

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

APRIL 21, 2022, 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 March 17, 2022
- E. COMMUNICATIONS
- F. OLD BUSINESS:
 - 1. Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) Lot 19, Block 2, Barrow Subdivision, 361 Dixie Avenue; Placement of (2) 4-unit apartment buildings; Dream Street Properties, L.L.C., c/o Corey Williams *(Council District 1 / City of Houma Fire)*
- G. STAFF REPORT
- H. COMMISSION COMMENTS:
 - 1. Zoning & Land Use Commissioners’ Comments
 - 2. Chairman Comments
- I. PUBLIC COMMENTS
- J. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIANCE
- B. ROLL CALL
- C. CONFLICTS DISCLOSURE
- D. ACCEPTANCE OF MINUTES:
 - 1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of March 17, 2022 and the Special Meeting of March 31, 2022
- E. APPROVE REMITTANCE OF PAYMENT FOR THE APRIL 21, 2022 INVOICES AND THE TREASURER’S REPORT OF MARCH 2022
- F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: Garden Estates Subdivision
Approval Requested: Process D, Minor Subdivision
Location: Intersection of Bayou Gardens Boulevard & Coteau Road, Terrebonne Parish, LA
Government Districts: Council District 4 / Coteau Fire District
Developer: CAVLAND Investments, LLC
Surveyor: Leonard Chauvin P.E., P.L.S., Inc.

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Tracts "I-A1" & "I-A2", A Redivision of "Tract I-A" belonging to Daniel D. Henry, et ux
Approval Requested: Process D, Minor Subdivision
Location: 111 Highway 55, Bourg, Terrebonne Parish, LA
Government Districts: Council District 9 / Bourg Fire District
Developer: Daniel D. & Lauren Henry
Surveyor: T. Baker Smith, LLC

b) Consider Approval of Said Application
3. a) Subdivision: Parc Evangeline Subdivision, Phase B
Approval Requested: Process C, Major Subdivision-Final
Location: Rue Des Affaires, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Evangeline Business Park, L.L.C.
Engineer: David A. Waitz Engineering & Surveying, Inc.

b) Consider Approval of Said Application

H. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Survey and Division of Property belonging to Sebrina A. Scurlock, et al (Tracts I-A & I-B, 2-A thru 2-E, and 3-A thru 3-C)
Approval Requested: Process D, Minor Subdivision
Location: Shrimpers Row, Dulac, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Sebrina A. Scurlock
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Variance Request: Variance from the residential fire hydrant requirements for Tract 2-A, 260' in lieu of the required 250' (within 10% allowance)

d) Consider Approval of Said Application
2. a) Subdivision: Revised Lot A & Lot C, a Redivision of Property belonging to Carroll Pierre Naquin, et ux
Approval Requested: Process D, Minor Subdivision
Location: 4522 Country Drive, Bourg, Terrebonne Parish, LA
Government Districts: Council District 9 / Bourg Fire District
Developer: Carroll P. Naquin
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Tracts A & B, A Redivision of Property belonging to Marcus J. McElroy
Approval Requested: Process D, Minor Subdivision
Location: Giroir Court, Terrebonne Parish, LA
Government Districts: Council District 4 / Coteau Fire District
Developer: Debbie Maisog
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application

4. a) Subdivision: Lot "D-3" and Revised Lot "D-2", A Redivision of Property belonging to James G. Fister, Sr., et ux
Approval Requested: Process D, Minor Subdivision
Location: 3453 Bayou Black Drive, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Black Fire District
Developer: James G. Fister, Sr.
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
5. a) Subdivision: Lots 4-A & 4-B, Block 2 of Breaux-Morrison Addition
Approval Requested: Process D, Minor Subdivision
Location: 1211 Lafayette Street & 211 Commerce Street, Terrebonne Parish, LA
Government Districts: Council District 2 / City of Houma Fire District
Developer: Beverly G. Castagnos
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Variance Request: Variance from the required 6,000 sq. ft. minimum lot size requirement
d) Consider Approval of Said Application
6. a) Subdivision: Vicari Ridge Subdivision
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: 5810 Vicari Street, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Henry J. Richard
Surveyor: David A. Waitz Engineering & Surveying, Inc.
b) Public Hearing
c) Consider Approval of Said Application

I. STAFF REPORT

1. Discussion and possible action regarding the ratification of the 2021 HTRPC Annual Report

J. ADMINISTRATIVE APPROVAL(S):

1. Revised Lots 1 and 2, A Redivision of Lots 1, 2, and 10, Block 2 of Lewis Subdivision in Sugar Mill Point belonging to Michael D. Bergeron, et al; Section 102, T17S-R17E, Terrebonne Parish, LA (205 & 106 Regency Lane / Councilman Darrin Guidry, District 6)
2. Survey of a Portion of Property belonging to Wills M. Boquet, Jr., et ux and Revised Lot 8, A Redivision of Lot 8, Block 6 of South Terrebonne Estates Subdivision; Section 40, T17S-R18E, Terrebonne Parish, LA (164 Texas Gulf Road / Councilman Steve Trosclair, District 9)
3. Division of Property belonging to DJW Property Management, L.L.C.; Section 6, T16S-R16E, Terrebonne Parish, LA (129 Roddy Court / Councilman John Amedée, District 4)
4. Division of Property belonging to Sandra Lapeyrouse Livingston, or assigns; Section 5, T16S-R16E, Terrebonne Parish, LA (209 Frontage Road A / Councilman John Amedée, District 4)
5. Division of Property belonging to Elmer J. & Myrtis R. Duplantis Trust, et al, or assigns; Section 4 & Section 5, T16S-R16E, Terrebonne Parish, LA (1049 Frontage Road A / Councilman John Amedée, District 4)
6. Division of Property belonging to Neal J. Prejean, et ux; Section 6, T16S-R16E, Terrebonne Parish, LA (4100 West Main Street / Councilman John Amedée, District 4)
7. Revised Tract 2 and Tract 3, A Redivision of Property belonging to Blake M. Dufrene, et al; Section 37, T17S-R18E, Terrebonne Parish, LA (417 & 421 Bayou Blue Road / Councilman Steve Trosclair, District 9)
8. Revised Tract 15 of Boudreaux Canal Subdivision, Addendum No. 1, Property of Lido, LLC, et al; Section 95, T19S-R18E, Terrebonne Parish, LA (Tave Drive & Highway 56 / Councilman Dirk Guidry, District 8)
9. Revised Lots 4 and 5, Block 2 of Bergeron Subdivision belonging to Thomas A. Stevens, et ux; Section 27, T17S-R17E, Terrebonne Parish, LA (106 & 108 Nancy Street / Councilman Steve Trosclair, District 9)
10. Division of Property belonging to Ronald Cortez, or assigns; Section 6, T16S-R16E, Terrebonne Parish, LA (4272 Connie Street / Councilman John Amedée, District 4)
11. Tracts 1, 2, and 3, A Redivision of Property belonging to Nolan J. Portier, Jr., et al; Section 21, T18S-R18E & Section 1, T19S-R18E, Terrebonne Parish, LA (5270 Highway 56 / Councilman Dirk Guidry, District 8)
12. Lots "D-1" and "D-2," A Redivision of Property belonging to James G. Fister, Sr., et ux; Section 104, T7S-R17E, Terrebonne Parish, LA (3449 Bayou Black Drive / Councilman Danny Babin, District 7)
13. Lot Line Shift between Properties belonging to Christopher P. Vitrano, Jr., et ux (Tracts A & B); Section 48, T18S-R19E, Terrebonne Parish, LA (4816 & 4817 Highway 56 / Councilman Dirk Guidry, District 8)
14. Lot Line Shift between Property belonging to Chester J. LeCompte or Assigns (Tracts 1 & 2); Section 2, T16S-R16E, Terrebonne Parish, LA (2639 West Park Avenue / Councilman Carl Harding, District 2)

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

- L. COMMISSION COMMENTS:**
 - 1. Planning Commissioners’ Comments
 - 2. Chairman’s Comments
- M. PUBLIC COMMENTS**
- N. ADJOURN**

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
MEETING OF MARCH 17, 2022

- A. The Chairman, Mr. Robbie Liner, called the meeting of March 17, 2022 of the HTRPC to order at 6:21 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and the Pledge of Allegiance led by him.
- B. Upon Roll Call, present were: Ms. Rachael Ellender, Secretary/Treasurer; Rev. Corion Gray; Mr. Robbie Liner, Chairman; Mr. Jan Rogers, Vice-Chairman; Mr. Travion Smith; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Mr. Ross Burgard and Mr. Kyle Faulk. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning, Ms. Joan Schexnayder, 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. Mr. Soudelier moved, seconded by Mr. Rogers: “THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of February 17, 2022.”
- The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Ms. Ellender, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard and Mr. Faulk. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Ms. Ellender moved, seconded by Mr. Rogers: “THAT the HTRPC remit payment for the March 17, 2022 invoices and approve the Treasurer’s Report of February 2022.”
- The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Ms. Ellender, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard and Mr. Faulk. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATIONS:**
1. Mr. Pulaski read a letter from David A. Waitz Engineering & Surveying, Inc., dated March 16, 2022, requesting to table Parc Evangeline Subdivision, Phase B until the next regular meeting of April 21, 2022 [See *ATTACHMENT A*].
- G. **OLD BUSINESS:**
- Mr. Rogers moved, seconded by Ms. Ellender: “THAT the Old Business be removed from the table and be considered at this time.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Ms. Ellender, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard and Mr. Faulk. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. The Chairman called to order the conceptual & preliminary application by Pete-Land Properties, LLC for Process C, Major Subdivision, for Emerson Lakes, Phases 3 & 4.
- a) Mr. Gene Milford, Milford & Associates, assisting Keneth L. Rembert Land Surveyors, stated the matter was tabled at the previous meeting due to variances needed and publication of the same.
- b) There was no one from the public present to speak on the matter.
- c) Mr. Thibodeaux moved, seconded by Mr. Rogers: “THAT the Public Hearing be closed.”
- The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Ms. Ellender, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard and Mr. Faulk. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon approval of the variance from the minimum

lot size for Phase 3-Lots 6B, 6C, 6D, 6G, 6H, 6I, 6J & 6K and Phase 4-Lots 11B, 11C, 11D, 11E, 11F, 11G, 11J, 11K, 11L, 11M, 11N, 11O and setback reduction from 20' to 5' for Phase 3-Lots 6E, 6F & 6G and Phase 4-Lots 11H & 11I; submittal of a Vehicular Circulation Plan; and submittal of all utility letters.

- e) Mr. Thibodeaux moved, seconded by Rev. Gray: “THAT the HTRPC grant approval of conceptual and preliminary application for Process C, Major Subdivision, for Emerson Lakes, Phases 3 & 4 with variances granted from the minimum lot size requirement for Phase 3-Lots 6B, 6C, 6D, 6G, 6H, 6I, 6J & 6K and Phase 4-Lots 11B, 11C, 11D, 11E, 11F, 11G, 11J, 11K, 11L, 11M, 11N, 11O and setback reduction from 20' to 5' for Phase 3-Lots 6E, 6F & 6G and Phase 4-Lots 11H & 11I and conditioned upon the submittal of a Vehicular Circulation Plan; and submittal of all utility letters.”

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

H. APPLICATIONS / NEW BUSINESS:

- 1. The Chairman called to order the Public Hearing for an application by Miss Janis 4J Spell, LLC, requesting approval for Process D, Minor Subdivision, for Revised Parcel 3-B and Lots 62-64, A Redivision of Parcel 3-B belonging to Miss Janis 4J Spell, LLC.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated the property was leased to the camp owners and being divided in order for the camp owners to purchase. He further stated there were some issues with the Department of Health and requested the matter be conditioned upon their approval.
- b) There was no one from the public 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, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard and Mr. Faulk. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon approval of the variance from the 6,000 sq. ft. minimum size requirement and submittal of an approval letter from the Department of Health.
- e) Rev. Gray moved, seconded by Mr. Soudelier: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Revised Parcel 3-B and Lots 62-64, A Redivision of Parcel 3-B belonging to Miss Janis 4J Spell, LLC with a variance granted from the 6,000 sq. ft. minimum lot size requirement and conditioned upon an approval letter from the Department of Health.”

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

- 2. The Chairman called to order the Public Hearing for an application by David Chauvin’s Seafood Company, LLC, requesting approval for Process D, Minor Subdivision, for Tract 1-A on Property of Kade M. Theriot.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated his client wished to consolidate the leased tracts and make one large lot for purchase. He requested conditional approval upon providing proper fire protection.
- b) There was no one from the public 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, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard and Mr. Faulk. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend tabling the matter to allow time for the fire hydrant to be installed.
- e) Discussion was held with regard to the Developer being ok with tabling the matter.
- f) Mr. Thibodeaux moved, seconded by Mr. Rogers: “THAT the HTRPC table the application for Process D, Minor Subdivision, for Tract 1-A on Property of Kade M. Theriot until the next regular meeting of April 21, 2022 as per the Developer’s request.”

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

- 3. The Chairman called to order the Public Hearing for an application by Daniel D. & Lauren Henry, requesting approval for Process D, Minor Subdivision, for Tracts “1-A” & “1-A2,” A Redivision of “Tract 1-A” belonging to Daniel D. Henry, et ux.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property and requested conditional approval until a fire hydrant was installed.
- b) There was no one from the public present to speak on the matter.
- c) Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend tabling the matter to allow time for the fire hydrant to be installed.
- e) Mr. Thibodeaux moved, seconded by Mr. Rogers: “THAT the HTRPC table the application for Process D, Minor Subdivision, for Tracts “1-A” & “1-A2,” A Redivision of “Tract 1-A” belonging to Daniel D. Henry, et ux until the next regular meeting of April 21, 2022.”

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

- 4. The Chairman called to order the Public Hearing for an application by Louisiana Realty Development, LLC requesting conceptual & preliminary approval for Process B, Mobile Home Park, for Layne Mobile Home Park.

- a) Mr. Gene Milford, Milford & Associates, discussed the location and division of property.
- b) The Chairman recognized Eric & Angela Naquin, 1292 Coteau Road, who expressed concerns of a trailer park across from their home and decreased property values of their double-wide versus what would be in the trailer park.
- c) The Chairman recognized Lonnie Matherne, 1301 Coteau Road, who expressed concerns of drainage.
- d) Mr. Rogers moved, seconded by Ms. Ellender: “THAT the Public Hearing be closed.”

