

Houma-Terrebonne Regional Planning Commission

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

AUGUST 16, 2018, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A

I. CONVENE AS THE ZONING AND LAND USE COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. APPROVAL OF MINUTES:

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of July 19, 2018

E. COMMUNICATIONS

F. NEW BUSINESS:

1. Planning Approval:
 - a) Establish a church in a C-2 (General Commercial) zoning district; 2000 East Tunnel Boulevard; Carolina Crawford, applicant (*Council District 1 / City of Houma Fire*)
2. Preliminary Hearings:
 - a) Rezone from R-1 (Single-Family Residential) to C-3 (Neighborhood Commercial), #1 McCord Road; Terrebonne ARC, applicant; and call a Public Hearing for Thursday, September 20, 2018 at 6:00 p.m. (*Council District 8 / City of Houma Fire*)
 - b) Rezone from R-3 (Multi-Family Residential) to C-2 (General Commercial), 102 Ramey Road; Dixie Rice Agricultural, L.L.C., applicant; and call a Public Hearing for Thursday, September 20, 2018 at 6:00 p.m. (*Council District 2 / Bayou Cane Fire*)

G. STAFF REPORT

H. COMMISSION COMMENTS:

1. Planning Commissioners' Comments
2. Chairman's 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 July 19, 2018

E. APPROVE EMITTENCE OF PAYMENT FOR THE AUGUST 16, 2018 INVOICES AND TREASURER'S REPORT OF JULY 2018

F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: Subdivision of Property belonging to L-M Limited Partnership near LA Hwy. 182 and LA Hwy. 662 (Tracts 5A, 5B, 5C, 5D, 5E, 6A, & 6B)
Approval Requested: Process D, Minor Subdivision
Location: 583 Powhattan Court, Gibson, Terrebonne Parish, LA
Government Districts: Council District 6 / Gibson Fire District
Developer: L-M Limited Partnership
Surveyor: Delta Coast Consultants, LLC
- b) Consider Approval of Said Application

H. APPLICATIONS:

1. a) Subdivision: Tract 6-C, A Redivision of Tract 6, Property belonging to Millicent B. Bourgeois, et al
Approval Requested: Process D, Minor Subdivision
Location: 5747 Bayou Black Drive, Terrebonne Parish, LA
Government Districts: Council District 2 / Gibson Fire District
Developer: Paris Broussard
Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Consider Approval of Said Application
2. a) Subdivision: Tract "A-4", A Redivision of Revised Tract "A-2" belonging to Crazy J. Properties, L.L.C.
Approval Requested: Process D, Minor Subdivision
Location: Bayouside Drive & LA Hwy. 58, Chauvin, Terrebonne Parish, LA
Government Districts: Council District 8 / Little Caillou Fire District
Developer: Crazy J. Properties, L.L.C.
Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Consider Approval of Said Application
3. a) Subdivision: Sonoco Living Quarters
Approval Requested: Process B, Residential Building Park-Conceptual & Preliminary
Location: 5420 West Main Street, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: SONOCO
Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Consider Approval of Said Application
4. a) Subdivision: High Land Development, Addendum No. 1
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: Industrial Avenue A Extension & Browning Court, Terrebonne Parish, LA
Government Districts: Council District 9 / Bourg & Village East Fire District
Developer: Low Land Investors, L.L.C.
Surveyor: Angelette-Picciola, LLC / Eugene P. Robichaux, P.E.
- b) Public Hearing
- c) Consider Approval of Said Application
5. a) Subdivision: Survey and Redivision of Lot 4 of Oak Forest Plantation Estates into Lot 4A and Lot 4B
Approval Requested: Process D, Minor Subdivision
Location: 5483 & 5485 Bayou Black Drive, Terrebonne Parish, LA
Government Districts: Council District 2 / Gibson Fire District
Developer: Malika Nykima McKinley
Surveyor: David A. Waitz Engineering & Surveying, Inc.
- b) Public Hearing
- c) Consider Approval of Said Application

6. a) Subdivision: Belmont Place
 Approval Requested: Process C, Major Subdivision-Engineering
 Location: Westside Boulevard Extension, Terrebonne Parish, LA
 Government Districts: Council District 2 / Bayou Cane Fire District
 Developer: Linton Road Company, LLC
 Engineer: Milford & Associates, Inc.
 - b) Consider Approval of Said Application
7. a) Subdivision: Capital Commercial Development, Phase 4C
 Approval Requested: Process C, Major Subdivision-Final
 Location: Valhi Boulevard & Capital Boulevard, Terrebonne Parish, LA
 Government Districts: Council District 6 / Bayou Cane Fire District
 Developer: Terre South Investments, Inc.
 Engineer: Milford & Associates, Inc.
 - b) Consider Approval of Said Application
8. a) Subdivision: High Land Development
 Approval Requested: Process C, Major Subdivision-Final
 Location: Industrial Avenue A (extension), Terrebonne Parish, LA
 Government Districts: Council District 1 / Bourg & Village East Fire District
 Developer: Low Land Investors, L.L.C.
 Engineer: Angelette-Picciola, LLC / Eugene P. Robichaux, P.E.
 - b) Consider Approval of Said Application

I. STAFF REPORT

J. ADMINISTRATIVE APPROVAL(S):

1. Revised Lots 74 and 75, Addendum No. 1 to Fisherman's Retreat, Sections 13 & 24, T19S-R16E, Terrebonne Parish, LA
2. Revised Tract 6-B, A Redivision of Tract 6 & Tract 6-B, Property belonging to Millicent B. Bourgeois, et al, Section 74, T16S-R15E, Terrebonne Parish, LA
3. Revised Tract A, A Redivision of Tracts A & 6, Property belonging to Millicent B. Bourgeois, et al, Section 74, T16S-R15E, Terrebonne Parish, LA
4. Lot Line Extension between Property belonging to Ellendale Properties, L.L.C. and Lot 1, Block 8, Add. No. 1 to Ellendale Subdivision, Section 80, T17S-R16E, Terrebonne Parish, LA
5. Lot Line Adjustment between Lot 3B and Lot 4, Block 1 creating Revised Lot 3B and Revised Lot 4, Block 1 of Petit Caillou Estates Subdivision, Section 85, T18S-R18E, Terrebonne Parish, LA
6. Tract A-B-C-D-E-F-G-H-I-J-M-N-L-A, Property belonging to L S Land Holdings, LLC, Section 5, T17S-R17E, Terrebonne Parish, LA (148 N. Hollywood Road)
7. Revised Lots 12 & 13, Block 2, Addendum No. 11, Phase "D", 1 & 2 of Southdown West Subdivision, Section 102, T17S-R17E, Terrebonne Parish, LA
8. Lot Line Shift between Property belonging to Terrebonne Parish Fire District No. 10 and Recreation District No. 10, Section 17, T18S-R17E, Terrebonne Parish, LA
9. Tracts "A" & "B", A Redivision of Property belonging to Donald W. Hersey, et ux, Section 50, T18S-R18E, Terrebonne Parish, LA
10. Revised Lot 3, Block 1, Ardoyne Plantation Estates, Section 13, T16S-R16E, Terrebonne Parish, LA

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:
 - a) Discussion and possible action with regard to revisions to application and comment issuance deadlines related to Process C Engineering Phase and Final Approval Phase; and call a Public Hearing for Thursday, September 20, 2018

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

MEETING OF JULY 19, 2018

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., Chairman, called to order the regular meeting of July 19, 2018 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:04 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. James Erny.
- B. Upon Roll Call, present were: Mr. Joseph “Joey” Cehan; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. James Erny; Mrs. Angi Falgout, Secretary/Treasurer; Mrs. Gloria Foret; Mr. Jeremy Kelley; Mr. Keith Kurtz; and Mr. Alex Ostheimer, Vice-Chairman. Absent at the time of Roll Call was: Mr. Wayne Thibodeaux. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, and Mr. Laddie Freeman, Legal Advisor.
- C. CONFLICTS DISCLOSURE: The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse him or herself from participating in the debate, discussion, and voting on that matter.
- D. ACCEPTANCE OF MINUTES:
1. Mr. Kurtz moved, seconded by Mrs. Falgout: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of June 19, 2018.”
The Chairman called for a vote on the motion offered by Mr. Kurtz. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, and Mr. Ostheimer; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mrs. Falgout moved, seconded by Mr. Kelley: “THAT the HTRPC emit payment for the July 19, 2018 invoices and approve the Treasurer’s Report of June 2018.”
The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, and Mr. Ostheimer; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. COMMUNICATIONS:
1. Mr. Pulaski read an email from Leonard Chauvin P.E., P.L.S., Inc. requesting to table Item G.1 with regard to the Division of Lot 2 of the Estate of Mrs. H.L. Smith, et al to create Lots 2A & 2B until the next regular meeting of August 16, 2018 [See *ATTACHMENT A*].
 - a) Discussion was held with regard to this matter being discussed since the beginning of the year and still not having everything together to include submitting the engineering calculations late. Discussion ensued with regard to the neighbors having to come to every meeting along with drainage concerns in the area.
 - b) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC reject the request to table [the application for Process D, Minor Subdivision, for the Division of Lot 2 of the Estate of Mrs. H.L. Smith, et al to create Lots 2A & 2B] and consider this under Old Business and make a decision after discussion.”
The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, and Mr. Ostheimer; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. OLD BUSINESS:
- Mrs. Falgout moved, seconded by Mr. Cehan: “THAT the HTRPC remove all Old Business items from the table and be considered at this time.”
The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, and Mr. Ostheimer; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

1. The Chairman called to order the Public Hearing for an application by Lawrence Robertson requesting approval for Process D, Minor Subdivision, for the Division of Lot 2 of the Estate of Mrs. H.L. Smith, et al to create Lots 2A & 2B.
 - a) No one was present to represent the application.
 - b) The Chairman recognized Mr. Frank Henry, 300 Horseshoe Road, who expressed concerns of drainage.
 - c) The Chairman recognized Mr. Elvin Hebert, Jr., 124 Horseshoe Road, who expressed concerns of the units being crowded and confined on the property, one entrance/exit on the homes, no recreation area, development not being practical, and the development downgrading the community.
 - d) The Chairman recognized Mr. Robert Hebert, 506 Horseshoe Road, who expressed concerns of drainage.
 - e) The Chairman recognized Mr. Mervin Kraemer, North Main Project Road, who expressed concerns of there not being enough parking space for the number of units.
 - f) The Chairman recognized Mr. James Benoit, 303 Horseshoe Road, who expressed concerns of drainage.
 - g) The Chairman recognized Ms. Louise Bourg, 204 North Main Project Road, who expressed concerns of the fire department's concerns of not having a long enough hose to put out a fire on the rear unit.
 - h) The Chairman recognized Ms. Jane Robinson, part of the Hebert Estate, who expressed concerns of the width of the property. The Chairman confirmed the lot width met the requirements.
 - i) The Chairman recognized Ms. Barbara Larpenter, 301 Horseshoe Road, who expressed concerns of how close the parking will be to the road and safety of children.
 - k) Mrs. Falgout moved, seconded by Mr. Kelley: "THAT the Public Hearing be closed."

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

- l) Mr. Pulaski read an email from Mr. Phil Schexnayder of the Schriever Fire Department opposing the application because the distance of the back unit exceeds to reach of the fire trucks [See *ATTACHMENT B*]. He discussed the Staff Report and stated Staff recommended tabling the application in order to allow the applicant to address issues of the drainage calculations, installation of a fire hydrant, addressing and correct signature block depicted on the plat and submittal of utility letters.
- m) Mr. Ostheimer moved, seconded by Mrs. Falgout: "THAT the HTRPC deny the application by Lawrence Robertson for Process D, Minor Subdivision for the Division of Lot 2 of the Estate of Mrs. H.L. Smith, et al to create Lots 2A and 2B to let them get their act together, get everything straight, meet with the Councilman, meet with the residents and so when they come back we know, for instance, that the fire hydrant is going to be installed, we know the drainage is not going to create additional problems for the neighborhood and the other residents because once that starts in the area, other people may want to go multi-family residential on their lots too and there's a substantial piece of property right behind this that's vacant so you could put a whole complex on it if you wanted to so there's a lot of problems with all that; the road appears to be substandard and it's got holes in it and it looks like it is asphalt over shells and I don't know if that's true or not; when they first came, there was something about a package plant for the sewerage and I took that to mean that they were going to put in one sewer plan for the entire complex they were building but I don't know maybe there is a communication problem there maybe that's not what they are going to do and maybe its individual treatment plants and we would need to know where that water is going to go because they don't have drainage anyway; then there is the parking problem and then of course the fire department's issue about being able to get to the apartment fire; so for all of those concerns, it's best to deny it; my understanding is they turned the letter into engineering too late for us to get

their opinion tonight; these people don't need to be coming up here and we don't need to be using up a lot of our valuable time; so for all of those concerns, I think it's best to deny it on all of those reasons."

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

H. APPLICATIONS:

1. The Chairman called to order the Public Hearing for an application by L-M Limited Partnership requesting approval for Process D, Minor Subdivision, for the Subdivision of Property belonging to L-M Limited Partnership near LA Hwy. 182 and LA Hwy. 662 (Tracts 5A, 5B, 5C, 5D, 5E, 6A & 6B).

a) Mr. Prosper Toups, Delta Coast Consultants, LLC, discussed the location and division of property. He requested conditional approval provided upon meeting the conditions but the Chairman stated when infrastructure is involved, the matter is usually tabled.

b) The Chairman recognized James Barse, 5329 Pitre Drive, Crown Pointe, representing the owner, who stated they were trying to make the lots more affordable to get more businesses and jobs in the area.

c) No one from the public was present to speak.

d) Mr. Erny moved, seconded by Mr. Cehan: "THAT the Public Hearing be closed."

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

e) Mr. Pulaski discussed the Staff Report and stated Staff recommended tabling the application to allow time for Engineering review, submittal of all utility letters, and installation of additional fire hydrants.

f) Mr. Kelley moved, seconded by Mr. Kurtz: "THAT the HTRPC table the application for Process D, Minor Subdivision, for the Subdivision of Property belonging to L-M Limited Partnership near LA Hwy. 182 and LA Hwy. 662 (Tracts 5A, 5B, 5C, 5D, 5E, 6A & 6B) until the next regular meeting of August 16, 2018."

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

2. The Chairman called to order the application by Terrebonne Port Commission requesting final approval for Process C, Major Subdivision (Road Project), for Rome Woodard Street (Phase 2).

a) Mrs. Amber Plessala, T. Baker Smith, Inc., discussed the road project and stated they had an approval letter from Engineering [See *ATTACHMENT C*].

b) Ms. Joan Schexnayder, on behalf of the Terrebonne Parish Engineering Division, stated Mrs. Plessala was correct and there were no punch list items.

c) Mr. Ostheimer moved, seconded by Mr. Kelley: "THAT the HTRPC grant final approval of the application for Process C, Major Subdivision (Road Project), for Rome Woodard Street (Phase 2)."

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

I. STAFF REPORT: None.

J. ADMINISTRATIVE APPROVALS:

Mr. Kelley moved, seconded by Mr. Cehan: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-6."

1. Raw Land Division of Property belonging to Warrior Met Coal LA, LLC containing a total of 1,733.987 acres, Sections 1, 2, 15, 40, & 41, T18S-R17E & Sections 59 & 79, T18S-R18E, Terrebonne Parish, LA
2. Revised Boundary Lines of Southdown Cemetery, Property belonging to Terrebonne Parish Consolidated Government, Section 102, T17S-R17E, Terrebonne Parish, LA
3. Raw Land Tracts 2-A and 2-B, A Redivision of Tract 2 belonging to Gibson Land Company, Sections 101, 102, 103, & 104, T16S-R15E, Terrebonne Parish, LA
4. Property Line Shift on Property belonging to The Congregation of Sacred Heart of Jesus Roman Catholic Church, Section 8, T18S-R19E, Terrebonne Parish, LA
5. Revised Lot 4 & Revised Tract "A", A Redivision of Lot 4 & Tract "A" of Progressive Square, Addendum No. 1, Section 101, T17S-R17E, Terrebonne Parish, LA
6. Redivision of Lot 4, Lot 5, and Lot 6, Block 27 of Sugar Mill Olde Towne (Phase B) into Lot 4A, Lot 5A, and Lot 6A belonging to Rutter Land Company, Inc., Section 102, T17S-R17E, Terrebonne Parish, LA

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:

- a) The July 12, 2018 meeting that was cancelled will be rescheduled for Thursday, August 2, 2018 at 3:30 p.m.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:

- a) Mr. Ostheimer discussed minimum infrastructure provided for the Horseshoe Road property and requiring an upgrade when necessary.

