

# Houma-Terrebonne Regional Planning Commission

L. A. "Budd" Cloutier, O.D.....	Chairman
Angi Falgout.....	Secretary/Treasurer
Joseph Cehan, Jr.....	Member
Kyle Faulk.....	Member
Keith Kurtz.....	Member
Robbie Liner.....	Member
Phillip Livas.....	Member
Barry Soudelier.....	Member
Wayne Thibodeaux.....	Member

**DECEMBER 19, 2019, THURSDAY**

**6:00 P.M.**

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

**A • G • E • N • D • A**

**I. CONVENE AS THE ZONING AND LAND USE COMMISSION**

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. APPROVAL OF MINUTES:**
  - 1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of November 21, 2019
- E. COMMUNICATIONS**
- F. NEW BUSINESS:**
  - 1. Planning Approval:  
Establish a church in an R-1 (Single-Family Residential) zoning district; 222 Connely Street; The River Church, applicant
  - 2. Preliminary Hearing:  
Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); Lot 14, Block 2, Addendum No. 1, Voisin Place Subdivision and situated at 636 Marmande Street; Heath Davis, applicant; and call for a Public Hearing on said matter for Thursday, January 16, 2020 at 6:00 p.m.
- 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 November 21, 2019
- E. APPROVE EMITTENCE OF PAYMENT FOR THE DECEMBER 19, 2019 INVOICES AND THE TREASURER'S REPORT OF NOVEMBER 2019**
  - 1. Accept and approve the proposed 2020 Budget
- F. ANNUAL ORGANIZATIONAL MEETING:**
  - 1. Approval of proposal(s) for the 2019 Audit
  - 2. Election of Officers for 2020

**G. COMMUNICATIONS**

**H. OLD BUSINESS:**

1. a) Subdivision: Redivision of Tract 2-AA belonging to Rita Lapeyrouse Talbot, or assigns  
Approval Requested: Process D, Minor Subdivision  
Location: 151C North Hollywood Road, Terrebonne Parish, LA  
Government Districts: Council District 5 / Bayou Cane Fire District  
Developer: Cammie Talbot  
Surveyor: Charles L. McDonald Land Surveyor, Inc.  
b) Consider Approval of Said Application

**I. NEW BUSINESS:**

1. Discussion and possible action to reconsider Final Approval for Imperial Landing Subdivision, Phase A to accept a bond for light standards

**J. APPLICATIONS:**

1. a) Subdivision: Tracts 1 thru 6, Mandalay Oaks Subdivision  
Approval Requested: Process D, Minor Subdivision  
Location: 3495 Bayou Black Drive, Terrebonne Parish, LA  
Government Districts: Council District 7 / Bayou Black Fire District  
Developer: Michael X. St. Martin  
Surveyor: Keneth L. Rembert Land Surveyors  
b) Public Hearing  
c) Consider Approval of Said Application
2. a) Subdivision: Town Hall Commercial Park, Redivision of Property belonging to Uptown Enterprises, LLC into Lot 1 and Lot 2  
Approval Requested: Process D, Minor Subdivision  
Location: 803, 805, 807, & 809 Barrow Street, Terrebonne Parish, LA  
Government Districts: Council District 1 / City of Houma Fire District  
Developer: Uptown Enterprises, LLC  
Surveyor: David A. Waitz Engineering & Surveying, Inc.  
b) Public Hearing  
c) Consider Approval of Said Application
3. a) Subdivision: Evangeline Estates, Phase B  
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary  
Location: Rue Des Affaires, Terrebonne Parish, LA  
Government Districts: Council District 3 / Bayou Cane Fire District  
Developer: Evangeline Business Park, LLC  
Surveyor: David A. Waitz Engineering & Surveying, Inc.  
b) Public Hearing  
c) Consider Approval of Said Application
4. a) Subdivision: Sugarland Subdivision, Addendum No. 5  
Approval Requested: Process C, Major Subdivision-Engineering  
Location: Extension of Blakefield Drive, Schriever, Terrebonne Parish, LA  
Government Districts: Council District 4 / Schriever Fire District  
Developer: Development Ventures, LLC  
Engineer: Milford & Associates, Inc.  
b) Consider Approval of Said Application

**K. STAFF REPORT**

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

1. Revised Lots 5 & 6, Block 7, Add. No. 1, Phase B, Mulberry Gardens Subdivision, Section 104, T17S-R17E, Terrebonne Parish, LA
2. Revised Lot 1, Block 2, A Redivision of Lots 1 & 2 to Oak Ridge Subdivision, Section 13, T16S-R16E, Terrebonne Parish, LA