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

ABSENT: Mr. Burgard and Mr. Faulk. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- e) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided the parking spaces be modified to hard surface.
- f) Discussion was held with regard to limestone parking spaces being shown on the plat and Mr. Milford stated he did not catch those requirements. The Chairman recognized Steve Layne, 3419 Bancroft, Developer, who stated he was okay with the hard-surface parking.
- g) Discussion ensued with regard to the mobile home park and that the spaces would be leased and would not be legal lots of record after questioning by Mr. Naquin.
- h) Mr. Thibodeaux moved, seconded by Mr. Soudelier: “THAT the HTRPC grant conceptual & preliminary approval of the application for Process B, Mobile Home Park, for Layne Mobile Home Park conditioned the plat be revised to show hard-surface parking and installed.”

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

5. The Chairman called to order the application by Terrebonne Parish Recreation District No. 1 requesting engineering approval for Process C, Major Subdivision, for Revised Tract “B,” Property belonging to Terrebonne Parish Recreation District No. 1.

- a) Mr. Matt Rodrigue, Duplantis Design Group, was present.
- b) Ms. Joan Schexnayder, Parish Engineer, on behalf of the TPCG Engineering Division, read a memo with regard to the punch list items for the development [See *ATTACHMENT B*].
- c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided the applicant agrees to meet all the comments on TPCG Engineering Division’s punch list.
- d) Discussion was held regarding there being no plans for gas, but the right-of-way would be provided for the future.
- e) Mr. Rogers moved, seconded by Ms. Ellender: “THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision, for Revised Tract “B,” Property belonging to Terrebonne Parish Recreation District No. 1 conditioned upon the Developer complying/resolving all remaining punch list items per TPCG Engineering Division’s memo dated March 10, 2022 [See *ATTACHMENT B*].”

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

- 6 The Chairman called to order the application by Dantin Bruce Development, LLC requesting engineering approval for Process C, Major Subdivision, for Adley Oaks Subdivision, Phase B.

- a) Mr. George McCallum, Quality Engineering & Surveying, LLC, was present.
- b) Ms. Joan Schexnayder, Parish Engineer, on behalf of the TPCG Engineering Division, read a memo with regard to the punch list items for the development [See *ATTACHMENT C*].
- c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided the applicant agrees to meet all the comments on TPCG Engineering Division’s punch list.
- d) Mr. Rogers moved, seconded by Ms. Ellender: “THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision, for Adley Oaks Subdivision, Phase B, conditioned upon the Developer complying/resolving all remaining punch list items per TPCG Engineering Division’s memo dated February 11, 2022 [See *ATTACHMENT C*].”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Ms. Ellender, Rev. Gray, Mr. Rogers, Mr. Smith, & Mr. Soudelier; NAYS: Mr. Thibodeaux; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard and Mr. Faulk. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

7. Mr. Thibodeaux moved, seconded by Mr. Rogers: "THAT the HTRPC table the final application for Process C, Major Subdivision, for Parc Evangeline Subdivision, Phase B until the next regular meeting of April 21, 2022 [See ATTACHMENT C]."

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

I. STAFF REPORT:

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

- a) Mr. Thibodeaux moved, seconded by Mr. Rogers: "THAT the HTRPC authorize the funding for any Commissioner that wants to attend the 2022 American Planning Association's National Planning Conference on April 30-May 3, 2022 in San Diego, California in person or on May 18-20, 2022 via online."

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

J. ADMINISTRATIVE APPROVAL(S):

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

1. Revised Lots 5 & 6, A Redivision of Revised Lot 5 and Lot 6, Block 3, Phase 2 to Mulberry Gardens Subdivision; Section 104, T17S-R17E, Terrebonne Parish, LA (200 & 206 Tigerlily Drive / Council District 7)
2. Survey and Division of Lot 18 & Lot 19, Block 6 of Tara Subdivision, Addendum No. 1 into Lot 18A and Lot 19A; Section 6, T16S-R17E, Terrebonne Parish, LA (315 Marietta Place / Council District 4)
3. Resubdivision of Raw Land Tracts A & W-1 into Raw Land Tracts A-1, A-2, & TPCG-1, JMB Partnership, LLC; Sections 1, 2, 15, 40, & 41, T18S-R17E and Sections 59 & 79, T18S-R18E, Terrebonne Parish, LA (±2800 Grand Caillou Road / Council District 7)
4. Revised Lot 3, A Redivision of Lots 1, 3, & 5, Block 64 of the City of Houma; Section 37, T17S-R17E, Terrebonne Parish, LA (908 Church Street / Council District 1)
5. Revised Tracts "A" & "A-1," A Redivision of Tracts "A" & "A-1" belonging to Phillip C. Smith, et al; Section 2, T18S-R17E and Section 79, R18S-R18E, Terrebonne Parish, LA (171 & 198 Cedar Grove Road / Council District 7)
6. Revised Lot A, A Redivision of Property belongng to Cynthia Moore; Section 6, T17S-R17E, Terrebonne Parish, LA (7422 & 7430 Main Street / Council District 2)
7. Lot 6"A" of Line Shift between Lot 7 belonging to Herman J. LeBlanc, Sr., et al, or Assigns & Lot 6 belonging to Chad M. Eschete, et al, or Assigns; Section 8, T15S-R16E, Terrebonne Parish, LA (1850 Bull Run Road / Councilman Carl Harding, District 2)

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:

- a) Mr. Thibodeaux and Mr. Pulaski discussed wastewater treatment, capital improvements, and Vision 2030.

- b) Mr. Thibodeaux moved, seconded by Mr. Smith: “THAT the HTRPC request Mr. Chris Pulaski to draft a resolution to move wastewater treatment forward in coordination with Vision 2030.”

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

2. Chairman’s Comments: None.

M. PUBLIC COMMENTS: None.

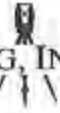
N. Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT there being no further business to come before the HTRPC, the meeting be adjourned at 7:25 p.m.”

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



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

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



Jacob A. Waitz, P.E., L.S.I.

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

James M. Templeton, P.L.S.

March 16, 2022

VIA: EMAIL: bbecnel@tpcg.org

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

Attention: Becky M. Becnel,
Planning Commission Secretary

RE: WITHDRAWAL OF REQUEST FOR FINAL PLAT APPROVAL - **PARC EVANGELINE
SUBDIVISION, PHASE B (125 LOTS)** - LOCATED IN SECTION 7, T16S-R17E, TERREBONNE
PARISH, LOUISIANA - DEVELOPER: EVANGELINE BUSINESS PARK, L.L.C. - ENGINEER'S
PROJECT NO. 2020-116

Dear Becky:

We are hereby requesting that you remove Parc Evangeline Subdivision, Phase B from the March 17, 2022 agenda of the Houma-Terrebonne Regional Planning Commission meeting. At this time the development is not fully complete and we request that this development be placed on the April 21, 2022 meeting agenda.

Thank you in advance for your cooperation and assistance in this matter and if you should have any questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

DAVID A. WAITZ
ENGINEERING AND SURVEYING, INC.

Jacob A. Waitz, P.E., L.S.I.

JAW/dth
Cc: Evangeline Business Park, L.L.C.
File & Reading File

1107 Canal Blvd. • Thibodaux, Louisiana 70301 • (985) 447-4017 (Phone) • (985) 447-1998 (Fax)
7839 Park Ave. • Houma, Louisiana 70364 • (985) 876-0267 (Phone) • (985) 876-0979 (Fax)
Mailing Address: P. O. Box 1203 • Thibodaux, Louisiana 70302-1203 • E-mail: dwaitz@waitzengineering.com



TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

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



March 10, 2022
1st Review
Item No. H-5

TO: Christopher M. Pulaski
FROM: Joan E. Schexnayder, P.E. *JES*
SUBJECT: Coteau - Bayou Blue Park
Review of Engineering Approval

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

1. LONO from DEQ.
2. DOTD permit.
3. 24.5.4.6.7 Approval letters should be provided from the following utilities:
 - a. Waterworks
 - b. Gas Utility
 - c. Electric Utility
 - d. Department of Health and Hospitals for water and sewer
 - e. TPCG Pollution Control.

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

JES/bbd

cc: Matthew Rodrigue, P.E. (email)
Ernest Brown (email)
Engineering Division
Reading File (electronic)
Council Reading File (electronic)



TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

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



February 11, 2022
2nd Review

TO: **Christopher M. Pulaski**
FROM: **Joan E. Schexnayder, P.E.** *JES*
SUBJECT: **Adley Oaks Phase B**
Review of Engineering Approval

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

1. 24.5.4.8 Plans are not signed by Civil Engineer.
2. 24.7.1.2.1 The concrete pad at the Hwy 660 intersection needs to be 3 feet wide.
3. LaDOTD Permit is required.
4. The plat shows the common area and not the drainage servitudes between lots 99 & 100 and 114 & 115.
5. The sewerage disposal note on the plat should say "operated by TPCG Pollution Control".
6. The center of the island at the intersection of Hummingbird Way and Hwy 660 should be concrete.
7. 24.7.6.2.6 Does not conform to the SDDM:
 - a. V.A.2 A portion of the rear property Block 10 Lots 84-99 are not included in a drainage area.
 - b. V.A.3 Some of the drainpipes on the plan/profile are missing the length and type. (Sheet 12 & 14)
 - c. V.A.3 Common area 3 cannot drain with high point near the pond on sheet 21. The calcs do not show this "inlet" as a drainage area. The plans do not show the manhole as an inlet.
 - d. V.A.4 A revised Drainage Impact Study is required.
 - e. V.A.4 An updated overall storm drainage layout is needed.
 - f. V.A.5 Light location on the typical section needs to be shown.
 - g. V.A.6 All lots are not graded to drain to the street or to major drainage artery. The HTRPC can allow a portion to drain to the rear if drainage to the rear is to be perpetually privately maintained. Excludes lot 84-99.
 - h. V.A.6 The grading cross-sections A & C needs to show a 15' drainage servitude
 - i. V.A.8 High points between the lots are not at the property lines at Sta 56+00, 59+00, and 60+00.
 - j. V.B.11 The width of flooding should be less than 8 feet.

Adley Oaks Phase B
Review of Engineering Approval
JES Memo to CP dated 02/11/2022

- k. V.B.11 The inlet spacing should be less than 250 feet. (F9-F10 & F10-F11).
- l. V.B.12 The pipe sizes and lengths are inconsistent between the plans and the calculations.
- m. V.B.12 None of the line lengths in the culvert calculations match the plans.
- n. V.B.12 The line lengths should be rounded to the nearest foot in the calculations.
- o. VII.A.4 An updated SWPPP needs to be provided.
- p. VII.B.10 Light standards are not provided in the plans.
- 8. 24.5.4.6.7 Approval letters should be provided from the following utilities:
 - a. Waterworks
 - b. Gas Utility
 - c. TPCG Pollution Control.
- 9. 24.7.5.2 Approval from TPCG Utilities for street lights should be provided.

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

JES/bbd
Attachment

cc: William H. Purser, P.E.
Ernest Brown (email)
Engineering Division
Reading File (electronic)
Council Reading File (electronic)

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
SPECIAL MEETING OF MARCH 31, 2022

- A. The Chairman, Mr. Robbie Liner, called the special meeting of March 31, 2022 of the HTRPC to order at 6:00 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Rev. Corion Gray and the Pledge of Allegiance led by Mr. Ross Burgard.
- B. Upon Roll Call, present were: Mr. Ross Burgard; Ms. Rachael Ellender, Secretary/Treasurer; Mr. Kyle Faulk; Rev. Corion Gray; Mr. Robbie Liner, Chairman; Mr. Jan Rogers, Vice-Chairman; and Mr. Travion Smith. Absent at the time of Roll Call were: Mr. Barry Soudelier and Mr. Wayne Thibodeaux. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning, Ms. Joan Schexnayder, 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. **OLD BUSINESS:**

Ms. Ellender moved, seconded by Mr. Faulk: "THAT the Old Business be removed from the table and be considered at this time."

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

1. The Chairman called to order the application by David Chauvin's Seafood Company, LLC for Process D, Minor Subdivision, for Tract 1-A on Property of Kade M. Theriot.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated the matter was tabled at the March meeting in order to address the fire hydrant requirements. He stated they received approval from the fire chief for a draft site.
- b) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the minor subdivision along with the variance for the draft site.
- c) Mr. Faulk moved, seconded by Mr. Rogers: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tract 1-A on Property of Kade M. Theriot with a variance granted for a draft site in lieu of a fire hydrant or dry hydrant."
- d) Discussion was held with regard to the no parking signs installed along with the proper signage indicating the draft site.

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

- E. Mr. Rogers moved, seconded by Mr. Faulk: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 6:08 p.m."

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



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

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: Garden Estates Subdivision (7.868 Acres)
2. Developer's Name & Address: CAVLAND Investments, LLC, 125 Manchester Dr., Houma, LA 70360
*Owner's Name & Address: CAVLAND Investments, LLC, 125 Manchester Dr., Houma, LA 70360
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Leonard Chauvin PE, PLS, Inc., 627 Jackson St., Thibodaux, LA 70301

SITE INFORMATION:

4. Physical Address: At the intersection of Bayou Gardens Blvd. and Coteau Road
5. Location by Section, Township, Range: Sections 56, 85, & 86, T16S-R17E
6. Purpose of Development: Single-Family Residential Subdivision
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: April 30, 2021 1" = 60'
11. Council District: District 4 Amedee / Coteau Fire
12. Number of Lots: 17 Lots
13. Filing Fees: \$296 + \$27.84 = \$323.84

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

LEONARD J. CHAUVIN

Print Applicant or Agent

Date

5/3/21

Leonard J. Chauvin

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.

Print Name of Signature

Date

Gwendolyn L. Cavanaugh
5-3-2021

Signature

Gwendolyn L. Cavanaugh

PC21/ 5 - 5 - 24

RPC / G.1

NOTES:

- 1) REFERENCE MAP AND BEARING:
A. "SURVEY OF TRACTS 1 & 2 PREPARED FOR THE JAMES COLQUITT HARPER TUW DATED 5/22/12 LOCATED IN SECTIONS 56, 85, 86, & 89, T16S-R17E TERREBONNE PARISH, LOUISIANA"
PREPARED BY: T. BAKER SMITH, INC.
DATED: 07/15/20
- B. "SURVEY SHOWING TRACT 1 ON A MAP PREPARED FOR THE JAMES COLQUITT HARPER TUW LOCATED IN SECTIONS 56, 85, & 86, T16S-R17E TERREBONNE PARISH, LOUISIANA"
PREPARED BY: LEONARD CHAUVIN P.E., P.L.S., INC.
DATED: APRIL 6, 2021
- 2) VERTICAL DATUM — NAVD 88 — GEOID 18
- 3) THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ALL EXISTING SERVITUDES, EASEMENTS, AND/OR RIGHTS-OF-WAY WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.
- 4) THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- 5) SEWERAGE DISPOSAL — INDIVIDUAL SEWER TREATMENT PLANT
- 6) SEWER EFFLUENT WILL DISCHARGE INTO 45" DRAINAGE SERVITUDE ALONG THE NORTH BOUNDARY AND FLOW INTO THE C.C.C. DITCH.

