

Houma-Terrebonne Regional Planning Commission

Kyle Faulk.....	Chairman
Joseph Cehan, Jr.....	Vice-Chairman
Rachael Ellender.....	Secretary/Treasurer
L. A. “Budd” Cloutier, O.D.....	Member
Keith Kurtz.....	Member
Robbie Liner.....	Member
Phillip Livas.....	Member
Barry Soudelier.....	Member
Wayne Thibodeaux.....	Member

AUGUST 20, 2020, THURSDAY

6:00 P.M.

HOUMA-TERREBONNE CIVIC CENTER
346 Civic Center Boulevard, Houma, Louisiana
(Temperature Screening and Face Masks Required)

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 16, 2020

E. COMMUNICATIONS

F. NEW BUSINESS:

1. Home Occupations:
 - a) Establish a tutoring business in an R-1 (Single-Family Residential) zoning district; 240 Lake Crescent Boulevard; Step By Step Tutoring, LLC, c/o Danielle Houston, applicant *(Council District 6 / Bayou Cane Fire)*
 - b) Establish an accounting business in an R-1 (Single-Family Residential) zoning district; 712 South Street; Samantha Falgout, applicant *(Council District 7 / City of Houma Fire)*
2. Preliminary Hearing:
Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) certain lots within Mechanicville Subdivision; Terrebonne Parish Consolidated Government, applicant; and calling a Public Hearing for said matter on Thursday, September 17, 2020 at 6:00 p.m. *(Council District 1 / City of Houma 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 16, 2020

E. APPROVE EMITTENCE OF PAYMENT FOR THE AUGUST 20, 2020 INVOICES AND THE TREASURER’S REPORT OF JULY 2020

F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: Lots 1 thru 3 & 5 thru 9 and Campsite 4, A Redivision of Property belonging to A. St. Martin Co., Ltd.
Approval Requested: Process D, Minor Subdivision
Location: 99 thru 117 Dr. Hugh St. Martin Drive, Chauvin, Terrebonne Parish, LA
Government Districts: Council District 8 / Little Caillou Fire District
Developer: A. St. Martin Co., Ltd.; c/o Claudia D. Braud
Surveyor: Keneth L. Rembert Land Surveyors

b) Variance Request: Variance from the minimum lot size requirement

c) Consider Approval of Said Application
2. a) Subdivision: Revised Tracts B & B-1, A Redivision of Tracts B, B-1, & B-2, Chad Smedley
Approval Requested: Process D, Minor Subdivision
Location: 1107 West Tunnel Blvd., Terrebonne Parish, LA
Government Districts: Council District 2 / Bayou Cane Fire District
Developer: Williams Houma Properties, LLC; c/o Carroll Parr
Surveyor: Keneth L. Rembert Land Surveyors

b) Consider Approval of Said Application

H. APPLICATIONS:

1. a) Subdivision: Lot 4-A & 4-B, A Redivision of Lot 4 and the southern 20' of Lot 3, Block 66 to Newtown Addition to the City of Houma, Property belonging to Sadeq F. Gubran
Approval Requested: Process D, Minor Subdivision
Location: 927 Canal Street, Terrebonne Parish, LA
Government Districts: Council District 2 / City of Houma Fire District
Developer: Barbara Clay / Sadeq F. Gubran
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing

c) Variance Request: Variance from the minimum lot size requirement

d) Consider Approval of Said Application
2. a) Subdivision: Revised Tract "D" and Tract "E", A Redivision of Revised Tract "D", Property belonging to S & A Capital Investments, L.L.C.
Approval Requested: Process D, Minor Subdivision
Location: South end of Alcee Street, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: S & A Capital Investments, L.L.C.
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing

c) Consider Approval of Said Application
3. a) Subdivision: Resubdivision of Tract A-B-C-D-A into Tracts A & B, Marvin R. Picou
Approval Requested: Process D, Minor Subdivision
Location: 152 Gouaux Avenue, Terrebonne Parish, LA
Government Districts: Council District 5 / City of Houma Fire District
Developer: Regal Remodelers, L.L.C.
Surveyor: Acadia Land Surveying, LLC

b) Public Hearing

c) Consider Approval of Said Application
4. a) Subdivision: Sandy Beach Extension Subdivision, Division of Property belonging to Martin P. Folse and Bradley Doyle into Lot 1, Lot 2, & Bradley Doyle Revised
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: 208 Folse Drive, Terrebonne Parish, LA
Government Districts: Council District 7 / City of Houma Fire District
Developer: Marfo, Inc.
Surveyor: David A. Waitz Engineering & Surveying, Inc.

b) Public Hearing

c) Consider Approval of Said Application

I. STAFF REPORT:

1. Discussion and possible action regarding presenting a draft of revisions to certain portions of Chapter 17, Article II, Section 17-28 of the Parish Code of Ordinances

J. ADMINISTRATIVE APPROVAL(S):

1. Redivision of Lot 5-A-4, Block 2, Addendum No. 1 to Henry's Subdivision, belonging to Wade J. Prestenbach & Reynaldo Gonzalez and A 1.412 acre tract, belonging to Wade J. Prestenbach into Lot 5-A-4-A and Lot 5-A-4-B, Sections 56 & 57, T16S-R17E, Terrebonn
2. Redivision of Lot 1 and the southern portion of Lot 2, Block 7 to Addendum No. 3 to Marcel Place into Lot 1-A and Lot 1-B, Section 105, T17S-R17E, Terrebonne Parish, LA
3. Revised Tract "C" and Tract "F", A Redivision of Tracts "C" and the south half of "E" belonging to Gaton J. Clement, et al, Section 8, T18S-R19E, Terrebonne Parish, LA
4. Revised Lots 5 & 6, A Redivision of Lots 5 & 6, Block 1 of Hillcrest Estates, Sections 101 & 144, T15S-R16E, Terrebonne Parish, LA
5. Redivision of Property owned by Willowood Corporation into Tract 1 and Tract 2, Sections 8 & 96, T17S-R17E, Terrebonne Parish, LA
6. Lot Line Shift between Lots 4 and 5 belonging to Ryan M. Fanguy, Sections 56 & 57, T16S-R17E, Terrebonne Parish, LA
7. Lot Line Shift between Tracts 1, 2, & 3 of Property belonging to Michael A. Deroche, et al, Section 9, T17S-R18E, Terrebonne Parish, LA
8. Redivision of Lot 9, Block 6 and a portion of Lot 8, Block 6 into Lot 9-A and Lot 8-A of Crescent Park Addition belonging to Houma Filter Service & Supply Co., Inc., Section 101, T17S-R17E, Terrebonne Parish, LA
9. Tracts "A" & "B" on a portion of Property belonging to C.S. Gaidry, Inc., et al, Sections 9, 23, & 24, T17S-R17E, Terrebonne Parish, LA
10. Revised Lots 1 & 2, Redivision of Lots 1 & 2 of Block 2 to Clark Estates, Section 102, T17S-R17E, Terrebonne Parish, LA
11. Revised Lot 11 of Block 3 of Gibson Trails Subdivision, Sections 101 & 102, T16S-R15E, Terrebonne Parish, LA
12. Revised Lots 6 & 7, A Redivision of Revised Lots 6 & 7 of Frontlawn Subdivision belonging to Louis J. Mohana, et ux, Sections 6, 7, & 29, T17S-R18E, Terrebonne Parish, LA

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
MEETING OF JULY 16, 2020

- A. The Chairman, Mr. Kyle Faulk, called the meeting of July 16, 2020 of the HTRPC to order at 6:02 p.m. at the Houma-Terrebonne Civic Center with the Invocation led by Dr. Cloutier and the Pledge of Allegiance led by him.
- B. Upon Roll Call, present was: Mr. Joseph “Joey” Cehan, Vice-Chairman; Dr. L.A. “Budd” Cloutier, Jr.; Ms. Rachael Ellender; Mr. Kyle Faulk, Chairman, Mr. Keith Kurtz; Mr. Liner; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Phillip Livas. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, Mr. Laddie Freeman, Legal Advisor, and Ms. Joan Schexnayder, TPCG Engineering Division.
- 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. *There were no conflicts to report.*
- D. **ACCEPTANCE OF MINUTES:**
1. Mr. Cehan moved, seconded by Mr. Soudelier: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of June 18, 2020.”
- The Chairman called for a vote on the motion offered by Mr. Cehan. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Ms. Ellender moved, seconded by Mr. Cehan: “THAT the HTRPC emit payment for the July 16, 2020 invoices and approve the Treasurer’s Report of June 2020.”
- The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATIONS:** None.
- G. **OLD BUSINESS:**
- Dr. Cloutier moved, seconded by Mr. Liner: “That the Old Business be removed from the table and considered at this time.”
- The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. The Chairman called to order the Old Business application by Randolph A. Bazet, III requesting reconsideration of an April 25, 2019 conditional approval for Process D, Minor Subdivision, for Water’s Edge Campsites, Lots 1-14, A Redivision of Property belonging to Randolph A. Bazet, III, et ux.
- a) Mrs. Amber Plessala, T. Baker Smith, L.L.C., discussed the conditional approval placed by TPCG Engineering Division to install a choke pipe. She requested a variance to remove the condition to install the choke pipe because removing may cause drainage issues.
- b) Mr. Pulaski discussed the Staff Report and stated Staff would defer the consideration of the variance request to Engineering but the original consideration was conditioned upon the submittal of an approval letter from TPCG Engineering Division, submittal of an approval letter from the Department of Health, and submittal of proof of the fire hydrant installation.
- c) Discussion was held with regard to the choke pipe’s removal and the responsible party should there be flooding issues.
- d) Ms. Schexnayder, on behalf of TPCG Engineering, stated that her letter with the condition to install the choke pipe still stands.
- e) Mrs. Plessala discussed this matter being the perfect example as to why the SDDM cannot conform to every site.

