been approval from Waterworks which will obviously happen once the waterline is installed.

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

- 2. The Chairman called to order the Public Hearing for an application by Robert J. Carriles requesting approval for Process D, Minor Subdivision, for Tracts 1 thru 7. A Redivision of Property belonging to Robert J. Carriles.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.

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

- c) Mr. Faulk moved, seconded by Mr. Cehan: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval provided upon the location of the newly installed hydrant be depicted on the plat.

- e) Mr. Kelley moved, seconded by Mr. Faulk: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts 1 thru 7. A Redivision of Property belonging to Robert J. Carriles conditioned upon the location of the newly installed hydrant be depicted on the plat.”

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

- 3. The Chairman called to order the Public Hearing for an application by Gerald Bonvillain requesting approval for Process D, Minor Subdivision, for Tracts C-1 & C-2 and Revised Tracts B & D, A Portion of Property belonging to Gerald Bonvillain, et al.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.

- b) Discussion was held with regard to putting the Road & Drainage Maintenance Agreement on the plat as well as it being recorded in the courthouse.

- c) No one from the public was present to speak on the matter.

- d) Mr. Kelley moved, seconded by Mr. Faulk: “THAT the Public Hearing be closed.”

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

- e) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval provided upon the submittal of all utility letters and approval of the variances provided the applicant submits a letter from the Bayou Black Fire District certifying the dry hydrant meets applicable standards and the notarized and fully executed Road and Drainage Maintenance Agreement be recorded with the Terrebonne Parish Clerk of Court.
- f) Discussion was held with regard to the integrity of the limestone road and if the fire department has any issues with it.
- g) Arlene Bonvillain, 106 Alligator Court, stated the road has been in existence for a very long time and is very packed.
- h) Mr. Pulaski stated he would amend his Staff Recommendation for the letter from the Fire Department to indicate when the dry hydrant is installed and include their approval of the limestone roadway.
- i) Mr. Freeman discussed this matter being similar to the old Family Partition regulations which have been done away with and discouraged.
- j) Discussion was held with regard to Mrs. Bonvillain's lot being divided in the early nineties and the pre-app meeting held at Mr. Pulaski's office with regard to the division of property, road and drainage maintenance agreement, and street.
- k) Mr. Faulk moved, seconded by Mr. Kelley: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts C-1 & C-2 and Revised Tracts B & D, A Portion of Property belonging to Gerald Bonvillain, et al with variances granted for a dry hydrant along with a letter from the Bayou Black Fire District certifying the dry hydrant meets applicable standards, is installed, and they accept the existing limestone road for access and from the required road frontage to accept the notarized and fully executed Road and Drainage Maintenance Agreement and it be recorded with the Terrebonne Parish Clerk of Court and conditioned upon the submittal of all utility letters."

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

- 4. The Chairman called to order the Public Hearing for an application by L-M Limited Partnership requesting approval for Process D, Minor Subdivision, for the Subdivision of Property belonging to L-M Limited Partnership into Tracts 5A, 5B, 5C, 5D, 5E (Raw Land), 6A and 6B near LA Hwy. 182 and LA Hwy. 662, Gibson.

- a) Mr. David Boudreaux, Delta Coast Consultants, LLC, discussed the location and division of property.
- b) No one from the public was present to speak on the matter.
- c) Mr. Kelley moved, seconded by Mr. Faulk: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval.
- e) Mr. Kelley moved, seconded by Mr. Faulk: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Subdivision of Property belonging to L-M Limited Partnership into Tracts 5A, 5B, 5C, 5D, 5E (Raw Land), 6A and 6B near LA Hwy. 182 and LA Hwy. 662, Gibson."

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

5. The Chairman called to order the Public Hearing for an application by Onshore Materials, LLC requesting conceptual and preliminary approval for Process C, Major Subdivision, for Imperial Landing Subdivision, Phase C.
- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., discussed the location and division of property.
  - b) No one from the public was present to speak on the matter.
  - c) Mr. Faulk moved, seconded by Mr. Cehan: “THAT the Public Hearing be closed.”
- The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Faulk, Mrs. Foret, Mr. Kelley, Mr. Livas; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout, Mr. Kurtz & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval conditioned upon the submittal of all utility letters.
  - e) Discussion was held with regard to a variance that would have to be requested for Phase A at the final stage concerning average daily traffic.
  - f) Mr. Kelley moved, seconded by Mr. Faulk: “THAT the HTRPC grant conceptual & preliminary approval of the application for Process C, Major Subdivision, for Imperial Landing Subdivision, Phase C conditioned upon the submittal of all utility letters.”
- The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Faulk, Mrs. Foret, Mr. Kelley, Mr. Livas; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout, Mr. Kurtz & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
6. The Chairman called to order the Public Hearing for an application by Randolph A. Bazet, III, et ux requesting approval for Process D, Minor Subdivision, for Water’s Edge Campsites, Lots 1-14, A Redivision of Property belonging to Randolph A. Bazet, III, et ux.
- a) Mr. Kim Knight, T. Baker Smith, LLC, discussed the location and division of property.
  - b) No one from the public was present to speak on the matter.
  - c) Mr. Cehan moved, seconded by Mr. Kelley: “THAT the Public Hearing be closed.”
- The Chairman called for a vote on the motion offered by Mr. Cehan. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Faulk, Mrs. Foret, Mr. Kelley, Mr. Livas; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout, Mr. Kurtz & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended tabling the matter to allow applicant to satisfy engineering conditions of approval, submit Board of Health approval letter, and submit proof of the fire hydrant installation. He stated should the commission wish to conditionally approve the application, it would be for the same items it would’ve been tabled for.
  - e) Discussion was held with regard to the cost of the fire hydrant and tabling versus conditionally approving. Discussion ensued with regard to there being a note on the plat indicating nothing is to be built on the batture property.
  - f) Mr. Cehan moved, seconded by Mr. Faulk: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Water’s Edge Campsites, Lots 1-14, A Redivision of Property belonging to Randolph A. Bazet, III, et ux. conditioned upon the applicant satisfying the engineering conditions of approval, submitting a Board of Health approval letter, and submitting proof of the fire hydrant installation.”
- The Chairman called for a vote on the motion offered by Mr. Cehan. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Faulk, Mrs. Foret, Mr. Kelley, Mr. Livas; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout, Mr. Kurtz & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.



7. The Chairman called to order the Public Hearing for an application by Irvin J. Naquin requesting approval for Process D, Minor Subdivision, for Tract T-1A, T-1B, & T-1C, A Redivision of Tract T-1 belonging to Irvin J. Naquin.

- a) Mr. Kim Knight, T. Baker Smith, LLC, discussed the location and division of property.
- b) No one from the public was present to speak on the matter.
- c) Mr. Kelley moved, seconded by Mr. Cehan: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended tabling the matter to allow applicant to satisfy Engineering conditions of approval and submit proof of the fire hydrant installation.
- e) Mr. Kelley moved, seconded by Mr. Cehan: "THAT the HTRPC table the application for Process D, Minor Subdivision, for Tract T-1A, T-1B, & T-1C, A Redivision of Tract T-1 belonging to Irvin J. Naquin until the next regular meeting of May 16, 2019 [May 23, 2019 if Item I.3 approved]."

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

#### I. STAFF REPORT:

1. Mr. Kelley moved, seconded by Mr. Faulk: "THAT the HTRPC approve and accept the 2018 HTRPC Annual Report."

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

2. The Chairman requested the names of the Commissioners who had yet to complete the required annual Ethics Training Course. The Minute Clerk stated that Mrs. Falgout, Mr. Faulk, and Mr. Kurtz had not yet completed the training and were encouraged to do so as soon as possible.
3. Mr. Pulaski requested the May meeting be pushed back a week due to a conflict with his schedule.
  - a) Mr. Kelley moved, seconded by Mr. Faulk: "THAT the HTRPC move the May 16, 2019 HTRPC meeting to May 23, 2019."

