

Houma-Terrebonne Regional Planning Commission

Robbie Liner.....	Chairman
Jan Rogers.....	Vice-Chairman
Rachael Ellender.....	Secretary/Treasurer
Ross Burgard.....	Member
Kyle Faulk.....	Member
Rev. Corion D. Gray.....	Member
Travion Smith.....	Member
Barry Soudelier.....	Member
Wayne Thibodeaux.....	Member

SEPTEMBER 15, 2022, THURSDAY

6:00 P.M.

(Revised 9/13/2022)

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

A • G • E • N • D • A

I. CONVENE AS THE ZONING & LAND USE COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. APPROVAL OF MINUTES

1. Approval of Minutes of Zoning & Land Use Commission for the Regular Meeting of August 18, 2022

E. COMMUNICATIONS

F. PUBLIC HEARINGS

1. Rezone from R-1 (Single-Family Residential) to C-2 (General Commercial); 220 Agnes Street, Lot 8, Block 2, Van Place Subdivision; Erika P. Cruz Vindel, applicant *(Council District 1 / City of Houma Fire)*

G. NEW BUSINESS:

1. Planning Approval:
Establish a church in a R-1 (Single-Family Residential) zoning district; 6741 Alma Street; 3:16 Church, c/o Stephanie B. Francis, applicant *(Council District 5 / Bayou Cane Fire)*

H. STAFF REPORT

I. COMMISSION COMMENTS:

1. Zoning & Land Use Commissioners' Comments
2. Chairman Comments

J. PUBLIC COMMENTS

K. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. ACCEPTANCE OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of August 18, 2022

E. APPROVE REMITTANCE OF PAYMENT FOR THE SEPTEMBER 15, 2022 INVOICES AND THE TREASURER'S REPORT OF AUGUST 2022

F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: Revised Parcel 3-A & Lot 55, A Redivision of Parcel 3-A belonging to Four Geaux Louisiana, LLC
Approval Requested: Process D, Minor Subdivision
Location: 1047 Four Point Road, Dulac, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Joann Kaack
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Variance Request: Variance from the required minimum lot size requirements of 60' frontage and 12,000 square footage for Lot 55
d) Consider Approval of Said Application
2. a) Subdivision: Tracts "A" thru "K", A Redivision of Tract II belonging to Warren C. Carlos
Approval Requested: Process D, Minor Subdivision
Location: 7731-7742 Shrimpers Row, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Warren C. Carlos
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
3. Discussion and possible action with regard to Evangeline Oaks Subdivision and the conditional approval regarding the DOTD permit previously considered at the February 17, 2022 HTRPC meeting

H. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Redivision of a 3.265 Acre Tract into Tracts A & B on Property belonging to Brandon & Jeanne Carrere and Ricardo & Melinda Carrere (Formerly Goldsby-Mathews Trust)
Approval Requested: Process D, Minor Subdivision
Location: 264 Bull Run Road, Schriever, Terrebonne Parish, LA
Government Districts: Council District 6 / Schriever Fire District
Developer: Brandon & Jeanne-Claire Carrere
Surveyor: Providence Engineering & Environmental Group, LLC
b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Tracts "C-1" & "C-2", A Redivision of Tract "C", Property belonging to A.K.C.C. Holdings, L.L.C.
Approval Requested: Process D, Minor Subdivision
Location: 2764 Coteau Road, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: A.K.C.C. Holdings, L.L.C.
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Tracts A & B, Division of Property belonging to C & J Real Estate Holdings, LLC
Approval Requested: Process D, Minor Subdivision
Location: 1366 Grand Caillou Road, Terrebonne Parish, LA
Government Districts: Council District 8 / City of Houma Fire District
Developer: C & J Real Estate Holdings, LLC
Surveyor: T. Baker Smith, LLC
b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: Division of Tract I, Property belonging to Wayne A. & Tracy Lynn Gary Mayon
Approval Requested: Process D, Minor Subdivision
Location: 6623 Bayou Black Drive, Terrebonne Parish, LA
Government Districts: Council District 6 / Gibson Fire District
Developer: Wayne & Tracy Mayon
Surveyor: Charles L. McDonald Land Surveyor, Inc.
b) Public Hearing
c) Consider Approval of Said Application

5. a) Subdivision: Division of Lot 14, Block 2 of Van Place Subdivision
 Approval Requested: Process D, Minor Subdivision
 Location: 230 Agnes Street, Terrebonne Parish, LA
 Government Districts: Council District 8 / City of Houma Fire District
 Developer: Rennis Roberts
 Surveyor: Charles L. McDonald Land Surveyor, Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application
6. a) Subdivision: Imperial Landing Subdivision, Phase B
 Approval Requested: Process C, Major Subdivision-Final
 Location: 441 Duplantis Street, Thibodaux, Terrebonne Parish, LA
 Government Districts: Council District 4 / Schriever Fire District
 Developer: Onshore Materials, L.L.C.
 Engineer: David A. Waitz Engineering & Surveying, Inc.
 - b) Consider Approval of Said Application

I. STAFF REPORT

1. Discussion and possible action with regard to the resolution for parish-wide community sewer expansion
2. Discussion and possible action with regard to the proposed Travel Reimbursement Policy for Planning Commissioners

J. ADMINISTRATIVE APPROVAL(S):

1. Division of Property belonging to Kurt Michael Guidry, et ux, or assigns; Section 6, T16S-R16E, Terrebonne Parish, LA (306 North Terrebonne Drive / Councilman John Amedée, District 4)
2. Tracts "A", "B", and "C" into Revised Tracts "A", "B", and "C"; Sections 44, T16S-R17E, Terrebonne Parish, LA (1753, 1757, 1761 Bayou Blue Road / Councilman Steve Trosclair, District 9)
3. Tract 12-A, A Redivision of Tract 12 & Property belonging to Lang Enterprises, Inc.; Sections 17 & 18, T18S-R19E, Terrebonne Parish, LA (4957-A Bayouside Drive / Councilman Dirk Guidry, District 8)
4. Revised Tracts 2 & 3, A Redivision of Property belonging to Lionel Falgout, et ux; Section 10, T17S-R18E, Terrebonne Parish, LA (127 Company Canal Road / Councilman Steve Trosclair, District 9)
5. Revised Lots "A" and "B", A Redivision of Lots "A" and "B", Block Z of Barrios Subdivision; Section 104, T17S-R17E, Terrebonne Parish, LA (1405 Bayou Black Drive / Councilman Danny Babin, District 7)
6. Tract "A-1" and Lot 1-A, A Redivision of Revised Tract "A" and Revised Lot 1 belonging to Paul G. Danos, et al; Section 80, T17S-R16E, Terrebonne Parish, LA (110 & 200 Ellendale Boulevard / Councilman Darrin Guidry, District 6)

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
MEETING OF AUGUST 18, 2022

- A. The Chairman, Mr. Jan Rogers, called the meeting of August 18, 2022 of the HTRPC to order at 6:35 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and the Pledge of Allegiance led by Mr. Rogers.
- B. Upon Roll Call, present were: Ms. Rachael Ellender, Secretary/Treasurer; Mr. Kyle Faulk; Mr. Robbie Liner, Chairman; Mr. Jan Rogers, Vice-Chairman; Travion Smith; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Ross Burgard; Rev. Corion Gray; and Mr. Barry Soudelier. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning; Mrs. Brooke Domangue, TPCG Engineering Division; and Mr. Derick Bercegeay, 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 himself or herself from participating in the debate, discussion, and voting on that matter. *There were no conflicts to report.*
- D. **APPROVAL OF THE MINUTES:**
1. Ms. Ellender moved, seconded by Mr. Rogers: “THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of July 21, 2022.”
- The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Mr. Rogers, Mr. Smith, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Rev. Gray, and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Ms. Ellender moved, seconded by Mr. Thibodeaux: “THAT the HTRPC remit payment for the August 18, 2022 invoices and approve the Treasurer’s Report of July 2022.”
- The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Mr. Rogers, Mr. Smith, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Rev. Gray, and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. The Chairman called to order the discussion and possible action with regard to selecting a credit card to be used for Commissioners’ pre-travel expenses.
- a) After a review of all types of credit cards, the Ink Business Cash credit card with no annual fee was selected.
- b) Mr. Rogers moved, seconded by Mr. Faulk: “THAT the HTRPC authorize Finance to proceed with the application for the Ink Business Cash credit card through Chase Bank to be used for Commissioners’ pre-travel expenses.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Mr. Rogers, Mr. Smith, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Rev. Gray, and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATIONS:**
1. Mr. Pulaski read a letter from Keneth L. Rembert Land Surveyors dated August 18, 2022, requesting to table the application for Four Geaux Louisiana, LLC until the next regular meeting of September 15, 2022 [See *ATTACHMENT A*].
- a) Mr. Rogers moved, seconded by Mr. Faulk: “THAT the HTRPC table the application for Process D, Minor Subdivision, for Revised Parcel 3-A & Lot 55, A Redivision of Parcel 3-A belonging to Four Geaux Louisiana, LLC until the next regular meeting of September 15, 2022 as per the Developer’s request [See *ATTACHMENT A*].”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Mr. Rogers, Mr. Smith, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Rev. Gray, and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. OLD BUSINESS:
Mr. Faulk moved, seconded by Mr. Rogers: "THAT the Old Business be removed from the table and be considered at this time."

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

1. *Tabled until the next regular meeting of September 15, 2022 as per the Developer's request.* Revised Parcel 3-A and Lot 55, A Redivision of Parcel 3-A belonging to Four Geaux Louisiana, LLC [See ATTACHMENT A].

2. The Chairman called to order the Public Hearing for an application by Coastal Commercial Properties, LLC, requesting approval for Process D, Minor Subdivision, for Lots 1 thru 5, Block 1 and Lots 1 thru 4, Block 2 of Coastal Oak subdivision, A Redivision of Tract 1B belonging to Coastal Commercial Properties, LLC.

a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, stated this matter was tabled at the previous meeting and that since then, Mr. St. Martin and Mr. Louis Eschete have been in communication to discuss how to maintain the private drainage and pumps.

b) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.

c) Mr. Rogers moved, seconded by Mr. Faulk: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots 1 thru 5, Block 1 and Lots 1 thru 4, Block 2 of Coastal Oak subdivision, A Redivision of Tract 1B belonging to Coastal Commercial Properties, LLC."

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

3. The Chairman called to order the application by RR and DD, LLC requesting conceptual and preliminary approval for Thibodaux South Subdivision.

a) Ms. Heather Klingman, Duplantis Design Group, representing the Developer, discussed the location and division of property. She stated that because of the narrow width of the property, they would like to request a variance for the drainage servitude and to provide only on one side of the ditch but to make it larger on that same side.

b) Discussion was held with regard to the subdivision having family homes and not mobile homes.

c) There was no one from the public to speak on the matter.

d) Mr. Rogers moved, seconded by Ms. Ellender: "THAT the Public Hearing be closed."

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

e) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the variance along with the conceptual & preliminary approval with no conditions.

f) Mrs. Domangue stated that David Rome, Public Works Director, is in favor of the granting the variance and the Engineering Division was backing him up.

g) Discussion was held with regard to an error on the plat listing Highway 20 when it may be Highway 24.

h) Mr. Rogers moved, seconded by Mr. Thibodaux: "THAT the HTRPC grant approval of the conceptual & preliminary application for Process C, Major Subdivision for Thibodaux South Subdivision with a variance granted from the drainage servitude requirement to allow for a larger servitude on one side of the ditch and none on the other side due to the narrow width of the property."

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

4. The Chairman called to order the application by Richard Development requesting engineering approval for Process C, Major Subdivision, for Cypress Gardens Townhomes.
 - a) Mr. Corbin Hebert, Delta Coast Consultants, LLC, stated they had resubmitted plans to the Engineering Division since the previous meeting in July.
 - b) Mrs. Brooke Domangue, TPCG Division, read a memo dated August 15 2022 with regard to the punch list items for the development [See *ATTACHMENT B*].
 - c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the variance from the block length to accommodate Bayou Cane Fire District's concern with the turnaround and recommended approval on the condition that the applicant agrees to meet with all the remaining items on the TPCG Engineering Division's punch list [See *ATTACHMENT B*].
 - d) Mr. Hebert requested an exception for Item 8.d. with regard to rear lot drainage and stated they would resolve/comply with all remaining punch list items.
 - e) Mr. Faulk moved, seconded by Ms. Ellender: "THAT the HTRPC grant approval of the engineering application for Process C, Major Subdivision for Cypress Gardens Townhomes with a variance granted for Item 6 with regard to block length, an exception to Item 8.d. for Blocks 3 & 4 to drain to the rear and conditioned upon the Developer complying/resolving all remaining punch list items per TPCG Engineering Division's memo dated August 15, 2022."

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

H. APPLICATIONS / NEW BUSINESS:

1. The Chairman called to order the Public Hearing for an application by James Boquet, requesting approval for Process D, Minor Subdivision, for the Division of Tract 2-1 belonging to James A. Boquet, Jr., et ux.
 - a) Mr. Alisa Champagne, Charles L. McDonald Land Surveyors, discussed the location and division of property. She stated the Developer wants to separate the home from the business.
 - b) There was no one from the public present to speak on the matter.
 - c) Mr. Rogers moved, seconded by Mr. Faulk: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon the submittal of all utility service availability letters.
- e) Discussion was held regarding the closeness of the home and business and if it would present a problem later on if one of the properties sell. Any improvements would require a building permit and may be required to fire rate if so.
- f) Mr. Rogers moved, seconded by Mr. Faulk: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Division of Tract 2-1 belonging to James A. Boquet, Jr., et ux conditioned upon the submittal of all utility service availability letters."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Mr. Rogers, Mr. Smith, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr.

Burgard, Rev. Gray, and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Chairman called to order the Public Hearing for an application by Rogers Benoit, Jr. requesting approval for Process D, Minor Subdivision, for a Lot Line Shift between Parcels 3-2 of the Redivision of Parcels 3 & 3-A and Parcel 8 of the Estate of Corbett P. Richard.

- a) Mr. Alisa Champagne, Charles L. McDonald Land Surveyors, discussed the location and division of property. She stated that the application was originally submitted as an Administrative Approval, but the fire hydrant did not meet the required distance. Since then, approval had been granted from the Fire District and Waterworks.
- b) There was no one from the public to speak on the matter.
- c) Mr. Rogers moved, seconded by Mr. Thibodeaux: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the variance and conditional approval provided upon submittal of all utility service availability letters.
- e) Discussion was held regarding the fire hydrant being 42' from the required distance.
- f) Mr. Rogers moved, seconded by Mr. Faulk: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for a Lot Line Shift between Parcels 3-2 of the Redivision of Parcels 3 & 3-A and Parcel 8 of the Estate of Corbett P. Richard with a variance granted for the fire hydrant distance requirement for Revised Parcel 8 to be 292' in lieu of the required 250' as per an approval letter from the Schriever Fire Protection District and conditioned upon the submittal of all service availability letters."

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

3. The Chairman called to order the Public Hearing for an application by Susan Yesso Maines requesting approval for Process D, Minor Subdivision, for Lots "A" & "B," A Redivision of Property belonging to Susan Yesso Maines.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) There was no one present to speak on the matter.
- c) Ms. Ellender moved, seconded by Mr. Rogers: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval with no conditions.
- e) Ms. Ellender moved, seconded by Mr. Rogers: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots "A" & "B," A Redivision of Property belonging to Susan Yesso Maines."