- f) Mr. Liner moved, seconded by Mr. Kurtz: “THAT the HTRPC grant approval of the variance request to eliminate the choke pipe installation requirement as conditioned in TPCG Engineering Division’s letter dated April 10, 2019.”

The Chairman called for a vote on the motion offered by Mr. Liner. THERE WAS RECORDED: YEAS: Mr. Cehan, Ms. Ellender, Mr. Kurtz, Mr. Liner, and Mr. Soudelier; NAYS: Dr. Cloutier and Mr. Thibodeaux; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

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

- a) Ms. Joan Schexnayder, on behalf of the TPCG Engineering Division, read a letter dated July 14, 2020, with regard to the punch list items for the development [See *ATTACHMENT A*].
- b) Mr. Jeff Diamond, Quality Engineering & Surveying, L.L.C., stated they intend to comply/resolve all punch list items.
- c) Dr. Cloutier moved, seconded by Mrs. Ellender: “THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision, for Adley Oaks, Phase A conditioned upon the Developer complying/resolving all punch list items per TPCG Engineering Division’s memo dated July 14, 2020 [See *ATTACHMENT A*].”

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

H. APPLICATIONS:

1. The Chairman called to order the Public Hearing for an application by A. St. Martin Co., Ltd. requesting approval for Process D, Minor Subdivision, for Lots 1 thru 3 & 5 thru 9 and Campsite 4, A Redivision of Property belonging to A. St. Martin Co., Ltd.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He requested the public hearing be held and the consideration be tabled until the next meeting in order to address the fire protection and sewer issues.
- b) The Chairman recognized Ms. Natalie Bergeron, 108 Hotard, who stated she owned the camp on the property to be divided and she would improve the sewer issues.
- c) Mr. Thibodeaux moved, seconded by Mr. Cehan: “THAT the Public Hearing be closed.”

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

- d) Discussion was held with regard to the highway right of way line going through the property that also would also be addressed along with the other issues.
- e) Mr. Pulaski discussed the Staff Report and stated Staff also recommended tabling the application to allow time for the municipal addresses to be depicted on the plat, submittal of an approval letter from the Department of Health, and submittal of proof of installation of the fire hydrant though Mr. Rembert requested to table as well.
- f) Dr. Cloutier moved, seconded by Mr. Thibodeaux: “THAT the HTRPC table the application for Process D, Minor Subdivision, for Lots 1 thru 3 & 5 thru 9 and Campsite 4, A Redivision of Property belonging to A. St. Martin Co., Ltd. until the next regular meeting of August 20, 2020 as per the Developer’s request.”

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

2. The Chairman called to order the Public Hearing for an application by Michael X. St. Martin requesting approval for Process D, Minor Subdivision, for Tracts A, B, & C, A Redivision of Tracts 1 & 2, Mandalay Oaks Subdivision.
 - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
 - b) There was no one from the public to speak on the matter.
 - c) Mr. Cehan moved, seconded by Mr. Thibodeaux: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Cehan. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval.
 - e) Dr. Cloutier moved, seconded by Mr. Soudelier: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts A, B, & C, A Redivision of Tracts 1 & 2, Mandalay Oaks Subdivision.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
3. The Chairman called to order the Public Hearing for an application by Williams Houma Properties, LLC requesting approval for Process D, Minor Subdivision, for Revised Tracts B, B-1, & B-2, Chad Smedley.
 - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He requested the public hearing be held and the consideration be tabled until the next meeting in order to allow for the fire hydrant installation.
 - b) There was no one from the public present to speak on the matter.
 - c) Dr. Cloutier moved, seconded by Ms. Ellender: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - d) Mr. Pulaski discussed the Staff Report and stated Staff recommended tabling the matter to allow time for the submittal of all utility letters, municipal addresses to be depicted on the plat, and submittal of proof of the fire hydrant installation though Mr. Rembert requested to table as well.
 - e) Mr. Kurtz moved, seconded by Ms. Ellender: “THAT the HTRPC table the application for Process D, Minor Subdivision, for Revised Tracts B, B-1, & B-2, Chad Smedley until the next regular meeting of August 20, 2020 as per the Developer’s request.”

The Chairman called for a vote on the motion offered by Mr. Kurtz. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
4. The Chairman called to order the application by Enterprise Capital, LLC requesting engineering approval for Process C, Major Subdivision, for Emerson Subdivision, Phases C & D.
 - a) Ms. Joan Schexnayder, on behalf of the TPCG Engineering Division, read a letter dated July 16, 2020, with regard to the punch list items for the development [See *ATTACHMENT B*].

- b) Mr. Gene Milford, Milford & Associates, Inc., requested the standard variance for Item 1.a for rear lot drainage and would comply/resolve Item 2.a.
- c) Discussion was held with regard to the construction of the street to residential standards and the land use to be strictly residential and not commercial.
- d) Mr. Milford stated the street would be built to residential standards and it is clearly depicted on the plat that the land use would be residential.
- e) Mr. Kurtz moved, seconded by Mr. Liner: "THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision, for Emerson Subdivision, Phases C & D with an exception to Item 1.a. and conditioned upon the Developer complying/resolving all remaining punch list items per TPCG Engineering Division's memo dated July 16, 2020 [See *ATTACHMENT B*]."

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

I. STAFF REPORT:

- 1. Mr. Pulaski stated the draft for the revisions to certain portions of Chapter 17, Article II, Section 17-28 of the Parish Code of Ordinances would be presented at the August meeting.

J. ADMINISTRATIVE APPROVALS:

Dr. Cloutier moved, seconded by Mr. Liner: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-8."

- 1. Lot Line Adjustment of Property belonging to Edward J. Gaidry, Section 13, T18S-R18E, Terrebonne Parish, LA
- 2. Lot Line Shift between Lots 18 thru 24 of Addendum No. 2 to Lynn Park Subdivision, Section 205, T17S-R17E, Terrebonne Parish, LA
- 3. Tracts "A" & "B", Property belonging to Terrebonne Parish Recreation District No. 10 and Terrebonne Parish Fire District No. 10, Section 17, T18S-R17E, Terrebonne Parish, LA
- 4. Revised Lot 3, A Redivision of Lots 3 & 4, Block 1, Add. No. 2 to Lynn Park Subdivision
- 5. Revised Lots 4 & 5, A Redivision of Lots 4, 5, & 6, Block 1, Chauvin Subdivision, Section 7, T19S-R18E, Terrebonne Parish, LA
- 6. Revised Tracts "A", "B", & "D", A Redivision of Revised Tracts "A", "B", & "D", Property belonging to S & A Capital Investments, L.L.C., Sections 7 & 8, T16S-R17E, Terrebonne Parish, LA
- 7. Lot Line Shift, Property belonging to Clyde A. Prestenbach (Tracts 1-A, 1-B, & 11), Sections 59 & 85, T16S-R17E, Terrebonne Parish, LA
- 8. Tracts "A" & "B", A Redivision of Property belonging to Wiemann Land Company, LLC, Section 32, T18S-R17E, Terrebonne Parish, LA

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

K. COMMITTEE REPORT:

- 1. Subdivision Regulations Review Committee: None.

L. COMMISSION COMMENTS:

- 1. Planning Commissioners' Comments:
 - a) Mr. Kurtz inquired about the installation of the choke pipe (Item G.1) at a later date.
 - b) Mr. Cehan inquired about Mr. Livas' absence from the meetings. Mrs. Becnel informed the Commission that Mr. Livas worked for the Army and he was in Afghanistan and unable to come home due to the current pandemic. It was requested that Mr. John Navy be informed of his absence.
- 2. Chairman's Comments: None.

M. PUBLIC COMMENTS: None.

N. Mr. Cehan moved, seconded Dr. Cloutier: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 6:49 p.m.”

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

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



TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

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



July 14, 2020
2nd Review
Item No. G-2

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

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

1. 24.5.4.7 Plat required.
2. LaDOTD Permit is required.
3. 24.5.4.7.6 Street names are inconsistent throughout the plans.
4. 24.7.6.1.6 The end of Adley Avenue needs a temporary turnaround. Sparrow Drive should have a permanent turnaround.
5. 24.7.6.1.7 The end of road signage should be in accordance with LaDOTD HS-03.
6. 24.5.4.8 Existing contours at one (1) foot intervals or less shown on final drainage plan.
7. 24.7.6.2.6 Does not conform to the SDDM:
 - a. V.A.3 Lights are not shown on plan/profile.
 - b. V.A.3 Finished grade right-of-way not shown on plan.
 - c. V.A.4 Tributary areas/watershed boundaries disappear in shaded area on drainage map.
 - d. V.A.8 Existing cross sections at maximum 100' intervals showing roadway, ditch, and lot grades from property line to property line.
 - e. V.A.9 Unable to determine if lots are all graded to the street. Corner lot elevations are needed.
 - f. V.B.10 Cross-sections of temporary ditches are needed to confirm the servitudes are properly sized.
 - g. VI.A.14 Provide methods, procedures and guarantees, including appropriate documentation that the detention area will be perpetually maintained so as to function as designed and not result in nuisances or health hazards.
8. 24.5.4.6.7 Approval letters should be provided from the following utilities:
 - a. Gas utility
 - b. Electric Utility
 - c. Pollution Control
 - d. Waterworks
9. 24.7.5.2 Approval from TPCG Utilities for street lights should be provided.