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

#### J. ADMINISTRATIVE APPROVALS:

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

1. Lot Line Adjustment of properties belonging to Shell Oil Company, Section 81, T16S-R15E & Section 30, T16S-R15E, Terrebonne Parish, LA
2. Tracts "B-1" & "B-2", A Redivision of Property belonging to Geralyn Hotard Verdin, et al, Section 59, T18S-R19E, Terrebonne Parish, LA
3. Revised Lots 30 & 31 of Block 1, South Ellendale Estates Subdivision, Sections 72 & 81, T17S-R16E, Terrebonne Parish, LA
4. Lot Line Shift between Lots 38 & 39 of Ellendale Subdivision, Section 80, T17S-R16E, Terrebonne Parish, LA
5. Lots 4 & 5, Block 1 of Burlington Resources Subdivision into Lots 4-A & 5-A, Block 1 of Burlington Resources Subdivision, Section 95, T20S-R18E & T21S-R18E, Terrebonne Parish, LA



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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:
  - a) Mr. Pulaski stated that a meeting hadn't been scheduled so there was nothing to report as of yet.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:
  - a) Discussion was held with regard to taking a new Planning Commission photo at the next meeting.
2. Chairman's Comments: None.

M. PUBLIC COMMENTS: None.

N. Mr. Cehan moved, seconded Mr. Kelley: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:10 p.m."

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

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

**Charles L. McDonald**  
Land Surveyor, Inc.  
P O Box 1390  
Gray, Louisiana 70359  
Tele: (985) 876-4412 Fax: (985) 876-4806

Charles L. McDonald, PLS

Galen F. Bollinger, PLS

April 4, 2019

Houma Terrebonne Regional Planning Commission  
Attn: Becky Becnel  
P O Box 1446  
Houma, LA 70361

*61*  
Re: April 18, 2019 Agenda Item G.2. a) – Redivision of Property  
belonging to Kenneth H. Wright, et ux / Process D. Minor  
Subdivision / 6622 West Park Avenue, Terrebonne Parish, LA /  
Council District 3 / Bayou Cane Fire District / Neta Wright /  
Charles L. McDonald Land Surveyor, Inc.

Dear Becky:

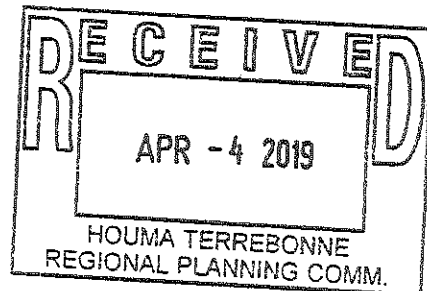
I'm requesting that the above referenced agenda item on the April 18,  
2019 Planning Commission's agenda be tabled until the May ~~16,~~  
2019's agenda. *23*

Feel free to call me if you have any questions.

Sincerely,



Alisa Champagne,  
(agent for Neta Wright)



# 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: Tracts T-1A, T-1B, & T-1C, A Redivision of Irvin J. Naquin Property  
2. Developer's Name & Address: 2014 Hwy. 665, Montegut, LA 70377  
\*Owner's Name & Address: 2014 Hwy. 665, Montegut, LA 70377  
[\* All owners must be listed, attach additional sheet if necessary]  
3. Name of Surveyor, Engineer, or Architect: T. Baker Smith, LLC

### SITE INFORMATION:

4. Physical Address: 2014 Hwy. 665, Montegut, LA 70377  
5. Location by Section, Township, Range: Sections 52 & 55, T18S-R19E  
6. Purpose of Development: To divide existing homesite into 3 separate 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: March 14, 2019 Scale: 1"=60'  
11. Council District: 9 / Montegut Fire  
12. Number of Lots: 3  
13. Filing Fees: \$152.28

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

Kim A. Knight  
Print Applicant or Agent  
March 15, 2019  
Date

  
Signature of Applicant or Agent

The undersigned certifies: I. J. N. 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.

Irvin Naquin  
Print Name of Signature  
March 15, 2019  
Date

  
Signature

PC19/ 4 - 7 - 23

WILDLIFE MANAGEMENT AREA

PROJECT VICINITY

101

102

MONTEREY ON

SCALE: 1" = 2,000'

**VICINITY MAP**  
SCALE: 1" = 2,000'

SECTION	55
SECTION	52

LEON J. JR. & ORELEEN BRUNET

MICHAEL J. DUPLANTIS

TRACT T-1A  
(3.938 ACRES)

TRACT T-1C  
(0.464 ACRES)

TRACT T-1B  
(0.824 ACRES)

HAZEL THIBODEAUX SULLIVAN

Plan view of the proposed bridge structure. The diagram shows the alignment of the bridge deck, approach roads, and existing infrastructure. Key labels include:

- FLOW**: Indicated by an arrow pointing towards the bridge structure.
- EXISTING BANKLINE**: A line representing the existing riverbank.
- BAYOU POINT AUX CHEN**: The name of the waterway.
- L.A. STATE HIGHWAY NO. 665**: The highway crossing the waterway.
- 2004**: A date stamp in the bottom left corner.

**DISCLAIMER:**

THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ALL EXISTING SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, AND/OR REGULATIONS OF GOVERNING AUTHORITIES WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.

**CERTIFICATION:**

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

**OF ORIENTATION:**

\* ORIENTATION DERIVED FROM GPS OBSERVATIONS  
\* THE PROJECT LOCATION. COORDINATES SHOWN  
\* ARE BASED ON THE LOUISIANA COORDINATE  
\* OF 1983, HARN DATUM, SOUTH ZONE, U.S. SURVEY  
\* "ARET "CORS" STATION USED FOR PROJECT  
\* IS STATION "HOUMA".

### PLAIN NOTES:

TRACTS ARE LOCATED IN ZONES "A15" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY COMMUNITY NO. 225206, PANEL NO. 0025, SUFFIX "C", DATED MAY 1, 1985. (ZONE "A15" HAS A FLOOD REQUIREMENTS OF 10') F.E.M.A. 2006 ADVISORY PANEL NO. LA-N109 AND LA-N110 PLACES PROPERTY IN A ZONE "AE" WITH A BASE FLOOD REQUIREMENT OF 11'.

PROPERTY DRAINS TO BAYOU POINT AUX CHIEN AND TO THE REAR WHICH NEEDS NO  
ANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE  
S NECESSARY TO REACH THESE AREAS.

### ENCE MAPS:

IRVEY FOR ANNA WINJUM, ET AL OF TRACTS T-1, T-2, T-3,  
T-4, LOCATED IN SECTIONS 52 & 55, T18S-R19E,  
"REBONNE PARISH, LOUISIANA" PREPARED BY T. BAKER  
TH, DATED 11-25-1981

### KEY NOTES:

FIELD SURVEY WAS PERFORMED BY A CONVENTIONAL SURVEY CREW  
' TRIMBLE RTK GPS ON 01-28-2019 AND 02-01-2019 BY T. BAKER  
H, LLC.

FIELD BOOK 4746 PAGE 66 AND 4782 PAGES 35-36

APPROVED AND ACCEPTED THIS DATE \_\_\_\_\_

BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION

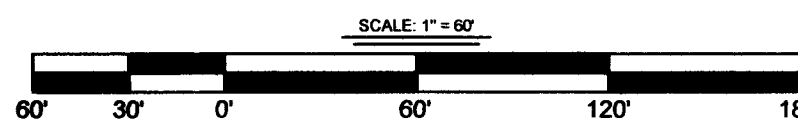
BY \_\_\_\_\_ FOR \_\_\_\_\_

DEVELOPER: IRVIN J. NAQUIN  
LAND USE: "SINGLE-FAMILY RESIDENTIAL"

**REDIVISION OF TRACT T-1**  
**SURVEY OF TRACT T-1A, T-1B, & T-1C**  
**A REDIVISION OF TRACT T-1**  
**BELONGING TO IRVIN J. NAQUIN**  
**LOCATED IN SECTIONS 52 & 55, T18S-R19E**  
**TERREBONNE PARISH, LOUISIANA**

[illegible]

