

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

MAY 18, 2023, THURSDAY

6:00 P.M.

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 April 20, 2023

E. COMMUNICATIONS

F. PUBLIC HEARINGS:

- 1. Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); 122 Banks Avenue, Lot 41, Block B, Mechanicville; Freddie Johnson, applicant *(Council District 1 / City of Houma Fire)*
- 2. Rezone from R-1 (Single-Family Residential) to R-3M (Multi-Family Residential, Town House Condominium District); 108 & 110 Marcel Lane, Tract A-B-C-D-A; John D. Stevens, Sr., applicant *(Council District 5 / Bayou Cane Fire)*

G. NEW BUSINESS:

- 1. Parking Plan:
Construction of 60 parking spaces; 140 Library Drive; South Louisiana Wetlands Discovery Center, applicant *(Council District 6 / City of Houma Fire)*
- 2. Preliminary Hearing:
 - a) Rezone from OL (Open Land) & R-1 (Single-Family Residential) to R-1 (Single-Family Residential); 773 East Woodlawn Ranch Road, Lot 13, Block 2, Woodlawn Ranch Acres, Add. No. 3; Leslie Marie, applicant; and call a Public Hearing for said matter on Thursday, June 15, 2023 at 6:00 p.m. *(Council District 8 / City of Houma 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. APPROVAL OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of April 20, 2023

E. APPROVE REMITTANCE OF PAYMENT FOR THE MAY 18, 2023 INVOICES AND THE TREASURER'S REPORT OF APRIL 2023

F. COMMUNICATIONS

G. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Revised Parcel 3-A & Lot 49, Redivision of Revised Parcel 3-A belonging to Four Geaux Louisiana, LLC
Approval Requested: Process D, Minor Subdivision
Location: 1057 Four Point Road, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Four Geaux Louisiana, LLC; c/o Joann Kaack
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Lots 1 thru 8, Property belonging to Kirchhoff Land No. 3, LLC, et al
Approval Requested: Process D, Minor Subdivision
Location: 6649-6651 Highway 56, Terrebonne Parish, LA
Government Districts: Council District 8 / Little Caillou Fire District
Developer: Kirchhoff Land No. 3, LLC; c/o Blanche K. Gray
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Lots 3-A, 3-B, 6-A, & 7-A of Block 10 to the City of Houma
Approval Requested: Process D, Minor Subdivision
Location: 605, 609, 613, & 623 Goode Street, Terrebonne Parish, LA
Government Districts: Council District 1 / City of Houma Fire District
Developer: A & H Dream Properties, LLC
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Variance Request: Variance from the minimum lot size requirements
d) Consider Approval of Said Application
4. a) Subdivision: West Manchester Subdivision, Addendum No. 2
Approval Requested: Process C, Major Subdivision-Engineering
Location: End of Manchester Drive, Terrebonne Parish, LA
Government Districts: Council District 6 / Bayou Cane Fire District
Developer: Tri-State Land Company
Engineer: Milford & Associates, Inc.

b) Consider Approval of Said Application

H. STAFF REPORT

1. Discussion and possible action regarding the ratification of the 2022 HTRPC Annual Report

I. ADMINISTRATIVE APPROVAL(S):

1. Lot Line Adjustment of Lot 1, Lot 2, and the North and South Halves of Lot 3 into Revised Lot 1 and Revised Lot 2 contained in Block 1 of A.J. Authement Subdivision No. 3; Section 19, T19S-R17E, Terrebonne Parish, LA (6784 & 6788 Shrimpers Row / Councilman Danny Babin, District 7)
2. Revised Tract C, A Redivision of Tracts B & C belonging to Laurentino M. Cardenas, et al; Section 1, T19S-R19E, Terrebonne Parish, LA (1446, 1448, & 1449 LA Highway 55 / Councilman Steve Trosclair, District 9)
3. Revised Lot 5, Block 2 of Eagle Landing Subdivision; Section 37, T20S-R17E, Terrebonne Parish, LA (8625 J Scott Court / Councilman Danny Babin, District 7)
4. Lots "A" & "B," A Redivision of Property belonging to Roger D. Plessala, et ux; Section 7, T16S-R17E, Terrebonne Parish, LA (203 Darlene Street / Councilman Gerald Michel, District 3)
5. Lot Line Shift between Lot 30 & 31 of Skipper's Row Campsites; Sections 88, 89, 90, & 91, T20S-R18E, Terrebonne Parish, LA (7521 & 7525 Highway 56 / Councilman Steve Trosclair, District 9)
6. Lot Line Shift between Lots 2 & 3, Block 1 of Jolie Oaks Subdivision and Lot Extensions "LE-2A" & "LE-3A" of Phase 3 to Jolie Oaks Subdivision; Section 79, T15S-R16E, Terrebonne Parish, LA (115 & 119 Jolie Oaks Blvd. / Councilman John Amedée, District 4)

J. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

K. COMMISSION COMMENTS:

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

L. PUBLIC COMMENTS

M. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
MEETING OF APRIL 20, 2023