UTILITY NOTE:

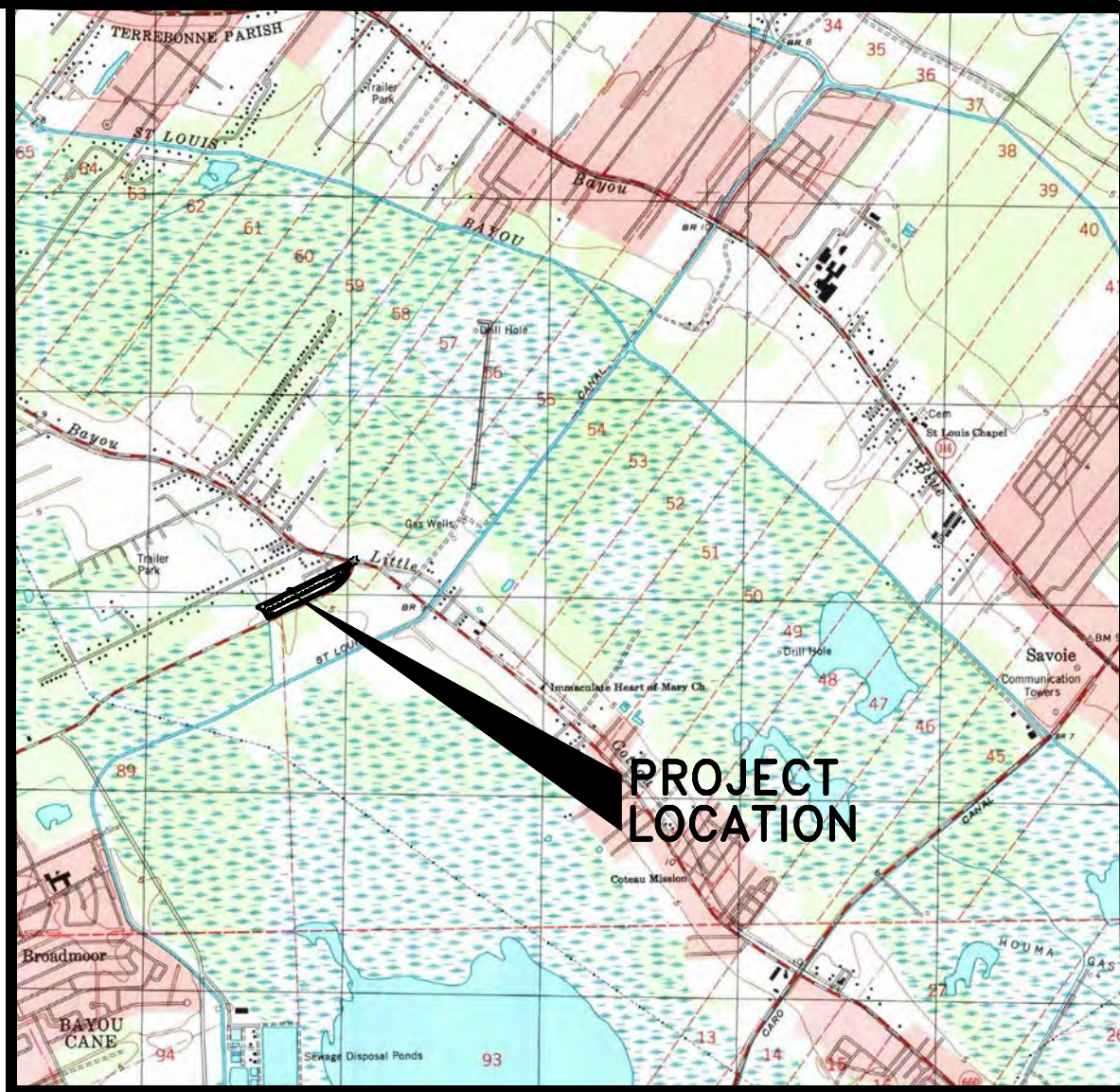
A DILIGENT EFFORT HAS BEEN MADE TO SHOW ALL UTILITIES, HOWEVER OTHERS MAY BE PRESENT. THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE LOCATIONS OF FEATURES ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO CONSTRUCTION.

FEMA FLOOD ZONE AND HAZARDS:

- 1) THESE LOTS ARE LOCATED IN ZONE C AND ZONE A
FEMA MAP COMMUNITY PANEL NUMBER 225206 0245 C DATED: MAY 1, 1985
- 2) FLOOD ZONES DETERMINED FROM ADVISORY BASE FLOOD ELEVATION MAP LA-S102 INDICATES PROJECT IS LOCATED IN ABFE ZONE A (EL. 5) AND OUT OF LIMITS DATED FEBRUARY 23, 2006. FOR AREAS OUTSIDE THE STUDY LIMITS REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION.

CURVE DATA TABLE

CURVE NO.	RADIUS	ARC	CHORD
C1	709.94'	561.45'	S45°32'49"W-546.93' (CALL) S42°32'49"W-546.93' (FOUND)
C2	22864.31'	305.17'	S65°35'06"W-305.17'
C3	22853.31'	23.13'	S66°14'47"W-23.13'
C4	22864.31'	85.02'	S65°51'39"W-85.02'
C5	22864.31'	85.00'	S65°38'52"W-85.00'
C6	22864.31'	85.00'	S65°26'05"W-85.00'
C7	22864.31'	50.15'	S65°15'56"W-50.15'
C8	709.94'	60.42'	S62°45'58"W-60.40'
C9	709.94'	85.97'	S56°51'33"W-85.92'
C10	709.94'	88.22'	S49°49'48"W-88.17'
C11	709.94'	92.19'	S42°33'00"W-92.12'
C12	709.94'	234.66'	S29°21'39"W-233.59'

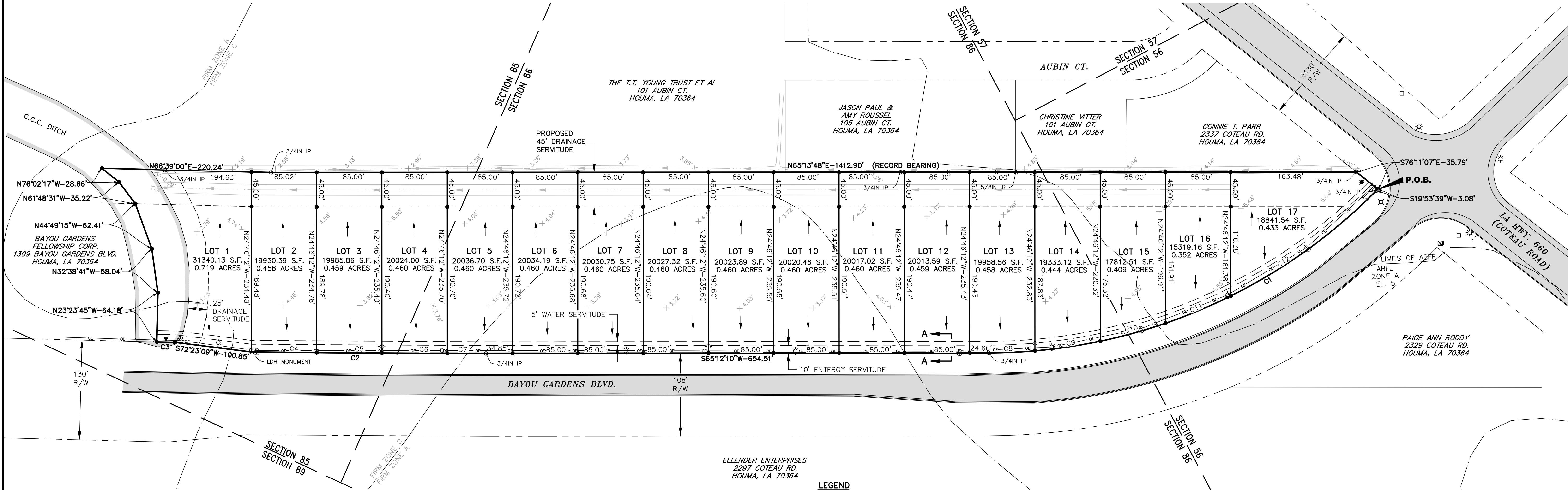


PROJECT LOCATION

VICINITY MAP
SCALE 1" = 2000'

A-A SERVITUDE SECTION VIEW

SCALE: 1" = 5'



LEGEND

- FOUND AS NOTED
- SET 5/8" I.R.
- ⊗ EXISTING POWER POLE
- ⊙ EXISTING LIGHT POLE
- ⬤ POWER POLE ANCHOR
- ⬢ PROPOSED FIRE HYDRANT
- ⬠ LDH MONUMENT
- EXISTING DITCH
- DRAINAGE DIRECTION

RPC / G.1

APPROVALS:

OWNER/DEVELOPER — CAVLAND INVESTMENTS LLC

DATE

FINAL PLAT
SINGLE FAMILY RESIDENTIAL LOTS (17 LOTS)

GARDEN ESTATES SUBDIVISION (7.868 ACRES)
LOCATED IN SECTIONS 56, 85, & 86 T16S-R17E
TERREBONNE PARISH, LOUISIANA



LEONARD CHAUVIN P.E., P.L.S., INC.
CIVIL ENGINEER — LAND SURVEYOR
627 JACKSON ST. THIBODAUX, LA.
PHONE: (985) 449-1376

DESIGNED: LJC III	DETAILED: JLN	TRACED:
CHECKED: LJC III	CHECKED: LJC III	CHECKED:
DATE: APRIL 4, 2022		

PRELIMINARY DOCUMENT:

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES AND REVIEW ONLY, FOR SUBMITTAL TO THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION. THE PRELIMINARY DOCUMENT SHALL NOT BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

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 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.

DEDICATION

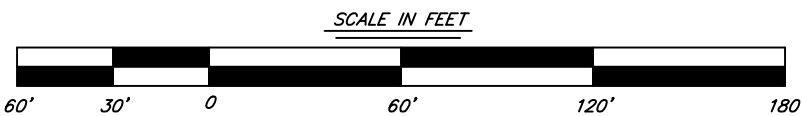
THIS IS TO CERTIFY THAT I, THE UNDERSIGNED AND OWNER, DO HEREBY IRREVOCABLY OFFER FOR DEDICATION AND MAINTENANCE TO THE TERREBONNE PARISH COUNCIL OR THE PUBLIC UTILITY COMPANY OR SPECIAL DISTRICT HAVING JURISDICTION, THE PERPETUAL USE FOR PROPER PURPOSES INCLUDING, BUT NOT LIMITED TO DRAINAGE, REMOVAL OF SEWAGE, UTILITIES, PARISH USES SERVITUDES THAT ARE SHOWN ON THIS SUBDIVISION PLAT. NO TREES, SHRUBS OR PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR OTHER IMPROVEMENT BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT OF WAY AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSES FOR WHICH THE SERVITUDE OR RIGHT OF WAY WAS GRANTED.

APPROVALS:

APPROVED & ACCEPTED THIS DATE

BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION

BY FOR



DATE	DESCRIPTION	BY
	REVISION	

APPROVED: **PRELIMINARY**

LEONARD J. CHAUVIN, III.

REG. NO. 5260

CAVLAND INVESTMENTS, LLC

DATE

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

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

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

1. Name of Subdivision: Tracts 1-A1 & 1-A2 a Redivision of Daniel D. Henry, et ux Property
2. Developer's Name & Address: Daniel D. & Lauren Henry, 111 Hwy 55, Bourg, LA 70343
Owner's Name & Address: Daniel D. & Lauren Henry, 111 Hwy 55, Bourg, LA 70343
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: 111 Hwy 55, Bourg, LA 70343
5. Location by Section, Township, Range: Section 12, T17S-R18E & Section 2, T18S-R18E
6. Purpose of Development: To create separate tract
7. Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
8. Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☒ Rear Lot Open Ditches
☐ Other
10. Planned Unit Development: ☐ Y ☐ N ☒
11. Date and Scale of Map:
February 19, 2022 Scale: 1" = 60'
12. Council District / Fire Tax Area:
9 Trosclair / Bourg Fire
13. Number of Lots: 2
14. Filing Fees: \$198.30

CERTIFICATION:

- I, KIM KNIGHT, certify this application including the attached date to be true and correct.

KIM KNIGHT
Print Applicant or Agent

2-24-22
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.