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

4. The Chairman called to order the Public Hearing for an application by Warren C. Carlos, requesting approval for Process D, Minor Subdivision, for Tracts “A” thru “K,” A Redivision of Tract II belonging to Warren C. Carlos.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, stated he would like to table the application to the next meeting.
- b) Mr. Thibodeaux moved, seconded by Mr. Rogers: “THAT the HTRPC continue the public hearing and table the consideration of the application for Process D, Minor Subdivision, for Tracts “A” thru “K,” A Redivision of Tract II belonging to Warren C. Carlos.”

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

5. The Chairman called to order the application by Tri-State Land Company requesting engineering approval for Process C, Major Subdivision, for West Manchester Subdivision, Addendum No. 3, Phase B.

- a) Mr. Gene Milford, Milford & Associates, Inc., was present to represent the application.
- b) Mrs. Brooke Domangue, TPCG Engineering Division, read a memo dated August 18, 2022 with regard to the punch list items for the development [See *ATTACHMENT C*].
- c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided the applicant agrees to meet with all of the comments on the TPCG Engineering Division’s punch list [See *ATTACHMENT C*].
- d) Mr. Milford stated they would resolve/comply with all punch list items and requested to be allowed to work with Engineering on Item 3.b regarding rear lot drainage.
- e) Ms. Ellender moved, seconded by Mr. Rogers: “THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision, for West Manchester Subdivision, Addendum No. 3, Phase 3 conditioned upon the Developer complying/resolving all punch list items per TPCG Engineering Division’s memo dated August 18, 2022 [See *ATTACHMENT C*].”

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

I. STAFF REPORT:

1. The Chairman called to order the discussion and possible action with regard to the resolution for parish-wide community sewerage expansion.

- a) Mr. Pulaski stated that they were working on a draft resolution to submit to the Parish President and Parish Council, but he did not receive suggested revisions from Mr. Thibodeaux.
- b) Mr. Thibodeaux moved, seconded by Mr. Faulk: “THAT the HTRPC table the discussion and possible action with regard to the resolution for parish-wide community sewerage expansion until the next regular meeting of September 15, 2022.”

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

2. The Chairman called to order the discussion and possible action with regard to the proposed Travel Reimbursement Policy for Planning Commissioners.

- a) Discussion was held with regard to tabling the matter in order to allow the Commissioners’ time to review.

- b) Mr. Rogers moved, seconded by Mr. Faulk: "THAT the HTRPC table the discussion and possible action with regard to the proposed Travel Reimbursement Policy for Planning Commissioners until the next regular meeting of September 15, 2022."

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

J. ADMINISTRATIVE APPROVAL(S):

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

1. Revised Lots 2 & 3, A Redivision of Lots 2 & 3, Block 9, Add. No. 3 to Marcel Place Subdivision; Section 105, T17S-R17E, Terrebonne Parish, LA (301 Agnes Street & 320 Cleveland Street / Councilman Dirk Guidry, District 8)
2. Revised Tract "A1-C", A Redivision of Revised Tract "A1-C" & Tract "A1-D", Property belonging to Oil States Skagit Smatco, Inc.; Sections 101 & 104, T17S-R17E, Terrebonne Parish, LA (Mulberry Road / Councilman John Navy, District 1)
3. Revised Tract "A1-A," A Redivision of Tracts "A1-A," "A2," "A3," and Revised Tract "A1-B", Property belonging to Oil States Skagit Smatco, Inc.; Sections 101 & 104, T17S-R17E, Terrebonne Parish, LA (Mulberry Road / Councilman John Navy, District 1)
4. Lot Line Shift between Revised Lots 1 & 2, Block 3 of Addendum No. 1 to Blue Spring Park Subdivision; Section 27, T17S-R18E, Terrebonne Parish, LA (1103 Coteau Road / Councilman Steve Trosclair, District 9)
5. Lot Line Shift of Tracts 1 thru 3 into Lots 1A, 1B, & 1C, West Park Shopping Center; Section 5, T17S-R17E, Terrebonne Parish, LA (6757 & 6785 West Park Avenue / Councilwoman Jessica Domangue, District 5)

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.
2. Mr. Pulaski used this time to discuss the Ida Recovery Planning Meetings that have started that are to help gather ideas from seven of the surrounding communities to help recover from Ida along with how to improve recovery efforts for future disasters. He stated he would forward the schedule to the Commissioners' and encouraged them to attend. The next meeting is August 23, 2022 for the Schriever Community and would be held at the North Terrebonne Library.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments: None.
2. Chairman's Comments:
 - a) The Chairman discussed procedures with regard to tabling matters and continuing public hearings. Mr. Pulaski stated that those matters should follow Robert's Rule of Order.

M. PUBLIC COMMENTS: None.

- N. Mr. Rogers moved, seconded by Mr. Thibodeaux & Mr. Faulk: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 7:29 p.m."

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Rev. Gray, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Faulk & Mr. Liner. THE CHAIRMAN DECLARED THE MOTION ADOPTED.



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

Keneth L. Rembert

LAND SURVEYORS

since 1973

635 SCHOOL ST. HOUMA, LA. 70360
985- 879-2782 (FAX) 985-879-1641

August 18, 2022

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

Att: Mr. Chris Pulaski:

Re: OLD BUSINESS ITEM 1, REVISED parcel 3-A & Lot 55, Property of Four Geaux
Louisiana, L.L.C.

Dear Chris:

Please let this letter serve as a request to allow the above item to remain on the table and not be considered at the meeting of August 18, 2022. The Board of Health issue has not been resolved yet.

Thank you.

Sincerely,



Keneth L. Rembert

KLR/apr



TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

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



August 15, 2022
2nd Review
Item No. G-4

TO: **Christopher M. Pulaski**

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

SUBJECT: **Cypress Gardens Townhomes
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. 24.7.1.4.6 Architectural drawings are required.
2. Revised Calculations are not stamped and signed.
3. DOTD permit is required.
4. Both street names at the intersections should be listed on the signage plan.
5. Servitude for culvert 126 is not shown on the plat.
6. 24.7.6.3 Block length should not exceed 600 feet in length.
7. 24.5.4.7.8 Plans state the subdivision is located in sections 2 & 4, but is not delineated on the plat.
8. 24.7.6.2.6 Does not conform to the SDDM:
 - a. V.A.3. Finished grade is not shown at the right-of-way on the plan/profile. Finished grade should not be a slope, it should be an elevation.
 - b. V.A.5 Typical Sections are incorrect.
 - c. V.A.6 Block 2 Lots 1,2, and 3 must drain to Rue Cypress.
 - d. V.A.6 All lots are not graded to drain to the street or to major drainage artery. The HTRPC is authorized to allow that portion of a lot that it deems appropriate to drain to the rear if the drainage is to be perpetually privately maintained, or drainage to the rear already exists or is to be dedicated; however, the percentage may not exceed 60% of the total depth of lots up to 225' deep. Blocks 3 & 4 qualify for this exception.
 - e. V.A.8 Proposed grade is missing from station 22+00 on the cross-sections.
 - f. V.I.6 The fill in the pond servitude creates a slope that is too steep for safe pond maintenance.
 - g. V.II. SWPPP is required.

9. 24.5.4.6.7 Approval letters should be provided from the following utilities:
 - a. Waterworks
 - b. Electric Utility
 - c. Gas Utility
 - d. Department of Health and Hospitals for water and sewer
 - e. TPCG Pollution Control.

10. 24.7.5.2 Approval from TPCG Utilities for street lights should be provided.

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: Benjamin Elliot, P.E. (email)
Utilities (email)
Planning Commission (email)
Engineering Division
Reading File (electronic)
Council Reading File (electronic)



TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

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



August 18, 2022
2nd Review
Item No. H-5

TO: **Christopher M. Pulaski**
FROM: **Jeanne P. Bray** *JPB*
SUBJECT: **West Manchester Add 3 Phase 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.4 Mitigation for increase in volume needs to be provided.
 - b. V.A.8 Existing cross sections need to be shown perpendicular to the road.
 - c. V.A.10 Roadside ditches exceed the maximum depth of 3'-6".
2. 24.5.4.6.7 Approval letters should be provided from the following utilities:
 - a. Waterworks
 - b. Department of Health and Hospitals for water.

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.

JPB/bbd

cc: F.E. Milford, III, P.E. (email)
Utilities (email)
Planning Commission (email)
Engineering Division
Reading File (electronic)
Council Reading File (electronic)

ROBBIE LINER
Chairman

JAN ROGERS
Vice Chairman

RACHAEL ELLENDER
Secretary / Treasurer

ROSS BURGARD

KYLE FAULK

REV. CORION D. GRAY

TRAVION SMITH

BARRY SOUDELIER

WAYNE THIBODEAUX



CHRISTOPHER M. PULASKI, PLA
Director

BECKY M. BECNEL
Minute Clerk

DERICK BERCEGEAY
Legal Advisor

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

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

AUGUST, 2022

HOUMA TERREBONNE REGIONAL PLANNING COMMISSION

BALANCE BROUGHT FORWARD \$ 66,252.52

EXPENDITURES:

HOUMA-TERR PLANNING COMM. MEMBERS
(Per Diems) 277.02

TPCG 545.48

THE COURIER
(Publications) 363.45

REIMBURSEMENTS 520.33
(Meals-Rachael, Corion & Travion)

CHASE BANK 30.00
(Service Fees)

TOTAL EXPENDITURES	1,736.28	
SUBTOTAL	64,516.24	
ACCOUNTS RECEIVABLE	2,474.16	
ENDING BALANCE		\$ 66,990.40

Chase Bank - Savings Account	\$ 62,042.70
Chase One Bank - Checking Account	4,947.70
TOTAL	\$ 66,990.40

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
2022- AUGUST TREASURER'S REPORT
PAGE 2

ACCOUNTS RECEIVABLE:

Interest on Money Market Account	2.72
Interest on Checking Account	0.06
Tabitha Runge	10.00
J.E. Boudreaux Services	50.00
Milford & Associates, Inc.	50.00
Heritage Baptist Church of Houma	10.00
Erika P. Cruz Vindel	25.00
Charles L. McDonald Land Surveyor, Inc.	148.46
Charles L. McDonald Land Surveyor, Inc.	125.00
Charles L. McDonald Land Surveyor, Inc.	7.82
Keneth L. Rembert Land Surveyors	132.82
Keneth L. Rembert Land Surveyors	171.00
Keneth L. Rembert Land Surveyors	156.28
Tri-State Land Company	860.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Charles L. McDonald Land Surveyor, Inc.	125.00
Acadia Land Surveying, LLC	125.00
David A. Waitz Engineering & Surveying, Inc.	100.00
	<u>\$ 2,474.16</u>

Approved by: _____

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

Outstanding invoices and disbursements

OPERATING ACCOUNT

Date	Invoice Number	Vendor	Description	Amount
9/15/2022		Wayne Thibodeaux	Per Diem	46.17
9/15/2022		Rachael Ellender	Per Diem	46.17
9/15/2022		Kyle D. Faulk	Per Diem	46.17
9/15/2022		Robbie R. Liner	Per Diem	46.17
9/15/2022		Barry Soudelier	Per Diem	46.17
9/15/2022		Jan J. Rogers	Per Diem	46.17
9/15/2022		Ross Burgard	Per Diem	46.17
9/15/2022		Corion D. Gray	Per Diem	46.17
9/15/2022		Travion Smith	Per Diem	46.17
9/15/2022	GZ-01366	TPCG	Postage	258.74
9/15/2022	#4264	The Courier	Advertising	394.20
9/15/2022		U.S. Postal Service	P.O. Box Fee	232.00
9/15/2022	P19343	Raganit Stamps	Paper	169.18
				-
				-
TOTAL OPERATING EXPENDITURES				<u><u>1,469.65</u></u>

Date	Invoice	Vendor	Description	Amount
9/15/2022		H-T Reg. Plan Comm	Transfer	

9/15/2022		Approved by:	Title
9/15/2022		<i>Rhonda Samanie</i>	Accountant
Date		Approved by:	Title

Receipts September 1, 2022 through September 30, 2022

3:16 Church	10.00
Jeanne-Claire Carrere	179.74
Keneth L. Rembert Land Surveyors	319.46
T. Baker Smith, LLC	148.46
Charles L. McDonald Land Surveyor, Inc.	148.46
Charles L. McDonald Land Surveyor, Inc.	156.28
David A. Waitz Engineering & Surveying, Inc.	1,000.00
Vincent Dagate, JR., APLC	125.00
Keri McKee/Mackenzie McKee	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Milford & Associates, Inc.	50.00
Milford & Associates, Inc.	50.00
	<hr/> <hr/> 2,812.40

Chase Bank Money Market Account Balance \$64,855.10

Chase Bank Checking Account Balance \$3,478.05

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htprcinfo@tprc.org

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) - Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

X from the minimum lot size requirements (see attached)

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

- Name of Subdivision: REVISED PARCEL 3-A & LOT 55, A REDIVISION OF PARCEL 3-A BELONGING TO FOUR GEUX LOUISIANA, LLC
- Developer's Name & Address: Joann Kaack 20173 Lowe Davis Rd, Covington, LA 70435
- Owner's Name & Address: Four Geux Louisiana, LLC 20173 Lowe Davis Rd Covington, LA 70435
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

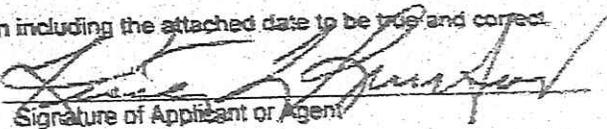
SITE INFORMATION:

- Physical Address: 1047 FOUR POINT ROAD
- Location by Section, Township, Range: SECTIONS 22 & 27, T20S-R17E
- Purpose of Development: RECONFIGURE LOT LINES
- 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
- Planned Unit Development: Y N
- Date and Scale of Map:
DATE: 6/24/22 SCALE: 1"=40'
- Council District / Fire Tax Area:
7 Babin / Gr. Caillou Fire
- Number of Lots: 2
- Filing Fees: \$132.33

CERTIFICATION:

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

KENETH L. REMBERT
Print Applicant or Agent


Signature of Applicant or Agent

6/27/22
Date

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or 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 GEUX LOUISIANA, LLC
by: JOANN KAACK
Print Name of Signature

Joann Kaack
Signature

6/27/22
Date

Revised (11/3/2021)

PC22/ 7 - 2 - 31

RPC / G.1

Keneth L. Rembert

LAND SURVEYORS

since 1973

635 SCHOOL ST. HOUMA, LA. 70360
985- 879-2782 (FAX) 985-879-1641

November 2, 2021

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

Att: Mr. Chris Pulaski:

Re: OLD BUSINESS ITEM (LOT 55 OF PARCEL 3A) PROPERTY OF FOUR GEAUX
PROPERTIES, LLC, 1047 FOUR POINT ROAD

Dear Chris:

At this past month's meeting we tabled the above item. The landowner is working with the Board of Health to get them to lift their objection at this time. Please let this letter serve as a request for a variance in allowing this lot to be approved even though it is less than the required square footage in size.

Thank you.