- A. The Chairman, Mr. Robbie Liner, called the meeting of April 20, 2023 of the HTRPC to order at 6:40 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Kyle Faulk and the Pledge of Allegiance led by Ms. Ellender.
- B. Upon Roll Call, present were: Ms. Rachael Ellender, Secretary/Treasurer; Mr. Kyle Faulk; Mr. Robbie Liner, Chairman; Mr. Jan Rogers Vice-Chairman; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Ross Burgard; Rev. Corion Gray; and Mr. Travion Smith. 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. Soudelier: “THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of March 16, 2023.”
- The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Rev. Gray, and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Ms. Ellender moved, seconded by Mr. Rogers: “THAT the HTRPC remit payment for the April 20, 2023 invoices and approve the Treasurer’s Report of March 2023.”
- The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Rev. Gray, and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATIONS:** None.
- G. **APPLICATIONS / NEW BUSINESS:**
1. The Chairman called to order the application by Tri-State Land Company requesting conceptual & preliminary approval for Process C, Major Subdivision for West Manchester Subdivision, Addendum No. 2.
- a) Mr. Gene Milford, Milford & Associates, discussed the location and proposed subdivision.
- b) There was no one present to speak on the matter.
- c) 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. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Rev. Gray, and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the variance from the block length requirement and approval of the conceptual & preliminary request.
- e) Mr. Rogers moved, seconded by Mr. Soudelier: “THAT the HTRPC grant conceptual & preliminary approval with a variance from the block length requirement of 600' to 1,400'.
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Rev. Gray, and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

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

- a) Mr. Gene Milford, Milford & Associates, discussed the application.
- b) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided the applicant agrees to meet with all the items on TPCG Engineering Division's punch list.
- c) Ms. Brooke Domangue, TPCG Engineer, read a memo dated April 19, 2023 with regard to the punch list items for the development [See ATTACHMENT A].
- d) Mr. Milford stated that they comply with all of the items.
- e) Mr. Faulk moved, seconded by Mr. Rogers: "THAT the HTRPC grant final approval of the application for Process C, Major Subdivision, for West Manchester Subdivision, Addendum No. 3, Phase B conditioned upon the Developer complying/resolving all remaining punch list items per TPCG Engineering Division's memo dated April 19, 2023 [See ATTACHMENT A]."

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

H. STAFF REPORT:

1. Staff stated that the Annual Report had not yet been completed and will be considered at the next meeting.

I. ADMINISTRATIVE APPROVAL(S):

Mr. Faulk moved, seconded by Mr. Rogers: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-4."

1. Lot Line Shift between Property belonging to Ann Eschete, et al, or Assigns and Tract 1; Section 52, T16S-R17E, Terrebonne Parish, LA (*2327 Bayou Blue Road / Councilman John Amedée, District 4*)
2. Resubdivision of Tract 12 (Formerly being a part of The New Isle, Phase 1) into Tract 12-A (Not a part of The New Isle, Phase 1); Section 1, T16S-R16E, Terrebonne Parish, LA (*Adjacent to 2519 West Park Ave. / Councilman Carl Harding, District 2*)
3. Revised Tract 14, A Redivision of Property belonging to Edward A. Facile, et ux and Lang Enterprises, Inc.; Section 17, T18S-R19E, Terrebonne Parish, LA (*4959-A Bayouside Drive / Councilman Dirk Guidry, District 8*)
4. Lot Line Adjustment of Lots 14, 15, & 16 into Revised Lot 14 and Revised Lot 16; Section 64, T20S-R18E, Terrebonne Parish, LA (*6669 Highway 56 / Councilman Dirk Guidry, District 8*)

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

J. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:
 - a) Mrs. Becnel informed the Commission of the discussions that occurred at the meeting held on April 13, 2023 and beneficial information Mr. Drake Olivier, Duplantis Design Group, provided regarding a particular subdivision in Lafourche Parish and its remedy for rear lot drainage.
 - b) The next meeting will be held Thursday, May 11, 2023 at 3:30 p.m.

K. COMMISSION COMMENTS:

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

L. PUBLIC COMMENTS: None.

M. Mr. Rogers moved, seconded Ms. Ellender: “THAT there being no further business to come before the HTRPC, the meeting be adjourned at 6:58 p.m.”

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



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



TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

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



April 19, 2023
Item No. G-2

TO: **Christopher M. Pulaski**

FROM: **Jeanne P. Bray** *JPB*
Capital Projects Administrator

SUBJECT: **West Manchester Subdivision Add. 3 Phase B
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. All property surveyed within Terrebonne Parish shall tie to one of the following:
 - a. If the property is located within a two thousand foot radius of a National Geodetic Survey Monument or a Terrebonne Parish GIS monument, the survey plat shall show the state plane coordinate of a least two points within the subdivision.
 - b. If the property is located outside of the two thousand foot radius as specified above, but within a four thousand foot radius of any state, parish or municipal road intersection, the survey plat shall show at least two ties, with bearings and approximate distances.
2. All permanent benchmarks shall be shown on the final survey plat including elevation, datum, date and three point ties.
3. Statement that " No structure fill or obstruction shall be located within any drainage easement or delineated flood plain area." be depicted on the plat.
4. Benchmarks are not installed.
5. Lights are not installed.
6. Final approval from Waterworks is required.

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

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
htrpcinfo@tpcg.org

April, 2023

HOUMA TERREBONNE REGIONAL PLANNING COMMISSION

BALANCE BROUGHT FORWARD 66,601.35

EXPENDITURES:

HOUMA-TERR PLANNING COMM. MEMBERS	277.02
(Per Diems April 20, 2023/Reissue Robbie Liner Outstanding)	46.17
THE COURIER	1,287.95
(Publications - April 2023)	
TPCG	58.18
(Postage - April 2023)	
LA Dept of Revenue	
(2023 - 1st Qtr. Taxes)	
Martin & Pellegrin CPA	3,025.00
(2022 Audit)	
CHASE BANK	30.00
(Service Fees)	

TOTAL EXPENDITURES	4,724.32
SUBTOTAL	61,877.03
ACCOUNTS RECEIVABLE	1,132.92
ENDING BALANCE	63,009.95

Chase Bank - Savings Account	59,646.67
Chase One Bank - Checking Account	3,363.28
TOTAL	63,009.95