Adley Oaks
Review of Engineering Approval
JES Memo to CP dated 7/14/2020

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

JES/bbd

cc: Jeffrey J. Loup, P.E.
Ernest Brown
Planning Commission
Engineering Division
Reading File
Council Reading File



TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

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



July 16, 2020
3rd Review
Item No. H-4

TO: Christopher M. Pulaski
FROM: Joan E. Schexnayder, P.E. *JES*
SUBJECT: Emerson Subdivision Phase C & D
Review of Engineering Approval

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

1. 24.7.6.2.6 Does not conform to the SDDM:
 - a. V.A.6 All lots are not graded to drain to the street or to major drainage artery. The HTRPC can allow a portion to drain to the rear if drainage to the rear is to be dedicated provided that it does not exceed 60% of the total depth of lots up to 225 feet. These lots qualify for this exception.
2. 24.5.4.6.7 Approval letters should be provided from the following utilities:
 - a. Waterworks

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

JES/bbd

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

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 ☐ Docking & Mooring ☐ Mobile Home Park
☐ Re-Subdivision ☐ Residential Building Park
C. ☐ Major Subdivision ☐ Conceptual/Preliminary
☐ Conceptual ☐ Engineering
☐ Preliminary ☐ Final
☐ Engineering ☐ D ☒ Minor Subdivision
☐ Final

☒ Variance(s) (detailed description):

LOTS ARE SMALLER THAN REQUIRED SIZE-VARIANCE REQUESTED. ~~WATER TREATMENT IS TO BE INSTALLED~~

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

1. Name of Subdivision: LOTS 1 THRU 3 & 5 THRU 9 AND CAMPSITE 4, PROPERTY OF A. ST. MARTIN CO. LTD.
2. Developer's Name & Address: A. ST. MARTIN CO. LTD., P.O. BOX 550, HOUMA, LA 70361
Owner's Name & Address: SAME
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: 99 THRU 117 DR. HUGH ST. MARTIN DRIVE
5. Location by Section, Township, Range: SECTION 93, T19S-R1E
6. Purpose of Development: CREATE 8 DOCKING SITES AND ONE CAMPSITE
7. Land Use: ☐ Single-Family Residential (Campsite)
☐ Multi-Family Residential ☐ Community
☐ Commercial ☐ Individual Treatment (Campsite)
☒ Industrial ☐ Package Plant
☐ Other
8. Sewerage Type:
9. Drainage: ☐ Curb & Gutter
☐ Roadside Open Ditches
☒ Rear Lot Open Ditches
☐ Other
10. Date and Scale of Map: 6/23/2020 SCALE: 1"=30'
11. Council District: 8 Guidry / Little Caillou Fire
12. Number of Lots: 9
13. Filing Fees: \$131.95

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

KENETH L. REMBERT
Print Applicant or Agent

6/26/2020
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 [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

A. ST. MARTIN CO. LTD. BY
CLAUDIA BRAUD

Print Name of Signature

[Signature]
Signature

6/26/2020
Date

PC20/ 7 - 1 - 26

Revised 3-25-2016

Houma Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

☒ Variance(s) (detailed description):

LOTS ARE SMALLER THAN REQUIRED SIZE-VARIANCE REQUESTED. ~~ONE FIRE HYDRANT IS TO BE INSTALLED.~~

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

- LOTS 1 THRU 3 & 5 THRU 9 AND CAMPSITE 4, PROPERTY OF A. ST.*
- Name of Subdivision: MARTIN CO., LTD.
 - Developer's Name & Address: A.ST.MARTIN CO., LTD., P.O. BOX 550, HOUMA, LA 70361
*Owner's Name & Address: SAME
[* All owners must be listed, attach additional sheet if necessary]
 - Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

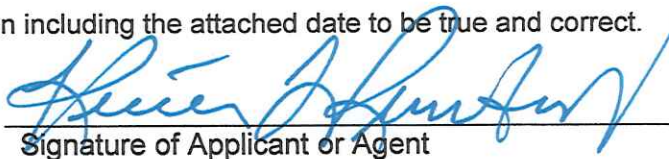
- Physical Address: 99 THRU 117 DR. HUGH ST. MARTIN DRIVE
- Location by Section, Township, Range: SECTION 93, T19S-R18E
- Purpose of Development: CREATE 8 DOCKING SITES AND ONE CAMPSITE
- Land Use:

<input checked="" type="checkbox"/> Single-Family Residential (Campsite)	8. Sewerage Type:
<input type="checkbox"/> Multi-Family Residential	<input type="checkbox"/> Community
<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Individual Treatment (Campsite)
<input checked="" type="checkbox"/> Docking & Mooring	<input type="checkbox"/> Package Plant
	<input type="checkbox"/> Other
- Drainage:

<input type="checkbox"/> Curb & Gutter	10. Date and Scale of Map:
<input type="checkbox"/> Roadside Open Ditches	<u>6/23/2020 SCALE: 1"=30'</u>
<input checked="" type="checkbox"/> Rear Lot Open Ditches	11. Council District:
<input type="checkbox"/> Other	<u>6 Guidry / Little Caillou Fire</u>
- Number of Lots: 9
- Filing Fees: \$131.95

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

KENETH L. REMBERT
Print Applicant or Agent
6/26/2020
Date


Signature of Applicant or Agent

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

A.ST. MARTIN CO, LTD. BY
CLAUDIA BRAUD
Print Name of Signature
6/26/2020
Date

☒ Signature

GULF COAST PREMIUM
SEAFOODS, L.L.C.

TRACT 37

TRACT 36

TRACT 35

TRACT 34

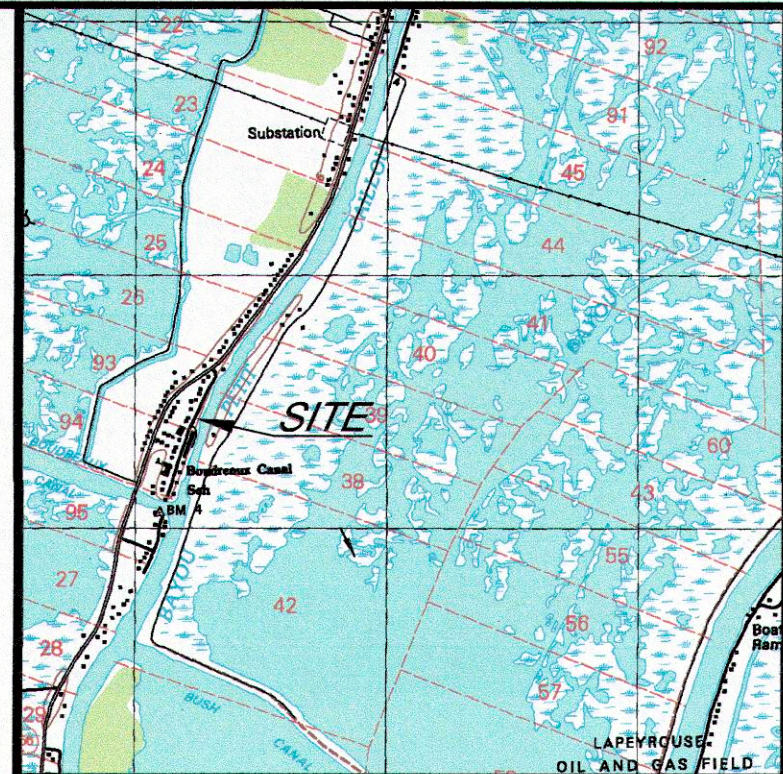
CONRAD J.
LIRETTE JR.

KEVIN
BURTON

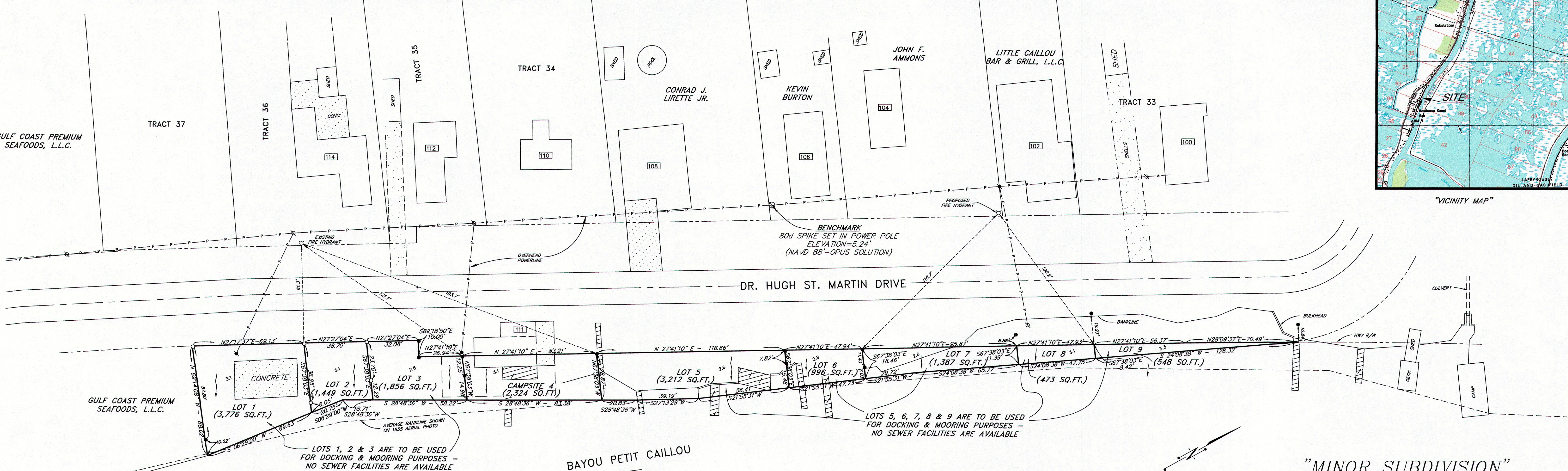
JOHN F.
AMMONS

LITTLE CAILLOU
BAR & GRILL, L.L.C.