Lauren Henry
Print Name of Signature

2-24-22
Date

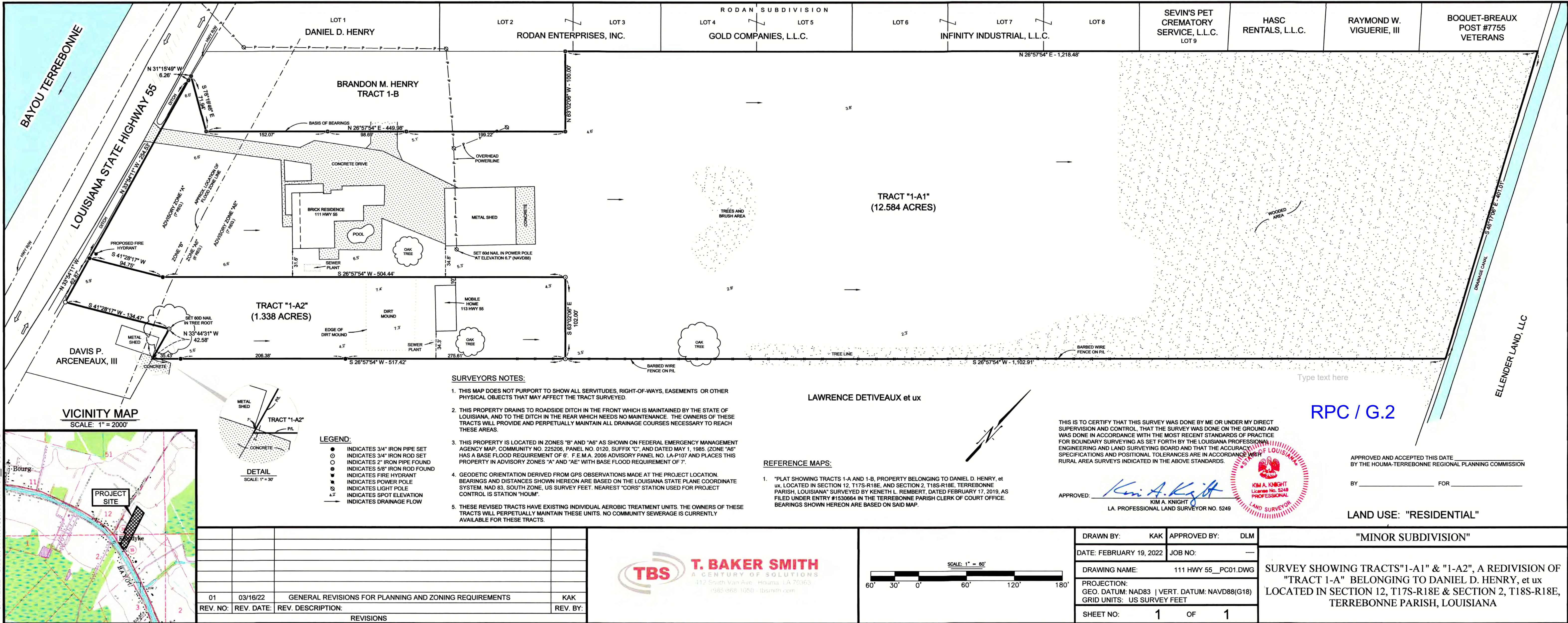
[Signature]
Signature

PC22/ 3 - 3 - 11

RPC / G.2

Revised 11/3/2021

3/17/2022 - C:\K111 HWY55111 HWY 55_PC01.DWG



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
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☐ 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: PARC EVANGELINE SUBDIVISION, PHASE B (125 LOTS)
2. Developer's Name & Address: EVANGELINE BUSINESS PARK, L.L.C., 1055 ST. CHARLES AVENUE, SUITE 120, NEW ORLEANS, LA 70130
Owner's Name & Address: EVANGELINE BUSINESS PARK, L.L.C., 1055 ST. CHARLES AVENUE, SUITE 120, NEW ORLEANS, LA 70130
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.

SITE INFORMATION:

4. Physical Address: RUE DES AFFAIRES, HOUMA, LA 70364
5. Location by Section, Township, Range: SECTION 7, T16S-R17E
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. Planned Unit Development: Y ☐ N ☒
11. Date and Scale of Map: JANUARY 12, 2022 1" = 60'
12. Council District / Fire Tax Area: 3 Michel / Bayou Cane
13. Number of Lots: 125
14. Filing Fees: ~~\$1,050.00~~ \$1,000.00

CERTIFICATION:

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

RONNIE J. THERIOT, MANAGER

Print Applicant or Agent

Date

1/18/22

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.

RONNIE J. THERIOT, MANAGER

Print Name of Signature

Date

1/18/22

Signature

RPC / G.3

1. MAP SHOWING THE PROPERTY OF THE
ESTATE OF ERNEST J. AYO IN SECTIONS 7,
8, & 69, T16S-R7E, TERREBONNE PARISH, LA.
PREPARED BY: ROBERT W. WRIGHT
DATED: OCTOBER 29, 1969

2. EVANGELINE BUSINESS PARK
COMMERCIAL DEVELOPMENT
DIVISION OF PROPERTY BELONGING TO
EVANGELINE BUSINESS PARK, L.L.C.,
LOCATED IN SECTIONS 7, 69 & 82,
T16S-R7E,
TERREBONNE PARISH, LOUISIANA
PREPARED BY: T. BAKER SMITH & SON, INC
DATED: OCTOBER 4, 2004

3. EVANGELINE BUSINESS PARK
COMMERCIAL DEVELOPMENT
DIVISION OF PROPERTY BELONGING TO
EVANGELINE BUSINESS PARK, L.L.C.,
LOCATED IN SECTIONS 7, 69 & 82,
T16S-R7E,
TERREBONNE PARISH, LOUISIANA
PREPARED BY: DARRYL A. WATZ
DATED: JUNE 30, 2006
ENTRY NO. 1243361

ADJ F

4. EVANGELINE BUSINESS PARK
COMMERCIAL DEVELOPMENT LOT LINE SHIFT
DIVISION OF LOT AND LOT LINE SHIFT
EVANGELINE BUSINESS PARK INTO LOT 3-A
AND LOT 2-A-1 LOCATED IN SECTIONS 7,
69 & 82, T165S-R17E, TERREBOONE
PARISH, LOUISIANA. PREPARED BY: DAVID
A. WAITZ DATED: MARCH 1, 2007

5. EVANGELINE BUSINESS PARK - PHASE 2
COMMERCIAL DEVELOPMENT DIVISION OF PROPERTY
BELONGING TO EVANGELINE BUSINESS PARK, L.L.C.
LOCATED IN SECTIONS 7, 69, & 82, T165S-R17E
TERREBOONE PARISH, LOUISIANA. PREPARED BY: DAVID
A. WAITZ DATED: APRIL 30, 2007 ENTRY NO. 1340514
NO. 1343576

6. DIVISION OF PROPERTY BELONGING TO
EVANGELINE BUSINESS PARK, L.L.C. LOCATED
IN SECTIONS 7, 69 & 82, T16S-R17E,
TERREBONNE PARISH, LA.
PREPARED BY: DAVID A. WAITZ
DATED: FEBRUARY 22, 2017

7. LOT LINE SHIFT
FINAL PLAN
RESIDENTIAL PLANNED UNIT DEVELOPMENT
OWNER/DEVELOPER: EVANGELINE BUSINESS PARK, L.L.C.
REDIVISION OF LOT 1 THROUGH LOT 10, BLOCK 2
INTO LOT 1A THROUGH LOT 9A, BLOCK 2 AND
REDIVISION OF LOT 1 THROUGH LOT 5, BLOCK 3
INTO LOT 1A THROUGH LOT 4A, BLOCK 3 BEING A
PORTION OF EVANGELINE ESTATES - PHASE A
LOCATED IN SECTIONS 7, 11B5-R17E,
TERREBONNE PARISH, LOUISIANA
BY: DAVID A. WAITZ, ENGINEERING AND SURVEYING, INC.
DATE: OCTOBER 2, 2019
ENTRY NO. 1591417

8. FINAL PLAN
PARC EVANGELINE SUBDIVISION - PHASE A
LOCATED IN SECTIONS 7, 11B5-R17E,
TERREBONNE PARISH, LA.
PREPARED BY: DAVID A. WAITZ
DATED: APRIL 08, 2021
ENTRY NO. 1624916

CURVE DATA TABLE			
CURVE	ARC	RADIUS	CHORD
A	29.05'	18.50'	S68°38'31"E -26.16'
B	19.83'	58.50'	N24°34'19"E -19.83'
C	35.00'	58.50'	S60°18'29"E -34.48'
D	35.00'	58.50'	N85°24'45"E -34.48'
E	1.95'	58.80'	N67°19'10"E -1.95'
F	19.75'	58.80'	N56°41'47"E -19.65'
G	35.00'	58.50'	N29°53'11"E -34.48'
H	35.00'	58.50'	N04°23'35"W -34.48'
I	29.07'	18.50'	N29°53'11"E -26.17'
J	29.07'	18.50'	N21°21'29"E -26.17'
K	29.05'	18.50'	N68°38'31"W -26.16'
L	29.07'	18.50'	S21°21'29"W -26.17'
M	29.07'	18.50'	N21°21'29"E -26.17'
N	29.05'	18.50'	S68°38'31"E -26.16'
O	29.05'	18.50'	N29°53'11"E -26.16'
P	29.07'	18.50'	S21°21'29"W -26.17'
Q	29.07'	18.50'	N21°21'29"E -26.17'
R	29.05'	18.50'	S68°38'31"E -26.16'

FOUND PROPERTY MARKER
SET 3/4" I.R.
EXISTING WATER LINE
EXISTING GAS LINE
EXISTING SEWER LINE
EXISTING OVERHEAD POWER
EXISTING TELEPHONE LINE
EXISTING FENCE
EXISTING POWER POLE W/
EXISTING POWER POLE
EXISTING ANCHOR
EXISTING TELEPHONE PED

EXISTING WATER VALVE
EXISTING FIRE HYDRANT
EXISTING WATER METER
EXISTING GAS VALVE
EXISTING GAS METER
EXISTING SEWER MANHOLE
DRAINAGE FLOW
EXISTING CATCH BASIN
WITH SUBSURFACE DRAINAGE

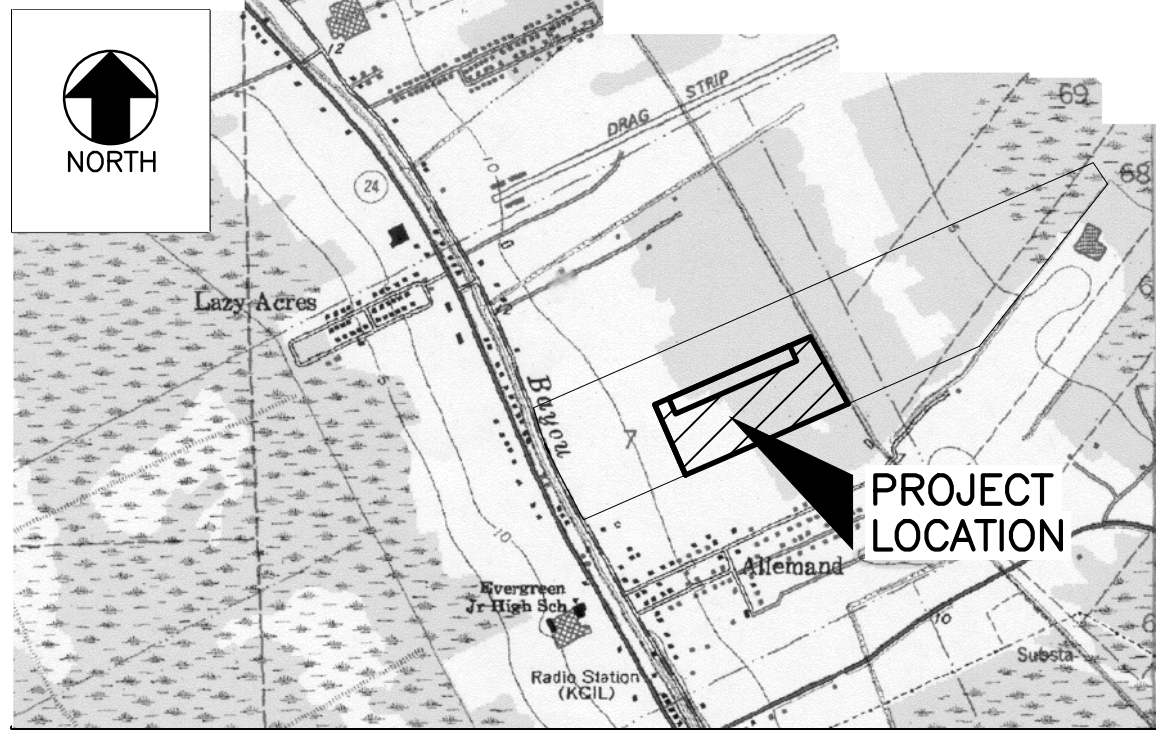
☒ WV
☐ WM
☒ GV
☐ GM
☒ S

MUNICIPAL ADDRESS

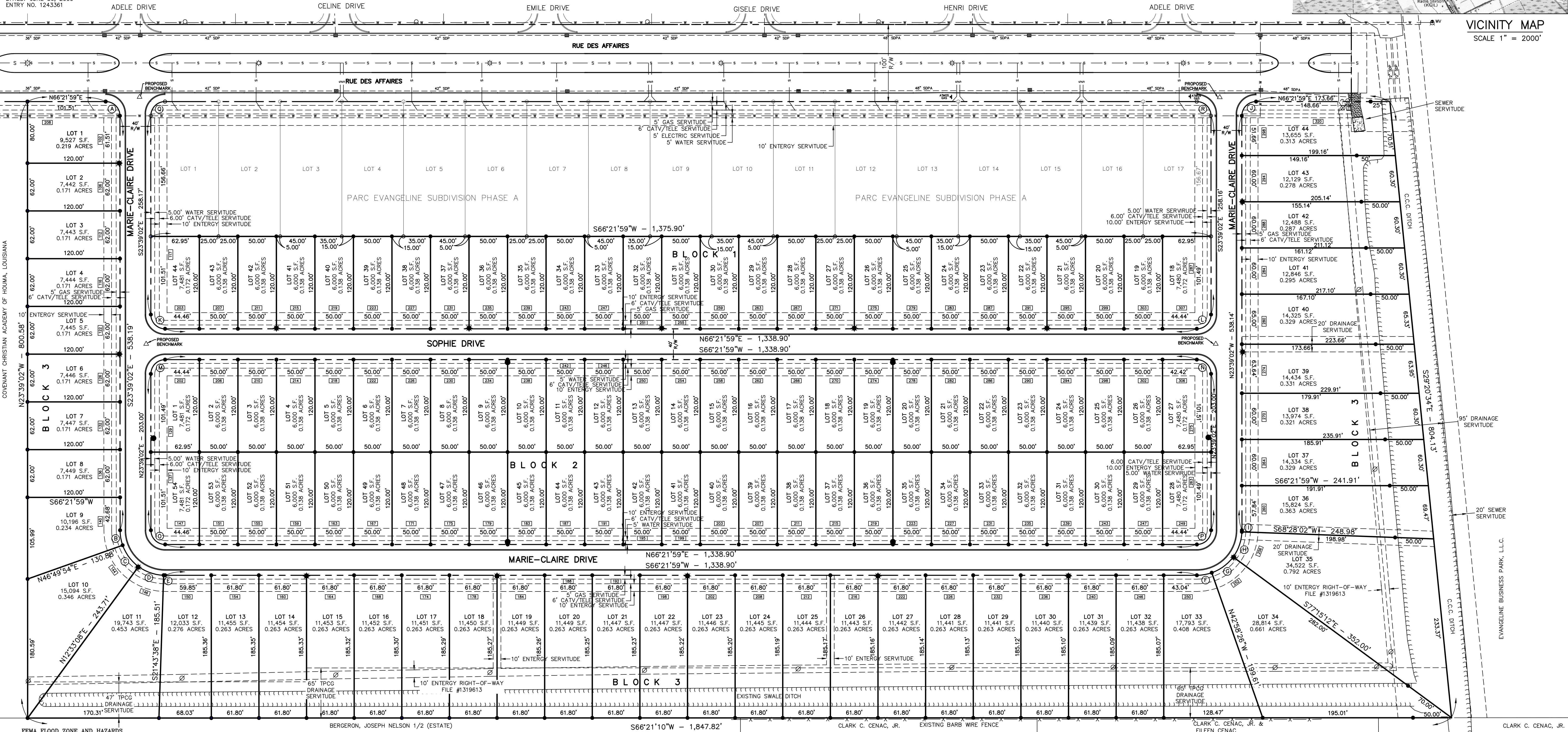
2" DIAMETER BRASS DISK
(IN FEET, NAVD 88, GEOID 18)
(DATE SET:)

CENTER LOT ELEVATIONS
(IN FEET, NAVD 88, GEOID 18)

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



VICINITY MAP
SCALE 1" = 2000'



THESE LOTS ARE LOCATED IN ZONES C. AREAS OF MINIMAL FLOODING.
FEMA MAP COMMUNITY PANEL NUMBER 225202 0410 C. DATED: APRIL 17, 1985
TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-T101
DATED: FEBRUARY 23, 2006. FLOOD ZONE: AREAS OUTSIDE THE LIMIT OF A.B.F.E.
NOTE: FOR AREAS OUTSIDE THE ABEF LIMITS, PLEASE REFER TO THE COMMUNITY PANEL

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

APPROVED: James M. Templeton OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT. Reg. No. 5129

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:_____

APPROVALS

RONNIE THERIOT – AGENT
EVANGELINE BUSINESS PARK, L.L.C.

