

# Houma-Terrebonne Regional Planning Commission

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

**APRIL 25, 2019, THURSDAY**

*(Rescheduled from April 18, 2019)*

**6:00 P.M.**

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

**A • G • E • N • D • A**

**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 March 21, 2019
- 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 March 21, 2019
- E. APPROVE EMITTENCE OF PAYMENT FOR THE APRIL 18, 2019 INVOICES AND TREASURER'S REPORT OF MARCH 2019**
- F. COMMUNICATIONS**
- G. OLD BUSINESS:**
  - 1. a) Subdivision: Redivision of Property belonging to Kenneth H. Wright, et ux  
Approval Requested: Process D, Minor Subdivision  
Location: 6622 West Park Avenue, Terrebonne Parish, LA  
Government Districts: Council District 3 / Bayou Cane Fire District  
Developer: Neta Wright  
Surveyor: Charles L. McDonald Land Surveyor, Inc.  
  
b) Public Hearing  
c) Variance Request: Fire hydrant spacing requirements  
d) Consider Approval of Said Application

## H. APPLICATIONS:

1. a) Subdivision: Lots 6A-1 and 6A-2, Block 6, Addendum No. 2, A Redivision of Revised Lot 6A of Hollywood Fields Subdivision  
Approval Requested: Process D, Minor Subdivision  
Location: 310 Venture Blvd., Terrebonne Parish, LA  
Government Districts: Council District 6 / Bayou Cane Fire District  
Developer: Scott G. & Rana Moise  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Public Hearing  
c) Consider Approval of Said Application
2. a) Subdivision: Tracts 1 thru 7, A Redivision of Property belonging to Robert J. Carriles  
Approval Requested: Process D, Minor Subdivision  
Location: 1636 Dr. Beatrous Road, Terrebonne Parish, LA  
Government Districts: Council District 7 / Bayou Dularge Fire District  
Developer: Robert J. Carriles  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Public Hearing  
c) Consider Approval of Said Application
3. a) Subdivision: Tracts C-1 & C-2 and Revised Tracts B & D, A Portion of Property belonging to Gerald Bonvillain, et al  
Approval Requested: Process D, Minor Subdivision  
Location: Alligator Court, Gibson, Terrebonne Parish, LA  
Government Districts: Council District 7 / Bayou Black Fire District  
Developer: Gerald Bonvillain  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Public Hearing  
c) Variance Requests: Public road frontage and fire hydrant requirements (dry hydrant)  
d) Consider Approval of Said Application
4. a) Subdivision: Subdivision of Property belonging to L-M Limited Partnership into Tracts 5A, 5B, 5C, 5D, 5E (Raw Land), 6A and 6B near LA Hwy. 182 and LA Hwy. 662, Gibson  
Approval Requested: Process D, Minor Subdivision  
Location: 583 Powhattan Court, Gibson, Terrebonne Parish, LA  
Government Districts: Council District 6 / Gibson Fire District  
Developer: L-M Limited Partnership  
Surveyor: Delta Coast Consultants, LLC  
  
b) Public Hearing  
c) Consider Approval of Said Application
5. a) Subdivision: Imperial Landing Subdivision, Phase C  
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary  
Location: 441 Duplantis Street, Terrebonne Parish, LA  
Government Districts: Council District 4 / Schriever Fire District  
Developer: Onshore Materials, LLC  
Surveyor: David A. Waitz Engineering & Surveying, Inc.  
  
b) Public Hearing  
c) Consider Approval of Said Application
6. a) Subdivision: Water's Edge Campsites, Lots 1-14, A Redivision of Property belonging to Randolph A. Bazet, III, et ux  
Approval Requested: Process D, Minor Subdivision  
Location: 7550 Shrimpers Row, Terrebonne Parish, LA  
Government Districts: Council District 7 / Grand Caillou Fire District  
Developer: Randolph A. Bazet, III, et ux  
Surveyor: T. Baker Smith, LLC  
  
b) Public Hearing  
c) Consider Approval of Said Application

7. a) Subdivision: Tract T-1A, T-1B, & T-1C, A Redivision of Tract T-1 belonging to Irvin J. Naquin  
Approval Requested: Process D, Minor Subdivision  
Location: 2014 Hwy. 665, Terrebonne Parish, LA  
Government Districts: Council District 9 / Montegut Fire District  
Developer: Irvin J. Naquin  
Surveyor: T. Baker Smith, LLC
  - b) Public Hearing
  - c) Consider Approval of Said Application

**I. STAFF REPORT**

1. Discussion and possible action with regard to the ratification of the 2018 HTRPC Annual Report
2. Roll Call with regard to those who have completed the annual Ethics Training Course as required by the State Legislature for 2019
3. Discussion and possible action with regard to moving the May 16, 2019 meeting to May 23, 2019

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

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

**K. COMMITTEE REPORT:**

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

**L. COMMISSION COMMENTS:**

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

**M. PUBLIC COMMENTS**

**N. ADJOURN**

## MINUTES

### HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

#### MEETING OF MARCH 21, 2019

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called to order the regular meeting of March 21, 2019 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:03 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Joey Cehan.
- B. Upon Roll Call, present were: Mr. Joseph “Joey” Cehan; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mrs. Angi Falgout, Secretary/Treasurer; Mr. Kyle Faulk; Mrs. Gloria Foret; Mr. Jeremy Kelley, Vice-Chairman; Mr. Keith Kurtz; Mr. Phillip Livas; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: None. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Ms. Joan Schexnayder, TPCG Engineering Division. Mr. Laddie Freeman, Legal Advisor, did not attend the meeting.
- C. CONFLICTS DISCLOSURE: The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse him or herself from participating in the debate, discussion, and voting on that matter.
- D. ACCEPTANCE OF MINUTES:
1. Mr. Faulk moved, seconded by Mr. Kelley: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of February 21, 2019.”  
  
The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mr. Faulk, Mrs. Foret; Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mrs. Falgout moved, seconded by Mr. Cehan: “THAT the HTRPC emit payment for the March 21, 2019 invoices and approve the Treasurer’s Report of February 2019.”  
  
The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mr. Faulk, Mrs. Foret; Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. The Chairman recognized Mr. Pernell Pellegrin, Martin & Pellegrin, CPAs, who presented the 2018 Audit and gave an A+ to the Staff and Commission.
    - a) Discussion was held with regard to revenue exceeding expenses and using the money for the comprehensive plan update and possibly technology. Discussion ensued with regard to utilizing tablets versus paper. It was requested of Staff to look into the technology possibilities for meeting packets, etc.
    - b) With regard to the increase in revenue, the national conference being held in New Orleans versus New York probably was the cause of the difference.
    - c) Mrs. Falgout moved, seconded by Mr. Cehan: “THAT the HTRPC approve and accept the 2018 Annual Audit.”  
  
The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mr. Faulk, Mrs. Foret; Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. COMMUNICATIONS:
1. Mr. Pulaski read a letter from Charles L. McDonald Land Surveyor, Inc., dated March 12, 2019, requesting to table Item G.2 with regard to the Redivision of Property belonging to Kenneth H. Wright, et ux until the next regular meeting of April 18, 2019 [See ATTACHMENT A].
    - a) Mr. Kelley moved, seconded by Mrs. Falgout: “THAT the HTRPC table the application by Neta Wright for Process D, Minor Subdivision for the Redivision of Property belonging to Kenneth H. Wright, et ux until the next regular meeting of April 18, 2019 as per the Developer’s request [See ATTACHMENT A].”  
  
The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mr. Faulk, Mrs. Foret; Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None;

ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. Mr. Pulaski read a letter from Mr. Michael Taylor, Louisiana Land Trust, dated March 6, 2019 with regard to communications concerning the Evergreen Plantation/Isle de Jean Charles development [See *ATTACHMENT B*].

G. APPLICATIONS:

1. The Chairman called to order the Public Hearing for an application by Kurt L. Charpentier requesting approval for Process D, Minor Subdivision, for Tracts A & B, A Redivision of Property belonging to Kurt L. Charpentier, et ux.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated the Developer wished to give the front tract to his son to build on. He stated the tract in the back (Tract B) had an existing shed on it and did not meet the fire hydrant requirements and requested it be labeled raw land.
- b) No one was present to speak on the matter.
- c) Mrs. Falgout moved, seconded by Mr. Thibodeaux: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval provided upon the Tract B being labeled as raw land due to the fire hydrant issue and stated intentions.
- e) Discussion was held with regard to the fire hydrant distance from Tract B and it being over the 10% allowance.
- f) Mr. Kelley moved, seconded by Mr. Faulk: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts A & B, A Redivision of Property belonging to Kurt L. Charpentier, et ux conditioned upon Tract B being designated as raw land.”

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

2. Withdrawn. *Redivision of Property belonging to Kenneth H. Wright, et ux* [See *ATTACHMENT A*]

3. The Chairman called to order the Public Hearing for an application by Bayou Baptist Association requesting approval for Process D, Minor Subdivision, for the Redivision of Property belonging to Bayou Baptist Association.