**M. COMMITTEE REPORT:**

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

**N. COMMISSION COMMENTS:**

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

**O. PUBLIC COMMENTS**

**P. ADJOURN**

## MINUTES

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

#### MEETING OF NOVEMBER 21, 2019

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called to order the regular meeting of November 21, 2019 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. Wayne Thibodeaux.
- B. Upon Roll Call, present were: Mr. Joseph “Joey” Cehan; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mrs. Angi Falgout, Secretary/Treasurer; Mrs. Gloria Foret; Mr. Jeremy “Digger” Kelley, Vice-Chairman; Mr. Keith Kurtz; Mr. Phillip Livas; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Kyle Faulk. 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.
- D. ACCEPTANCE OF MINUTES:
1. Mr. Kelley moved, seconded by Mrs. Falgout: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of October 17, 2019.”
- The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Faulk. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mrs. Falgout moved, seconded by Mrs. Foret: “THAT the HTRPC emit payment for the November 21, 2019 invoices, approve the Treasurer’s Report of October 2019, and approve the amendment to the 2019 Budget.”
- The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Faulk. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. COMMUNICATIONS:
1. Mr. Pulaski read a letter from Charles L. McDonald Land Surveyor, Inc., dated November 19, 2019, requesting to withdraw Item G.1 with regard to Lot Extension Redivision of Property belonging to Allen D. & Janie Bergeron permanently [See *ATTACHMENT A*].
- a) Mr. Cehan moved, seconded by Mrs. Falgout: “THAT the HTRPC withdraw the application by Allen Bergeron for Process D, Minor Subdivision for Lot Extension Redivision of Property belonging to Allen D. & Janie Bergeron permanently as per the Developer’s request [See *ATTACHMENT A*].”
- The Chairman called for a vote on the motion offered by Mr. Cehan. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Faulk. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
2. Mr. Pulaski read a letter from David A. Waitz Engineering & Surveying, Inc., dated November 21, 2019, requesting to table Item H.4 with regard to Thibodaux By-Pass Commercial Park until the next regular meeting of January 16, 2020 [See *ATTACHMENT B*].
- a) Mrs. Falgout moved, seconded by Mr. Cehan: “THAT the HTRPC table the application by Donnes Real Estate, Inc. for Process D, Minor Subdivision for Thibodaux By-Pass Commercial Park until the next regular meeting of January 16, 2020 as per the Developer’s request [See *ATTACHMENT B*].”
- The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Faulk. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. OLD BUSINESS:

1. Withdrawn. *Lot Extension Redivision of Property belonging to Allen D. & Janie Bergeron* [See ATTACHMENT A]

H. APPLICATIONS:

1. The Chairman called to order the Public Hearing for an application by Robert J. Carriles requesting approval for Process D, Minor Subdivision, for Revised Lots 1 thru 7, A Redivision of Lots 1 thru 12 belonging to Robert J. Carriles, et ux.

- a) Mr. Ken Rembert, Kenneth L. Rembert Land Surveyors, discussed the location and division of property. He stated the applicant came previously but now wanted to attach the batture property.
- b) There was no one from the public to speak on the matter.
- c) Mrs. Falgout moved, seconded by Mr. Kelley: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.
- e) Mr. Kelley moved, seconded by Mr. Cehan: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Revised Lots 1 thru 7, A Redivision of Lots 1 thru 12 belonging to Robert J. Carriles, et ux."

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

2. The Chairman called to order the Public Hearing for an application by Four Point Industries, Inc. and Frank O. Caminita, et al requesting approval for Process D, Minor Subdivision, for Parcel 1, A Redivision of Property belonging to Frank O. Caminita, et al and Four Point Industries, Inc.

- a) Mr. Ken Rembert, Kenneth L. Rembert Land Surveyors, discussed the location and division of property. He requested a variance from the fire hydrant requirements which was in the allowed 10%.
- b) No one from the public was present to speak.
- c) Mr. Thibodeaux moved, seconded by Mrs. Falgout: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of both the fire hydrant distance variance to 253' and division of property.
- e) Mr. Thibodeaux moved, seconded by Mr. Kurtz: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Parcel 1, A Redivision of Property belonging to Frank O. Caminita, et al and Four Point Industries, Inc. with a variance granted to allow 253' for the fire hydrant distance requirements."