**T. BAKER SMITH**



DRAWN BY:	CJL	APPROVED BY:	KAR
DATE: 4/1/19	JOB NO: 2019.0043		
DRAWING NAME:		2019.0043_B01.dwg	
PROJECTION: LOUISIANA SOUTH ZONE GEO. DATUM: NAD83   VERT. DATUM: NAVD88 GRID UNITS: US SURVEY FEET			
SHEET NO:	1	OF	1



# 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  
D. ☐ \*\* Minor Subdivision

☐ Variance(s) (detailed description):

SEE ATTACHED LETTER

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

1. Name of Subdivision: MAP SHOWING THE REDIVISION OF PROPERTY BELONGING TO KENNETH H. WRIGHT, ET UX

2. Developer's Name & Address: Neta Wright 6622 West Park Avenue Houma, LA 70364  
Kenneth H. and Neta Wright 6622 West Park Avenue Houma, LA 70364  
\*Owner's Name & Address: 70364

[\* All owners must be listed, attach additional sheet if necessary]

3. Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor

### SITE INFORMATION:

4. Physical Address: 6622 West Park Avenue

5. Location by Section, Township, Range: Sections 4, T17S-R17E

6. Purpose of Development: To create two legal lots of record

7. Land Use:  
☐ \*\* Single-Family Residential  
☐ Multi-Family Residential  
☐ \*\* Commercial  
☐ Industrial

8. Sewerage Type:  
☐ Community  
☐ \*\* Individual Treatment  
☐ Package Plant  
☐ Other

9. Drainage:  
☐ Curb & Gutter  
☐ Roadside Open Ditches  
☐ \*\* Rear Lot Open Ditches  
☐ Other

10. Date and Scale of Map:  
27 February 2019 1"=60'

11. Council District:  
3 Michel / Bayou Cane Fire

12. Number of Lots: 2

13. Filing Fees: \$138.64

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

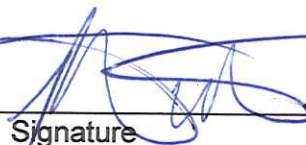
Alisa Champagne  
Print Applicant or Agent

  
Signature of Applicant or Agent

27 February 2019  
Date

The undersigned certifies: NW 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.

Neta Wright  
Print Name

  
Signature

28 FEBRUARY 2019  
Date

PC19/3-2-14

28 February 2019

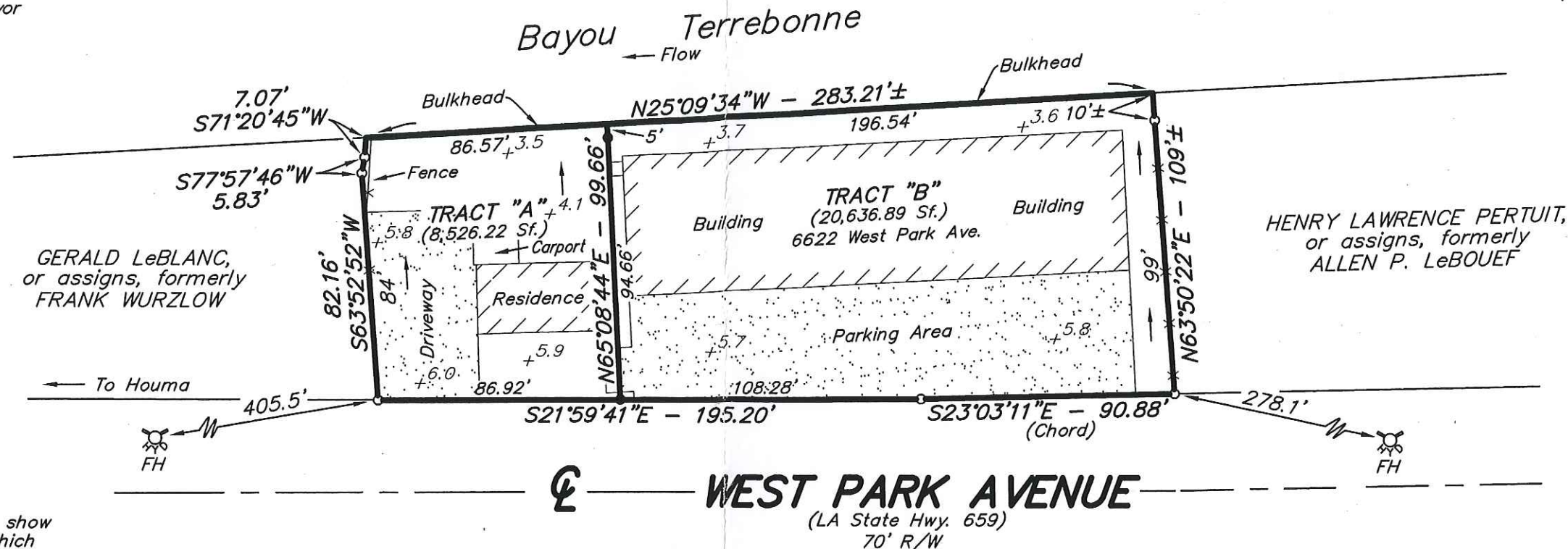
**Terrebonne Regional Planning Commission**  
P.O. Box 1446  
Houma, LA 70361

**Re: Variance from Fire Hydrant Spacing**

The developer would like to request a variance from the required fire hydrant spacing due to the fact that there are three hydrants near the property. One is located 278 feet away, and the other two are within 415 feet.



NOTE: BEARINGS INDICATED HEREON ARE BASED ON THE REFERENCED SURVEY MAP: "SURVEY OF TRACT 'A-B-C-D-E-F-A' IN THE POSSESSION OF BRYANT S. COLE" prepared by Kenneth L. Rembert, Surveyor dated August 12, 2015.



#### GENERAL NOTES:

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

NOTE: This property is situated within ZONE "C & 2", as shown on the F.E.M.A. Flood Insurance Rate Map dated May 1, 1985. (Map No. 225206 0265 C) Zone "A2" EL. 4.0'

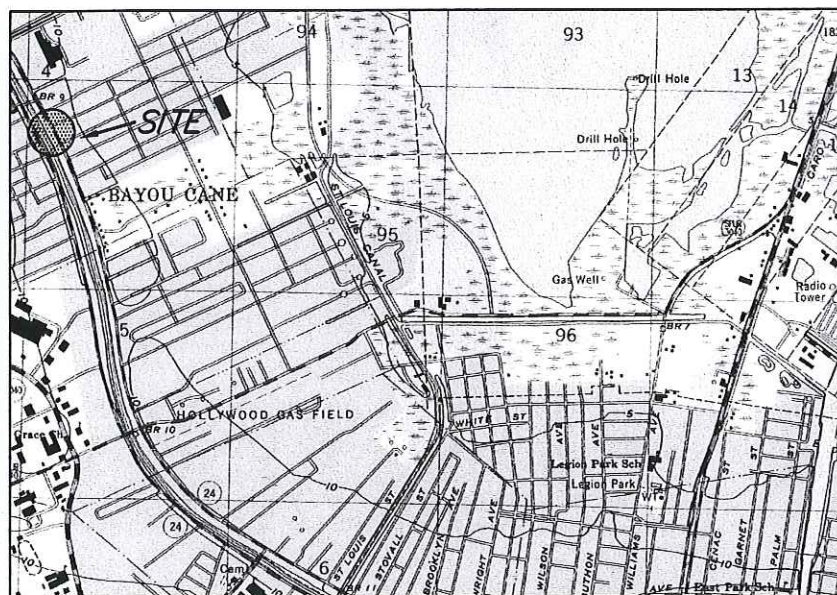
NOTE: All title information shown hereon was provided by the client and no additional title research was done by Charles L. McDonald, Land Surveyor, Inc.

NOTE: The property shown hereon drains into Bayou Terrebonne as indicated by the drainage arrows shown hereon.