- a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, discussed the location and division of property.
- b) The Chairman recognized Mark LeBoeuf, 112 Odelia Circle, who indicated he had property in Montegut and was concerned a bar room or trailer park would be placed on the property.
- c) The Chairman discussed there being no zoning in the area and in order to get zoning to talk to their councilman.
- d) Mr. Pulaski further discussed parish and state laws that prevent bars being too close to churches and that they wouldn’t qualify for a liquor license.
- e) Mr. Thibodeaux moved, seconded by Mr. Cehan: “THAT the Public Hearing be closed.”

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

- f) Discussion was held with regard to there being a bar there previously and that it was probably grandfathered in.
- g) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval provided upon the submittal of an approval letter from the Board of Health.
- h) Mr. Kurtz moved, seconded by Mrs. Falgout: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Redivision of Property belonging to Bayou Baptist Association conditioned upon the submittal letter from the Board of Health.”

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

- 4. The Chairman called to order the Public Hearing for an application by Robert J. Neil requesting approval for Process A, Raw Land Division, for the Redivision of Batture Property (2.377 acres) belonging to Robert J. Neil.

- a) Mr. Terral Martin, Providence Engineering & Design, LLC, discussed the location and division of property. He stated Tract A was going to be sold for the placement of a billboard and there were no immediate plans for Tracts B & C that were currently for sale.
- b) Discussion was held with regard to signage on a scenic highway and that considering it was along a state highway, DOTD would have to be contacted.
- c) The Chairman recognized Wallace Ellender, 4455 Highway 24, who expressed concerns of a proposed RV park and his opposition to that or for a trailer park.
- d) Discussion was held with regard to the application being for raw land and that the property would have to come back to the Planning Commission for approval to remove the raw land designation and before any permits were issued for the property. Discussion ensued also with regard to RV’s/travel trailers only allowed a 180 day permit and a mobile home park may not even meet the requirements for the property.
- e) The Chairman stated they attempted to put together RV Park Regulations but received pushback and offered anyone to talk to their councilman to possibly proceed.
- f) Mr. Pulaski indicated the raw land designation is key that no mobile homes could be placed on the property and would only allow a billboard with DOTD approval first.
- g) Discussion ensued with regard to zoning being powerful as to what can be placed on property.
- h) The Chairman recognized Travis Carrell, 4016 Benton Drive, who expressed the same concerns as Mr. Ellender as well as a sign being so far from an intersection.
- i) Discussion ensued with regard to mobile homes, mobile home parks, leased property, and the permit system being flagged with these addresses so that no permits are inadvertently issued until the raw land designation is removed.
- j) The Chairman recognized Rusty Picou, 3817 Country Drive, who expressed concerns of camper trailers.
- k) The Chairman recognized Harry Russell, 4009 Highway 24, who requested to be notified if the matter comes back to Planning Commission to remove the raw land designation.
- l) Mrs. Falgout moved, seconded by Mr. Kelley: “THAT the Public Hearing be closed.”

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

- m) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval provided upon each tract and title block be clearly stated as “raw land” in the label, municipal addresses for all tracts be depicted on the plat, and the use of the standard HTRPC signature block.
    - n) Mr. Kelley moved, seconded by Mr. Faulk: “THAT the HTRPC grant approval of the application for Process A, Raw Land Division, for the Redivision of Batture Property (2.377 acres) belonging to Robert J. Neil conditioned upon each tract and title block be clearly stated as “raw land” in the label, municipal addresses for all tracts be depicted on the plat, and the use of the standard HTRPC signature block.”

The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mr. Faulk, Mrs. Foret; Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
  - H. STAFF REPORT: None.
  - I. ADMINISTRATIVE APPROVALS: None.
  - J. COMMITTEE REPORT:
    - 1. Subdivision Regulations Review Committee:
      - a) The Chairman called to order the Public Hearing for the discussion and possible action with regard to engineering deadline and filing fees for major and minor mobile home parks.
      - b) Mr. Pulaski discussed mobile home parks which should have the same engineering deadline as major subdivisions. He also indicated that when the mobile home regulations were revised, filing fees were omitted and should also mimic subdivisions with the exception of minor mobile home parks should be \$296 for engineering and major mobile home parks be \$860 for engineering. He also suggested, instead, possibly revisiting minor & major mobile home parks and not having the three-phase process for minor mobile home parks.
      - c) It was decided that no action be taken at this time and to discuss the matter at an upcoming Subdivision Regulations Review Committee meeting and leave it on the agenda for the next regular meeting.
  - K. COMMISSION COMMENTS:
    - 1. Planning Commissioners’ Comments: None.
    - 2. Chairman’s Comments:
      - a) Dr. Cloutier stated he was going to take roll call at the next meeting for the required annual ethics training.
  - L. PUBLIC COMMENTS:
    - 1. The Chairman recognized Ms. Louis Bourg, 204 North Project Road, who discussed concerns with the construction at 302 Horseshoe Road.
      - a) Mr. Pulaski indicated that there may be changes to site plans during construction that come up and it is handled accordingly. He stated that a Certificate of Compliance isn’t issued should the project not be in compliance.
  - M. Mr. Kelley moved, seconded Mrs. Falgout: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:05 p.m.”
- The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mr. Faulk, Mrs. Foret; Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

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

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

Charles L. McDonald, PLS

Galen F. Bollinger, PLS

March 12, 2019

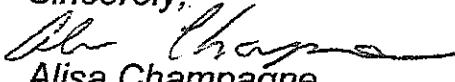
Houma Terrebonne Regional Planning Commission  
Attn: Becky Becnel  
P O Box 1446  
Houma, LA 70361

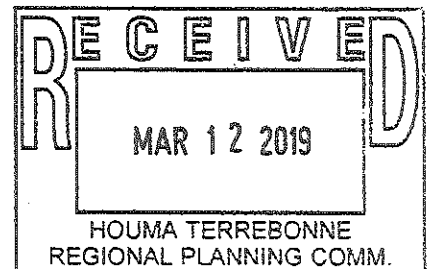
Re: March 21, 2019 Agenda Item G.2. a) – Redivision of Property  
belonging to Kenneth H. Wright, et ux / Process D. Minor  
Subdivision / 6622 West Park Avenue, Terrebonne Parish, LA /  
Council District 3 / Bayou Cane Fire District / Neta Wright /  
Charles L. McDonald Land Surveyor, Inc.

Dear Becky:

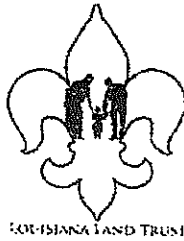
I'm requesting that the above referenced agenda item on the March  
21, 2019 Planning Commission's agenda be tabled until the April 18,  
2019's agenda.

Feel free to call me if you have any questions.

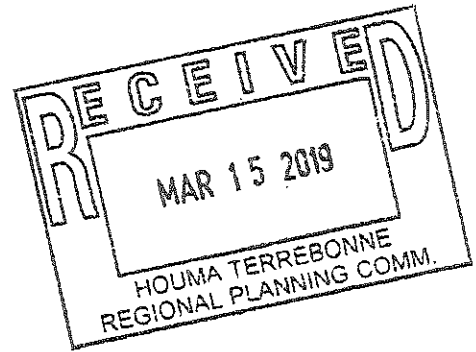
Sincerely,  
  
Alisa Champagne,  
(agent for Neta Wright)







Michael B. Taylor  
Executive Director



March 6, 2019

Mr. Christopher M. Pulaski, PLA, Director  
Department of Planning & Zoning  
8026 Main Street, Suite 401  
Houma, LA 70361

**RE: Houma-Terrebonne Regional Planning Commission: Communications Request for Evergreen / Isle de Jean Charles Development, 2170 West Main Street, Terrebonne Parish, LA**

Dear Mr. Pulaski:

Transparency is of utmost importance to the Louisiana Land Trust (LLT) and Louisiana's Office of Community Development (OCD). I think you will agree transparency was a prevailing theme of the public comments we heard regarding a new development at 2170 West Main Street, Terrebonne Parish, at the February 21, 2019 Planning Commission meeting. To reiterate our commitment to a transparent process, we would like to remind you of the extensive preparation our team engaged in prior to the February meeting:

- We visited over 150 residences and 9 businesses during a door-to-door outreach program,
- Our team held an Open House event on February 19, 2019 at the Schriever Gym, and over 75 participants from the community attended; five informational stations were set up to offer the receiving community in-depth information about the new Evergreen Development, and a town hall-style presentation was then held to answer attendees' questions, and
- We exceeded notification and outreach requirements to illustrate our team's good faith commitment to receive and to incorporate input from all stakeholder groups, including the diverse Isle de Jean Charles community, those in the Schriever community who will be our neighbors, and all those interested in future development activities throughout Terrebonne Parish.

As part of our ongoing good faith commitment to open dialogue and collaborative development of the project, we would like to take the opportunity to apprise you of how we intend to proceed with citizen engagement as we move forward.