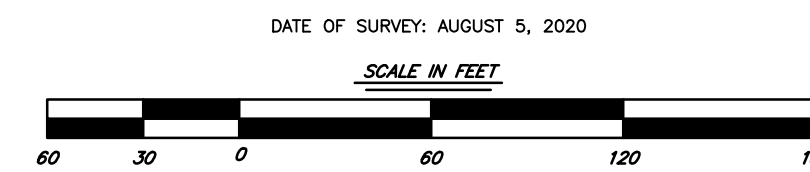
NOTE: NO STRUCTURE, FILL, OR OBSTRUCTION SHALL BE LOCATED
WITHIN ANY DRAINAGE EASEMENT OF DELINEATED FLOOD PLAIN.

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

BY: _____
 RONNIE THERIOT – AGENT
 EVANGELINE BUSINESS PARK, L.L.C.

METHOD OF SEWERAGE DISPOSAL—
COMMUNITY SEWER
END USE: SINGLE FAMILY RESIDENTIAL

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



DATE	DESCRIPTION	BY
REVISION		

FINAL PLAT
125 SINGLE FAMILY RESIDENTIAL LOTS
OWNER/DEVELOPER: EVANGELINE BUSINESS PARK, L.L.C.
PARC EVANGELINE SUBDIVISION - PHASE B
LOCATED IN SECTION 7, T16S-R17E
TERREBONNE PARISH, LOUISIANA

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

1107 CANAL BLVD.
THIBODAUX, LA 70301
(985) 447-4017 OFFICE
(985) 447-1998 FAX
DWAITZ@WAITZENGEERING.COM

DESIGNED: JAW	DETAILED: CJA	TRACED:
CHECKED: JAW	CHECKED: JMT	CHECKED:
DATE: JANUARY 31, 2022 FILE: F:\DWGS\2020\20-116\PARC EVANGELINE OVERALL.DWG JOB NO: 2020-116		

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

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

X TRACT 2-A IS 260' FROM THE NEARBY HYDRANT IT IS WITHIN THE 10% OF THE DISTANCE REQUIRED PLEASE GRANT US A VARIANCE

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

- Name of Subdivision: Survey & Division of property belonging to SEBRINA A. SCURLOCK ET AL
- Developer's Name & Address: Sebrina A. Scurlock 5584 Shrimpers Row Houma, LA 70363
Owner's Name & Address: Sebrina A. Scurlock 5584 Shrimpers Row Houma, LA 70363
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

- Physical Address: SHRIMPERS ROW HOUMA, LA
- Location by Section, Township, Range: SECTION 1, T19S-R17E
- Purpose of Development: CREATE TRACTS FOR SALE
- Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
- Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
- Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☒ Other
- Planned Unit Development: Y ☐ N ☒
- Date and Scale of Map:
DATE: 3/16/22 SCALE: 1"=100'
- Council District / Fire Tax Area:
7 Babin / Gr. Caillon Fire
- Number of Lots: 10
- Filing Fees: \$ 391.29 bmb

CERTIFICATION:

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

KENETH L. REMBERT
Print Applicant or Agent

3/30/22
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.

SEBRINA A. SCURLOCK
Print Name of Signature

3/30/22
Date

[Signature]
Signature

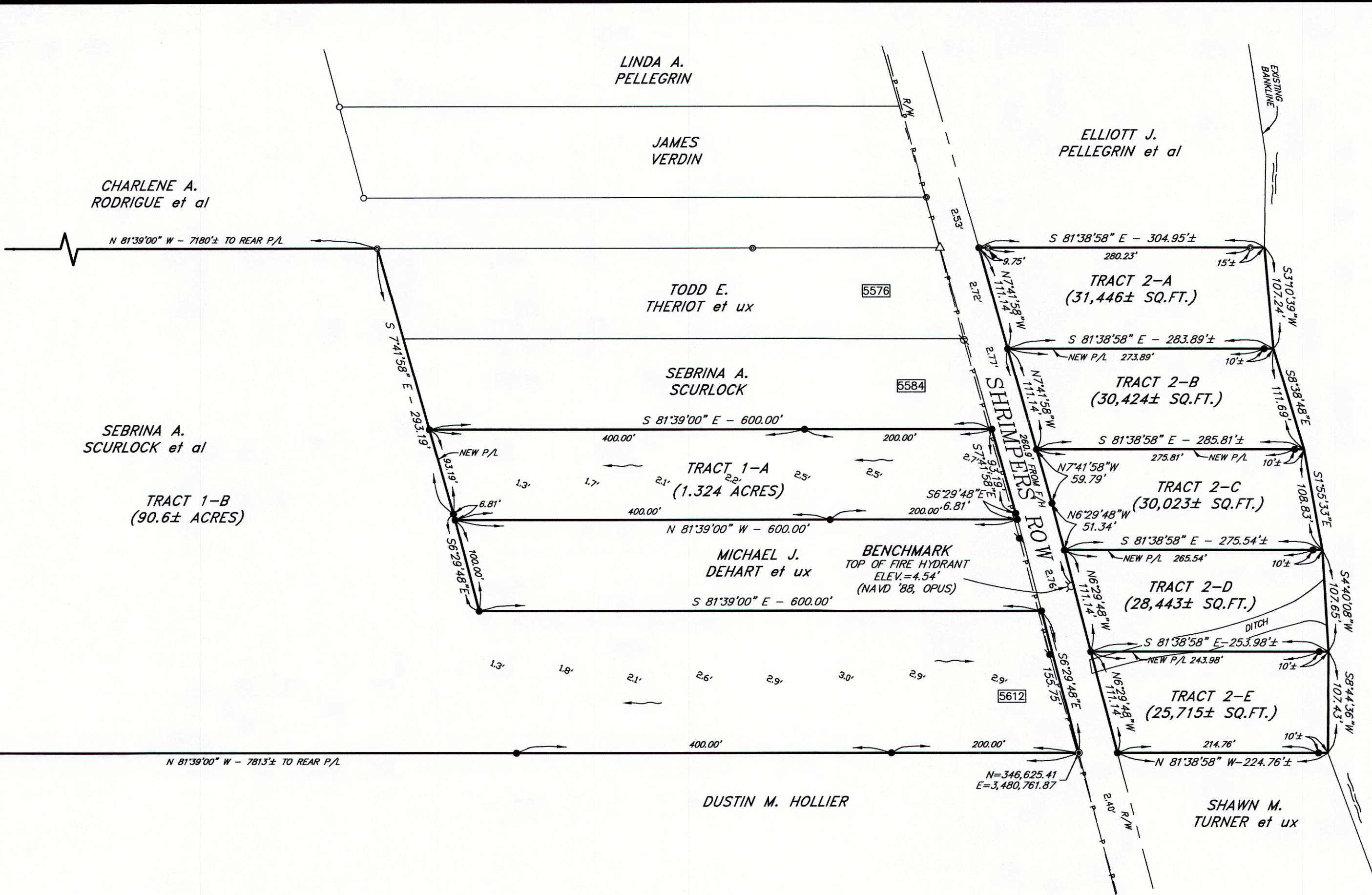
Revised 11/2/2021

PC22/ 4 - 1 - 16

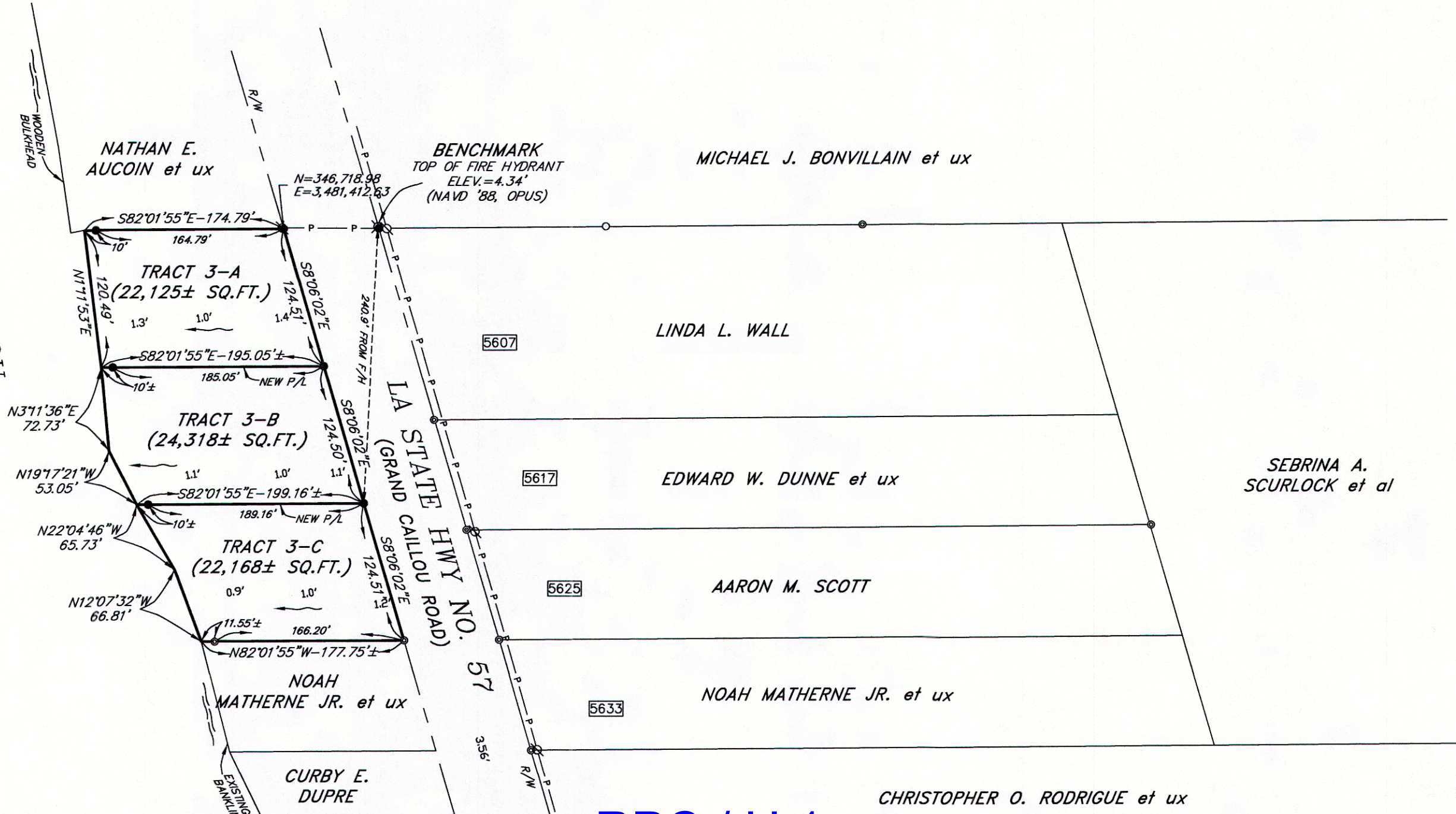
RPC / H.1



"VICINITY MAP"



BAYOU GRAND CALLOU



RPC / H.1

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

THIS PROPERTY DRAINS TO VARIOUS DITCHES AND THEN TO BAYOU GRAND CALLOU WHICH NEEDS NO MAINTENANCE.
THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THESE TRACTS ARE LOCATED IN ZONES "A15" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0290, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A15" HAS A BASE FLOOD REQUIREMENT OF 7'). (FIRM INDEX DATE APRIL 2, 1992). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-M103 PLACES THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 8'. THE 2021 PRELIMINARY FIRM COMMUNITY NO. 221096, PANEL NO. 0450 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "A15" 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 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 3/4" IRON PIPE FOUND
 - INDICATES 8" SPIKE SET
 - INDICATES 1/2" IRON PIPE FOUND
 - INDICATES GRATE BAR
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - EXISTING FIRE HYDRANT
 - INDICATES SPOT ELEVATION (BASED ON NAVD '88, OPUS)
 - INDICATES DRAINAGE FLOW
 - INDICATES MUNICIPAL ADDRESS

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

Surveyor's Signature: *Keneth L. Rembert*

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

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

Registration Number: **331**



THE FOLLOWING TRACTS ARE INCLUDED IN THE DIVISION:
TRACTS 1-A & 1-B
TRACTS 2-A THRU 2-E
TRACTS 3-A THRU 3-C

"MINOR SUBDIVISION"
LAND USE: RESIDENTIAL
DEVELOPER: SEBRINA A. SCURLOCK et al

SURVEY AND DIVISION OF PROPERTY
BELONGING TO
SEBRINA A. SCURLOCK et al
IN SECTION 1, T19S-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
100' 50' 0 100' 200'

DATE	BY	DESCRIPTION
REVISIONS		

DRAWN: AP
CHK'D.: K.L.R.
SCALE: 1" = 100'
DATE: 16MAR22

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

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

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

- Name of Subdivision: REVISED LOT A & LOT C, A REDIVISION OF PROPERTY BELONGING TO CARROLL PIERRE NAQUIN, et ux
- Developer's Name & Address: CARROL P. NAQUIN 4534 RURAL RETREAT ST BOURG, LA 70343
Owner's Name & Address: CARROLL & LORETTA NAQUIN 4534 RURAL RETREAT ST BOURG, LA 70343
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