TRACT 33



"VICINITY MAP"



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

THIS PROPERTY DRAINS TO BAYOU PETIT CAILLOU IN THE REAR WHICH
NEEDS NO MAINTENANCE. THE OWNERS OF THESE LOTS WILL PROVIDE
AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY
TO REACH THIS AREA.

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

THESE LOTS ARE LOCATED IN ZONE "A15" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT
AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0145, SUFFIX "C", AND DATED
MAY 1, 1985. (ZONE "A15" HAS A B.F.E. REQUIREMENT OF 12'). (FIRM INDEX DATE APRIL 2, 1992).
F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-K106 PLACES THIS PROPERTY IN ZONE "AE"
WITH A BASE FLOOD REQUIREMENT OF 13'. THE 2008 PRELIMINARY FIRM COMMUNITY NO.
221090, PANEL NO. 0475 SUFFIX "C" PLACES THIS PROPERTY IN ZONE "AE" AND HAS A B.F.E.
REQUIREMENT OF 16'. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE
FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES 5/8" IRON ROD FOUND
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- INDICATES FIRE HYDRANT
- INDICATES SPOT ELEVATION
(NAVD 88'-OPUS SOLUTION)
- INDICATES DRAINAGE FLOW
- INDICATES MUNICIPAL ADDRESS

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

BY _____ FOR _____

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

Surveyor's Signature: Kenneth L. Rembert

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

Firm: KENETH L. REMBERT LAND SURVEYORS

Registration Number: 331



PLAT SHOWING LOTS 1 THRU 3 & 5 THRU 9
AND CAMPSITE 4, A REDIVISION OF PROPERTY
BELONGING TO A. ST. MARTIN CO., LTD.
LOCATED IN SECTION 93, T19S-R18E,
TERREBONNE PARISH, LOUISIANA

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

GRAPHIC SCALE

100' 50' 0 100' 200'

DRAWN: AP

CHK'D: K.L.R.

SCALE: 1" = 30'

DATE: 23 JUN 20

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

☐ Variance(s) (detailed description):

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

1. Name of Subdivision: PLAT SHOWING REVISED TRACTS B & B-1, A REDIVISION OF TRACTS B, B-1 & B-2 FOR CHAD SMEDLEY
2. Developer's Name & Address: Williams Houma Properties, LLC 601 Goode St. Houma, LA 70360
*Owner's Name & Address: SAME
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: 1107 WEST TUNNEL BLVD HOUMA, LA 70360
5. Location by Section, Township, Range: SECTION 101, T17S-R17E
6. Purpose of Development: CREATE 2 TRACTS 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: 6/23/2020 SCALE: 1"=30'
11. Council District:
2 Harding / Bayou Care Fire
12. Number of Lots: 2
13. Filing Fees: \$344.65

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

KENETH L. REMBERT
Print Applicant or Agent

6/26/2020

Date

Keneth L. Rembert
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 X 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.

WILLIAMS HOUMA PROPERTIES, LLC

BY: Carroll Parr

Print Name of Signature

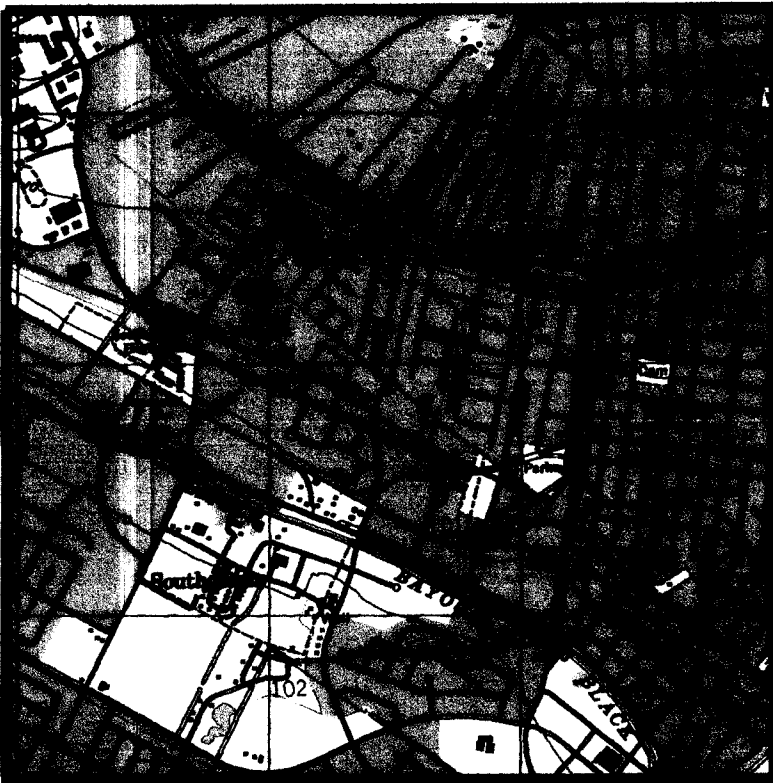
Carroll Parr
Signature

6/26/2020

Date

Revised 3-25-2010

PC20/ 7 - 3 - 28



"VICINITY MAP"

DR. HERMAN M.
HATTAWAY ET AL

WEITZ FAMILY
PROPERTIES, L.L.C.

GEMINI COURT

WEITZ FAMILY
PROPERTIES, L.L.C.

FAMILY RACING
VENTURE, L.L.C.

FAMILY RACING
VENTURE, L.L.C.

DIXIE RICE
AGRICULTURAL CORPORATION, INC.

LA STATE HWY. NO. 3040
(WEST TUNNEL BOULEVARD)

TRACT A
R & R RENTALS, INC.

MAC PROPERTIES, L.L.C.
ADVISORY
ZONE "AH"
(REG-17)

AUTOZONE, INC.

ZONE "AH"
(REG-17)

BENCHMARK
TOP OF FIRE HYDRANT
ELEVATION=5.41'
(NAVD 88-C4G DATUM)

N=388,380.11
E=3,488,431.00

N 22°01'43" E - 288.73'

TRACT A-1

REVISED
TRACT B-1
(2.136 ACRES)

REVISED
TRACT B
(1.596 ACRES)

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 115850 AS FILED IN THE
TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS
MADE BY KENNETH L. REMBERT SURVEYORS.

COMMUNITY SEWERAGE AVAILABLE.

THIS PROPERTY DRAINS TO A ROAD SIDE DITCH AND A DITCH IN THE REAR
BOTH OF WHICH ARE MAINTAINED BY TERREBONNE PARISH.
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.

THESE TRACTS ARE LOCATED IN ZONES "AH", "B" & "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT
AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0265, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "AH"
HAS A BASE FLOOD ELEVATION REQUIREMENT OF 7'). (FIRM INDEX DATE APRIL 2, 1992).
F.E.M.A. FEBRUARY 23, 2008 ADVISORY PANEL NOS. LA-0102 & LA-R102 PLACES A PORTION OF THIS PROPERTY
OF THIS PROPERTY IN ZONE "AH" WITH A BASE FLOOD REQUIREMENT OF 6'.
AREAS OUTSIDE OF THE ABFE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR
ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE. THE 2008 PRELIMINARY FIRM
COMMUNITY NO. 221096, PANEL NO. 0265, SUFFIX "C" PLACES A PORTION OF THIS PROPERTY IN
ZONE "AE" AND HAS B.F.E. REQUIREMENTS OF 5'. PLEASE CHECK WITH THE PARISH
FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES 5/8" IRON ROD FOUND
- INDICATES 3/4" IRON PIPE FOUND
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- INDICATES LIGHT POLE WITH CONCRETE BASE
- EXISTING FIRE HYDRANT
- INDICATES SPOT ELEVATION
(NAVD 88-C4G DATUM)
- INDICATES DRAINAGE FLOW
- INDICATES MUNICIPAL ADDRESS
- INDICATES SEWER MANHOLE
- INDICATES OVERHEAD POWERLINES
- INDICATES CHAIN LINK FENCE
- INDICATES CATCH BASIN

JOB NO. : 232 FIELD BOOK : 448 ADDRESS : WEST TUNNEL BLVD. CAD NAME : SMEDLEY-1107-WEST-TUNNEL-BLVD-PC-20-232
DRAWN BY : AP PAGES : 20-21 SURVEY FILE : SMEDLEY FOLDER : SMEDLEY, CHAD

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

BY _____ FOR _____

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

Surveyor's Signature: *Kenneth L. Rembert*

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

Firm: KENNETH L. REMBERT LAND SURVEYORS

Registration Number: 331

2 - TRACTS



"MINOR SUBDIVISION"

LAND USE: COMMERCIAL
DEVELOPER: CHAD SMEDLEY

PLAT SHOWING REVISED TRACTS B & B-1
A REDIVISION OF TRACTS B, B-1 & B-2
FOR CHAD SMEDLEY
SECTION 101, T17S-R17E,
TERREBONNE PARISH, LOUISIANA

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

GRAPHIC SCALE
30' 15' 0' 30' 60'

DRAWN: AP

CHK'D: K.L.R.