11100 Mead Road, Suite 200 \* BATON ROUGE, LA 70816 \* [WWW.LALANDTRUST.US](http://WWW.LALANDTRUST.US)

OFFICE: (225) 395-0777 \* TOLL FREE: (866) 615-7999 \* FAX: (225) 448-5085 \* TDD - TTY: (800) 846-5277

AN EQUAL OPPORTUNITY EMPLOYER



EQUAL OPPORTUNITY EMPLOYER

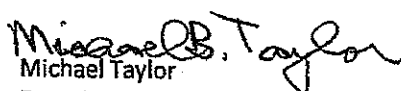


As a result of the comments received during our public hearing on this development, and in a spirit of expanded engagement, our team commits to the following in anticipation of submitting our Final Engineering Application:

- A site visit with South Water Plant Road residents to kick-off the next phase of drainage due diligence,
- Direct outreach to all participants who spoke at the February 21, 2019 Planning Commission meeting regarding the new Evergreen Development,
- Direct outreach to parties who expressed interest to the Planning Commission for more information about the Isle de Jean Charles Resettlement Project and new Evergreen Development, and
- Application of Terrebonne Parish Code of Ordinances, Appendix A 24.5.3 regarding Major Subdivision procedures and notification requirements that would not normally be required prior to Final Engineering Application submittal.

From the beginning, we have set the outreach bar high for both the receiving and Isle de Jean Charles communities to ensure transparency. In addition to the specific actions listed above, we will continue to meet with Parish Departments and visit the Island to provide updates and receive input. Moreover, we welcome any input or suggestions the Parish Planning Commission may have for us to maximize transparency and develop a new community for the people of Isle de Jean Charles that we can all be proud of in the future. We look forward to working with the Commission on this first-of its-kind project and we are excited to create a safer and more resilient community for the people of Isle de Jean Charles.

Respectfully,

  
Michael Taylor  
Executive Director  
Louisiana Land Trust

# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

- A. ☐ Raw Land  
☐ Re-Subdivision  
C. ☐ Major Subdivision  
☐ Conceptual  
☐ Preliminary  
☐ Engineering  
☐ Final  
B. ☐ Mobile Home Park  
D. ☐ \*\* Minor Subdivision

☐ Variance(s) (detailed description):

SEE ATTACHED LETTER

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

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

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

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

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

### SITE INFORMATION:

4. Physical Address: 6622 West Park Avenue

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

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

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

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

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

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

11. Council District:  
3 Michel / Bayou Cane Fire

12. Number of Lots: 2

13. Filing Fees: \$138.64

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

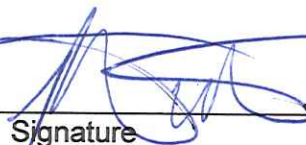
Alisa Champagne  
Print Applicant or Agent

  
Signature of Applicant or Agent

27 February 2019  
Date

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

Neta Wright  
Print Name

  
Signature

28 FEBRUARY 2019  
Date

PC19/3-2-14

28 February 2019

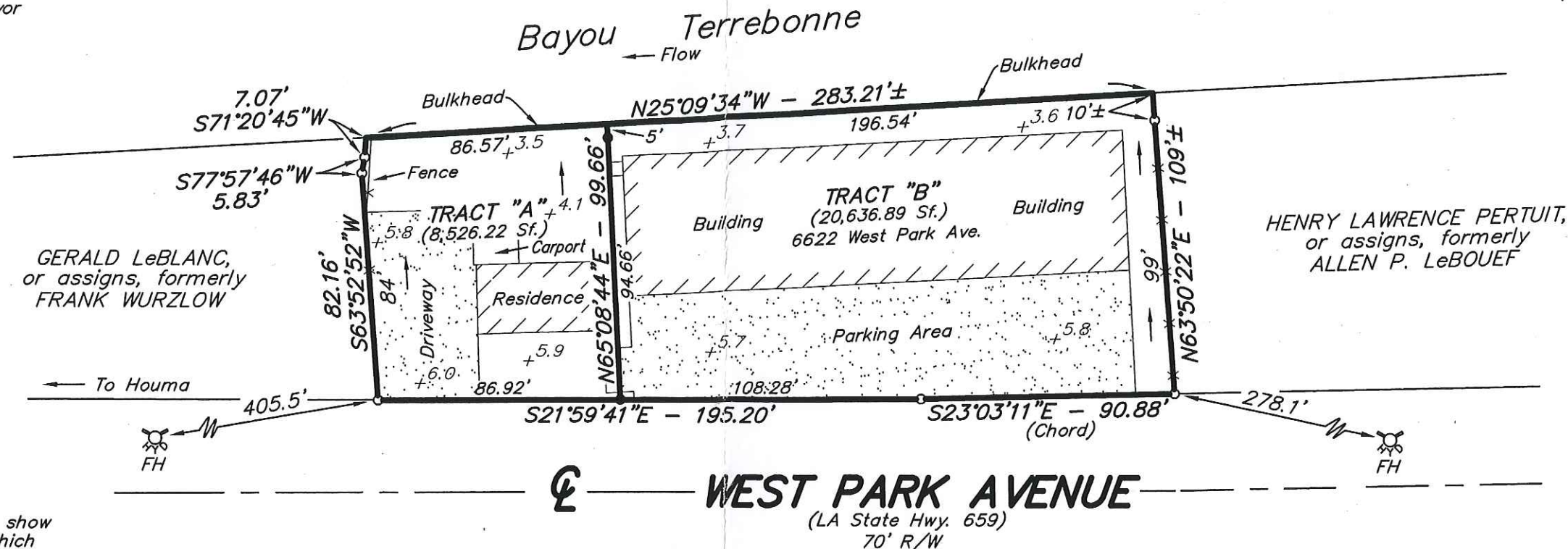
**Terrebonne Regional Planning Commission**  
P.O. Box 1446  
Houma, LA 70361

**Re: Variance from Fire Hydrant Spacing**

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



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



#### GENERAL NOTES:

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

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

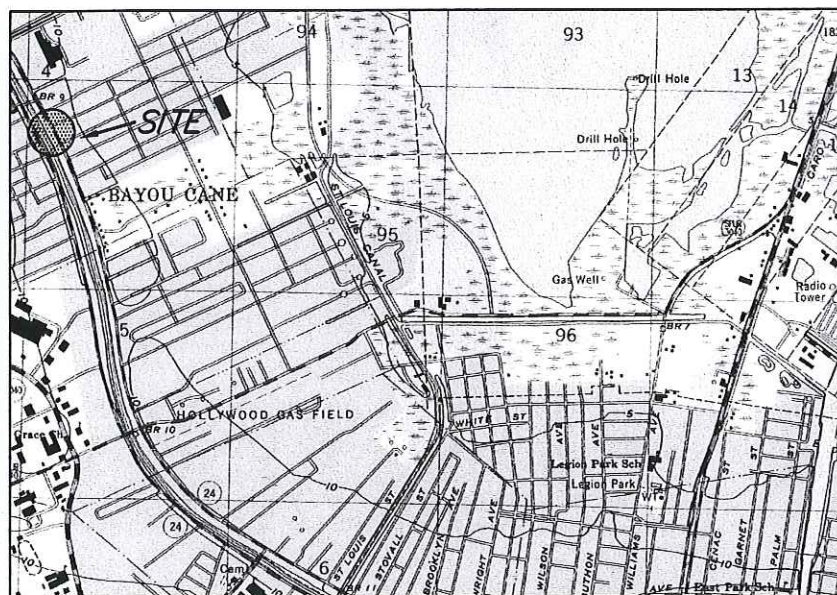
NOTE: All title information shown hereon was provided by the  
client and no additional title research was done by Charles L.  
McDonald, Land Surveyor, Inc.

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

PROPOSED LAND USE  
SINGLE FAMILY RESIDENTIAL  
and COMMERCIAL

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

VICINITY MAP



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

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

#### LEGEND

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



SCALE: 1" = 50'

27 FEBRUARY 2019

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

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

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

*Charles L. McDonald*

REG. P.L.S. No. 3402

CAD #6330



*Houma-Terrebonne Regional Planning Commission*

P.O. Box 1446, Houma, Louisiana 70361

Ph. (985) 873-6793 - Fax (985) 580-8141

APPLICATION  
SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

         Variance(s) (detailed description):

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

1. Name of Subdivision: LOTS 6A-1 & 6A-2, BLOCK 6, ADDENDUM 2, HOLLYWOOD FIELDS SUBD.  
2. Developer's Name & Address: SCOTT G. & RANA MOISE, 310 VENTURE BLVD., HOUMA, 70360  
\*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: 310 VENTURE BLVD., HOUMA, LA  
5. Location by Section, Township, Range: SECTION 84, T17S-R17E  
6. Purpose of Development: OWNER WANTS TO SELL A PORTION OF THIS PROPERTY  
7. Land Use:  
☐ Single-Family Residential  
☐ Multi-Family Residential  
☐ Commercial  
☒ Industrial
8. Sewerage Type:  
☐ Community  
☒ Individual Treatment  
☐ Package Plant  
☐ Other
9. Drainage:  
☒ Curb & Gutter  
☐ Roadside Open Ditches  
☒ Rear Lot Open Ditches  
☐ Other
10. Date and Scale of Map: 3/18/19 SCALE: 1"=60'  
11. Council District: 6 Guidry / Bayou Lane Fire  
12. Number of Lots: 2  
13. Filing Fees: \$ 343.74

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

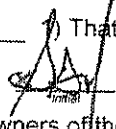
KENETH L. REMBERT

Print Applicant or Agent

3/26/19

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.