Sincerely,



Keneth L. Rembert

KLR/apr

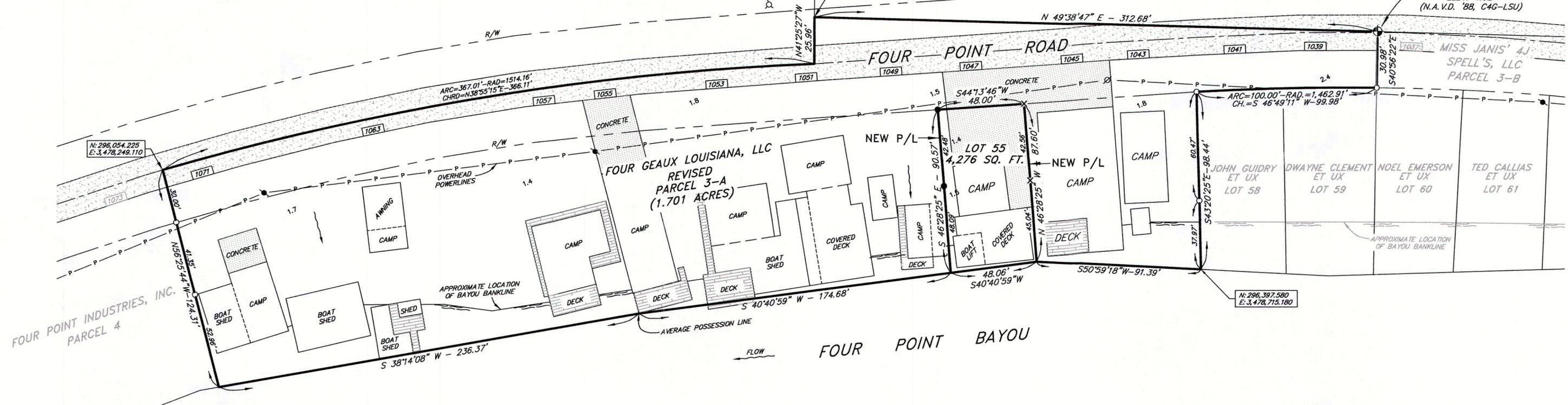
RPC / G.1



FOUR POINT INDUSTRIES, INC.
PARCEL 7

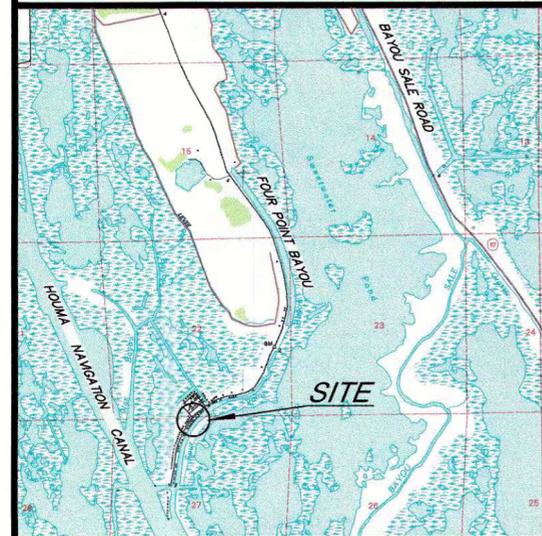
NORBERT J. VOISIN, INC.
SUNSHINE ACRES
SUBDIVISION

BENCHMARK
NAIL IN ROAD
ELEV.=1.92'
(N.A.V.D. '88, C4G-LSU)



RPC / G.1

"VICINITY MAP"



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

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

FLOOD INFORMATION:
THIS PROPERTY IS LOCATED IN ZONE "A15" AS SHOWN ON FEDERAL EMERGENCY
MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0315, SUFFIX "C",
AND DATED MAY 1, 1985. (ZONE "A15" HAS BASE FLOOD REQUIREMENTS OF 11' & 12').
(FIRM INDEX DATE APRIL 2, 1992). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO.
LA-1103 PLACES THIS PROPERTY IN ZONE "AE" WITH BASE FLOOD REQUIREMENTS OF 12' & 13'.
THE 2021 PRELIMINARY DFIRM COMMUNITY NO. 22109C, PANEL NO. 0650 SUFFIX "E"
PLACES THIS PROPERTY IN ZONE "VE" AND HAS B.F.E. REQUIREMENTS OF 15'.
PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE
CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

REFERENCE MAPS:
MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "PLAT SHOWING PARCEL 3,
PROPERTY OF FRANK O. CAMINITA, ET AL AND FOUR POINT INDUSTRIES, INC. IN SECTIONS
22 & 27, T20S-R17E, TERREBONNE PARISH, LOUISIANA" DATED NOVEMBER 1, 2019.
BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

THIS OFFICE WAS NOT FURNISHED WITH AN ABSTRACT OF THE PROPERTY THEREFORE
THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS
OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE PROPERTY SURVEYED.

- LEGEND:
- X INDICATES CHISELED X SET
 - INDICATES 5/8" IRON ROD SET
 - INDICATES 5/8" IRON ROD FOUND
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - EXISTING FIRE HYDRANT
 - INDICATES BENCHMARK
 - INDICATES SPOT ELEVATION
 - INDICATES MUNICIPAL ADDRESS
 - INDICATES DRAINAGE FLOW

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

BY _____ FOR _____

"MINOR SUBDIVISION"
LAND USE: CAMP SITES

ALL SURVEY CONTROL IS US FEET, ESTABLISHED BY GPS OBSERVATIONS
AND POST PROCESSED WITH NGS C4G USING GEOID 18. THE VERTICAL
DATUM IS NAVD '88 AND THE HORIZONTAL DATUM IS NAD 83, LOUISIANA
SOUTH ZONE 1702.

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

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

2 - PARCELS



PLAT SHOWING REVISED PARCEL 3-A & LOT 55,
A REDIVISION OF PARCEL 3-A BELONGING TO
FOUR GEAX LOUISIANA, LLC
IN SECTIONS 22 & 27, T20S - R17E
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" = 40'
DATE: 24 JUN 22

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@tpcg.org

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) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

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

1. Name of Subdivision: PLAT SHOWING LOTS "A" THRU "K" A REDIVISION OF TRACT II
PROPERTY OF WARREN CARLOS IN SECTION 86, T19S-R17E
WARREN C. CARLOS, 20406 CHAPEL GLEN COURT, KATY, TEXAS
2. Developer's Name & Address: 77450
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: 7731-7742 SHRIMPERS ROW, DULAC, LA
5. Location by Section, Township, Range: SECTION 86, T19S-R17E
6. Purpose of Development: OWNER WOULD LIKE TO SELL 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. Planned Unit Development: Y N
11. Date and Scale of Map: 7/28/22 SCALE: 1" = 30'
12. Council District / Fire Tax Area: _____
13. Number of Lots: 11
14. Filing Fees: _____

CERTIFICATION:

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

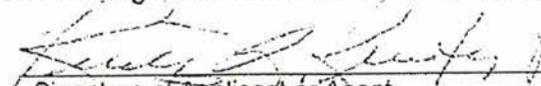
KENETH L. REMBERT
Print Applicant or Agent

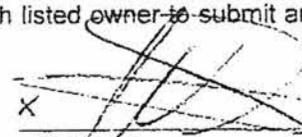
7/29/22
Date

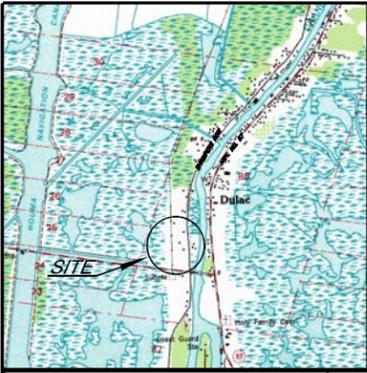
The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of 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.

WARREN C. CARLOS
Print Name of Signature

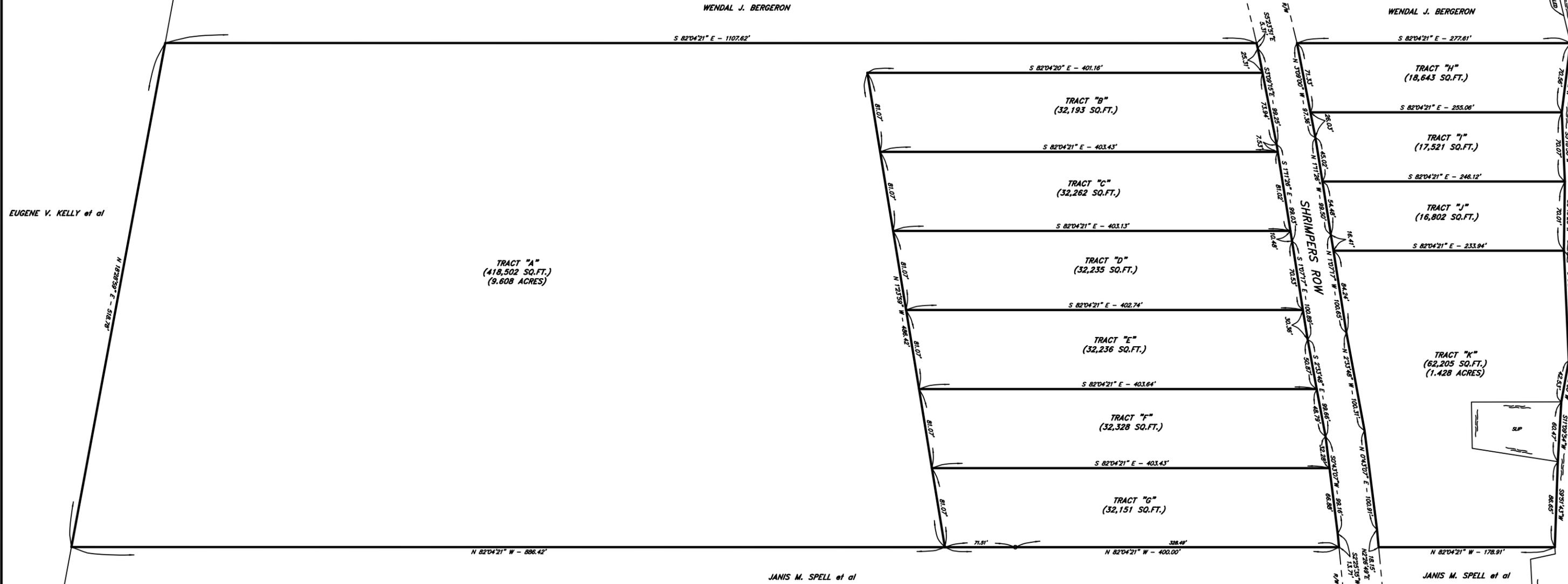
7/31/22


Signature of Applicant or Agent


Signature



"VICINITY MAP"



INDIVIDUAL TREATMENT PLANT TO BE USED. COMMUNITY SEWERAGE IS NOT AVAILABLE.

FLOOD INFORMATION:
 THESE LOTS ARE LOCATED IN ZONE "A15" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0295, SUFFIX "C", DATED MAY 1, 1985 AND INDEXED APRIL 2, 1992. ZONE "A15" HAS A BASE FLOOD REQUIREMENT OF 10'. F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-1103 PLACES THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD REQUIREMENT OF 11'. THE 2021 PRELIMINARY FIRM COMMUNITY NO. 22109C, PANEL NO. 0450 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD ELEVATION REQUIREMENT OF 14'. PLEASE CHECK WITH THE PARISH FLOOD PLAN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

REFERENCE MAP:
 THIS SURVEY BASED ON MAP PREPARED BY T. BAKER SMITH & SON, INC. ENTITLED "MAP SHOWING THE DIVISION TO THE ESTATE OF HUGHES BREAUX IN SEC. 86, T19S-R17E TERREBONNE PARISH, LOUISIANA" DATED SEPTEMBER 12, 1972 AND REVISED JANUARY 17, 1973. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

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. : 396 FIELD BOOK : 463 ADDRESS : 7742 SHRIMPERS ROW CAD NAME : CARLOS-TRACT-II-DIVISION-7742-SHRIMPERS-ROW-TPC-22-395
 DRAWN BY : AP PAGES : 10 SURVEY FILE : CARLOS-W FOLDER : CARLOS, WARREN

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.

ALL SURVEY CONTROL IS US FEET, ESTABLISHED BY GPS OBSERVATIONS AND POST PROCESSED WITH NGS C4G USING GEOID 18. THE VERTICAL DATUM IS NAVD 88 AND THE HORIZONTAL DATUM IS NAD 83, LOUISIANA SOUTH ZONE 1702.

- LEGEND:**
- INDICATES 5/8" IRON ROD SET
 - INDICATES 3/4" IRON PIPE FOUND
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - EXISTING FIRE HYDRANT
 - INDICATES SPOT ELEVATION (BASED ON NAVD 88 C4G)
 - INDICATES DRAINAGE FLOW
 - [451] INDICATES MUNICIPAL ADDRESS

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

RPC / G.2 "MINOR SUBDIVISION"
 LAND USE: RESIDENTIAL
 DEVELOPER: WARREN C. CARLOS

SURVEY OF TRACTS "A" THRU "K"
 A REDIVISION OF TRACT II
 BELONGING TO WARREN C. CARLOS
 LOCATED IN SECTION 86, T19S - R17E
 TERREBONNE PARISH, LOUISIANA
 JULY 12, 2022 SCALE: 1" = 50'



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

DATE	BY	DESCRIPTION

Becky Becnel

From: Christopher Pulaski
Sent: Friday, August 12, 2022 1:18 PM
To: Becky Becnel
Subject: FW: Evangeline Oaks Subd - LA 24 Turnlane and Signal

Please print & place into file.

Christopher M. Pulaski, PLA
Terrebonne Parish Planning & Zoning
(985) 873-6569
cpulaski@tpcg.org
"Saltwater Fishing Capital of the World"

From: Chris Morvant <Chris.Morvant@LA.GOV>
Sent: Friday, August 12, 2022 1:17 PM
To: Christopher Pulaski <cpulaski@tpcg.org>
Subject: RE: Evangeline Oaks Subd - LA 24 Turnlane and Signal

External Sender

This email is from a sender outside of Terrebonne Parish Consolidated Government's email system. **DO NOT** click on any links, open any attachments, or reply unless you trust the sender and know the content is safe. If you are unsure or have questions, please contact Information Technology for assistance.

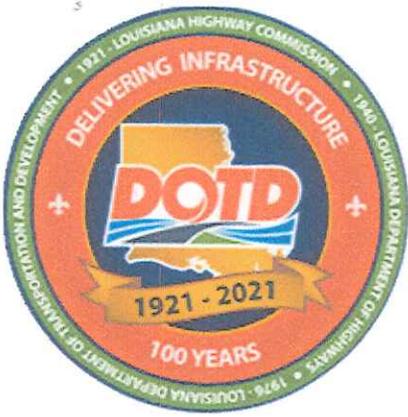
Chris,

Since there is no work being perform on our right-of-way, we have no permit to issue. At this time, we do not recommend the installation of the right turn lane.

Thanks,

Chris G. Morvant, P.E., PTOE
District 02 Engineer Administrator
Department of Transportation and Development
Post Office Box 9180
Bridge City, LA 70096-9180
Office: 504-437-3101
Fax: 504-437-3260
chris.morvant@la.gov

This document and the information contained herein is prepared solely for the purpose of identifying, evaluating and planning safety improvements on public roads which may be implemented utilizing federal aid highway funds; and is therefore exempt from discovery or admission into evidence pursuant to 23 U.S.C. 409.



From: Christopher Pulaski [<mailto:cpulaski@tpcg.org>]
Sent: Thursday, August 11, 2022 12:01 PM
To: Chris Morvant <Chris.Morvant@LA.GOV>
Subject: Evangeline Oaks Subd - LA 24 Turnlane and Signal

EXTERNAL EMAIL: Please do not click on links or attachments unless you know the content is safe.

Chris,

Based on your June 23, 2022 email (attached) and our subsequent discussion on Monday where you said same, the DOTD recommendation is to not make the improvements to the intersection at this time and that DOTD would continue to monitor the subdivision development and that DOTD would make necessary improvements in the future.