PROPOSED LAND USE  
SINGLE FAMILY RESIDENTIAL  
and COMMERCIAL

## MAP SHOWING THE REDIVISION OF PROPERTY BELONGING TO KENNETH H. WRIGHT, ET UX LOCATED IN SECTION 4, T17S - R17E, TERREBONNE PARISH, LOUISIANA

#### VICINITY MAP



APPROVED AND ACCEPTED THIS DATE \_\_\_\_\_  
BY THE TERREBONNE PARISH PLANNING COMMISSION

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

#### LEGEND

- Indicates 1/2" Rod Fd. Unless Noted
- Indicates 1/2" Pipe Set Unless Noted
- FH Indicates Fire Hydrant
- Indicates Drainage Flow
- +0.0 Indicates Elevation



SCALE: 1" = 50'

27 FEBRUARY 2019

CHARLES L. McDONALD  
LAND SURVEYOR, INC.  
P.O. Box 1390 Gray, LA 70359  
Ph: (985)876-4412/Fax: (985)876-4806  
Email: clmsurveyor@aol.com

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

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

*Charles L. McDonald*

REG. P.L.S. No. 3402

CAD #6330



# 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  
D. ☒ Minor Subdivision

☐ Variance(s) (detailed description):

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

MAP SHOWING THE REDIVISION OF PROPERTY BELONGING TO ALFRED

1. Name of Subdivision: J. LEBOUF  
2. Developer's Name & Address: Bruce LeBouef 111 HorseShoe Road, Schriever, LA 70395  
\*Owner's Name & Address: Bruce LeBouef 111 HorseShoe Road, Schriever, LA, 70395  
[\* All owners must be listed, attach additional sheet if necessary]  
3. Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor

### SITE INFORMATION:

4. Physical Address: 111 Horseshoe Road  
5. Location by Section, Township, Range: Sections 71 & 72, T15S-R16E  
6. Purpose of Development: To create two legal lots of record  
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: 24 April 2019 1"=200'  
11. Council District: 4 Dryden / Schriever Fire  
12. Number of Lots: 2  
13. Filing Fees: \$159.10

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

Alisa Champagne

Print Applicant or Agent

24 April 2019

Date

Alisa Champagne

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.

Bruce J. LeBouef

Print Name

24 APRIL 2019

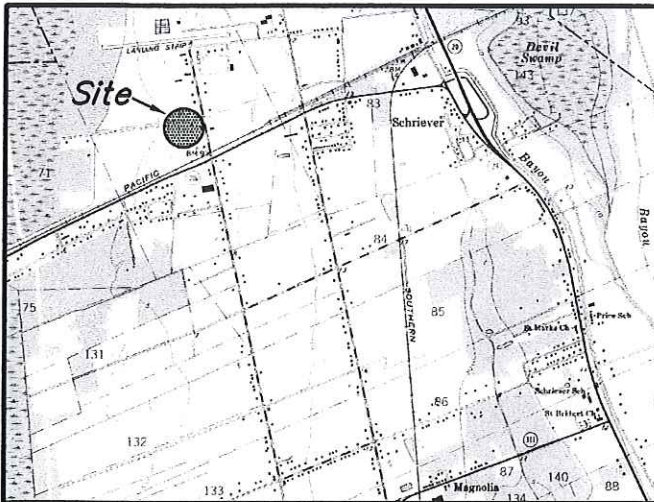
Date

Bruce J. LeBouef

Signature

PC19/ 5 - 1 - 24





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

NOTE: This property is situated within ZONES "A", as shown on the F.E.M.A. Flood Insurance Rate Map dated May 1, 1985. (Map No. 225206 0415 C)

NOTE: All title information shown hereon was provided by the client and no additional title research was done by Charles L. McDonald, Land Surveyor, Inc.

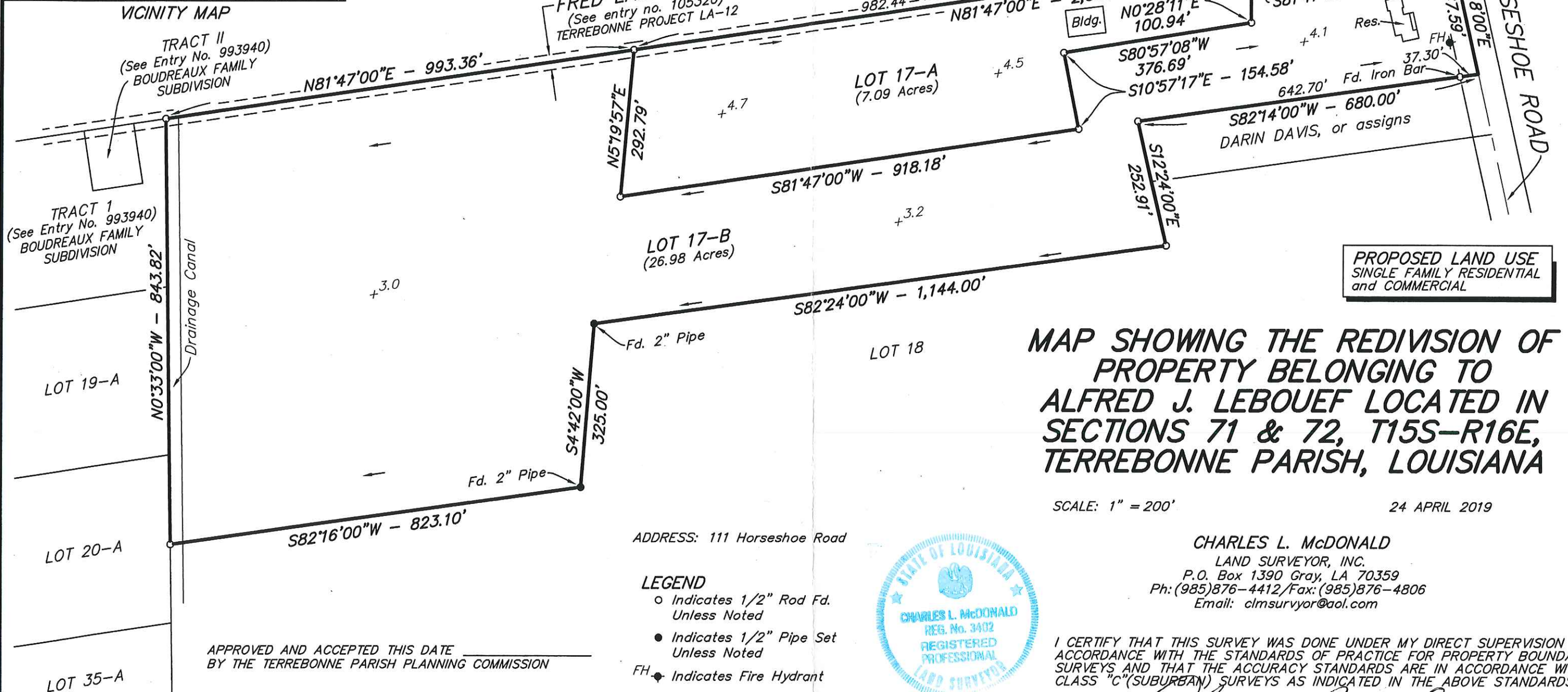
NOTE: The lots shown hereon drain toward the front of the property into the T.P.C.G. maintained roadside ditch along Horseshoe Road and on the rear of the property into the T.P.C.G. maintained drainage ditch as shown by the drainage arrows hereon.

**Reference Maps:**

"TERREBONNE PROJECT LA-12 WAUBUN (NORTH OF SO. PAC. R.R.)" prepared by U.S. Department of Agriculture Farm Security Administration Office of District Engineer District 4. recorded at entry no. 105320.

"BOUDREAUX FAMILY SUBDIVISION" survey and division of a portion of Farm Unit 17 Terrebonne Project RR-LA-12" prepared by Leonard J. Chauvin, Jr., Inc. dated January 28, 1997.

NOTE: BEARINGS INDICATED HEREON ARE BASED ON THE REFERENCED SURVEY MAP(S).