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
2023 - April TREASURER'S REPORT
PAGE 2

ACCOUNTS RECEIVABLE:

Interest on Money Market Account	2.38
Interest on Checking Account	0.04
Freddi Johnson	25.00
Keneth L. Rembert Land Surveyors	25.00
Milford & Associates, Inc.	115.50
Milford & Associates, Inc.	65.00
Charles L. McDonald Land Surveyors	125.00
CSRS, LLC	125.00
Keneth L. Rembert Land Surveyors	125.00
Delta Coast Consultants, LLC	125.00
CSRS, LLC	400.00

Secretary/Treasurer

\$ 1,132.92

Approved by:

Title

Chairman

Approved by:

Title

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

Outstanding invoices and disbursements

OPERATING ACCOUNT

Date	Invoice Number	Vendor	Description	Amount
5/18/2023		Wayne Thibodeaux	Per Diem	46.17
5/18/2023		Rachael Ellender	Per Diem	46.17
5/18/2023		Kyle D. Faulk	Per Diem	46.17
5/18/2023		Robbie R. Liner	Per Diem	46.17
5/18/2023		Barry Soudelier	Per Diem	46.17
5/18/2023		Jan J. Rogers	Per Diem	46.17
5/18/2023		Ross Burgard	Per Diem	46.17
5/18/2023		Corion D. Gray	Per Diem	46.17
5/18/2023		Travion Smith	Per Diem	46.17
5/18/2023		The Courier	Advertising	1,924.30
5/18/2023		TPCG	Postage	91.78

TOTAL OPERATING EXPENDITURES

2,431.61

Date	Invoice	Vendor	Description	Amount
5/18/2023		H-T Reg. Plan Comm	Transfer	5,000.00

5/18/2023 _____ Secretary/Treasurer
Date Title

5/18/2023 _____ Chairman
Date Approved by: Title

5/18/2023 _____ Accountant
Date Approved by:  Title

Receipts May 1st through May 31st, 2023

David A. Waitz Engineering & Surveying, Inc.	50.00
Leslie Paul Marie	30.23
Keneth L. Rembert Land Surveyors	141.20
Keneth L. Rembert Land Surveyors	149.30
Keneth L. Rembert Land Surveyors	165.50
Tri-State Land Company	860.00
Delta Coast Consultants, LLC	125.00
Keneth L. Rembert Land Surveyors	125.00
Travis Buquet Home Builders, LLC	125.00
Keneth L. Rembert Land Surveyors	125.00
Charles L. McDonald Land Surveyor, Inc.	125.00
Charles L. McDonald Land Surveyor, Inc.	125.00
	<hr/>
	2,146.23

Chase Bank Money Market Account Balance \$59,644.29
Chase Bank Checking Account Balance \$3,300.90

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htpcinfo@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: REVISED PARCEL 3-A & LOT 49, A REDIVISION OF REVISED PARCEL 3-A BELONGING TO FOUR GEAX LOUISIANA, LLC
2. Developer's Name & Address: Joann Kaack 20173 Lowe David Rd, Covington, LA 70435
Owner's Name & Address: Four Geaux Louisiana, LLC 20173 Lowe Davis Rd Covington, LA 70435
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: 1057 FOUR POINT RD
5. Location by Section, Township, Range: SECTIONS 22 & 27, T20S-R17E
6. Purpose of Development: RECONFIGURE LOT LINES
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:
DATE: 4/12/23 SCALE: 1"=40'
12. Council District / Fire Tax Area:
7 Babin / Grand Caillou Fire
13. Number of Lots: 2
14. Filing Fees: \$141.20

CERTIFICATION:

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

KENETH L. REMBERT

Print Applicant or Agent

4/13/23

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 GEAX LOUISIANA, LLC

by: JOANN KAACK

Print Name of Signature

4/13/23

Date

Joann Kaack
Signature

PC23/ 5 - 1 - 13

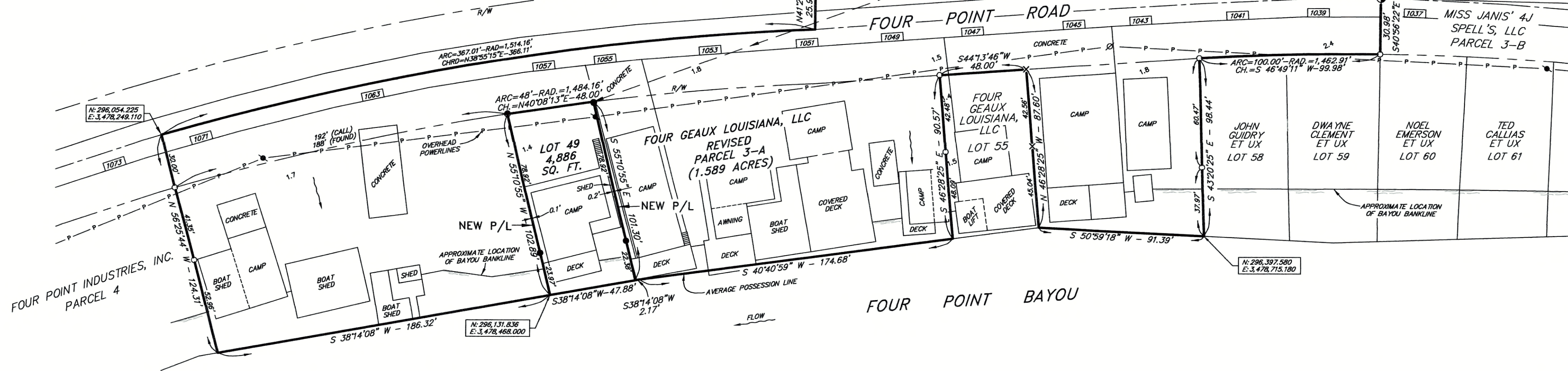
Revised 11/3/2021

LOUISIANA COORDINATE SYSTEM
(SOUTH ZONE)

