

Houma-Terrebonne Regional Planning Commission

L. A. "Budd" Cloutier, O.D.....	Chairman
W. Alex Ostheimer.....	Vice-Chairman
Angi Falgout.....	Secretary/Treasurer
Joseph Cehan, Jr.....	Member
James A. Erny.....	Member
Gloria Foret.....	Member
Jeremy Kelley.....	Member
Keith Kurtz.....	Member
Wayne Thibodeaux.....	Member

SEPTEMBER 21, 2017, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A

I. CONVENE AS THE ZONING AND LAND USE COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. APPROVAL OF MINUTES:

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of August 17, 2017

E. COMMUNICATIONS

F. STAFF REPORT

G. COMMISSION COMMENTS:

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

H. PUBLIC COMMENTS

I. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. ACCEPTANCE OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of August 17, 2017

E. APPROVE EMITTENCE OF PAYMENT FOR THE SEPTEMBER 21, 2017 INVOICES AND TREASURER'S REPORT OF AUGUST 2017

F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: Cenac Estates Subdivision, A Subdivision of Property for Residential Use
Approval Requested: Process D, Minor Subdivision
Location: West of the Right-of-Way of South Mandalay Road and North of the Mandalay Bridge, Terrebonne Parish, LA
Government Districts: Council District 6 / Bayou Black Fire District
Developer: Cenac Family Properties, L.L.C.
Surveyor: David A. Waitz Engineering & Surveying, Inc.

- b) Consider Approval of Said Application

2. a) Subdivision: *A Division of Property belonging to Jefferson Paul Galliano, Jr. to create Lot JG-1*
 Approval Requested: Process D, Minor Subdivision
 Location: 4366 Southdown Mandalay Road, Houma, Terrebonne Parish, LA
 Government Districts: Council District 6 / Bayou Black Fire District
 Developer: Jefferson Paul Galliano, Jr.
 Surveyor: Leonard Chauvin, P.E., P.L.S., Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application

H. APPLICATIONS:

1. a) Subdivision: *Tracts 5-A & 5-B, A Redivision of Tract 5 belonging to Dean M. Hutchinson, et ux*
 Approval Requested: Process D, Minor Subdivision
 Location: 1469 Bayou Blue Road, Terrebonne Parish, LA
 Government Districts: Council District 9 / Bayou Blue Fire District
 Developer: Dean M. Hutchinson, et ux
 Surveyor: Keneth L. Rembert Land Surveyors
 - b) Public Hearing
 - c) Consider Approval of Said Application
2. a) Subdivision: *Coteau Ridge Subdivision*
 Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
 Location: Alcee Street, Terrebonne Parish, LA
 Government Districts: Council District 3 / Bayou Cane Fire District
 Developer: S & A Capital Investments, L.L.C.
 Surveyor: Keneth L. Rembert Land Surveyors
 - b) Public Hearing
 - c) Consider Approval of Said Application
3. a) Subdivision: *Tract 1-B, High Land Development*
 Approval Requested: Process D, Minor Subdivision
 Location: 3643 Industrial Avenue E, Terrebonne Parish, LA
 Government Districts: Council District 1 / Bourg & Village East Fire District
 Developer: E.I.E. Services, LLC
 Surveyor: Angelette-Picciola, LLC
 - b) Public Hearing
 - c) Consider Approval of Said Application
4. a) Subdivision: *High Land Development*
 Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
 Location: Proposed Industrial Avenue A (extension), Terrebonne Parish, LA
 Government Districts: Council District 1 / Bourg & Village East Fire District
 Developer: Low Land Investors, L.L.C.
 Surveyor: Angelette-Picciola, LLC
 - b) Public Hearing
 - c) Consider Approval of Said Application
5. a) Subdivision: *Evangeline Estates Subdivision*
 Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
 Location: Rue Des Affaires, Terrebonne Parish, LA
 Government Districts: Council District 3 / Bayou Cane Fire District
 Developer: Evangeline Business Park, L.L.C.
 Surveyor: David A. Waitz Engineering & Surveying, Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application

I. STAFF REPORT:

Public Hearing:

1. Discussion and possible action with regard to the adoption of a resolution concerning the Parish's Multi-Year Implementation Plan as required by the Restore Act

J. ADMINISTRATIVE APPROVAL(S):

1. Revised Tracts "H", "I", & "J", A Redivision of Tracts "H", "I", & "J" belonging to Allen J. Marie, et al, Section 8, T18S-R19E, Terrebonne Parish, LA
2. Lot Line Shift between Lots 7, 8, & 9, Block 5 of Park Estates and a Tract of Land belonging to Donald Pitre into Lot 8-A and Lot 9-A, Section 5, T17S-R17E, Terrebonne Parish, LA
3. Shift of Lot Lines between Lot C-1-A (Father James Brady) and Lot C-1-B (Charles K. Weaver, Jr.), Section 76, T20S-R18E, Terrebonne Parish, LA
4. Revised Lots 3 & 5, Block 1, A Redivision of Lots 3 & 5, Van Place Subdivision, Section 105, T17S-R17E, Terrebonne Parish, LA
5. Lots 5-1-A & 5-1-B, A Redivision of Tract 5-1 belonging to Gibson Land Company, Section 73, T16S-R15E and Section 82, T16S-R14E, Terrebonne Parish, LA

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee
 - a) Discussion and possible action with regard to a fire hydrant 10% allowance policy

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

MEETING OF AUGUST 17, 2017

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., Chairman, called to order the regular meeting of August 17, 2017 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:28 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Jeremy Kelley.
- B. Upon Roll Call, present were: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. James Erny; Mrs. Angi Falgout, Secretary/Treasurer; Mrs. Gloria Foret; Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice-Chairman. Absent at the time of Roll Call were: Mr. Joseph “Joey” Cehan and Mr. Wayne Thibodeaux. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, and Mr. Laddie Freeman, Legal Advisor.
- C. CONFLICTS DISCLOSURE: The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse him or herself from participating in the debate, discussion, and voting on that matter.
1. Mr. Erny indicated he would recuse himself from Item I.1 with regard to Evangeline Estates Subdivision.
- D. ACCEPTANCE OF MINUTES:
1. Mr. Kelley moved, seconded by Mr. Erny: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the special meeting of July 13, 2017 and for the regular meeting of July 20, 2017.”
- The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, and Mr. Ostheimer; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Cehan and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mrs. Falgout moved, seconded by Mr. Kelley: “THAT the HTRPC emit payment for the August 17, 2017 invoices and approve the Treasurer’s Report of July 2017.”
- The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, and Mr. Ostheimer; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Cehan and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. PLANNING:
1. Planning Commissioners’ Comments:
 - a) Mr. Ostheimer discussed a Water Management Plan Grant that he read in the paper and surprised to see Mr. Pulaski had already applied for the grant. Discussion was held with regard to the full application being due in early September.
 2. Administration’s Comments:
 - a) Mr. Pulaski stated they were going to have a Subdivision Regulations Review Committee meeting on August 24 to discuss fire hydrants. He stated he attended the Fire Chief’s Association’s meeting last night where they had their first of several discussions about fire hydrants and spacing.
 3. Chairman’s Comments: None.
- G. COMMUNICATIONS:
1. Mr. Pulaski read a letter from Keneth L. Rembert Land Surveyors, dated August 14, 2017, requesting to withdraw Item H.1 with regard to Property of S & A Capital Investments, LLC [See *ATTACHMENT A*].
 - a) Mr. Erny moved, seconded by Mr. Ostheimer: “THAT the HTRPC withdraw the application by S & A Capital Investments, LLC with regard to Tract D-1 and Lots 1 thru 3, A Redivision of Revised Tract D as per the Developer’s request.”

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

2. Mr. Pulaski read a letter from The Law Office of J. Rene Williams, representing the Cenac Family, dated August 16, 2017, requesting to table Item H.3 with regard to Cenac Estates Subdivision until the next regular meeting of September 21, 2017 [See *ATTACHMENT B*].

a) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC table the application by Cenac Family Properties, LLC with regard to Cenac Estates Subdivision until the next regular meeting of September 21, 2017 as per the Developer’s request.”

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

3. Mr. Pulaski read an email from David A. Waitz Engineering & Surveying, Inc., dated August 15, 2017, requesting to table Item I.1 with regard to Evangeline Estates Subdivision until the next regular meeting of September 21, 2017 [See *ATTACHMENT C*].

a) Mr. Ostheimer moved, seconded by Mr. Kelley: “THAT the HTRPC table the application by Evangeline Business Park, LLC with regard to Evangeline Estates Subdivision until the next regular meeting of September 21, 2017 as per the Developer’s request.”

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

4. Mr. Pulaski read a letter from Leonard Chauvin P.E., P.L.S., Inc., dated August 17, 2017, requesting to table Item I.3 with regard to the Jefferson Galliano Jr. property until the next regular meeting of September 21, 2017 [See *ATTACHMENT D*].

a) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC table the application by Jefferson Paul Galliano, Jr. with regard to Lot JG-1 until the next regular meeting of September 21, 2017 as per the Developer’s request.”

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

H. OLD BUSINESS:

Mr. Erny moved, seconded by Mrs. Falgout: “That the Old Business be removed from the table and considered at this time.”

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

1. WITHDRAWN as per the Developer’s request. *Tract D-1 and Lots 1 thru 3, A Redivision of Revised Tract D, Property belonging to S & A Capital Investments, L.L.C.* [See *ATTACHMENT A*]

2. The Chairman called to order the application by Brenda Kay Prestenbach requesting approval for Process D, Minor Subdivision, for Tracts 1-6, A Redivision of Property.

a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing Ms. Prestenbach, discussed the location and division of property. He requested conditional approval provided he put servitudes on the plat per Engineering’s request.

b) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the submittal of an approval letter from Terrebonne Parish Engineering Division with no conditions.

c) Ms. Joan Schexnayder, on behalf of the Terrebonne Parish Engineering Division, read a letter, dated July 26, 2017, with regard to the engineering review [See *ATTACHMENT E*].

- d) Mr. Erny moved, seconded by Mr. Ostheimer: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Tracts 1-6, A Redivision of Property, Property belonging to Brenda Kay Prestenbach conditioned upon the submittal of an approval letter from Terrebonne Parish Engineering Division.”

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

3. TABLED until the next regular meeting of September 21, 2017 as per the Developer’s request. *Cenac Estates Subdivision* [See *ATTACHMENT B*]
4. The Chairman called to order the application by Westgate Development, Inc. requesting final approval for Process C, Major Subdivision, for Parkwood Place Subdivision.
- a) The Chairman and Mr. Freeman discussed the application being expired due to conditions not being met per the special meeting in October 2016. Discussion ensued whether the application was valid and not being able to move forward.
- b) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., representing Westgate Development, Inc., indicated they were requesting final approval. He stated that while the bond wasn’t submitted back in October, the work had been completed.
- c) Discussion ensued with regard to being able to use the old application and whether to reconsider the application. Ms. Schexnayder indicated the development had been inspected and all that was needed to be in compliance was the letter of credit in the amount of \$200,000 [See *ATTACHMENT F*].
- d) Mr. Pulaski discussed the history of Parkwood along with the partnership with Terrebonne Parish to get the subdivision done and moving forward.
- e) Discussion ensued with regard to the need of a letter of credit despite the work being done. It was determined the original letter of credit was for work and the warranty whereas the new amount was just for the 1-year warranty period.
- f) Discussion ensued with regard to why the application was placed under Old Business, revising the application, setting a precedent, discussions with Parish Administration in agreement to move the project forward and place under Old Business, and the work being completed. Discussion ensued as to why Parish Administration wasn’t at the meeting to help answer any questions.
- g) The Chairman recognized Mr. Charles Giglio, Developer, who stated a \$900,000 bond was submitted to the Parish since before the October 2016 meeting and keeping that in place unless the Commission can approve to replace it with the \$200,000 surety bond for the warranty as discussed with Darrel Waire, Al Levron, Parish President Gordon Dove, and Mr. Pulaski.
- h) Discussion ensued with regard to the variance listed on the application as the old application that was just photocopied for this meeting.
- i) Mr. Erny moved, seconded by Mr. Ostheimer: “THAT the HTRPC grant final approval of the application for Process C, Major Subdivision, for Parkwood Place Subdivision as directed by Administration and recommended by Staff.”
- j) Mr. Freeman requested Mr. Erny be more clear in his motion and to include the surety bond.
- k) *Motion as amended.* Mr. Erny moved, seconded by Mr. Ostheimer: “THAT the HTRPC grant final approval of the application for Process C, Major Subdivision, for Parkwood Place Subdivision conditioned the warranty bond, letter of credit, or other surety or pledge acceptable to Parish Administration valued not less than \$200,000 shall be delivered by October 1, 2017.”
- l) Mr. Ostheimer offered a substitute motion, seconded by Mr. Erny: “THAT the HTRPC grant final approval of the application for Process C, Major Subdivision, for Parkwood Place Subdivision per the recommendation of Staff (warranty bond, letter of credit, or other surety or pledge acceptable to Parish Administration valued not less than \$200,000 shall be delivered by October 1, 2017) believing that all the negotiations of the Administration and the work of Administration to get this completed arbitrarily extended the deadline that was originally set by Administration through us.”