SCOTT G. MOISE

Print Name of Signature

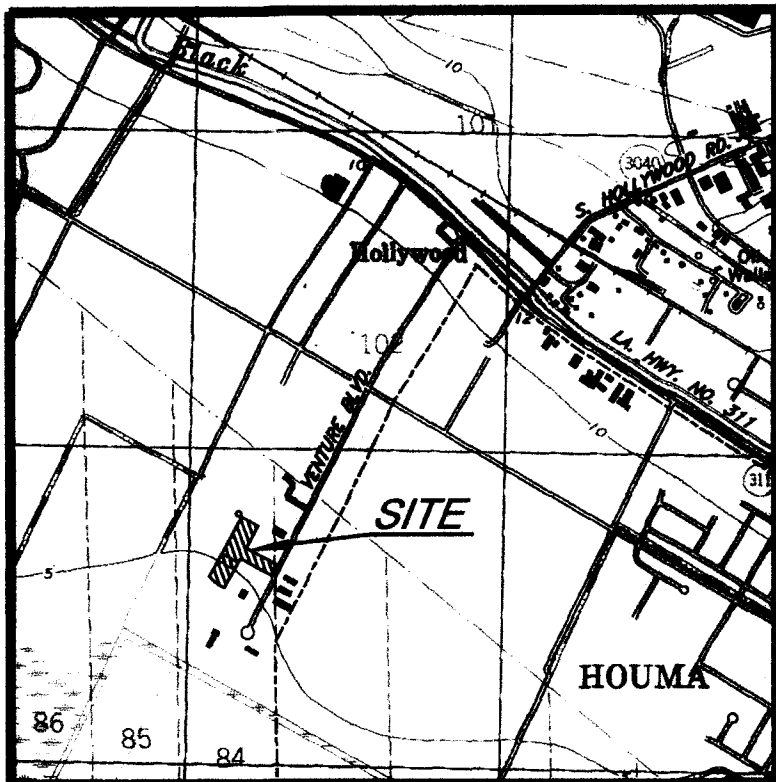
3/26/19

Date

X   
Signature

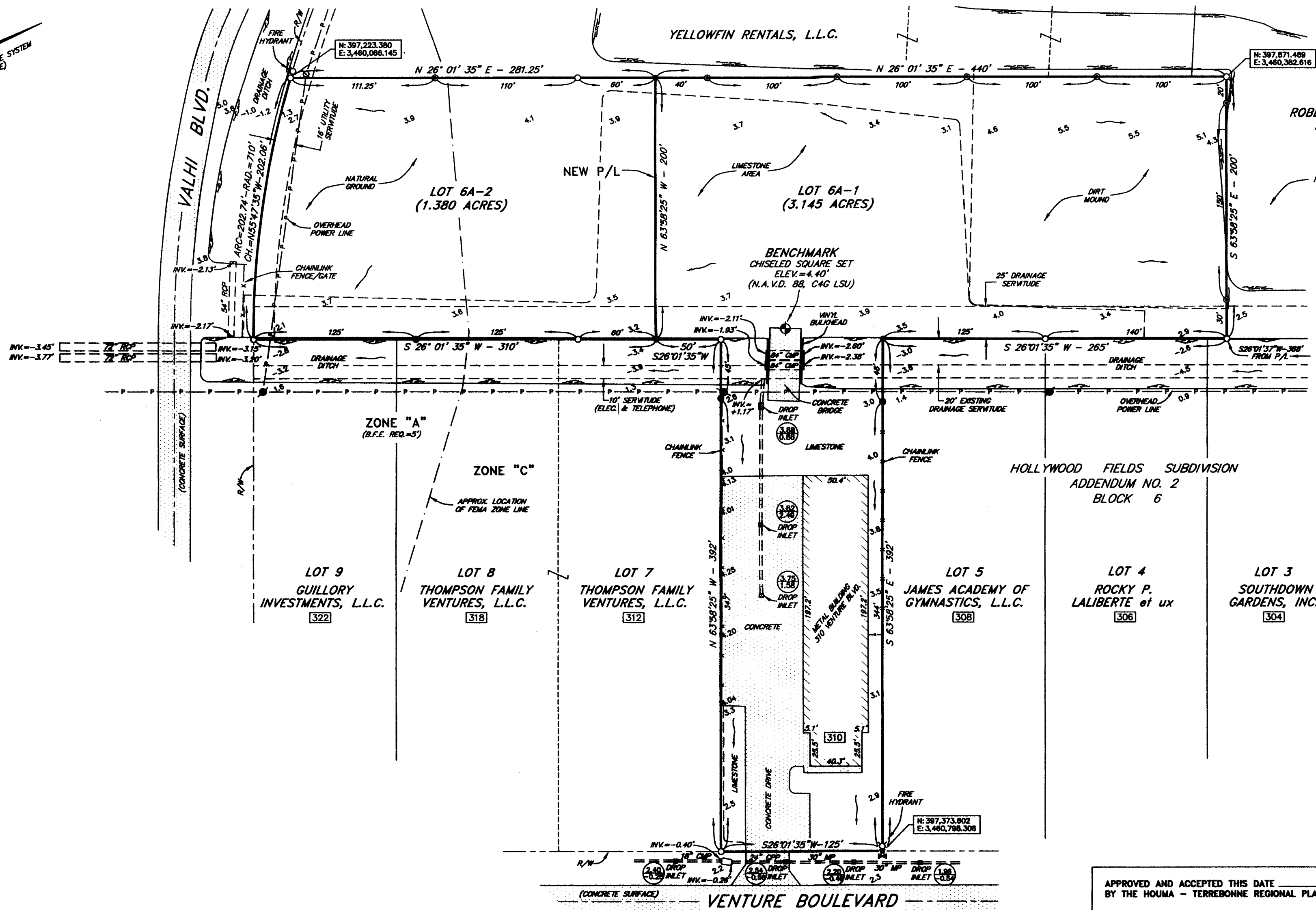
Revised 3.25.2010

PC19/ 4 - 1 - 17



"VICINITY MAP"

LOUISIANA COORDINATE SYSTEM  
(SOUTH ZONE)



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

DRAINAGE NOTE:  
THIS PROPERTY DRAINS TO ROADSIDE DITCHES, CULVERTS AND A DITCH  
THAT CROSSES THROUGH THE PROPERTY WHICH IS MAINTAINED BY  
TERREBONNE PARISH. THE OWNERS OF THESE TRACTS WILL PROVIDE AND  
PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

ALL SURVEY CONTROL IS US FEET, ESTABLISHED BY GPS OBSERVATIONS  
AND POST PROCESSED WITH NGS C4G USING GEOD 12B. THE VERTICAL  
DATUM IS NAVD '88 AND THE HORIZONTAL DATUM IS NAD 83, LOUISIANA  
SOUTH ZONE 1702.

THIS TRACT IS LOCATED IN ZONES "C" & "A" AS SHOWN ON FEDERAL EMERGENCY  
MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0430, SUFFIX "C",  
AND DATED MAY 1, 1985. (ZONE "A" HAS A BASE FLOOD REQUIREMENT OF 5').  
(FIRM INDEX DATE APRIL 2, 1992). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL  
NO. LA-0101 PLACES THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'.  
THE 2008 PRELIMINARY DFRM COMMUNITY NO. 22109C, PANEL NO. 0123 SUFFIX "E"  
DOES NOT AFFECT THIS PROPERTY.  
PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE  
CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

REFERENCE MAPS:

- THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 683425 AS FILED IN THE  
TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS  
MADE BY KENETH L. REMBERT SURVEYORS.
  - MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "SURVEY OF REVISED LOT 6A OF  
BLOCK 6 ADDENDUM NO. 2 TO HOLLYWOOD FIELDS SUBDIVISION LOCATED IN SECTIONS 83 &  
84, T17S-R17E, TERREBONNE PARISH, LOUISIANA" DATED OCTOBER 13, 2010, REVISED MAY 17, 2011.
- NO OTHER TITLE RESEARCH WAS MADE BY KENETH L. REMBERT, LAND SURVEYORS.  
BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

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

LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES 5/8" IRON ROD FOUND
- INDICATES 5/8" IRON ROD PREVIOUSLY SET
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING FIRE HYDRANT
- INDICATES WATER VALVE
- INDICATES SPOT ELEVATION  
(BASED ON NAVD '88, 2006)
- INDICATES BENCHMARK SET
- INDICATES DRAINAGE FLOW
- INDICATES MUNICIPAL ADDRESS

SOME MARKERS SHOWN FROM PREVIOUS SURVEY.