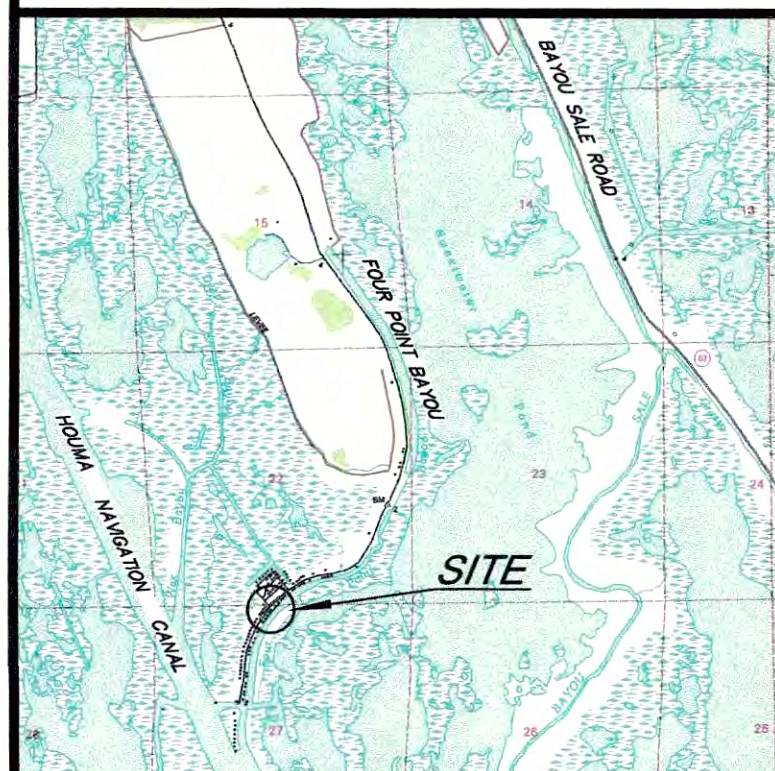
FOUR POINT INDUSTRIES, INC.
PARCEL 7

NORBERT J. VOISIN, INC.
SUNSHINE ACRES
SUBDIVISION

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



"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 DIRM 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 PREVIOUSLY 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

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: *Kenneth 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 49,
A REDIVISION OF REVISED 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

GRAPHIC SCALE



DRAWN: B.M.

CHK'D: K.L.R.

SCALE: 1" = 40'

DATE: 12 APR 23

JOB NO. : 155 FIELD BOOK : 394 ADDRESS : DULAC CAD NAME : CAMINITA-JOANN-REVISED-PARCEL-3-LOT-49-PC-23-155
DRAWN BY : BM PAGES : 62 SURVEY FILE : "CAMINI83" FOLDER : FOUR POINT HOLDINGS CRD: SAL CAMINITA-MARINA - DULAC

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 1 THRU 8, PROPERTY OF KIRCHHOFF LAND NO. L.L.C., SECTION 63, T20S-R18E, TERREBONNE PARISH, LA
KIRCHHOFF LAND NO. 3, L.L.C., C/O BLANCHE K. GRAY, 23161
2. Developer's Name & Address: VILLA VERDE RD., PASS CHRISTIAN MS 39571
Owner's Name & Address: SAME AS ABOVE *MS*
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: 6649-6651 HWY. 56, CHAUVIN, LA
5. Location by Section, Township, Range: SECTION 63, T21S-R18E
6. Purpose of Development: CREATE 8 CAMPSITE 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:
DATE: 4/12/23 SCALE: 1"=40'
12. Council District / Fire Tax Area:
B Guidry / Little Caillon Fire
13. Number of Lots: 89
14. Filing Fees: \$149.30

CERTIFICATION:

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

KENETH L. REMBERT

Print Applicant or Agent

4/30/23

Date

[Signature]
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.

KIRCHHOFF LAND NO. 3, L.L.C.

by: MAT GRAY

Print Name of Signature

[Signature]
Signature

PC23/ 5 - 2 - 14

Revised 11/3/2021



"VICINITY MAP"



APACHE CORPORATION
C/O MERIT ADVISORS, LLC

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

DRAINAGE NOTE:
THIS PROPERTY DRAINS TO BAYOU PETIT CAILLOU 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.