**PROPOSED LAND USE**  
SINGLE FAMILY RESIDENTIAL  
and COMMERCIAL

# MAP SHOWING THE REDIVISION OF PROPERTY BELONGING TO ALFRED J. LEBOUF LOCATED IN SECTIONS 71 & 72, T15S-R16E, TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 200'

24 APRIL 2019

ADDRESS: 111 Horseshoe Road

## LEGEND

- Indicates 1/2" Rod Fd. Unless Noted
- Indicates 1/2" Pipe Set Unless Noted
- FH Indicates Fire Hydrant
- Indicates Drainage Flow
- +0.0 Indicates Elevation



CHARLES L. McDONALD  
LAND SURVEYOR, INC.  
P.O. Box 1390 Gray, LA 70359  
Ph: (985)876-4412/Fax: (985)876-4806  
Email: clmsurveyor@aol.com

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

APPROVED:

*Charles L. McDonald*

REG. P.L.S. No. 3402

APPROVED AND ACCEPTED THIS DATE \_\_\_\_\_  
BY THE TERREBONNE PARISH 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):

DRAINAGE STUDY NOT NEEDED (DRAINS INTO BAYOU DULARGE)

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

1. Name of Subdivision: TRACTS G-1 & G-2, REDIVISION OF TRACT A-B-C-D-A  
PROPERTY BELONGING TO CRAIG A MAJOR
2. Developer's Name & Address: CRAIG A MAJOR, 8784 ISLAND RD., VENTRESS, LA 70783  
\*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: 3408 BAYOU DULARGE ROAD
5. Location by Section, Township, Range: SECTION 17, T20S-R16E
6. Purpose of Development: MAKE TWO DOCKING SPACES
7. Land Use:  
☐ Single-Family Residential  
☐ Multi-Family Residential  
☐ Commercial  
☒ DOCKING & MOORING
8. Sewerage Type:  
☐ Community  
☐ Individual Treatment  
☐ Package Plant  
☒ NONE Other
9. Drainage:  
☐ Curb & Gutter  
☐ Roadside Open Ditches  
☒ Rear Lot Open Ditches  
☐ Other
10. Date and Scale of Map: DATE: APRIL 4, 2019 SCALE: 1"=30'
11. Council District: 7 Marmonde / Bayou Dularg Fire
12. Number of Lots: 2
13. Filing Fees: \$138.64

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

KENETH L. REMBERT  
Print Applicant or Agent

4/5/19  
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] hat 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.

Craig A. Major  
Print Name of Signature

4/5/19  
Date

[Signature]  
Signature

PC19/ 5 - 2 - 25

Keneth L. Rembert

**LAND SURVEYORS**

since 1973

635 SCHOOL ST. HOUMA, LA. 70360

PHONE 985-879-2782 FAX 985-879-1641

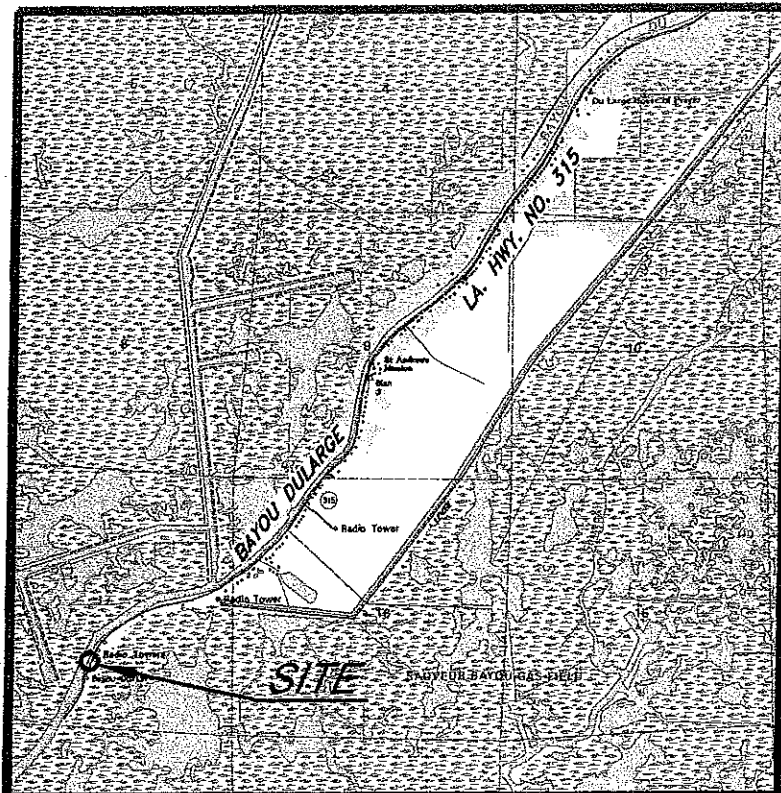
e-mail: [klrsurveyors@aol.com](mailto:klrsurveyors@aol.com)

May 6, 2019

Re: CRAIG A. MAJOR REDIVISION AT 3408 BAYOU DULARGE ROAD

Becky,

1. I checked with Joan and no drainage study is needed on this one.
2. These are docking lots only and no sewer treatment plants are needed.



"VICINITY MAP"

LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES 5/8" IRON ROD FOUND
- ⊙ INDICATES CONCRETE NAIL FOUND
- ⊕ EXISTING FIRE HYDRANT
- 3.3 INDICATES SPOT ELEVATION (BASED ON NAVD '88, C4G)
- ⊕ INDICATES BRASS DISK SET AT ELEV. 2.66' NAVD '88, C4G
- INDICATES DRAINAGE FLOW
- 3409 INDICATES MUNICIPAL ADDRESS

NO SEWERAGE NEEDED FOR DOCKING AND MOORING

REFERENCE MAP:

MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "PLAT OF TRACT A-B-C-D-A LOCATED IN SECTION 17, T20S-R16E, TERREBONNE PARISH, LOUISIANA" DATED MAY 4, 2000.

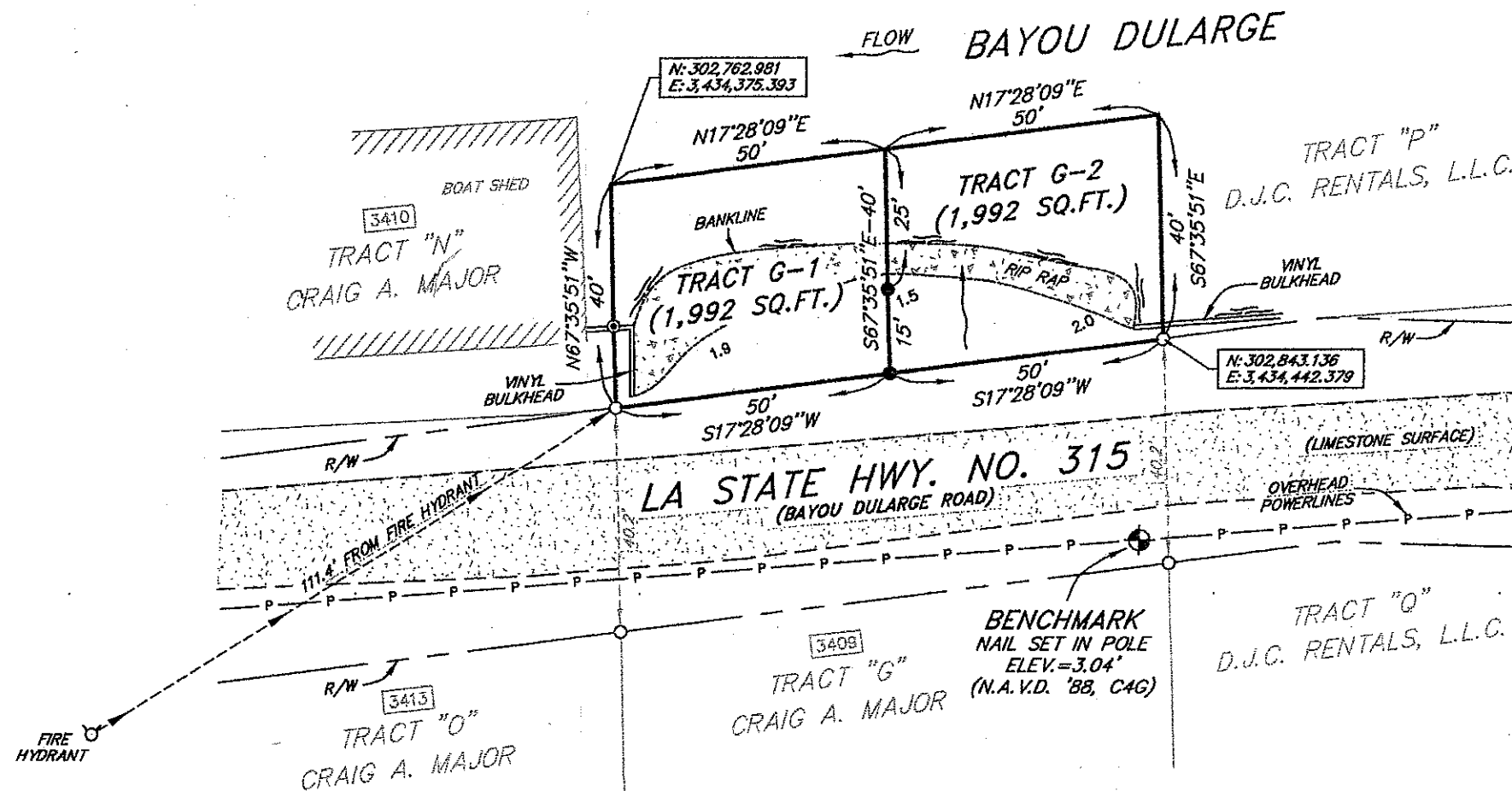
BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