2. Chairman's Comments: None.

M. PUBLIC COMMENTS: None.

N. Mr. Kelley moved, seconded Mr. Erny: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 6:50 p.m."

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

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

Becky Becnel

From: Christopher Pulaski
Sent: Thursday, July 19, 2018 2:45 PM
To: Becky Becnel
Subject: FW: Fire Hydrant
Attachments: RevLtr - Div Lot 2 Estate of H L Smith.pdf

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

From: Tre Chauvin [<mailto:tre@ljcpe.com>]
Sent: Thursday, July 19, 2018 2:44 PM
To: Christopher Pulaski
Subject: FW: Fire Hydrant

Chris,

Please table this item until the August meeting. We will present to the planning commission once we have approval from TPCG Engineering division. Give me a call if you have any questions.

Sincerely,

Tre' Chauvin
LEONARD CHAUVIN P.E.,P.L.S. INC.
Phone: (985) 449-1376
Fax: (985) 449-1050

From: Tre Chauvin [<mailto:tre@ljcpe.com>]
Sent: Thursday, June 21, 2018 10:27 AM
To: 'Christopher Pulaski' <cpulaski@tpcg.org>
Subject: RE: Fire Hydrant

Chris,

Please table this item until the July meeting. This should give us sufficient time to get the fire hydrant installed and get approval from engineering. Give me a call if you have any questions.

Sincerely,

Tre' Chauvin
LEONARD CHAUVIN P.E.,P.L.S. INC.
Phone: (985) 449-1376
Fax: (985) 449-1050

Becky Becnel

From: Jeanette Schexnayder [pschexnayder@comcast.net]
Sent: Tuesday, July 17, 2018 5:10 PM
To: Becky Becnel
Subject: Process D. Minor subdivision Division of Lot2 of the Estate of Mrs. H. L. Smith et al to create Lotw 2A and 2B; 302 Horseshoe Road Schriever Road, Schriever.

The Schriever Fire Department is against the creating of two (2) lots on the above subject. If the permit were granted, it would be a matter of time before the developer would be requesting another permit to build two (2) units on Lot 2A as like on 2B. The distance to the rear unit on Lot 2B already exceeds the reach of the fire trucks as set by the rating bureau. To add to the existing hose on scene would lose valuable time in extinguishing the blasé. A fire doubles in size every minute.

Thank you.
Save a life.
Vote NO.

Phil Schexnayder, Schriever Fire Department.
pschexnayder@comcast.net
985-803-6039



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



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

TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

July 18, 2018
Item No. H-2

TO: **Christopher M. Pulaski**

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

SUBJECT: **Rome Woodard Street**
Final Inspection

A representative of the Terrebonne Parish Department of Public Works has inspected the above referenced subdivision. The Engineer and Developer for this subdivision have met the conditions required by the Planning Commission for Final Approval.

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

cc:

Philip Chauvin, Jr.
Ernest Brown
Planning Commission
Engineering Division
Reading File
Council Reading File

Saltwater Fishing Capital of the World®

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) (detailed description):

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

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

SITE INFORMATION:

- Physical Address: 583 Powhattan Court, Gibson, LA 70356
- Location by Section, Township, Range: Section 21, 22, 23, & 24, T16-R14S
- Purpose of Development: Industrial Lots
- 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
- Date and Scale of Map: 6-1-18, 1"=150'
- Council District: District 6 / Gibson Fire
- Number of Lots: 7
- Filing Fees: 329.35

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

PROSPER J. TOUPS, III

Print Applicant or Agent

June 1, 2018

Date

[Signature]

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.

S. Markey Stebbins

Print Name of Signature

6/8/18

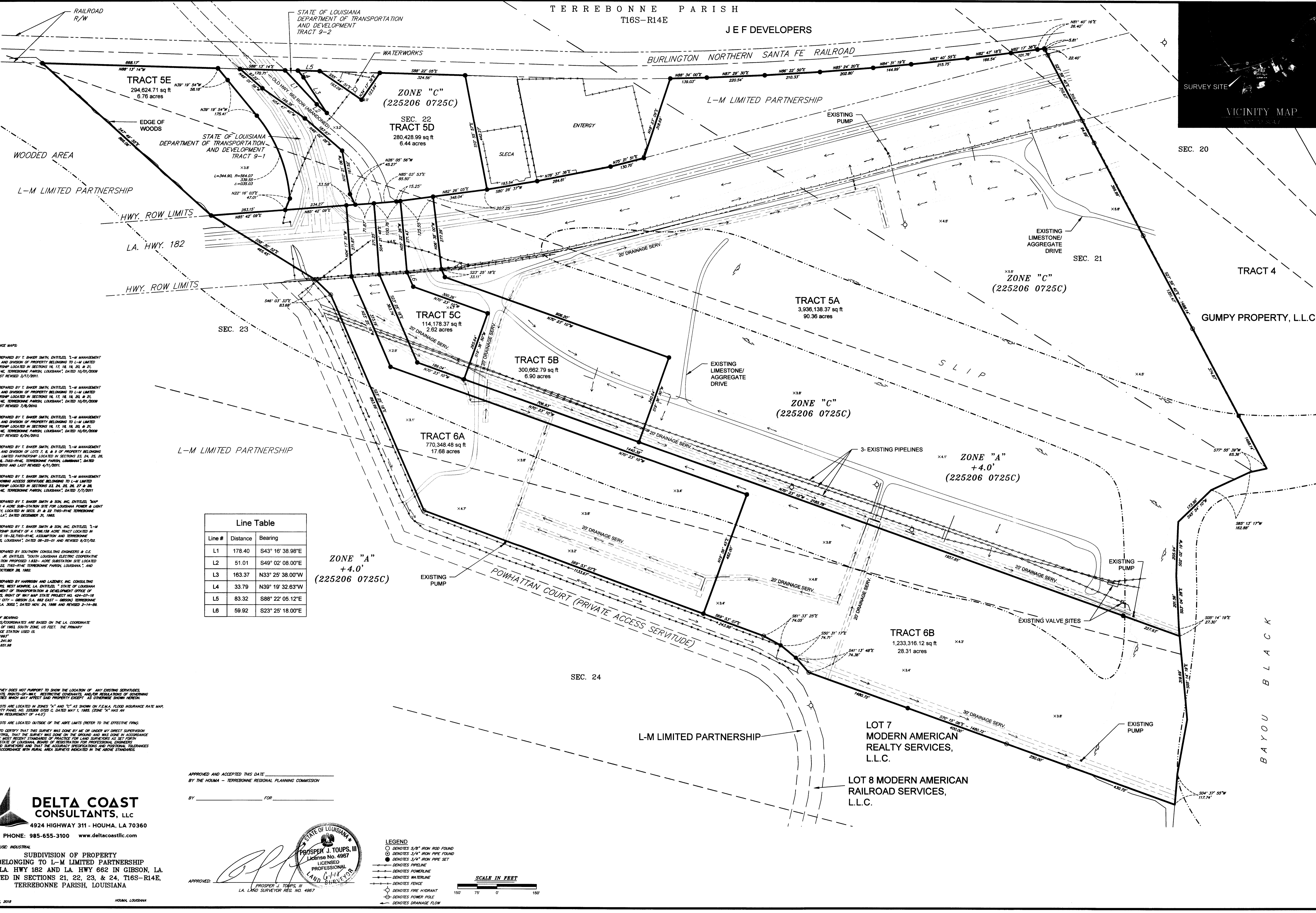
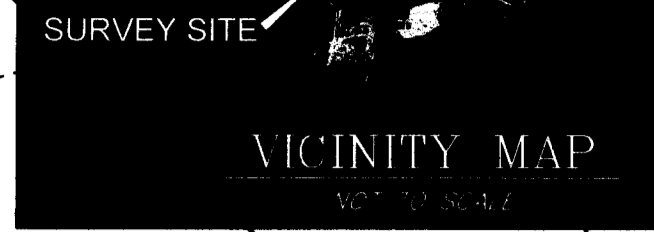
Date

[Signature]

Signature

President - L M Investment Co inc
^ markey Stebbins

PC18/ 7 - 1 - 25



REFERENCE MAPS:
 LAT PREPARED BY T. BAKER SMITH, ENTITLED, "L-M MANAGEMENT SURVEY AND DIVISION OF PROPERTY BELONGING TO L-M LIMITED PARTNERSHIP LOCATED IN SECTIONS 16, 17, 18, 19, 20, & 21, T16S-R14E, TERREBONNE PARISH, LOUISIANA", DATED 10/01/2009 AND LAST REVISED 3/17/2011.
 LAT PREPARED BY T. BAKER SMITH, ENTITLED, "L-M MANAGEMENT SURVEY AND DIVISION OF PROPERTY BELONGING TO L-M LIMITED PARTNERSHIP LOCATED IN SECTIONS 16, 17, 18, 19, 20, & 21, T16S-R14E, TERREBONNE PARISH, LOUISIANA", DATED 10/01/2009 AND LAST REVISED 7/8/2010.
 LAT PREPARED BY T. BAKER SMITH, ENTITLED, "L-M MANAGEMENT SURVEY AND DIVISION OF PROPERTY BELONGING TO L-M LIMITED PARTNERSHIP LOCATED IN SECTIONS 16, 17, 18, 19, 20, & 21, T16S-R14E, TERREBONNE PARISH, LOUISIANA", DATED 10/01/2009 AND LAST REVISED 8/24/2010.
 LAT PREPARED BY T. BAKER SMITH, ENTITLED, "L-M MANAGEMENT SURVEY AND DIVISION OF PROPERTY BELONGING TO L-M LIMITED PARTNERSHIP LOCATED IN SECTIONS 22, 23, 24, 25, 26, 27, & 28, T16S-R14E, TERREBONNE PARISH, LOUISIANA", DATED 8/26/2010 AND LAST REVISED 4/11/2011.
 LAT PREPARED BY T. BAKER SMITH, ENTITLED, "L-M MANAGEMENT SURVEY AND DIVISION OF PROPERTY BELONGING TO L-M LIMITED PARTNERSHIP LOCATED IN SECTIONS 21 & 22 T16S-R14E TERREBONNE PARISH, LA", DATED DECEMBER 31, 1985.
 LAT PREPARED BY T. BAKER SMITH & SON, INC., ENTITLED, "L-M PARTNERSHIP SURVEY OF A 1796.158 ACRE TRACT LOCATED IN SECTIONS 16-22, T16S-R14E, ASSUMPTION AND TERREBONNE PARISH, LOUISIANA", DATED 08-25-01 AND REVISED 8/27/02.
 LAT PREPARED BY SOUTHERN CONSULTING ENGINEERS & C.E. ENGINEERS, ENTITLED, "SOUTH LOUISIANA ELECTRIC COOPERATIVE ASSOCIATION PROPOSED 1.832- ACRE SUBSTATION SITE LOCATED SEC. 22, T16S-R14E TERREBONNE PARISH, LOUISIANA", AND DATED OCTOBER 28, 1982.
 LAT PREPARED BY HARRISON AND LAZARUS, INC. CONSULTING ENGINEERS, ENTITLED, "STATE OF LOUISIANA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT OFFICE OF ORIANA'S RIGHT OF WAY MAP STATE PROJECT NO. 424-07-18 ORIANA CITY - GIBSON (L.A. 652 EAST - GIBSON) TERREBONNE PARISH LA, 3052", DATED NOV. 24, 1986 AND REVISED 2-14-88.

Line Table

Line #	Distance	Bearing
L1	178.40	S43° 16' 38.98"E
L2	51.01	S49° 02' 08.00"E
L3	163.37	N33° 25' 38.00"W
L4	33.79	N39° 19' 32.63"W
L5	83.32	S88° 22' 05.12"E
L6	59.92	S23° 25' 18.00"E

ASSUMPTIONS:
 BOUNDARY COORDINATES ARE BASED ON THE L.A. COORDINATE SYSTEM OF 1983, SOUTH ZONE, US FEET. THE PRIMARY STATION USED IS:
 90+4 1987
 N=1372,241.90
 E=423,681.98

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

THESE LOTS ARE LOCATED IN ZONES "A" AND "C" AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, "MINORITY PANEL NO. 22530R 0215 C, DATED MAY 1, 1985. (ZONE "A" HAS AN ELEVATION REQUIREMENT OF 41.0').

THESE LOTS ARE LOCATED OUTSIDE OF THE ARBE LIMITS (REFER TO THE EFFECTIVE FIRM).

IT IS TO BE CERTAIN 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 PRECISE STANDARDS OF PRACTICE FOR LAND SURVEYORS AS SET FORTH IN THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE ACCURACY SPECIFICATIONS AND POSITIONAL TOLERANCES BE IN ACCORDANCE WITH RURAL AREA SURVEY STANDARDS.

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

BY _____ FOR _____

DELTA COAST CONSULTANTS, LLC
 4924 HIGHWAY 311 - HOUMA, LA 70360
 PHONE: 985-655-3100 www.deltacoastllc.com

PROSPER J. TOUPS, III
 LICENSE NO. 4987
 LICENSED PROFESSIONAL SURVEYOR

APPROVED: _____
 PROSPER J. TOUPS, III
 L.A. LAND SURVEYOR REG. NO. 4987

LEGEND

- DENOTES 5/8" IRON ROD FOUND
- DENOTES 1/4" IRON PIPE FOUND
- DENOTES 1/4" IRON PIPE SET
- DENOTES PIPELINE
- DENOTES POWERLINE
- DENOTES WATERLINE
- DENOTES FENCE
- DENOTES FIRE HYDRANT
- DENOTES POWER POLE
- DENOTES DRAINAGE FLOW

SCALE IN FEET
 150' 75' 0' 75' 150'

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

 Variance(s) (detailed description):

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

1. Name of Subdivision: Plat showing Tract 6-C, a redivision of Tract 6, property belonging to Millicent B. Bourgeois et al
2. Developer's Name & Address: PARIS BROUSSARD 5757 BAYOU BLACK DR, GIBSON, LA 70356
Millicent B. Bourgeois, 5757 Bayou Black Dr. Gibson, LA 70356
Keith P. Broussard, same address,
*Owner's Name & Address: Timothy P. Thompson, 5747 Bayou Black Dr. Gibson, LA 70356
[* 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: 5747 Bayou Black Dr. Gibson, LA 70356
5. Location by Section, Township, Range: SECTION 74, T16S-R15E
6. Purpose of Development: CREATE A SMALLER TRACT 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. Date and Scale of Map: DATE: JULY 12, 2018 SCALE: 1"=40'
11. Council District: 2 Williams / Gibson Fire
12. Number of Lots: 1 & remainder of Tract 6
13. Filing Fees: \$302.67

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

KENETH L. REMBERT
Print Applicant or Agent

[Signature]
Signature of Applicant or Agent

7/11/18

Date

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

Paris Broussard

Print Name

x [Signature]
Signature

7/11/18

Date

PC18/ 8 - 1 - 27

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) (detailed description):

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

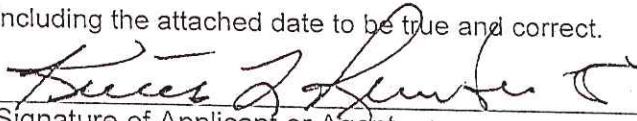
1. Name of Subdivision: PLAT SHOWING TRACT "A-4", A REDIVISION OF REVISED TRACT "A-2" BELONGING TO CRAZY J. PROPERTIES, L.L.C.
2. Developer's Name & Address: CRAZY J. PROPERTIES, L.L.C. P.O. BOX 218 CHAUVIN, LA 70344
*Owner's Name & Address: JACKIE A. MARIE P.O. BOX 218 CHAUVIN, LA 70344
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: BAYOUSIDE DR. & HWY. 58, CHAUVIN, LA 70344
SECTION 19, T18S-R18E &
5. Location by Section, Township, Range: SECTIONS 14, 15 & 16, T18S-R19E
6. Purpose of Development: WANTS TO CREATE 2 TRACTS
7. Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
8. Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
9. Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
10. Date and Scale of Map: DATE: JULY 12, 2018 SCALE: 1"=60"
11. Council District: 8 Guidry / Little Caillou Fire
12. Number of Lots: 2
13. Filing Fees: \$ 316.01

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

KENETH L. REMBERT
Print Applicant or Agent

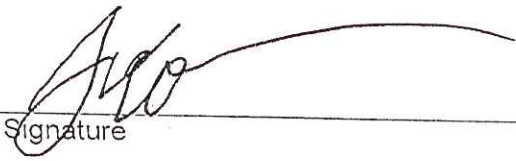

Signature of Applicant or Agent

7/23/18

Date

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

JACKIE A. MARIE
Print Name


Signature

7/23/18

Date

*NOTE: If Sewerage Type

PC18/ 8 - 2 - 28

Division of Pollution Control.