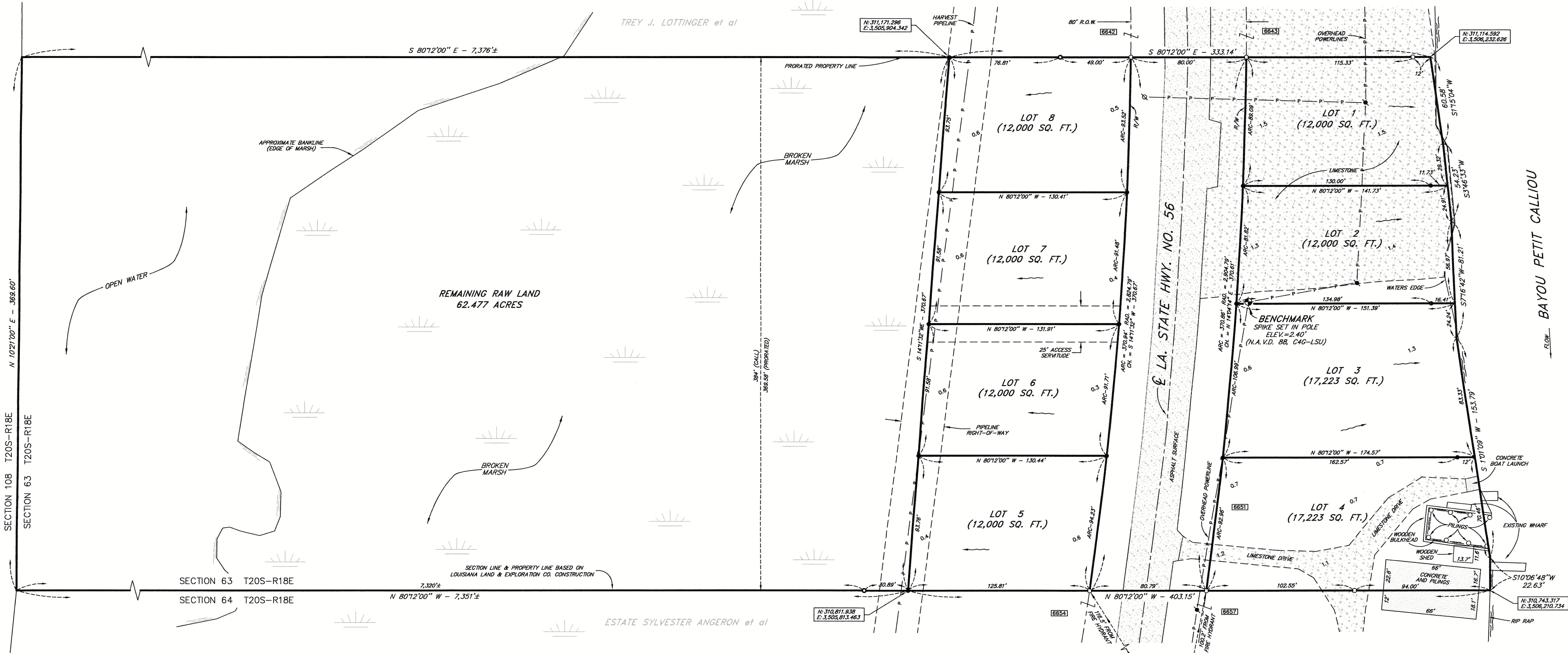
REFERENCE MAPS:
1) THIS SURVEY BASED ON MAP PREPARED BY KENETH L. REMBERT ENTITLED "COCODRIE TOWERS CAMPSITES", PROPERTY BELONGING TO ARLEN B. CENAC, JR. IN SECTION 64, T20S-R18E, TERREBONNE PARISH, LOUISIANA AND DATED NOVEMBER 13, 2000.
2) MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "SURVEY OF PROPERTY BELONGING TO BLANCHE KIRCHOFF LOCATED IN SECTION 63, T20S-R18E, TERREBONNE PARISH, LOUISIANA" DATED MARCH 12, 2001.

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

FLOOD INFORMATION:
THESE LOTS ARE LOCATED IN ZONE "V21" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0305, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "V21" HAS A BASE FLOOD REQUIREMENT OF 13'). (FIRM INDEX DATE: APRIL 2, 1992). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-1105 PLACES THIS PROPERTY IN ZONE "VE" WITH A BASE FLOOD REQUIREMENT OF 14'. THE 2021 PRELIMINARY DFIRM COMMUNITY NO. 22109C, PANEL NO. 0650 SUFFIX "E" PLACES THE LOTS IN ZONE "AE" AND HAS A B.F.E. REQUIREMENT OF 13'. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

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.

JOB NO. : 560 FIELD BOOK : 464 ADDRESS : HWY 56 CAD NAME : KIRCHOFF-LAND-NO-3-DIVISION-REV-COCODRIE-PC_22-560
DRAWN BY : BM PAGES : 16 SURVEY FILE : "B-KIRCHO.TXT" FOLDER : BLANCHE KIRCHOFF CRD: KIRCHOFF LAND NO 3 - SUBDIVISION - COCODRIE



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

26 OCT 22	B.M.	REVISE P/L BETWEEN LOTS 3 & 4
REVISIONS		

"MINOR SUBDIVISION"

LAND USE: CAMP SITES

9 - PARCELS

DEVELOPER: KIRCHOFF LAND NO. 3 L.L.C.

PLAT SHOWING LOTS 1 THRU 8,
PROPERTY BELONGING TO
KIRCHHOFF LAND NO. 3 L.L.C.
LOCATED IN SECTION 63, T20S-R18E,
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: 11 OCT 22

LEGEND:
○ INDICATES 5/8" IRON ROD FOUND
● INDICATES 2 1/2" IRON PIPE FOUND
● INDICATES 5/8" IRON ROD SET
● INDICATES 5/8" IRON ROD PREVIOUSLY FOUND
● EXISTING POWER POLE
● EXISTING POWER POLE WITH LIGHT
● EXISTING FIRE HYDRANT
● INDICATES MUNICIPAL ADDRESS
● INDICATES SPOT ELEVATION
— INDICATES DRAINAGE FLOW

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.