THIS PROPERTY DRAINS TO BAYOU DULARGE WHICH NEEDS NO MAINTAINED. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THIS TRACT IS LOCATED IN ZONE "A15" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0500, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A15" HAS A BASE FLOOD REQUIREMENT OF 11'). (FIRM INDEX DATE APRIL 2, 1992). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-198 PLACES THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD REQUIREMENT OF 12'. THE 2008 PRELIMINARY DIRM COMMUNITY NO. 22109C, PANEL NO. 0625 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "VE" AND HAS A B.F.E. REQUIREMENT OF 14'.

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

JOB NO. : 126 FIELD BOOK : 374 ADDRESS : BAYOU DULARGE RD CAD NAME : CRAIG-MAJOR-100'-BATTURE-TRACT-DULARGE-PC  
DRAWN BY : BM PAGES : 75 SURVEY FILE : "A-ST-R83" FOLDER : T.P.S.B. END OF DULARGE



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

Surveyor's Signature:

*Keneth L. Rembert*

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

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

"MINOR SUBDIVISION"

LAND USE: DOCKING AND MOORING  
DEVELOPER: CRAIG A. MAJOR

2 - LOTS



PLAT SHOWING TRACTS G-1 AND G-2,  
A REDIVISION OF TRACT A-B-C-D-A  
BELONGING TO CRAIG A. MAJOR  
LOCATED IN SECTION 17, T20S-R16E,  
TERREBONNE PARISH, LOUISIANA

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



DRAWN: B.M.

CHK'D.: K.L.R.

SCALE: 1" = 30'

DATE: 04 APR 19

GRAPHIC SCALE

30' 15' 0 30' 60'



# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

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

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

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

### SITE INFORMATION:

4. Physical Address: RUE DES AFFAIRES, HOUMA, LA 70364
5. Location by Section, Township, Range: SECTIONS 7, 69 & 82, T16S-R17E
6. Purpose of Development: PLANNED UNIT DEVELOPMENT
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 29, 2019 1" = 40'
11. Council District: \_\_\_\_\_
12. Number of Lots: 29
13. Filing Fees: \$410.00

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

RONNIE J. THERIOT, MANAGER

Print Applicant or Agent

4/25/19

Date

[Signature]  
Signature of Applicant or Agent

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

RONNIE J. THERIOT, MANAGER

Print Name of Signature

4/25/19

Date

[Signature]  
Signature

PC19/ 5 - 3 - 26



1. MAP SHOWING THE PROPERTY OF THE ESTATE OF ERNEST J. AYO IN SECTIONS 7, 82 & 69, T16S-177E, TERREBONNE PARISH, LA. PREPARED BY: DAVID A. WATZ DATED: OCTOBER 29, 1989

2. EVANGELINE BUSINESS PARK COMMERCIAL DEVELOPMENT DIVISION OF PROPERTY BELONGING TO EVANGELINE BUSINESS PARK, L.L.C., LOCATED IN SECTIONS 7, 69 & 82, T16S-177E, TERREBONNE PARISH, LOUISIANA PREPARED BY: T. BAKER SMITH & SON, INC. DATED: OCTOBER 4, 2004

3. EVANGELINE BUSINESS PARK COMMERCIAL DEVELOPMENT DIVISION OF PROPERTY BELONGING TO EVANGELINE BUSINESS PARK, L.L.C., LOCATED IN SECTIONS 7, 69 & 82, T16S-177E, TERREBONNE PARISH, LOUISIANA PREPARED BY: DAVID A. WATZ DATED: JUNE 30, 2006 ENTRY NO. 1243361

4. EVANGELINE BUSINESS PARK COMMERCIAL DEVELOPMENT LOT LINE SHIFT DIVISION OF LOT 3 AND LOT 2-A OF EVANGELINE BUSINESS PARK, LOT 3-A AND LOT 2-A-1 LOCATED IN SECTIONS 7, 69 & 82, T16S-177E, TERREBONNE PARISH, LOUISIANA PREPARED BY: DAVID A. WATZ DATED: MARCH 1, 2007

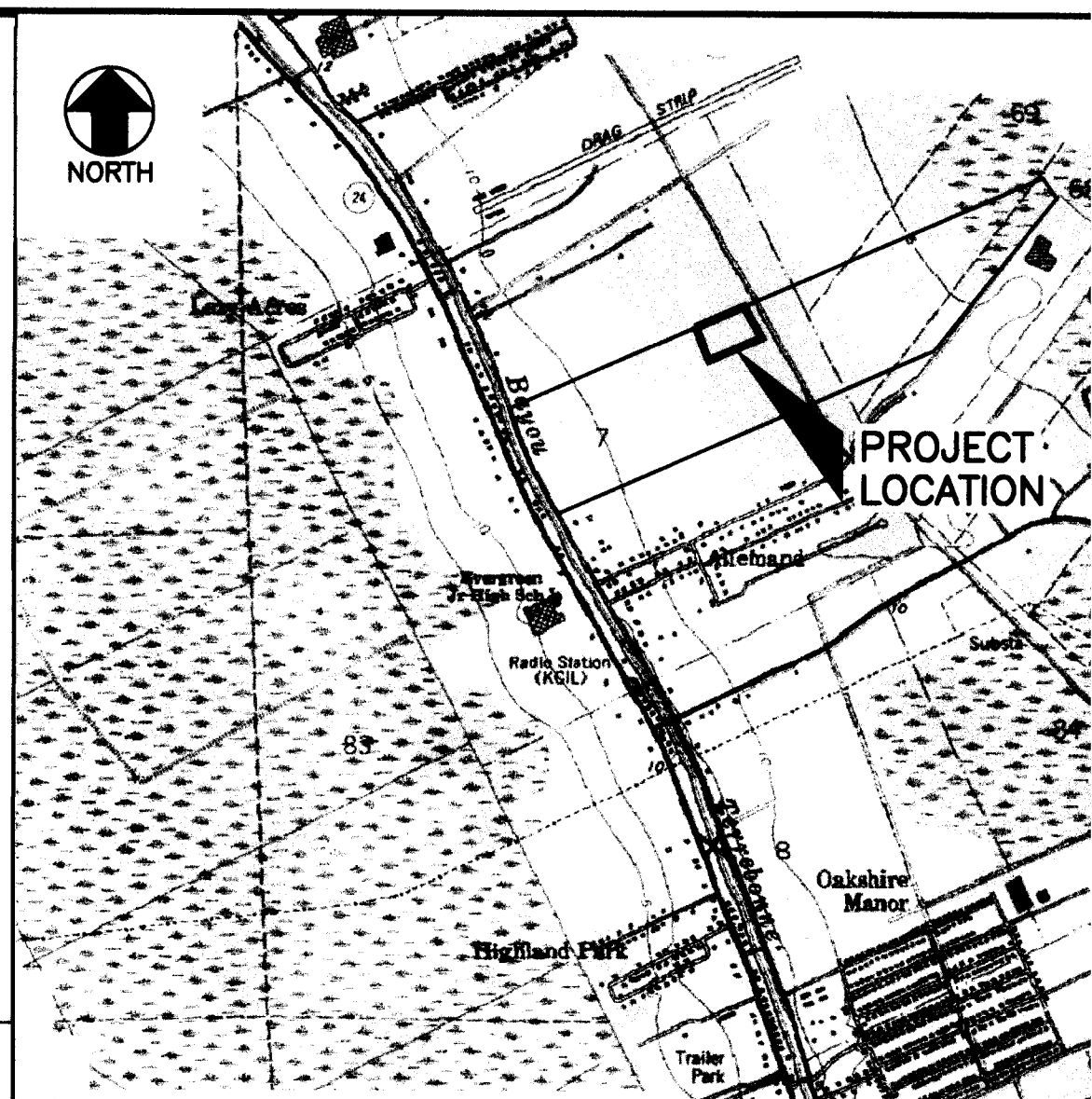
5. EVANGELINE BUSINESS PARK - PHASE 2 COMMERCIAL DEVELOPMENT DIVISION OF PROPERTY BELONGING TO EVANGELINE BUSINESS PARK, LOCATED IN SECTIONS 7, 69, & 82, T16S-177E, TERREBONNE PARISH, LOUISIANA PREPARED A. WATZ DATED: APRIL 30, 2007 ENTRY #1343576