Name	Type	City	Status
CRAZY J PROPERTIES LLC	Limited Liability Company	CHAUVIN	Active

Previous Names

Business: CRAZY J PROPERTIES LLC
Charter Number: 41783160K
Registration Date: 2/10/2015

Domicile Address

239 HWY 58
CHAUVIN, LA 70344

Mailing Address

P.O. BOX 218
CHAUVIN, LA 70344

Status

Status: Active
Annual Report Status: In Good Standing
File Date: 2/10/2015
Last Report Filed: 4/18/2018
Type: Limited Liability Company

Registered Agent(s)

Agent: JACKIE MARIE Address 1: 239 HWY 58 City, State, Zip: CHAUVIN, LA 70344 Appointment Date: 2/10/2015
--

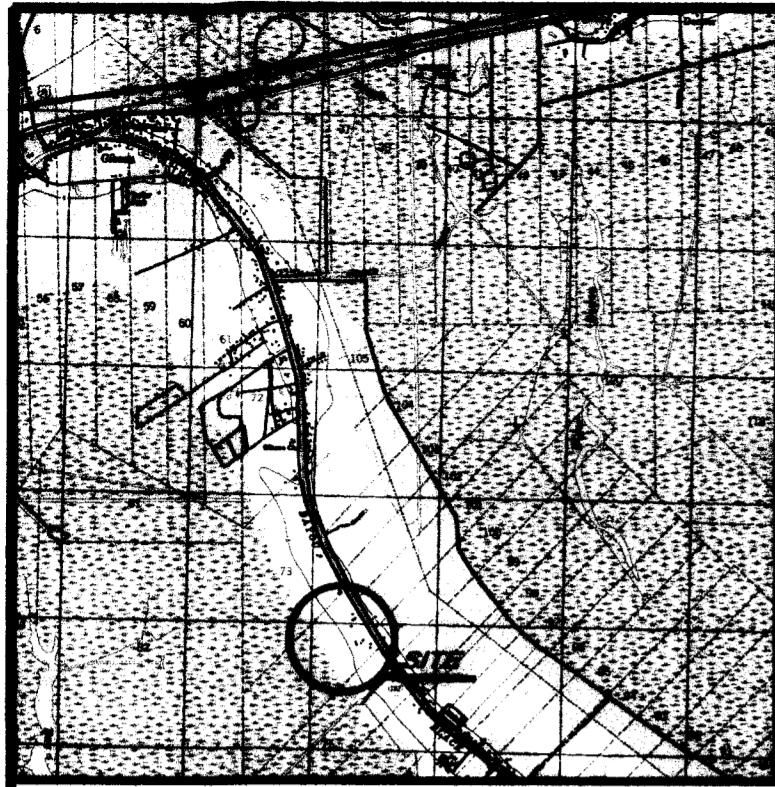
Agent: SHERRY MARIE Address 1: 239 HWY 58 City, State, Zip: CHAUVIN, LA 70344 Appointment Date: 5/10/2018
--

Officer(s)

Additional Officers: No

Officer: JACKIE MARIE Title: Manager Address 1: 239 HWY 58 City, State, Zip: CHAUVIN, LA 70344

Officer: MICHELE PITRE Title: Member Address 1: 239 HWY 58 City, State, Zip: CHAUVIN, LA 70344



VICINITY MAP

MILLICENT B. BOURGEOIS et al
REMAINDER OF TRACT 6
(115.144 ACRES)

MILLICENT B. BOURGEOIS et al
TRACT 6-C
(2.866 ACRES)

MILLICENT B. BOURGEOIS et al
REMAINDER OF TRACT 6
(115.144 ACRES)

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 1073885 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENNETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

THESE TRACTS ARE LOCATED IN ZONES "C" AND "A2" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0570, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A2" HAS A BASE FLOOD REQUIREMENT OF 4'). (FIRM INDEX DATE DEC. 16, 1990). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-594 PLACES THIS PROPERTY IN ZONE "AE" WITH A B.F.E. OF 5' AND IN ZONE "A" WITH BASE FLOOD REQUIREMENTS OF 3' AND 6'. THE 2008 PRELIMINARY DFIRM COMMUNITY NO. 22109C, PANEL NO. 0075 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "AE" AND HAS B.F.E. REQUIREMENTS OF 6' AND 7'. PLEASE CHECK WITH THE PARISH FLOOD PLAN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

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

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

JOB NO. : 299 FIELD BOOK : 438 ADDRESS : BAYOU BLACK CAD NAME : PARS-BOURGEOIS-TRACT-6-C-PC-18-299
DRAWN BY : AP PAGES : 13-16 SURVEY FILE : M-LE-993 FOLDER : BRUCELEEN CRD : NONE

- LEGEND:
- INDICATES IRON ROD SET
 - INDICATES IRON ROD FOUND
 - ⊙ INDICATES BORN NAIL SET
 - ⊕ EXISTING POWER POLE
 - ⊖ EXISTING POWER POLE WITH LIGHT
 - ⊗ EXISTING FIRE HYDRANT



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

Surveyor's Signature: *Kenneth L. Rember*

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

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

Registration Number: 331

DATE	BY	DESCRIPTION
REVISIONS		



PLAT SHOWING TRACT 6-C
A REDIVISION OF TRACT 6,
PROPERTY BELONGING TO
MILLICENT B. BOURGEOIS et al
LOCATED IN SECTION 74, T16S-R15E,
TERREBONNE PARISH, LOUISIANA

Kenneth L. Rember, PLS
LAND SURVEYORS
635 SCHOOL STREET, HOUMA, LOUISIANA 70380
(985) 879-2782 FAX - (985) 879-1841

DRAWN: A.P.
CHK'D.: K.L.R.
SCALE: 1" = 40'
DATE: 12JULY18

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

2 - TRACTS

LANG ENTERPRISES, INC. TRACT 21

S 56°35'11" E - 687.58'

CRAZY J. PROPERTIES, L.L.C.
REMAINDER OF
REVISED TRACT "A-2"
(5.361 ACRES)

CHAUVIN LIONS, INC.
TRACT "A-3"
145 HWY. 58

TRACT "A-4"
(3.097 ACRES)
171 HWY. 58

HENRY J. VERRET, SR.
201 HWY. 58



"VICINITY MAP"

JACKIE A. MARIE
REVISED TRACT "A-1"

N 332°49' E - 318.73'

N 357°24' E - 417.04'

N 332°49' E - 323.74'

S 56°35'21" E - 417.04'

N 56°33'45" W - 385.13'

N 47°59'11" W - 32.27'

N 56°35'11" W - 311.51'

N 43°07'24" E - 33.42'

N 42°29'16" E - 161.84'

N 41°17'08" E - 71.61'

THIS TRACT IS LOCATED IN ZONE "A15" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0140, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A15" HAS A BASE FLOOD REQUIREMENT OF 8'). (FIRM INDEX DATE DEC. 16, 1980). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-N107 PLACES THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD REQUIREMENT OF 9'. THE 2008 PROPOSED DFIRM COMMUNITY NO. 22109C, PANEL NO. 0475 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "VE" AND HAS A B.F.E. REQUIREMENT OF 14'. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

THIS SURVEY BASED ON MAP PREPARED BY KENETH L. REMBERT ENTITLED "SURVEY OF TRACT "A-3" & REVISED TRACTS "A-1" & "A-2" A REDIVISION OF PROPERTY BELONGING TO JACKIE A. MARIE ET AL IN SECTION 19, T18S-R18E AND IN SECTIONS 14, 15 & 16, T18S-R19E, TERREBONNE PARISH, LOUISIANA" AND DATED JULY 22, 2016, REVISED AUGUST 18, 2016. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

THIS PROPERTY DRAINS TO HIGHWAY WHICH IS MAINTAINED BY THE STATE OF LA., 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.

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
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING FIRE HYDRANT
- INDICATES SPOT ELEVATION
- ⊕ INDICATES BENCHMARK
- INDICATES DRAINAGE FLOW

GRAPHIC SCALE



JOB NO.: 282 FIELD BOOK: 428 ADDRESS: HWY. 58 CAD NAME: CRAZY-J-PROPERTIES-JACKIE-MARIE-HWY-58-CHAUVIN_18-282
DRAWN BY: BM PAGES: 65-68 SURVEY FILE: F-CREDIT FOLDER: MARIE, JACKIE ORD: JACKIE MARIE - TRACT A-4 HWY 58

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

BY: _____ FOR: _____

2 - TRACTS

"MINOR DIVISION"

PLAT SHOWING TRACT "A-4",
A REDIVISION OF REVISED TRACT "A-2"
BELONGING TO CRAZY J PROPERTIES, L.L.C.
LOCATED IN SECTION 19, T18S-R18E
AND SECTIONS 14, 15 & 16, T18S-R19E,
TERREBONNE PARISH, LOUISIANA



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

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" = 60'

DATE: 12JUL18

Houma-Terbonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) (detailed description):

SEE ATTACHED VARIANCE REQUEST

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

1. Name of Subdivision: SONOCO LIVING QUARTERS
2. Developer's Name & Address: SONOCO - 5450 WEST MAIN ST., HOUMA LA 70360
*Owner's Name & Address: J & D SONTHEIMER PROPERTIES, LLC (SAME ADDRESS)
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

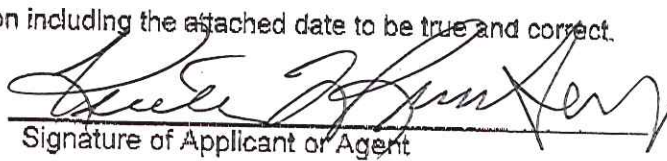
SITE INFORMATION:

4. Physical Address: 5420 WEST MAIN ST, HOUMA LA 70360
5. Location by Section, Township, Range: SECTION 6, T16S-R17E
6. Purpose of Development: PROVIDE LIVING QUARTERS FOR EMPLOYEES
7. Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
8. Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
9. Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
10. Date and Scale of Map:
DATE: 7/24/18 SCALE: 1" = 60'
11. Council District:
3/michel / Bayou Cane Fire
12. Number of Lots: 5 SPACES
13. Filing Fees: \$ 98.34

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

KENETH L. REMBERT
Print Applicant or Agent

7/30/18
Date


Signature of Applicant or Agent

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

SONOCO by:
KENT SONTHEIMER
Print Name of Signature

7/30/18
Date


Signature



Louisiana
**SECRETARY
 OF STATE** R. KYLE ARDOIN

(https://www.sos.la.gov/Pages/default.aspx)

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Name	Type	City	Status
J & D SONTHEIMER PROPERTIES, L.L.C.	Limited Liability Company	HOUMA	Active

Previous Names

Business: J & D SONTHEIMER PROPERTIES, L.L.C.

Charter Number: 35503389K

Registration Date: 6/20/2003

Domicile Address

5450 WEST MAIN STREET
 HOUMA, LA 70360

Mailing Address

C/O DIANE SONTHEIMER
 5450 WEST MAIN STREET
 HOUMA, LA 70360

Status

Status: Active

Annual Report Status: In Good Standing

File Date: 6/20/2003

Last Report Filed: 5/21/2018

Type: Limited Liability Company

Registered Agent(s)

Agent:	DIANE SONTHEIMER
Address 1:	5450 WEST MAIN STREET
City, State, Zip:	HOUMA, LA 70360
Appointment Date:	8/15/2011

Officer(s)

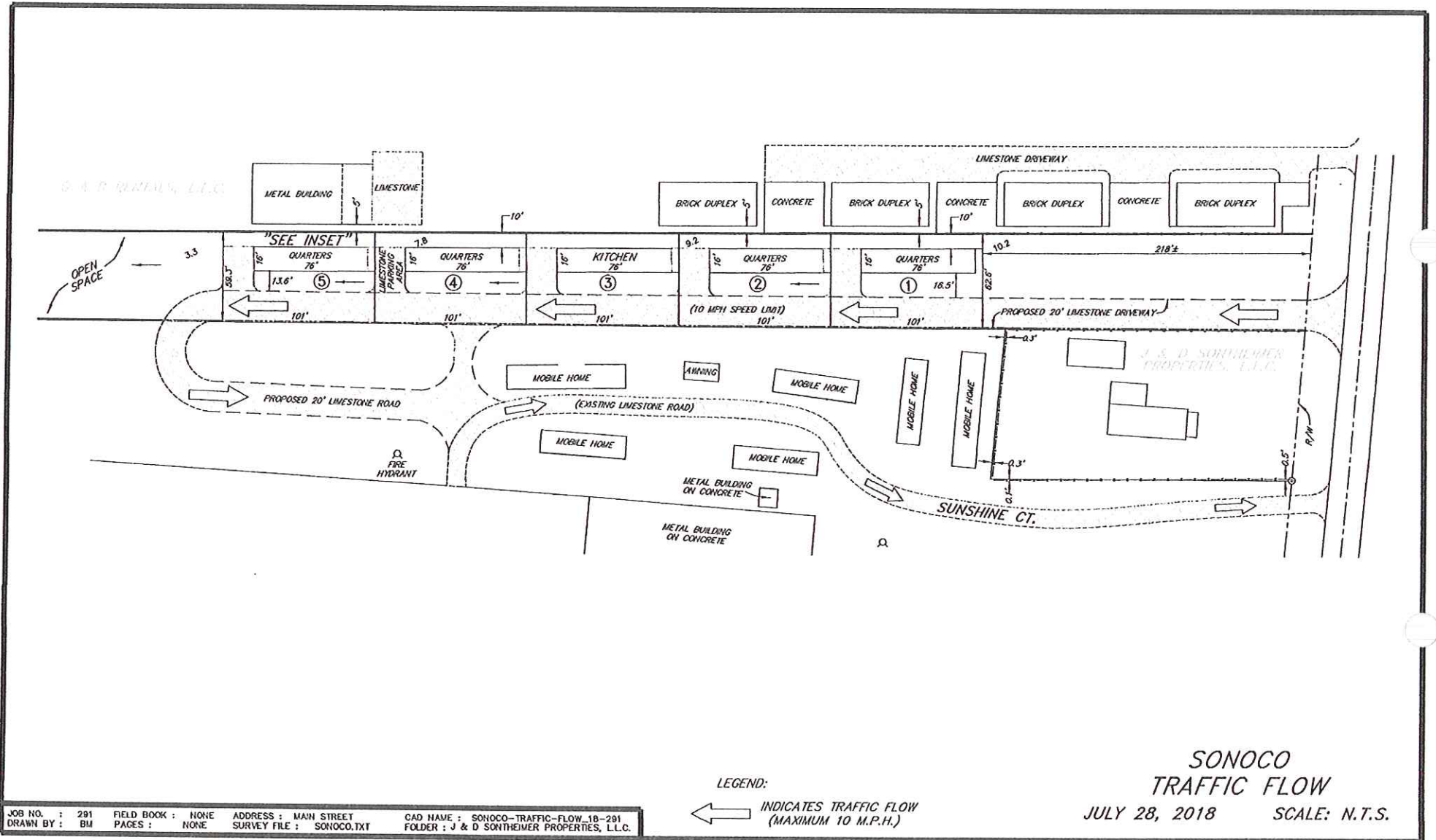
Officer:	DIANE W. SONTHEIMER	Additional Officers: No
Title:	Manager, Member	
Address 1:	5450 WEST MAIN STREET	
City, State, Zip:	HOUMA, LA 70360	

VARIANCE REQUEST

Owner would like to limestone the street and parking areas instead of paving them. There will be a 10 M.P.H. (maximum) speed limit on the streets. Also there is some uncertainty of how long this area will be needed for this use. The occupants are to be foreign workers and subject to federal work visas. Few, if any, will own or be driving automobiles and will be driven to work by company employees mostly on a 14 day on and a 14 day off basis.