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 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)

☒

VARIANCE REQUESTED FOR SUBSTANDARD LOT SIZES & SETBACK REQUIREMENTS

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

- Name of Subdivision: SURVEY OF LOTS 3-A, 3-B, 6-A & 7-A OF BLOCK 10 TO THE CITY OF HOUMA
- Developer's Name & Address: A & H DREAM PROPERTIES, L.L.C. 120 PROGRESSIVE BLVD SUITE 103 HOUMA, LA 70360
Owner's Name & Address: A & H DREAM PROPERTIES, L.L.C. 120 PROGRESSIVE BLVD SUITE 103 HOUMA, LA 70360
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

- Physical Address: 605, 609, 613 & 623 GOODE ST
- Location by Section, Township, Range: SECTION 7, T17S-R17E
- Purpose of Development: RECONFIGURE LOT LINES
- Land Use:

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

<input checked="" type="checkbox"/> Curb & Gutter	10. Planned Unit Development: Y <input type="checkbox"/> N <input checked="" type="checkbox"/>
<input type="checkbox"/> Roadside Open Ditches	11. Date and Scale of Map: <u>DATE: 4/26/23 SCALE: 1"=30'</u>
<input type="checkbox"/> Rear Lot Open Ditches	12. Council District / Fire Tax Area: <u>1 Pledger / COH Fire</u>
<input type="checkbox"/> Other	14. Filing Fees: <u>\$165.50</u>
- Number of Lots: 4

CERTIFICATION:

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

KENETH L. REMBERT

Print Applicant or Agent

5/01/2023

Date

Vanessa Arguelles
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 & H DREAM PROPERTIES, LLC

Jessy Vanessa Arguelles Agudelo

Print Name of Signature

Vanessa Arguelles
Signature

05/01/23

5/01/2023

DATE

PC23/ 5 - 3 - 15

Revised 11/3/2021

ST. FRANCIS DE SALES ROMAN

C/L OF GOODE STREET

WOOD STREET

N=398,474.38
E=3,475,077.95

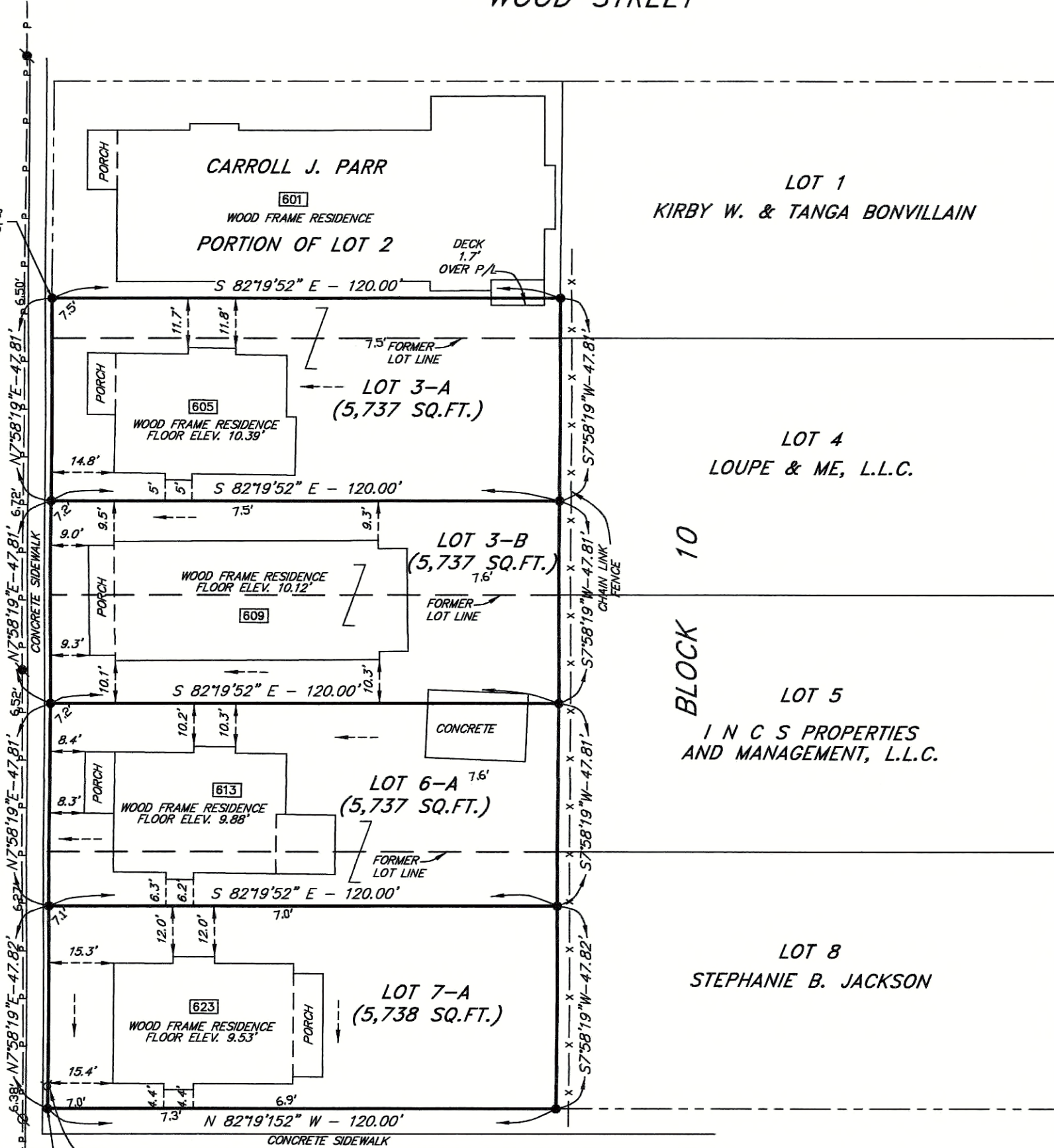
7.02'

7.09'

7.19'

7.03'

6.87'



BENCHMARK
TOP OF FIRE HYDRANT
ELEV.=10.02'
(N.A.V.D. '88-OPUS)

N=398,284.98
E=3,475,051.42

HIGH STREET

LOT 1
KIRBY W. & TANGA BONVILLAIN

LOT 4
LOUPE & ME, L.L.C.