If that is the case, if the Houma-Terrebonne Regional Planning Commission were to leave as its conditional of approval that the developer obtain a DOTD permit (for any improvement to the intersection), would the developer even be able to obtain such a permit from DOTD? For example, if the HTRPC approved on the condition that the developer install the turn lane, would DOTD even issue such a permit?

I need to know in order to be able to make some sort of reasonable recommendation to the HTRPC as to how to proceed.

Thanks,

Christopher M. Pulaski, PLA
Director

Terrebonne Parish Consolidated Government
Planning & Zoning Department

7836 Park Avenue
Houma, LA 70364
T/ (985) 873-6569
F/ (985) 580-8141
cpulaski@tpcg.org
www.tpcg.org

"Saltwater Fishing Capital of the World"

Access Management. School bldg permit pre



1055 St. Charles Avenue, Suite 120
New Orleans, Louisiana 70130

June 23, 2022

Chris Pulaski, Director
Planning and Zoning
Terrebonne Parish Consolidated Government
P. O. Box 2768
Houma, LA 70361

Re: Evangeline Oaks Subdivision

Dear Mr. Pulaski,

26 Evan Estates A
53 Evan Estates B
17 Parc Evan A
125 Parc Evan B
235 Evan Oaks

456 (4,587 ADT)

I am writing to you today in regards to the Evangeline Oaks Subdivision and its conditional approval items. At the February 17, 2022 meeting of the Houma-Terrebonne Regional Planning Commission, the minutes reflect conditional engineering approval of:

- Complying/resolving all remaining punch list items as TPCG Engineering Division's memo dated February 10, 2022; and,
- Obtaining a DOTD permit

First, we wanted to make you aware that Waitz Engineering & Surveying, Inc. has completed its modifications and additions to the engineering plans to comply and resolve all of the items on the Feb. 10 memo. The revised drawings were forwarded to Joan Schexnayder earlier today. We should allow Joan a couple of weeks to confirm all items have been addressed and once done, that condition should be removed.

The second issue is in regards to the DOTD permit. Last July, you forewarned us the Parish would want DOTD involvement and via email, Tracey Wang was contacted. In August, a meeting was held at DOTD offices in Gray. Ms. Wang directed Evangeline to have a traffic study performed so the DOTD would have data to base decisions off of. The analysis was completed and forwarded to Waitz Engineering on September 24. Its findings were thus:

- The traffic signal warrants analysis showed a signal would be warranted for the intersection of LA 24 at Rue des Affaires by the time Evangeline Oaks is complete; and,
- The turn lane warrants analysis indicated that a northbound right turn lane from LA 24 is currently warranted.

That report accompanied a Preliminary Access Connection Request Form as submitted to the DOTD on October 15, 2021. For six months, inquiries were made by Waitz Engineering as to the status of the permit request, but no decisions were made. I personally initiated contact with Christopher Morvant, District Engineer Administrator in April. We have had multiple discussions about the 1/2 mile distance from LA 24 to the subdivision entry. On June 8, Mr. Morvant informed me that Title 70 only allows for connection permits for new subdivisions whose entry is less than 1/4 mile from the state roadway. Title 70 does not apply to new subdivision whose entry is greater than 1/4 mile from the state roadway. Because of this, Evangeline cannot obtain a DOTD permit. Mr. Morvant did



June 21, 2022
Neel-Schaffer Project NS.16598

Evangeline Business Park, LLC
Ms. Connie Williams
1055 St. Charles Avenue, Suite 120
New Orleans, LA 70131

**RE: Turn Lane Analyses
Evangeline Estates
Houma, Louisiana**

Dear Ms. Williams:

As requested, we have performed analyses to determine whether a northbound right-turn lane along LA 24 (W Park Avenue) would be warranted if the 57 homes from Evangeline Estates did not exist. The procedure followed was as follows:

- 1) Using the latest Trip Generation Manual, trips were generated for a 57 home development.
- 2) Utilizing existing distribution patterns, the AM and PM peak generated trips were unassigned as shown in Figure 2.
- 3) The generated trips for the 57 homes were then subtracted from the existing volumes shown on Figure 1 to give new volumes as shown on Figure 3.
- 4) Utilizing *NCHRP* Report 457, revised right turn lane analyses were performed using the existing – un-generated volumes shown on Figure 3.

Based on the revised turn lane analyses, it was determined that a northbound right turn lane would have been warranted before the first home from Evangeline Estates was constructed.

Should you have any questions regarding the results or the analyses, please don't hesitate to call me at 504-875-4662.

Sincerely,
NEEL-SCHAFFER, INC.

A handwritten signature in blue ink, appearing to read "Charles Adams", with a long horizontal flourish extending to the right.

Charles Adams, P.E., PTOE
Senior Project Engineer

Enclosures

engineers | planners | surveyors | environmental scientists | landscape architects

RPC / G.3

P: 504.875.4662 | F: 985.674.9822

1340 Poydras Street, Suite 1950
New Orleans, LA 70112

www.neel-schaffer.com



Trip Gen for 57 Homes

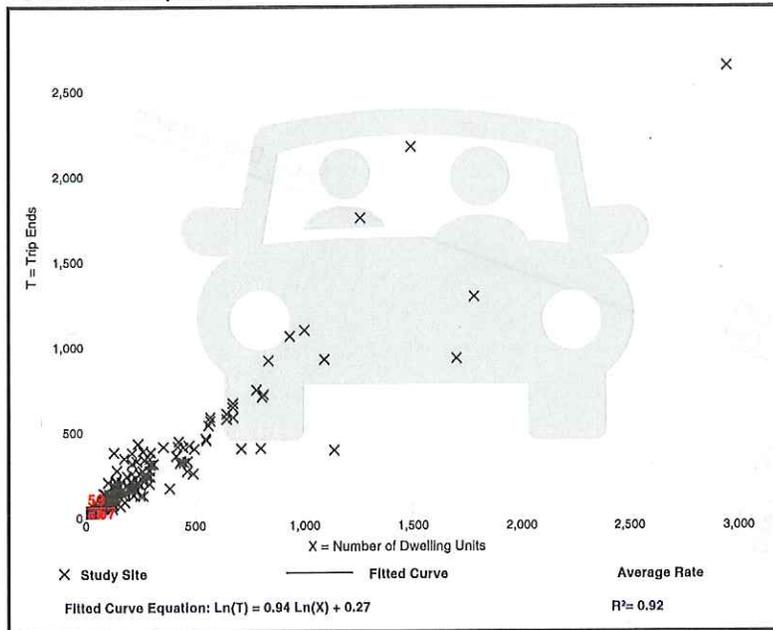
Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 208
 Avg. Num. of Dwelling Units: 248
 Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation

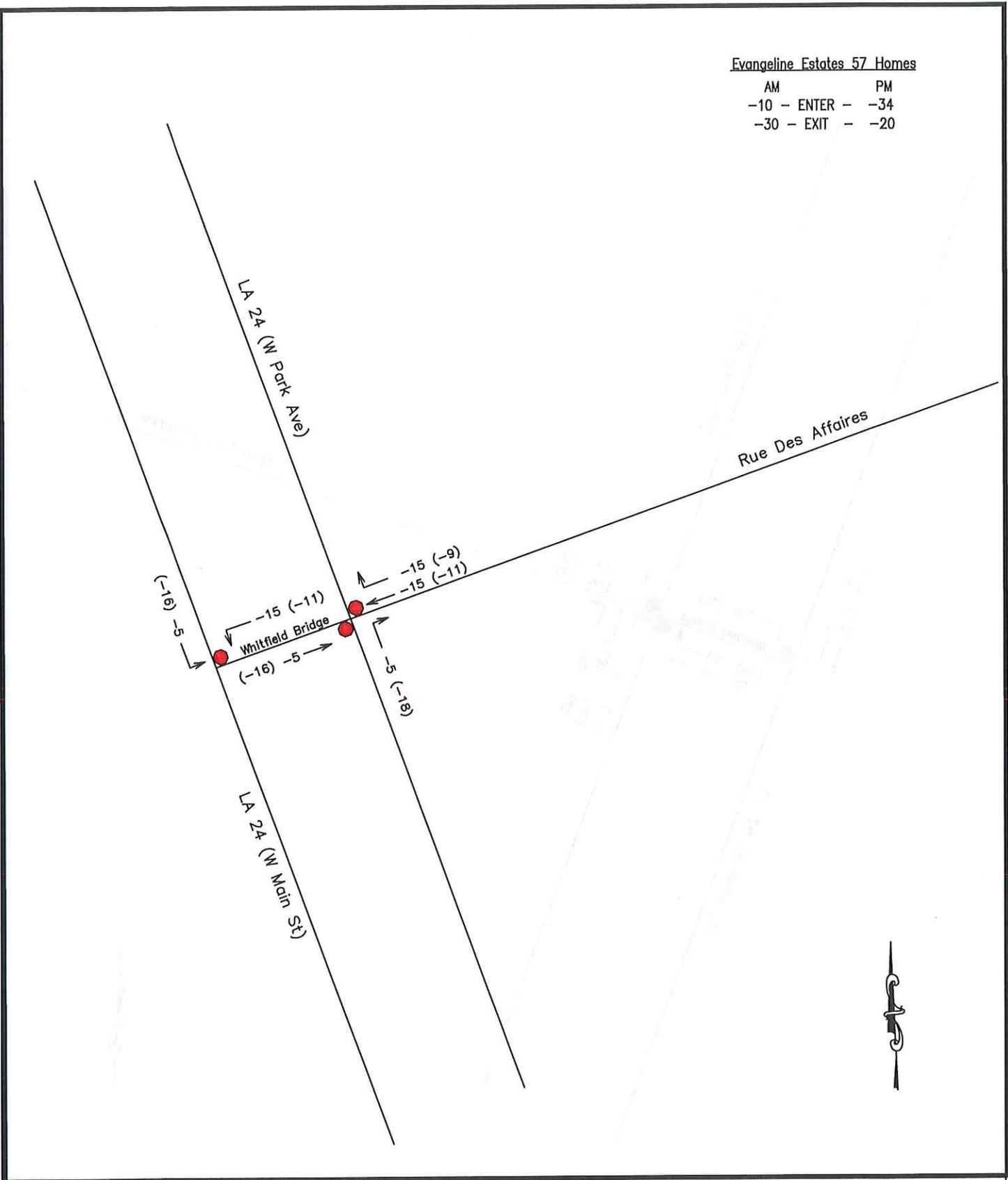


Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

34 entering and 20 exiting

Evangeline Estates 57 Homes

AM	PM
-10 - ENTER -	-34
-30 - EXIT -	-20



LEGEND

- AM (PM) GENERATED VOLUMES
- STOP CONTROLLED INTERSECTION
- SIGNAL CONTROLLED INTERSECTION

FIGURE 2: AM & PM UN-GENERATED VOLUMES

RPC / G.3

LA 24 (W Park Ave) at Rue Des Affaries
 Northbound Right Turn Lane Analysis - AM Peak
 Existing - EV Est Traffic

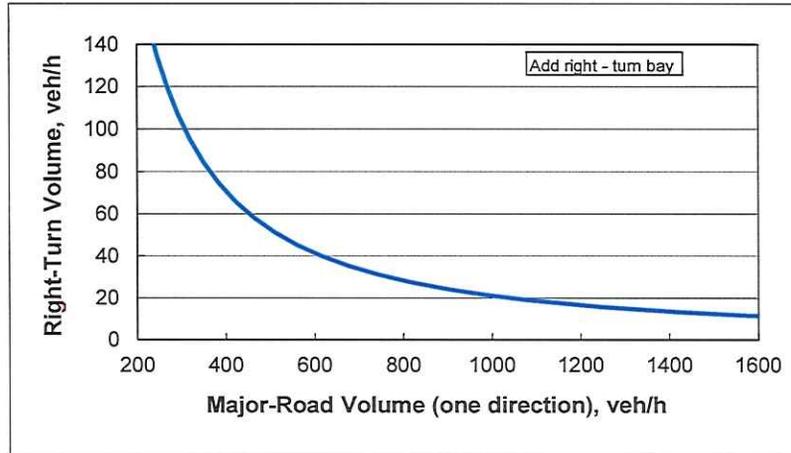
Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:		4-lane roadway
Variable	Value	
Major-road speed, mph:	50	
Major-road volume (one direction), veh/h:	1285	
Right-turn volume, veh/h:	152	

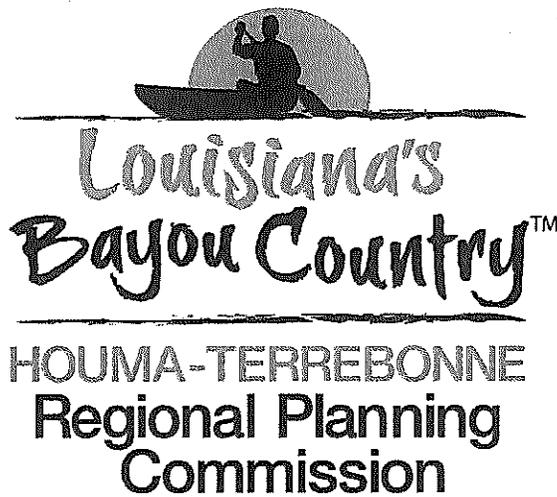
OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	15
Guidance for determining the need for a major-road right-turn bay for a 4-lane roadway:	
Add right-turn bay.	



ROBBIE LINER
Chairman
JAN ROGERS
Vice Chairman
RACHAEL ELLENDER
Secretary / Treasurer

ROSS BURGARD
KYLE FAULK
REV. CORION D. GRAY
TRAVION SMITH
BARRY SOUDELIER
WAYNE THIBODEAUX



CHRISTOPHER M. PULASKI, PLA
Director

BECKY M. BECNEL
Minute Clerk

DERICK BERCEGEAY
Legal Advisor

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

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

February 21, 2022

Mr. Jacob A. Waitz, P.E., L.S.I.
David A. Waitz Engineering & Surveying, Inc.
P.O. Box 1203
Thibodaux, LA 70302

**Re: Evangeline Oaks Subdivision; Sections 7, 68, 69, & 82, T16S-R17E, Terrebonne Parish, LA;
Evangeline Business Park, L.L.C., Developer**

Dear Mr. Waitz:

The Houma-Terrebonne Regional Planning Commission, at its meeting of February 17, 2022, adopted a motion to grant **engineering approval** of the above referenced major subdivision with an exception for Item 7.i regarding rear lot drainage for Lots 3-92, Block 1 and *conditioned* upon the Developer complying/resolving all remaining punch list items per TPCG Engineering Division's memo dated February 10, 2022 as well as obtaining a DOTD permit.

Should you have any further questions, please advise.

Sincerely,

Christopher M. Pulaski, PLA, Director
Terrebonne Parish Consolidated Government
Department of Planning & Zoning

CMP/bmb

cc: Councilman John Amedée, *District 4*
Engineering Division
Correspondence File

RPC / G.3

2. The Vice-Chairman called to order the application by Evangeline Business Park, L.L.C. requesting engineering approval for Process C, Major Subdivision, for Evangeline Oaks Subdivision.

- a) Mr. David A. Waitz, David A. Waitz Engineering & Surveying, Inc., was present.
- b) Ms. Joan Schexnayder, Parish Engineer, on behalf of the TPCG Engineering Division, read a memo with regard to the punch list items for the development [See ATTACHMENT A]. She stated the Developer obtaining a DOTD permit was inadvertently omitted from the list.
- c) Discussion was held with regard to Item 7.i and rear lot drainage qualifying for an exception and which lots were included.
- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided the applicant agrees to meet all the comments on the Engineering and Pollution Control letters including DOTD approval.
- e) Mr. Faulk moved, seconded by Mr. Soudelier: "THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision, for Evangeline Oaks Subdivision with an exception for Item 7.i regarding rear lot drainage for Lots 3-92, Block 1 and conditioned upon the Developer complying/resolving all remaining punch list items per TPCG Engineering Division's memo dated February 10, 2022 as well as obtaining a DOTD permit [See ATTACHMENT A]."