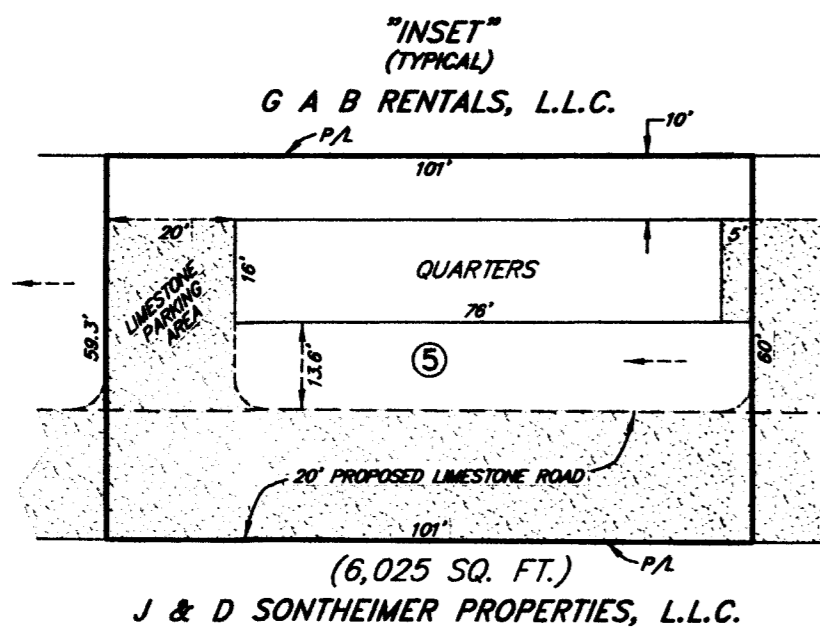
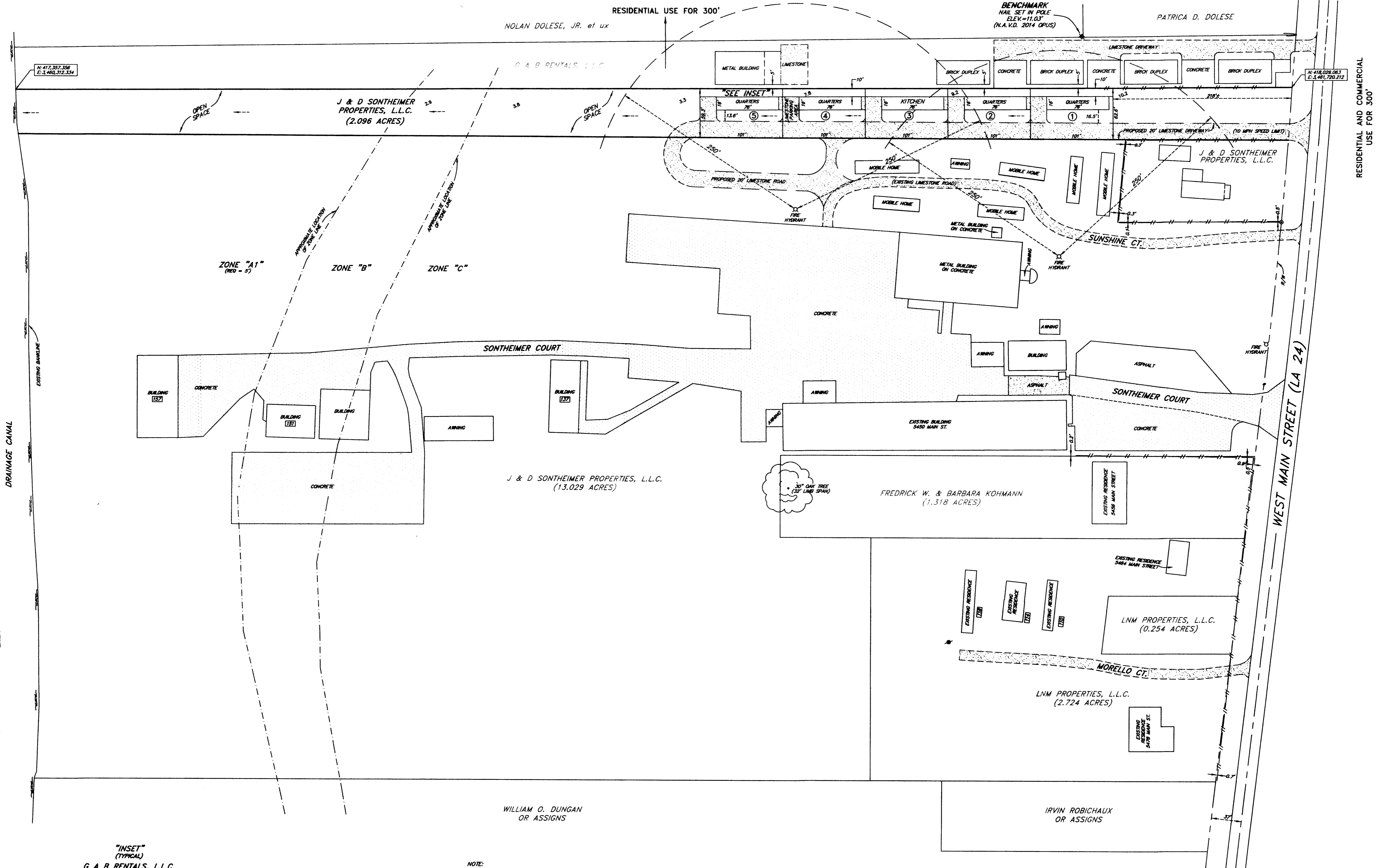
TRAFFIC COUNT

As stated above, few if any, of the workers will own or be driving cars and will be driven to work by company employees. There will certainly be less than 50 cars passing on these streets each day. On some days there will be no traffic on these streets. Most of these foreign workers will not have driver licenses. Some may use bicycles to shop nearby. There is a public transit bus stop in front of Sonoco's plant which can also provide transportation for the workers for shopping as well.





TERREBONNE PARISH CONSOLIDATED GOVERNMENT



- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - INDICATES 1 1/4" IRON PIPE FOUND
 - INDICATES 5/8" IRON ROD FOUND
 - INDICATES 3/4" IRON PIPE FOUND
 - EXISTING POWER POLE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER METER
 - INDICATES ELECTRICAL BOX
 - INDICATES DRAINAGE FLOW
 - INDICATES SPOT ELEVATIONS (NAVD '88 - LSU, CAG DATUM)
 - INDICATES BENCHMARK (NAVD '88 - 2014 OPUS SOLUTION)

NOTE:
THIS PROPERTY DRAINS TO THE REAR TO A DRAINAGE DITCH 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 RECORDED UNDER ENTRY NO. 513085 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENNETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM SOUTH ZONE.

THESE LOTS ARE LOCATED IN ZONE "C", "B" & "A1" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225208, PANEL NO. 0410, SUFFIX "C", AND DATED MAY 1, 1985; (FROM INDEX DATE DEC. 16, 1980). ZONES "C" & "B" ARE AREAS OF MINIMAL FLOODING, ZONE "A1" HAS A BASE FLOOD ELEVATION OF 5'. F.E.M.A. 2008 ADVISORY PANEL NO. LA-5101 DOES NOT AFFECT THIS PROPERTY. THE 2008 PRELIMINARY DFRM COMMUNITY NO. 22109C, PANEL NO. 0095 SUFFIX "E" DOES NOT AFFECT THIS PROPERTY. PLEASE CHECK WITH THE PARISH FLOOD PLAN 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, PIPELINES OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE PROPERTY SURVEYED. UNDERGROUND UTILITIES SHOWN AS INDICATED BY OWNER.

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

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

BY _____ FOR _____



DATE	BY	DESCRIPTION



"RESIDENTIAL BUILDING PARK"
CONCEPTUAL AND PRELIMINARY

SONOCO LIVING QUARTERS ON
PROPERTY BELONGING TO
J & D SONTHEIMER PROPERTIES, L.L.C.
LOCATED IN SECTION 6, T16S-R17E,
TERREBONNE PARISH, LOUISIANA

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

DRAWN: B.M.
CHK'D: K.L.R.
SCALE: 1" = 60'
DATE: 24JUL18

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) (detailed description): _____

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

1. Name of Subdivision: HIGH LAND DEVELOPMENT - Addendum No. 1 (TRACTS 1-F, 1-G, 1-H, 1-I, 1-J & 2-A)
2. Developer's Name & Address: LOW LAND INVESTORS, LLC, 206 INDUSTRIAL AVENUE C, HOUMA, LA. 70363
- *Owner's Name & Address: LOW LAND INVESTORS, LLC, 206 INDUSTRIAL AVENUE C, HOUMA, LA. 70363
 [* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: ANGELETTE-PICCIOLA, LLC & EUGENE P. ROBICHAUX, P.E.

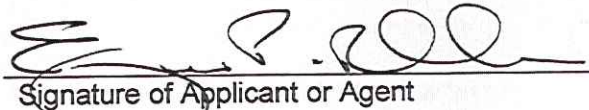
SITE INFORMATION:

4. Physical Address: INDUSTRIAL AVENUE A EXT & BROWNING CT., HOUMA, LA. 70363
5. Location by Section, Township, Range: SECTION 2 & 27, T17S-R18E
6. Purpose of Development: COMMERCIAL/INDUSTRIAL LOTS
7. Land Use:
- | | |
|--|--|
| <input type="checkbox"/> Single-Family Residential | 8. Sewerage Type: |
| <input type="checkbox"/> Multi-Family Residential | <input type="checkbox"/> Community |
| <input checked="" type="checkbox"/> Commercial | <input checked="" type="checkbox"/> Individual Treatment |
| <input checked="" type="checkbox"/> Industrial | <input type="checkbox"/> Package Plant |
| | <input type="checkbox"/> Other |
9. Drainage:
- | | |
|---|--|
| <input type="checkbox"/> Curb & Gutter | 10. Date and Scale of Map: |
| <input checked="" type="checkbox"/> Roadside Open Ditches | |
| <input type="checkbox"/> Rear Lot Open Ditches | 11. Council District: <u>Bourg #</u> |
| <input type="checkbox"/> Other | <u>DISTRICT 1 / VILLAGE EAST VOL. FIRE DEPT.</u> |
12. Number of Lots: 6
13. Filing Fees: \$101.68

I, EUGENE P. ROBICHAUX, certify this application including the attached date to be true and correct.

EUGENE P. ROBICHAUX
 Print Applicant or Agent

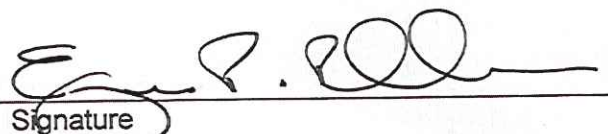
7-30-18
 Date


 Signature of Applicant or Agent

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

EUGENE P. ROBICHAUX
 Print Name of Signature

7-30-18
 Date


 Signature

PC18/ 8 - 4 - 30

LOW LAND INVESTORS, L.L.C.

206 Industrial Ave. C

Houma, La. 70363

Phone: 985-446-1314 Fax: 985-446-3456

Owners of Low Land Investors, LLC:

David J. Robichaux, Jr., 2300 Hwy 1, Raceland, La. 70301

Leona G. Robichaux, 2300 Hwy 1, Raceland, La. 70301

David C. Robichaux, 2109 Burma Rd, Thibodaux, La. 70301

Dionne M. Robichaux, 219 Supercharge Dr., Thibodaux, La. 70301

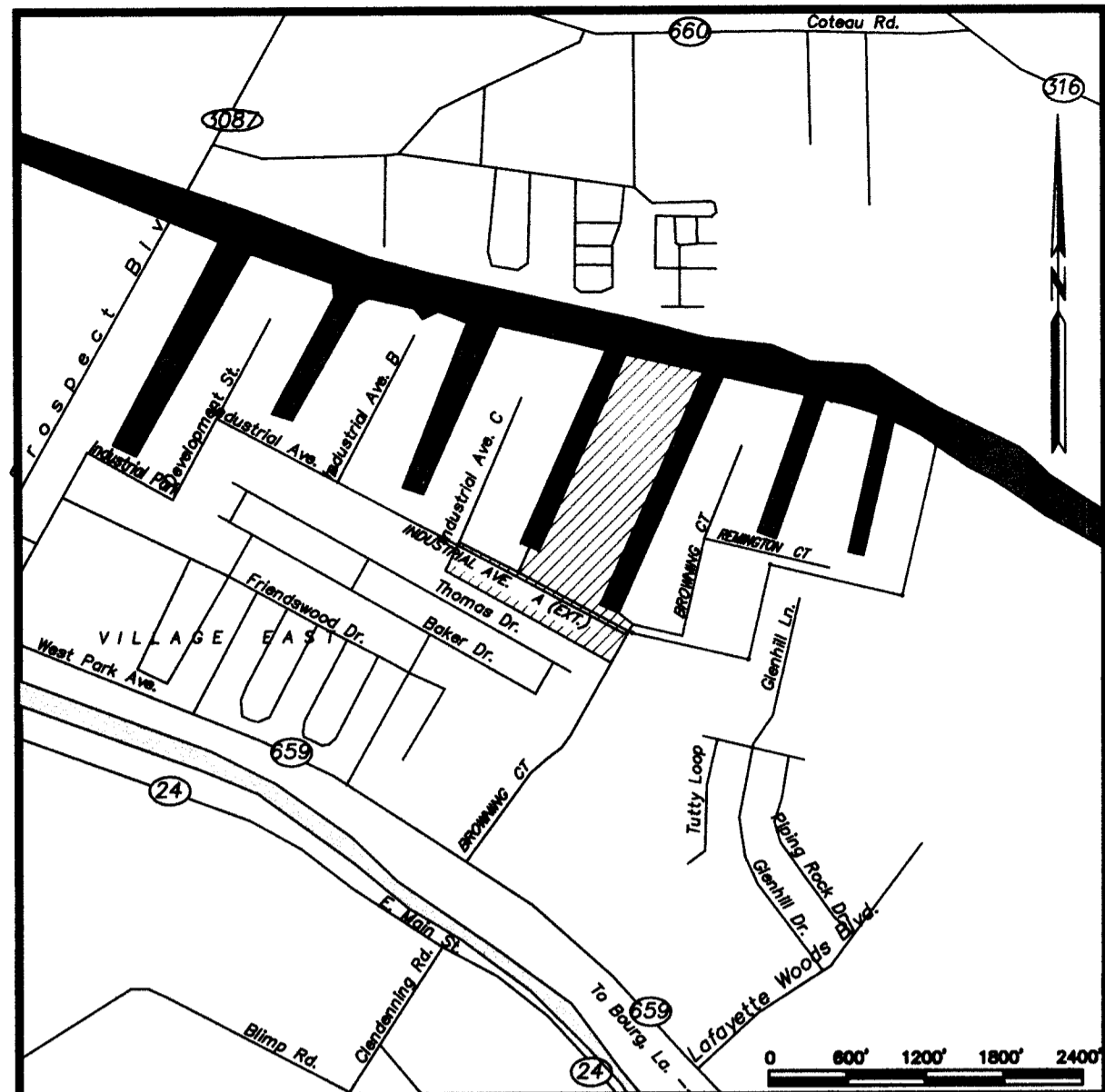
Don J. Robichaux, 745 Lefort Bypass Rd., Thibodaux, La. 70301

Eugene P. Robichaux, 1932 Burma Rd, Thibodaux, La. 70301

Clement J. Robichaux, 282 Poule D'eau Lane, Thibodaux, La. 70301

Harvey J. Robichaux, 852 Lefort Bypass Rd., Thibodaux, La. 70301

Lorna R. Gaubert, 271 Poule D'eau Lane, Thibodaux, La. 70301



VICINITY MAP SCALE: 1" = 1200'

REFERENCE MAPS:

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

NOTES:

- BEARINGS ARE BASED ON REFERENCE MAP #3.
- NO ATTEMPT HAS BEEN MADE BY ANGELETTE PICCIOLA, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHT-OF-WAY, OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE OWNER OR THEIR REPRESENTATIVE.
- ALL EXISTING SERVITUDES AND EASEMENTS SHOWN HEREON ARE IN ACCORDANCE WITH THE REFERENCE MAPS LISTED HEREON.
- NO STRUCTURES, FILL OR OBSTRUCTIONS SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLAIN AREA WITHOUT PRIOR APPROVAL OF GRANTEE OF EASEMENT OR DELINEATED FLOOD PLAIN AREA.
- ALL WATERFRONT LOTS SHOWN SHALL DRAIN INTO THE ADJACENT WATERFRONT(SLIPS).
- SEWERAGE DISPOSAL SHALL BE INTO A PRIVATE TREATMENT PLANT WITH TREATED EFFLUENT INTO THE GULF INTRACOASTAL WATERWAY.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PARISH OF TERREBONNE AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT.

