

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

NOVEMBER 15, 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 October 18, 2018
- E. COMMUNICATIONS**
- F. OLD BUSINESS:**
 - 1. Planning Approval:
Establish a church in a C-2 (General Commercial) zoning district; 1025 West Tunnel Boulevard, Unit C;
Iglesia Pentecostal, c/o Pastor Joeli Reyes, applicant (*Council District 6 / Bayou Cane Fire*)
- G. STAFF REPORT**
- H. COMMISSION COMMENTS:**
 - 1. Planning Commissioners' Comments
 - 2. Chairman's Comments
- I. PUBLIC COMMENTS**
- J. ADJOURN**

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. ACCEPTANCE OF MINUTES:**
 - 1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of October 18, 2018
- E. APPROVE EMITTENCE OF PAYMENT FOR THE NOVEMBER 15, 2018 INVOICES AND TREASURER'S REPORT OF OCTOBER 2018 and THE AMENDMENT TO THE 2018 BUDGET**
- F. PLANNING:**
 - 1. Planning Commissioners' Comments
 - 2. Administration's Comments
 - 3. Chairman's Comments
- G. COMMUNICATIONS**

H. OLD BUSINESS:

1. a) Subdivision: Subdivision of Property belonging to L-M Limited Partnership near LA Hwy. 182 and LA Hwy. 662 (Tracts 5A, 5B, 5C, 5D, 5E, 6A, & 6B)
Approval Requested: Process D, Minor Subdivision
Location: 583 Powhattan Court, Gibson, Terrebonne Parish, LA
Government Districts: Council District 6 / Gibson Fire District
Developer: L-M Limited Partnership
Surveyor: Delta Coast Consultants, LLC
b) Consider Approval of Said Application

I. APPLICATIONS:

1. a) Subdivision: Tract 1, A Redivision of Property belonging to Four Point Industries, Inc.
Approval Requested: Process D, Minor Subdivision
Location: 1171 Four Point Road, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Black Fire District
Developer: Sal Caminita, Jr.
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Tracts 1 & 2, Property belonging to Stanislaus Kidder, III & Edith Kidder
Approval Requested: Process D, Minor Subdivision
Location: 173 Azalea Drive, Donner, Terrebonne Parish, LA
Government Districts: Council District 2 / Donner-Chacahoula Fire District
Developer: Stanislaus Kidder, III & Edith Kidder
Surveyor: Delta Coast Consultants, LLC
b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: High Land Development, Addendum No. 1
Approval Requested: Process C, Major Subdivision-Engineering
Location: Industrial Avenue A Extension & Browning Court, Terrebonne Parish, LA
Government Districts: Council District 9 / Bourg & Village East Fire District
Developer: Low Land Investors, L.L.C.
Engineer: Eugene P. Robichaux, P.E.
b) Consider Approval of Said Application
4. a) Subdivision: Sonoco Living Quarters
Approval Requested: Process B, Residential Building Park-Engineering
Location: 5420 West Main Street, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: SONOCO
Engineer: Milford & Associates, Inc.
b) Consider Approval of Said Application

J. STAFF REPORT

K. ADMINISTRATIVE APPROVAL(S):

1. Revised Lots 24 & 25, A Redivision of Lots 24 & 25 of Helen Park Estates, Section 86, T15S-R16E, Terrebonne Parish, LA
2. Revised Lots 1 and 2, A Redivision of Lots 1 and 2, Block 5, Phase 4C of Capital Commercial Development, Sections 84 & 85, T17S-R17E, Terrebonne Parish, LA

L. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

M. COMMISSION COMMENTS:

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

N. PUBLIC COMMENTS

O. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
MEETING OF OCTOBER 18, 2018

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., Chairman, called to order the regular meeting of October 18, 2018 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:28 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mrs. Angi Falgout.
- B. Upon Roll Call, present were: Mr. Joseph “Joey” Cehan; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mrs. Angi Falgout, Secretary/Treasurer; Mr. Jeremy Kelley; Mr. Keith Kurtz; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. James Erny; Mrs. Gloria Foret; and Mr. Alex Ostheimer, Vice-Chairman. 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 Mrs. Falgout: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of September 20, 2018.”
- The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny, Mrs. Foret, and Mr. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mrs. Falgout moved, seconded by Mr. Kelley: “THAT the HTRPC emit payment for the October 18, 2018 invoices and approve the Treasurer’s Report of September 2018.”
- The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny, Mrs. Foret, and Mr. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATIONS:**
1. Mr. Pulaski read an email from Delta Coast Consultants, LLC requesting to table Item G.1 with regard to the Subdivision of Property belonging to L-M Limited Partnership near LA Hwy. 182 and LA Hwy. 662 (Tracts 5A, 5B, 5C, 5D, 5E, 6A & 6B) until the next regular meeting of November 15, 2018 [See *ATTACHMENT A*].
- a) Mr. Kurtz moved, seconded by Mr. Thibodeaux: “THAT the HTRPC table the application for Process D, Minor Subdivision, for the Subdivision of Property belonging to L-M Limited Partnership near LA Hwy. 182 and LA Hwy. 662 (Tracts 5A, 5B, 5C, 5D, 5E, 6A & 6B) until the next regular meeting of November 15, 2018 as per the Developer’s request [See *ATTACHMENT A*].”
- The Chairman called for a vote on the motion offered by Mr. Kurtz. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny, Mrs. Foret, and Mr. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
2. Mr. Pulaski discussed an email that he sent out to the Commissioners regarding a Watershed Initiative Meeting that would be held on October 23, 2018 [See *ATTACHMENT B*].
- G. **OLD BUSINESS:**
- Mrs. Falgout moved, seconded by Mr. Kelley: “THAT the HTRPC remove all Old Business items from the table and be considered at this time.”
- The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny, Mrs. Foret, and Mr. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. Subdivision of Property belonging to L-M Limited Partnership near LA Hwy. 182 and LA Hwy. 662 (Tracts 5A, 5B, 5C, 5D, 5E, 6A & 6B). *Withdrawn* [See *ATTACHMENT A*]

2. The Chairman called to order the application by Kent C. Guidry requesting approval for Process D, Minor Subdivision, for Revised Tract A-2 and Tracts A-3, A-4 and A-5, A Redivision of Tract A-2 belonging to Kent C. Guidry.
 - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated the fire hydrant had been installed since the previous meeting.
 - b) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval.
 - c) Mr. Kurtz moved, seconded by Mrs. Falgout: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Revised Tract A-2 and Tracts A-3, A-4 and A-5, A Redivision of Tract A-2 belonging to Kent C. Guidry."

The Chairman called for a vote on the motion offered by Mr. Kurtz. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny, Mrs. Foret, and Mr. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
3. The Chairman called to order the Public Hearing for an application by Adruel B. Luke requesting approval for Process D, Minor Subdivision, for the Survey of Lots "J" through "M", A Redivision of a portion of Property belonging to Adruel B. Luke.
 - a) Mr. Shane Kirkland, 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) Mrs. Falgout moved, seconded by Mr. Kelley: "THAT the Public Hearing be closed."

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

 - d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval.
 - e) Mrs. Falgout moved, seconded by Mr. Kelley: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Survey of Lots "J" through "M", A Redivision of a portion of Property belonging to Adruel B. Luke."

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

H. APPLICATIONS:

1. The Chairman called to order the Public Hearing for an application by Cenac Community Reinvestment, LLC requesting approval for Process D, Minor Subdivision, for Tracts A and B, A Redivision of Property belonging to Cenac Community Reinvestment, LLC.
 - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated that a sewer tap would need to be installed.
 - b) The Chairman recognized Ms. Tessie LeBlanc, 1908 Coteau Road, who inquired as to what was being done.
 - 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, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny, Mrs. Foret, and Mr. Ostheimer. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

 - d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon addressing be depicted on the plat and installation of a sewer tap.

- e) Discussion was held with regard to the intentions of the property to which Mr. Rembert did not know of anything in particular.
- f) Mr. Kurtz moved, seconded by Mrs. Falgout: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts A and B, A Redivision of Property belonging to Cenac Community Reinvestment, LLC conditioned upon municipal addresses being depicted on the plat and the installation of a sewer tap to accommodate Tract B.”

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

- 2. The Chairman called to order the Public Hearing for an application by John P. Rogers requesting approval for Process D, Minor Subdivision, for Lots 16-1 & 16-2, A Redivision of Lot 16 of Rural Retreat Subdivision.

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

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided municipal addresses were depicted on the plat.
- e) Mrs. Falgout moved, seconded by Mr. Kelley: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for Lots 16-1 & 16-2, A Redivision of Lot 16 of Rural Retreat Subdivision conditioned upon the municipal addressing being depicted on the plat.”

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

- 3. The Chairman called to order the Public Hearing for an application by Marvin V. Marmande, Jr. requesting approval for Process D, Minor Subdivision, for Tracts 1 thru 6, A Redivision of Property belonging to Marvin V. Marmande, Jr.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He requested a variance from the fire hydrant requirements and spoke of sewer issues.
- b) No one from the public was present to speak.
- c) Mr. Thibodeaux moved, seconded by Mrs. Falgout: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the municipal addresses being depicted on the plat, submittal of an approval letter from Board of Health and approval of the variance.
- e) Mr. Kelley moved, seconded by Mrs. Falgout: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts 1 thru 6, A Redivision of Property belonging to Marvin V. Marmande, Jr. with a variance from the fire hydrant requirements (269’/10%) and conditioned upon municipal

addressing being depicted on the plat and submittal of an approval letter from Board of Health.”

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

4. The Chairman called to order the application by Onshore Materials, LLC requesting engineering approval for Process C, Major Subdivision, for Imperial Landing Subdivision, Phase B.