6. DIVISION OF PROPERTY BELONGING TO EVANGELINE BUSINESS PARK, L.L.C. LOCATED IN SECTIONS 7, 69 & 82, T16S-177E, TERREBONNE PARISH, LOUISIANA PREPARED BY: DAVID A. WATZ DATED: FEBRUARY 22, 2017
























ALVIN & CHRISTINA KEITH PATRICK NAQUIN

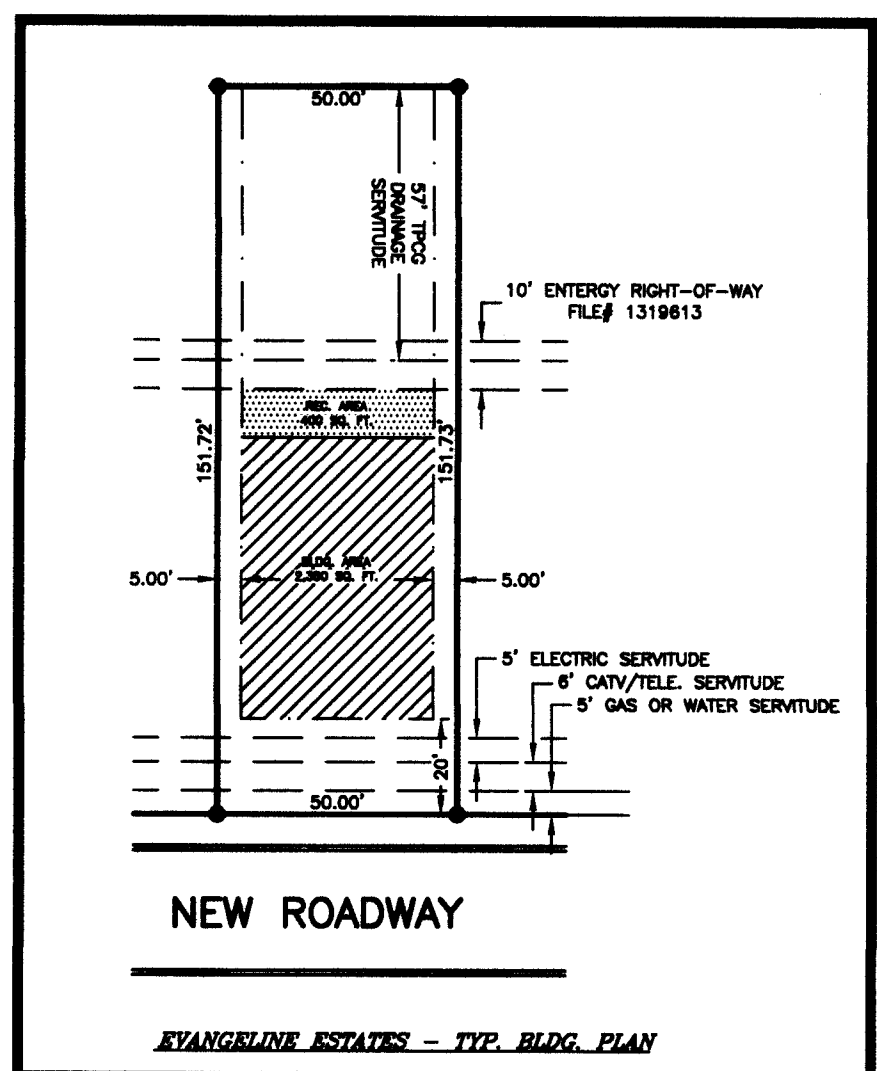
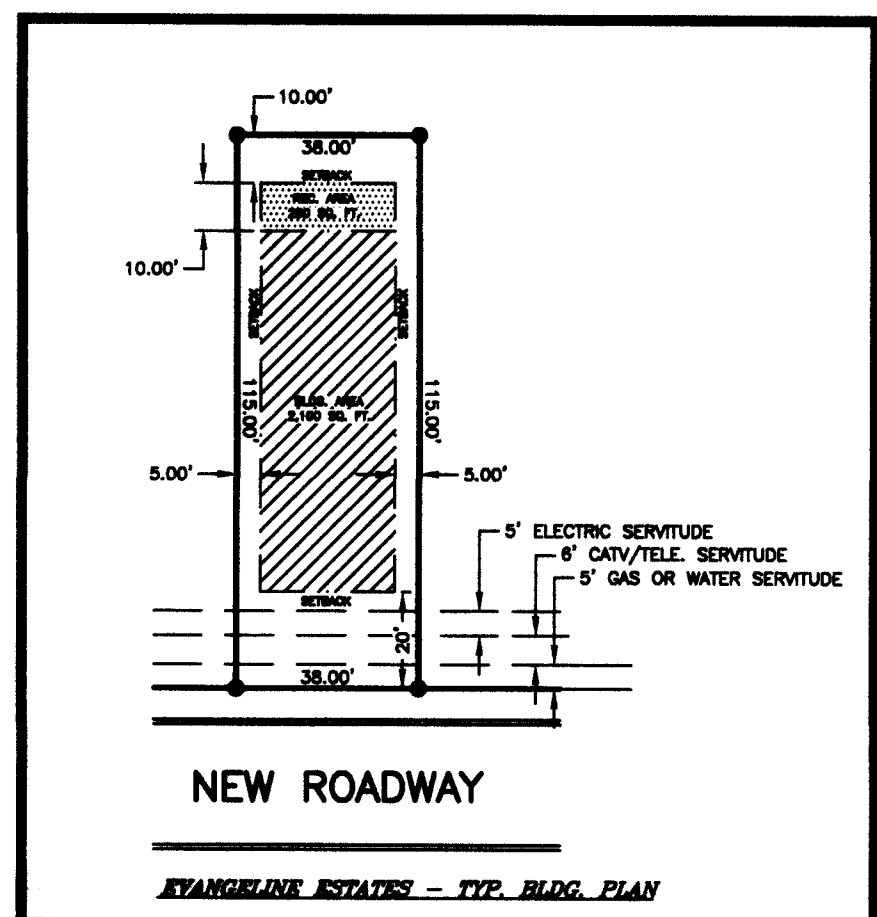
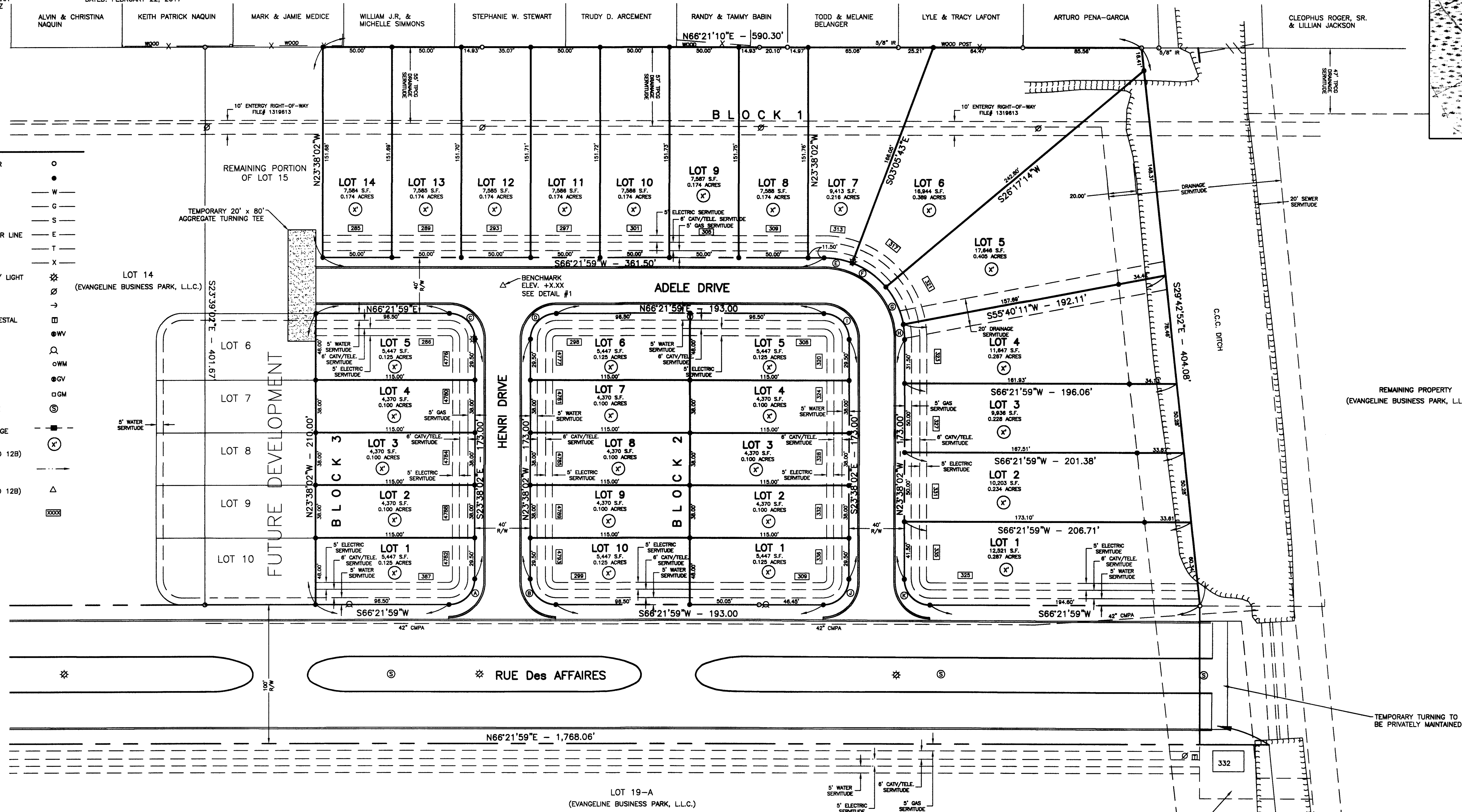
SOUTHERN ESTATES SUBDIVISION