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

I. STAFF REPORT:

1. Staff discussed the 2022 American Planning Association's National Planning Conference to be held in-person April 30-May 3, 2022 in San Diego, California and online May 18-20, 2022.

J. ADMINISTRATIVE APPROVAL(S):

Mr. Thibodeaux moved, seconded by Mr. Faulk: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-11."

1. Revised Retention Pond, A Redivision of Property belonging to Enterprise Retention Pond, L.L.C., et al; Section 5, T17S-R17E, Terrebonne Parish, LA (*Near SW Intersection of Emerson Drive & Corporate Drive / Council Districts 2 & 3*)
2. Survey of Tract A, A Raw Land Division of Property owned by North Hollywood Plantation, L.L.C. being 26.801 acres; Sections 85 & 86, T17S-R17E, Terrebonne Parish, LA (*South of Intersection of Valhi Boulevard & Equity Boulevard / Council District 6*)
3. Revised Lot 48, A Redivision of Lots 47 & 48, Block 3 of Belmont Place Subdivision; Section 31, T17S-R17E, Terrebonne Parish, LA (*329 & 337 Independence Drive / Council District 2*)
4. Lot Ext. 5-6 being a part of Ridgefield Heights Addition to Thibodaux, LA; Section 158, T15S-R16E, Terrebonne Parish, LA (*1812 Ridgefield Avenue, Thibodaux / Council District 4*)
5. Revision of Property Lines for Lot 12, Block 2 of Al Vilcan Subdivision; Section 57, T16S-R15E, Terrebonne Parish, LA (*110 Vilcan Street, Schriever / Council District 2*)
6. Redivision of Tract 2B of Property belonging to Jennie H. Frederick into Tract Ext. 2B-1 and Tract Ext. 2B-2; Section 72, T15S-R16E, Terrebonne Parish, LA (*218 Hingle Court, Schriever / Council District 4*)
7. Property Line Adjustment to Property belonging to Morris P. & Sandra D. Hebert and SDH2, L.L.C.; Section 101, T17S-R17E, Terrebonne Parish, LA (*285 & 287 South Hollywood Road / Council District 2*)
8. Revised Lot 29-A, Block 7 of Addendum No. 3 to Roberta Grove Subdivision; Sections 2 & 21, T17S-R18E and Sections 9, 10, & 105, T17S-R17E, Terrebonne Parish, LA (*1863-1879 Prospect Boulevard / Council District 8*)
9. Lot Extension LE-1 of the Division of Property belonging to Richard Joseph Bourgeois; Section 81, T1S-R16E, Terrebonne Parish, LA (*Adjacent to 139 Old Hwy. 20, Schriever / Council District 4*)
10. Lot Extension LE-8 of the Division of Property belonging to the Estate of W.J. Blanchard, Jr.; Section 6, T16S-R16E, Terrebonne Parish, LA (*4166 West Main Street, Gray / Council District 4*)



TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

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



February 10, 2022
1st Review
Item No. H-2

TO: Christopher M. Pulaski
FROM: Joan E. Schexnayder, P.E. *JES*
SUBJECT: Evangeline Oaks
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. The plat should be 2 pages that includes the pond and all servitudes.
2. Speed limit sign needs to be 25 mph.
3. Fill mitigation needs to be shown.
4. Roundabout details need to be included.
5. Turning movements of a school bus and a fire truck in the roundabout need to be provided.
6. The tree line needs to be cleared from the southern ditch of the property.
7. 24.7.6.2.6 Does not conform to the SDDM:
 - a. V.A.2 Location of St. Louis Bayou needs to be shown in the plans.
 - b. V.A.3 Some of the drainpipes on the plan/profile are missing.
 - c. V.A.3 The culvert table & 6020 calculations are inconsistent with the plan/profile.
 - d. V.A.3 Dimensions of some servitudes are missing on the plan/profile.
 - e. V.A.4 Dimensions of some servitudes are missing on the drainage plans.
 - f. V.A.4 Pre vs Post hydrographs need to be provided.
 - g. V.A.5 The typical section for Rue Des Affaires Blvd is missing measurements on the typical section.
 - h. V.A.5 The boulevard must be 2 full lanes on each side of the median.
 - i. 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 already exists or is to be dedicated; however, the percentage may not exceed 60% of the total depth of lots up to 225' deep. This subdivision qualifies for this exception.
 - j. V.A.8 Cross-section 3 is inconsistent with the boulevard measurements on the plans.
 - k. V.B.11 Inlet spacing must be less than 250'.
 - l. V.I.A.4 Pond drainage plan is needed including plan, profile, and cross-section.
 - m. VIII.A A profile and cross-section is required for the north and south ditches that the subdivision is draining directly to.
 - n. VIII. There is inadequate servitude on Lot 9, 10, & 23 Block 1.
 - o. VIII. There is inadequate drainage servitude on the lots along the CCC ditch.

Evangeline Oaks
Review of Engineering Approval
JES Memo to CP dated 2/10/2022

8. 24.5.4.6.7 Approval letters should be provided from the following utilities:
 - a. Waterworks
 - b. Gas Utility
 - c. Electric Utility
 - d. Department of Health and Hospitals for water and sewer
 - e. TPCG Pollution Control
9. 24.7.3.2 Approval from TPCG Utilities for street lights should be provided.

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: Jacob Waitz, P.E.
Ernest Brown (email)
Engineering Division
Reading File (electronic)
Council Reading File (electronic)



Regional Planning Commission
Staff Report

February 17, 2022
Agenda Item H.2

SUBDIVISION NAME:	Evangeline Oaks Subdivision	APPLICANT:	Evangeline Business Park, L.L.C.
APPROVAL REQUESTED:	Process C, Major Subdivision-Engineering	LOCATION:	Rue Des Affaires
RECOMMENDATION:	CONDITIONAL APPROVAL		

PROPOSAL:

ANALYSIS:

RECOMMENDATION:

APPROVAL on the CONDITION that the applicant agrees to meet with all of the comments on the Engineering and Pollution Control letters. *including DOTD approval.*

Christopher M. Pulaski, PLA, Director
Planning & Zoning Department
Terrebonne Parish Consolidated Government

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@tpcg.org

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) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

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

- Name of Subdivision: REDIVISION OF 3.265 ACRE TRACT INTO TRACTS A & B
- Developer's Name & Address: BRANDON & JEANNE'-CLAIRE CARRERE, 317 HAWTHORNE DR, HOUMA, LA 70630
Owner's Name & Address: BRANDON & JEANNE'-CLAIRE CARRERE, 317 HAWTHORNE DR, HOUMA, LA 70630
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: TERRAL J. MARTIN JR., PLS

SITE INFORMATION:

- Physical Address: 264 BULL RUN ROAD, SCHRIEVER, LA 70395
- Location by Section, Township, Range: SECTION 16, T16S-R16E
- Purpose of Development: TO CREATE TWO LOTS OF RECORD
- 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
- Planned Unit Development: Y N
- Date and Scale of Map: 8/12/2022 1"=100'
- Council District / Fire Tax Area: 6 / SCHRIEVER bmb
- Number of Lots: 2
- Filing Fees: \$125.00 + \$54.74 = \$179.74

CERTIFICATION:

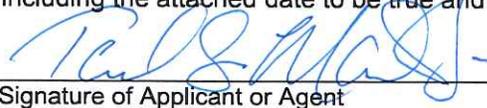
I, TERRAL J. MARTIN JR., PLS, certify this application including the attached date to be true and correct.

TERRAL J. MARTIN JR., PLS

Print Applicant or Agent

Date

8/11/2022


Signature of Applicant or Agent

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application **or** 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.

BRANDON CARRERE

Print Name of Signature

Date

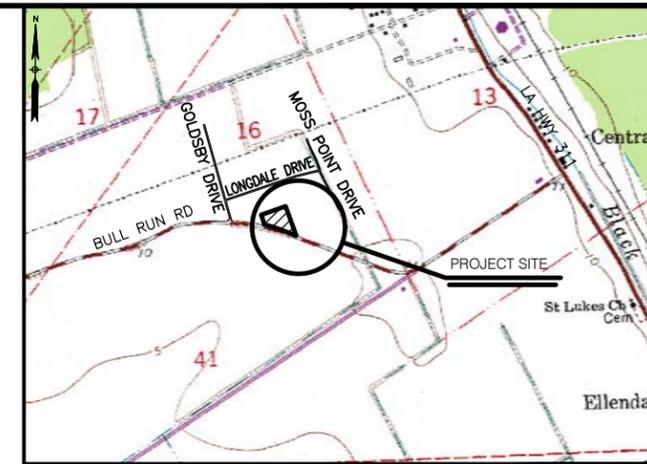
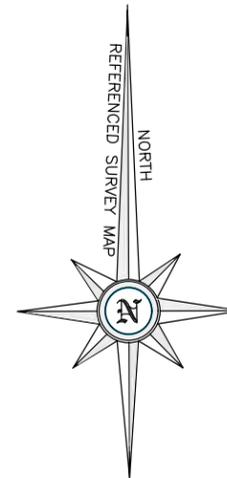
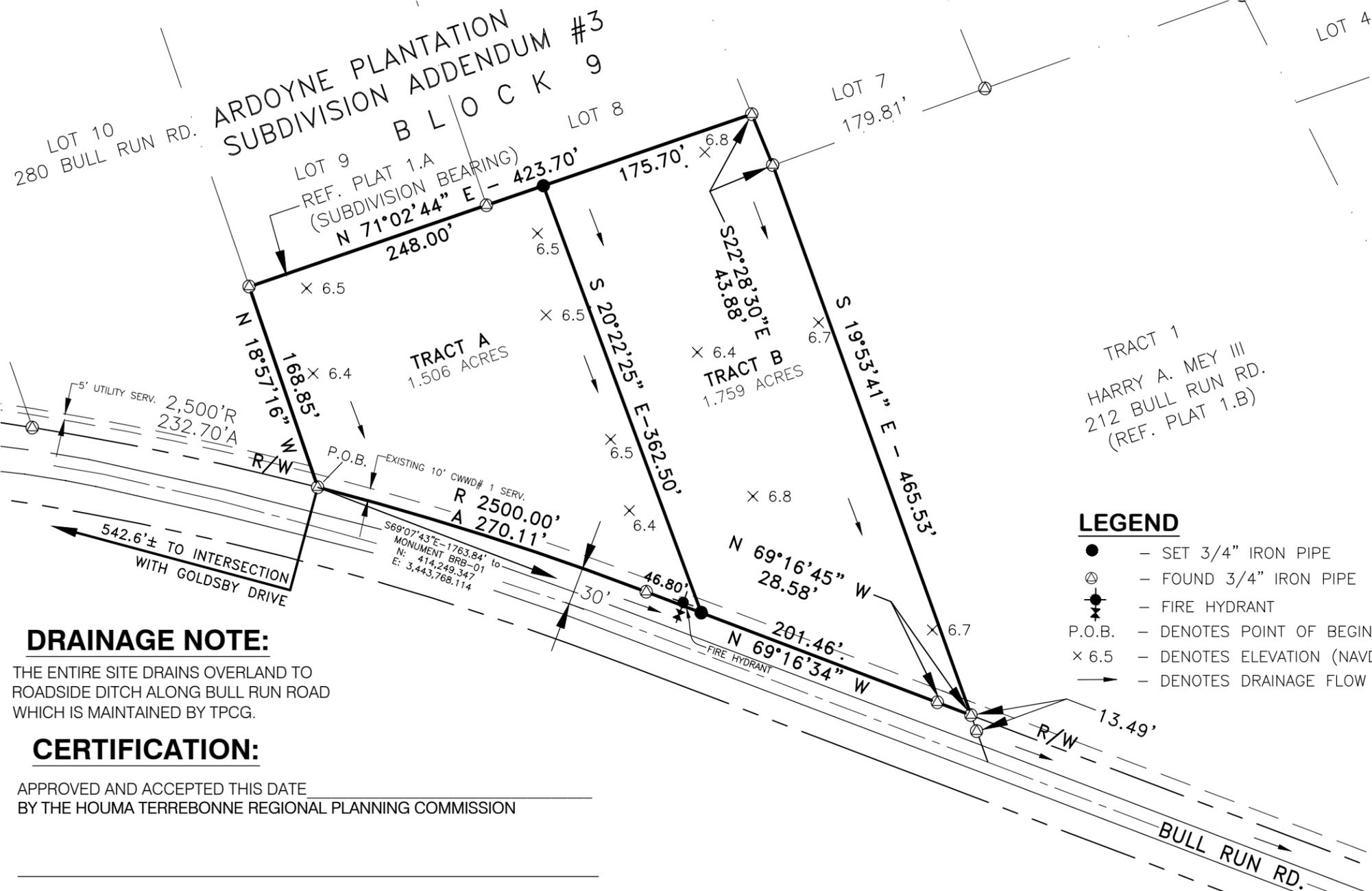
8/15/2022


Signature

PC22/ 9 - 1 - 43

Revised 11/3/2021

RPC / H.1



VICINITY MAP
SCALE: 1"=3000'

**SURVEY SHOWING
RE-DIVISION OF A 3.265 ACRE TRACT
INTO TRACTS A & B
ON PROPERTY BELONGING TO
BRANDON & JEANNE CARRERE AND
RICARDO & MELINDA CARRERE
(FORMERLY GOLDSBY-MATHEWS TRUST)**

**LOCATED IN
SECTION 16 T16S-R16E
TERREBONNE PARISH, LOUISIANA
SOUTH EASTERN LAND DISTRICT
WEST OF THE MISSISSIPPI RIVER
DATE: AUGUST 12, 2022**

LEGEND

- - SET 3/4" IRON PIPE
- ⊙ - FOUND 3/4" IRON PIPE
- ⊕ - FIRE HYDRANT
- P.O.B. - DENOTES POINT OF BEGINNING
- x 6.5 - DENOTES ELEVATION (NAVD88-GEOID 12a)
- - DENOTES DRAINAGE FLOW ARROW



GRAPHIC SCALE
1" = 100'

RPC / H.1



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

DRAINAGE NOTE:

THE ENTIRE SITE DRAINS OVERLAND TO
ROADSIDE DITCH ALONG BULL RUN ROAD
WHICH IS MAINTAINED BY TPCG.