BY: _____
TERREBONNE PARISH CONSOLIDATED GOVERNMENT

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

APPROVED BY: _____
FOR: _____

APPROVALS:

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

FILE: 170060\2018-07-23 SURVEY PLAT\0-SHT-01.dwg

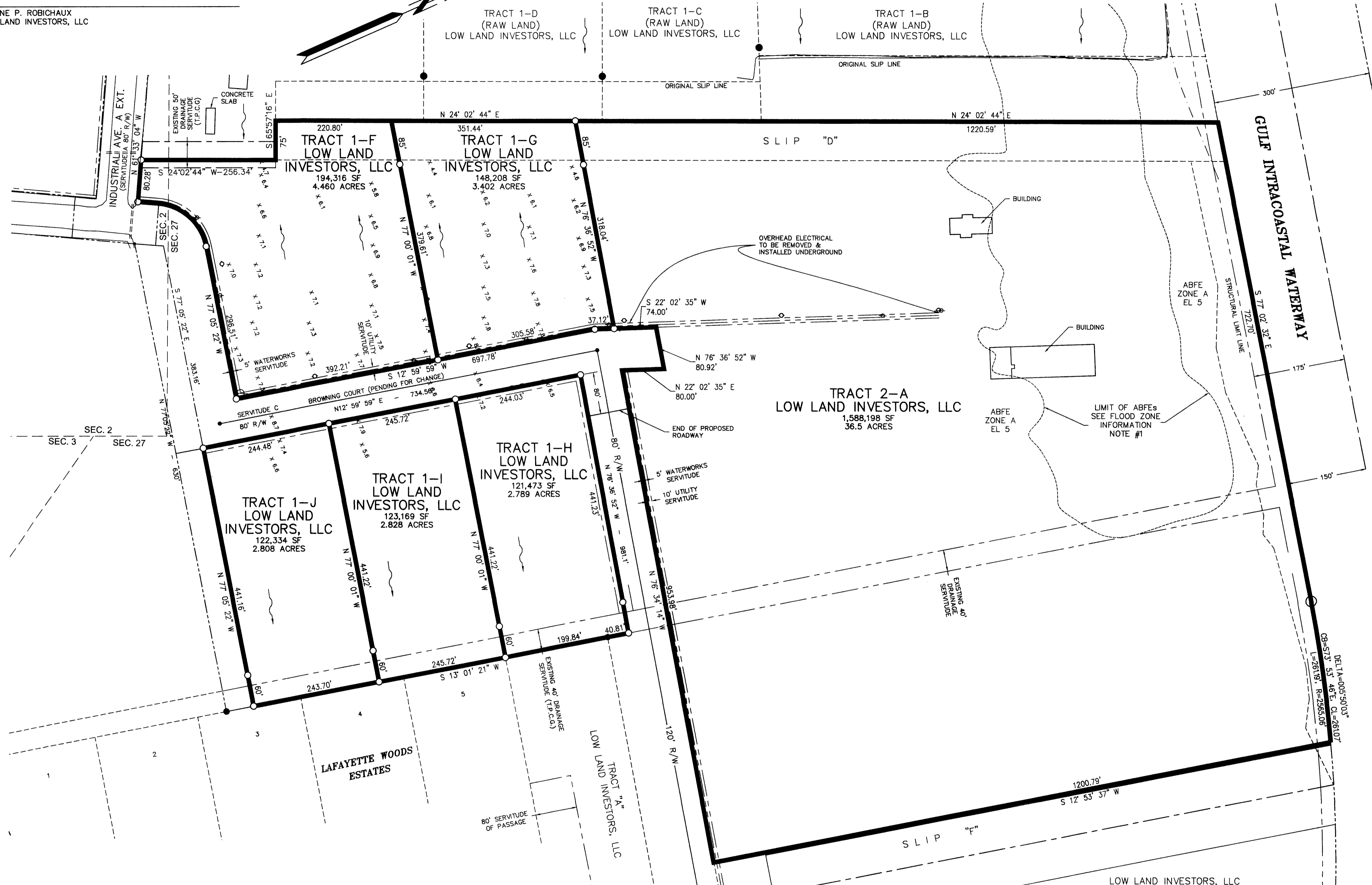
DEDICATION:

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

THE SERVITUDES AS INDICATED ON THE PRIVATE LOTS AND THE STREET RIGHT-OF-WAYS AS SHOWN ARE HEREBY DEDICATED FOR THE USE OF CONSTRUCTING, OPERATING AND MAINTAINING UTILITIES BEING RESERVED BY THE PROPERTY OWNER.

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

TERREBONNE PARISH, LOUISIANA
SECTION 27, T17S-R18E

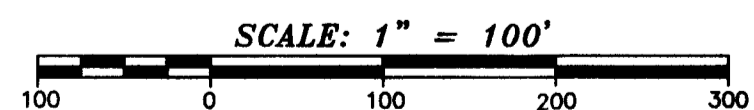


THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL; THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AS SET FORTH BY THE STATE OF LOUISIANA BOARD OF REGISTRATION FOR PROFESSIONAL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

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

FLOOD_ZONE INFORMATION:

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



LEGEND

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

PRELIMINARY
ENGINEERING PLAN
LAND USE: INDUSTRIAL
OWNER: LOW LAND INVESTORS, LLC

NO.	REVISION	DATE

Angelette-Picciola
Consulting Engineers & Surveyors

13379 HWY 3235 - LAROSE, LA 70373
P.O. BOX 970 - LAROSE, LA 70373
PHONE: 985-798-7700
www.angelettepicciola.com

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

STAMP

PRELIMINARY

THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, RECORDING, REVISION, CORRECTION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

NEIL B. ANGELETTE, P.L.S.
LA. REG. NO. 4971
LAND SURVEYOR

LOW LAND INVESTORS, LLC

SCALE: 1" = 100'

DATE: 7-23-18

PROJECT: SURVEY PLAT SHOWING TRACTS 1-F, 1-G, 1-H, 1-I, 1-J AND 2-A OF PROPOSED HIGH LAND DEVELOPMENT LOCATED IN SECTION 27, T17S-R18E.

170060

SHEET NO. 1 OF 1

HOUMA, LOUISIANA TERREBONNE PARISH

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) (detailed description): _____

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

1. Name of Subdivision: SURVEY AND REDIVISION OF LOT 4 OF OAK FOREST PLANTATION
ESTATES INTO LOT 4A AND LOT 4B
2. Developer's Name & Address: MALIKA NYKIMA MCKINLEY,
100 STADIUM DRIVE - APT. #21, HOUMA, LA 70360.
- *Owner's Name & Address: MALIKA NYKIMA MCKINLEY,
100 STADIUM DRIVE - APT. #21, HOUMA, LA 70360.
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING & SURVEYING, INC.

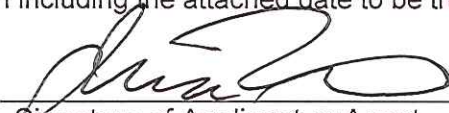
SITE INFORMATION:

4. Physical Address: 5483 & 5485 BAYOU BLACK DRIVE, GIBSON, LA 70356
5. Location by Section, Township, Range: SECTION 80 & 81, T-16-S, R-15-E
6. Purpose of Development: SUBDIVISION OF PROPERTY FOR A MINOR SUBDIVISION FOR
RESIDENTIAL USE
7. Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
8. Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
9. Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
10. Date and Scale of Map: 7/27/18 1" = 60'
11. Council District: 2 Williams / Gibson East Fire
12. Number of Lots: 2
13. Filing Fees: \$145.01

I, JAMES M. TEMPLETON,
P.L.S., AGENT, certify this application including the attached date to be true and correct.

JAMES M. TEMPLETON, P.L.S., AGENT
Print Applicant or Agent


7-30-18
Date


Signature of Applicant or Agent

The undersigned certifies: MLM 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.

MALIKA NYKIMA MCKINLEY,
Print Name of Signature

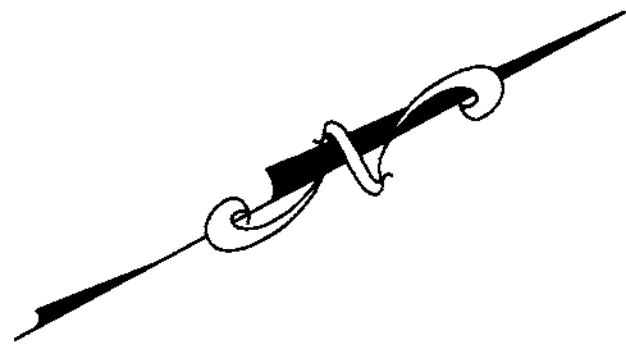
7-30-18
Date


Signature

PC18/ 8 - 5 - 31

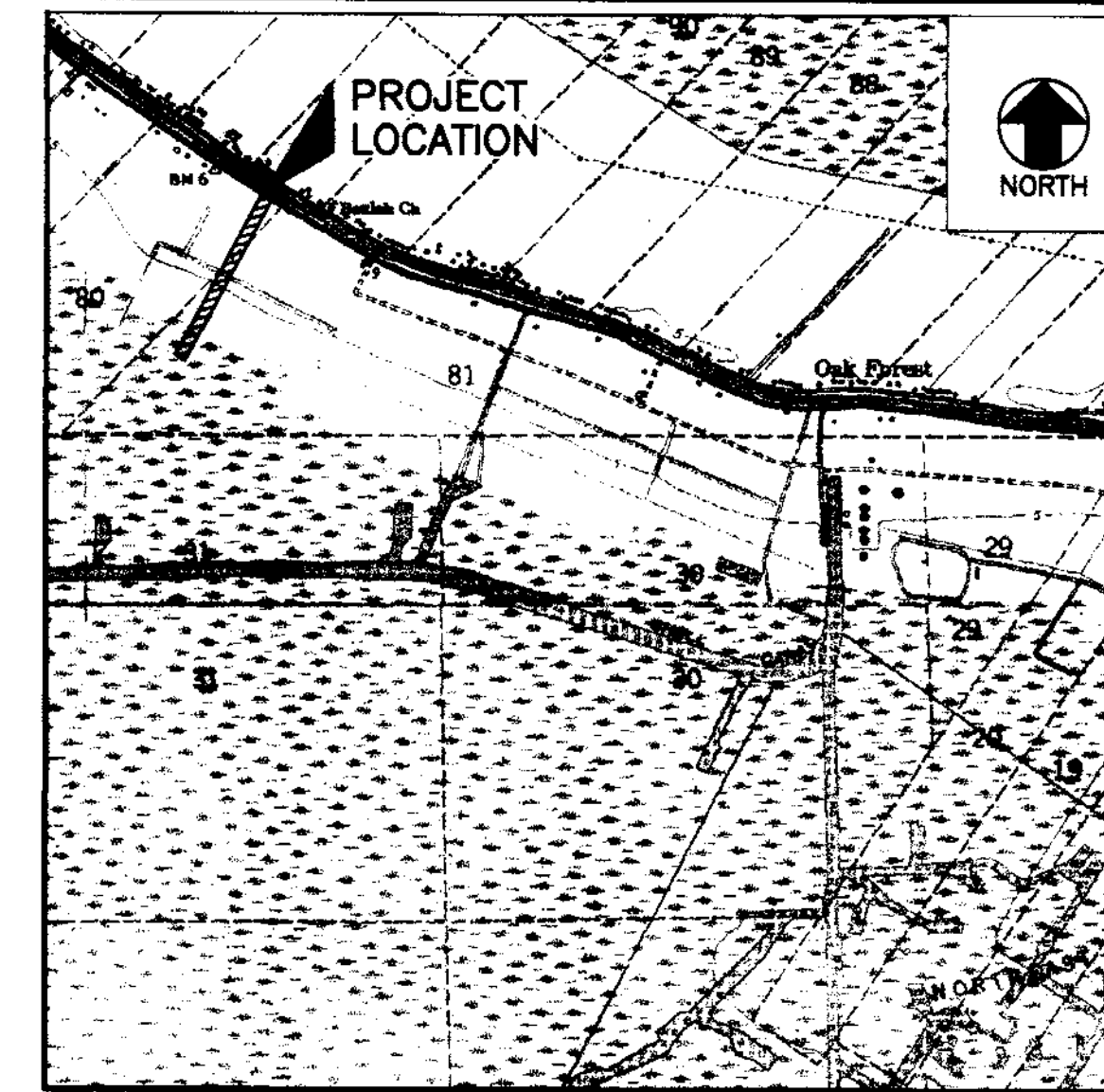
REFERENCE MAPS & BEARINGS:
 FINAL PLAT - SURVEY OF OAK FOREST PLANTATION ESTATES
 LOCATED IN SECTIONS 80 & 81, T16S-R15E, AND
 SECTIONS 30 & 31, T17S-R15E, TERREBONNE PARISH, LA
 PREPARED BY: CHARLES M. CAMP
 DATED: SEPTEMBER 19, 1979 - REVISED: JANUARY 7, 1980
 ENTRY NO.: 615870

NOTES:
 BEARINGS AND/OR COORDINATES ARE BASED ON NAD 83,
 STATE PLANE 1702 LOUISIANA SOUTH COORDINATES, U.S. FEET,
 WHICH ARE BASED ON ONLINE POSITIONING USER SERVICE (O.P.U.S.)
 SOLUTION FILE NO. 2018_088_OPUS.TPS (OPT1522382445810), HAVING THE
 COORDINATES OF NORTHING = 413,847.44; EASTING = 3,401,862.73