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

I. APPLICATIONS:

1. TABLED until the next regular meeting of September 21, 2017 as per the Developer's request. *Evangeline Estates Subdivision* [See ATTACHMENT C]
2. The Chairman called to order the Public Hearing for an application by Connie F. Bourg requesting approval for Process D, Minor Subdivision, for A Division of Property belonging to Connie F. Bourg, et al.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing Mr. Bourg, discussed the location and division of property.
- b) No one from the public was present to speak.
- c) Mr. Erny moved, seconded by Mr. Kelley: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the submittal of an approval letter from the Board of Health.
- e) Mr. Erny moved, seconded by Mr. Kurtz: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for A Division of Property belonging to Connie F. Bourg, et al conditioned upon an approval letter from the Board of Health."

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

3. TABLED until the next regular meeting of September 21, 2017 as per the Developer's request. *A Division of Property belonging to Jefferson Paul Galliano, Jr. to create Lot JG-1* [See ATTACHMENT D]

J. STAFF REPORT: None.

K. ADMINISTRATIVE APPROVALS:

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

1. Lot Line Adjustment, a redivision of Property belonging to Timothy J. Hutchinson, Sr. et al, Sections 6, 15 & 16, T18S-R18E, Terrebonne Parish, LA
2. Redivision of Property belonging to Eliot R. Welch et al, Section 2, T18S-R18E, Terrebonne Parish, LA.
3. Redivision of Lots 5, 6, 7 & of Ellerslie & Live Oak Plantations, Sections 2 & 84, T19S-R17E, Terrebonne Parish, LA
4. Redivision of revised Lots G, H & J being part of Crescent Plantation Subdivision, property belonging to L L & G, Inc., located in Section 12 & 101, T17S-R17E, Terrebonne Parish, LA
5. Redivision of Tract 1A-3, property belonging to Ridge Oaks, LLC, located in Section 26, 27, 28, 29, 30, & 31, T18S- R17E, Terrebonne Parish, LA
6. Lot Line Adjustment between Lots 1 & 2, Lanny Boudreaux Estates, located in Section 14, T18S-R18E, Terrebonne Parish, LA
7. Lot Line Adjustment, a redivision of Tracts 1 & 2 A, Property belonging to Michael X. St. Martin, located in Section 63, 64, 65, & 104, T17S-R17E, Terrebonne Parish, LA

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

L. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:

- a) The Chairman indicated there was a meeting schedule for next Thursday, August 24, 2017.

M. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:

- a) Mr. Ostheimer informed the Commission that the Council overturned their denial to the fire hydrant variance requested by Mr. Lance Pellegrin at 4234 & 4236 Country Drive. He stated if Mr. Pellegrin chose to build or move a structure more than 300' from the roadway, it would require further review by the fire department.

2. Chairman's Comments: None.

N. PUBLIC COMMENTS: None.

O. Mr. Erny moved, seconded Mr. Kelley: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:18 p.m."

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

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

Keneth L. Rembert

Item H1

LAND SURVEYORS

since 1973

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

August 14, 2017

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

Att: Mr. Chris Palaski:

Re: OLD BUSINESS- Item No. 1, Property of S & A Capital Investments, L.L.C.

Dear Chris:

Please remove the above item from further consideration. The owner is developing another plan for this property.

Thank you.

Sincerely,

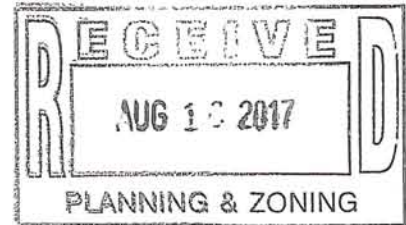
Keneth L. Rembert

KLR/apr



THE LAW OFFICE OF
J. RENE WILLIAMS

August 16, 2017



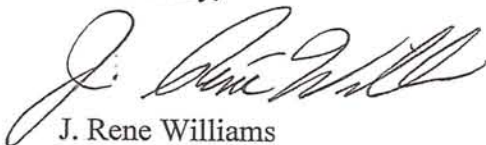
Christopher M. Pulaski
Director, Planning & Zoning Department
P.O. Box 2768
Houma, LA 70361

Re: Cenac Family Properties
File No.: 29159

Dear Mr. Pulaski:

I represent Ms. Barbara Cenac and Cenac Family Properties, LLC, which currently has an application for minor subdivision up for consideration by the Planning Commission at its meeting scheduled for Thursday night, August 17, 2017. Their application is item #3 under old business. The applicant wishes to have that item removed from the agenda and placed on the agenda of the Planning Commission at its September meeting.

Yours Truly,



J. Rene Williams

JRW/lb

7932 Park Avenue, Houma, Louisiana 70364 (985)851-0033 Fax: (985) 851-0032 jrene@brownandwilliams.com

Becky Becnel

Item

From: David Waitz [dwaitz@waitzengineering.com]
Sent: Tuesday, August 15, 2017 4:32 PM
To: Christopher Pulaski; Becky Becnel
Cc: 'Jacob Waitz'
Subject: EVANGELINE ESTATES SUBDIVISION

I1

Importance: High

8/15/17

Dear Chris,

The purpose of this correspondence is to officially request that Evangeline Estates Subdivision be deferred from the Agenda for the Planning Commission meeting on August 17, 2017 and tabled as requested by the Owner.

The Owner would like to place this item on the Agenda for the September, 2017 meeting of the Planning Commission.

Thank you in advance for your cooperation and assistance in this matter and if You should have any questions, please do not hesitate to contact me.

Sincerely,

David A. Waitz, P.E., P.L.S.

David A. Waitz Engineering and Surveying, Inc.
Civil Engineers & Professional Land Surveyors
1107 Canal Blvd. / P. O. Box 1203
Thibodaux, LA 70302-1203
Phone: 985-447-4017
Fax: 985-447-1998
E-mail: dwaitz@waitzengineering.com

627 JACKSON STREET
THIBODAUX, LA. 70301

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

Item I3

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

August 17, 2017

Via Email

Terrebonne Parish Consolidated Government
Attn: Becky Becnel

Re: Division of Property Belonging to Jefferson Galliano, Jr. to Create lot JG-1 located in Section 24, T17S-R16E Terrebonne Parish, Louisiana

Ms. Becnel,

We are requesting to table this item and place on the agenda for the Terrebonne Parish Planning Commission meeting on September 21, 2017. The dimensions of the lot created have been revised as requested by board of health and we are awaiting approval. If you have any questions please contact our office.

Sincerely,



Tre' Chauvin
Leonard Chauvin PE, PLS Inc.



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



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

**TERREBONNE PARISH
CONSOLIDATED GOVERNMENT**

July 26, 2017
Item No. H-2

TO: Christopher M. Pulaski
FROM: Joan E. Schexnayder, P.E. *JES*
SUBJECT: Brenda Kay Prestenback
Process "D" No. 2017-07-04

The Engineering Division of the Terrebonne Parish Department of Public Works has reviewed the drainage plan submitted by the engineering firm of Milford & Associates, Inc, for the above referenced re-division of property. These plans and calculations comply with the conditions for Engineering Approval set forth by the Parish ordinances and TPCG SDDM *conditioned that Bayou Coteau is swept to the proposed grade and the attached right-of-way is shown on the plat.*

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

cc: F.E. Milford, III, P.E.
Planning Commission
Engineering Division File
Reading File
Council Reading File

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HOUMA, LOUISIANA 70361
(985) 868-5050



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

**TERREBONNE PARISH
CONSOLIDATED GOVERNMENT**

July 20, 2017
Item No. H-4

TO: Christopher M. Pulaski

FROM: Joan E. Schéxnayder, P.E.
Staff Engineer

A handwritten signature in blue ink, appearing to read "JES".

SUBJECT: Parkwood Place
Final Inspection

A final inspection of the above referenced subdivision was held by representatives of the Department of Public Works. The following punch list items remain and need to be addressed:

1. Letter of Credit in the amount of Two Hundred Thousand Dollars.

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

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

Saltwater Fishing Capital of the World®

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

_____ Variance(s) (detailed description): _____

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

- Name of Subdivision: CENAC ESTATES SUBDIVISION
CENAC FAMILY PROPERTIES, L.L.C., 3650 SOUTHDOWN
- Developer's Name & Address: MANDALAY ROAD, HOUMA, LA 70360.
CENAC FAMILY PROPERTIES, L.L.C., 3650 SOUTHDOWN
*Owner's Name & Address: MANDALAY ROAD, HOUMA, LA 70360.
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING & SURVEYING, INC.

SITE INFORMATION:

- Physical Address: WEST OF THE RIGHT-OF-WAY OF SOUTH MANDALAY ROAD AND NORTH OF THE MANDALAY BRIDGE
- Location by Section, Township, Range: SECTION 103, T-17-S, R-17-E
SUBDIVISION OF PROPERTY FOR A MINOR SUBDIVISION FOR
- Purpose of Development: RESIDENTIAL USE
- Land Use:
 X Single-Family Residential
_____ Multi-Family Residential
_____ Commercial
_____ Industrial
- Sewerage Type:
_____ Community
 X Individual Treatment
_____ Package Plant
_____ Other
- Drainage:
_____ Curb & Gutter
 X Roadside Open Ditches
_____ Rear Lot Open Ditches
_____ Other
- Date and Scale of Map: 2/22/17 1" = 60'
- Council District: 6-Guidry / Bayou Black Fire
- Number of Lots: 12
- Filing Fees: \$309.18

I, DAVID A. WAITZ, AGENT, certify this application including the attached date to be true and correct.

DAVID A. WAITZ, P.E., P.L.S., AGENT
Print Applicant or Agent

David A. Waitz
Signature of Applicant or Agent

June 26, 2017
Date

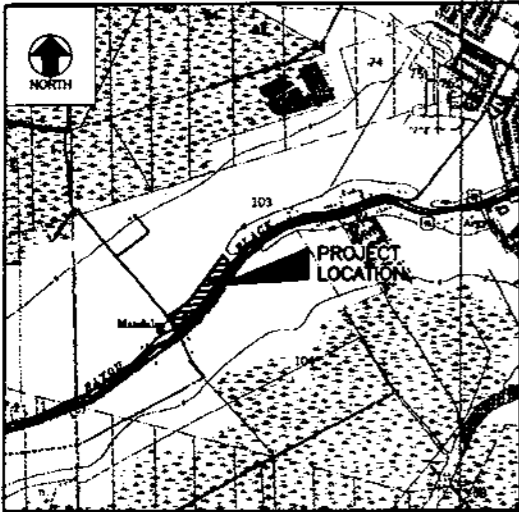
The undersigned certifies: BSC 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal,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

BARBARA SQUYRES CENAC, AGENT
Print Name of Signature

Barbara Squires Cenac
Signature

June 26, 2017
Date

PC171 7 - 8 - 27



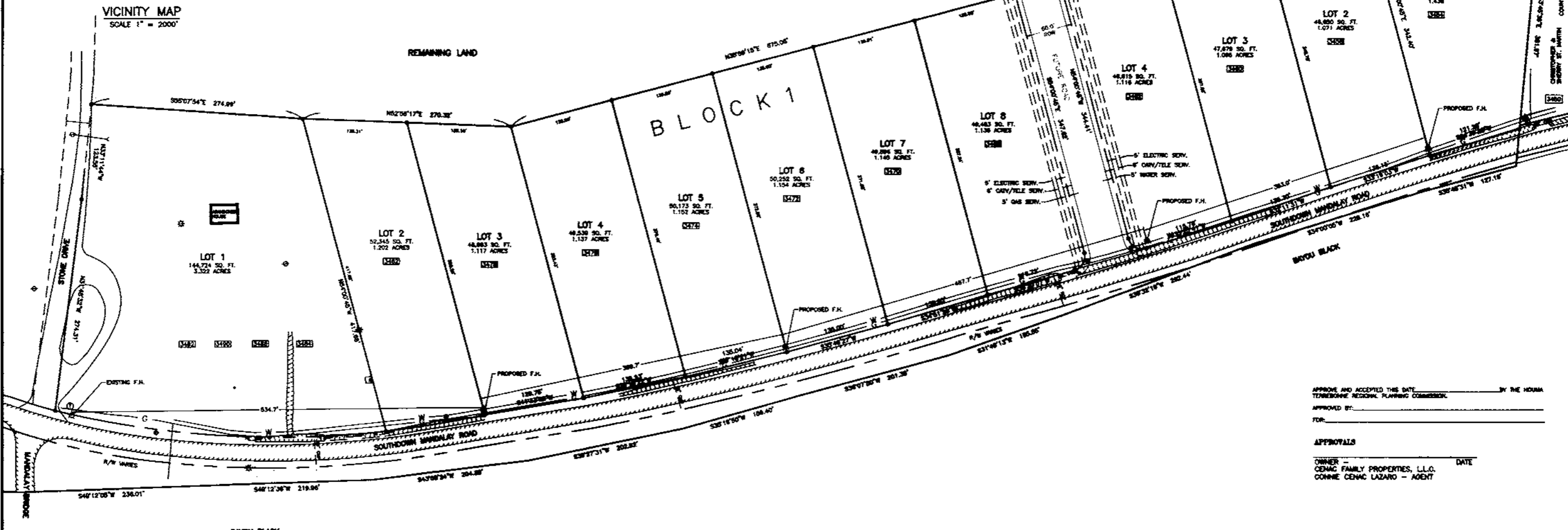
REFERENCE MAPS & BEARINGS:

1. SURVEY OF A 125,000 ACRE TRACT LOCATED IN SECTIONS 82, 83, 84, 85, & 103, T17S-R17E, TERREBONNE PARISH, LOUISIANA. PERFORMED BY: CHARLES M. CAMP. DATED: FEBRUARY 8, 1979. ENTRY NO.: 627801.
2. PROPOSED DRILL SITES AND RIGHTS-OF-WAY TO BE GRANTED BY HENNA LAND COMPANY... LOCATED IN SECTIONS 1, 2, 3, 4, 5, 6, & 85, T17S-R18E AND TERREBONNE PARISH, LOUISIANA. PERFORMED BY: CHARLES M. CAMP. DATED (REVISED): MAY 25, 1980. ENTRY NO.: 627800.
3. MAP SHOWING COUNTRY LAKE ESTATES BEING THE SUBDIVISION OF PROPERTY BELONGING TO JOEL COMARNE, LOCATED IN SECTIONS 103, T17S-R17E, TERREBONNE PARISH, LOUISIANA. PERFORMED BY: CHARLES L. WOODWARD. DATED (REVISED): AUGUST 3, 1982. ENTRY NO.: 850748.
4. SURVEY OF BANDBALAY-WATERPROOF PLANNINGS LOCATED IN SECTIONS 1, 2, 3, 4, 5, 6, 8, 89, 90, 91, 92, 93, 94, 95, 96, 97, T17S-R18E, SECTIONS 83, 84, 85, 86, 74, 75, 82, 83, 84, 85, 86, 87, 100, 103, 104, T17S-R17E AND SECTION 2, T18S-R16E, TERREBONNE PARISH, LOUISIANA. PERFORMED BY: CHARLES M. CAMP. DATED (REVISED): JANUARY 21, 1988. ENTRY NO.: 774859.
5. SURVEY OF PROPERTY BELONGING TO THE CLARK CENAC ESTATE LOCATED IN SECTION 1, 2, 3, 4, 5, & 85, T17S-R18E, SECTION 85, 86, 87 & 103, T17S-R17E, TERREBONNE PARISH, LOUISIANA. PERFORMED BY: JOHN C. MATTHEW. DATED: APRIL 4, 2001.

NOTE: REFERENCE BEARING IS S53°45'15"E ALONG THE NORTHEASTERN BOUNDARY OF THE CLARK CENAC ESTATE AS SHOWN ON REF. MAP NO. 5.

LEGEND

FOUND PROPERTY MARKER	○	EXISTING TELEPHONE PEDESTAL	⊠
SET 3/4" I.R.	●	EXISTING WATER VALVE	⊕
EXISTING UNDER LINE	—W—	EXISTING FIRE HYDRANT	⊠
EXISTING GAS LINE	—O—	EXISTING WATER METER	⊕
EXISTING SEWER LINE	—S—	EXISTING GAS VALVE	⊕
EXISTING OVERHEAD POWER LINE	—E—	EXISTING GAS METER	⊕
EXISTING TELEPHONE LINE	—T—	EXISTING SEWER MANHOLE	⊕
EXISTING FENCE	—X—	EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE	⊕
EXISTING POWER POLE W/ LIGHT	⊕	CENTER LOT BLENDING (IN FEET, HAND IN, BESS 128)	⊕
EXISTING POWER POLE	⊕	DRAINAGE FLOW	→
EXISTING ANCHOR	→	PHYSICAL ADDRESS	⊕



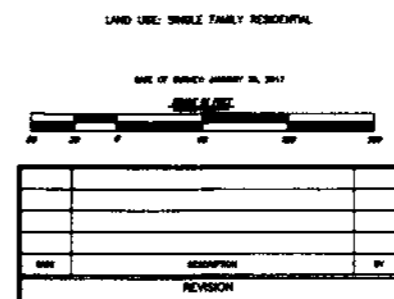
FEMA FLOOD BONE AND HAZARDS
 THESE LOTS ARE LOCATED IN ZONE C (AREAS OF MINIMAL FLOODING).
 FEMA MAP COMMUNITY PANEL NUMBER 22308 0430 C, DATED: MAY 1, 1985.
 TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP, P. 1A-0101.
 DATED: FEBRUARY 23, 2004. ZONE AREAS OUTSIDE THE LIMIT OF A.B.F.Z.
NOTE: FOR AREAS OUTSIDE THE A.B.F.Z. LIMITS, PLEASE REFER TO THE COMPANY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE.

NOTE:
 SEWER SHALL BE BIODIGESTION TREATMENT PLANTS WHICH WILL DISCHARGE INTO THE HONOREE DITCH.

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

CURVE DATA TABLE

CURVE	ARC	RADIUS	CHORD
A	28.80'	18.50'	15.7113062 - 28.75'
B	28.80'	18.50'	15.7113062 - 28.75'
C	432.43'	1238.79'	324.46113 - 430.22'
D	128.81'	1238.79'	94.715357 - 128.72'



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

APPROVED BY: _____

FOR: _____

APPROVALS

OWNER: CENAC FAMILY PROPERTIES, L.L.C. DATE _____
 CONNIE CENAC LAZARO - AGENT

FINAL PLAT
 A SINGLE FAMILY RESIDENTIAL DEVELOPMENT
 DEVELOPER: CENAC FAMILY PROPERTIES, L.L.C.
 CENAC ESTATES SUBDIVISION
 LOCATED IN SECTION 103, T17S-R17E
 TERREBONNE PARISH, LOUISIANA

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

107 CENAC BLVD.
 THIBODAUX, LA 70301
 (504) 477-8877 OFFICE
 (504) 477-8888 FAX
 DAVIDWAITZ@GMAIL.COM

ISSUED: JANUARY 20, 2017

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

I ALSO CERTIFY THERE ARE NO ENCROACHMENTS INDICATED ANY PROPERTY LINES EXCEPT AS SHOWN.

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.

APPROVED: David A. Waitz Reg. No. 4744

L.A. "BUDD" CLOUTIER, JR., O.D.
Chairman
W. ALEX OSTHEIMER
Vice Chairman
ANGI FALGOUT
Secretary / Treasurer
JOEY CEHAN, JR.
JAMES ERNY
GLORIA FORET
JEREMY KELLEY
KEITH KURTZ
WAYNE THIBODEAUX



CHRISTOPHER M. PULASKI, PLA
Director
BECKY M. BECNEL
Minute Clerk
LADDIE FREEMAN
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 21, 2017

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

Re: Cenac Estates Subdivision, A Subdivision of Property for Residential Use; Section 103, T17S-R17E, Terrebonne Parish, LA; Cenac Family Properties, L.L.C., Developer

Dear Mr. Waitz:

The Houma-Terrebonne Regional Planning Commission, at its meeting of August 17, 2017, adopted a motion to **table** the above referenced minor subdivision until the next regular meeting of September 21, 2017 as per the Developer's request.

Should you have any further questions, please advise.

Sincerely,

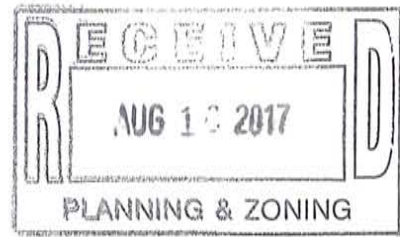
Christopher M. Pulaski, PLA, Director
Terrebonne Parish Consolidated Government
Department of Planning & Zoning

CMP/bmb
Attachment

cc: Councilman Darrin Guidry, *District 6*
Engineering Division
Correspondence File

THE LAW OFFICE OF
J. RENE WILLIAMS

August 16, 2017



Christopher M. Pulaski
Director, Planning & Zoning Department
P.O. Box 2768
Houma, LA 70361

Re: Cenac Family Properties
File No.: 29159

Dear Mr. Pulaski:

I represent Ms. Barbara Cenac and Cenac Family Properties, LLC, which currently has an application for minor subdivision up for consideration by the Planning Commission at its meeting scheduled for Thursday night, August 17, 2017. Their application is item #3 under old business. The applicant wishes to have that item removed from the agenda and placed on the agenda of the Planning Commission at its September meeting.

Yours Truly,

A handwritten signature in cursive script, appearing to read "J. Rene Williams".

J. Rene Williams

JRW/lb

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) (detailed description): _____

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

"Survey Showing Division of Property Belonging To Jefferson Paul Galliano Jr. To Create Lot JG-1 Located in Section 24, T17R-S16E Terrebonne Parish,

- Name of Subdivision: Louisiana
- Developer's Name & Address: Jefferson Paul Galliano Jr
 *Owner's Name & Address: Jefferson Paul Galliano Jr. 283 Carlos St. Houma LA 70360
 [* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Leonard Chauvin, P.E., P.L.S., INC.

SITE INFORMATION:

- Physical Address: 4366 South Down Mandalay Road Houma, LA 70360
- Location by Section, Township, Range: Section 24, T17S-R16E
- Purpose of Development: Create a New Lot
- Land Use:

<input checked="" type="checkbox"/> Single-Family Residential	8. Sewerage Type:
<input type="checkbox"/> Multi-Family Residential	<input type="checkbox"/> Community
<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Individual Treatment
<input type="checkbox"/> Industrial	<input type="checkbox"/> Package Plant
	<input type="checkbox"/> Other
- Drainage:

<input type="checkbox"/> Curb & Gutter	10. Date and Scale of Map:
<input checked="" type="checkbox"/> Roadside Open Ditches	<u>July 28, 2017 1" = 40'</u>
<input checked="" type="checkbox"/> Rear Lot Open Ditches	11. Council District:
<input type="checkbox"/> Other	<u>District 6</u>
- Number of Lots: TWO
- Filing Fees: 309.18

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

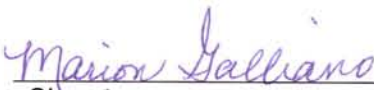
Leonard Chauvin, III
 Print Applicant or Agent


 Signature of Applicant or Agent

7/31/2017
 Date

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

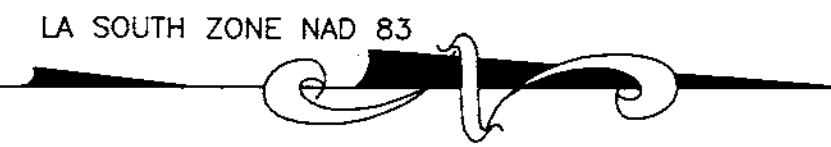
Marion Galliano
 Print Name of Signature