SCALE: 1" = 30'

DATE: 23 JUN 20

Houma-Tenobonne 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): LOTS ARE SMALLER THAN 6,000 SQ FT IN SIZE VARIANCE REQUESTED. ~~LOTS BUILT OUT WITH BUILDINGS VARIANCE REQUESTED FOR DRAINAGE STUDY.~~

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

1. Name of Subdivision: SURVEY OF LOT 4-A AND 4-B, A REDIVISION OF LOT 4 AND THE SOUTHERN 20' OF LOT 3, BLOCK 66 TO NEWTOWN ADDITION TO THE CITY OF HOUMA
2. Developer's Name & Address: SADEQ F. GUBRAN 3411 BAYOU BLACK DR HOUMA, LA 70360
BARBARA CLAY 906 FRANKLIN AVE HOUMA, LA 70364
- *Owner's Name & Address: SADEQ F. GUBRAN 3411 BAYOU BLACK DR HOUMA, LA 70360
BARBARA CLAY 906 FRANKLIN AVE. HOUMA, LA 70364
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: 927 CANAL ST HOUMA, LA 70360
5. Location by Section, Township, Range: SECTION 37, T17S-R17E
6. Purpose of Development: CREATE A SEPERATE LOT FOR EACH BUILDING
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: 7/31/2020 SCALE: 1"=20'
11. Council District: 2 Harding / COH Fire
12. Number of Lots: 2
13. Filing Fees: \$131.95

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

KENETH L. REMBERT
Print Applicant or Agent

[Signature]
Signature of Applicant or Agent

7/31/2020
Date

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

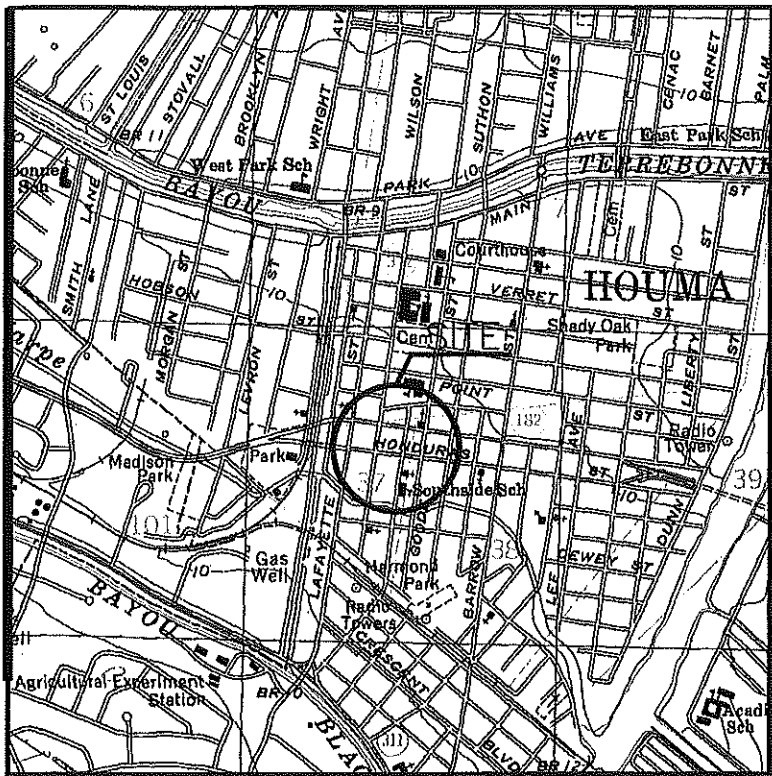
BARBARA CLAY
Print Name of Signature

[Signature]
Signature

7/31/2020
Date

PC20/ 8 - 1 - 30

Revised 3/25/2010



VICINITY MAP



LEGEND:

- X CHISELED "X" SET IN CONCRETE
- INDICATES 5/8" IRON ROD SET
- INDICATES 5/8" IRON ROD FOUND
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- INDICATES FIRE HYDRANT
- 3.3 INDICATES SPOT ELEVATION (NAD 88-OPUS SOLUTION)
- INDICATES DRAINAGE FLOW

COMMUNITY SEWERAGE IS USED IN THIS AREA.

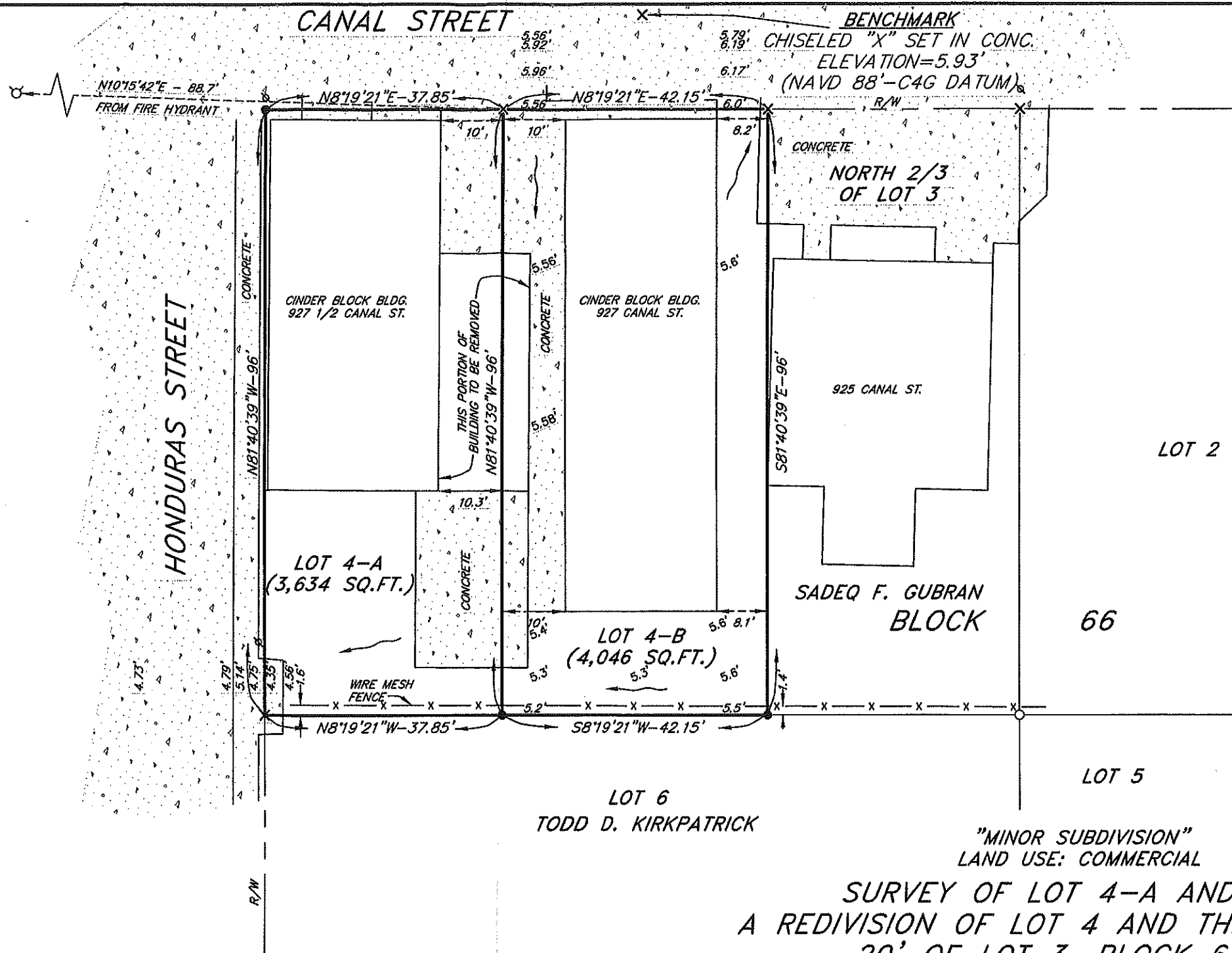
THIS PROPERTY DRAINS TO THE REAR AND THEN TO THE GUTTERS ALONG THE STREET. THE OWNERS OF THESE LOTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THIS AREA.

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

THESE LOTS ARE LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C", DATED AND INDEXED MAY 19, 1981. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-Q102 DOES NOT AFFECT THIS PROPERTY. THE 2008 PRELIMINARY FIRM COMMUNITY NO. 22109C, PANEL NO. 0255 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "AE" AND HAS A B.F.E. OF 7'.

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.