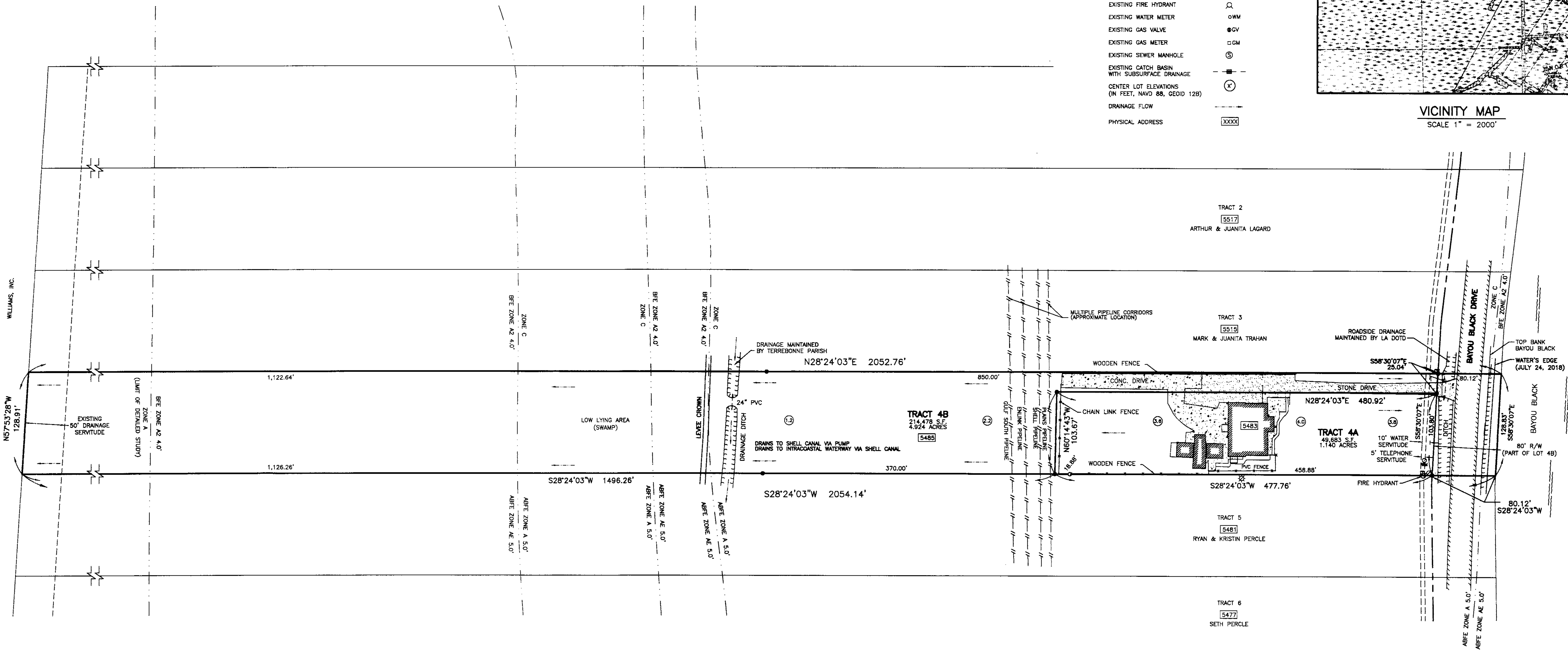


LEGEND

- FOUND PROPERTY MARKER ○
- SET 3/4" I.R. ●
- EXISTING WATER LINE — W —
- EXISTING GAS LINE — G —
- EXISTING SEWER LINE — S —
- EXISTING OVERHEAD POWER LINE — E —
- EXISTING TELEPHONE LINE — T —
- EXISTING FENCE — X —
- EXISTING POWER POLE W/ LIGHT ⚡
- EXISTING POWER POLE ⚡
- EXISTING ANCHOR →
- EXISTING TELEPHONE PEDESTAL □
- EXISTING WATER VALVE ●W
- EXISTING FIRE HYDRANT ⦿
- EXISTING WATER METER ○WM
- EXISTING GAS VALVE ●GV
- EXISTING GAS METER □GM
- EXISTING SEWER MANHOLE ⊙
- EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE —
- CENTER LOT ELEVATIONS (IN FEET, NAVD 88, GEOID 12B) (X)
- DRAINAGE FLOW —>
- PHYSICAL ADDRESS [XXXX]



VICINITY MAP
 SCALE 1" = 2000'



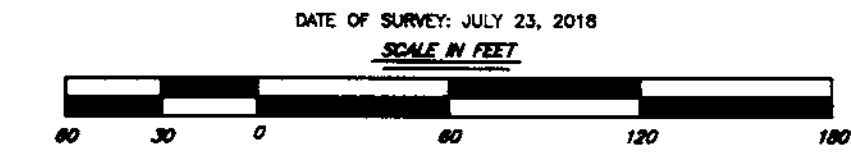
FEMA FLOOD ZONE AND HAZARDS
 THESE LOTS ARE LOCATED IN ZONE C, ZONE A2 (BFE = 4.0') AND ZONE A,
 FEMA MAP COMMUNITY PANEL NUMBER 225206 057 C, DATED: MAY 1, 1985
 TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-S95
 DATED: FEBRUARY 23, 2006
 FLOOD ZONE AE (ARFE = 5.0'), ZONE A (A.B.F.E. = 5.0') AND ZONE A (ARFE = 6.0')
 NOTE: ZONE LINES AS SHOWN ON PLAT ARE SCALED AND APPROXIMATELY LOCATED.

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: James M. Templeton Reg. No. 5129

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.

APPROVE AND ACCEPTED THIS DATE _____ BY THE HOUMA
 TERREBONNE REGIONAL PLANNING COMMISSION.
 APPROVED BY: _____
 FOR: _____
 THIS DOCUMENT IS NOT TO BE
 USED FOR CONSTRUCTION, BIDDING,
 RECORDATION, CONVEYANCE, SALES,
 OR AS THE BASIS FOR THE ISSUANCE
 OF A PERMIT.
APPROVALS
 OWNER _____ DATE _____



DATE	DESCRIPTION	BY	CHECKED

**SURVEY AND REDIVISION OF LOT 4 OF OAK FOREST
 PLANTATION ESTATES INTO LOT 4A AND LOT 4B
 LOCATED IN SECTIONS 80 AND 81, T16S-R15E
 TERREBONNE PARISH, LOUISIANA**

DAVID A. WAITZ
 ENGINEERING AND SURVEYING, INC.
 Civil Engineers & Professional Land Surveyors
 Thibodaux, Louisiana
 1107 CANAL BLVD.
 THIBODAUX, LA 70081
 (888) 447-4017 OFFICE
 (888) 447-1998 FAX
 DWAITZ@WAITZENGINEERING.COM

DESIGNED: JMT	DETAILED: JMT	TRACED:
CHECKED: JMT	CHECKED: JMT	CHECKED:
DATE: JULY 24, 2018	FILE: F:\DWG\2018\18-088\18-088.DWG	JOB NO: 18-088

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) (detailed description): _____

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

- Name of Subdivision: BELMONT PLACE
LINTON ROAD COMPANY, L.L.C., 300 BENTON ROAD, BOSSIER CITY, LA 71111
- Developer's Name & Address: LINTON ROAD COMPANY, L.L.C., 300 BENTON ROAD, BOSSIER CITY, LA 71111
*Owner's Name & Address: LINTON ROAD COMPANY, L.L.C., 300 BENTON ROAD, BOSSIER CITY, LA 71111
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: MILFORD & ASSOCIATES, INC.

SITE INFORMATION:

- Physical Address: WESTSIDE BLVD EXTENSION
- Location by Section, Township, Range: SECTION 30, 31, & 32, T17S-R17E
- Purpose of Development: SINGLE-FAMILY RESIDENTIAL LOTS
- Land Use:

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

<input checked="" type="checkbox"/> Curb & Gutter	10. Date and Scale of Map: <u>23 JUL 18</u> <u>1" = 100'</u>
<input type="checkbox"/> Roadside Open Ditches	11. Council District: <u>2 / Bayoulane Fire</u>
<input type="checkbox"/> Rear Lot Open Ditches	
<input type="checkbox"/> Other	
- Number of Lots: 132
- Filing Fees: \$860.00


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

Floyd E. Milford, III
Print Applicant or Agent
26 JUL 18
Date


Signature of Applicant or Agent

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

Robert M. Aiello
Print Name of Signature
27 JUL 18
Date


Signature

PC18/ 8 - 6 - 32



Louisiana
**SECRETARY
 OF STATE**
 R. KYLE ARDOIN

(<https://www.sos.la.gov/Pages/default.aspx>)

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Name	Type	City	Status
LINTON ROAD COMPANY, L.L.C.	Limited Liability Company	BOSSIER CITY	Active

Previous Names

Business: LINTON ROAD COMPANY, L.L.C.

Charter Number: 34524995K

Registration Date: 4/22/1996

Domicile Address

300 BENTON ROAD
 BOSSIER CITY, LA 71111

Mailing Address

C/O ROBERT M. AIELLO
 300 BENTON ROAD
 BOSSIER CITY, LA 71111

Status

Status: Active

Annual Report Status: In Good Standing

File Date: 4/22/1996

Last Report Filed: 7/6/2018

Type: Limited Liability Company

Registered Agent(s)

Agent:	ROBERT M. AIELLO
Address 1:	300 BENTON ROAD
City, State, Zip:	BOSSIER CITY, LA 71111
Appointment Date:	4/10/2002

Officer(s)

Additional Officers: No

Officer:	ROBERT M. AIELLO
Title:	Member
Address 1:	300 BENTON ROAD
City, State, Zip:	BOSSIER CITY, LA 71111

Officer:	RONALD V. TURNER
Title:	Member
Address 1:	300 BENTON ROAD
City, State, Zip:	BOSSIER CITY, LA 71111

GET HELP

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

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

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

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

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

WESTSIDE CAPITAL L.L.C.
 COMMERCIAL

LEGEND

- INDICATES 5/8" IRON ROD SET
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- BENCH MARK
1" BRASS DISC
SET IN CONCRETE
- LOT ELEVATIONS
- HOUSE NUMBERS



NOTES:
 1) ZONING: R1 (SINGLE FAMILY RESIDENTIAL FAMILY DISTRICT) & C2 (GENERAL COMMERCIAL DISTRICT)
 2) ELEVATIONS: THE ELEVATIONS SHOWN HEREON ARE BASED ON THE "NORTH AMERICAN VERTICAL DATUM OF 1988 - NAVD 83" (GEOID 124) USING GPS CP-414-1-R1-N SYSTEM ACCESSED ON MARCH 13, 2017.
 3) FLOOD ZONE: THE PROPERTY HEREON IS LOCATED IN FLOOD ZONE "A2" (AREA OF 100-YEAR FLOOD, BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED), FLOOD ZONE "B" (AREAS BETWEEN UNITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH ANNUAL CHANCES LESS THAN (1) FOOT OR MORE, THE CORRESPONDING DRAINAGE AREAS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LOWERS FROM THE BASE FLOOD) AND FLOOD ZONE "C" (AREAS OF SPECIAL FLOODING) IN ACCORDANCE WITH FEMA FLOOD INSURANCE RATE MAP PANEL NUMBER 22520604300, DATED MAY 1, 1985, FOR TERREBONNE PARISH, LOUISIANA. BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S FLOOD PLAIN ADMINISTRATION BEFORE DESIGN OR CONSTRUCTION.
 4) UTILITIES: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE UTILITY FEATURES AND PREVIOUS CONSTRUCTION DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPLETE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR MAKES NO WARRANTY THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION. THE SURVEYOR HAS NOT PROBABLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT FOR THE ABOVE MENTIONED VISIBLE UTILITY FEATURES, NOR EXCAVATIONS WERE MADE DURING THE COURSE OF THIS SURVEY TO LOCATE BURIED UTILITIES/SERVITUDES.
 5) UTILITIES: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE UTILITY FEATURES AND PREVIOUS CONSTRUCTION DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPLETE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR MAKES NO WARRANTY THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION. THE SURVEYOR HAS NOT PROBABLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT FOR THE ABOVE MENTIONED VISIBLE UTILITY FEATURES, NOR EXCAVATIONS WERE MADE DURING THE COURSE OF THIS SURVEY TO LOCATE BURIED UTILITIES/SERVITUDES.
 6) ACADIA LAND SURVEYING, L.L.C. HAS NOT AND DOES NOT PROVIDE OPINION OF ARCHAEOLOGICAL REMAINS. ACADIA LAND SURVEYING, L.L.C. DID NOT RECEIVE NOR RESEARCH THE LOCATION OF METAL DEPOSITS AS DELINEATED BY THE APPROPRIATE AUTHORITIES.
 7) NO ATTEMPT HAS BEEN MADE BY ACADIA LAND SURVEYING, L.L.C. TO VERIFY THE ACTUAL LEGAL OWNERSHIP, DEED RESTRICTIONS, SERVITUDE EXEMPTIONS, ALLEYS, RIGHT-OF-WAYS OR OTHER BUILDING OR PROPERTY OTHER THAN THAT REFERRED BY THE CLIENT OR THE REPRESENTATIVE. THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORDS SEARCH IN OBTAINING THE DATA FOR THIS SURVEY.
 8) THE WORDS "CERTIFY", "CERTIFIED" OR "CERTIFICATION" AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF. NO SUCH "I" DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
 9) SITE T.M.'S (TEMPORARY BENCH MARKS):
 1" - ELEVATION = 222.85' NAVD 83
 1" - ELEVATION = 222.85' NAVD 83

COUNCIL DISTRICT 6

SEWER	PRIVATE COMMUNITY
ELEC.	SLECA
CABLE	COMCAST
FIRE	BAYOU CANE
GARBAGE	TUES-FRI
REC. DIST.	2-3

LAND USE: RESIDENTIAL
 SEWER: PRIVATE COMMUNITY
 DRAINAGE:

132 - TOTAL LOTS

SUBDIVISION PLAN

BELMONT PLACE
 LINTON ROAD COMPANY, L.L.C. - DEVELOPER
 SECTIONS 30, 31 & 32, T17S-R17E
 TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.
 CONSULTING ENGINEERS HOUMA, LOUISIANA

DRAWN: L.A.T.
 CHK'D: F.E.M. III
 SCALE: 1" = 100'
 DATE: 23JULY18

APPROVED BY: [Signature]
 JOB # 18-33 CAD # 1833-SD FILE #

CURVE DATA

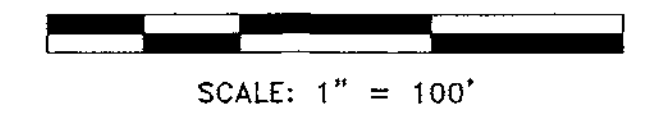
DESCRIPTION	A	B	C	D	E	F	G
T	45.750	13.608	41.144	107.127	378.855	53.822	131.879
D	114°09'00"	114°09'00"	114°09'00"	307°07'11"	307°07'11"	321°42'12"	107°09'00"
Δ	59°06'52"	30°27'50"	78°54'00"	8°42'02"	19°54'04"	39°04'04"	38°27'48"
R	50	50	1820	1820	370	370	370
L	45.750	28.873	88.853	214.010	628.435	104.290	235.47
LC	44.589	28.281	85.340	213.888	628.410	102.824	231.818

CURVE DATA

DESCRIPTION	A	B	C	D	E	F	G
T	36.701	44.414	50.083	50.082	44.417	38.701	124.700
D	114°39'50"	114°39'50"	9°43'46"	9°43'46"	7°38'22"	114°39'50"	9°43'46"
Δ	78°28'33"	87°13'40"	9°43'50"	9°43'50"	8°46'04"	78°28'33"	1°12'28"
R	50	50	1000	1000	780	50	1000
L	65.870	72.433	100.004	100.004	88.559	85.87	248.12
LC	61.208	66.411	99.888	99.898	88.559	81.208	247.454

CURVE DATA

DESCRIPTION	A	B	C
T	248.101	250.281	4.894
D	11°27'33"	9°43'46"	114°39'50"
Δ	52°17'33"	28°09'10"	10°43'33"
R	500	1000	50
L	497.39	481.07	9.56
LC	441.608	486.151	9.348



DATE	REVISION	BY

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) (detailed description): _____

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

1. Name of Subdivision: CAPITAL COMMERCIAL DEVELOPMENT, PHASE 4C
TERRE SOUTH INVESTMENTS, INC., P.O. BOX 1866, HOUMA, LA
2. Developer's Name & Address: 70361 - 985-868-0611
TERRE SOUTH INVESTMENTS, INC., P.O. BOX 1866, HOUMA, LA
- *Owner's Name & Address: 70361 - 985-868-0611
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: MILFORD & ASSOCIATES, INC., 1538 POLK ST,
HOUMA, LA 70360 - 985-868-2561

SITE INFORMATION:

4. Physical Address: VALHI BOULEVARD & CAPITAL BOULEVARD
5. Location by Section, Township, Range: SECTION 84 & 85, T17S-R17E
6. Purpose of Development: COMMERCIAL AND INDUSTRIAL LOTS
7. Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
8. Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
9. Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
10. Date and Scale of Map: July 20, 2018 1" = 60'
11. Council District: 6 / Bayou Cane Fire
12. Number of Lots: 4
13. Filing Fees: \$.50.00

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

FLOYD E. MILFORD, III

Print Applicant or Agent

25 JUL 18

Date

[Signature]
Signature of Applicant or Agent

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

ROBERT A. BURNS

Print Name of Signature

25 JUL 18

Date

[Signature]
Signature

PC18/ 8 - 7 - 33

R. Kyle Ardoin
Secretary of State

State of
Louisiana
Secretary of
State

COMMERCIAL DIVISION
225.925.4704



Fax Numbers
225.932.5317 (Admin. Services)
225.932.5314 (Corporations)
225.932.5318 (UCC)

Name	Type	City	Status
TERRE SOUTH INVESTMENTS, INC.	Business Corporation	HOUMA	Active

Previous Names

FIRST EQUITY GROUP INVESTMENTS, INC. (Changed: 11/14/1984)

Business: TERRE SOUTH INVESTMENTS, INC.