- Physical Address: 4522 COUNTRY DR
- Location by Section, Township, Range: SECTION 2, T18S-R18E & SECTION 12, T17S-R18E
- Purpose of Development: CREATE TRACT FOR HOMESITE
- Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
- Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
- Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
- Planned Unit Development: Y ☐ N ☒
- Date and Scale of Map: DATE: 3/8/22 SCALE: 1"=100'
- Council District / Fire Tax Area: _____
- Number of Lots: 2
- Filing Fees: _____

CERTIFICATION:

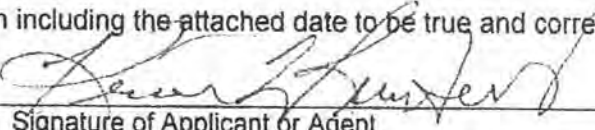
- I, KENETH L. REMBERT, certify this application including the attached data to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

4/4/22

Date


Signature of Applicant or Agent

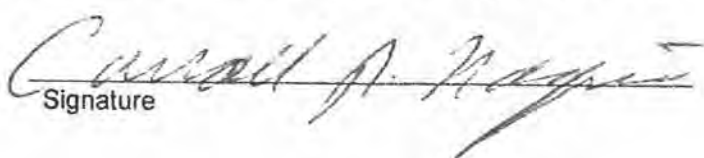
The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of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

CARROLL P. NAQUIN

Print Name of Signature

4/4/22

Date

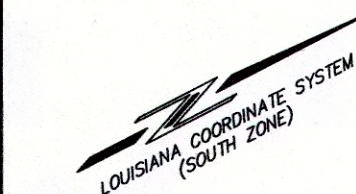

Signature

Revised 11/3/2021

RPC / H.2



"VICINITY MAP"

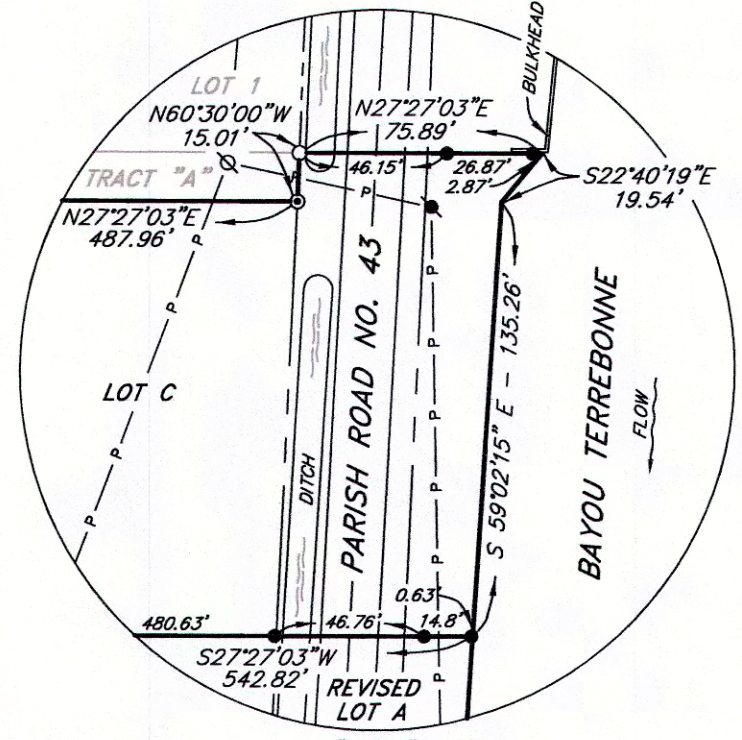


NOTE:
THIS PROPERTY DRAINS TO HIGHWAY WHICH IS MAINTAINED BY THE PARISH OF TERREBONNE TO BAYOU TERREBONNE AND TO THE SWAMP IN THE REAR WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

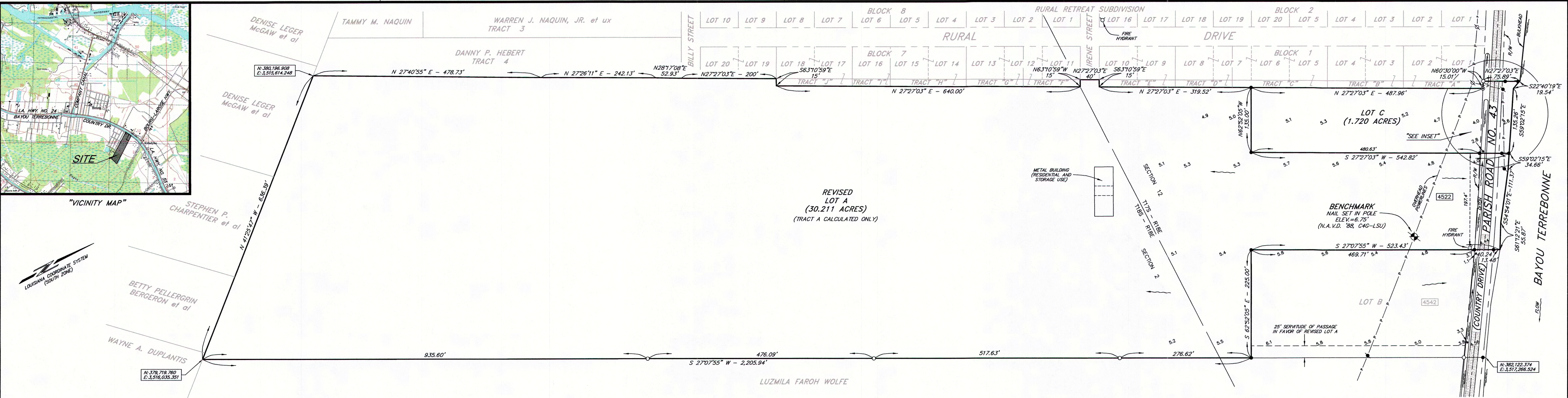
THESE LOTS ARE LOCATED IN ZONE "A5" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0120, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A5" HAS A BASE FLOOD REQUIREMENT OF 6'). (FIRM INDEX DATE APRIL 2, 1992). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANELS NOS. LA-P106 & P107 PLACES THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD REQUIREMENT OF 7'. THE 2021 PRELIMINARY DFIRM COMMUNITY NO. 22109G, PANEL NO. 0300 SUFFIX "E", PLACES THIS PROPERTY IN ZONE "AE" AND HAS A B.F.E. REQUIREMENTS OF 10' & 11'. 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 TRACT SURVEYED.

JOB NO. : 134 FIELD BOOK : 456 ADDRESS : 4035 COUNTRY DR CAD NAME : CARROLL-NAQUIN-SANDY-FALGOUT-COUNTRY-DR-PC_22-134
DRAWN BY : BM PAGES : 74 SURVEY FILE : "PDEN-RB3" FOLDER : PETER WOLFE CRD: CARROLL NAQUIN-2ACRE TRACT-BOURG



RPC / G.2



RPC / H.2

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

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

- REFERENCE MAPS:
- 1) MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "MAP SHOWING PROPERTY BELONGING TO PETER WOLFE LOCATED IN SECTION 2, T18S-R18E, TERREBONNE PARISH, LOUISIANA" DATED MARCH 20, 2012, (REVISED MAY 8, 2012).
 - 2) MAP RECORDED UNDER ENTRY NO. 275725 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE
 - 3) MAP RECORDED UNDER ENTRY NO. 275196 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE
 - 4) MAP RECORDED UNDER ENTRY NO. 292599 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE
 - 5) MAP RECORDED UNDER ENTRY NO. 282772 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE
 - 6) MAP RECORDED UNDER ENTRY NO. 406812 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE
 - 7) MAP RECORDED UNDER ENTRY NO. 663751 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE
 - 8) MAP RECORDED UNDER ENTRY NO. 1265155 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE
 - 9) MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "PLAT SHOWING LOTS A & B, A REDIVISION OF PROPERTY BELONGING TO CARROLL PIERRE NAQUIN ET UX LOCATED IN SECTION 2, T17S-R18E & SECTION 12, T17S-R18E, TERREBONNE PARISH, LOUISIANA" DATED JANUARY 15, 2020.

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

- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - INDICATES 5/8" IRON ROD FOUND
 - INDICATES 3/4" IRON PIPE FOUND
 - ⊕ INDICATES 2"x2" HUB SET
 - EXISTING POWER POLE
 - ⚡ EXISTING POWER POLE WITH LIGHT
 - ⚡ EXISTING FIRE HYDRANT
 - 3.3 INDICATES SPOT ELEVATION (BASED ON NAVD '88, C4G)
 - ⊕ INDICATES BENCHMARK SET AT ELEV. 6.75' NAVD '88
 - 4542 INDICATES DRAINAGE FLOW
 - 4542 INDICATES MUNICIPAL ADDRESS

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

DATE	BY	DESCRIPTION
REVISIONS		

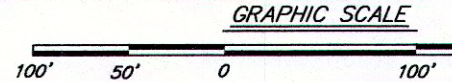
2 - LOTS



"MINOR SUBDIVISION"
LAND USE: RESIDENTIAL

PLAT SHOWING REVISED LOT A & LOT C,
A REDIVISION OF PROPERTY BELONGING TO
CARROLL PIERRE NAQUIN et ux
LOCATED IN SECTION 2, T18S-R18E &
IN SECTION 12, T17S-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" = 100' DATE: 08 MAR 22
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Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

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

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

1. Name of Subdivision: TRACTS A & B, A REDIVISION OF PROPERTY BELONGING TO MARCUS J. McELROY
2. Developer's Name & Address: DEBBIE MAISOG 3202 LILLIAN MARIE DR GRAY, LA 70359
Owner's Name & Address: MARCUS J. McELROY 144 GIROIR CT HOUMA, LA 70364
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

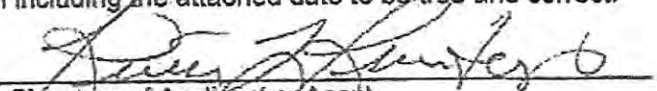
4. Physical Address: GIROIR CT
5. Location by Section, Township, Range: SECTIONS 49 & 87, T16S-R17E
6. Purpose of Development: SALE OF TRACT "A" TO RELATIVE
7. Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
8. Sewerage Type:
☐ Community
☒ Individual Treatment
☐ 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: 3/23/22 SCALE: 1"=40'
12. Council District / Fire Tax Area: 4 Amadee / Coteau
13. Number of Lots: 2
14. Filing Fees: \$420.61 bmb

CERTIFICATION:

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

KENETH L. REMBERT
Print Applicant or Agent

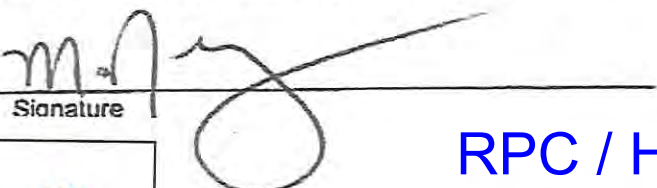
4/4/22
Date


Signature of Applicant or Agent

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

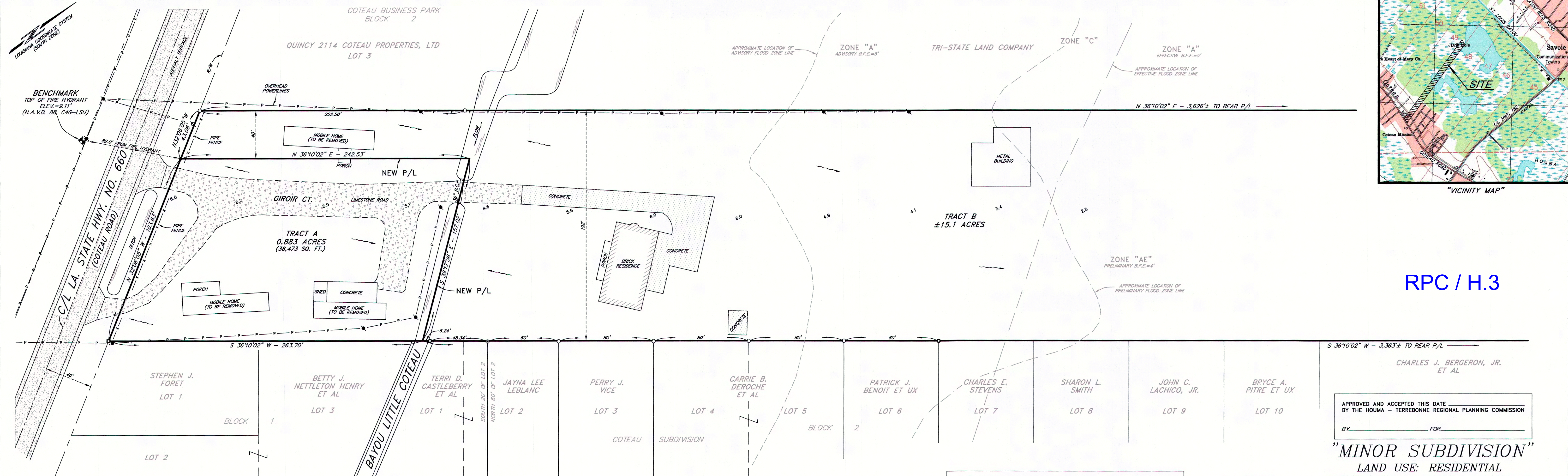
MARCUS J. McELROY
Print Name of Signature

4/4/22
Date


Signature

PC22/ 4 - 3 - 18

RPC / H.3



RPC / H.3

FLOOD INFORMATION:
THESE TRACTS ARE LOCATED IN ZONES "A" & "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0245, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A" HAS A BASE FLOOD REQUIREMENT OF 5'). (FIRM INDEX DATE: APRIL 2, 1992). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-5103 PLACES A PORTION OF THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 5'. AREAS OUTSIDE OF THE ABFE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE. THE 2021 PRELIMINARY OFIRM COMMUNITY NO. 22109C, PANEL NO. 0115 SUFFIX "E" PLACES A PORTION OF THIS PROPERTY IN ZONE "AE" AND HAS A B.F.E. REQUIREMENT OF 4'. 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.: 037 FIELD BOOK: 453 ADDRESS: COTEAU RD. CAD NAME: DEBBIE-GIROIR-MAISOG-COTEAU ROAD-PC 22-037
DRAWN BY: BM PAGES: 63-65 SURVEY FILE: "MAISOG-D.TXT" FOLDER: MARCUS J. McELROY CRD: DEBBIE MAISOG - 2104 COTEAU ROAD

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

DRAINAGE NOTE:
THIS PROPERTY DRAINS TO BAYOU LITTLE COTEAU WHICH NEEDS NO MAINTENANCE. TO A ROADSIDE DITCH 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) MAP PREPARED BY T. BAKER SMITH ENTITLED "COTEAU SUBDIVISION BEING A SUBDIVISION OF PART OF PROPERTY BELONGING TO CHAS J. BERGERON LOCATED IN SECTION 48, T16S-R17E, TERREBONNE PARISH, LOUISIANA" AND DATED MARCH 10, 1955.
2) MAP PREPARED BY MILFORD & ASSOCIATES, INC. ENTITLED "COTEAU BUSINESS PARK TRI-STATE LAND COMPANY-DEVELOPER LOCATED IN SECTIONS 49 & 93, T16S-R17E, TERREBONNE PARISH, LOUISIANA" DATED MARCH 8, 2006.
BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

LEGEND:
● INDICATES 5/8" IRON ROD SET
○ INDICATES 5/8" IRON ROD FOUND
○ INDICATES 1/2" IRON PIPE FOUND
□ INDICATES 3/4" IRON PIPE FOUND
□ INDICATES RAILROAD RAIL FOUND
— EXISTING POWER POLE
— EXISTING FIRE HYDRANT
— 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.