- a) Ms. Joan Schexnayder, on behalf of the TPCG Engineering Division, read a memo dated October 18, 2018 with regard to the punch list items for the development [See *ATTACHMENT C*].
- b) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., requested a variance from items 1 & 2 and stated they would comply with item 3.
- c) Discussion was held with regard to fire hydrants and spacing.
- d) Mrs. Falgout moved, seconded by Mr. Kelley: “THAT the HTRPC grant engineering approval for Process C, Major Subdivision, for Imperial Landing Subdivision, Phase B accepting Item 1, granting a variance for Item 2 and conditioned upon the Developer complying/resolving Item 3 as per the Terrebonne Parish Engineering Division’s memo dated October 18, 2018 [See *ATTACHMENT C*].”

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

I. STAFF REPORT: None.

J. ADMINISTRATIVE APPROVALS:

Mrs. Falgout moved, seconded by Mr. Thibodeaux: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-2.”

1. Proposed Line Shift belonging to Dot, Inc., et al, Sections 36 & 37, T17S-R16E, Terrebonne Parish, LA
2. Revised Lot 4, A Redivision of Lots 3 & 4, Block 1, Addendum No. 1, Phase "C" of Enterprise Commercial Place, Section 4, T17S-R17E, Terrebonne Parish, LA

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:

- a) The Chairman called to order the Public Hearing for the discussion and possible action with regard to Residential Building Park regulations and allowed number of units.
 - (1) Mr. Pulaski discussed the proposal [See *ATTACHMENT D*].
 - (2) The Chairman recognized Ms. Louise Bourg, 204 North Main Project Road, who discussed concerns of residential building parks and duplexes versus four-plexes. The Chairman indicated the regulations were by the number of structures, not families.
 - (3) Mr. Thibodeaux moved, seconded by Mr. Kelley: “THAT the Public Hearing be closed.”

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

- (4) Discussion was held with regard to existing public facilities and upgrading infrastructure.
- (5) Mr. Kelley moved, seconded by Mrs. Falgout: “THAT the HTRPC approve the proposed revisions to Residential Building Park regulations and allowed number of units and forward to the Terrebonne Parish Council for consideration [See *ATTACHMENT D*].”

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

L. COMMISSION COMMENTS:

1. Planning Commissioners’ Comments:

- a) Discussion was held with regard to there being a Commissioner training to be held before the end of the year as per Mr. Mart Black for those who hadn’t yet completed the required training per Act 859.

2. Chairman’s Comments: None.

M. PUBLIC COMMENTS: None.

N. Mrs. Falgout moved, seconded Mr. Kelley: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:17 p.m.”

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

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

Becky Becnel

Item #1

From: Prosper J. Toups, III [prospert@deltacoastllc.com]
Sent: Wednesday, October 17, 2018 3:52 PM
To: Christopher Pulaski
Cc: Becky Becnel
Subject: RE: L-M Limited Partnership, Subdivision in Gibson

Good afternoon Chris. I haven't had much luck contacting Jim Barse (Latter & Blum) who is representing L-M but I was able to talk with Brent (LA Contractors). LA Contractors will be installing the hydrants. The hydrants and fittings have been ordered (to meet Waterworks specs) and should be in within the next couple of days. He thinks all 3 should be able to be installed in one day and should be in place by the end of next week.

We would like to table, once again, and hope to have all ready for next month's meeting. Thank you.

Prosper J. Toups, III, PLS
Survey Manager



4924 Highway 311
HOUMA, LOUISIANA 70360

985.655.3100 (O)
985.655.3107 (D)
985.855.3006 (C)
www.deltacoastllc.com

From: Prosper Toups
Sent: Tuesday, September 18, 2018 12:46 PM
To: Christopher Pulaski <cpulaski@tpcg.org>
Cc: Becky Becnel <bbecnel@tpcg.org>
Subject: RE: L-M Limited Partnership, Subdivision in Gibson

Thanks, Chris. L-M Partnership would like to table, again this month. It is realistic that the fire hydrants should be installed for the October meeting. Thank you.

Prosper J. Toups, III, PLS
Survey Manager



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Becky Becnel

From: Christopher Pulaski
Sent: Thursday, October 18, 2018 12:07 PM
To: Becky Becnel
Subject: Fwd: Watershed Initiative Meeting SCPDC October 23, 2018
Attachments: image003.png; ATT00001.htm; Watershed Initiative_Letter to Elected Officials_10-3-18_FINAL.pdf; ATT00002.htm; 2018.10.8 One-Pager.pdf; ATT00003.htm; Listening Tour Schedule-Data Topics_RSVP.docx; ATT00004.htm

Please forward this email and attachments to our Planning Commissioners. Also print out a copy of just the email message and place in the announcements folder for tonight's HTRPC meeting. Thx. Cp

Begin forwarded message:

From: Pat Gordon <Pat@scpd.org>
Date: October 10, 2018 at 2:40:48 PM CDT
To: Gordon Dove <gdove@tpcg.org>, Christopher Pulaski <cpulaski@tpcg.org>, Lisa Ledet <lisaledet@tpcg.org>, Jeanne Bray <jbray@tpcg.org>, "Jimmy Cantelle (cantrellejb@lafourchegov.org)" <cantrellejb@lafourchegov.org>, "Darla A. Duet" <DuetDA@lafourchegov.org>, "Jeffery L. Leuenberger" <leuenbergerjl@lafourchegov.org>, "David Hanagriff (dhanagriff@stmaryparishla.gov)" <dhanagriff@stmaryparishla.gov>, "Henry \"Bo\" LaGrange" <hlagrange@stmaryparishla.gov>, "tluke@stmaryparishla.gov" <tluke@stmaryparishla.gov>, "Natalie Robottom (robottom@sibparish.com)" <robottom@sibparish.com>, "Ltoombs@sibparish.com" <Ltoombs@sibparish.com>, "a.carter@sibparish.com" <a.carter@sibparish.com>, Timmy Roussel <timmy.roussel@stjamesla.com>, Blaise Gravois <blaise.gravois@stjamesla.com>, Michelle Octave <michelle.octave@stjamesla.com>, "Larry Cochran (lcochran@stcharlesgov.net)" <lcochran@stcharlesgov.net>, "braymond@stcharlesgov.net" <braymond@stcharlesgov.net>, "malbert@stcharlesgov.net" <malbert@stcharlesgov.net>, "Martin S. Triche (martin@trichelaw.com)" <martin@trichelaw.com>, "johnboudreaux@assumptionoeop.com" <johnboudreaux@assumptionoeop.com>, "animashaunron@gmail.com" <animashaunron@gmail.com>, "joey@townofgoldenmeadow-la.gov" <joey@townofgoldenmeadow-la.gov>, "Mayoredreinhardt@townoflockport.com" <Mayoredreinhardt@townoflockport.com>, "teschete@ci.thibodaux.la.us" <teschete@ci.thibodaux.la.us>, "pwdirector@cithibodaux.la.us" <pwdirector@cithibodaux.la.us>, "Mayor Steven Nosacka" <mayor@townofgramercy.com>, Mayor Grogan <rgrogan@cityofpattersonla.gov>, Mayor Ratcliff <louis@townofberwick.org>, "Patrick St. Pierre" <patrick@townoflitcher.com>, "Frank P. Grizzaffi, III" <f.grizzaffi@cityofmc.com>, "md.loupe@cityofmc.com" <md.loupe@cityofmc.com>, "rdupre@tlcd.org" <rdupre@tlcd.org>, "madonnayh@nlclld.com" <madonnayh@nlclld.com>, Venita Chauvin <vchauvin@tpcg.org>, "Restore or Retreat" <ror.rsvp@gmail.com>, Ben Malbrough <ben.malbrough@blfwd.org>, "mitchm@deltacoastllc.com" <mitchm@deltacoastllc.com>, "wcurole@slld.org" <wcurole@slld.org>, Mathew Sanders <Mathew.Sanders@LA.GOV>
Cc: Kevin Belanger <kevin@scpd.org>, "Sandra M. Gunner (Sandra.Gunner@la.gov)" <Sandra.Gunner@la.gov>, Cassie Parker <cassie@scpd.org>, John Snow <john@emergentmethod.com>, Emma Bergeron <emma@scpd.org>, Julie Foret <julie@scpd.org>
Subject: Watershed Initiative Meeting SCPDC October 23, 2018

Please be advised that the State of Louisiana will be conducting numerous Watershed Initiative meetings throughout the State of Louisiana with a regional

meeting being hosted by South Central Planning and Development Commission (SCPDC) at our office in Gray, LA.

Kevin Belanger, CEO SCPDC, has requested that I contact your office to make sure that each Parish and Community receives the attached invitations with a detailed agenda for that day.

The meeting will be on **October 23, 2018** at SCPDC, 5058 West Main Street, Houma, LA.

AGENDA:

Technical Workshops Professionals)	9:00 AM-12:30 PM (Open to all Technical Professionals)
Watershed Initiative Exchange Federal Officials only)	1:30PM-3:30PM (Local, Regional, State, and Federal Officials only)
Elected Officials Briefing	4:00 PM-5:00 PM (Invitation Only)

We would highly recommend that Elected Officials, Public Works Directors, Planning Directors, Floodplain Managers, Levee District Executive Directors and Staff attend . Also invitations have been sent out to our Regional Partners in regards to water quality management.

Please contact your local Engineering Firms who perform drainage design projects to attend for their input during the technical workshop.

The attached flyers provide additional information.

Please contact either Kevin Belanger or myself for any further explanation of this event. (985) 851-2900

Patrick Gordon
Chief Planning Officer
South Central Planning
and Development Commission
P. O. Box 1870
Gray, LA. 70359
Telephone: 985-851-2900 (Ext. 2160)



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



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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

October 18, 2018
1st Review
Item H-4

TO: **Christopher M. Pulaski**

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

SUBJECT: **Imperial Landing Ph. B**
Review of Engineering Approval

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

1. 24.7.6.2.6 Does not conform to the SDDM:
 - a. V.A.6 All lots are not graded to drain to the street or to major drainage artery. The HTRPC can allow a portion to drain to the rear if drainage to the rear is to be dedicated provided that it does not exceed 60% of the total depth of lots up to 225 feet. These lots qualify for the exception. The developer's engineer has requested this exception.
2. 24.7.6.1.8 Lot 14 Block 4 is 261 feet from the nearest fire hydrant.
3. 24.5.4.6.7 Approval letters should be provided from the following utilities:
 - a. Department of Health and Hospitals for water and sewer.
 - b. City of Thibodaux for Sewer

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

JES/bbd

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

Saltwater Fishing Capital of the World®

Proposed Revisions to Residential Building Park Regulations

Purpose: to address concerns expressed by Administration, Council, and residents concerning residential building parks and duplex developments. The change in the definition would allow for 2 single-family homes or a single-family home and a duplex to be constructed on a single parcel, but would not allow for 2 duplexes without RBP approval.