Charter Number: 34150030D

Registration Date: 7/18/1984

Domicile Address

5277 HWY. 311
HOUMA, LA 70360

Mailing Address

P. O. BOX 1866
HOUMA, LA 70361

Principal Office Address

5277 HWY. 311
HOUMA, LA 70360

Status

Status: Active

Annual Report Status: Not In Good Standing for failure to file Annual Report

File Date: 7/18/1984

Last Report Filed: 8/10/2017

Type: Business Corporation

Registered Agent(s)

Agent:	ROBERT A. BURNS, JR.
Address 1:	4549 HWY. 311
City, State, Zip:	HOUMA, LA 70360
Appointment Date:	7/18/1984

Officer(s)

Additional Officers: No

Officer:	RENEE BURNS PIZZOLATO
Title:	Vice-President
Address 1:	139 VERSAILLES DRIVE
City, State, Zip:	HOUMA, LA 70360

Officer:	ROBERT A. BURNS, JR.
-----------------	----------------------

Title: President
Address 1: 4549 HWY. 311
City, State, Zip: HOUMA, LA 70360

Officer: KELLY BURNS THOMPSON
Title: Vice-President
Address 1: 400 KEYSTONE LOOP
City, State, Zip: HOUMA, LA 70360

Amendments on File (1)

Description	Date
Name Change	11/14/1984

[Print](#)

DRIVEWAY CULVERT CHART

BLOCK 5		
LOT #	ROADSIDE - CAPITAL BLVD.	ROADSIDE - VALHI BLVD.
LOT 1	N/A	24" RPVC
LOT 2	18" RPVC	24" RPVC

BLOCK 6		
LOT #	ROADSIDE - CAPITAL BLVD.	ROADSIDE - VALHI BLVD.
LOT 1	N/A	24" RPVC
LOT 2	18" RPVC	24" RPVC

C/L R/W CURVE DATA

DESCRIPTION	①
T	156.98
D	5'43.46"
Δ	17°50'35"
R	1000.00'
L	311.42'
LC	310.16'

CHORD BEARING S34°56'50"W

NOTE:
RCP & PVC ARE INTERCHANGEABLE OR EQUIVALENT

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

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

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

AUTHORIZED OWNER

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.
APPROVED: *Keneth L. Rembert*
KENETH L. REMBERT, SURVEYOR

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

Floyd E. Milford, III
FLOYD E. MILFORD, III, P.E.

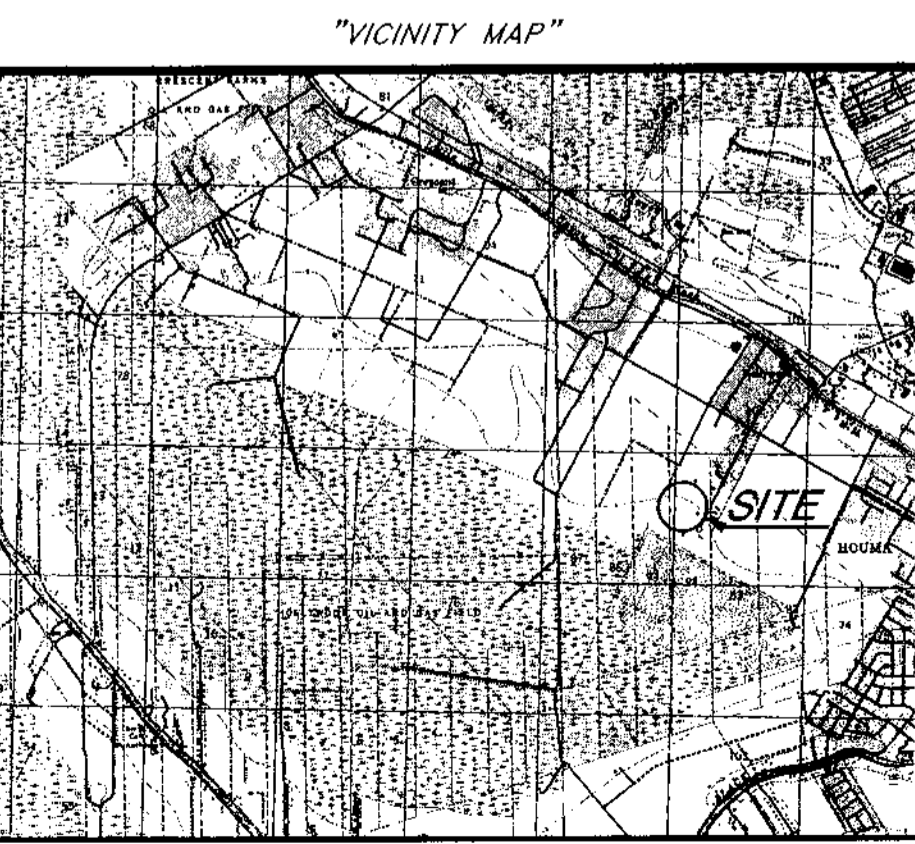
CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PARISH OF TERREBONNE AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT, AND, I HEREBY APPROVE THE SAME.

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

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

BY _____ FOR _____

TERRE SOUTH INVESTMENTS, INC.



THESE LOTS ARE LOCATED IN ZONES "C" & "A" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0430, SUFFIX "C", DATED MAY 1, 1985 (ZONE "C" IS AN AREA OF MINIMAL FLOODING, ZONE "A" HAS A PARISH BASE FLOOD REQUIREMENT OF 5'). FIRM INDEX DATE DEC. 16, 1980. F.E.M.A. 2006 ADVISORY PANEL NO. LA-0101 PLACES THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6". THE 2008 PRELIMINARY DFIRM COMMUNITY NO. 22109C, PANEL NO. 0235 SUFFIX "E" HAS NO AFFECT ON THIS PROPERTY. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE FIRM REQUIREMENTS PRIOR TO CONSTRUCTION.

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 1288203 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM (SOUTH ZONE).

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

LAND AREA ON ALL LOTS EXCEED 12,000 SQ. FT.

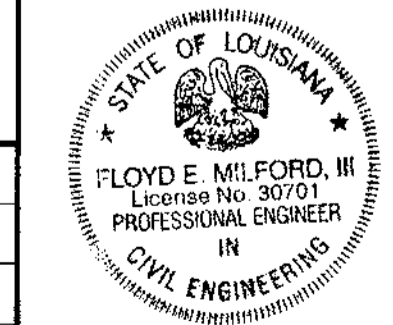
JOB NO.: 319 FIELD BOOK: 428 ADDRESS: VALHI BLVD CAD NAME: CAPITAL-COMMERCIAL-PHASE-4C-ROBERT-BURNS-PC-18-319
DRAWN BY: DM PAGES: 87-88 SURVEY FILE: WTD-R83 FOLDER: CAPITAL COMMERCIAL ORD: CAPITAL COMMERCIAL - PHASE 4C

LEGEND

- INDICATES 5/8" IRON ROD SET
- INDICATES 5/8" IRON PIPE FOUND
- ⊙ EXISTING POWER POLE
- ⊙ EXISTING POWER POLE WITH LIGHT
- ⊙ EXISTING STREET LIGHT
- ⊙ STREET LIGHT
- ⊙ EXISTING FIRE HYDRANT
- ⊙ FIRE HYDRANT
- ⊙ INDICATES SPOT ELEVATION (NAVD '88, LSU-C4G)
- ⊙ INDICATES MUNICIPAL ADDRESS
- ⊙ INDICATES BENCH MARK BRASS DISC SET IN CONCRETE (NAVD '88, LSU-C4G)



DATE	REVISION	BY



4 - LOTS

FINAL PLAT
REAR LOT DRAINAGE
INDIVIDUAL SEWER
LAND USE: COMMERCIAL & INDUSTRIAL

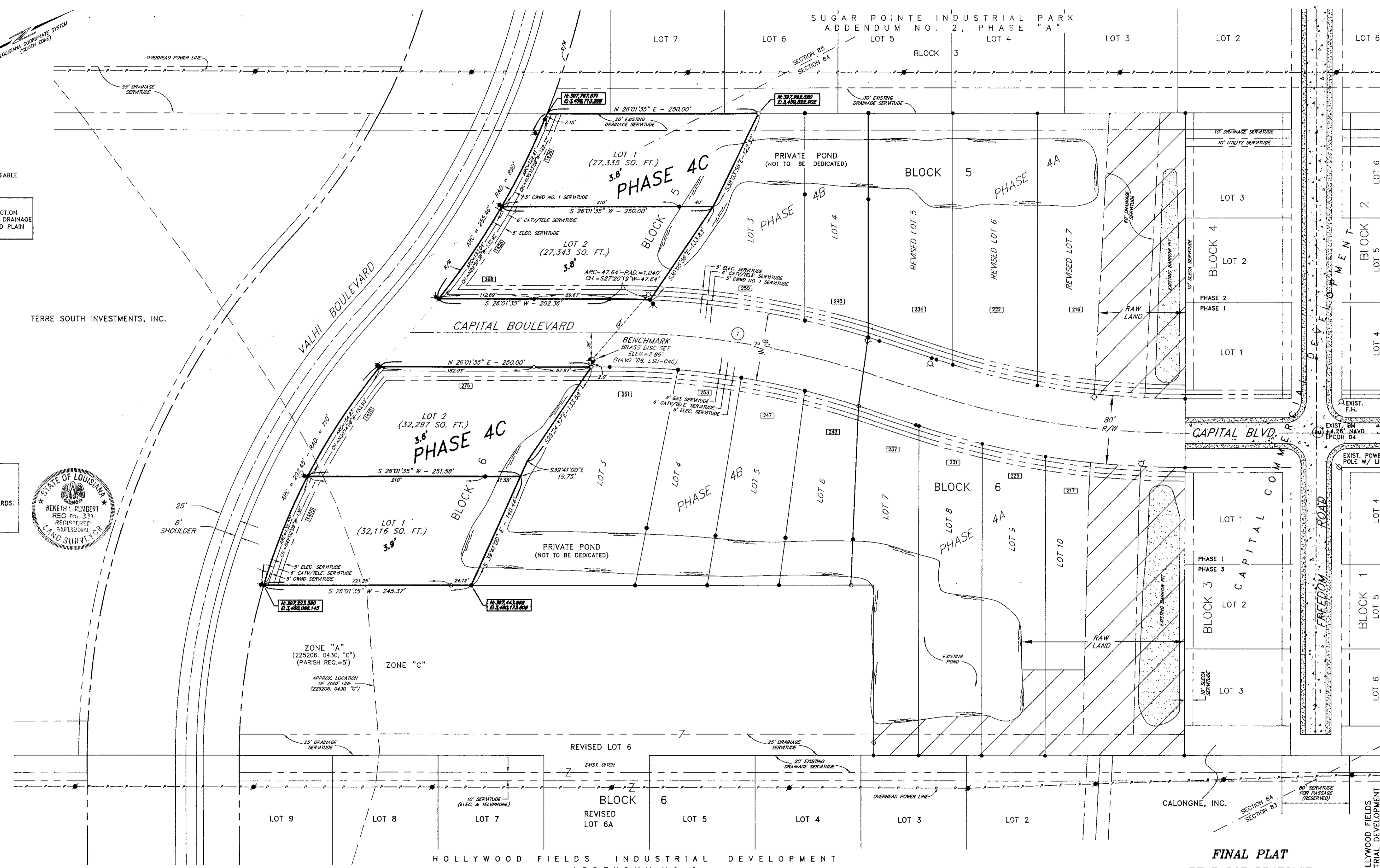
CAPITAL COMMERCIAL DEVELOPMENT
PHASE 4C
TERRE SOUTH INVESTMENTS, INC. - DEVELOPER
LOCATED IN SECTION 84,85 T17S - R17E
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY: *Floyd E. Milford, III*

DRAWN: L.A.T./BM
CHK'D: F.E.M. III
SCALE: 1" = 60'
DATE: 20JULY18

JOB # 16-37 CAD # CAPITAL-COMMERCIAL-PHASE-4C-ROBERT-BURNS-PC-2000



Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) (detailed description): _____

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

- Name of Subdivision: HIGH LAND DEVELOPMENT (INDUSTRIAL AVENUE EXTENSION)
LOW LAND INVESTORS, LLC, 206 INDUSTRIAL AVENUE C,
- Developer's Name & Address: HOUMA, LA. 70363
LOW LAND INVESTORS, LLC, 206 INDUSTRIAL AVENUE C,
- *Owner's Name & Address: HOUMA, LA. 70363
[* All owners must be listed, attach additional sheet if necessary]
ANGELETTE-PICCIOLA, LLC
- Name of Surveyor, Engineer, or Architect: EUGENE P. ROBICHAUX, P.E.

SITE INFORMATION:

- Physical Address: INDUSTRIAL AVENUE A, HOUMA, LA. 70363
- Location by Section, Township, Range: SECTION 2, 22 & 27, T17S-R18E
- Purpose of Development: COMMERCIAL/INDUSTRIAL LOTS
- 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
- Date and Scale of Map: _____
- Council District: Bourg #
DISTRICT 1 / VILLAGE EAST VOL. FIRE DEPT.
- Number of Lots: 15
- Filing Fees: \$185.00

I, EUGENE P. ROBICHAUX, certify this application including the attached date to be true and correct.

EUGENE P. ROBICHAUX
Print Applicant or Agent


7-13-18
Date


Signature of Applicant or Agent

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

EUGENE P. ROBICHAUX
Print Name of Signature

7-13-18
Date


Signature

PC18/ 8 - 8 - 34

LOW LAND INVESTORS, L.L.C.