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

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

DATE	BY	DESCRIPTION
REVISIONS		

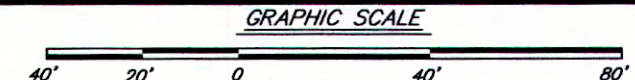
2 - LOTS



"MINOR SUBDIVISION"
LAND USE: RESIDENTIAL
DEVELOPER: MARCUS J. McELROY

PLAT SHOWING TRACTS A & B,
A REDIVISION OF PROPERTY BELONGING TO
MARCUS J. McELROY
LOCATED IN SECTIONS 49 & 87, T16S-R17E,
TERREBONNE PARISH, LOUISIANA

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



DRAWN: B.M.
CHK'D: K.L.R.
SCALE: 1" = 40'
DATE: 23 MAR 22

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

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: LOT "D-3" AND REVISED LOT "D-2" A REDIVISION OF PROPERTY
BELONGING TO JAMES G. FISTER, SR. et ux
2. Developer's Name & Address: JAMES G. FISTER, SR. 3449 BAYOU BLACK DR HOUMA, LA 70360
LINDA & JAMES G. FISTER, SR. 3449 BAYOU BLACK DR HOUMA, LA
Owner's Name & Address: 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: 3453 BAYOU BLACK DR
5. Location by Section, Township, Range: SECTION 104, T17S-R17E
6. Purpose of Development: CREATE TRACT FOR SON
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: 4/4/22 SCALE: 1"=60'
12. Council District / Fire Tax Area: 7 Babin / Bayou Black
13. Number of Lots: 2
14. Filing Fees: \$303.33 bmb

CERTIFICATION:

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

KENETH L. REMBERT

Print Applicant or Agent

4/4/22

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.

JAMES G. FISTER, SR.

Print Name of Signature

4/4/22

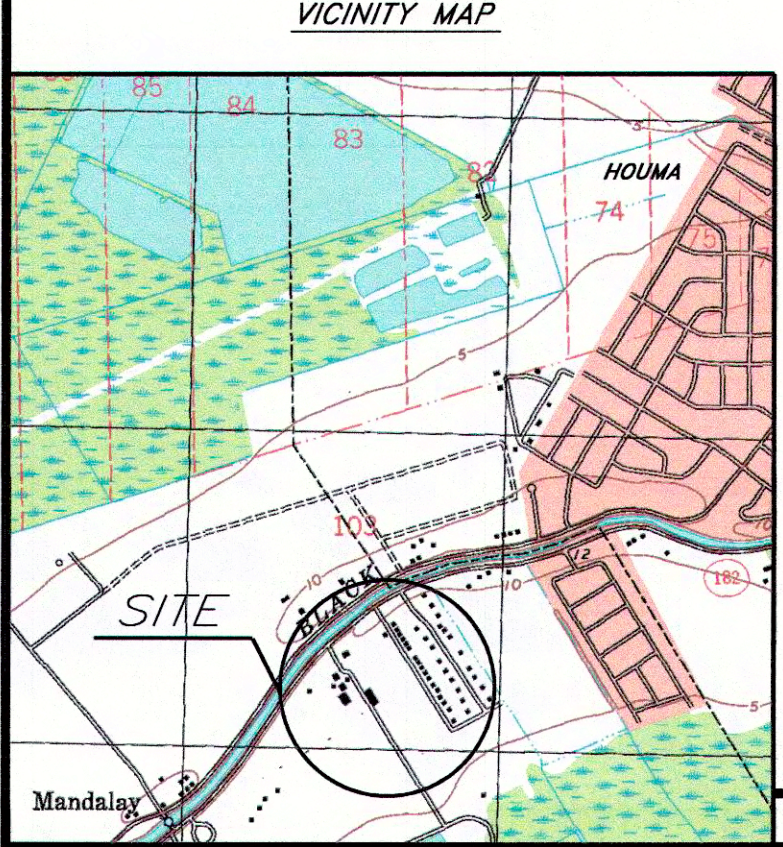
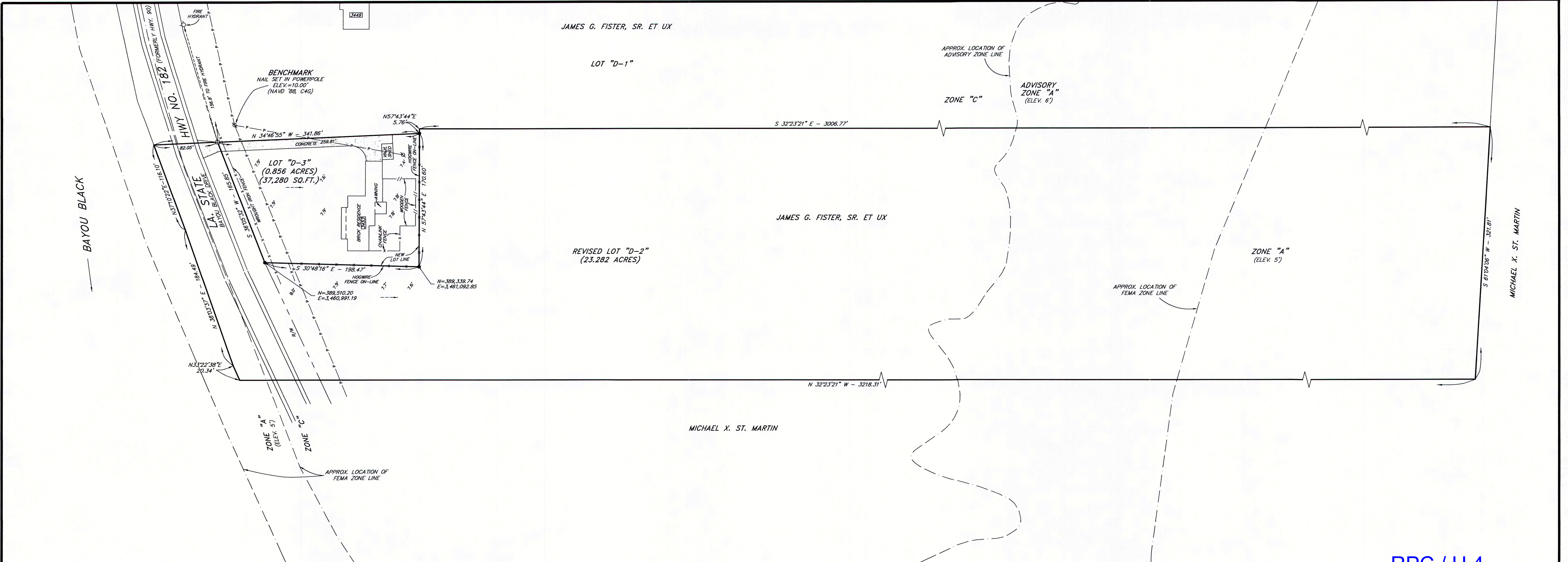
Date

[Signature]
Signature

PC22/ 4 - 4 - 19

RPC / H.4

Revised 11/3/2021



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

THIS PROPERTY DRAINS TO VARIOUS DITCHES AND THEN TO BAYOU BLACK WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THIS SURVEY BASED ON MAP PREPARED BY KENETH L. REMBERT ENTITLED "SURVEY OF LOTS 'D-1' AND 'D-2', A REDIVISION OF PROPERTY BELONGING TO JAMES G. FISTER, SR. ET AL LOCATED IN SECTION 104, T17S - R17E, TERREBONNE PARISH, LOUISIANA" DATED MARCH 31, 2022. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

THESE LOTS ARE LOCATED IN ZONES "A" & "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0430, SUFFIX "C", DATED MAY 1, 1985 AND INDEXED APRIL 2, 1992. (ZONE "A" HAS A BASE FLOOD REQUIREMENT OF 5'). F.E.M.A. FEB. 23, 2006 ADVISORY PANEL NO. LA-0100 PLACES A PORTION OF THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'. THE 2021 PRELIMINARY FIRM COMMUNITY NO. 22109C, PANEL NO. 0235 SUFFIX "E" PLACE THE REAR OF THIS PROPERTY IN ZONE "AE" WITH BASE FLOOD ELEVATIONS OF 8', 9' AND 10'.

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) SURVEY INDICATED IN THE ABOVE STANDARDS.

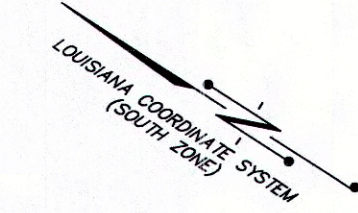
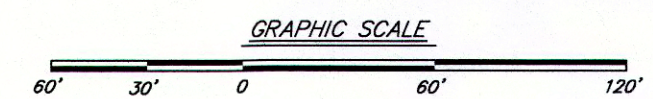
THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.

JOB NO. : 185 FIELD BOOK : 460 ADDRESS : HWY 182 CAD NAME : FISTER-LOTS01-03-3453-BAYOU-BLACK-TPC_22-185
DRAWN BY : AP PAGES : 4 SURVEY FILE : FIST-RB3 FOLDER : FISTER, GARY

- LEGEND:
- INDICATES CHISELED SQUARE 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 SPOT ELEVATION (BASED ON NAVD '88, C4G)
 - INDICATES DRAINAGE FLOW

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

BY _____ FOR _____



RPC / H.4

"MINOR SUBDIVISION"

LAND USE: SINGLE FAMILY RESIDENTIAL
DEVELOPER: JAMES G. FISTER, SR.

**SURVEY OF LOT "D-3" AND REVISED LOT "D-2",
A REDIVISION OF PROPERTY
BELONGING TO JAMES G. FISTER, SR. ET UX
LOCATED IN SECTION 104, T17S - R17E
TERREBONNE PARISH, LOUISIANA**

APRIL 4, 2022 SCALE: 1" = 60'

Kenneth L. Rembert
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. ☐ 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)

☒

LOTS ARE SUBSTANDARD IN SIZE VARIANCE REQUESTED.

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

1. Name of Subdivision: PLAT SHOWING LOTS 4-A & 4-B, BLOCK 2 OF BREAUX-MORRISON ADDITION
2. Developer's Name & Address: BEVERLY G. CASTAGNOS 312 DERUSSO ST HOUMA, LA 70364
Owner's Name & Address: BEVERLY G. CASTAGNOS 312 DERUSSO ST HOUMA, LA 70364
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: 1211 LAFAYETTE ST & 211 COMMERCE ST
5. Location by Section, Township, Range: SECTIONS 37 & 38, T17S-R17E
6. Purpose of Development: DIVIDE LOTS FOR SALE
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: 4/4/22 SCALE= 1"=20'
12. Council District / Fire Tax Area:
2 Harding / COH
13. Number of Lots: 2
14. Filing Fees: \$325.32

CERTIFICATION:

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

KENETH L. REMBERT

Print Applicant or Agent

4/4/22

Date

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

BEVERLY G. CASTAGNOS

Print Name of Signature

4/4/22

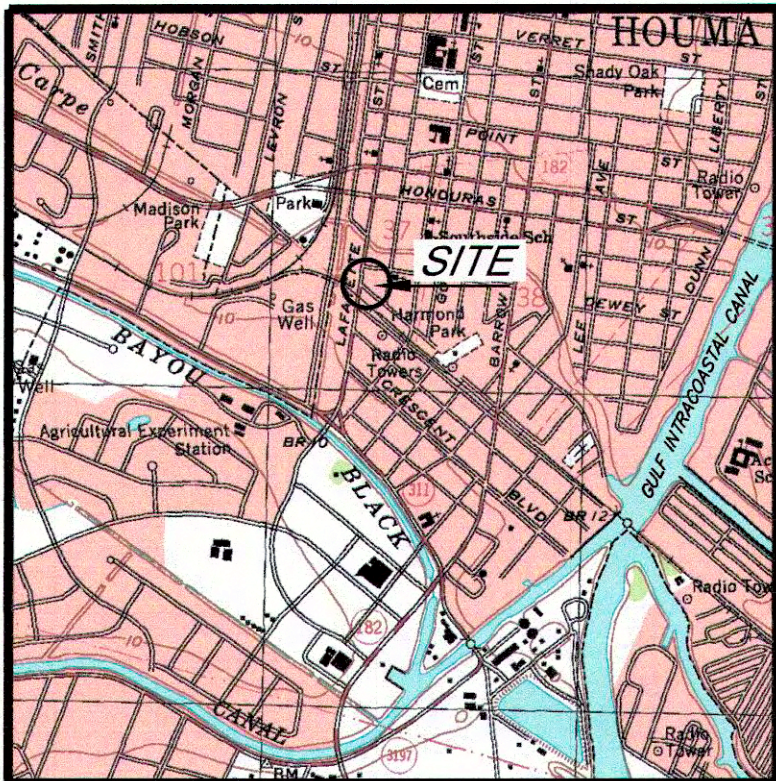
Date

x Beverly G. Castagnos
Signature

PC22/ 4 - 5 - 20

RPC / H.5

Revised 11/3/2021



"VICINITY MAP"

SEWER SYSTEM:
COMMUNITY SEWERAGE IS AVAILABLE.

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

REFERENCE MAPS:
MAP PREPARED BY T. BAKER SMITH C.E. ENTITLED "BREAUX-MORRISON ADDITION BEING A SUBDIVISION OF LANDS BELONGING TO C.F. BREAUX AND C.F. MORRISON LOCATED IN SECTIONS 37 & 38, T17S-R17E, TERREBONNE PARISH, LOUISIANA" DATED AUGUST 19, 1932. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

FLOOD INFORMATION:
THESE LOTS ARE LOCATED IN ZONE "B" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "B" IS SUBJECT TO 100 YEAR FLOODING). (FIRM INDEX DATE APRIL 2, 1992). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-Q102 PLACES THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'. THE 2021 PRELIMINARY DFIRM COMMUNITY NO. 22109C, PANEL NO. 0253 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "AE" AND HAS A B.F.E. REQUIREMENT OF 7'. 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.