LOT 5
I N C S PROPERTIES
AND MANAGEMENT, L.L.C.

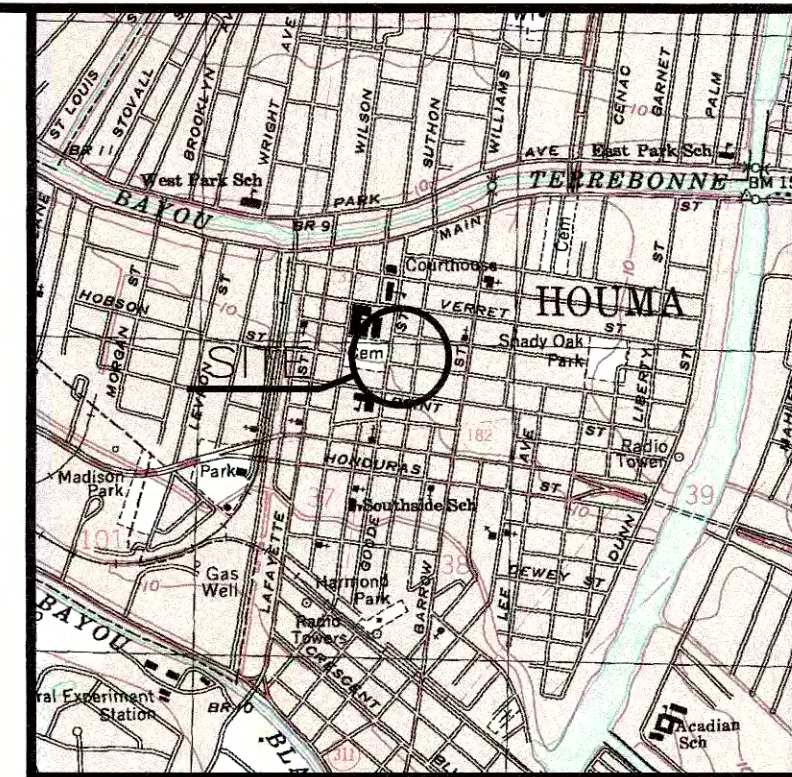
LOT 8
STEPHANIE B. JACKSON

THESE LOTS ARE LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C", DATED AND INDEXED MAY 1, 1985. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. ADVISORY PANEL NO. LA-R102 DOES NOT AFFECT THIS PROPERTY.

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.

LEGEND:

- INDICATES 5/8" IRON ROD SET
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING FIRE HYDRANT
- 713 INDICATES MUNICIPAL ADDRESS
- INDICATES DRAINAGE FLOW



VICINITY MAP



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

BY _____ FOR _____

THIS PROPERTY DRAINS TOWARDS A SUBSURFACE DRAINAGE SYSTEM WHICH IS MAINTAINED BY THE T.P.C.G. AND THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

COMMUNITY SEWERAGE IS AVAILABLE IN THIS AREA.

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

LAND USE: SINGLE-FAMILY RESIDENTIAL
DEVELOPER: A & H DREAM PROPERTIES, LLC

"MINOR SUBDIVISION"

SURVEY OF LOTS 3-A, 3-B, 6-A & 7-A
OF BLOCK 10 TO THE CITY OF HOUMA
LOCATED IN SECTION 7, T17S-R17E
TERREBONNE PARISH, LOUISIANA

APRIL 26, 2023

SCALE: 1" = 30'

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

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 checked="" type="checkbox"/> Major Subdivision | <input type="checkbox"/> Conceptual/Preliminary |
| <input type="checkbox"/> Conceptual | <input type="checkbox"/> Engineering |
| <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input checked="" type="checkbox"/> Engineering | D. <input type="checkbox"/> Minor Subdivision |
| <input type="checkbox"/> Final | |

Variance(s) – 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: West Manchester Addendum No. 2
- Developer's Name & Address: Tri-State Land Company, P.O. Box 9158, Houma, LA 70361
Owner's Name & Address: Tri-State Land Company, P.O. Box 9158, Houma, LA 70361
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: Milford & Associates, Inc.

SITE INFORMATION:

- | | |
|---|--|
| 4. Physical Address: <u>End of Manchester Drive</u> | |
| 5. Location by Section, Township, Range: <u>Section 74, T17S-R16E</u> | |
| 6. Purpose of Development: <u>Single-Family Residential Subdivision</u> | |
| 7. Land Use: | 8. Sewerage Type: |
| <input checked="" type="checkbox"/> Single-Family Residential | <input type="checkbox"/> Community |
| <input type="checkbox"/> Multi-Family Residential | <input checked="" type="checkbox"/> Individual Treatment |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Package Plant |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Other |
| 9. Drainage: | 10. Planned Unit Development: Y <input type="checkbox"/> N <input checked="" type="checkbox"/> |
| <input type="checkbox"/> Curb & Gutter | 11. Date and Scale of Map: |
| <input checked="" type="checkbox"/> Roadside Open Ditches | <u>18APR23</u> Scale: 1" = 40' |
| <input type="checkbox"/> Rear Lot Open Ditches | 12. Council District / Fire Tax Area: |
| <input type="checkbox"/> Other | <u>District 6 / Bayou Cane</u> |
| 13. Number of Lots: <u>8</u> | 14. Filing Fees: <u>\$860.00</u> |

CERTIFICATION:

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

Floyd E. Milford, III
Print Applicant or Agent

Date

5/1/2023

[Signature]
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.