ARTICLE III. - RESIDENTIAL BUILDING PARKS

Sec. 17-65. - Definitions.

Dwelling: A building or portion thereof providing living facilities for one or more families.

Modular home: A sectional prefabricated building or house that consists of multiple modules or sections which are manufactured in a remote facility and then delivered to their intended site of use. Modular homes are built without axles and are transported by means of a flat bed truck.

Residential building park: A parcel or tract of land under single ownership which is or has been used or is planned or improved for the placement thereon of three (3) or more structures for either single-family or a combination of single-family and two-family dwelling purposes, or two (2) or more structures for two-family dwelling purposes in the unzoned areas of the parish. Mobile homes shall not be permitted within residential building parks.

Residential building park space: a parcel of land in a residential building park designated for the accommodation of one (1) dwelling unit.

Residential building park access drive: a private thoroughfare which affords internal circulation through a residential building park.

(Ord. No. 7762, § I, Att. A, 1-13-10)

Sec. 17-71. - Residential building park construction.

(a) *General design standards.*

(3) A development, in which existing public facilities and utilities do not meet the requirements of the Parish Subdivision Regulations, may be required to upgrade existing infrastructure standards and follow the procedures of Approval Process C. A developer desiring or required to improve an existing public facility or utility will use the procedures of Approval Process C for the review and approval of the plans for the improvement of the existing public facility or utility. A developer may request a variance from a decision to require upgraded facilities and must show that the improvement is an unreasonable and arbitrary burden to his development. Such variance must conform with the procedures and standards set forth in this ordinance. The planning commission may require a developer to

make improvements to an existing public facility or utility if the improvement is needed to protect the health, safety and general welfare of the public. In the case where the planning commission requires a developer to make improvements to an existing public facility or utility, plans for the required improvements will be reviewed and approved using the procedures of Approval Process C.

(b) Residential building park location, area, and setback criteria.

(4) Open space and recreation. The residential building park shall contain one (1) or more open space areas intended primarily for the use of park residents on a minimum ratio of one thousand (1,000) square feet for every residential building park space with adequate and safely located play areas for small children or each dwelling unit shall have at least two hundred (200) square feet of recreation area which shall be enclosed with an opaque screen or fence, a minimum of six (6) feet in height, constructed using materials similar to that of the residential structure; such area shall not be used for off-street parking, for any accessory structure, nor shall it be contained in any portion of the required front yard.

(e) Utilities.

(2) Garbage and trash disposal. The contract collector is hereby authorized and directed to collect and dispose of all garbage and trash or other waste matter as defined in Section 11-21, as is placed in the type of container, and in the manner and at place specified in Section 11-25. The contract collector is expressly prohibited from collecting any such garbage or trash or other waste matter other than that which is put out for collection in compliance with Section 11-25. If containers are to be stored collectively, the storage area shall be enclosed with an opaque screen, with gates, a minimum of six (6) feet in height, constructed using materials similar to that of the residential structures.

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

☐ Variance(s) (detailed description):

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

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

SITE INFORMATION:

4. Physical Address: 583 Powhattan Court, Gibson, LA 70356
5. Location by Section, Township, Range: Section 21, 22, 23, & 24, T16-R14S
6. Purpose of Development: Industrial Lots
7. Land Use:
☐ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☒ Industrial
8. Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☒ Curb & Gutter
☐ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
10. Date and Scale of Map:
6-1-18, 1"=150'
11. Council District:
District 6 / Gibson Fire
12. Number of Lots: 7
13. Filing Fees: 329.35

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

PROSPER J. TOUPS, III

Print Applicant or Agent

June 1, 2018

Date

[Signature]

Signature of Applicant or Agent

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

S. Markey Stubbs

Print Name of Signature

6/8/18

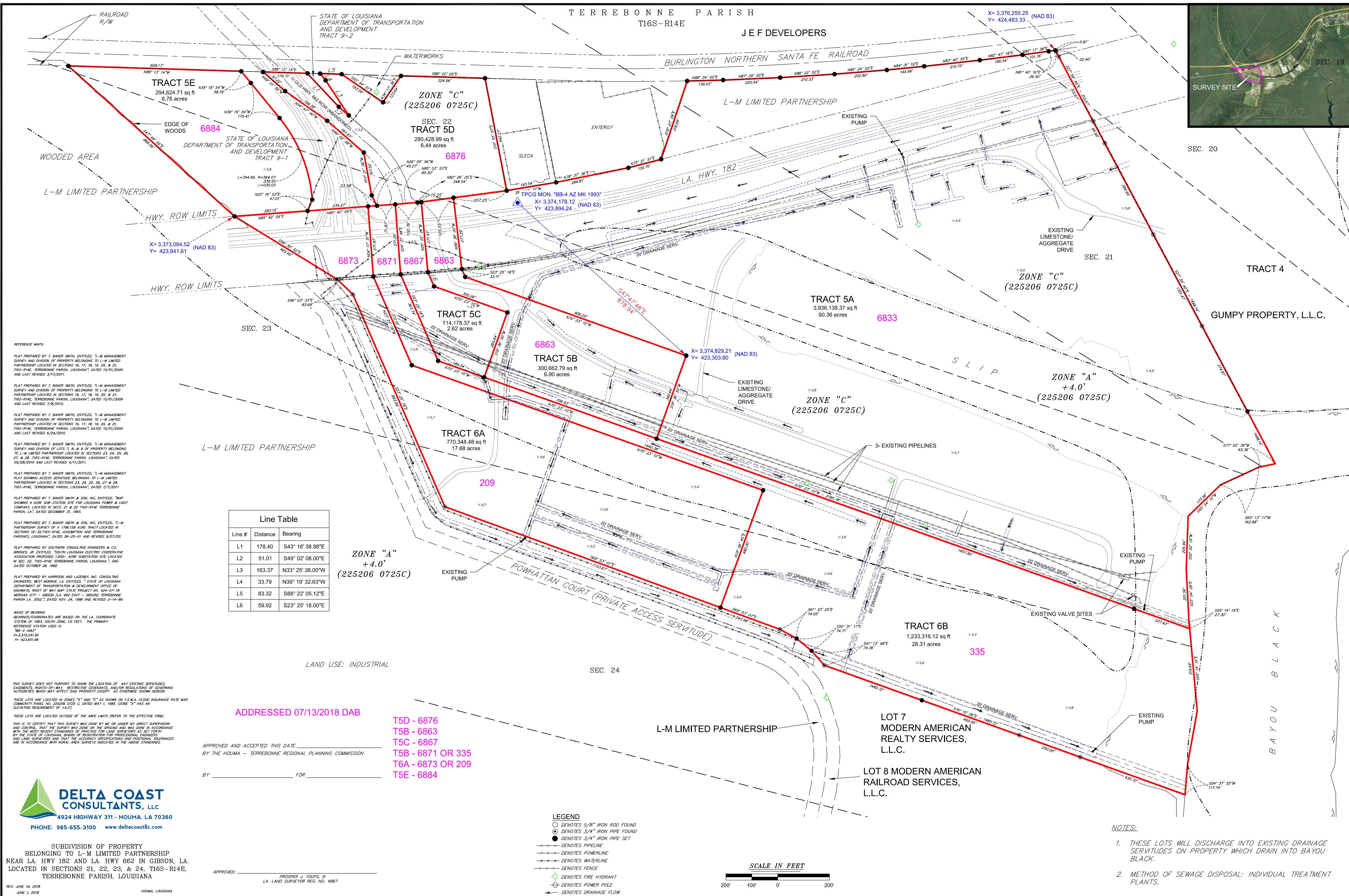
Date

[Signature]

Signature

President - L M Partnership Co inc
and Partner -

PC18/ 7 - 1 - 25



APPLICATION
SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

☐ Variance(s) (detailed description):

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

TRACT 1, PROPERTY OF FOUR POINT INDUSTRIES, INC.

1. Name of Subdivision: SAL CAMINITA, JR., 1002 FOUR POINT RD., DULAC, LA 70353
2. Developer's Name & Address: FOUR POINT INDUSTRIES, INC., P.O. BOX 17205, HATTIESBURG, MS 39404-7205
*Owner's Name & Address: MS 39404-7205
[* 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: 1171 FOUR POINT RD.
5. Location by Section, Township, Range: SECTION 27, T20S-R17E
6. Purpose of Development: PROPOSED SALE OF MARINA
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: 9/20/18 SCALE: 1"=100'
11. Council District: 7 Marmande / Bayou Black Fire
12. Number of Lots: 2
13. Filing Fees: \$138³⁴

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

KENETH L. REMBERT

Print Applicant or Agent

10/26/18

Date

Keneth L. Rembert
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.

FOUR POINT INDUSTRIES, INC. by:

Sal Caminita, Jr.