 Signature

7/31/2017
 Date

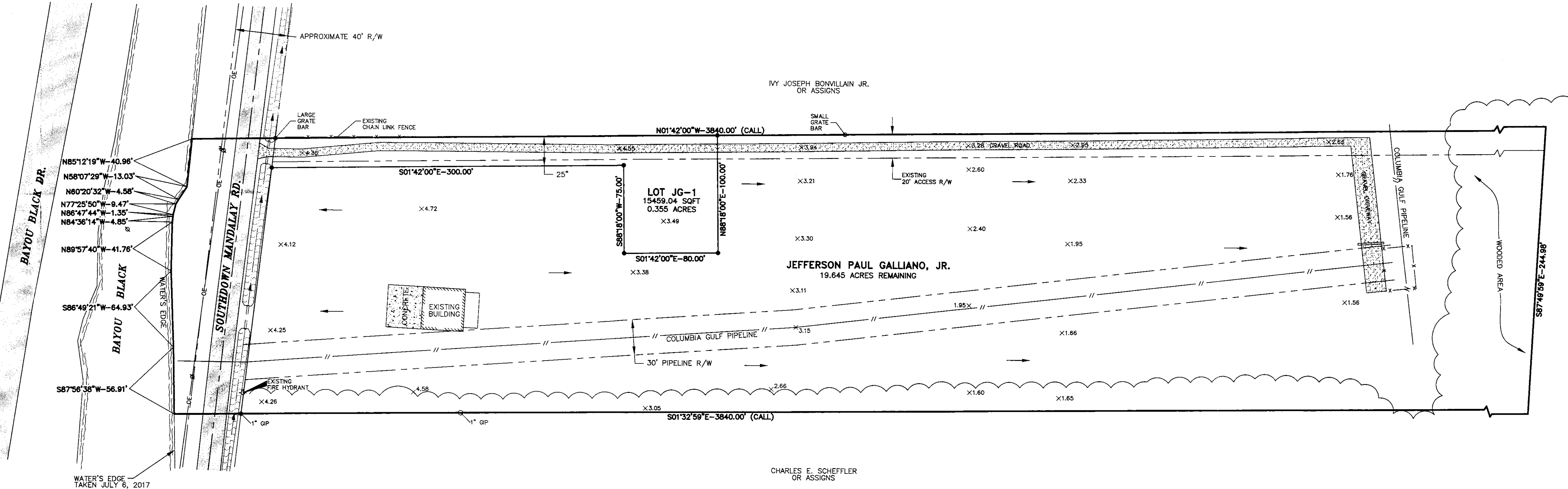
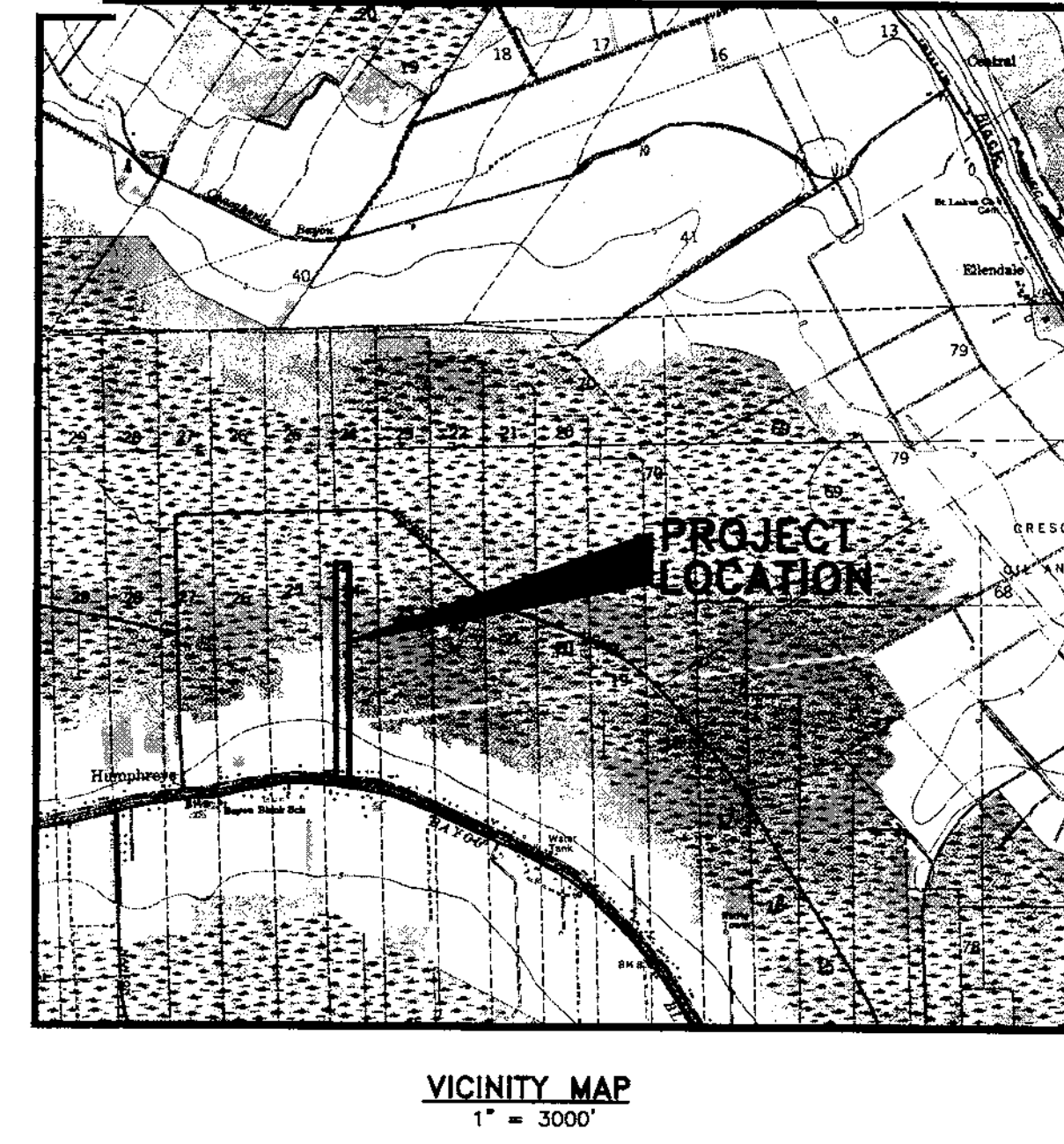
NOTES:

- 1) REFERENCE:
 - A. ACT OF CASH SALE UNDER PRIVATE SIGNATURE STATE OF LOUISIANA, PARISH OF TERREBONNE, BETWEEN ULYSSE C. GUIDRY, SR. AND JEFFERSON PAUL GALLIANO, JR. FILE #:1523722 EXHIBIT "A"
- 2) PORTION OF THE PROPERTY DRAINS INTO OPEN DITCH ALONG SOUTHDOWN MANDALAY RD. THE REMAINDER OF THE PROPERTY DRAINS NORTH TO THE HANSON CANAL.
- 3) VERTICAL DATUM - NAVD 88 - GEOID 12B
- 4) THESE LOTS ARE LOCATED IN ZONE C AND ZONE A FEMA MAP COMMUNITY PANEL NUMBER 225206 0440 C DATED: MAY 1, 1985
- 5) FLOOD ZONES DETERMINED FROM ADVISORY BASE FLOOD ELEVATION MAP LA-R98 INDICATES PROJECT IS LOCATED IN ABFE ZONE A (EL. 6). DATED FEBRUARY 23, 2006. FOR AREAS OUTSIDE THE STUDY LIMITS REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION.



LEGEND

- FOUND AS NOTED
- SET 5/8" I.R.
- ⊗ EXISTING POWER POLE
- ⊕ EXISTING FIRE HYDRANT
- DRAINAGE DIRECTION
- GROUND ELEVATION
- EXISTING DITCH



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

APPROVAL: **PRELIMINARY**
LEONARD J. CHAUVIN, JR. (REG. NO 4607)
LEONARD CHAUVIN P.E., P.L.S., INC.
CIVIL ENGINEER - LAND SURVEYOR
627 JACKSON ST. THIBODAUX, LA.
PHONE: (985) 449-1376

APPROVALS:
APPROVED & ACCEPTED THIS DATE _____
BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
BY _____
FOR _____

SURVEY SHOWING
A DIVISION OF PROPERTY
BELONGING TO
JEFFERSON PAUL GALLIANO, JR.
TO CREATE LOT JG-1
LOCATED IN SECTION 24, T17S-R16E
TERREBONNE PARISH, LOUISIANA
JULY 28, 2017



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

W. ALEX OSTHEIMER
Vice Chairman

ANGI FALGOUT
Secretary / Treasurer

JOEY CEHAN, JR.

JAMES ERNY

GLORIA FORET

JEREMY KELLEY

KEITH KURTZ

WAYNE THIBODEAUX



CHRISTOPHER M. PULASKI, PLA
Director

BECKY M. BECNEL
Minute Clerk

LADDIE FREEMAN
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 21, 2017

Mr. Leonard Chauvin III
Leonard Chauvin, P.E., P.L.S., INC
627 Jackson Street
Thibodaux, LA 70301

Re: A Division of Property belonging to Jefferson Paul Galliani, Jr. to create Lot JG-1; Section 24, T17S-R16E, Terrebonne Parish, LA; Jefferson Paul Galliano, Jr., Developer

Dear Mr. Chauvin:

The Houma-Terrebonne Regional Planning Commission, at its meeting of August 17, 2017, adopted a motion to **table** the above referenced minor subdivision until the next regular meeting of September 21, 2017 as per the Developer's request.

Should you have any further questions, please advise.

Sincerely,

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

CMP/bmb
Attachment

cc: Councilman Darrin Guidry, *District 6*
Engineering Division
Correspondence File

627 JACKSON STREET
THIBODAUX, LA. 70301

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

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

August 17, 2017

Via Email

Terrebonne Parish Consolidated Government
Attn: Becky Becnel

Re: Division of Property Belonging to Jefferson Galliano, Jr. to Create lot JG-1 located in Section 24, T17S-R16E Terrebonne Parish, Louisiana

Ms. Becnel,

We are requesting to table this item and place on the agenda for the Terrebonne Parish Planning Commission meeting on September 21, 2017. The dimensions of the lot created have been revised as requested by board of health and we are awaiting approval. If you have any questions please contact our office.

Sincerely,



Tre' Chauvin
Leonard Chauvin PE, PLS Inc.

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) (detailed description):

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

1. Name of Subdivision: PLAN SHOWING TRACTS 5-A & 5-B A REDIVISION OF TRACT 5 BELONGING TO DEAN HUTCHINSON ET UX
2. Developer's Name & Address: DEAN M. HUTCHINSON ET UX
1469 BAYOU BLUE RD. HOUMA, LA 70364
- *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

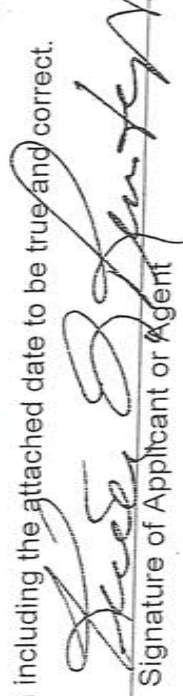
SITE INFORMATION:

4. Physical Address: 1469 BAYOU BLUE RD. HOUMA, LA 70364
5. Location by Section, Township, Range: SECTION 24, T17S-R18E
6. Purpose of Development: SALE OF TRACT 5-B
7. Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
8. Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
9. Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
10. Date and Scale of Map: 8/17/17 Scale 1"=60'
11. Council District: _____
12. Number of Lots: 2
13. Filing Fees: _____



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

KENETH L. REMBERT
Print Applicant or Agent

8/28/17
Date


Signature of Applicant or Agent

The undersigned certifies:

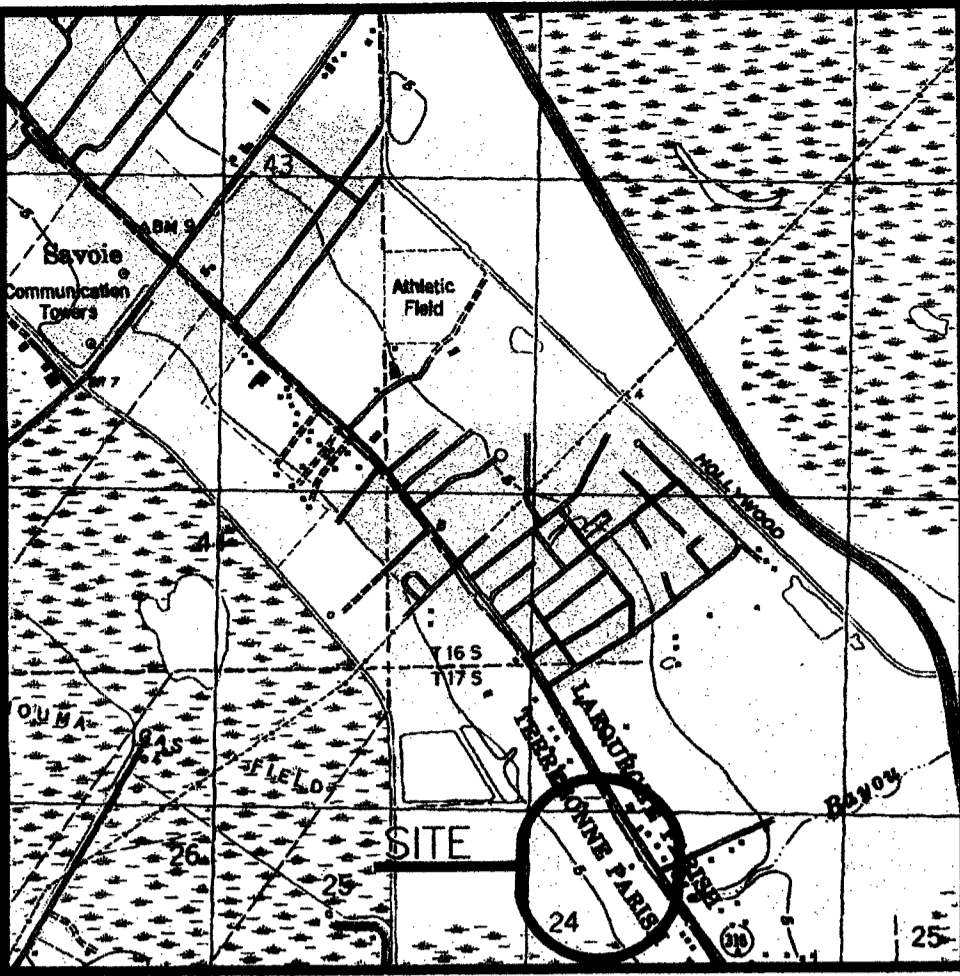
 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or  2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners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