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

3. The Chairman called to order the Public Hearing for an application by Cammie Talbot requesting approval for Process D, Minor Subdivision, for the Redivision of Tract 2-AA belonging to Rita Lapeyrouse Talbot, or assigns.
  - a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., discussed the location and division of property. She requested the matter be tabled after the Public Hearing was held to allow time to install a fire hydrant and for the engineering review to be completed.
  - b) No one from the public was present to speak on the matter.
  - c) Mrs. Falgout moved, seconded by Mr. Cehan: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Faulk. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
  - d) Mr. Pulaski discussed the Staff Report and stated Staff recommended tabling the matter to allow the applicant time to install a fire hydrant within the required 150' and to allow time for TPCG Engineering Division to review and comment on the drainage plans and calculations.
  - e) Mrs. Falgout moved, seconded by Mr. Livas: "THAT the HTRPC table the application for Process D, Minor Subdivision, for the Redivision of Tract 2-AA belonging to Rita Lapeyrouse Talbot, or assigns until the next regular meeting of December 19, 2019 as per the Developer's request."

The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Faulk. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
4. Withdrawn. *Thibodeaux By-Pass Commercial Park* [See *ATTACHMENT B*]
5. The Chairman called to order the Public Hearing for an application by Development Ventures, LLC requesting conceptual and preliminary approval for Process C, Major Subdivision, for Sugarland Subdivision, Addendum No. 5.
  - a) Mr. Gene Milford, Milford & Associates, Inc., discussed the location and division of property.
  - b) No one from the public was present to speak on the matter.
  - c) Mr. Kelley moved, seconded by Mrs. Falgout: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Faulk. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
  - d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval.
  - e) Mr. Livas moved, seconded by Mr. Kelley: "THAT the HTRPC grant conceptual and preliminary approval of the application for Process C, Major Subdivision, for Sugarland Subdivision, Addendum No. 5."

The Chairman called for a vote on the motion offered by Mr. Livas. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Faulk. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
6. The Chairman called to order the application by Houma-Terrebonne Airport Commission requesting engineering approval for Process C, Major Subdivision (Road Project), for UAS Complex Road (Thunderbird Road Extension, Blue Angel Road, and Wright Brothers Road).
  - a) Ms. Joan Schexnayder, on behalf of the TPCG Engineering Division, read a letter dated November 20, 2019, with regard to the punch list items for the development [See *ATTACHMENT C*].

- b) Mr. Gene Milford, Milford & Associates, stated they would comply/resolve all punch list items.
- c) Mr. Kelley moved, seconded by Mr. Livas: “THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision (Road Project), for UAS Complex Road (Thunderbird Road Extension, Blue Angel Road, and Wright Brothers Road) conditioned upon the Developer complying/resolving all items on TPCG Engineering Division’s memo dated November 20, 2019 [See *ATTACHMENT C*].”

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

- 7. The Chairman called to order the Public Hearing for an application by Four Point Industries, Inc. and Frank O. Caminita, et al requesting approval for Process D, Minor Subdivision, for Parcels 2 thru 10, A Redivision of Property belonging to Frank O. Caminita, et al and Four Point Industries, Inc.

- a) Mr. Ken Rembert, Kenneth L. Rembert Land Surveyors, discussed the location and division of property. He requested a variance from the fire hydrant requirements which was in the allowed 10%.
- b) No one from the public was present to speak.
- c) Mr. Thibodeaux moved, seconded by Mr. Kelley: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of both the fire hydrant distance variance to 265’ and division of property.
- e) Mr. Kelley moved, seconded by Mr. Livas: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Parcels 2-10, A Redivision of Property belonging to Frank O. Caminita, et al and Four Point Industries, Inc. with a variance granted to allow 265’ for the fire hydrant distance requirements.”

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

I. STAFF REPORT: None.

J. ADMINISTRATIVE APPROVALS:

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

- 1. Revised Tracts 8-A and 8-B, A Redivision of Tracts 8-A, 8-B, & 8-C belonging to Ken P. Bergeron, Jr., et ux, Sections 4 & 82, T16S-R17E, Terrebonne Parish, LA
- 2. A Certain Raw Land Tract belonging to Annie 1, L.L.C., Section 4, T16S-R16E & T16S-R17E, Terrebonne Parish, LA
- 3. Lot Line Adjustment between property belonging to Bourg Lions Club, Inc. and The Hornsby, Stephen and Catherine Revocable Living Trust, Section 10, T17S-R18E, Terrebonne Parish, LA
- 4. Tracts 7A-1 & 8A-1, A Redivision of Revised Tracts 7 & 8, Property belonging to Lloyd J. Poiencot, et al, Section 18, T18S-R17E, Terrebonne Parish, LA
- 5. Revised Lots 16 & 18, A Redivision of Revised Lots 16 & 18, Block 2, Phase 1 to Northpark; Section 6, T16S-R17E, Terrebonne Parish, LA
- 6. Tracts A-2-A & A-2-B, A Redivision of Tract A-2 belonging to Perry J. Prestenbach; Section 56, T16S-R17E, Terrebonne Parish, LA

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:
  - a) Mr. Pulaski stated he had not completed the revisions yet to the mobile home park regulations.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:
  - a) Mr. Pulaski discussed Demonstration Day that will be held December 13-14, 2019 in Downtown Houma.
  - b) Mr. Kelley thanked the Commission for allowing him to serve and that he learned a lot.
2. Chairman's Comments:
  - a) The Chairman recognized and welcomed Mr. Robbie Liner to the Planning Commission who was in the audience. He again thanked Mrs. Foret and Mr. Kelley for their service and dedication to the Commission.