JOB NO. : 293 FIELD BOOK : LOOSE ADDRESS : 927 CANAL STREET CAD NAME : CLAY-REV-L4B66-NEWTOWN-927-CANAL-PC_20-293
DRAWN BY : AP PAGES : LEAF SURVEY FILE : B66-NEWT FOLDER : NEWTOWN ADDITION TO THE CITY OF HOUMA



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

BY _____ FOR _____

LOT 6
TODD D. KIRKPATRICK

"MINOR SUBDIVISION"
LAND USE: COMMERCIAL

SURVEY OF LOT 4-A AND 4-B
A REDIVISION OF LOT 4 AND THE SOUTHERN
20' OF LOT 3, BLOCK 66 TO
NEWTOWN ADDITION TO THE CITY OF HOUMA
PROPERTY BELONGING TO SADEQ F. GUBRAN
LOCATED IN SECTION 37, T17S-R17E,
TERREBONNE PARISH, LOUISIANA

JULY 31, 2020

SCALE: 1" = 20'



Kenneth L. Rembert
KENETH L. REMBERT, LAND SURVEYORS
635 SCHOOL STREET, HOUMA, LOUISIANA
985-879-2782

Houma Terrebonne Regional Planning Commission

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

APPLICATION
SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

☐ Variance(s) (detailed description):

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

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

SITE INFORMATION:

4. Physical Address: SOUTH END OF ALCEE STREET
5. Location by Section, Township, Range: SECTIONS 7 & 8, T16S-R17E
6. Purpose of Development: CREATE TRACT "E"
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: 7/24/2020 SCALE: 1"=50'
11. Council District: 3 Michel / Bayou Cane Fire
12. Number of Lots: 2
13. Filing Fees: \$32380

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

KENETH L. REMBERT

Print Applicant or Agent

7/30/2020

Date



Signature of Applicant or Agent

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

S & A CAPITAL INVESTMENTS, LLC

by: Ronald J. Shaw

Print Name of Signature

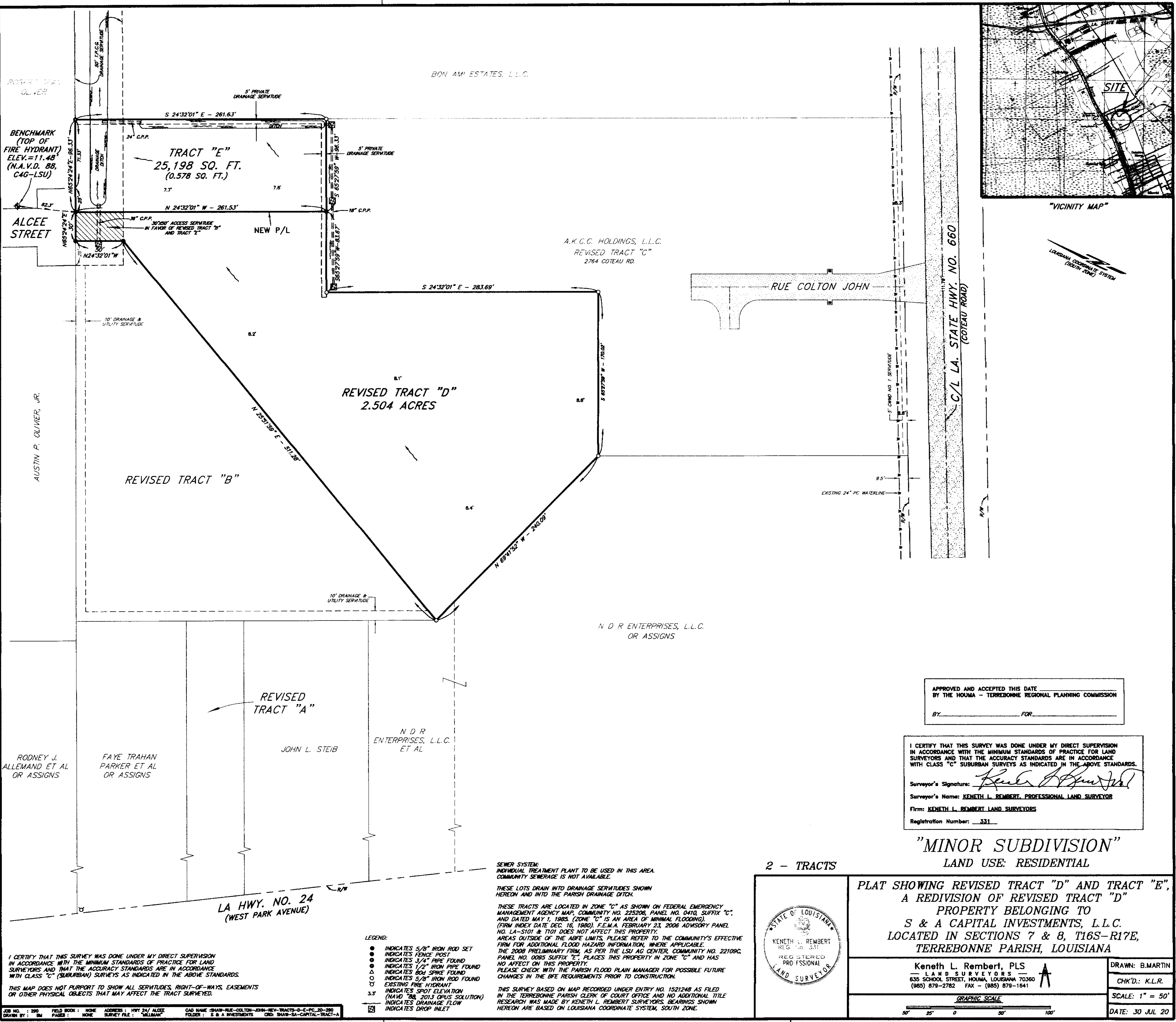


Signature

7/30/2020

Date

PC20/ 8 - 2 - 31



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.

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

JOB NO. : 280 FIELD BOOK : NONE ADDRESS : HWY 24/ ALCEE DRAWN BY : BM PAGES : NONE SURVEY FILE : "ALLMAN" CAD NAME : SHAW-RUE-COLTON-JOH-REV-TRACTS-D-E-PC-25-280 FOLDER : S & A INVESTMENTS CDR. SHAW-SA-CAPITAL-TRACT-A

- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - INDICATES FENCE POST
 - INDICATES 3/4" PIPE FOUND
 - INDICATES 1/2" IRON PIPE FOUND
 - △ INDICATES 80# SPIKE FOUND
 - INDICATES 5/8" IRON ROD FOUND
 - ⊕ EXISTING FIRE HYDRANT
 - INDICATES SPOT ELEVATION (NAVD 88, 2013 OPUS SOLUTION)
 - INDICATES DRAINAGE FLOW
 - INDICATES DROP INLET

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

THESE LOTS DRAIN INTO DRAINAGE SERVITUDES SHOWN HEREON AND INTO THE PARISH DRAINAGE DITCH.

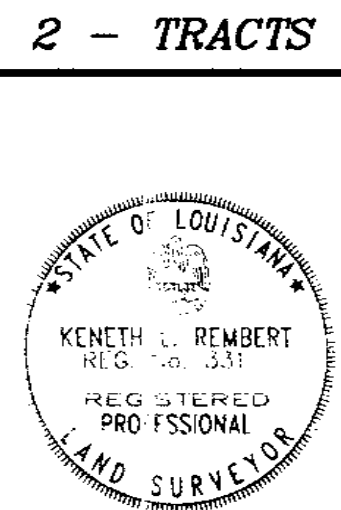
THESE TRACTS ARE LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0410, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). (FIRM INDEX DATE DEC. 16, 1980). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-S101 & T101 DOES NOT AFFECT THIS PROPERTY.

AREAS OUTSIDE OF THE ABOVE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE.

THE 2008 PRELIMINARY FIRM, AS PER THE LSU AG CENTER, COMMUNITY NO. 22109C, PANEL NO. 0005 SUFFIX "E", PLACES THIS PROPERTY IN ZONE "C" AND HAS NO AFFECT ON THIS PROPERTY.

PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 1521248 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.



PLAT SHOWING REVISED TRACT "D" AND TRACT "E",
A REDIVISION OF REVISED TRACT "D"
PROPERTY BELONGING TO
S & A CAPITAL INVESTMENTS, L.L.C.
LOCATED IN SECTIONS 7 & 8, T16S-R17E,
TERREBONNE PARISH, LOUISIANA

Keneth L. Rembert, PLS
LAND SURVEYORS
635 SCHOOL STREET, HOUMA, LOUISIANA 70360
(985) 879-2782 FAX - (985) 879-1541

DRAWN: B.MARTIN
CHK'D: K.L.R.
SCALE: 1" = 50'
DATE: 30 JUL 20

GRAPHIC SCALE
50' 25' 0' 25' 50' 100'

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

BY _____ FOR _____

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

Surveyor's Signature: *Keneth L. Rembert*

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

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

Registration Number: **331**

"MINOR SUBDIVISION"
LAND USE: RESIDENTIAL

2 - TRACTS

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) (detailed description):

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

1. Name of Subdivision: Tract A-B-C-D-A into Tracts A & B
2. Developer's Name & Address: Regal Builders, Inc. 11636 Industriplex Blvd., Baton Rouge, LA 70810
*Owner's Name & Address: Marvin R. Picou, 152 Gouaux Avenue, Houma, LA 70364
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Michael P. Blanchard - Acadia Land Surveying, LLC

SITE INFORMATION:

4. Physical Address: 152 Gouaux Avenue
5. Location by Section, Township, Range: Section 7, T17S - R17E
6. Purpose of Development: Re-Division of Land
7. Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
8. Sewerage Type:
☒ Community
☐ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☒ Curb & Gutter
☐ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
10. Date and Scale of Map:
11. Council District: 5 Domangue / COH Fire
12. Number of Lots: 2
13. Filing Fees: \$152.80

I, Michael P. Blanchard, certify this application including the attached data to be true and correct.