DEAN M. HUTCHINSON, ET UX
Print Name of Signature

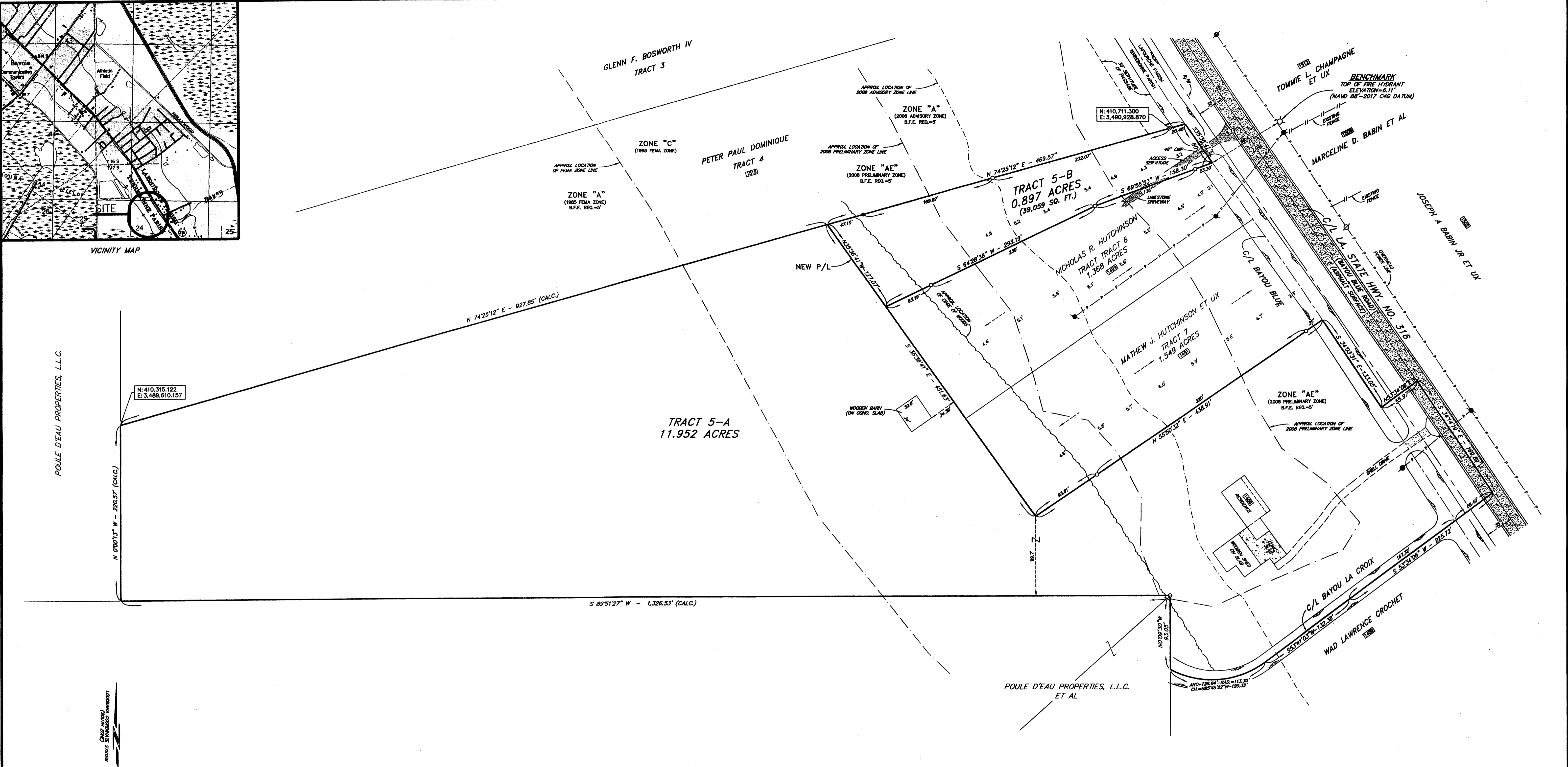

Signature

8/28/17
Date

PC171 9 - 1 - 34



VICINITY MAP



THIS PROPERTY DRAINS TO HIGHWAY WHICH IS MAINTAINED BY THE STATE OF LA. TO BAYOU BLUE & BAYOU LA CROIX AND TO THE SWAMP IN THE REAR WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THIS MAP DOES NOT PURPORT TO SHOW ALL EXISTING SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, PIPELINES, POWER LINES, OR PHYSICAL OBJECTS THAT MAY AFFECT THIS PROPERTY.

THIS SURVEY BASED ON MAP PREPARED BY KENNETH L. REMBERT, PLS. ENTITLED "SURVEY OF REVISED TRACTS 5-A & 5-B AND TRACT 7 PROPERTY BELONGING TO DEAN M. HUTCHINSON ET UX IN SECTION 24, T17S-R18E TERREBONNE PARISH, LOUISIANA" AND DATED JANUARY 28, 2009. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

THESE TRACTS ARE LOCATED IN ZONES "C" & "A" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0245, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A" HAS A BASE FLOOD REQUIREMENT OF 5'). (FORM INDEX DATE DEC 16, 1980). F.E.M.A. FEBRUARY 23, 2008 ADVISORY PANEL NO. LA-S104 PLACES A PORTION OF THIS PROPERTY IN ZONE "A" WITH B.F.E. REQUIREMENT OF 5'. AREAS OUTSIDE OF THE ABFE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE. THE 2008 PRELIMINARY FIRM AS PER THE LSU AG CENTER, COMMUNITY NO. 22109C, PANEL NO. 0125 SUFFIX "E", PLACES A PORTION OF THIS PROPERTY IN ZONE "AE" AND HAS A B.F.E. REQUIREMENT OF 5'. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE B.F.E. REQUIREMENTS PRIOR TO CONSTRUCTION.

ELEVATIONS TAKEN ON NEIGHBORING PROPERTY WERE DERIVED FROM PREVIOUS SURVEY.

- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - INDICATES 5/8" IRON ROD FOUND
 - ⊙ INDICATES 3/4" IRON PIPE FOUND
 - ⊖ EXISTING POWER POLE
 - ⊕ EXISTING POWER POLE WITH LIGHT
 - ⊙ EXISTING FIRE HYDRANT
 - ⊙ INDICATES SPOT ELEVATION (HAND 08-2017 C&G DATUM)
 - ⊙ INDICATES MUNICIPAL ADDRESS
 - INDICATES DRAINAGE FLOW



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: *Kenneth L. Rembert*

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

Firm: KENNETH L. REMBERT LAND SURVEYORS

Registration Number: 331



"MINOR SUBDIVISION"
 LAND USE: RESIDENTIAL
 DEVELOPER: DEAN M. HUTCHINSON ET UX
 SEWER: INDIVIDUAL TREATMENT PLANT

2 - LOTS

PLAN SHOWING TRACTS 5-A & 5-B, A REDIVISION OF TRACT 5 BELONGING TO DEAN M. HUTCHINSON ET UX LOCATED IN SECTION 24, T17S-R18E TERREBONNE PARISH, LOUISIANA ADDRESS: BAYOU BLUE RD.- HOUMA, LA.

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

DRAWN: B.MARTIN
 CHK'D.: K.L.R.
 SCALE: 1" = 60'
 DATE: 17AUG17

DATE	BY	DESCRIPTION
REVISIONS		

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

_____ Variance(s) (detailed description):

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

1. Name of Subdivision: COTEAU RIDGE SUBDIVISION
S & A CAPITAL INVESTMENTS, LLC,
2. Developer's Name & Address: P.O. BOX 869 HOUMA, LA 70361
- *Owner's Name & Address: SAME
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: ALCEE STREET, HOUMA, LA 70364
5. Location by Section, Township, Range: SECTIONS 7 & 8, T16S-R17E
6. Purpose of Development: TO CREATE LOTS TO SELL
7. Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
8. Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
9. Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
10. Date and Scale of Map:
DATE: 08/17/17 SCALE: 1"=50'
11. Council District: 3 Michel / Bayou Cane Fire
12. Number of Lots: 17
13. Filing Fees: \$121.13

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

KENETH L. REMBERT

Print Applicant or Agent

08/31/17

Date

The undersigned certifies: _____ 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or _____ 2) That he/she has submitted with this Application a complete,

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

S & A CAPITAL INVESTMENTS LLC
BY: RONALD J. SHAW

Print Name of Signature

08/31/17

Date

Ronald J. Shaw
Signature

PC171 9 - 2 - 35

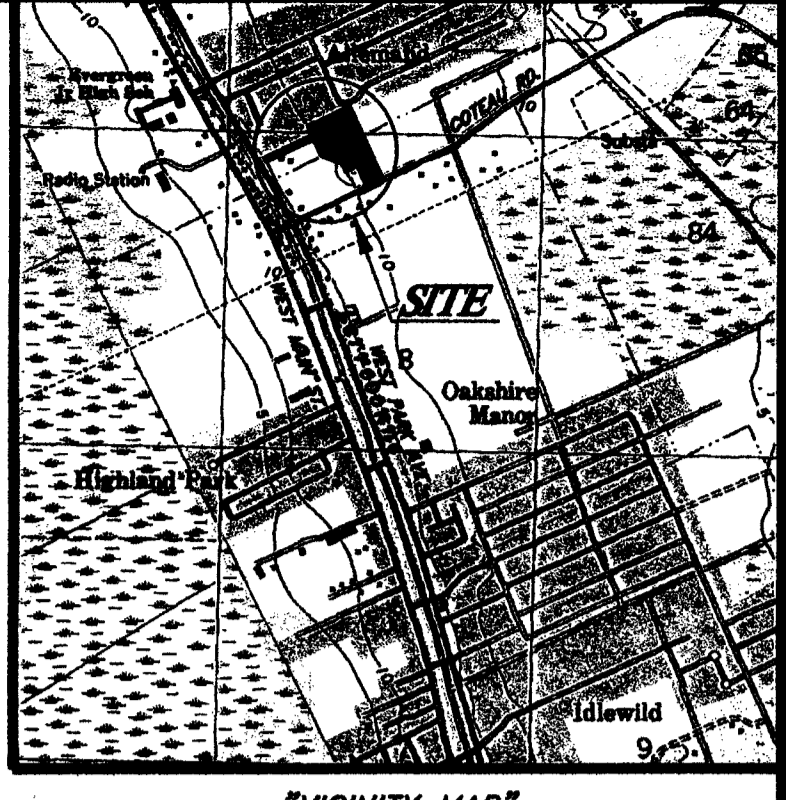
PROJECT NO.	PARISH	SHEET NO.
17-339	TERREBONNE	1

RODNEY J. ALLEMAND ET AL

AUSTIN P. OLIVER, JR.

ROBERT DEAN OLIVER

COUNTRY BOY NO. 2 MOBILE HOME PARK



REVISED TRACT A
34,830 SQ. FT.
(0.8 ACRES)
NOT TO BE USED FOR PURPOSES REQUIRING SEWERAGE

ALCEE STREET

BLOCK 1

BLOCK 1

REVISED TRACT D
64,615 SQ. FT.
(1.483 ACRES)

BON AMI ESTATES, L.L.C. PHASE A

A K C C HOLDINGS, L.L.C. REVISED TRACT "C"

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

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

"MAJOR SUBDIVISION" CONCEPTUAL & PRELIMINARY

LAND USE: RESIDENTIAL & MULTI FAMILY
DEVELOPER: S&A CAPITAL INVESTMENTS, LLC
SEWER: INDIVIDUAL TREATMENT PLANT

"COTEAU RIDGE SUBDIVISION"
LOCATED IN SECTIONS 7 & 8, T16S-R17E
TERREBONNE PARISH, LOUISIANA
ADDRESS: ALCEE ST. - HOUMA, LA. 70364

Keneth L. Rembert, PLS
REGISTERED PROFESSIONAL LAND SURVEYOR



DRAWN: B.MARTIN
CHK'D: K.L.R.
SCALE: 1" = 50'
DATE: 17AUG17

ADT COUNT: 161

15 - LOTS
2 TRACTS

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES FOR SUBMITTAL TO THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
Surveyor's Signature: *Keneth L. Rembert*
Surveyor's Name: KENETH L. REMBERT, PROFESSIONAL LAND SURVEYOR
Firm: KENETH L. REMBERT LAND SURVEYORS
Registration Number: 331

- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - INDICATES 3/4" IRON PIPE FOUND
 - ⊙ INDICATES 3/4" IRON PIPE FOUND
 - ⊕ EXISTING POWER POLE
 - ⊖ EXISTING FIRE HYDRANT
 - ⊙ INDICATES SPOT ELEVATION
 - ⊙ INDICATES MUNICIPAL ADDRESS
 - INDICATES DRAINAGE FLOW



DATE	BY	DESCRIPTION
		REVISIONS

THIS PROPERTY IS 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). FROM INDEX DATE DEC. 16, 1980). E.E.A. FEBRUARY 23, 2008 ADVISORY PANEL NO. LA-S101 & T101 DOES NOT AFFECT THIS PROPERTY. AREAS OUTSIDE OF THE ABE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE. THE 2008 PRELIMINARY FIRM, AS PER THE LSU AG CENTER, COMMUNITY NO. 22106C, PANEL NO. 0085 SUFFIX "E", PLACES THIS PROPERTY IN ZONE "C" AND HAS NO EFFECT ON THIS PROPERTY. PLEASE CHECK WITH THE PARISH FLOOD PLANNING MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 945836 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN

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

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) (detailed description): _____

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

- Name of Subdivision: HIGH LAND DEVELOPMENT TRACT 1-B
- Developer's Name & Address: E.I.E. SERVICES, LLC
 *Owner's Name & Address: E.I.E. SERVICES, LLC, 230 North Barrios St. Lockport, LA 70374
(* All owners must be listed, attach additional sheet if necessary)
- Name of Surveyor, Engineer, or Architect: Neil B. Angelette, PE, PLS

SITE INFORMATION:

- Physical Address: 3643 Industrial Ave. E, Houma, LA 70363
- Location by Section, Township, Range: SECTION 22 & 27, T17S, R18E
- Purpose of Development: SUBDIVIDING PROPERTY FOR INDUSTRIAL USE
- Land Use:

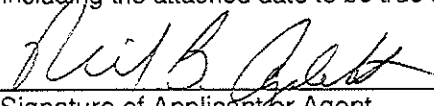
<input type="checkbox"/> Single-Family Residential
<input type="checkbox"/> Multi-Family Residential
<input type="checkbox"/> Commercial
<input checked="" type="checkbox"/> Industrial
- Sewerage Type:

<input type="checkbox"/> Community
<input checked="" type="checkbox"/> Individual Treatment
<input type="checkbox"/> Package Plant
<input type="checkbox"/> Other
- Drainage:

<input type="checkbox"/> Curb & Gutter
<input checked="" type="checkbox"/> Roadside Open Ditches
<input type="checkbox"/> Rear Lot Open Ditches
<input type="checkbox"/> Other
- Date and Scale of Map: 8-30-17 scale: 1"=100'
- Council District: DISTRICT 1 / VILLAGE EAST FIRE DEPT.
- Number of Lots: 1
- Filing Fees: \$125.00 + \$6.59


I, Neil B. Angelette, certify this application including the attached data to be true and correct.