CERTIFICATION:

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

GENERAL NOTES:

1. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE FOLLOWING PLATS ENTITLED:
 - A. "FINAL ARDOYNE PLANTATION ESTATES ADDENDUM #3 ON PROPERTY BELONGING TO MID-SOUTH MORTGAGE COMPANY LOCATED IN SECTION 16 T16S-R16E, TERREBONNE PARISH, LOUISIANA" PREPARED BY GSE ASSOCIATES, INC. AND DATED FEBRUARY 1, 2008/ FINAL REVISION JULY 15, 2009.
 - B. "SURVEY SHOWING 3.265 ACRE TRACT BEING A PORTION OF THE REMAINING PROPERTY OF ARDOYNE PLANTATION ON PROPERTY BELONGING TO THOMAS B. GOLDSBY, JR., LOCATED IN SECTION 16, T16S-R16E, TERREBONNE PARISH, LOUISIANA". PREPARED BY PROVIDENCE/GSE ASSOCIATES, LLC AND DATED APRIL 28, 2014.
2. THIS SURVEY IS IN ACCORDANCE WITH "CLASS C" SURVEY CLASSIFICATION REQUIREMENTS OF THE LOUISIANA STANDARDS FOR PROPERTY BOUNDARY SURVEYS, THE PLAT AND FIELD SURVEY WERE PREPARED AND PERFORMED UNDER MY SUPERVISION AND THEREFORE THE MEASUREMENTS AND OTHER DATA INDICATED ARE CORRECT TO THE BEST OF MY KNOWLEDGE. CLASS C: SURVEYS OF RESIDENTIAL AND SUBURBAN AREAS.
3. THE PROPERTY IS LOCATED IN ZONE "C" AS DESIGNATED ON F.E.M.A. F.I.R.M. PANEL #225206 0420 AND DATED MAY 01, 1985. ZONE C REQUIRES NO BASE FLOOD ELEVATION REQUIREMENT. FEMA ADVISORY BASE FLOOD ELEVATION MAP LA- S99 DATED 2/23/06 SHOWS PROPERTY TO BE OUTSIDE THE LIMITS OF THE ADVISORY BASE FLOOD ELEVATION REQUIREMENTS.
4. THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, AND/OR RIGHTS-OF-WAY WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.
5. THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
6. LAND USE: SINGLE FAMILY RESIDENTIAL

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	275.11'	2500.00'	N 72°25'43" W	274.97'



PROVIDENCE
Providence Engineering and
Environmental Group LLC

1297 St. Charles Street, Suite H
Baton Rouge, LA 70801
(225) 766-7400

Houma, LA 70360
(985) 876-6380

Kenner
(504) 454-1710

www.providenceeng.com

• Engineers • Surveyors •

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@tpcg.org

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) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

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

1. Name of Subdivision: TRACTS "C-1" & "C-2", A REDIVISION OF TRACT "C" PROPERTY BELONGING TO A.K.C.C. HOLDINGS, L.L.C.
2. Developer's Name & Address: A.K.C.C. HOLDINGS, L.L.C. 702 WINROCK DR. HOUMA, LA 70360
Owner's Name & Address: A.K.C.C. HOLDINGS, L.L.C. 702 WINROCK DR. HOUMA, LA 70360
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: 2764 COTEAU RD.
5. Location by Section, Township, Range: SECTIONS 7 & 8, T16S-R17E
6. Purpose of Development: SUBDIVIDE TRACT
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. Planned Unit Development: Y N
11. Date and Scale of Map: AUGUST 22, 2022 1"=50'
12. Council District / Fire Tax Area: 3 / Bayou Cane Fire
13. Number of Lots: 2
14. Filing Fees: \$ 319.46

CERTIFICATION:

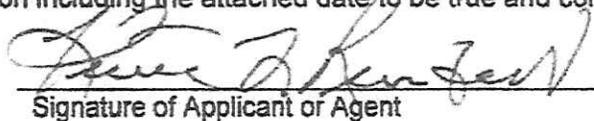
I, KENETH L. REMBERT, certify this application including the attached data to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

8/25/22

Date


Signature of Applicant or Agent

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

A.K.C.C. HOLDINGS, L.L.C.

by: Al Hebert

Print Name of Signature

8/25/22

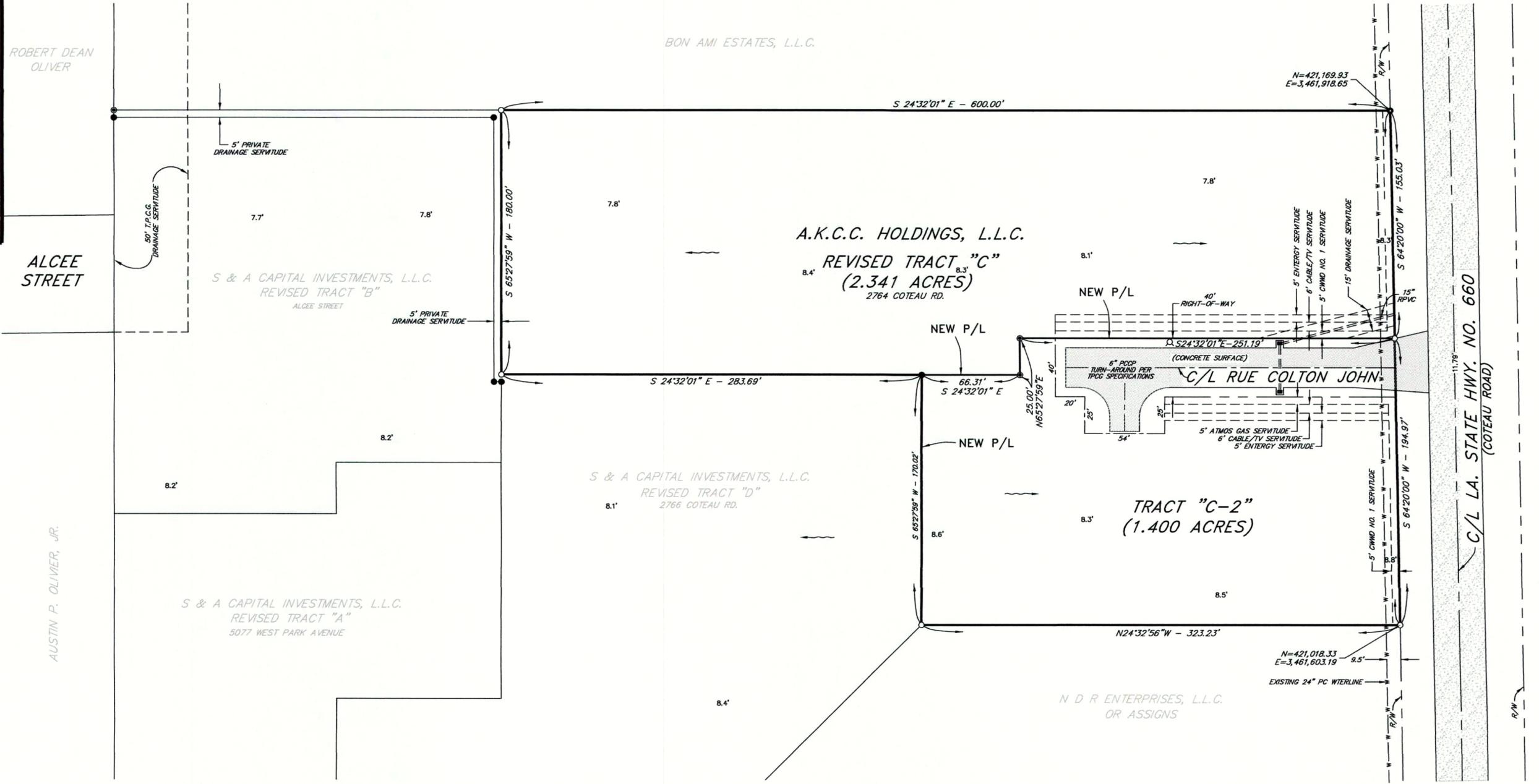
Date

PC22/ 9 - 2 - 44

RPC / H.2



"VICINITY MAP"



THESE TRACTS DRAIN TO HIGHWAY DITCHES WHICH ARE MAINTAINED BY THE STATE OF LA. AND TO A DRAINAGE SERVITUDE IN THE REAR WHICH IS MAINTAINED BY THE PARISH OF TERREBONNE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THESE TRACTS ARE LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0410, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). (FIRM INDEX DATE DEC. 16, 1980). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-S101 & T101 DOES NOT AFFECT THIS PROPERTY. AREAS OUTSIDE OF THE ABFE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE. THE 2021 PRELIMINARY FIRM, AS PER THE LSU AG CENTER, COMMUNITY NO. 22109C, PANEL NO. 0095 SUFFIX "E", PLACES THIS PROPERTY IN ZONE "X" AND HAS NO AFFECT ON THIS PROPERTY. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

THIS SURVEY BASED ON MAP PREPARED BY KENETH L. REMPERT, PLS ENTITLED "PLAT SHOWING PROPERTY BELONGING TO A.K.C.C. HOLDINGS, L.L.C. AND S & A INVESTMENTS, L.L.C. LOCATED IN SECTIONS 7 & 8, T16S-R17E, TERREBONNE PARISH, LOUISIANA" AND DATED JUNE 5, 2018 BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

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

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



- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - INDICATES 3/4" IRON PIPE FOUND
 - INDICATES 1/2" IRON PIPE FOUND
 - INDICATES 5/8" IRON ROD FOUND
 - ⊕ EXISTING FIRE HYDRANT
 - ⊕ INDICATES SPOT ELEVATION (NAVD '88, 2013 OPUS SOLUTION)
 - INDICATES DRAINAGE FLOW

DATE	BY	DESCRIPTION

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

BY _____ FOR _____

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

Surveyor's Signature: *Keneth L. Rembert*

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

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

Registration Number: **331**



2 - TRACTS

"MINOR SUBDIVISION"

LAND USE: COMMERCIAL
 DEVELOPER: A.K.C.C. HOLDINGS, L.L.C.

PLAT SHOWING TRACTS "C-1" & "C-2",
 A REDIVISION OF TRACT "C"
 PROPERTY BELONGING TO
 A.K.C.C. HOLDINGS, L.L.C.
 LOCATED IN SECTIONS 7 & 8, T16S-R17E,
 TERREBONNE PARISH, LOUISIANA
 ADDRESS: COTEAU RD. & WEST PARK AVE.

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

DRAWN: A.PONTIFF
 CHK'D.: K.L.R.
 SCALE: 1" = 50'
 DATE: 22AUG22

GRAPHIC SCALE: 50' 25' 0' 50' 100'

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@tpcg.org

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) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

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

1. Name of Subdivision: C & J Real Estate Holdings, LLC
2. Developer's Name & Address: C & J Real Estate Holdings, LLC | P. O. Box 2266, Houma, LA 70361
Owner's Name & Address: C & J Real Estate Holdings, LLC | P. O. Box 2266, Houma, LA 70361
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: 1366 Grand Caillou Road, Houma, LA 70363
5. Location by Section, Township, Range: Section 105, T17S-R17E
6. Purpose of Development: To create new lot for sale of 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. Planned Unit Development: Y N
11. Date and Scale of Map: August 23, 2022 Scale: 1"=30'
12. Council District / Fire Tax Area:
8 City of Houma
13. Number of Lots: 2
14. Filing Fees: \$148.46

CERTIFICATION:

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

Kim A. Knight, P.L.S.

Print Applicant or Agent

Date

8-25-2022

Kim A. Knight
Signature of Applicant or Agent

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application *or* 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.

Jo-Anne T. Smith, Manager

Print Name of Signature

Date

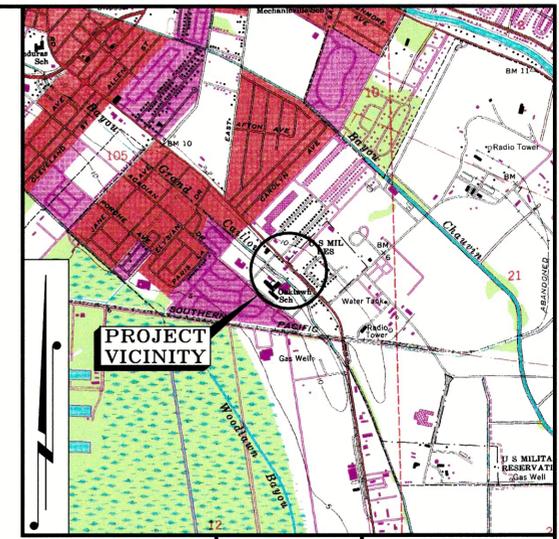
8/24/2022

Jo-Anne T. Smith
Signature

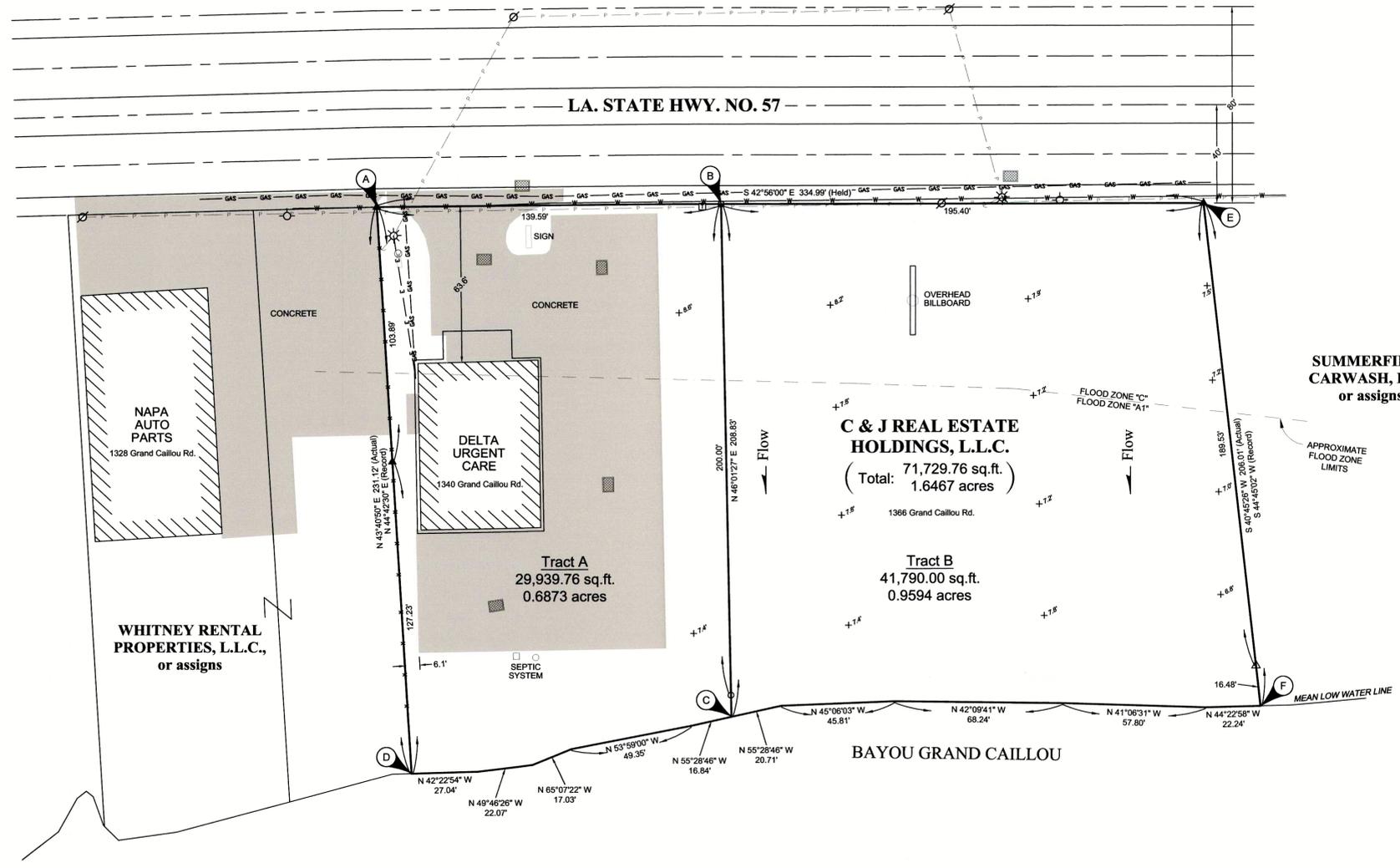
PC22/ 9 - 3 - 45

Revised 11/3/2021

RPC / H.3



VICINITY MAP
SCALE: 1" = 2,000'



- LEGEND:**
- ▲ DENOTES 1/2" IRON ROD FND.
 - △ DENOTES 3/4" G.L.P. FND.
 - DENOTES POWER POLE
 - ⊙ DENOTES LIGHT POLE
 - ⊙ DENOTES FIRE HYDRANT
 - DENOTES WATER LINE
 - DENOTES OVERHEAD POWER LINE
 - DENOTES UNDERGROUND POWER LINE
 - DENOTES GAS LINE
 - DENOTES CHAIN LINK FENCE
 - ⊕ DENOTES AT & T RISER
 - ⊙ DENOTES WATER METER
 - ⊙ DENOTES CATCH BASIN
 - +6.42 DENOTES ELEVATION (NAVD88)
 - DENOTES 3/4" G.L.P. SET

REFERENCE BEARINGS TAKEN FROM MAP ENTITLED "PLAT SHOWING LOT 'A' ALONG GRAND CAILLOU ROAD (LA. HWY NO. 57) WITHIN THE CITY OF HOUMA LOCATED IN SECTION 105, T17S-R17E, TERREBONNE PARISH, LOUISIANA" BY T. BAKER SMITH & SON, Inc. DATED FEBRUARY 25, 1985

RPC / H.3

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 ENGINEERING AND LAND SURVEYING BOARD AND THAT THE ACCURACY SPECIFICATIONS AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH URBAN AREA SURVEYS INDICATED ABOVE STANDARDS.