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

DATE	BY	DESCRIPTION
REVISIONS		

2 - LOTS



"MINOR SUBDIVISION"  
LAND USE: COMMERCIAL  
DEVELOPER: SCOTT G. MOISE

PLAT SHOWING LOTS 6A-1 AND 6A-2,  
BLOCK 6, ADDENDUM NO. 2  
A REDIVISION OF REVISED LOT 6A OF  
HOLLYWOOD FIELDS SUBDIVISION  
LOCATED IN SECTION 84, T17S-R17E,  
TERREBONNE PARISH, LOUISIANA

Keneth L. Rembert, PLS  
LAND SURVEYORS  
635 SCHOOL STREET, HOUMA, LOUISIANA 70360  
(985) 879-2782 FAX - (985) 879-1841

GRAPHIC SCALE



DRAWN: B.M.

CHK'D: K.L.R.

SCALE: 1" = 60'

DATE: 18 MAR 19

# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

☐ Variance(s) (detailed description):

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

1. Name of Subdivision: PLAT SHOWING TRACTS 1 THRU 7, A REDIVISION OF PROPERTY  
BELONGING TO ROBERT J. CARRILES
2. Developer's Name & Address: Robert J. Carriles 1781 Dr. Beatrous Rd. Theriot, LA 70397  
\*Owner's Name & Address: Robert J. Carriles 1781 Dr. Beatrous Rd. Theriot, LA 70397  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

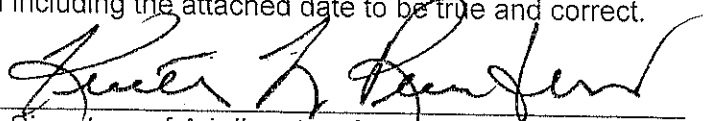
### SITE INFORMATION:

4. Physical Address: 1636 DR. BEATROUS RD. THERIOT, LA 70397
5. Location by Section, Township, Range: SECTIONS 55 & 56, T19S-R17E
6. Purpose of Development: TO CREATE TRACTS 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: 02/25/19 SCALE: 1"=50'
11. Council District:  
7 Marmande / Bayou Du Large Fire
12. Number of Lots: 7
13. Filing Fees: \$323.25

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

KENETH L. REMBERT  
Print Applicant or Agent

02/27/19  
Date

  
Signature of Applicant or Agent

The undersigned certifies: RJC 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.

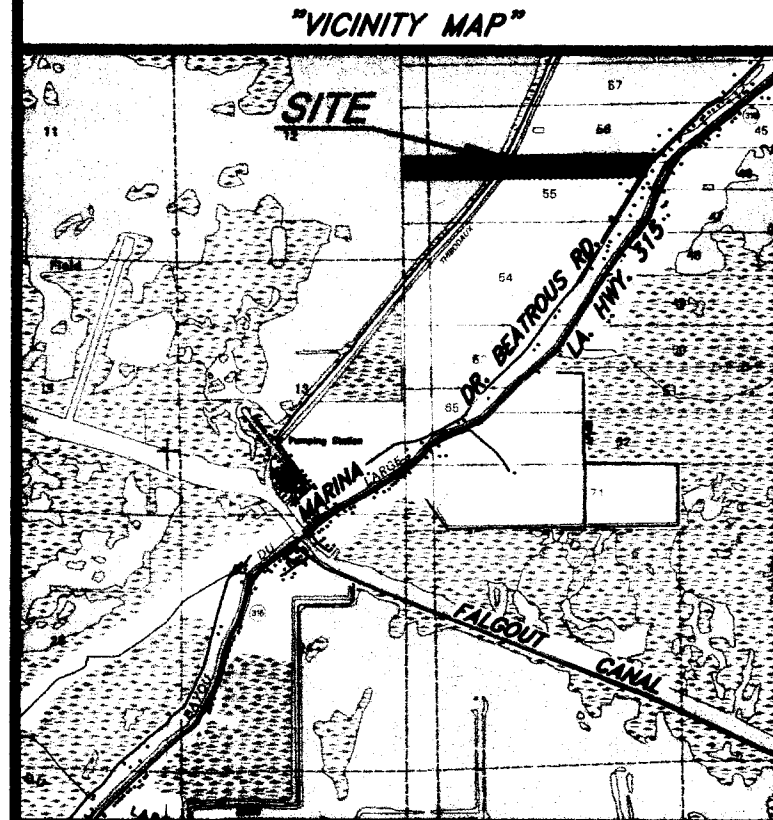
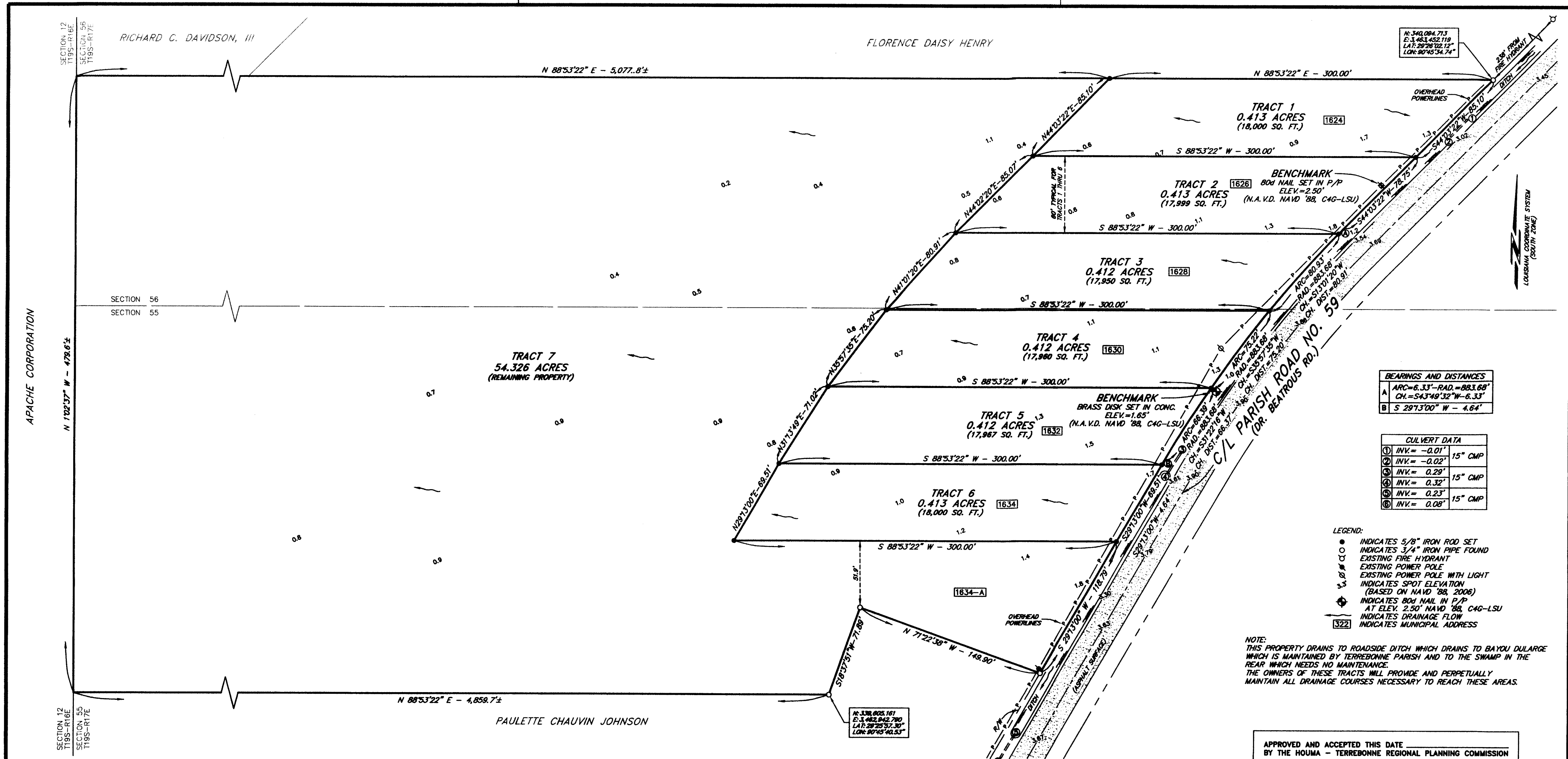
ROBERT J. CARRILES  
Print Name of Signature

02/26/19  
Date

  
Signature

PC19/ 4 - 2 - 18





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

THIS PROPERTY IS LOCATED IN ZONE "A" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0475, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A" HAS A BASE FLOOD REQUIREMENT OF 7'). (FIRM INDEX DATE DEC. 16, 1980). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-1101 PLACES THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 8'. THE 2008 PRELIMINARY DIRM COMMUNITY NO. 22109C, PANEL NO. 0425 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "AE" AND HAS A B.F.E. REQUIREMENT OF 12'. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

**REFERENCE MAPS:**

1) MAP PREPARED BY T. BAKER SMITH & SON, INC. ENTITLED "SURVEY AND PARTITION OF THE PROPERTY BELONGING TO MRS. JEANETTE BOUDREAU LOCATED IN SECTIONS 55 & 56, T19S-R17E" AND DATED FEBRUARY 12, 1980, REVISED AUGUST 11, 1980.

2) MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "PLAT SHOWING PROPERTY BELONGING TO GEORGE VAN BOUDREAU #1 OF LOCATED IN SECTIONS 55 & 56, T19S-R17E, TERREBONNE PARISH, LOUISIANA" DATED JANUARY 25, 2019.

NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS.

BEARINGS SHOWN HEREON ARE BASED ON NAD '88, LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

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

**JOB NO. : 072 FIELD BOOK : 439 ADDRESS : DR. BEATROUS RD SURVEY FILE : PAUL-CHA CAD NAME : ROBERT-CARRILES-BEATROUS-RD-19-072**  
**DRAWN BY : BM PAGES : 36/53 FOLDER : MRS. JEANETTE BOUDREAU CRD : ROBERT CARRILES-JEANETTE BOUDREAU PROPERTY-DULARGE**

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" SUBDIVISION 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**

DATE	BY	DESCRIPTION
15MAR19	BM	TO SHOW BRASS DISK BENCHMARK
		REVISIONS

**7 - TRACTS**

**"MINOR SUBDIVISION"**  
LAND USE: RESIDENTIAL  
DEVELOPER: ROBERT J. CARRILES

**PLAT SHOWING TRACTS 1 THRU 7,  
A REDIVISION OF PROPERTY BELONGING TO  
ROBERT J. CARRILES  
LOCATED IN SECTIONS 55 & 56, T19S-R17E,  
TERREBONNE PARISH, LOUISIANA**

**Kenneth 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" = 50'**  
**DATE: 25 FEB 19**

# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

☒ Variance(s) (detailed description):

SEE ATTACHED VARIANCE REQUEST SHEET

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

1. Name of Subdivision: TRACTS C-1 & C-2 AND REVISED TRACTS B & D, A PORTION OF  
PROPERTY BELONGING TO GERALD BONVILLAIN ET AL  
GERALD BONVILLAIN, 4635 BAYOU BLACK DR. GIBSON, LA  
2. Developer's Name & Address: 70356  
GERALD BONVILLAIN, 4635 BAYOU BLACK DR. GIBSON, LA  
70356, RYAN & ARLENE BONVILLAIN, 106 ALLIGATOR CT.  
\*Owner's Name & Address: HOUMA, LA 70360  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

### SITE INFORMATION:

4. Physical Address: ALLIGATOR COURT HOUMA, LA 70360  
5. Location by Section, Township, Range: SECTIONS 7 & 95, T17S-R16E  
6. Purpose of Development: CREATE TRACTS FOR FAMILY MEMBERS  
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: 3/21/19 SCALE: 1"=60'  
11. Council District:  
7-Marmande / Bayou Black Fire  
12. Number of Lots: 4  
13. Filing Fees: \$ 52786

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

KENETH L. REMBERT

Print Applicant or Agent

3/21/19

Date

[Signature]  
Signature of Applicant or Agent

The undersigned certifies: initial 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or G.L.B. 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.

3/21/19

Print Name of Signature

[Signature]  
Signature

Date

PC19/ 4 - 3 - 19

## VARIANCE REQUESTS

1. The applicant would like a variance from public road frontage. These family lots face a private limestone road named Alligator Court.. All road, drainage and utilities, etc. are maintained by the family.
  2. The applicant would like a variance from being required to place a fire hydrant between Revised Tracts B & D. A dry hydrant is proposed instead.
-





# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

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

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

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

### SITE INFORMATION:

4. Physical Address: 583 Powhattan Court, Gibson, LA 70356  
5. Location by Section, Township, Range: Section 21, 22, 23, & 24, T16-R14S  
6. Purpose of Development: Industrial Lots  
7. Land Use:  
\_\_\_\_\_ Single-Family Residential  
\_\_\_\_\_ Multi-Family Residential  
\_\_\_\_\_ Commercial  
☒ Industrial  
8. Sewerage Type:  
\_\_\_\_\_ Community  
☒ Individual Treatment  
\_\_\_\_\_ Package Plant  
\_\_\_\_\_ Other  
9. Drainage:  
\_\_\_\_\_ Curb & Gutter  
☒ Roadside Open Ditches  
\_\_\_\_\_ Rear Lot Open Ditches  
\_\_\_\_\_ Other  
10. Date and Scale of Map:  
03-19-19; 1" = 200'  
11. Council District:  
District 6 / Gibson Fire  
12. Number of Lots: 7  
13. Filing Fees: \$ 330.10 ✓

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

PROSPER J. TOUPS, III  
Print Applicant or Agent  
March 19, 2019

[Signature]  
Signature of Applicant or Agent

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

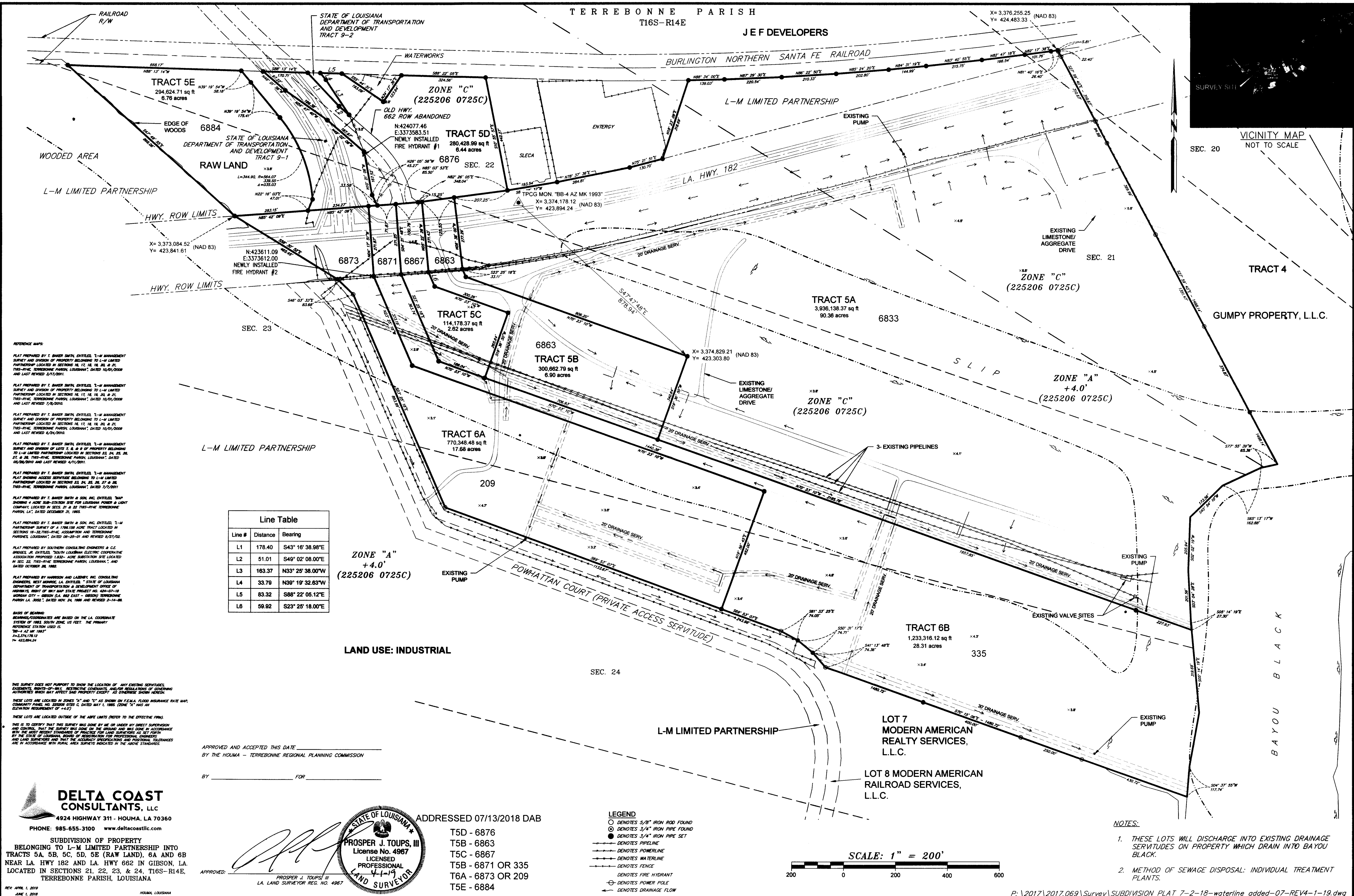
Sidney Minkley Shells  
Print Name of Signature

[Signature]  
Signature

3/25/19  
Date

PC19/ 4 - 4 - 20

Revised 3/25/2010





# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

☐ Variance(s) (detailed description):

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

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

### SITE INFORMATION:

4. Physical Address: 441 DUPLANTIS STREET, THIBODAUX, LA 70301
5. Location by Section, Township, Range: SECTION 77, T15S-R16E
6. Purpose of Development: SINGLE FAMILY RESIDENTIAL
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: FEBRUARY 25, 2019 1" = 50'
11. Council District: 4 Dryden / Schriever Fire
12. Number of Lots: 38
13. Filing Fees: \$184.12

I, David Waitz, P.E., certify this application including the attached date to be true and correct.