Neil B. Angelette
 Print Applicant or Agent
8/30/2017
 Date

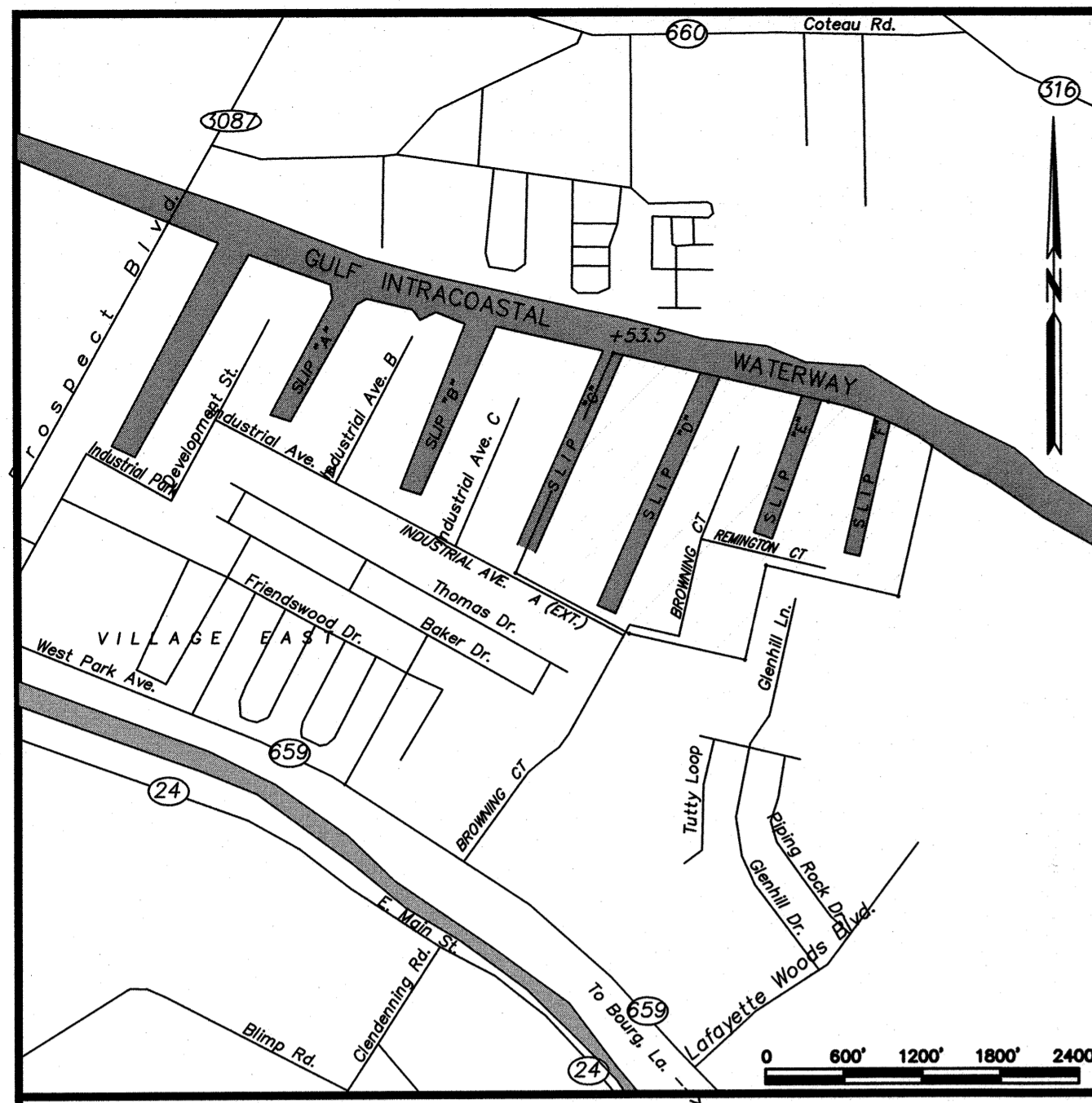

 Signature of Applicant or Agent

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

Benjamin Leder
 Print Name of Signature
8/30/2017
 Date


 Signature

TERREBONNE PARISH, LOUISIANA
SECTIONS 2, 22, & 27, T17S-R18E

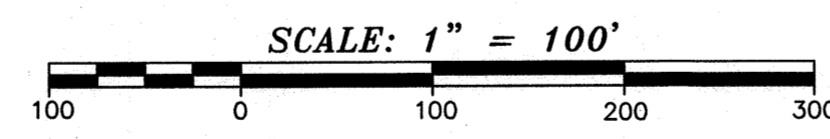
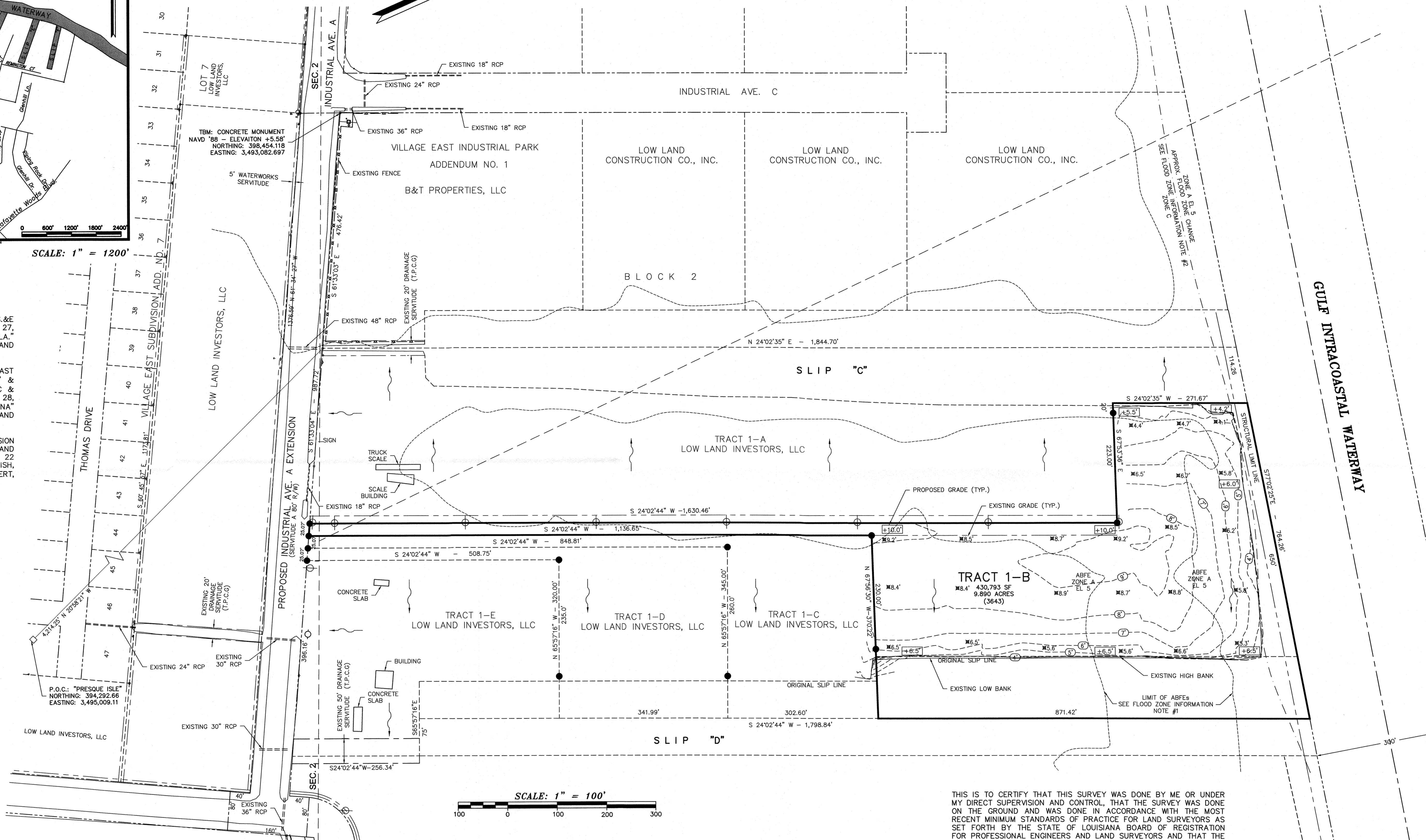


VICINITY MAP

SCALE: 1" = 1200'

REFERENCE MAPS:

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



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

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

BY: _____
BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION

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

APPROVED BY: _____

FOR: _____

APPROVALS:

BY: _____
BENJAMIN LEDET
E.I.E. SERVICES, LLC

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

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

APPROVED BY: *Neil B. Angelette*
NEIL B. ANGELETTE, P.L.S.
LA. LICENSE NO. 4871
PROFESSIONAL LAND SURVEYOR

MINOR SUBDIVISION
LAND USE: INDUSTRIAL
OWNER: E.I.E. SERVICES, LLC

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

BY: _____
BENJAMIN LEDET
E.I.E. SERVICES, LLC

FILE: 170053\TRACT 1-B\00-SHT-01.dwg

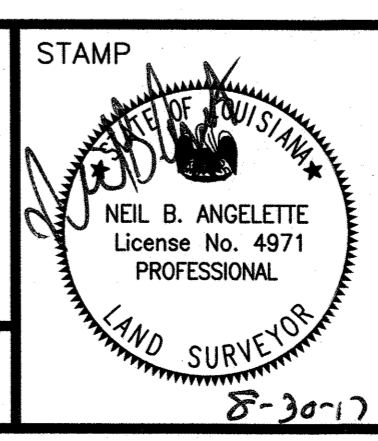
NO.	REVISION	DATE

Angelette-Picciola
Consulting Engineers & Surveyors

13379 HWY 3235 - LAROSE, LA 70373
P.O. BOX 970 - LAROSE, LA 70373

PHONE: 985-798-7700
www.angelettepicciola.com

DESIGNED BY: N.B.A. DRAWN BY: M.A.H. CHECKED BY: S.M.G.



E.I.E. SERVICES, LLC

SURVEY PLAT SHOWING TRACT 1-B LOCATED IN SECTIONS 2, 22 & 27, T17S-R18E.

HOUMA, LOUISIANA TERREBONNE PARISH

SCALE: 1" = 100'
DATE: 8-30-17
PROJECT: 170053
SHEET NO.: 1 OF 1

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) (detailed description): _____

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

1. Name of Subdivision: HIGH LAND DEVELOPMENT
 2. Developer's Name & Address: LOW LAND INVESTORS, LLC, 206 Industrial Ave C
Houma, 70363
 *Owner's Name & Address: SEE ATTACHED SHEET
 [* All owners must be listed, attach additional sheet if necessary]
 3. Name of Surveyor, Engineer, or Architect: Eugene Robichaux, PE (Engineer)
Angelette-Picciola, LLC (Surveyor) Neil B. Angelette, PLS

SITE INFORMATION:

4. Physical Address: Proposed Industrial Avenue A (ext)
 5. Location by Section, Township, Range: SECTION 2, 22 & 27, T17S, R18E
 6. Purpose of Development: SUBDIVIDING PROPERTY TO SELL FOR INDUSTRIAL USE
 7. Land Use:
 Single-Family Residential _____
 Multi-Family Residential _____
 Commercial _____
 Industrial _____
 8. Sewerage Type:
 Community _____
 Individual Treatment _____
 Package Plant _____
 Other _____
 9. Drainage:
 Curb & Gutter _____
 Roadside Open Ditches _____
 Rear Lot Open Ditches _____
 Other _____
 10. Date and Scale of Map: _____
 11. Council District: Bourg #
DISTRICT 1 / VILLAGE EAST FIRE DEPT.
 12. Number of Lots: 14
 13. Filing Fees: \$134.31

I, Eugene Robichaux, certify this application including the attached date to be true and correct.