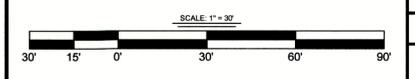
APPROVED: *David L. Martinez*
DAVID L. MARTINEZ, PLS
LA. PROFESSIONAL LAND SURVEYOR NO. 4614

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

9/6/2022 - P:\11-2022\02022 0988\DWG\DELTA URGENT CARE\220988T02FINALDWG.DWG

NOTES:
THIS LOT IS LOCATED IN ZONE "C", AND ZONE "A1" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, COMMUNITY NO. 220220, PANEL NO. 0010, SUFFIX "C" DATED MAY 19, 1991, AND COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C" DATED MAY 19, 1991 (ZONE "A1" HAS A BASE FLOOD ELEVATION OF 8' N.G.V.D.).
F.E.M.A. ADVISORY PANELS NO. LA-0104 DOES NOT AFFECT THIS LOT.
THIS MAP DOES NOT PURPORT TO SHOW ALL EXISTING SERVITUDES, RIGHT-OF-WAYS, EASEMENTS, OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THIS TRACT.

REV. NO.	REV. DATE	REV. DESCRIPTION	REV. BY:
01	09/06/22	GENERAL REVISIONS	LJB
00	08/23/22	ORIGINAL ISSUE	LJB



DRAWN BY:	LJB	APPROVED BY:	DLM
DATE:	8/23/22	JOB NO.:	2022.0988
DRAWING NAME:	220988T02FINALDWG.DWG		
PROJECTION:	LOUISIANA SOUTH		
GEO. DATUM:	NAD83 VERT. DATUM: NAVD88		
GRID UNITS:	US SURVEY FEET		
SHEET NO.:	1	OF	1

C & J REAL ESTATE HOLDINGS, L.L.C.
DIVISION OF PROPERTY
BELONGING TO C & J REAL ESTATE HOLDINGS, L.L.C.
LOCATED IN TERREBONNE PARISH, LOUISIANA SECTION 105, T17S - R17E

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Phone (985) 873-6793 • Fax (985) 580-8141 • Email: trpcinfo@trpcg.org

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) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

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

1. Name of Subdivision: MAP SHOWING THE DIVISION OF TRACT 1 BELONGING TO WAYNE A. MAYON AND TRACY LYNN GARY MAYON
2. Developer's Name & Address: Wayne and Tracy Mayon 222 Old Spanish Trail Gibson, LA
Owner's Name & Address: Wayne and Tracy Mayon 222 Old Spanish Trail Gibson, LA
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor, Inc.

SITE INFORMATION:

4. Physical Address: 6623 Bayou Black Drive Gibson, LA
5. Location by Section, Township, Range: Section 105, T17S-R17E
6. Purpose of Development: To divide Tract 1 into two 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. Planned Unit Development: Y N
11. Date and Scale of Map: 26 August 2022 - 1" = 40'
12. Council District / Fire Tax Area: _____
13. Number of Lots: 2
14. Filing Fees: _____

CERTIFICATION:

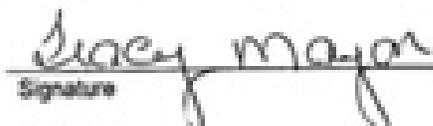
- I, Alisa Champagne, certify this application including the attached data to be true and correct.

Alisa Champagne
Print Applicant or Agent
29 August 2022
Date


Signature of Applicant or Agent

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or 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.

Tracy Mayon
Print Name of Signatory
9-1-22
Date


Signature

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@tpcg.org

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

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

- Name of Subdivision: MAP SHOWING THE DIVISION OF LOT 14, BLOCK 2 OF VAN PLACE SUBDIVISION
- Developer's Name & Address: Rennis Roberts P.O. Box 1469 Houma, LA 70361
Owner's Name & Address: Eagle Oak Properties, L.L.C. P.O. Box 1469 Houma, LA 70361
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor, Inc.

SITE INFORMATION:

- Physical Address: 230 Agnes Street Houma, LA 70363
- Location by Section, Township, Range: Section 105, T17S-R17E
- Purpose of Development: To divide Lot 14, Block 2 into two lots of record.
- 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
- Planned Unit Development: Y N
- Date and Scale of Map: 22 August 2022 - 1"= 40'
- Council District / Fire Tax Area: _____
- Number of Lots: 2
- Filing Fees: _____

CERTIFICATION:

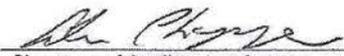
I, Alisa Champagne, certify this application including the attached date to be true and correct.

Alisa Champagne

Print Applicant or Agent

29 August 2022

Date


Signature of Applicant or Agent

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or 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.

Rennis Roberts

Print Name of Signature

August 29, 2022

Date


Signature

Revised 11/3/2021

RPC / H.5

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

GENERAL NOTES:

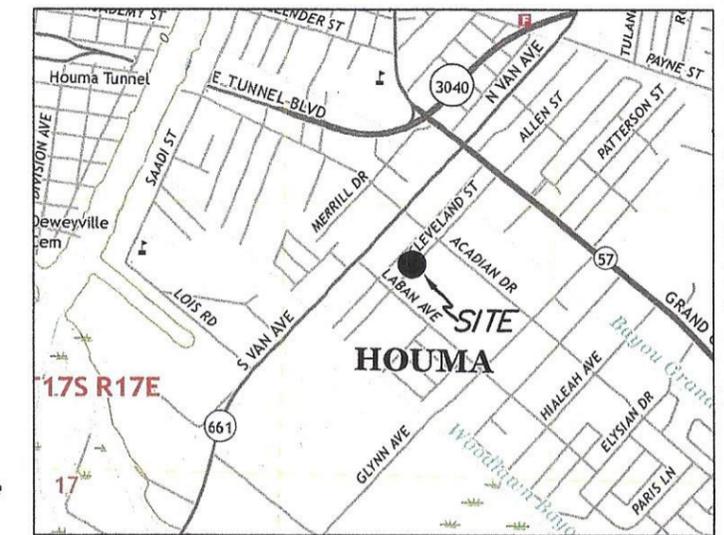
NOTE: This map does not purport to show all improvements, underground utilities, wetlands, pipelines, rights of way, restrictive covenants or servitudes which may affect this property.

Reference Map: "VAN PLACE" prepared by S. Allen Munson, Jr. Civil Engineer dated January 27, 1947 and recorded at entry no. 66016.

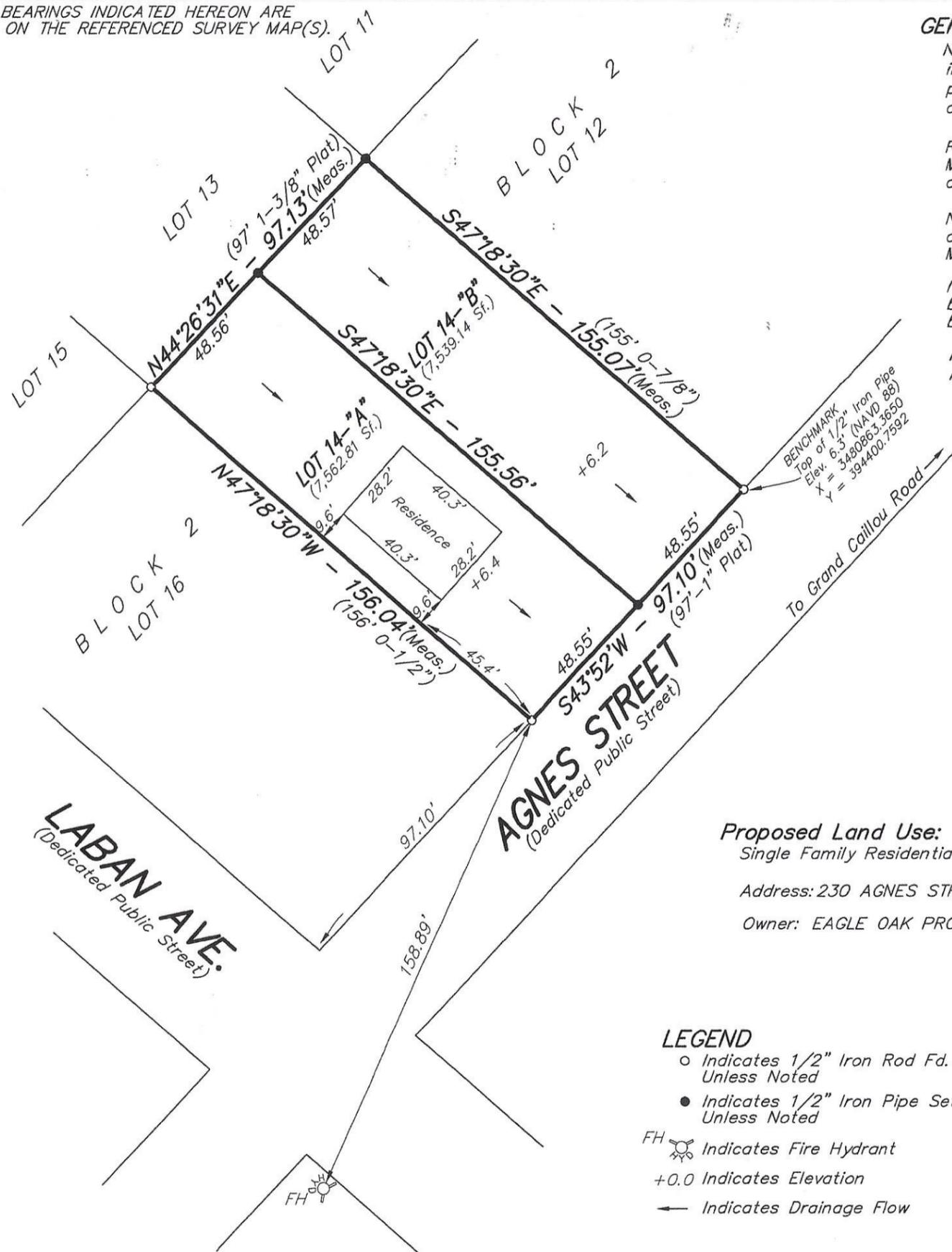
NOTE: This property is situated within ZONE "C", as shown on the F.E.M.A. Flood Insurance Rate Map dated May 19, 1981. (Map No. 220220 0005 C)

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: Method of sewer disposal is through the Terrebonne Parish maintained Community Sewer System.



VICINITY MAP



APPROVED AND ACCEPTED THIS DATE _____ BY THE TERREBONNE PARISH PLANNING COMMISSION

BY Preminary Not for Recordation

MAP SHOWING THE DIVISION OF LOT 14, BLOCK 2 OF VAN PLACE SUBDIVISION LOCATED IN SECTION 105, T17S-R17E, TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 40'

22 AUGUST 2022

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

RPC / H.5



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

LEGEND

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

Proposed Land Use:
Single Family Residential

Address: 230 AGNES STREET
Owner: EAGLE OAK PROPERTIES, L.L.C.

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@tpcg.org

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

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

- Name of Subdivision: IMPERIAL LANDING SUBDIVISION, PHASE "B"
- Developer's Name & Address: ONSHORE MATERIALS, L.L.C., 127 LINCOLN LANE, THIBODAUX, LA 70301
Owner's Name & Address: ONSHORE MATERIALS, L.L.C., 127 LINCOLN LANE, THIBODAUX, LA 70301
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.

SITE INFORMATION:

- Physical Address: 441 DUPLANTIS STREET, THIBODAUX, LA 70301
- Location by Section, Township, Range: SECTION 77, T15S-R16E
- Purpose of Development: SINGLE FAMILY RESIDENTIAL
- 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
- Planned Unit Development: Y N
- Date and Scale of Map:
SEPTEMBER, 2022 1" = 100'
- Council District / Fire Tax Area:
4 / Schriever
- Number of Lots: 71
- Filing Fees: \$1,000.00

CERTIFICATION:

I, JOSHUA ARABIE, MEMBER OF ONSHORE MATERIALS, L.L.C., certify this application including the attached data to be true and correct.

JOSHUA ARABIE, MEMBER

Print Applicant or Agent

Date

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or 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.

JOSHUA ARABIE, MEMBER OF ONSHORE MATERIALS, L.L.C.