Tommy Hebert

Print Name of Signature

Signature

Date

5/1/2023

PC23/ 5 - 4 - 16

Revised 11/3/2021

PROJECT NO.	PARISH	SHEET NO.
22-93	TERREBONNE	2



VICINITY MAP

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

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

AUTHORIZED OWNER _____

CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE LOUISIANA REVISED STATUTES AND TERREBONNE PARISH REGULATIONS AND HEREBY APPROVE THE SAME.

FLOYD E. MILFORD III, P.E. _____

CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PARISH OF TERREBONNE AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT, AND, I HEREBY APPROVE THE SAME:

TERREBONNE PARISH CONSOLIDATED GOVERNMENT _____

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

APPROVED: _____

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

BY _____ FOR _____

LAND USE: SINGLE FAMILY RESIDENTIAL

TOTAL LOTS - 8

SUBDIVISION PLAN

WEST MANCHESTER ADDENDUM NO. 2
TRI-STATE LAND COMPANY - DEVELOPER
SECTION 74, T17S - R16E
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY: _____

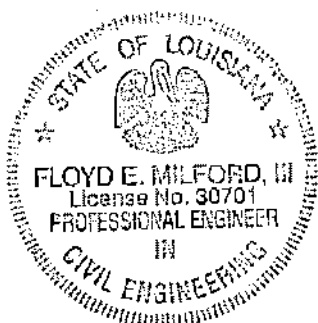
JOB # 22-93 CAD # 2293-S0 FILE #

DRAWN: L.A.T.

CHK'D: F.E.M. III

SCALE: 1" = 40'

DATE: 18APR23



SCALE: 1" = 40'

DATE	REVISION	BY

Legend:

- Indicates 1/2" Iron rod found
- Indicates 1/2" pipe set
- PH Indicates Existing Fire Hydrant
- PH Indicates Proposed Fire Hydrant
- PP Indicates Existing Power Pole
- LP Indicates Existing Light Pole
- LPW Indicates Proposed Light Pole
- TP Indicates Tele pedestal
- WM Indicates Water Meter
- WV Indicates Water Valve
- Elev Indicates Elec Box/Transformer
- Indicates Top/Invert elevation
- BM Bench Mark
- 4" Brass Disc
- Set in Concrete
- ± Lot Elevations
- House Numbers

GENERAL NOTES:

- FIRST FLOOR ELEVATION WILL BE MINIMUM 18" ABOVE G STREET
- STREET SIGNS TO CONFORM TO THE MANUAL OF TRAFFIC CONTROL DEVICES (LATEST EDITION)
- CONSTRUCTION TO CONFORM TO LOUISIANA STANDARD SPECIFICATION FOR ROADS AND BRIDGES, LATEST EDITION, WHERE APPLICABLE.

LOT	AREA
35	24,474.96
36	24,483.83
37	24,474.98
38	26,769.02

LOT	AREA
11	22,683.39
11A	22,687.41
12	22,680.03
12A	22,786.43

LOT	DRIVEWAY CULVERT
35	24"
36	30"
37	30"
38	30"

NOTE: PVC OR EQUAL

LOT	DRIVEWAY CULVERT
11	30"
11A	30"
12	30"
12A	30"

NOTE: PVC OR EQUAL

OPEN DITCH, INDIVIDUAL SEWER, & GRAVITY DRAINAGE

DANOS

TPCG

Drainage Canal

BLOCK 2

BLOCK 2

BLOCK 9

BLOCK 9

Flood Zone:

This property is located within Zone "C" as shown on the FEMA Flood Insurance Rate Map (FIRM) dated 5/1/1985. (Map No. 225206 0430 C). The FEMA Advisory Base Flood Elevation Map depicts this property within ABFE Zone A, EL 6 (Map No. LA-R101) dated 2/23/2006.

Reference Map:

"WEST MANCHESTER SUBDIVISION ADDENDUM NO. 3, PHASE A & B, WEST TERREBONNE PROPERTIES, INC., DEVELOPER" prepared by Milford & Associates, Inc., revised 19 May 2006.

Preliminary map entitled "WEST MANCHESTER SUBDIVISION, ADDENDUM NO. 3, PHASE B, TRI STATE LAND COMPANY, DEVELOPER" prepared by Milford & Associates, Inc., revised 8 June 2022.

"MAP SHOWING A TOPOGRAPHIC & ELEVATION SURVEY OF A 4.320 AC. TRACT OF LAND BELONGING TO TRI STATE LAND COMPANY" prepared by Charles L. McDonald, Land Surveyor, Inc., and dated 26 June 22.

THIS PROPERTY SHALL DRAIN TO ROADSIDE DITCHES ON THIS PROPERTY THEN TO HANSON CANAL WHICH WILL BE MAINTAINED BY TERREBONNE PARISH CONSOLIDATED GOVERNMENT. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

Notes:

The information for this survey was provided by owner. No additional title research was performed by the surveyor. This map does not purport to show all non visible underground utilities, wetlands, pipelines, rights of way or servitudes which may affect this property. The surveyor has not been requested to notify LA OneCall for utility marking.

This property may be affected by servitudes shown a survey map entitled "SOUTH MANCHESTER SUBDIVISION, PHASE 1" prepared by Milford & Associates and dated 2 May 2016.

Elevations shown hereon are based on NAVD 88.