David Waitz, P.E., Agent  
Print Applicant or Agent

Signature of Applicant or Agent

Date

The undersigned certifies: initial 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, initial 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.

Neil L. Arabie, Manager of Onshore Materials, L.L.C.

Print Name

Signature

PC19/ 4 - 5 - 21

Revised 3/25/2010

REFERENCE MAPS & BEARINGS:

- LANDRY-GAUTREUX SUBDIVISION  
PROPERTY OF PRUDENT P. LANDRY  
AND JAMES E. GAUTREUX IN SECTION 77, T15S-R16E  
TERREBONNE PARISH, LA  
BY: GEORGE BERGERON, JR. DATED: JULY 16, 1955
- SURVEY MAP SHOWING PROPERTY CLAIMED BY BENJAMIN ROTH, JR., IN  
SECTION 78, T15S-R16E  
TERREBONNE PARISH, LOUISIANA  
BY: CARL E. HECK DATED: JUNE 02, 1970
- MAP SHOWING A PORTION OF THE PROPERTY BELONGING TO PRUDENT  
P. LANDRY, OR ASSIGNS SITUATED IN SECTION 77, T15S-R16E,  
TERREBONNE PARISH, LOUISIANA BY: CHARLES L. McDONALD  
DATED: DECEMBER 02, 1986 ENTRY # 794890
- SURVEY OF A 36.18 ACRE TRACT - PROPOSED PURCHASE OF DONALD  
BOURGEOIS LOCATED IN SECTION 77, T15S-R16E TERREBONNE PARISH,  
LOUISIANA BY: DAVID L. MARTINEZ (T.BAKER SMITH & SON, INC.)  
DATED: MAY 24, 1994
- SUGARLAND ESTATES "PHASE A" BELONGING TO BOURGEOIS LAND  
COMPANY, INC. LOCATED IN SECTION 77, T15S-R16E TERREBONNE  
PARISH, LOUISIANA BY: DAVID L. MARTINEZ (T.BAKER SMITH & SON, INC.)  
DATED: JUNE 17, 1994 REVISED: MARCH 06, 1995 ENTRY # 955057
- RAW LAND DIVISION - RIDGEFIELD, INC. RAW LAND DIVISION CREATING  
RAW LAND TRACT 1, RAW LAND TRACT 2, AND RAW LAND TRACT 3,  
BELONGING TO RIDGEFIELD, INC. LOCATED IN SECTIONS 155, 156 & 157,  
T15S-R16E LAFORCHIE PARISH, LOUISIANA  
BY: JAMES M. TEMPLETON (DAVID A. WAITZ ENGINEERING & SURVEYING, INC.)  
DATED: MARCH 09, 2017 ENTRY # 1236229
- EXHIBIT "A" 82' WIDE RIGHT OF WAY FOR FUTURE ROAD AND UTILITIES -  
BELONGING TO BNR, JR., L.L.C. LOCATED IN SECTION 78,  
T15S-R16E TERREBONNE PARISH, LOUISIANA  
BY: DAVID A. WAITZ DATED: AUGUST 03, 2017

NOTE:

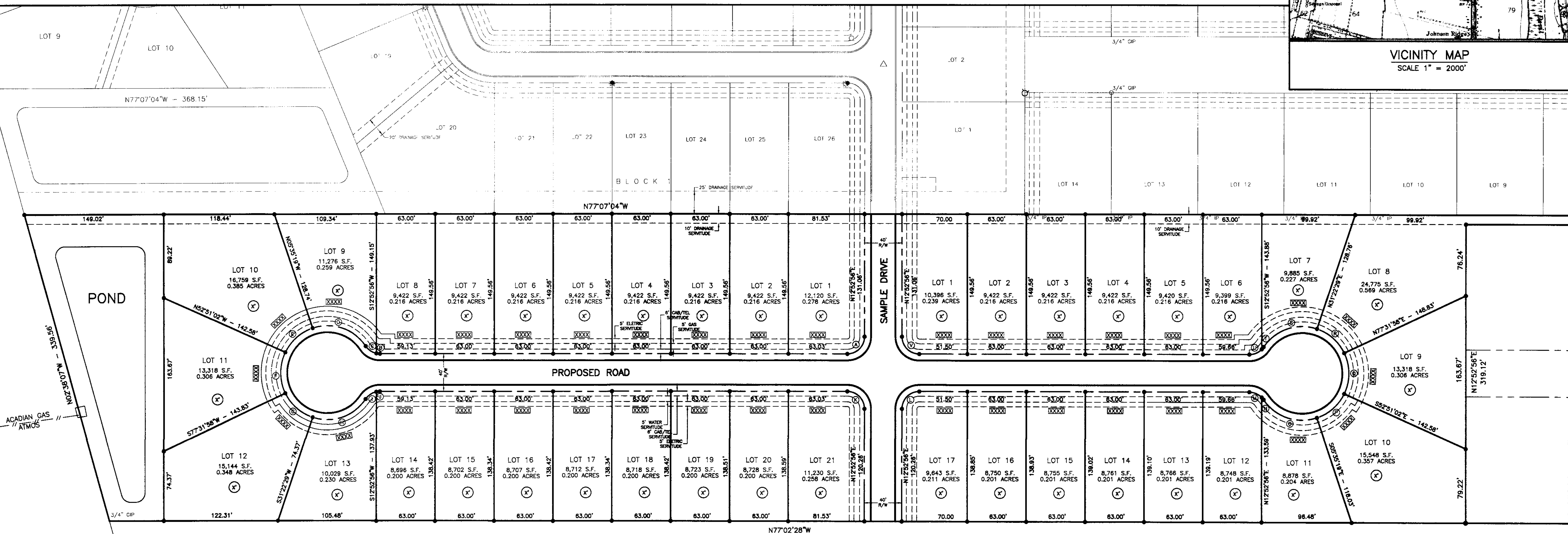
BEARINGS AND/OR COORDINATES ARE BASED ON THE  
LOUISIANA COORDINATE SYSTEM OF 1983 SOUTH ZONE, U.S. FEET.  
THE PRIMARY REFERENCE STATION USED IS PID = AU0288, STAMPED "CLUB"  
AND HAVING THE FOLLOWING COORDINATES:  
NORTHING = 467,947.13; EASTING = 3,454,859.98

LEGEND

FOUND PROPERTY MARKER	○	EXISTING WATER VALVE	●WV
SET 3/4" I.R.	●	EXISTING FIRE HYDRANT	○
EXISTING WATER LINE	— W —	PROPOSED FIRE HYDRANT	●
EXISTING GAS LINE	— G —	EXISTING WATER METER	○WM
EXISTING SEWER LINE	— S —	EXISTING GAS VALVE	●GV
EXISTING OVERHEAD POWER LINE	— E —	EXISTING GAS METER	○GM
EXISTING TELEPHONE LINE	— T —	EXISTING SEWER MANHOLE	⊙
EXISTING FENCE	— X —	EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE	—
EXISTING POWER POLE W/ LIGHT	⊗	EXISTING ANCHOR	→
PROPOSED POWER POLE W/ LIGHT	⊗	EXISTING TELEPHONE PEDESTAL	⊠
EXISTING POWER POLE	⊗	CENTER LOT ELEVATION	(X)
MUNICIPAL ADDRESS	XXXX		



VICINITY MAP  
SCALE 1" = 2000'



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

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

I ALSO CERTIFY THERE ARE NO ENCROACHMENTS ACROSS ANY PROPERTY LINES  
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

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

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.

38 SINGLE-FAMILY LOTS

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

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.

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.

BY:



DATE	DESCRIPTION	BY
	REVISION	

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

IMPERIAL LANDING SUBDIVISION - PHASE C  
LOCATED IN SECTION 77 T15S-R16E  
TERREBONNE PARISH, LOUISIANA

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

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

DESIGNED: JAW	DETAILED: GJA	TRACED:
CHECKED: DAW	CHECKED: JMT	CHECKED:
DATE: FEBRUARY 25, 2019	FILE: F:\DWG\2019\18-015\CONSTRUCTION DRAWINGS\PLAT.dwg	JOB NO: 18-015



# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

           Variance(s) (detailed description):

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

1. Name of Subdivision: "Water's Edge Campsites"  
2. Developer's Name & Address: Randolph A. Bazet, III et ux, 510 Katie Drive, Houma, LA 70360  
\*Owner's Name & Address: Randolph A. Bazet, III et ux, 510 Katie Drive, Houma, LA 70360  
[\* All owners must be listed, attach additional sheet if necessary]  
3. Name of Surveyor, Engineer, or Architect: T. Baker Smith, LLC

### SITE INFORMATION:

4. Physical Address: 7550 Shrimpers Row, Dulac, LA 70353  
5. Location by Section, Township, Range: Section 86, T19S-R17E  
6. Purpose of Development: To develop campsites on existing property  
7. Land Use:  
☒ Single-Family Residential  
☐ Multi-Family Residential  
☐ Commercial  
☐ Industrial  
8. Sewerage Type:  
☐ Community  
☒ Individual Treatment  
☐ Package Plant  
☐ Other  
9. Drainage:  
☐ Curb & Gutter  
☐ Roadside Open Ditches  
☒ Rear Lot Open Ditches  
☒ Other (Bayou Grand Caillou)  
10. Date and Scale of Map:  
April 1, 2019 Scale: 1"=60'  
11. Council District:  
7 / Grand Caillou Fire  
12. Number of Lots: 14  
13. Filing Fees: \$206.84

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

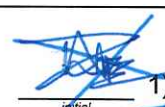
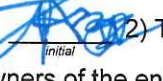
Kim A. Knight

Print Applicant or Agent

April 1, 2019

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.