Michael P. Blanchard
Print Applicant or Agent

Date

7/13/2020


Signature of Applicant or Agent

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

Michael P. Blanchard
Print Name of Signature

Date

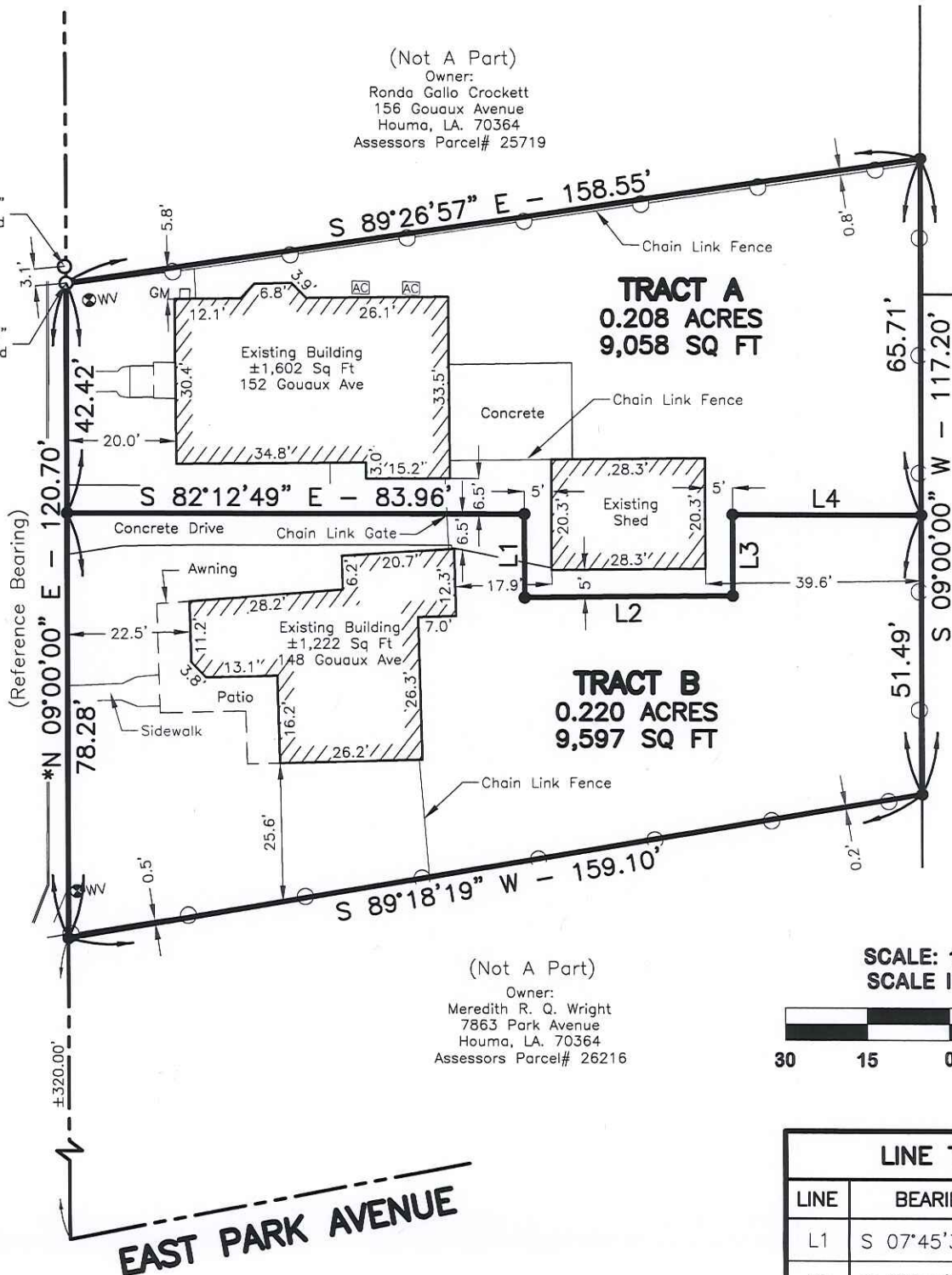
7/13/2020


Signature

PC20/ 8 - 3 - 32



GOUAUX AVENUE
(PUBLIC CONCRETE ROADWAY)



LEGEND

- FOUND PROPERTY CORNER (AS NOTED) ○
- SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE) ●
- EXISTING CHAIN LINK LINE —○—
- EXISTING AIR CONDITION UNIT AC
- EXISTING WATER VALVE WV
- EXISTING GAS METER GM

REFERENCE MAP & BEARINGS:

Survey of Tract A-B-C-D-A, Section 7, T17S, R17E, City of Houma, Louisiana
Prepared By: Kenneth L. Rembert
Dated: November 16, 1993 Entry #616

FEMA FLOOD ZONE AND HAZARDS:

This lot is located in Flood Zone "C" per FEMA Map Community Panel Number 220220 0005 C for Terrebonne Parish, Louisiana dated May 19, 1981.

NOTES:

- No attempt has been made by Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
- The words "Certify," "Certifies" or "Certification" as used hereon is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.

Michael P. Blanchard, P.L.S.,
07/13/2020
Reg. No. 4861

This exhibit is not valid without the raised or colored seal and signature of the Registered Land Surveyor. This exhibit also does not purport to be a boundary survey and does not meet 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.

SCALE: 1" = 30'
SCALE IN FEET



LINE TABLE

LINE	BEARING	LENGTH
L1	S 07°45'32" W	15.34'
L2	S 82°51'29" E	38.30'
L3	N 07°45'32" E	14.91'
L4	S 82°12'49" E	34.57'

FUTURE LAND USE: RESIDENTIAL
DEVELOPER: REGAL REMODELER'S
SEWERAGE: PUBLIC

Approved & Accepted this date _____
by the Houma-Terrebonne Regional Planning Commission
By _____ For _____

PLAT SHOWING RESUBDIVISION
OF
TRACT A-B-C-D-A
INTO
TRACTS A & B
LOCATED IN SECTION 7,
TOWNSHIP 17 SOUTH
RANGE 17 EAST
CITY OF HOUMA,
TERREBONNE PARISH, LOUISIANA

ACADIA
LAND SURVEYING, LLC
LOUISIANA • MISSISSIPPI • TEXAS
206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301
Phone • (985) 449-0094 Fax • (985) 449-0085
EMAIL • ACADIA@ACADIALANDSURVEYING.COM

FIELD WORK COMPLETED ON: JUNE 18, 2020

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) (detailed description): _____

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

1. Name of Subdivision: SANDY BEACH EXTENSION SUBDIVISION
2. Developer's Name & Address: MARFO, INC., 7938 MAIN STREET, HOUMA, LA 70360
MARTIN FOLSE, 7938 MAIN STREET, HOUMA, LA 70360
*Owner's Name & Address: & BRAD DOYLE, 146 FOLSE DRIVE, HOUMA, LA 70360
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.

SITE INFORMATION:

4. Physical Address: 208 FOLSE DRIVE, HOUMA, LA 70360
5. Location by Section, Township, Range: SECTION 104, T17S-R17E
6. Purpose of Development: SINGLE FAMILY RESIDENTIAL
7. Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
8. Sewerage Type:
☒ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☒ Curb & Gutter
☐ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
10. Date and Scale of Map: AUGUST 3, 2020 1" = 40'
11. Council District: _____
12. Number of Lots: 2
13. Filing Fees: \$123.65

MARTIN FOLSE,
PRESIDENT OF MARFO,
I, INC.

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

MARTIN P. FOLSE, PRESIDENT
Print Applicant or Agent


Signature of Applicant or Agent

Date

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

MARTIN P. FOLSE
Print Name of Signature


Signature

Date

REFERENCE MAPS & BEARINGS:
1. SURVEY OF PROPERTY BELONGING TO MARTIN FOLSE
LOCATED IN SECTION 104, T17S-R17E,
TERREBONNE PARISH, LOUISIANA
DATED: SEPTEMBER 20, 2010 BY: PROSPER J. TOUPS, III
ENTRY #1363616

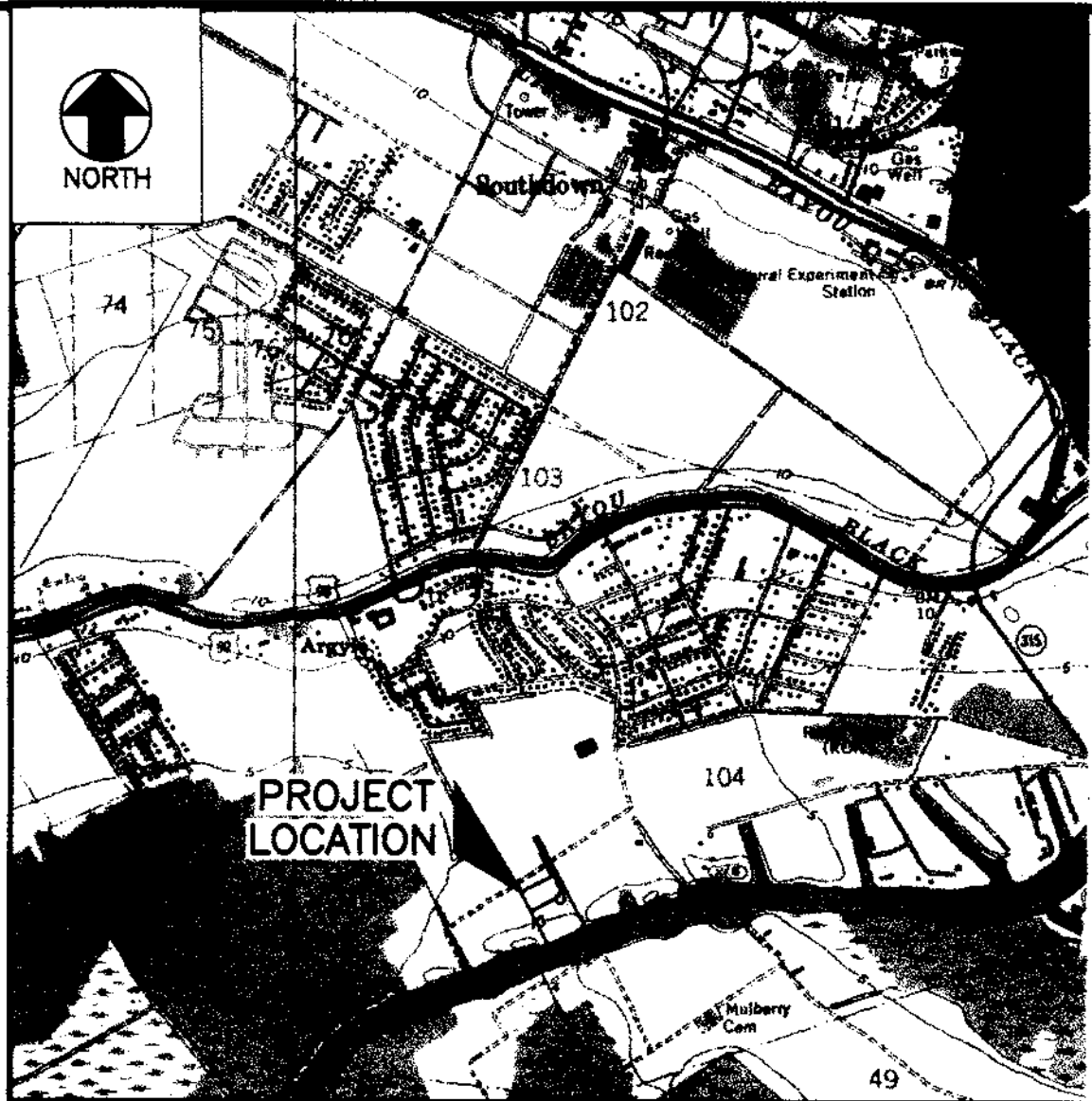
NOTE: REFERENCE BEARING IS
S27°27'19"E ALONG THE
EASTERNMOST PROPERTY LINE
OF MARTIN FOLSE TRACT AS
SHOWN ON REF. MAP.