Print Name of Signature

Salvador Caminita Jr
Signature

10/26/18

PC18/ 11 - 1 - 45



Louisiana
**SECRETARY
OF STATE** *R. KYLE ARDOIN*

(<https://www.sos.la.gov/Pages/default.aspx>)

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Name	Type	City	Status
FOUR POINT INDUSTRIES, INC.	Business Corporation	COVINGTON	Active

Previous Names

Business: FOUR POINT INDUSTRIES, INC.
Charter Number: 35131402D
Registration Date: 8/22/2001

Domicile Address

20173 LOWE DAVIS ROAD
COVINGTON, LA 70435

Mailing Address

C/O JOANN C. KAACK
20173 LOWE DAVIS ROAD
COVINGTON, LA 70435

Principal Office Address

20173 LOWE DAVIS ROAD
COVINGTON, LA 70435

Status

Status: Active
Annual Report Status: In Good Standing
File Date: 8/22/2001
Last Report Filed: 8/11/2018
Type: Business Corporation

Registered Agent(s)

Agent:	JOANN C. KAACK
Address 1:	20173 LOWE DAVIS ROAD
City, State, Zip:	COVINGTON, LA 70435
Appointment Date:	8/15/2013

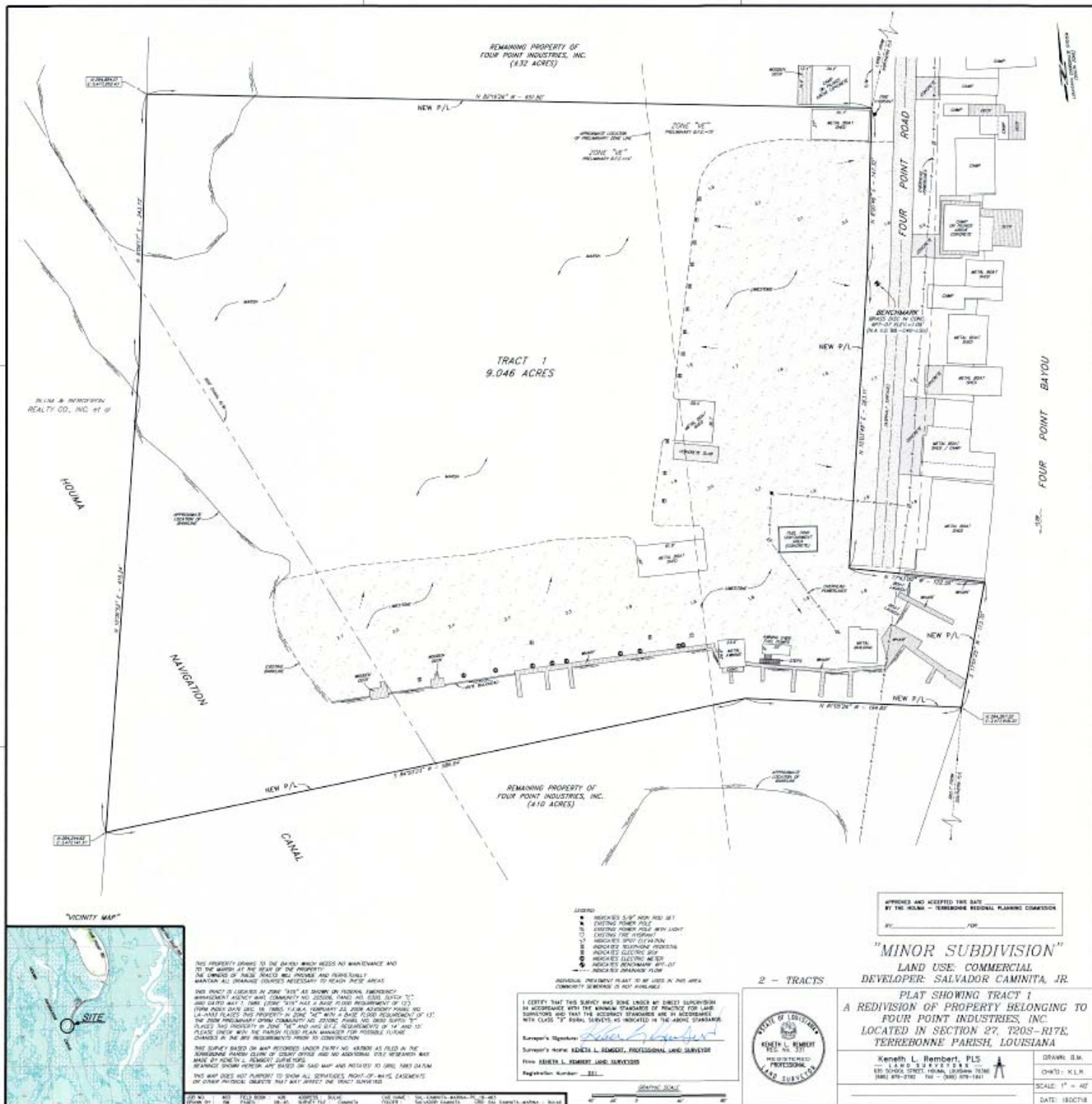
Officer:	JOANN C. KAACK
Title:	Director, Secretary
Address 1:	20173 LOWE DAVIS ROAD
City, State, Zip:	COVINGTON, LA 70435

Officer:	FRANK O. CAMINITA
Title:	President, Director
Address 1:	38070 CONNIE CT.
City, State, Zip:	PEARL RIVER, LA 70452

Officer:	JANIS C. SPELL
Title:	Treasurer, Director
Address 1:	7 OLD HWY. 24
City, State, Zip:	SUMRALL, MS 39482

GET HELP

ELP



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

"MINOR SUBDIVISION"

LAND USE: COMMERCIAL
DEVELOPER: SALVADOR CAMINITA, JR.

PLAT SHOWING TRACT 1
A REDIVISION OF PROPERTY BELONGING TO
FOUR POINT INDUSTRIES, INC.
LOCATED IN SECTION 27, T20S-R17E,
TERREBONNE PARISH, LOUISIANA

Keneth L. Rembert, PLS
— LAND SURVEYORS —
635 SCHOOL STREET, HOUMA, LOUISIANA 70
(504) 875-2782 Fax — (504) 875-14

DRAWN: J.M.
CHECK: K.L.H.
SCALE: 1" = 40'
DATE: 10/20/04

Houma-Iberrebonne 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: Stanislaus Kidder Subdivision of Property
2. Developer's Name & Address: Stanislaus Kidder, III & Edith Kidder
*Owner's Name & Address: 173 Azalea Drive, Donner, LA 70352
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Delta Coast Consultants, LLC

SITE INFORMATION:

4. Physical Address: 173 Azalea Drive, Donner, LA 70352
5. Location by Section, Township, Range: Section 49, T16S-R15E
6. Purpose of Development: Divide property
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: October 24, 2018 and 1" = 100'
11. Council District: District #2, Arlanda Williams / Donner, Chac Fire
12. Number of Lots: 2
13. Filing Fees: (2 x \$5.12) = \$10.84 + \$296 = \$306.84

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

PROSPER J. TOUPS, III
Print Applicant or Agent
October 24, 2018

[Signature]
Signature of Applicant or Agent

Date

The undersigned certifies: X SK, EK 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.

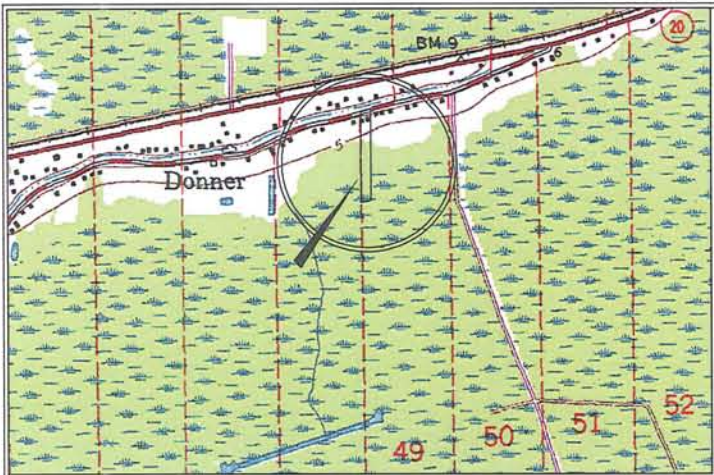
X Stanislaus Kidder III X Edith Kidder
Print Name of Signature Signature

X 10-24-2018
Date

Edith Kidder
10-24-2018

Edith Kidder

PC18/ 11-2-46



VICINITY MAP
1" = 2000'

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

TERREBONNE
PARISH
T 16 S - R 15 E

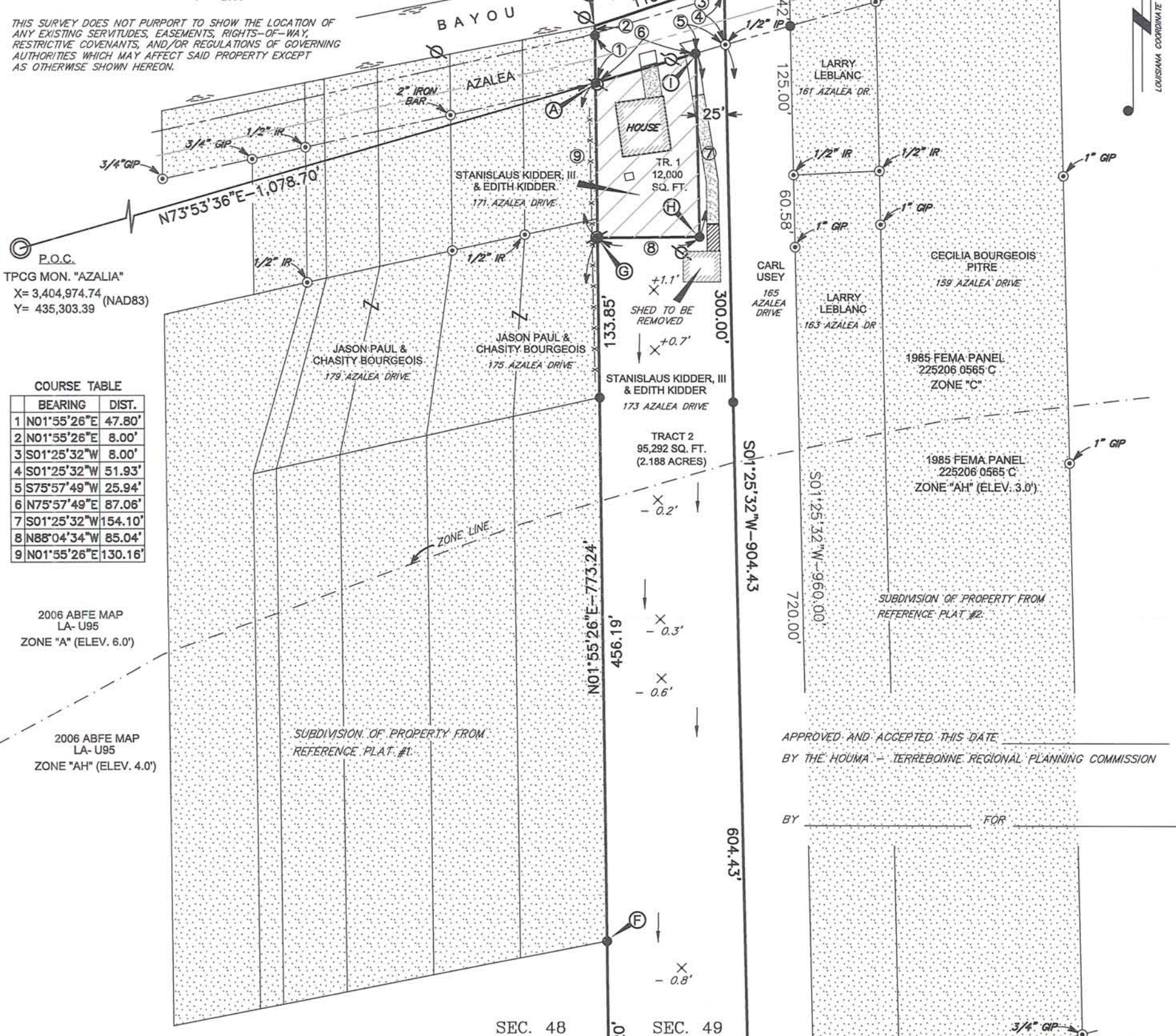
NOTE:

THE TRACTS HAVE DIRECT FRONTAGE ON AZALEA DRIVE.
THE ROADSIDE DITCH ALONG AZALEA DRIVE IS MAINTAINED
BY TERREBONNE PARISH CONSOLIDATED GOVERNMENT.

THE MAJORITY OF THE TRACT DRAINS TOWARD THE REAR
OF THE PROPERTY.

LEGEND:

- DENOTES SURVEY MARKER FND.
- DENOTES 3/4" SET
- FH DENOTES FIRE HYDRANT
- DENOTES POWER POLE
- DENOTES FENCE
- +2.4' X DENOTES SPOT ELEV.



COURSE TABLE

BEARING	DIST.
1 N01°55'26"E	47.80'
2 N01°55'26"E	8.00'
3 S01°25'32"W	8.00'
4 S01°25'32"W	51.93'
5 S75°57'49"W	25.94'
6 N75°57'49"E	87.06'
7 S01°25'32"W	154.10'
8 N88°04'34"W	85.04'
9 N01°55'26"E	130.16'

2006 ABFE MAP
LA- U95
ZONE "A" (ELEV. 6.0')

2006 ABFE MAP
LA- U95
ZONE "AH" (ELEV. 4.0')

SUBDIVISION OF PROPERTY FROM
REFERENCE PLAT. #1.

SUBDIVISION OF PROPERTY FROM
REFERENCE PLAT. #2.

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

BY _____ FOR _____

LAND USE: SINGLE FAMILY RESIDENTIAL

SUBDIVISION OF PROPERTY BELONGING TO
STANISLAUS KIDDER, III & EDITH KIDDER
LOCATED IN SECTION 49, T16S-R15E,
TERREBONNE PARISH, LOUISIANA

OCTOBER 24, 2018

HOUMA, LOUISIANA

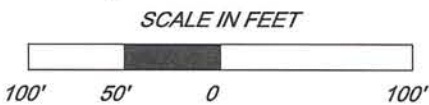
THESE LOTS ARE LOCATED IN ZONES C & AH (ELEV +3.0') AS SHOWN ON THE F.E.M.A. FLOOD
INSURANCE RATE MAP, COMMUNITY PANEL NO. 225206 0565 C, DATED MAY 1, 1985.

THESE LOTS ARE LOCATED IN ZONES A (ELEV +6.0') & AH (ELEV +4.0') ON HURRICANE RITA
ABFE MAP, PANEL NO. LA-U95, DATED FEBRUARY 23, 2006.

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

APPROVED:

PROSPER J. TOUPS, III
LA. LAND SURVEYOR REG. NO. 4967



DELTA COAST
CONSULTANTS, LLC
4924 HIGHWAY 311 - HOUMA, LA 70360
PHONE: 985-655-3100 www.deltacoastllc.com

BASIS OF BEARING:

THE BASIS OF BEARING IS N 1°55'26"E, IS ALONG LINE
SEGMENT "F-A", AND IS TAKEN FROM PLAT #1 BELOW.

REFERENCE BEARING MAP:

- PLAT PREPARED BY CHARLES L. MCDONALD, LAND SURVEYOR, INC.,
ENTITLED, "MAP SHOWING THE REDIVISION OF TRACTS 3, 4 & 5 OF
PROPERTY OF LOIS PYE BOUDREAU, ET AL LOCATED IN SECTION 48
T16S-R15E, TERREBONNE PARISH, LOUISIANA.", AND DATED
APRIL 4, 2002.

REFERENCE MAPS:

- PLAT PREPARED BY CHARLES L. MCDONALD LAND SURVEYOR, INC.,
ENTITLED, "SURVEY MAP SHOWING PROPERTY OF WILMER JOSEPH
LEBLANC, OR ASSIGNS AND MILFORD PITRE LOCATED IN SECTION 49,
T16S-R15E, TERREBONNE PARISH, LOUISIANA.", AND DATED
APRIL 19, 1988.
- PLAT PREPARED BY CHARLES L. MCDONALD, LAND SURVEYOR, INC.,
ENTITLED, "MAP SHOWING THE REDIVISION OF PROPERTY BELONGING
TO LOIS PYE BOUDREAU, ET AL LOCATED IN SECTION 48
T16S-R15E, TERREBONNE PARISH, LOUISIANA.", AND DATED
AUGUST 2, 2000.

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) (detailed description):

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

- Name of Subdivision: HIGH LAND DEVELOPMENT ADDENDUM NO. 1
LOW LAND INVESTORS, LLC, 206 INDUSTRIAL AVENUE C,
- Developer's Name & Address: HOUMA, LA. 70363
LOW LAND INVESTORS, LLC, 206 INDUSTRIAL AVENUE C,
*Owner's Name & Address: HOUMA, LA. 70363
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: EUGENE ROBICHAUX, P.E. (ENGINEER)
ANGELETTE-PICCIOLA, LLC (SURVEYOR)

SITE INFORMATION:

- Physical Address: INDUSTRIAL AVENUE A, HOUMA, LA. 70363
- Location by Section, Township, Range: SECTION 2 & 27, T17S-R18E
- Purpose of Development: COMMERCIAL/INDUSTRIAL LOTS
- 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: 2-22-18 Scale: 1"=100'
- Council District: DISTRICT 1 / VILLAGE EAST VOL. FIRE DEPT.
- Number of Lots: 6
- Filing Fees: \$860.00

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

EUGENE ROBICHAUX

Print Applicant or Agent

10-24-18

Date

Eugene Robichaux
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.

EUGENE ROBICHAUX

Print Name of Signature

10-24-18

Date

Eugene Robichaux
Signature

PC18/ 11 - 3 - 47

LOW LAND INVESTORS, L.L.C.

206 Industrial Ave. C

Houma, La. 70363

Phone: 985-446-1314 Fax: 985-446-3456

Members of Low Land Investors, LLC:

David J. Robichaux, 2300 Hwy 1, Raceland, La. 70301

Leona G. Robichaux, 2300 Hwy 1, Raceland, La. 70301

David C. Robichaux, 2109 Burma Rd., Thibodaux, La. 70301

Dionne M. Robichaux, 219 Supercharge Drive, Thibodaux, La. 70301

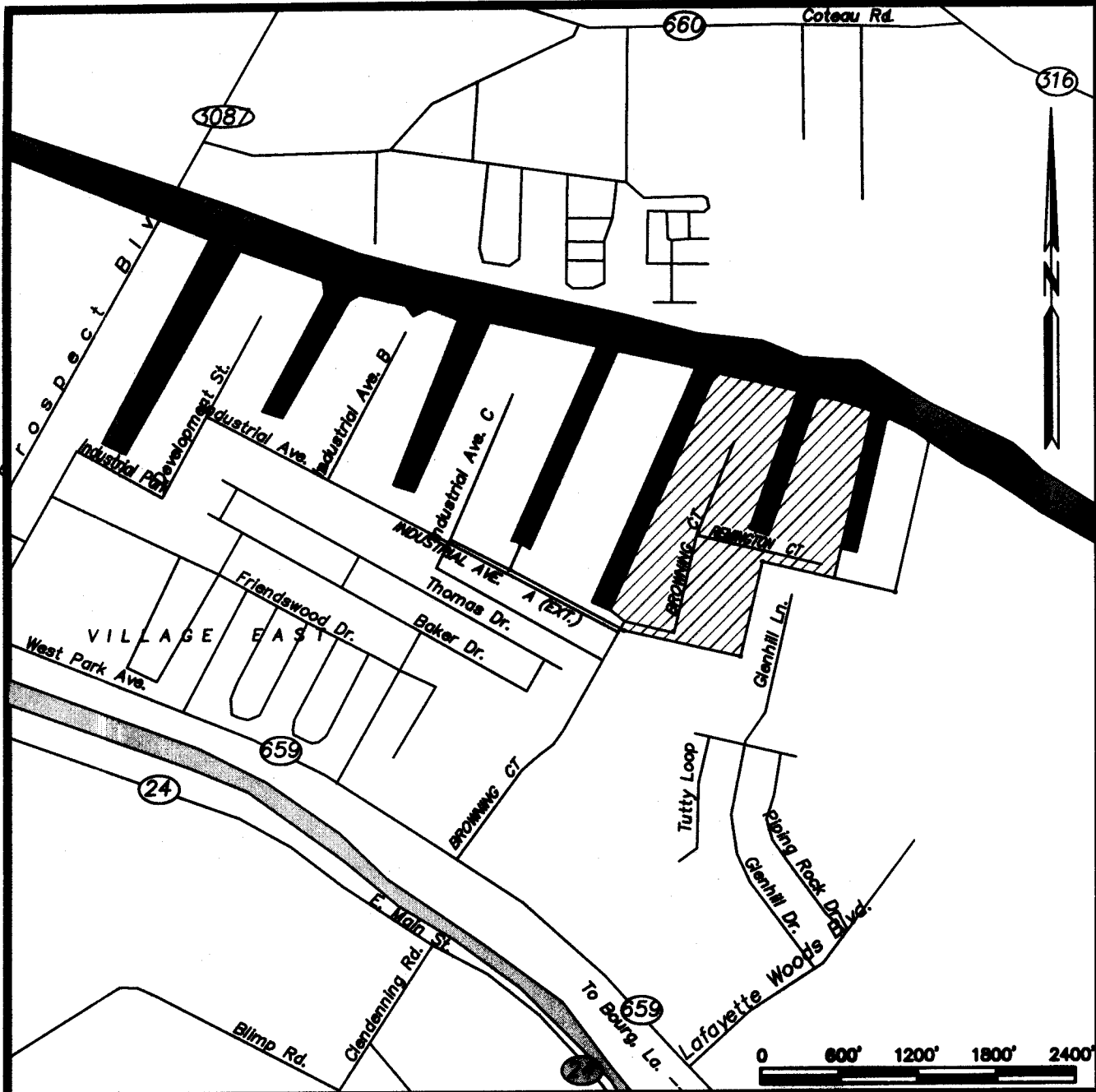
Don J. Robichaux, 745 Lefort Bypass Rd., Thibodaux, La. 70301