Randolph A. Bazet, III

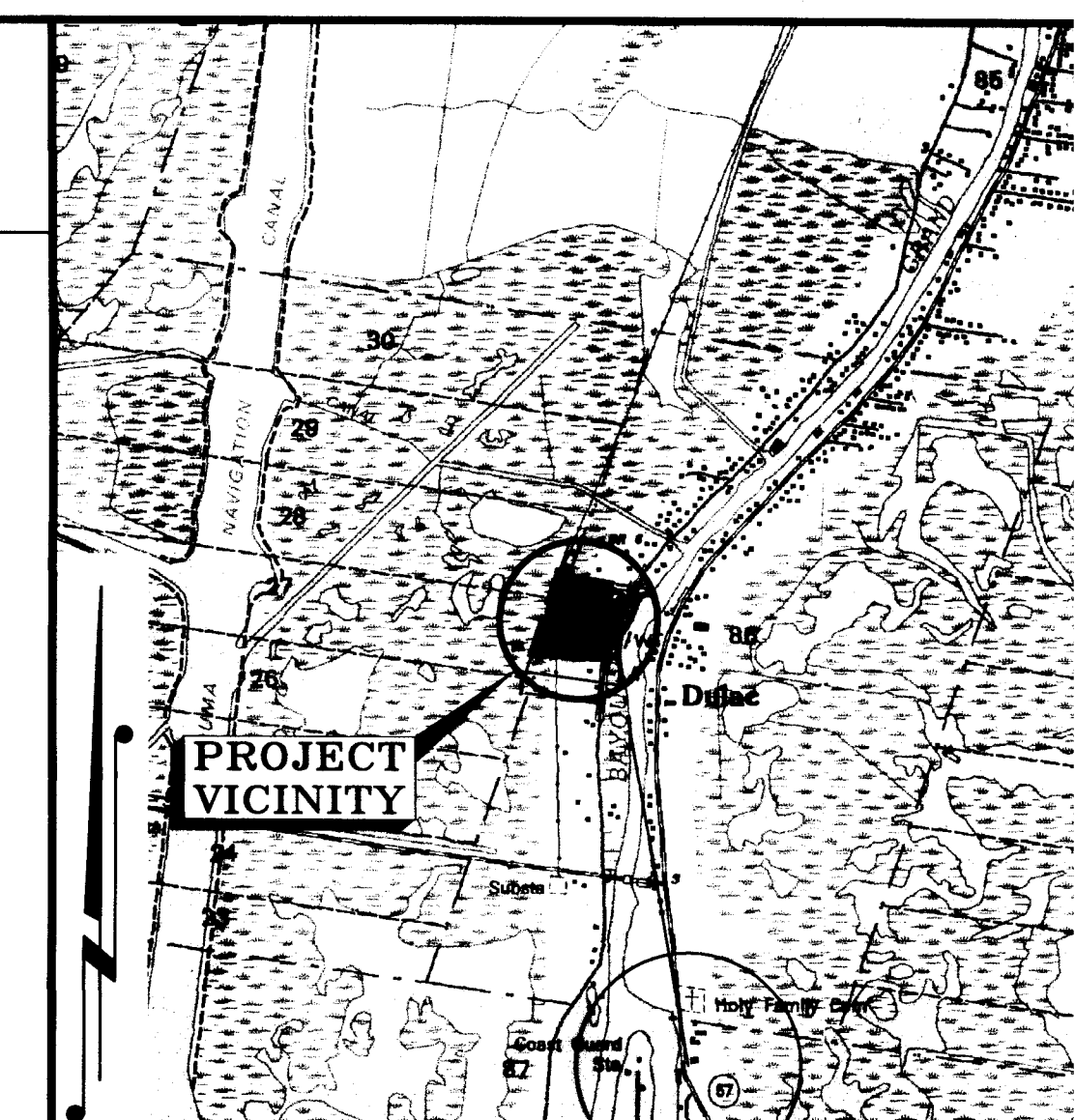
Print Name of Signature

April 1, 2019

Date

  
Signature

PC19/ 4 - 6 - 22



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

**BASIS OF ORIENTATION:**


GEODETIC ORIENTATION DERIVED FROM GPS OBSERVATIONS MADE AT THE PROJECT LOCATION. COORDINATES SHOWN HEREON ARE BASED ON THE LOUISIANA COORDINATE SYSTEM OF 1983, HARN DATUM, SOUTH ZONE, U.S. SURVEY FOOT. NEAREST "CORS" STATION USED FOR PROJECT CONTROL IS STATION "LMCN".

**DISCLAIMER:**

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

**CERTIFICATION:**

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

APPROVED:  \_\_\_\_\_  
DAVID L. MARTINEZ  
LA. LAND SURVEYOR REG. NO. 4614

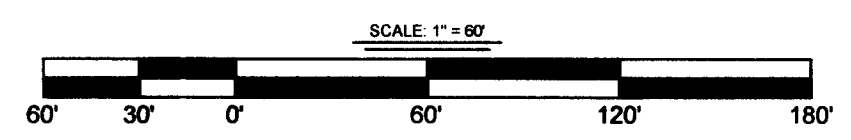


LAND USE: "CAMPSITES"  
DEVELOPER: RANDOLPH A. BAZET, III et ux

**"WATER'S EDGE CAMPSITES"**

SURVEY OF LOTS 1 THROUGH 14  
A REDIVISION OF OF PROPERTY BELONGING TO  
RANDOLPH A. BAZET, III et ux  
LOCATED IN SECTIONS 86, T19S-R17E,  
TERREBONNE PARISH, LOUISIANA

S:				
	REV. NO:	REV. DATE:	REV. DESCRIPTION:	REV. BY:
	REVISIONS			



DRAWN BY:	KAK	APPROVED BY:	DLM
DATE:	04/01/19	JOB NO:	2019.0039
DRAWING NAME:		2019.0039_PC01	
PROJECTION: LOUISIANA SOUTH ZONE GEO. DATUM: NAD83   VERT. DATUM: NAVD88 GRID UNITS: US SURVEY FEET			
SHEET NO:	1	OF	1



# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

☐ Variance(s) (detailed description):

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

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

### SITE INFORMATION:

4. Physical Address: 2014 Hwy. 665, Montegut, LA 70377  
5. Location by Section, Township, Range: Sections 52 & 55, T18S-R19E  
6. Purpose of Development: To divide existing homesite into 3 separate lots  
7. Land Use:  
☒ Single-Family Residential  
☐ Multi-Family Residential  
☐ Commercial  
☐ Industrial  
8. Sewerage Type:  
☐ Community  
☒ Individual Treatment  
☐ Package Plant  
☐ Other  
9. Drainage:  
☒ Curb & Gutter  
☐ Roadside Open Ditches  
☐ Rear Lot Open Ditches  
☐ Other  
10. Date and Scale of Map: March 14, 2019 Scale: 1"=60'  
11. Council District: 9 / Montegut Fire  
12. Number of Lots: 3  
13. Filing Fees: \$152.28

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

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

  
Signature of Applicant or Agent

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

Irvin Naquin  
Print Name of Signature  
March 15, 2019  
Date

  
Signature

PC19/ 4 - 7 - 23

WILDLIFE MANAGEMENT AREA

PROJECT VICINITY

101

102

MONTEREY ON

SCALE: 1" = 2,000'

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

SECTION 55  
SECTION 52

LEON J. JR. & ORELEEN BRUNET

MICHAEL J. DUPLANTIS

TRACT T-1A  
(3.938 ACRES)

TRACT T-1C  
(0.464 ACRES)

TRACT T-1B  
(0.824 ACRES)

HAZEL THIBODEAUX SULLIVAN

**DISCLAIMER:**

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

**CERTIFICATION:**

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

**OF ORIENTATION:**

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

### PLAIN NOTES:

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

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

### ENCE MAPS:

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

### KEY NOTES:

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

FIELD BOOK 4746 PAGE 66 AND 4782 PAGES 35-36

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

BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION

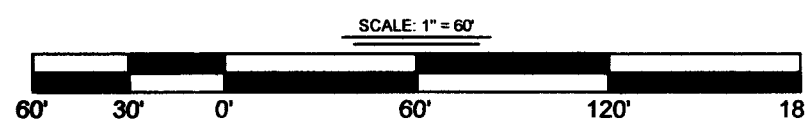
BY \_\_\_\_\_ FOR \_\_\_\_\_

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

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

[illegible]

**T. BAKER SMITH**



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