CURVE DATA TABLE			
CURVE	ARC	RADIUS	CHORD
A	45.95'	58.50'	N04°57'19"W-44.77'
B	17.73'	18.50'	N08°55'07"-17.06'
C	245.36'	48.50'	S72°27'19"E-55.74'
D	17.73'	18.50'	S45°00'28"W-17.06'
E	14.53'	18.50'	S04°57'19"E-14.16'
F	67.69'	58.50'	N39°19'15"E-63.98'
G	8.15'	8.50'	N45°00'28"E-7.84'
H	6.68'	8.50'	N04°57'19"W-6.51'
I	16.59'	25.50'	S73°12'12"E-16.30'

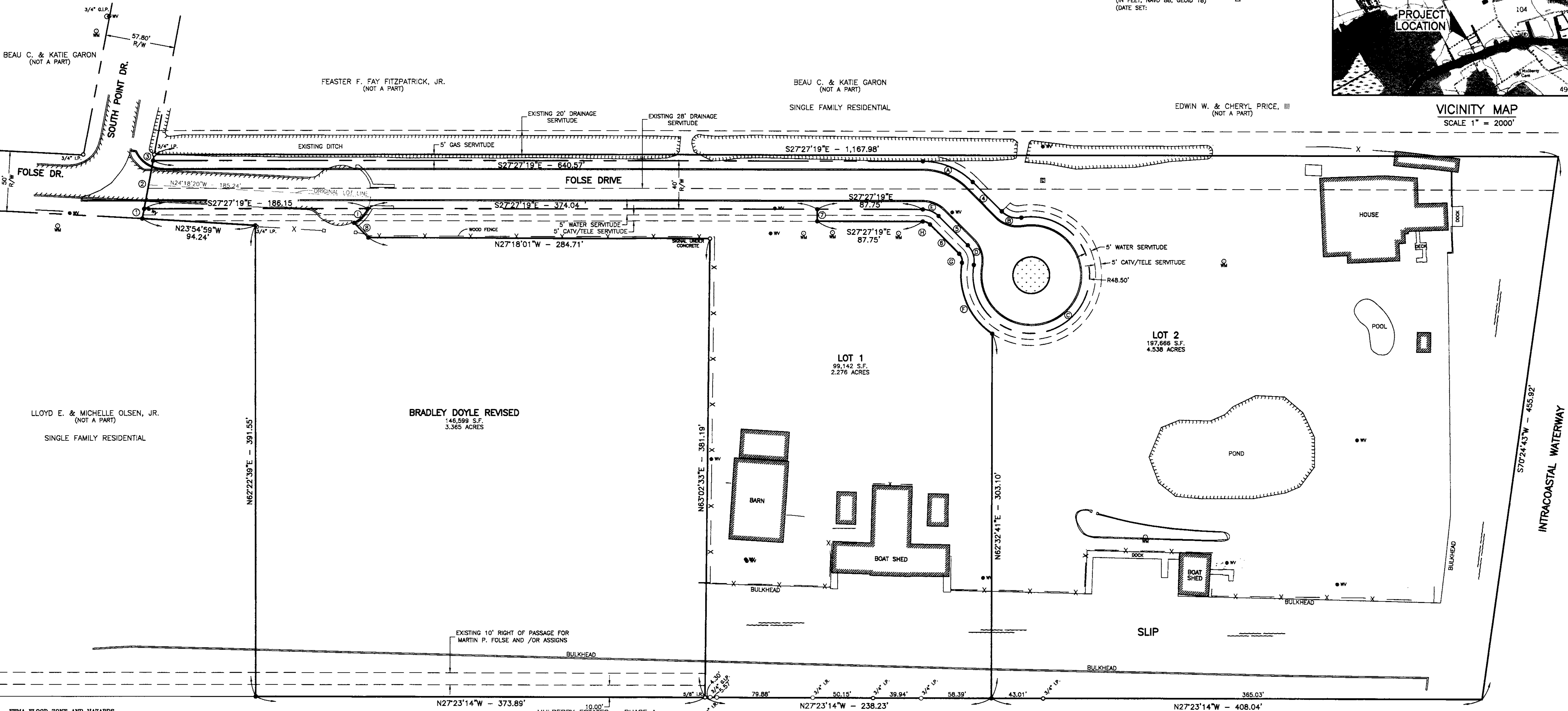
LINE DATA TABLE		
LINE	BEARING	DISTANCE
1	N72°59'29"E	8.19'
2	N72°59'29"E	40.67'
3	N72°59'29"E	5.08'
4	S17°32'41"W	34.34'
5	N17°32'41"E	34.34'
6	N17°32'41"E	34.34'
7	N62°32'41"E	10.00'
8	N18°10'19"E	17.12'

LEGEND

FOUND PROPERTY MARKER	○	EXISTING TELEPHONE PEDESTAL	□
SET 3/4" I.R. (UNLESS NOTED OTHERWISE)	●	EXISTING WATER VALVE	⊙
EXISTING WATER LINE	— W —	EXISTING FIRE HYDRANT	⊙
EXISTING GAS LINE	— G —	EXISTING WATER METER	⊙
EXISTING SEWER LINE	— S —	EXISTING GAS VALVE	⊙
EXISTING OVERHEAD POWER LINE	— E —	EXISTING GAS METER	⊙
EXISTING TELEPHONE LINE	— T —	EXISTING SEWER MANHOLE	⊙
EXISTING FENCE	— X —	EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE	⊙
EXISTING POWER POLE W/ LIGHT	⊙	CENTER LOT ELEVATIONS (IN FEET, NAVD 88, GEOID 12A)	⊙
EXISTING POWER POLE	⊙	DRAINAGE FLOW	→
EXISTING ANCHOR	→	PHYSICAL ADDRESS	XXX
		2" DIAMETER BRASS DISK (IN FEET, NAVD 88, GEOID 18) (DATE SET:)	Δ



VICINITY MAP
SCALE 1" = 2000'



FEMA FLOOD ZONE AND HAZARDS
THESE LOTS ARE LOCATED IN ZONE C. (AREAS OF MINIMAL FLOODING)
FEMA MAP COMMUNITY PANEL NUMBER 220220 0005 C. DATED: MAY 19, 1981.
TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-0102
DATED: FEBRUARY 23, 2006 FLOOD ZONE: A AND AREAS OUTSIDE THE LIMIT OF A.B.F.E.; A.B.F.E. = 6.0'
NOTE: FOR AREAS OUTSIDE THE ABFE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR
ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE.

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

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

APPROVED: James M. Templeton Reg. No. 5129

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

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

APPROVALS

MARTIN P. FOLSE - PRESIDENT DATE
MARFO, INC.
BRADLEY DOYLE DATE

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.

DEDICATION:

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

BY: _____
MARTIN P. FOLSE - PRESIDENT
MARFO, INC.
BY: _____
BRADLEY DOYLE

LAND USE: SINGLE FAMILY RESIDENTIAL
METHOD OF SEWERAGE DISPOSAL:
INDIVIDUAL SEWER TREATMENT PLANT

DATE OF SURVEY: JULY 08, 2020



DATE	DESCRIPTION	BY
	REVISION	

SANDY BEACH EXTENSION SUBDIVISION
DEVELOPER: MARFO, INC.
CONCEPTUAL/PRELIMINARY PLAT

DIVISION OF PROPERTY BELONGING TO
MARTIN P. FOLSE AND BRADLEY DOYLE INTO
LOT 1, LOT 2 AND BRADLEY DOYLE REVISED
LOCATED IN SECTION 104, T17S-R17E
TERREBONNE PARISH, LOUISIANA

DAVID A. WAITZ
ENGINEERING AND SURVEYING, INC.
Civil Engineers & Professional Land Surveyors
Thibodaux, Louisiana
1107 CANAL BLVD.
THIBODAUX, LA 70301
(985) 447-4017 OFFICE
(985) 447-1090 FAX
DWAITZ@WAITZENGINERING.COM

DESIGNED: JMT
CHECKED: JMT
DATE: AUGUST 03, 2020
FILE: F:\DWG\2008\08-13\2020 DIVISION.DWG
JOB NO: 08-138