CURVE	ARC	RADIUS	CHORD
A	29.06'	18.50'	S21°21'59"W-26.16'
B	29.06'	18.50'	N68°38'01"E-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	20.97'	58.50'	S76°38'08"W-20.86'
F	30.00'	58.50'	N78°24'15"W-29.67'
G	30.00'	58.50'	N49°01'18"W-29.67'
H	10.92'	58.50'	S28°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"E-26.16'



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

- FOUND PROPERTY MARKER 
- SET 3/4" I.R. 
- EXISTING WATER LINE 
- EXISTING GAS LINE 
- EXISTING SEWER LINE 
- EXISTING OVERHEAD POWER LINE 
- EXISTING TELEPHONE LINE 
- EXISTING FENCE 
- EXISTING POWER POLE W/ LIGHT 
- EXISTING POWER POLE 
- EXISTING ANCHOR 
- EXISTING TELEPHONE PEDESTAL 
- EXISTING WATER VALVE 
- EXISTING FIRE HYDRANT 
- EXISTING WATER METER 
- EXISTING GAS VALVE 
- EXISTING GAS METER 
- EXISTING SEWER MANHOLE 
- EXISTING CATCH BASIN  
(WITH SUBSURFACE DRAINAGE) 
- CENTER LOT ELEVATIONS  
(IN FEET, NAVD 88, GEOID 12B) 
- DRAINAGE FLOW 
- 2" DIAMETER BRASS DISK  
(IN FEET, NAVD 88, GEOID 12B)  
(DATE SET 2018) 
- MUNICIPAL ADDRESS 



**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-1101  
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

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

APPROVED: James M. Appleton RECORDATION, CONVEYANCE, SALES,  
OR AS THE BASIS FOR THE ISSUANCE  
Reg. No. 5129

**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.

THIS IS TO CERTIFY THAT A SERVITUDE OF PASSAGE AND THE RIGHT TO INSTALL, MAINTAIN, DRAINAGE, ELECTRICAL, COMMUNICATIONS, GAS, POWER & WATER UTILITIES IS HEREBY CREATED IN FAVOR OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT SOUTH CENTRAL BELL TELEVISION CABLE AND THE CITY OF HOUMA OVER AND IN ALL THESE CERTAIN STREETS AND SERVICINGS 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 SERVICUES IS EXPRESSLY RETAINED, MINERAL RIGHTS ARE SPECIFICALLY EXCLUDED AND ARE RETAINED IN FULL BY THE OWNER THEREOF.

BY: \_\_\_\_\_  
 RONNIE THERIOT - AGENT  
 EVANGELINE BUSINESS PARK, L.L.C.

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 HOUM  
TERRERBONNE REGIONAL PLANNING COMMISSION

APPROVED BY:

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

**APPROVALS**

**APPROVALS**

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

**RONNIE THERIOT**

RONNIE THERIOT - OF A PERMIT.  
EVANGELINE BUSINESS PARK, L.L.C.

DATE OF SURVEY: APRIL 18, 2015



				<b>DAVID A. WATTZ</b> <b>ENGINEERING AND SURVEYING, INC.</b> Civil Engineers & Professional Land Surveyors Thibodaux, Louisiana 1107 CANAL BLVD. THIBODAUX, LA 70301 (985) 447-4017 OFFICE (985) 447-1908 FAX DWATTZ@DAWATTZENGINEERING.COM			
				DESIGNED: JMW	DETAILS: JED	TRACED:	
DATE	DESCRIPTION		BY	CHECKED: DAW	CHECKED: DAW	CHECKED:	
	REVISION			DATED: APRIL 26, 2019 FILE: F:\DWG5\2017\17-059\PHASE A\RECORD DRAWINGS\PLAT.DWG JOB NO: 17-059			

FINAL PLAT  
RESIDENTIAL PLANNED UNIT DEVELOPMENT  
29 SINGLE FAMILY RESIDENTIAL LOTS  
OWNER: EVANGELINE BUSINESS PARK, L.L.C.  
RECORD DRAWINGS

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  
(985) 447-4017 OFFICE  
(985) 447-1998 FAX  
DWAITE@WATKENGINEERING.COM

DESIGNED: JAW	DETAILED: JED	TRACED:
CHECKED: DAW	CHECKED: DAW	CHECKED:
DATED: APRIL 29, 2019      FILE: F:\DWGS\2017\17-059\PHASE A\RECORD DRAWINGS\PLAT.DWG      JOB NO: 17-05		