Eugene P. Robichaux, 1932 Burma Rd., Thibodaux, La. 70301

Clement J. Robichaux, 282 Poule D'eau Lane, Thibodaux, La. 70301

Harvey J. Robichaux, 852 Lefort Bypass Rd., Thibodaux, La. 70301

Lorna R. Gaubert, 271 Poule D'eau Lane, Thibodaux, La. 70301



VICINITY MAP SCALE: 1" = 1200'

REFERENCE MAPS:

- "MAP SHOWING TRACT "1" BELONGING TO C.S.&E PROPERTIES, LLC. LOCATED IN SECTION 27, T17S-R18E - TERREBONNE PARISH, LA." PREPARED BY MORRIS P. HEBERT INC. AND DATED JUNE 5, 2017.
- "MAP SHOWING LOT 7 OF VILLAGE EAST INDUSTRIAL PARK ADD. 2 AND TRACTS "A" & "B" BELONGING TO C.S.&E. PROPERTIES, LLC & LOCATED IN SECTIONS 2, 3, 22, 27, & 28, T-17S-R18E - TERREBONNE PARISH, LOUISIANA" PREPARED BY MORRIS P. HEBERT, INC. AND DATED JUNE 2, 2017.
- "HIGH LAND DEVELOPMENT - A SUBDIVISION OF PROPERTY BELONGING TO LOW LAND INVESTORS, LLC & LOCATED IN SECTIONS 2, 22 & 27, T17S-R18E - TERREBONNE PARISH, LOUISIANA" PREPARED BY MORRIS P. HEBERT, INC. AND DATED JUNE 22, 2017

NOTES:

- BEARINGS ARE BASED ON REFERENCE MAP #3.
- NO ATTEMPT HAS BEEN MADE BY ANGELETTE PICCIOLA, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHT-OF-WAY, OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE OWNER OR THEIR REPRESENTATIVE.
- ALL EXISTING SERVITUDES AND EASEMENTS SHOWN HEREON ARE IN ACCORDANCE WITH THE REFERENCE MAPS LISTED HEREON.
- NO STRUCTURES, FILL OR OBSTRUCTIONS SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLAIN AREA WITHOUT PRIOR APPROVAL OF GRANTEE OF EASEMENT OR DELINEATED FLOOD PLAIN AREA.
- ALL WATERFRONT LOTS SHOWN SHALL DRAIN INTO THE ADJACENT WATERFRONT(SLIPS).
- SEWERAGE DISPOSAL SHALL BE INTO A PRIVATE TREATMENT PLANT WITH TREATED EFFLUENT INTO THE GULF INTRACOASTAL WATERWAY.

COUNCIL DISTRICT 1	
SEWER	INDIVIDUAL
ELECTRICITY	ENTERGY
CABLE	CHARTER
FIRE	VILLAGE EAST
GAS	TPCG GAS DEPT.
WATER	CWWD#1
ZONED	N/A

CULVERT CHART	
Browning Ct.	
Tract 1-F	24" Dia. SDP
Tract 1-G	18" Dia. SDP
Tract 1-H	24" Dia. SDP
Tract 1-I	18" Dia. SDP
Tract 1-J	15" Dia. SDP
Remington Ct.	
Tract 1-H	24" Dia. SDP

CERTIFICATION:

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

BY: _____
TERREBONNE PARISH CONSOLIDATED GOVERNMENT

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

APPROVED BY: _____
FOR: _____

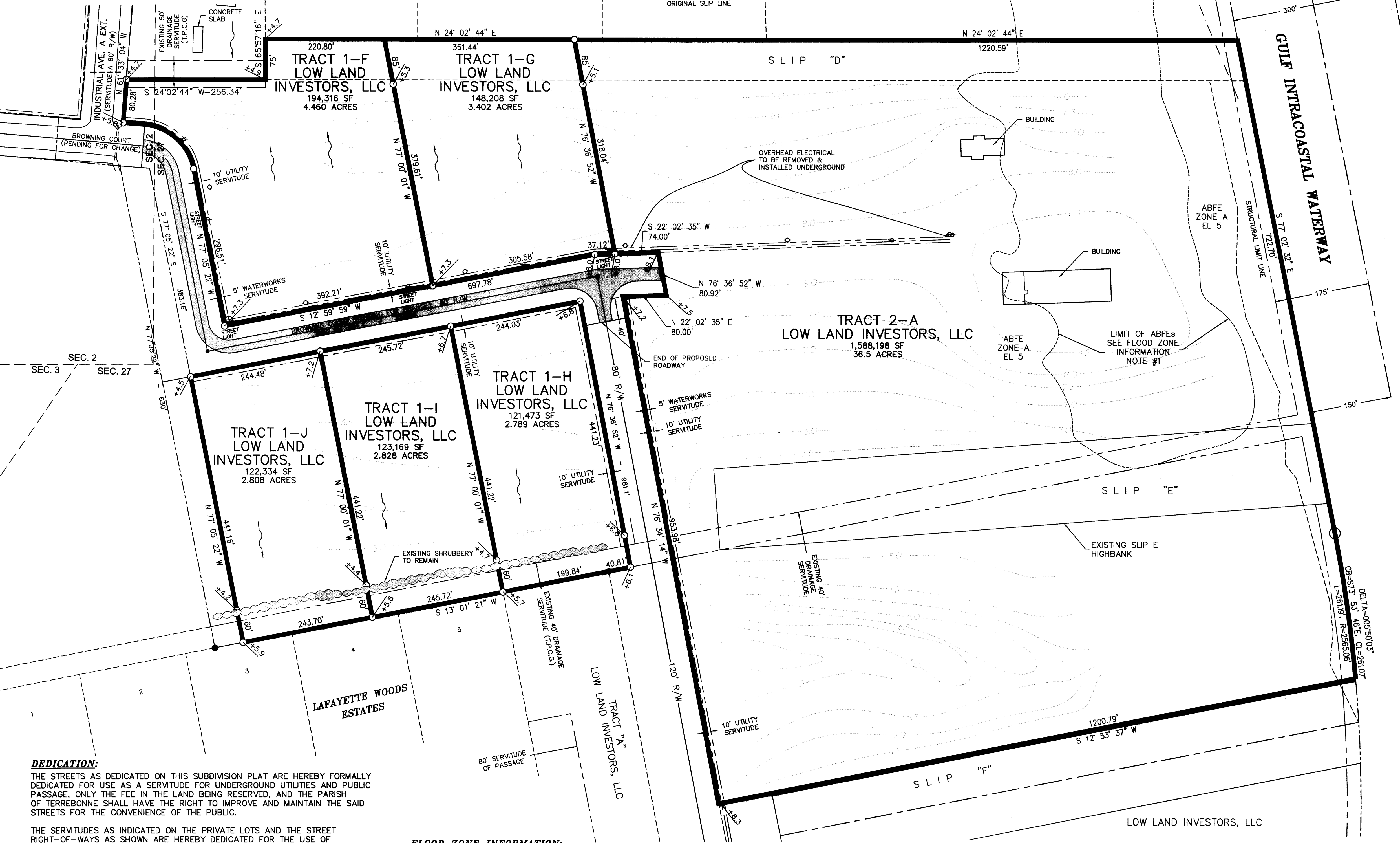
APPROVALS:

BY: _____
EUGENE P. ROBICHAUX
LOW LAND INVESTORS, LLC

FILE: 170060\2018-07-23 SURVEY PLAT\00-SHT-01.dwg

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.

APPROVED BY: _____
NEIL B. ANGELETTE, P.L.S.
LA. LICENSE NO. 4971
PROFESSIONAL LAND SURVEYOR



DEDICATION:

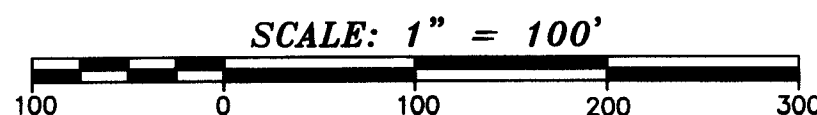
THE STREETS AS DEDICATED ON THIS SUBDIVISION PLAT ARE HEREBY FORMALLY DEDICATED FOR USE AS A SERVITUDE FOR UNDERGROUND UTILITIES AND PUBLIC PASSAGE, ONLY THE FEE IN THE LAND BEING RESERVED, AND THE PARISH OF TERREBONNE SHALL HAVE THE RIGHT TO IMPROVE AND MAINTAIN THE SAID STREETS FOR THE CONVENIENCE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

THE SERVITUDES AS INDICATED ON THE PRIVATE LOTS AND THE STREET RIGHT-OF-WAYS AS SHOWN ARE HEREBY DEDICATED FOR THE USE OF CONSTRUCTING, OPERATING AND MAINTAINING UTILITIES BEING RESERVED BY THE PROPERTY OWNER.