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

LEGEND:
X CHISELED "X" SET IN CONCRETE INDICATES 5/8" IRON ROD SET
● EXISTING POWER POLE
○ EXISTING POWER POLE WITH LIGHT
○ EXISTING FIRE HYDRANT
33 INDICATES SPOT ELEVATION
→ INDICATES DRAINAGE FLOW

LOT 1
BLOCK 3

C/L LAFAYETTE STREET

LOT 3

LOT 8

BLOCK 2

LOT 7

LOT 5

OFFICE BUILDING
1211 LAFAYETTE ST.

LOT 4-A
3,804 SQ. FT. LIMESTONE

LOT 4-B
3,526 SQ. FT.

DUPLEX APARTMENTS

PORCH

78.0' FROM HYDRANT
FIRE HYDRANT

C/L COMMERCE STREET

RPC / H.5

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

BY _____ FOR _____

"MINOR SUBDIVISION"

LAND USE: RESIDENTIAL & COMMERCIAL
DEVELOPER: BEVERLY G. CASTAGNOS

2 - LOTS



PLAT SHOWING
LOTS 4-A & 4-B, BLOCK 2 OF
BREAUX-MORRISON ADDITION
LOCATED IN SECTIONS 37 & 38, T17S-R17E
TERREBONNE PARISH, LOUISIANA

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



DRAWN: B.M.

CHK'D.: K.L.R.

SCALE: 1" = 20'

DATE: 04 APR 22

JOB NO. : 070 FIELD BOOK : NONE ADDRESS : LAFAYETTE-COMMERCE CAD NAME : CASTAGNOS-BREAUX-MORRISON-ADDITION-4-2-22-070
DRAWN BY : BM PAGES : NONE SURVEY FILE : "CASTAGNO" FOLDER : BREAUX-MORRISON ADDITION CRD:

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

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

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

1. Name of Subdivision: VICARI RIDGE SUBDIVISION
2. Developer's Name & Address: HENRY J. RICHARD, P. O. BOX 4035, HOUMA, LA 70361
Owner's Name & Address: HENRY J. RICHARD, P. O. BOX 4035, HOUMA, LA 70361
All owners must be listed, attach additional sheet if necessary
DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.
3. Name of Surveyor, Engineer, or Architect: INC.

SITE INFORMATION:

4. Physical Address: 5810 VICARI STREET, HOUMA, LA
5. Location by Section, Township, Range: SECTION 9, T16S-R17E
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. Planned Unit Development: Y ☒ N ☐
11. Date and Scale of Map:
APRIL 4, 2022
12. Council District / Fire Tax Area:
3 Michel / Bayou Canoe
13. Number of Lots: 92
14. Filing Fees: \$170.29 bmb

CERTIFICATION:

- I, HENRY J. RICHARD, certify this application including the attached date to be true and correct.

HENRY J. RICHARD

Print Applicant or Agent

Date

Signature of Applicant or Agent

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

HENRY J. RICHARD

Print Name of Signature

Date

Signature

Revised 11/3/2021

PC22/ 4 - 6 - 21

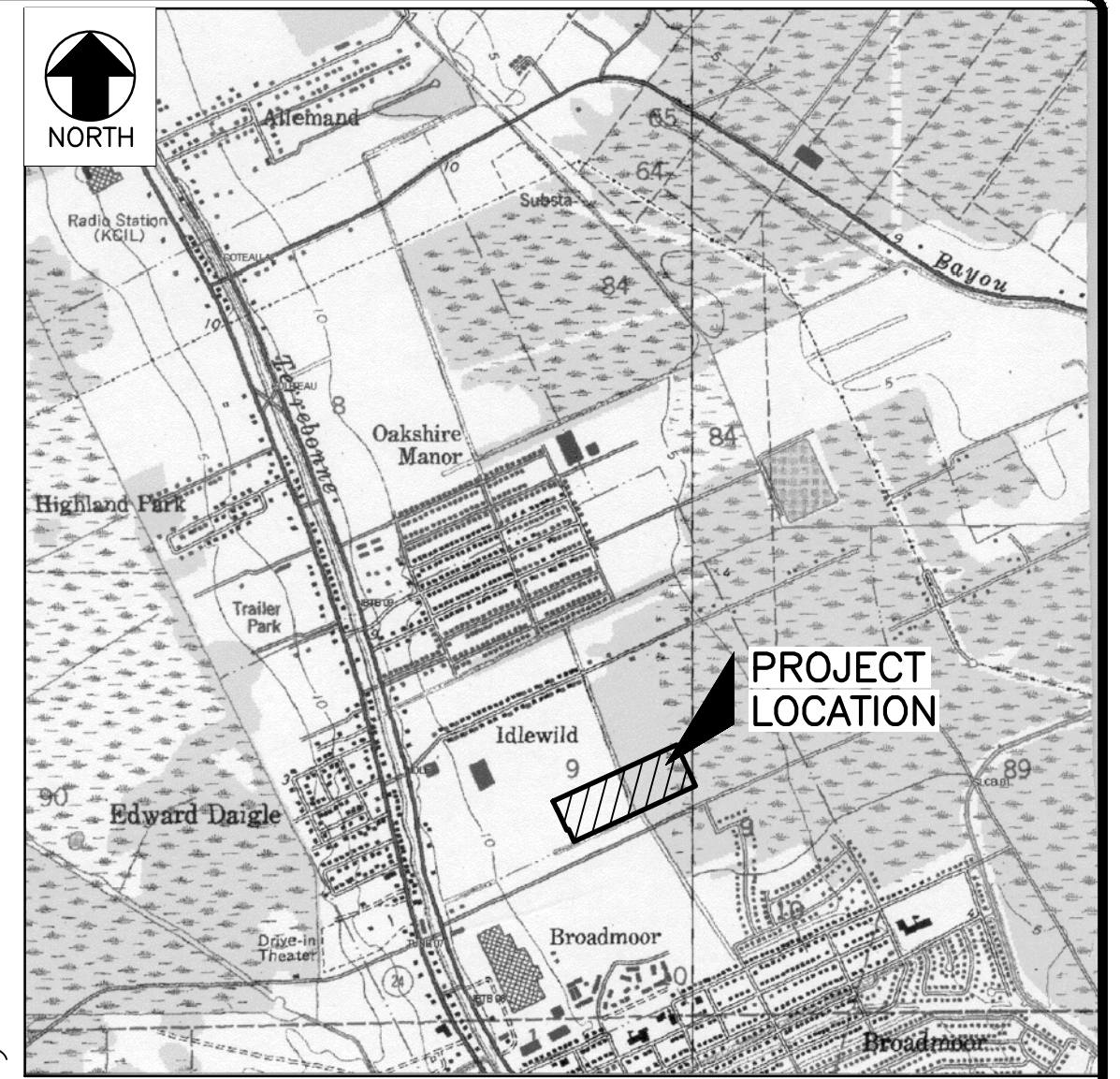
RPC / H.6

- REFERENCE MAPS & BEARINGS:
- 1.) PLAN SHOWING TRACTS A & B
REDIVISION OF THE PROPERTY BELONGING TO JIMMY J. HEBERT
LOCATED IN SECTION 9, T16S-R17E,
TERREBONNE PARISH, LOUISIANA
PREPARED BY: CSC ASSOCIATES, INC.
DATE: SEPTEMBER 29, 2003
REVISED: DECEMBER 13, 2003
- 2.) FINAL SURVEY PLAT
WILLIAMSBURG SUBDIVISION - PHASE A
CITIPLACE, L.L.C. - DEVELOPER
LOCATED IN SECTION 9, T16S-R17E
TERREBONNE PARISH, LOUISIANA
PREPARED BY: DAVID A. WAITZ ENGINEERING & SURVEYING
DATE: FEBRUARY 6, 2013

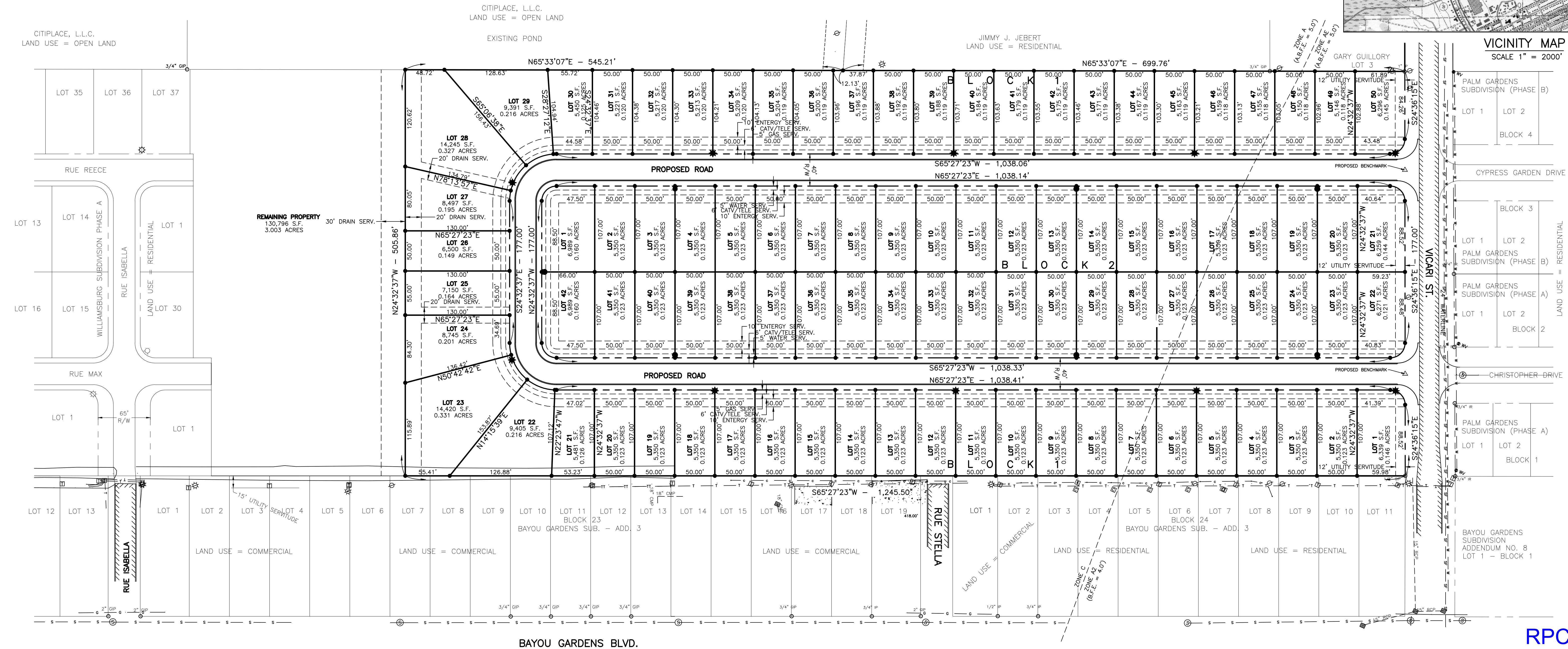
NOTE:
BEARINGS AND COORDINATES ARE BASED ON NAD 83,
STATE PLANE 1702 LOUISIANA SOUTH COORDINATES, U.S. FEET.
THE PRIMARY REFERENCE STATION USED IS PID = AH6190, STAMPED "IDLE"
AND HAVING THE FOLLOWING COORDINATES:
NORTHING = 415,172.93; EASTING = 3,462,977.81

LEGEND

FOUND PROPERTY MARKER	○	EXISTING TELEPHONE PEDESTAL	□
SET 3/4" I.R.	●	EXISTING WATER VALVE	○WV
EXISTING WATER LINE	— W —	EXISTING FIRE HYDRANT	○
EXISTING GAS LINE	— G —	PROPOSED FIRE HYDRANT	●
EXISTING SEWER LINE	— S —	EXISTING WATER METER	○WM
EXISTING OVERHEAD POWER LINE	— E —	EXISTING GAS VALVE	○GV
EXISTING TELEPHONE LINE	— T —	EXISTING GAS METER	○GM
EXISTING FENCE	— X —	EXISTING SEWER MANHOLE	○
EXISTING POWER POLE W/ LIGHT	⊗	EXISTING CATCH BASIN	—
EXISTING POWER POLE	⊗	WITH SUBSURFACE DRAINAGE	—
EXISTING ANCHOR	→	2" DIAMETER BRASS DISK	△



VICINITY MAP
SCALE 1" = 2000'



FEMA FLOOD ZONE AND HAZARDS
THIS LOT IS LOCATED IN ZONE C, AN AREA OF MINIMAL FLOODING
FEMA MAP COMMUNITY PANEL NUMBER 225206 0410 C; DATED: MAY 1, 1985
TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-S101
DATED: 2-23-2006; FLOOD ZONE: AREAS OUTSIDE THE ABFE, ZONE A, AND ZONE AE; A.B.F.E. = 5.0'

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

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.

APPROVALS

HENRY RICHARD - MANAGER

NOTE:
ALL LOTS WILL BE CONNECTED TO
COMMUNITY SEWERAGE.

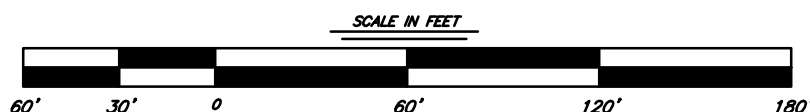
NOTE: NO STRUCTURE, FILL, OR OBSTRUCTION SHALL BE LOCATED
WITHIN ANY DRAINAGE EASEMENT OF DELINEATED FLOOD PLAIN.

DEDICATION:

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

BY: HENRY RICHARD - MANAGER

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.



DATE	DESCRIPTION	BY
	REVISION	

**RESIDENTIAL PLANNED UNIT DEVELOPMENT
CONCEPTUAL/PRELIMINARY PLAT
92 SINGLE FAMILY RESIDENTIAL LOTS
OWNER/DEVELOPER - CITIPLACE, L.L.C.**

**VICARI RIDGE SUBDIVISION
LOCATED IN SECTION 9, T16S-R17E
TERREBONNE PARISH, LOUISIANA**

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

DESIGNED: JAW	DETAILED: JED	TRACED:
CHECKED: DAW	CHECKED: DAW	CHECKED:
DATED: APRIL 4, 2022	FILE: F:\DWG\2021\21-167\PLANS.dwg	JOB NO: 21-167