Print Name of Signature

Date

Signature of Applicant or Agent

Signature

PC22/ 9 - 6 - 48

RPC / H.6

Revised 11/3/2021

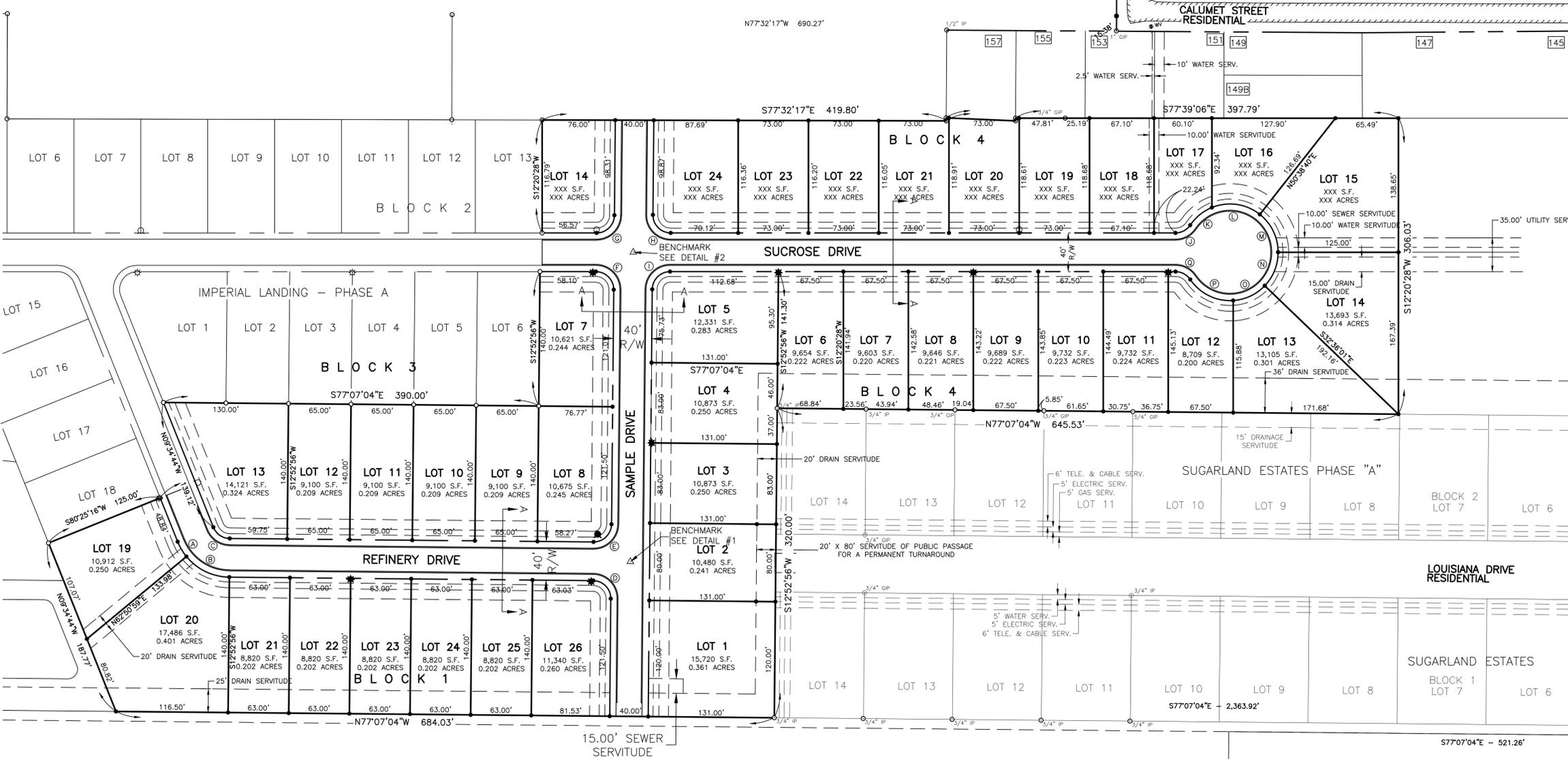
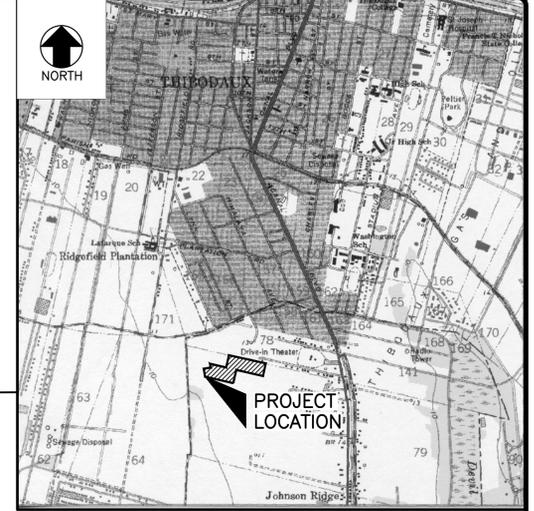
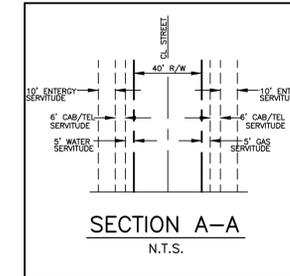
REFERENCE MAPS & BEARINGS:

- LANDRY-GAUTREAUX SUBDIVISION PROPERTY OF PRUDENT P. LANDRY AND JAMES E. GAUTREAUX IN SECTION 77, T155-R16E, TERREBONNE PARISH, LA BY: GEORGE BERGERON, JR. DATED: JULY 16, 1955
- SURVEY MAP SHOWING PROPERTY CLAIMED BY BENJAMIN ROTH, JR., IN SECTION 78, T155-R16E, TERREBONNE PARISH, LOUISIANA BY: CARL E. HECK DATED: JUNE 02, 1970
- SURVEY OF A 38.76 ACRE TRACT - PROPOSED PURCHASE OF DONALD BOURGEOIS LOCATED IN SECTION 77, T155-R16E, TERREBONNE PARISH, LOUISIANA BY: DAVID L. MARTINEZ (T.BAKER SMITH & SON, INC.) DATED: MAY 24, 1994
- SUGARLAND ESTATES "PHASE A" BELONGING TO BOURGEOIS LAND COMPANY, INC. LOCATED IN SECTION 77, T155-R16E, TERREBONNE PARISH, LOUISIANA BY: DAVID L. MARTINEZ (T.BAKER SMITH & SON, INC.) DATED: JUNE 17, 1994 REVISED: MARCH 06, 1995 ENTRY # 9550057
- RAW LAND DIVISION - RIDGEFIELD, INC. RAW LAND DIVISION CREATING RAW LAND TRACT 1, RAW LAND TRACT 2, AND RAW LAND TRACT 3, BELONGING TO RIDGEFIELD, INC. LOCATED IN SECTIONS 155, 156 & 157, T155-R16E LAFOURCHE PARISH, LOUISIANA BY: JAMES M. TEMPLETON (DAVID A. WAITZ ENGINEERING & SURVEYING, INC.) DATED: MARCH 09, 2017 ENTRY# 1236229
- EXHIBIT "A" 82' WIDE RIGHT OF WAY FOR FUTURE ROAD AND UTILITIES - BELONGING TO BNR, JR., L.L.C. LOCATED IN SECTION 78, T155-R16E TERREBONNE PARISH, LOUISIANA BY: DAVID A. WAITZ DATED: AUGUST 03, 2017
- IMPERIAL LANDING SUBDIVISION - PHASE A LOCATED IN SECTIONS 77 & 78, T155-R16E TERREBONNE PARISH, LOUISIANA BY: DAVID A. WAITZ DATED: OCTOBER 17, 2018.

NOTE:
BEARINGS AND/OR COORDINATES ARE BASED ON THE LOUISIANA COORDINATE SYSTEM OF 1983 SOUTH ZONE, U.S. FEET. THE PRIMARY REFERENCE STATION USED IS PID = AU0286, STAMPED "CLUB" AND HAVING THE FOLLOWING COORDINATES:
NORTHING = 467,947.13; EASTING = 3,454,859.98

BENJAMIN N. ROTH, JR. FAMILY, L.L.C.
UNDEVELOPED (AGRICULTURE)

CURVE	ARC	RADIUS	CHORD
A	17.94'	58.5'	S18°21'52"E-17.87'
B	51.02'	58.5'	S52°08'03"E-49.42'
C	21.81'	18.5'	S43°20'54"E-20.57'
D	29.06'	18.5'	S32°07'04"E-26.16'
E	29.06'	18.5'	S57°52'56"W-26.16'
F	29.23'	18.5'	S32°23'18"E-26.29'
G	28.89'	18.5'	N57°36'42"E-26.04'
H	29.23'	18.5'	N32°23'18"W-26.29'
I	28.89'	18.5'	N57°36'42"E-26.04'
J	18.02'	18.5'	N74°26'24"E-17.31'
K	29.42'	50.0'	N63°23'46"E-29.00'
L	52.7'	50.0'	S69°33'04"E-50.29'
M	45.11'	50.0'	S13°30'26"E-43.60'
N	38.17'	50.0'	S34°12'30"W-37.25'
O	37.04'	50.0'	S77°14'27"W-36.20'
P	52.03'	50.0'	N51°40'09"W-49.72'
Q	18.02'	18.5'	N49°45'27"W-17.31'



VICINITY MAP
SCALE 1" = 2000'

LEGEND

FOUND PROPERTY MARKER (UNLESS NOTED OTHERWISE) SET 3/4" I.R.	○
EXISTING WATER LINE	— W —
EXISTING GAS LINE	— G —
EXISTING SEWER LINE	— S —
EXISTING OVERHEAD POWER LINE	— E —
EXISTING TELEPHONE LINE	— T —
EXISTING FENCE	— X —
EXISTING POWER POLE W/ LIGHT	⊗
EXISTING POWER POLE	⊙
EXISTING ANCHOR	→
EXISTING TELEPHONE PEDESTAL	⊞
EXISTING WATER VALVE	⊙ W
EXISTING FIRE HYDRANT	⊙ H
EXISTING WATER METER	⊙ W M
EXISTING GAS VALVE	⊙ G V
EXISTING GAS METER	⊙ G M
EXISTING SEWER MANHOLE	⊙ S
EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE	⊞

FEMA FLOOD ZONE AND HAZARDS
THESE LOTS ARE LOCATED IN ZONE C. FEMA MAP COMMUNITY PANEL NUMBER 225206 0395 C; DATED: MAY 1, 1985 TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP # LA-W99 DATED: FEBRUARY 23, 2006; FLOOD ZONE: ALL AREAS OUTSIDE THE LIMIT OF A.B.F.E.
NOTE: FOR AREAS OUTSIDE THE ABFE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE

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

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

APPROVALS

NOTE:
THE DRAINAGE DITCH ALONG THE EAST SIDE OF LOT 5 BLOCK 2, THE REAR OF LOTS 1, 4, AND 5 OF BLOCK 2, AND THE NORTH SIDE OF LOT 1 MAY HAVE A 24" SMOOTHED WALLED CULVERT INSTALLED IF DESIRED BY THE LOT OWNER. AS A RESULT, THE DRAINAGE SERVICE WILL BE REDUCED TO 15".

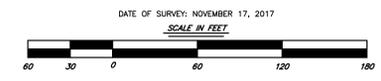
NOTE:
THIS PLAN DOES NOT PURPORT TO SHOW ALL EASEMENTS, SERVITUDES AND/OR RIGHTS-OF-WAY THAT MAY OR MAY NOT EXIST ON THIS PROPERTY. THIS PLAN DOES NOT PURPORT TO SHOW ALL UNDERGROUND UTILITIES AND/OR PIPELINES THAT MAY OR MAY NOT EXIST ON THIS PROPERTY. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A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

40 SINGLE-FAMILY LOTS

NOTE: NO STRUCTURE, FILL, OR OBSTRUCTION SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OF DELINEATED FLOOD PLAIN.

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

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.



DATE	DESCRIPTION	BY

APPROVED: David A. Waitz Reg. No. 4744

FINAL PLAT
A SINGLE FAMILY RESIDENTIAL DEVELOPMENT
OWNER/DEVELOPER: ONSHORE MATERIALS, L.L.C.

IMPERIAL LANDING SUBDIVISION - PHASE B
LOCATED IN SECTION 77 T155-R16E
TERREBONNE PARISH, LOUISIANA

DAVID A. WAITZ
ENGINEERING AND SURVEYING, INC.
Civil Engineers & Professional Land Surveyors
Thibodaux, Louisiana

THIBODAUX, LA 70301
(985) 447-4017 OFFICE
(985) 447-1998 FAX
DWAITZ@BLLSOUTH.NET

DESIGNED: JAW	DATE: MARCH 12, 2019	FILE: F:\DWG\2019\18-099\PLAT.dwg	JOB NO: 18-099
CHECKED: DAW	TRACED: _____	CHECKED: JMT	CHECKED: _____

RPC / H.6

OFFERED BY:

SECONDED BY:

HTRPC RESOLUTION NO. 2022-001

A Resolution of the Houma-Terrebonne Regional Planning Commission requesting that the Parish President Gordon E. Dove and the Parish Council consider developing a plan to expand community sewer parish-wide and begin obligating funds to do so; and

WHEREAS, one of the biggest challenges to implementing comprehensive land use plans is how to accommodate new development in designated growth areas that do not have public sewers; and

WHEREAS, one of the biggest challenges to implementing comprehensive land use plans is how to accommodate new development in designated growth areas that do not have public sewers; and

WHEREAS, the increased development in the parish requires the expansion of infrastructure especially as new subdivisions and developments occur in more rural areas of the parish; and

WHEREAS, Goals 5 and 6 of the Vision 2030: Terrebonne Parish Comprehensive Master Plan identify the funding of the community sewer master plan and implementation of an expanded wastewater system in order to improve water quality, the environment, and overall quality of life for parish citizens and visitors; and

WHEREAS, decentralized wastewater systems, potential alternatives to parish-wide wastewater system, are much cheaper and reduced the need for miles of large diameter pipe and lift stations and facilitate development in growth areas without increasing tax burden; and

WHEREAS, too many Terrebonne parish subdivisions and rural communities still rely on mechanical plants and septic systems that may not be compliant with Louisiana’s office of public health rules; and

WHEREAS, contemporary wastewater issues are the economic and environmental issues that include drinking water quality, deterioration of recreational water resources and other natural systems services, property values, and economic development which the public has a primary interest; and

WHEREAS, the impacts of Hurricane Ida have resulted in a need for more housing and resilient infrastructure which can also be funded thru State and Federal recovery funds and programs;

NOW, THEREFORE, BE IT RESOLVED by the Houma-Terrebonne Regional Planning Commission does hereby request that the Parish President, Hon. Gordon E. Dove, and the Parish Council begin development of a master plan for community sewer expansion and consideration for obligation of the necessary funds for implementation.

THERE WAS RECORDED:

YEAS: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

The Chairman declared this resolution adopted on this, the _____ day of _____, 2022.

ROBBIE LINER, CHAIRMAN
HOUMA-TERREBONNE REGIONAL
PLANNING COMMISSION

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION TRAVEL POLICY

A. Approval

1. Attendance at all out-of-parish conventions, conferences, workshops, etc., must be approved by the Houma-Terrebonne Regional Planning Commission (HTRPC).
2. Commissioners shall make formal notice to the HTRPC minute clerk of their intent to travel within sixty (60) days before scheduled events, when possible.

B. Booking

1. Commissioners shall coordinate with Terrebonne Parish Consolidated Government (TPCG) Finance Department as well as the HTRPC minute clerk to make airplane tickets, lodging, conference/event tickets, and any other purchase that can be made in anticipation of the event. The HTRPC credit card shall be used for the purchase of all items in this section.

C. Reimbursements

1. Commissioners are authorized reimbursements for expenses incurred while performing official duties while traveling to an HTRPC approved event.
2. Once the itemized receipts are submitted to the Finance Department, the Parish will issue a check for reimbursement of the following types of expenses:
 - a. Transportation
 - b. Parking
 - c. Lodging
 - d. Meals
 - e. Miscellaneous (if clearly documented as HTRPC business-related only)
3. The total cost of meals (breakfast/lunch/dinner) for any one (1) day may not exceed sixty-five dollars (\$65.00) and must be accompanied by proper receipts to be considered for reimbursement.
4. All requests for reimbursement for travel expenses must be submitted to TPCG Finance Department for review and to ensure that all proper receipts and other documentation are attached. It shall be the responsibility of the TPCG Finance Department to verify that the expenditures being submitted are reasonable and acceptable according to this section in accordance with applicable state laws. If a question concerning a request for reimbursement arises, it shall be the responsibility of the TPCG Finance Department to investigate the matter.

D. Transportation

1. The option of round-trip air fare or mileage for driving is up to the individual. Reimbursement, however, will be the amount equal to the lesser of the two (2). If the option of mileage is taken, the reimbursement will be for miles driven from the individual's residence to the meeting site and the return only and will not include gasoline or the cost of the rental of the vehicle.
2. A vehicle may be rented, and fuel charged, but the total reimbursable amount must still be equal to or less than round-trip air fare. Individuals using their personal vehicles may be reimbursed at the maximum mileage rate authorized by the Internal Revenue Service.
3. While attending an HTRPC approved event, reimbursement for taxi, bus, or other public transportation is authorized upon submission of the proper receipts.

E. Cancellations

1. If the person attending the meeting must cancel the trip, the individual must notify the HTPRC minute clerk so that an attempt can be made to cancel all reservations and receive a reimbursement and, second, an attempt can be made to allow another commissioner to attend in his/her place.