BY: _____
EUGENE P. ROBICHAUX
LOW LAND INVESTORS, LLC

LEGEND

- 3/4" IRON ROD
- 1/2" G.I.P.
- 3/4" G.I.P.
- x 5.2 NATURAL GROUND ELEVATION
- POWER POLE
- FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- DRAINAGE FLOW
- EXISTING POWER POLE WITH PROPOSED LIGHT STANDARD



SCALE: 1" = 100'

FLOOD ZONE INFORMATION:

- THIS TRACT IS LOCATED IN ZONE A & C AS SHOWN ON THE RITA ADVISORY MAPS COMMUNITY PANEL NO. Q104 & R104, DATED FEBRUARY 23, 2006. COMMUNITY BASE FLOOD ELEVATION FOR ZONE A IS 5.00 N.G.V.D.
- THIS TRACT IS LOCATED IN ZONE A & C AS SHOW ON THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 225206 0255C, DATED MAY 1, 1985 COMMUNITY BASE FLOOD ELEVATION FOR ZONE A IS 5.00 N.G.V.D.

NO.	REVISION	DATE

Angelette-Picciola
Consulting Engineers & Surveyors
13379 HWY 3235 - LAROSE, LA 70373
P.O. BOX 970 - LAROSE, LA 70373
PHONE: 985-788-7700
www.angelettepicciola.com

DESIGNED BY N.B.A.	DRAWN BY M.A.H.	CHECKED BY S.M.G.
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STAMP
NEIL B. ANGELETTE
License No. 4971
PROFESSIONAL
LAND SURVEYOR

LOW LAND INVESTORS, LLC

SURVEY PLAT SHOWING TRACTS 1-F, 1-G, 1-H, 1-I, 1-J
AND 2-A OF PROPOSED HIGH LAND DEVELOPMENT
ADDENDUM 1 LOCATED IN SECTION 27, T17S-R18E.

HOUMA, LOUISIANA TERREBONNE PARISH

SCALE 1" = 100'
DATE 7-23-18
PROJECT 170060
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
☒ 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: SONOCO LIVING QUARTERS
SONOCO
2. Developer's Name & Address: 5450 WEST MAIN ST., HOUMA, LA 70360
J & D SONTHEIMER PROPERTIES, L.L.C.
*Owner's Name & Address: 5450 WEST MAIN ST., HOUMA, LA 70360
[* 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: 5434 WEST MAIN ST., HOUMA, LA 70360
5. Location by Section, Township, Range: SECTION 8, T16S-R17E
6. Purpose of Development: PROVIDE LIVING QUARTERS FOR EMPLOYEES
7. Land Use:
☐ Single-Family Residential
☒ Multi-Family Residential
☐ Commercial
☐ Industrial
8. Sewerage Type:
☒ Community
☐ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☒ Curb & Gutter
☒ Roadside Open Ditches
☒ Rear Lot Open Ditches
☐ Other
10. Date and Scale of Map: _____
11. Council District:
3 Michel / Bayou Cane Fire
12. Number of Lots: 5
13. Filing Fees: \$860.00

I, FLOYD E. MILFORD, III, certify this application including the attached date to be true and correct.

FLOYD E. MILFORD, III
Print Applicant or Agent

[Signature]
Signature of Applicant or Agent

28 OCT 18
Date

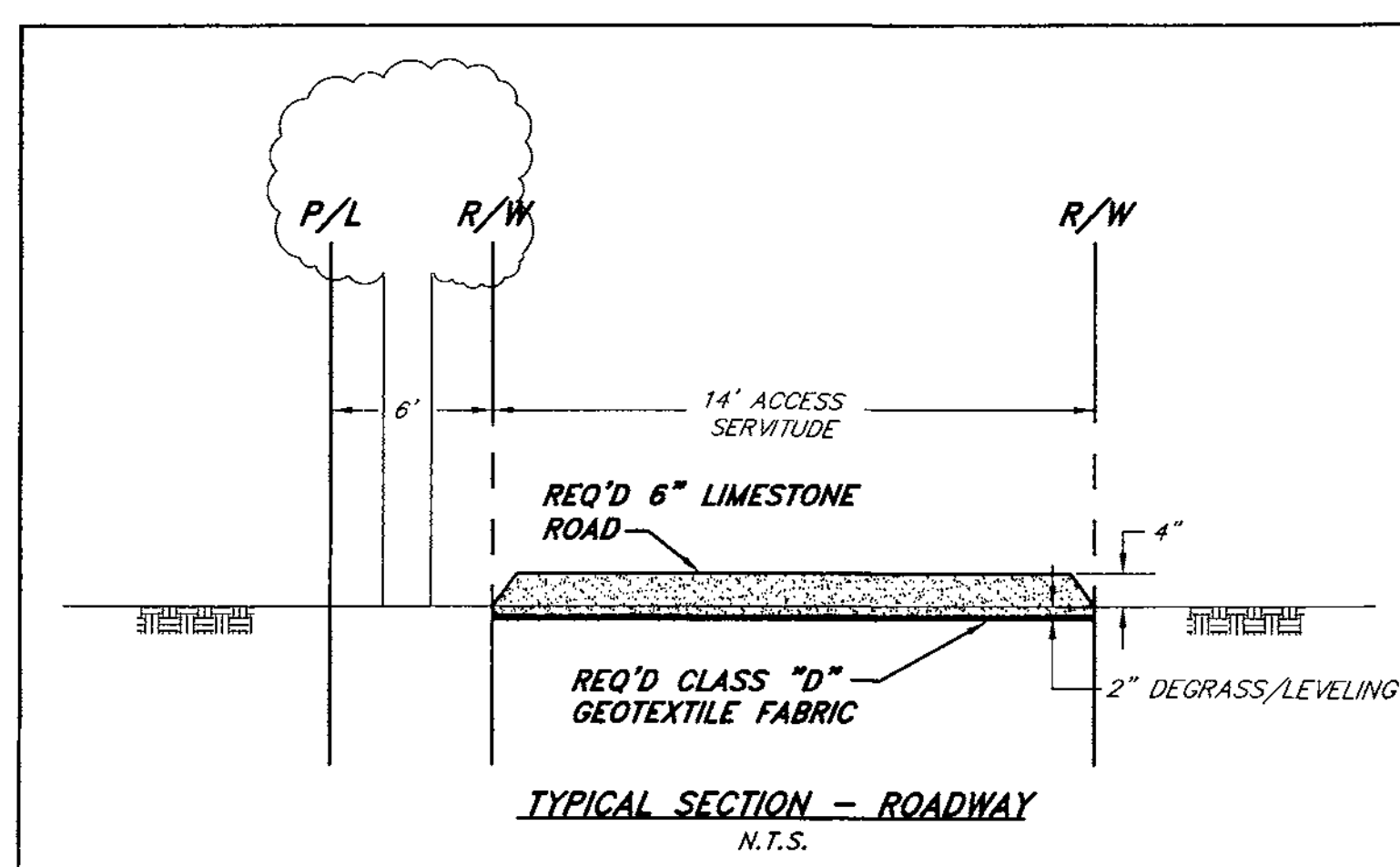
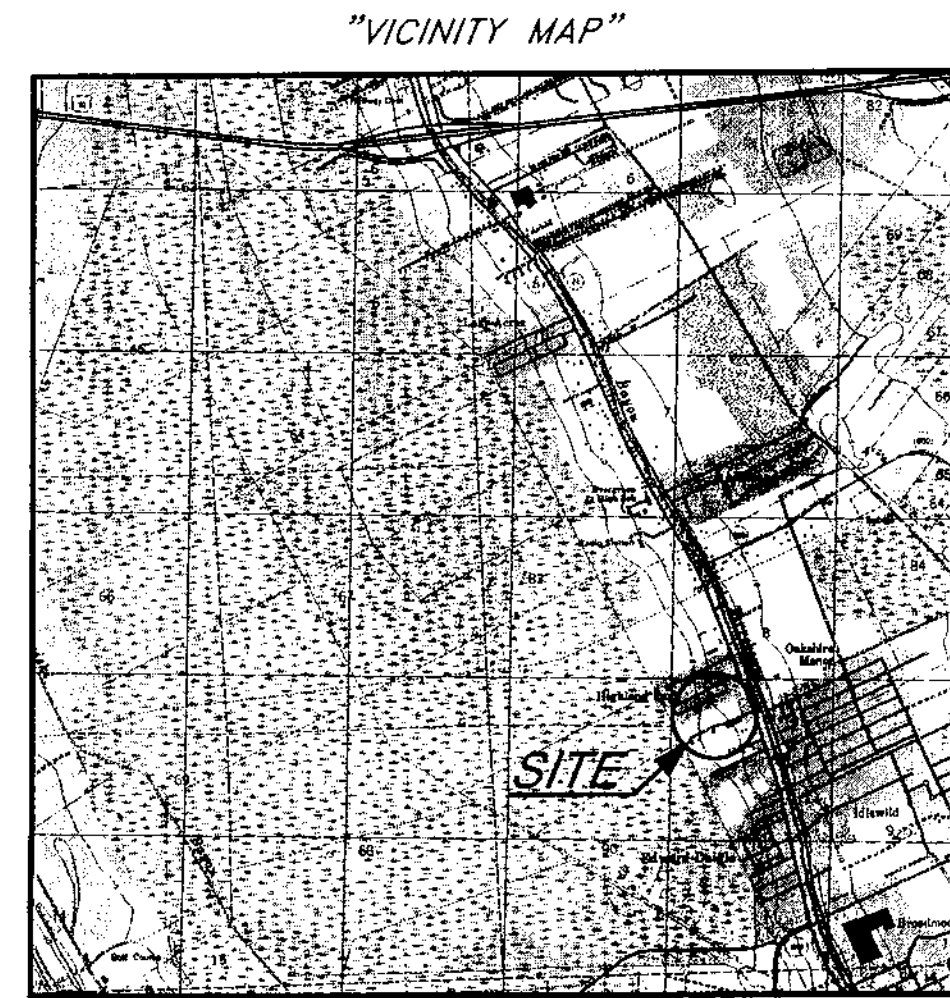
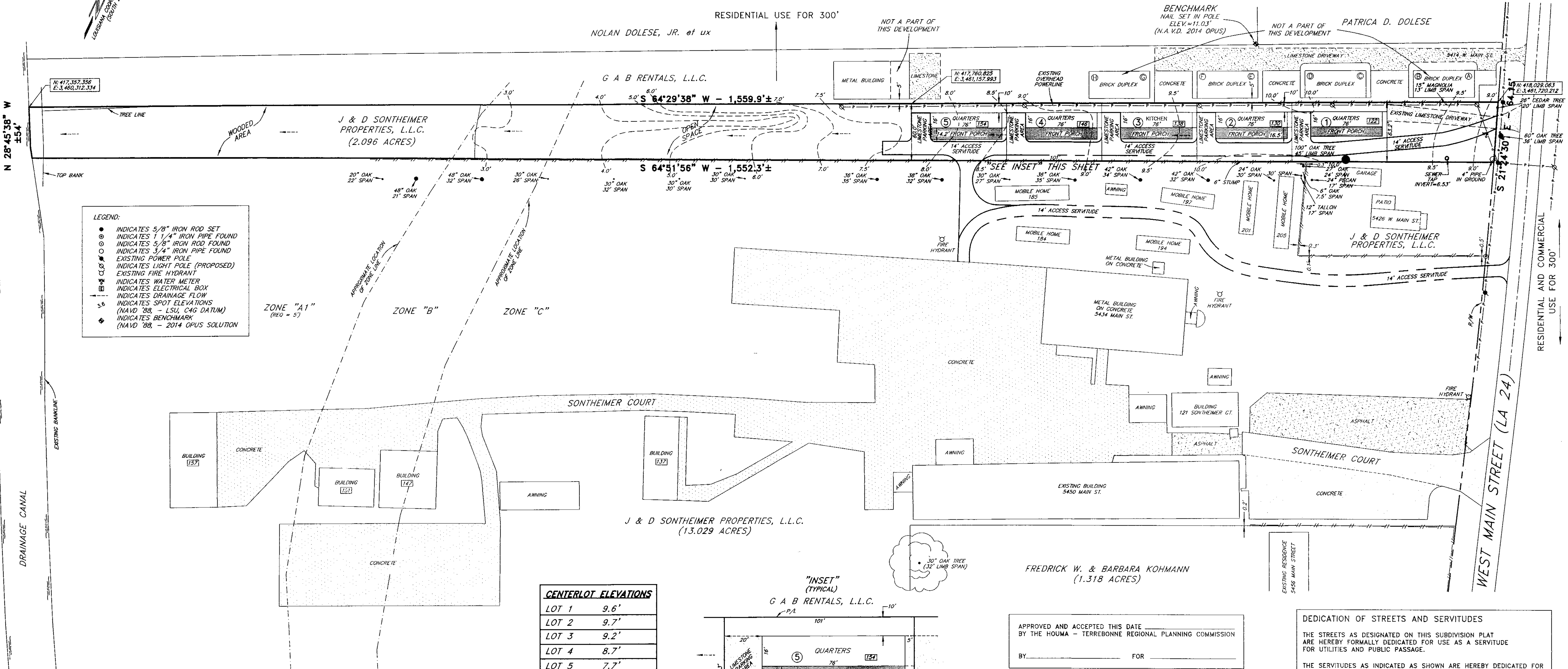
The undersigned certifies: [Initial] 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or [Initial] 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within 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.