206 Industrial Ave. C

Houma, La. 70363

Phone: 985-446-1314 Fax: 985-446-3456

Owners of Low Land Investors, LLC:

David J. Robichaux, Jr., 2300 Hwy 1, Raceland, La. 70301

Leona G. Robichaux, 2300 Hwy 1, Raceland, La. 70301

David C. Robichaux, 2109 Burma Rd, Thibodaux, La. 70301

Dionne M. Robichaux, 219 Supercharge Dr., Thibodaux, La. 70301

Don J. Robichaux, 745 Lefort Bypass Rd., Thibodaux, La. 70301

Eugene P. Robichaux, 1932 Burma Rd, Thibodaux, La. 70301

Clement J. Robichaux, 282 Poule D'eau Lane, Thibodaux, La. 70301

Harvey J. Robichaux, 852 Lefort Bypass Rd., Thibodaux, La. 70301

Lorna R. Gaubert, 271 Poule D'eau Lane, Thibodaux, La. 70301

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

APPROVED BY: *Neil B. Angelette*
 NEIL B. ANGELETTE, P.E.
 LA. LICENSE NO. 4971
 PROFESSIONAL LAND SURVEYOR

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

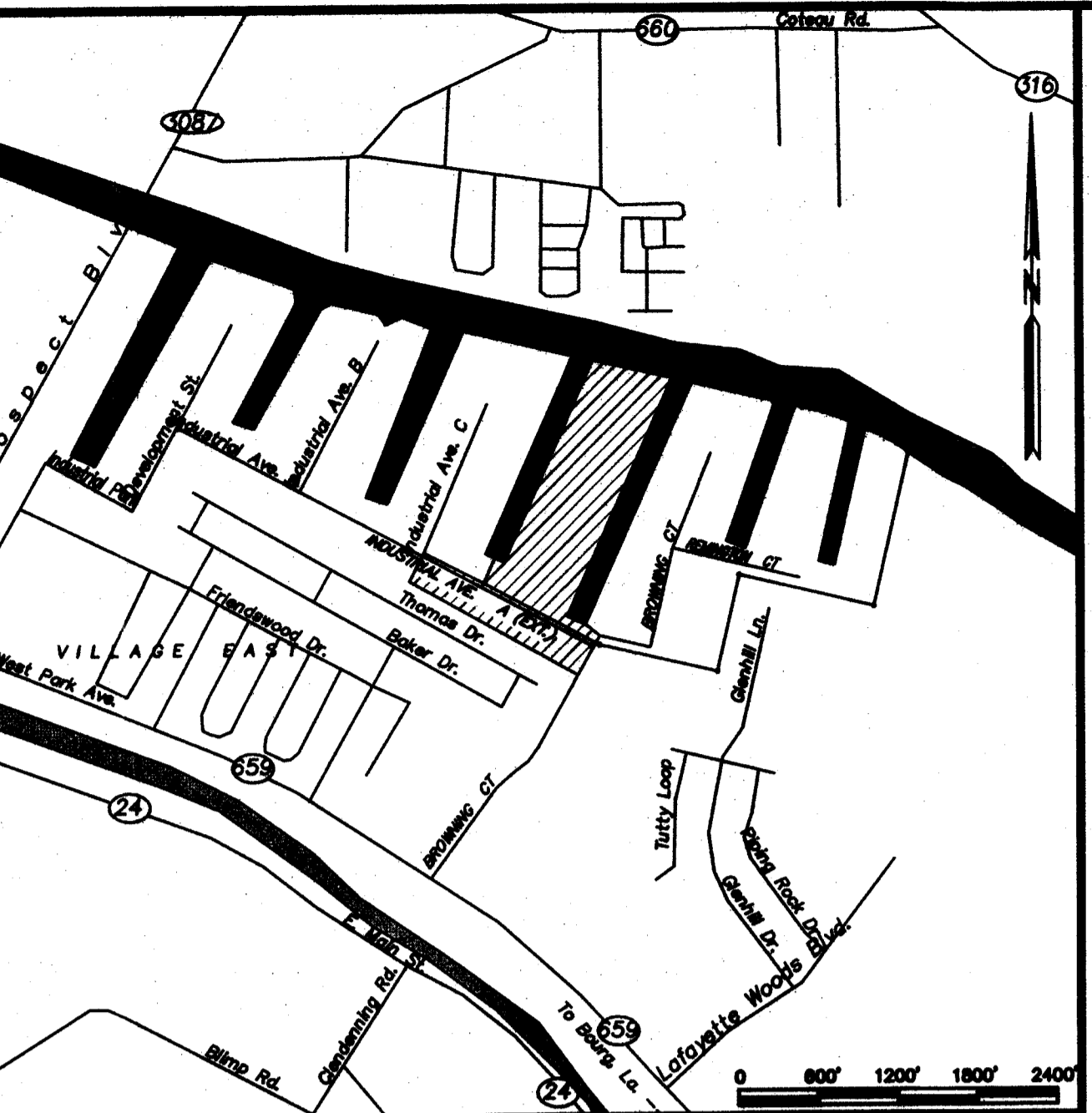
DEDICATION:
 THE STREETS AS DEDICATED ON THIS SUBDIVISION PLAT ARE HEREBY FORMALLY DEDICATED FOR USE AS A SERVITUDE FOR UNDERGROUND UTILITIES AND PUBLIC PASSAGE, ONLY THE FEE IN THE LAND BEING RESERVED, AND THE PARISH OF TERREBONNE SHALL HAVE THE RIGHT TO IMPROVE AND MAINTAIN THE SAID STREETS FOR THE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

THE SERVITUDES AS INDICATED ON THE PRIVATE LOTS AND THE STREET RIGHT-OF-WAYS AS SHOWN ARE HEREBY DEDICATED FOR THE USE OF CONSTRUCTING, OPERATING AND MAINTAINING UTILITIES BEING RESERVED BY THE PROPERTY OWNER.

BY: *Eugene P. Robichaux*
 EUGENE P. ROBICHAUX
 LOW LAND INVESTORS, LLC

COUNCIL DISTRICT 1	
SEWER	INDIVIDUAL
ELECTRICITY	ENTERGY
CABLE	CHARTER
FIRE	VILLAGE EAST
GAS	TPCG GAS DEPT.
WATER	CWWD#1
ZONED	N/A

CULVERT CHART	
Industrial Ave A Ext. (North side)	
Village East Ind. Park Lot 1	36" Dia. SDP
High Land Dev. Tract 1-A	18" Dia. SDP
High Land Dev. Tract 1-E	54" Dia. SDP
Industrial Ave A Ext. (South side)	
High Land Dev. Lot 1 & 7	24" Dia. SDP
High Land Dev. Lot 2 & 6	30" Dia. SDP
High Land Dev. Lot 3, 4 & 5	36" Dia. SDP
High Land Dev. Lot 8 & 9	48" Dia. SDP



VICINITY MAP SCALE: 1" = 1200'

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

- NOTES:**
- BEARINGS ARE BASED ON REFERENCE MAP #3.
 - NO ATTEMPT HAS BEEN MADE BY ANGELETTE PICCIOLA, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHT-OF-WAY, OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE OWNER OR THEIR REPRESENTATIVE.
 - ALL EXISTING SERVITUDES AND EASEMENTS SHOWN HEREON ARE IN ACCORDANCE WITH THE REFERENCE MAPS LISTED HEREON.
 - NO STRUCTURES, FILL OR OBSTRUCTIONS SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLAIN AREA WITHOUT PRIOR APPROVAL OF GRANTEE OF EASEMENT OR DELINEATED FLOOD PLAIN AREA.
 - ALL WATERFRONT LOTS SHOWN SHALL DRAIN INTO THE ADJACENT WATERFRONT(SLIPS). LOTS 1 THROUGH 9 OF BLOCK 1 SHALL DRAIN INTO A ROADSIDE DITCH WHICH DRAINS INTO SLIP C THROUGH AN EXISTING 48" RCP CROSS DRAIN.

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

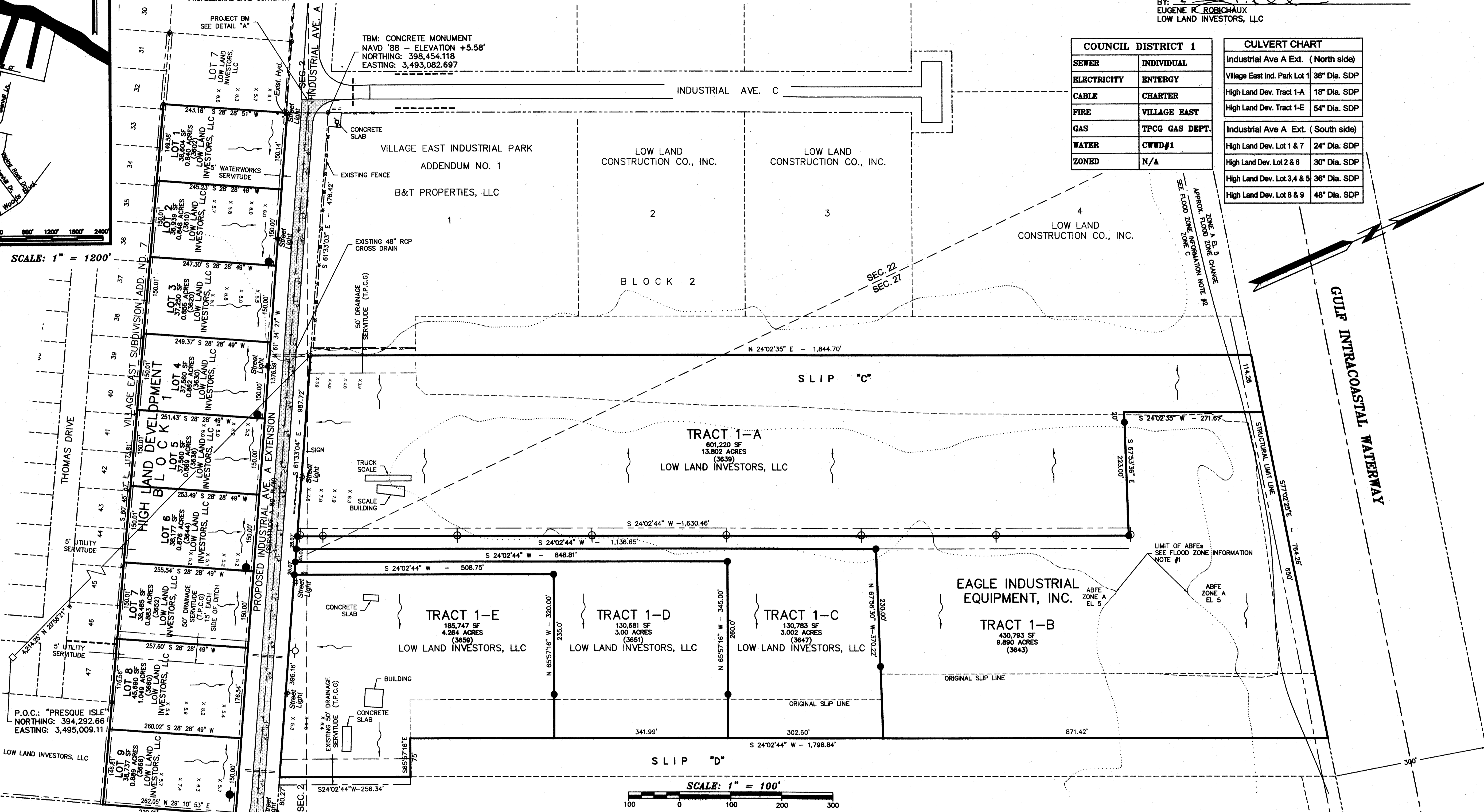
BY: _____
 TERREBONNE PARISH CONSOLIDATED GOVERNMENT

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

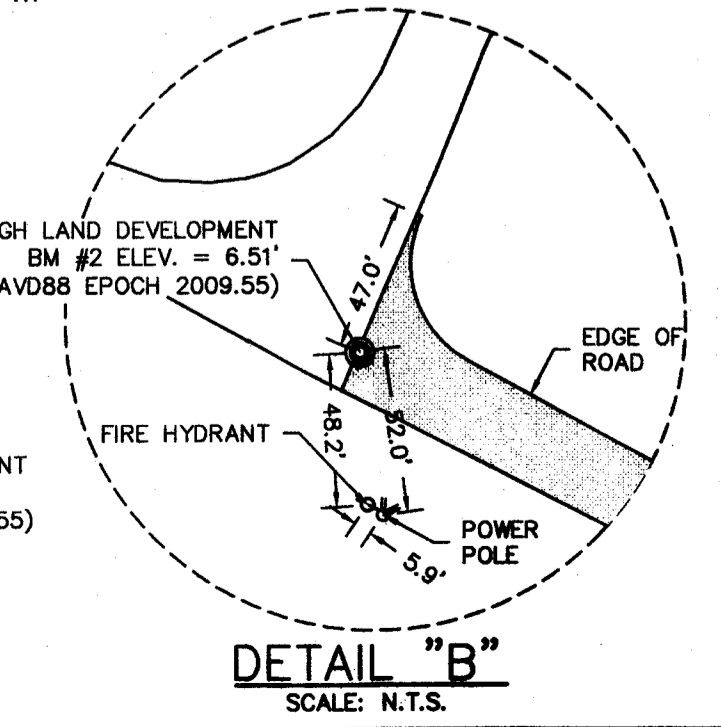
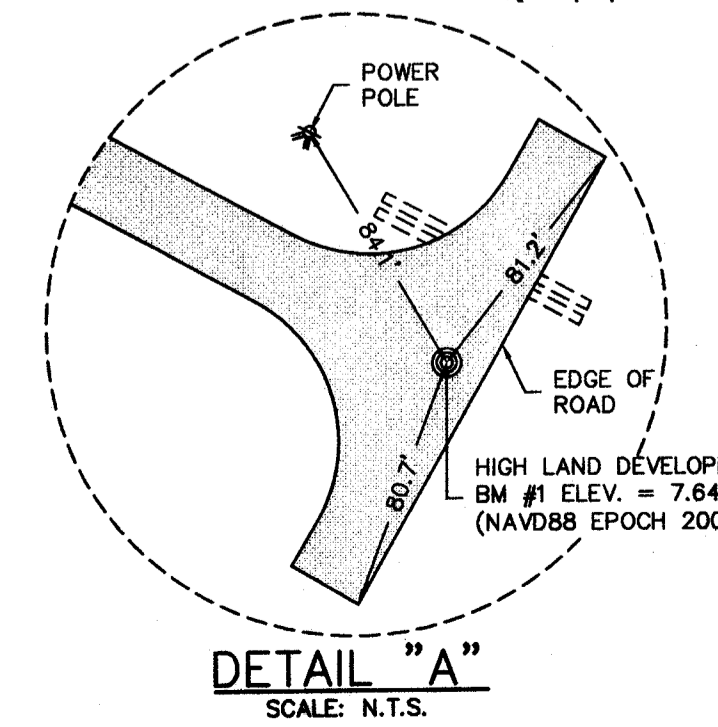
APPROVED BY: _____

FOR: _____

APPROVALS:
 BY: *Eugene P. Robichaux*
 EUGENE P. ROBICHAUX
 LOW LAND INVESTORS, LLC



SCALE: 1" = 100'



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

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

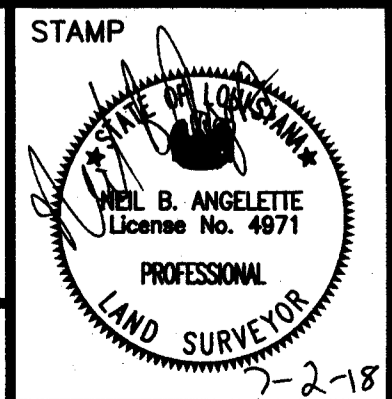
ENGINEERING PLAN
 LAND USE: INDUSTRIAL
 OWNER: LOW LAND INVESTORS, LLC

NO.	REVISION	DATE
1	BLOCK NUMBERS	3-27-18
2	DRAINAGE AND NOTES	4-25-18
3	GENERAL REVISIONS	7-2-18

Angelette-Picciola
 Consulting Engineers & Surveyors

13379 HWY 3235 - LAROSE, LA 70373
 P.O. BOX 970 - LAROSE, LA 70373
 PHONE: 985-798-7700 www.angelettepicciola.com

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



LOW LAND INVESTORS, LLC

SURVEY PLAT SHOWING HIGH LAND DEVELOPMENT LOCATED IN SECTIONS 2, 22 & 27, T17S-R18E.

HOUMA, LOUISIANA TERREBONNE PARISH

SCALE	DATE	PROJECT	SHEET NO.
1" = 100'	2-22-18	170053	1 OF 1