Eugene Robichaux

Print Applicant or Agent

9/1/2017

Date

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

Eugene Robichaux

Print Name of Signature

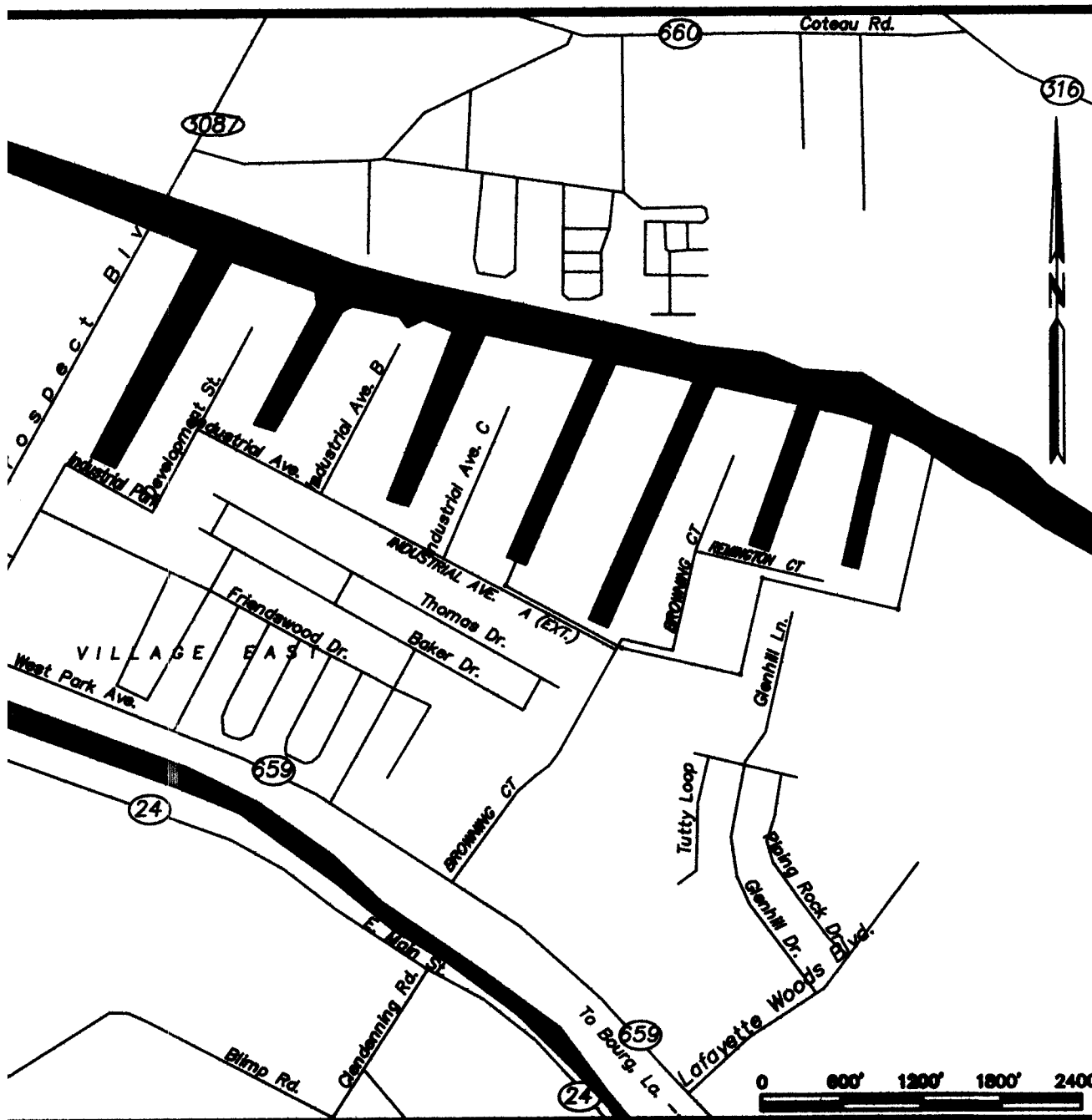
9/1/2017

Date

ERP
Signature

PC171 9 - 4 - 87

TERREBONNE PARISH, LOUISIANA
SECTIONS 2, 22, & 27, T17S-R18E

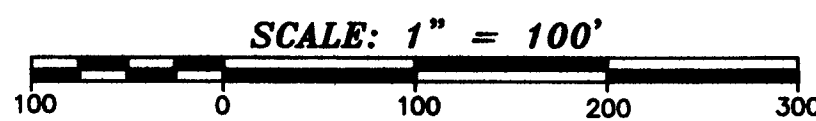
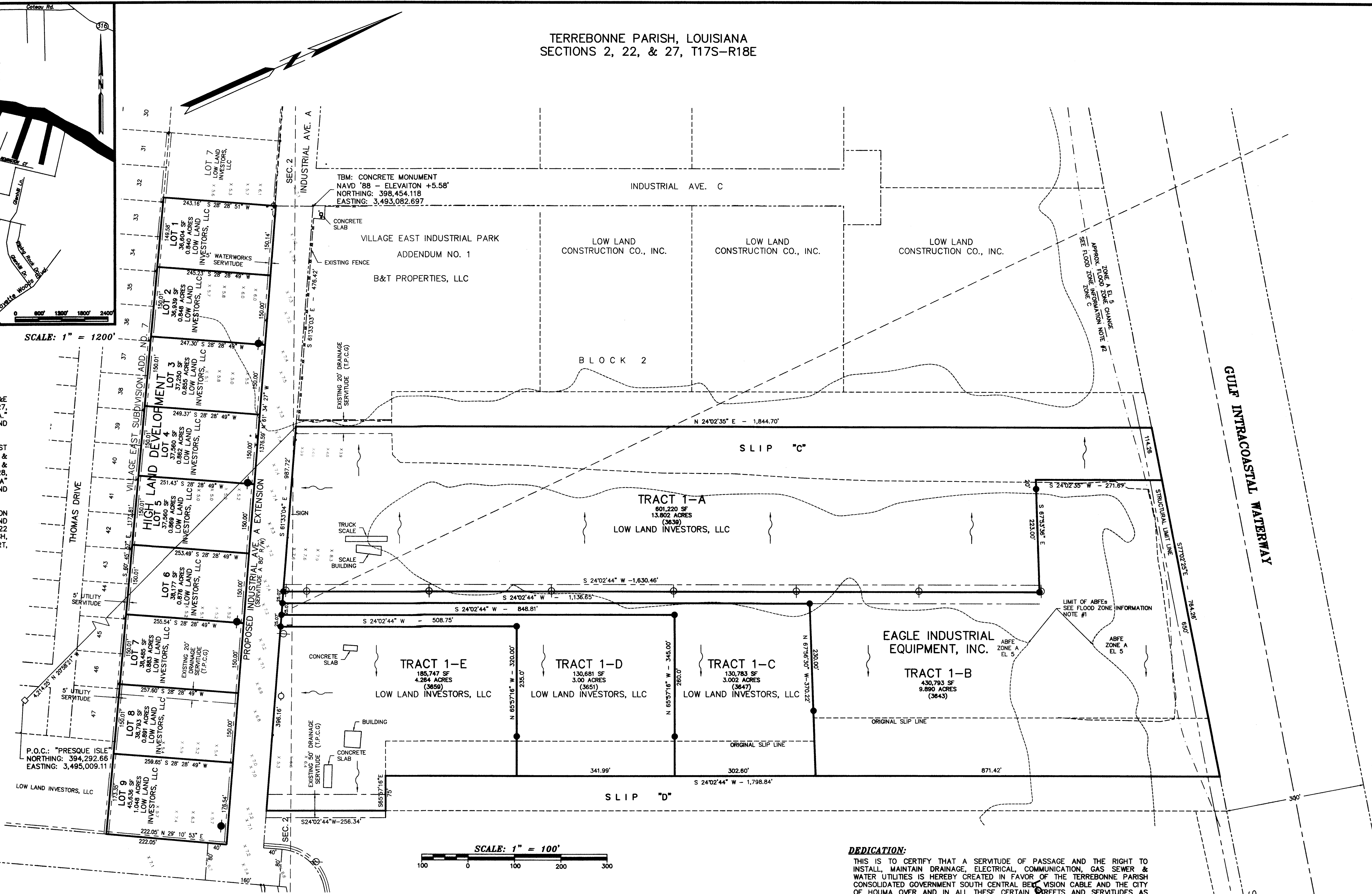


SCALE: 1" = 1200'

VICINITY MAP

REFERENCE MAPS:

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



CERTIFICATION:

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

BY: _____
BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION

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

APPROVED BY: _____

FOR: _____

APPROVALS:

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

LEGEND

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

FLOOD ZONE INFORMATION:

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

DEDICATION:

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

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

CONCEPTUAL/PRELIMINARY PLAN
LAND USE: INDUSTRIAL
OWNER: LOW LAND INVESTORS, LLC

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

FILE: 170053\A-SHT-01.dwg

NO.	REVISION	DATE

Angelette-Picciola
Consulting Engineers & Surveyors
13379 HWY 3235 - LAROSE, LA 70373
P.O. BOX 970 - LAROSE, LA 70373
PHONE: 985-798-7700
www.angelettepicciola.com

DESIGNED BY: N.B.A. DRAWN BY: M.A.H. CHECKED BY: S.M.G.

STAMP
PRELIMINARY
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.
NEIL B. ANGELETTE, P.L.S.
LA. REG. NO. 4971
LAND SURVEYOR

LOW LAND INVESTORS, LLC
SURVEY PLAT SHOWING HIGH LAND DEVELOPMENT LOCATED IN SECTIONS 2, 22 & 27, T17S-R18E.
HOUMA, LOUISIANA TERREBONNE PARISH

SCALE: 1" = 100'
DATE: 8-30-17
PROJECT: 170053
SHEET NO.: 1 of 1

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

_____ Variance(s) (detailed description): _____

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

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

SITE INFORMATION:

4. Physical Address: RUE DES AFFAIRES, HOUMA, LA 70364
5. Location by Section, Township, Range: SECTIONS 7, 69 & 82, T16S-R17E
6. Purpose of Development: SINGLE FAMILY RESIDENTIAL
7. Land Use:
 X Single-Family Residential
_____ Multi-Family Residential
_____ Commercial
_____ Industrial
8. Sewerage Type:
 X Community
_____ Individual Treatment
_____ Package Plant
_____ Other
9. Drainage:
 X Curb & Gutter
_____ Roadside Open Ditches
_____ Rear Lot Open Ditches
_____ Other
10. Date and Scale of Map: July 18, 2017 1"= 40'
11. Council District: _____
12. Number of Lots: 32
13. Filing Fees: \$127.72

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

RONNIE J. THERIOT, MANAGER
Print Applicant or Agent


Signature of Applicant or Agent

9/1/17
Date

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

RONNIE J. THERIOT, MANAGER
Print Name of Signature


Signature

9/1/17
Date

REFERENCE MAPS & BEARINGS:

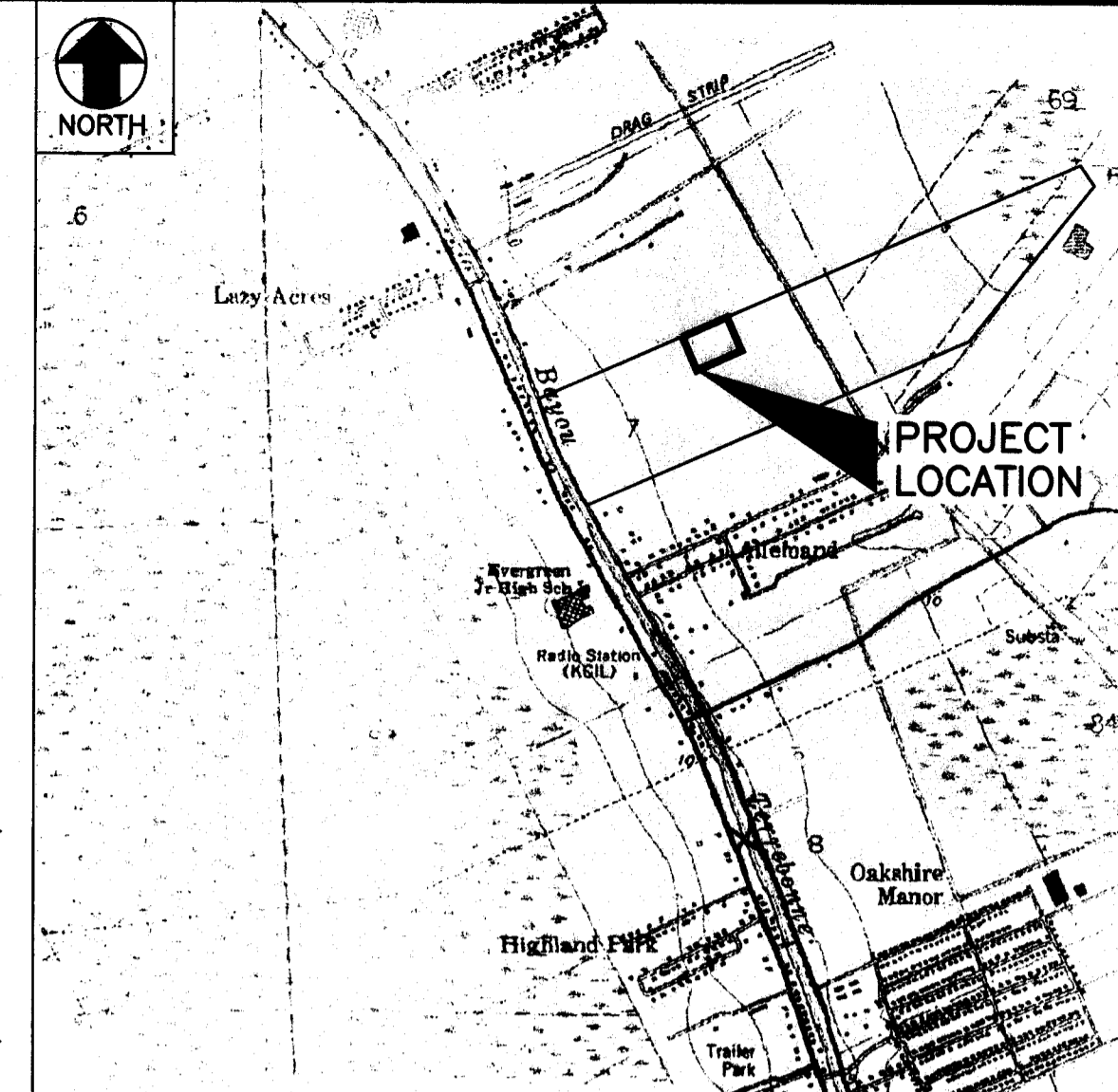
1. MAP SHOWING THE PROPERTY OF THE ESTATE OF ERNEST J. AYO IN SECTIONS 7, 82 & 89, T16S-R17E, TERREBONNE PARISH, LA. PREPARED BY: ROBERT R. WRIGHT DATED: OCTOBER 29, 1969
2. EVANGELINE BUSINESS PARK COMMERCIAL DEVELOPMENT DIVISION OF PROPERTY BELONGING TO EVANGELINE BUSINESS PARK, L.L.C., LOCATED IN SECTIONS 7, 89 & 82, T16S-R17E, TERREBONNE PARISH, LOUISIANA PREPARED BY: T. BAKER SMITH & SON, INC. DATED: OCTOBER 4, 2004
3. EVANGELINE BUSINESS PARK COMMERCIAL DEVELOPMENT DIVISION OF PROPERTY BELONGING TO EVANGELINE BUSINESS PARK, L.L.C., LOCATED IN SECTIONS 7, 89 & 82, T16S-R17E, TERREBONNE PARISH, LOUISIANA PREPARED BY: DAVID A. WAITZ DATED: JUNE 30, 2006 ENTRY NO. 1243361

4. EVANGELINE BUSINESS PARK COMMERCIAL DEVELOPMENT LOT LINE SHIFT DIVISION OF LOT 3 AND LOT 2-A OF EVANGELINE BUSINESS PARK INTO LOT 3-A AND LOT 2-A-1 LOCATED IN SECTIONS 7, 89 & 82, T16S-R17E, TERREBONNE PARISH, LOUISIANA PREPARED BY: DAVID A. WAITZ DATED: MARCH 1, 2007
5. EVANGELINE BUSINESS PARK - PHASE 2 COMMERCIAL DEVELOPMENT DIVISION OF PROPERTY BELONGING TO EVANGELINE BUSINESS PARK, L.L.C. LOCATED IN SECTIONS 7, 89 & 82, T16S-R17E, TERREBONNE PARISH, LOUISIANA PREPARED BY: DAVID A. WAITZ DATED: APRIL 30, 2007 ENTRY #1340514 & #1343576
6. DIVISION OF PROPERTY BELONGING TO EVANGELINE BUSINESS PARK, L.L.C. LOCATED IN SECTIONS 7, 89 & 82, T16S-R17E, TERREBONNE PARISH, LA. PREPARED BY: DAVID A. WAITZ DATED: FEBRUARY 22, 2017

NOTE:

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

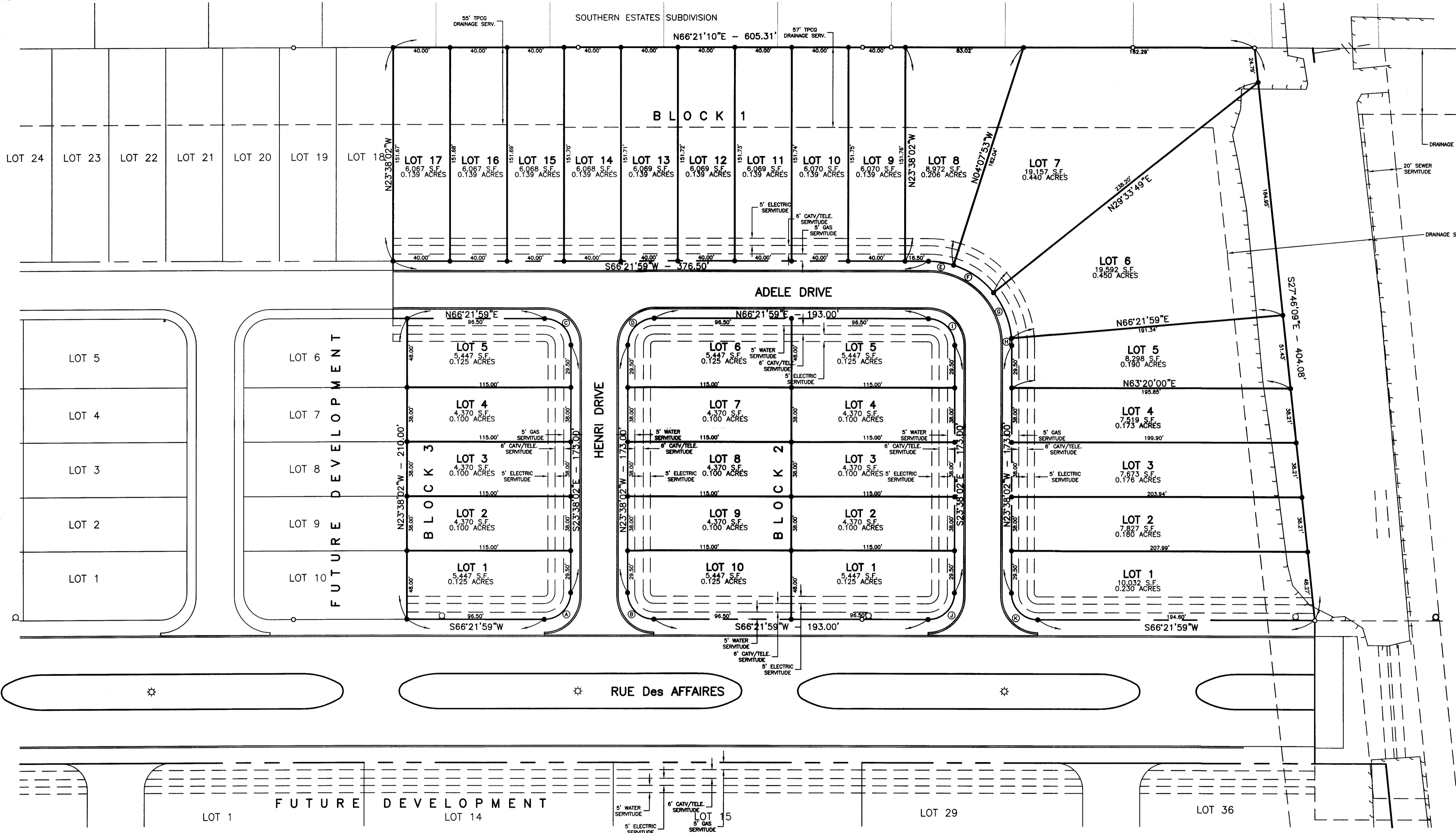
NOTE: REFERENCE BEARING IS N66°21'59"E ALONG THE SOUTHERN R/W OF RUE DES AFFAIRES AS SHOWN ON REF. MAP 4.



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 ⊕
- EXISTING WATER METER ○WM
- EXISTING GAS VALVE ●GV
- EXISTING GAS METER ○GM
- EXISTING SEWER MANHOLE ⊙
- EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE —■—



CURVE DATA TABLE

CURVE	ARC	RADIUS	CHORD
A	29.06'	18.50'	S21°21'58"W-26.16'
B	29.06'	18.50'	N68°38'02"W-26.16'
C	29.06'	18.50'	S66°41'20"E-26.16'
D	29.06'	18.50'	N21°21'58"E-26.16'
E	17.91'	58.50'	S75°08'16"W-17.84'
F	34.47'	58.50'	N79°12'36"W-33.97'
G	34.47'	58.50'	S45°26'58"E-33.97'
H	5.04'	58.50'	N28°08'08"W-5.04'
I	29.06'	18.50'	S68°38'02"W-26.16'
J	29.06'	18.50'	S21°21'58"W-26.16'
K	29.06'	18.50'	N68°38'02"W-26.16'

FEMA FLOOD ZONE AND HAZARDS
THESE LOTS ARE LOCATED IN ZONE C, AREAS OF MINIMAL FLOODING
FEMA MAP COMMUNITY PANEL NUMBER 225206 0410 C, DATED: MAY 1, 1985
TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-1101
DATED: FEBRUARY 23, 2006; FLOOD ZONE: AREAS OUTSIDE THE LIMIT OF A.B.F.E.

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

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

APPROVED: David A. Waitz Reg. No. 4744

DEDICATION:

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

BY: RONNIE THERIOT - MANAGER
EVANGELINE BUSINESS PARK, L.L.C.

CERTIFICATION:

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

BY: TERREBONNE PARISH CONSOLIDATED GOVERNMENT

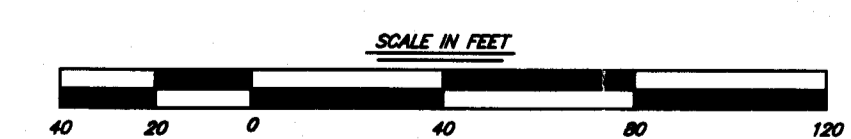
APPROVE AND ACCEPTED THIS DATE _____ BY THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION.

APPROVED BY: _____

FOR: _____

APPROVALS

RONNIE THERIOT - MANAGER
EVANGELINE BUSINESS PARK, L.L.C.



DATE	DESCRIPTION	BY

CONCEPTUAL/PRELIMINARY PLAN
RESIDENTIAL PLANNED UNIT DEVELOPMENT
SINGLE FAMILY RESIDENTIAL
OWNER: EVANGELINE BUSINESS PARK, L.L.C.

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

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

DESIGNED: JAW	TRACED:
CHECKED: DAW	CHECKED: DAW
DATE: JULY 18, 2017	FILE: F:\DWGS\2017\17-059\PLAT.DWG

Houma-Terrebonne Regional Planning Commission

RESOLUTION

Offered by:

Seconded by:

WHEREAS, Terrebonne Parish Consolidated Government, through its Office of Coastal Restoration & Preservation, has prepared a Multiyear Implementation Plan (MYIP) in order to request funding for eligible projects under the Direct Component (Subpart B) of the *Resources and Ecosystems Sustainability, Tourist Opportunities, and Revived Economies of the Gulf Coast States Act*, referred to as the RESTORE Act; and,

WHEREAS, the Parish's Comprehensive Land Use Plan Update, known as *Vision 2030*, which was adopted by Resolution by this Planning Commission on November 29, 2012, has been determined to be in compliance with the State's Coastal Master Plan, Louisiana's Comprehensive Master Plan for a Sustainable Coast, as required by the RESTORE Act; and,

WHEREAS, the Parish's Multiyear Implementation Plan has been available to the public for a period of 45 days ending September 14, 2017, as required by the RESTORE Act; and,

WHEREAS, The Houma-Terrebonne Regional Planning Commission has reviewed and provided the public another opportunity to comment on Terrebonne Parish's Multiyear Implementation Plan.

NOW, THEREFORE, BE IT RESOLVED, by the Houma-Terrebonne Regional Planning Commission, that the Parish's Multiyear Implementation Plan under the RESTORE Act is hereby accepted and approved, and the Houma-Terrebonne Regional Planning Commission urges the Terrebonne Parish Council to approve and adopt said MYIP by resolution as well.

THERE WAS RECORDED;

YEAS:

NAYS:

ABSTAINING:

ABSENT:

The Chairman declared the Resolution adopted on this 21st day of September, 2017.