KENT SONTHEIMER
Print Name of Signature

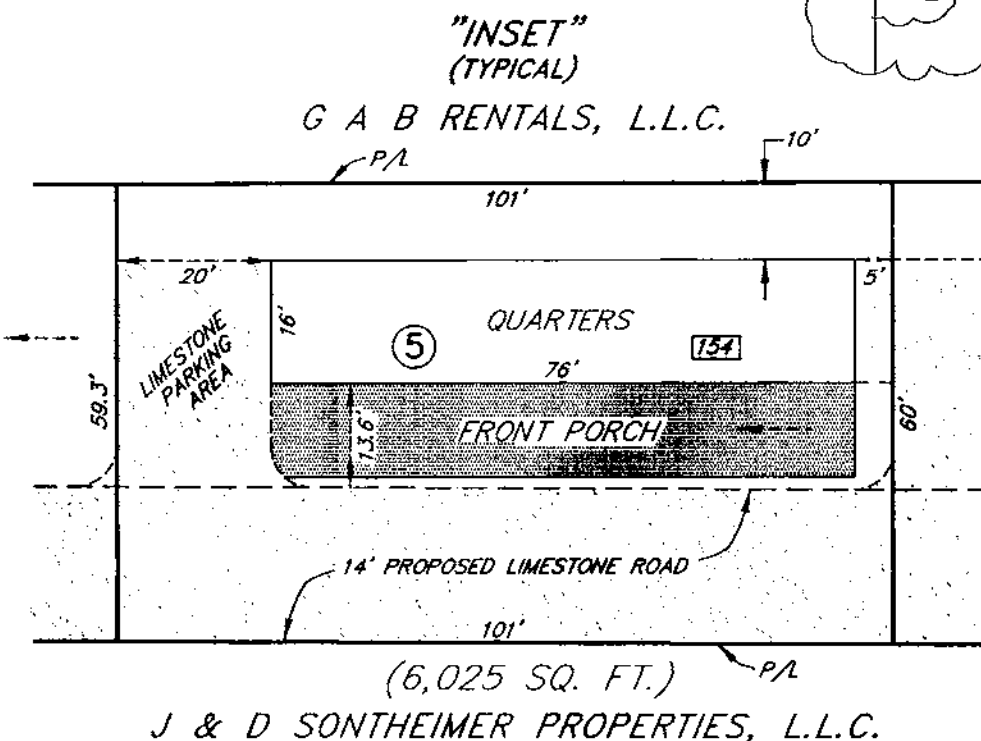
[Signature]
Signature

10-26-18
Date

PC18/ 11-4-48



CENTERLOT ELEVATIONS	
LOT 1	9.6'
LOT 2	9.7'
LOT 3	9.2'
LOT 4	8.7'
LOT 5	7.7'



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

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 513085 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM SOUTH ZONE.

THESE LOTS ARE LOCATED IN ZONE "C", "B" & "A1" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0410, SUFFIX "C", AND DATED MAY 1, 1985. (FIRM INDEX DATE DEC. 16, 1980). ZONES "C" & "B" ARE AREAS OF MINIMAL FLOODING. ZONE "A1" HAS A BASE FLOOD ELEVATION OF 5'. F.E.M.A. 2006 ADVISORY PANEL NO. LA-S101 DOES NOT AFFECT THIS PROPERTY. THE 2008 PRELIMINARY DIRM COMMUNITY NO. 22109C, PANEL NO. 0095 SUFFIX "E" DOES NOT AFFECT THIS PROPERTY. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

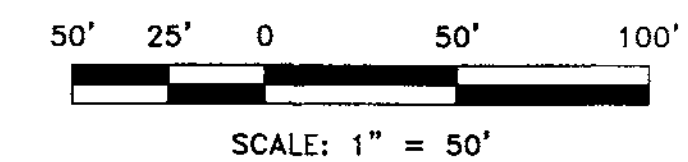
THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS, PIPELINES OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE PROPERTY SURVEYED. UNDERGROUND UTILITIES SHOWN AS INDICATED BY OWNER.

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

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

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

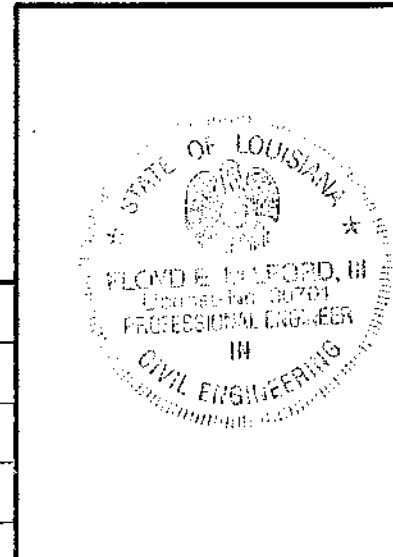
Surveyor's Signature: _____
Surveyor's Name: KENETH L. REMBERT, PROFESSIONAL LAND SURVEYOR
Firm: KENETH L. REMBERT LAND SURVEYORS
Registration Number: 331



DATE	REVISION	BY

DEDICATION OF STREETS AND SERVITUDES
THE STREETS AS DESIGNATED ON THIS SUBDIVISION PLAT ARE HEREBY FORMALLY DEDICATED FOR USE AS A SERVITUDE FOR UTILITIES AND PUBLIC PASSAGE.
THE SERVITUDES AS INDICATED AS SHOWN ARE HEREBY DEDICATED FOR THE USE OF CONSTRUCTING, OPERATING AND MAINTAINING UTILITIES AND OR DRAINAGE, THE FEE IN THE LAND BEING RESERVED BY THE PROPERTY OWNER.
AUTHORIZED OWNER _____

5 - SPACES



SEWER: COMMUNITY
RESIDENTIAL BUILDING PARK
SUBDIVISION PLAN

SONOCO LIVING QUARTERS
SONOCO - DEVELOPER
LOCATED IN SECTION 8, T16S-R17E,
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY: _____
DATE: 25OCT18

DRAWN: L.A.T.
CHK'D: F.E.M. III
SCALE: 1" = 50'
DATE: 25OCT18

JOB # 18-68 CAD # 1868-SD FILE #