M. PUBLIC COMMENTS:

1. Mr. Caminita thanked the Commission for their consideration tonight for their matter that was presented and approved.

N. Mrs. Falgout moved, seconded Mr. Thibodeaux: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 6:35 p.m."

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

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

G. I

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

Charles L. McDonald, PLS

Galen F. Bollinger, PLS

November 19, 2019

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

Re: Lot Extension Redivision of Property belonging to Allen D. &  
Janie Bergeron / Process D. Minor Subdivision / 135 & 143  
Square Wolf Lane, Terrebonne Parish, LA / Council District 5 /  
Bayou Cane Fire District / Allen Bergeron / Charles L. McDonald  
Land Surveyor, Inc.

Dear Becky:

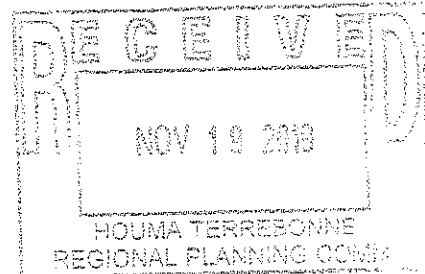
I'm requesting that the above referenced agenda item on the  
November 21, 2019 Planning Commission's agenda be removed  
permanently.

Feel free to call me if you have any questions.

Sincerely,



Alisa Champagne,  
(agent for Allen Bergeron)



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

Jacob A. Waitz, E.I.

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

James M. Templeton, P.L.S.

Item 4.4

November 21, 2019

Via: E-Mail: [bbecnel@tpcg.org](mailto:bbecnel@tpcg.org)

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

Attention: Becky M. Becnel,  
Planning Commission Secretary

RE: WITHDRAWAL OF REQUEST FOR MINOR SUBDIVISION APPROVAL – THIBODAUX  
BY-PASS COMMERCIAL PARK LOCATED IN SECTIONS 64 & 81, T15S-R16E,  
TERREBONNE PARISH, LOUISIANA – DEVELOPER: DONNES REAL ESTATE, INC.  
– ENGINEER'S PROJECT NO. 2019-067

Dear Becky:

We are hereby requesting that you remove Thibodaux By-Pass Commercial Park from the November 21, 2019 agenda of the Houma-Terrebonne Regional Planning Commission meeting. At this time the water line has not been completed and we request that this development be placed on the January, 2020 meeting agenda.

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

Sincerely,

DAVID A. WAITZ  
ENGINEERING & SURVEYING, INC.

  
Jacob A. Waitz, E.I.

JAW/dth

cc: Donnes Real Estate, Inc.  
File & Reading File

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



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



P.O. BOX 2768  
HOUMA, LOUISIANA 70361

TERREBONNE PARISH  
CONSOLIDATED GOVERNMENT

November 20, 2019  
2<sup>nd</sup> Review  
Item No. H-6

TO: Christopher M. Pulaski  
FROM: Joan E. Schexnayder, P.E. *JES*  
SUBJECT: UAS Complex  
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. VII. A SWPPP is required on all proposed developed sites of one acre or greater.
2. 24.5.4.6.7 Approval letters should be provided from the following utilities:
  - a. Department of Health and Hospitals for water and sewer
  - b. Pollution Control

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

JES/bbd  
Attachment

cc: F.E. Milford, III, P.E. (w/ attachment)  
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  
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:

- Name of Subdivision: Redivision of Tract 2-AA Belonging to Rita Lapeyrouse Talbot, or assigns
- Developer's Name & Address: Cammie Talbot 7821 Seven Oaks Avenue, Baton Rouge, LA 70806  
\*Owner's Name & Address: CAMTAL, LLC 7821 Seven Oaks Avenue, Baton Rouge, LA 70806  
[\* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Charles L. McDonald P.O. Box 1390 Gray, LA 70359

### SITE INFORMATION:

- Physical Address: 151C North Hollywood Road Houma LA
- Location by Section, Township, Range: Section 5, T17S-R17E
- Purpose of Development: To creat two legal tracts of record
- 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: 1 November 2019 Scale: 1"=100'
- Council District:
- Number of Lots: 2
- Filing Fees:

I, Galen Bollinger, certify this application including the attached data to be true and correct.

Galen Bollinger

Print Applicant or Agent

4 November 2019

Date

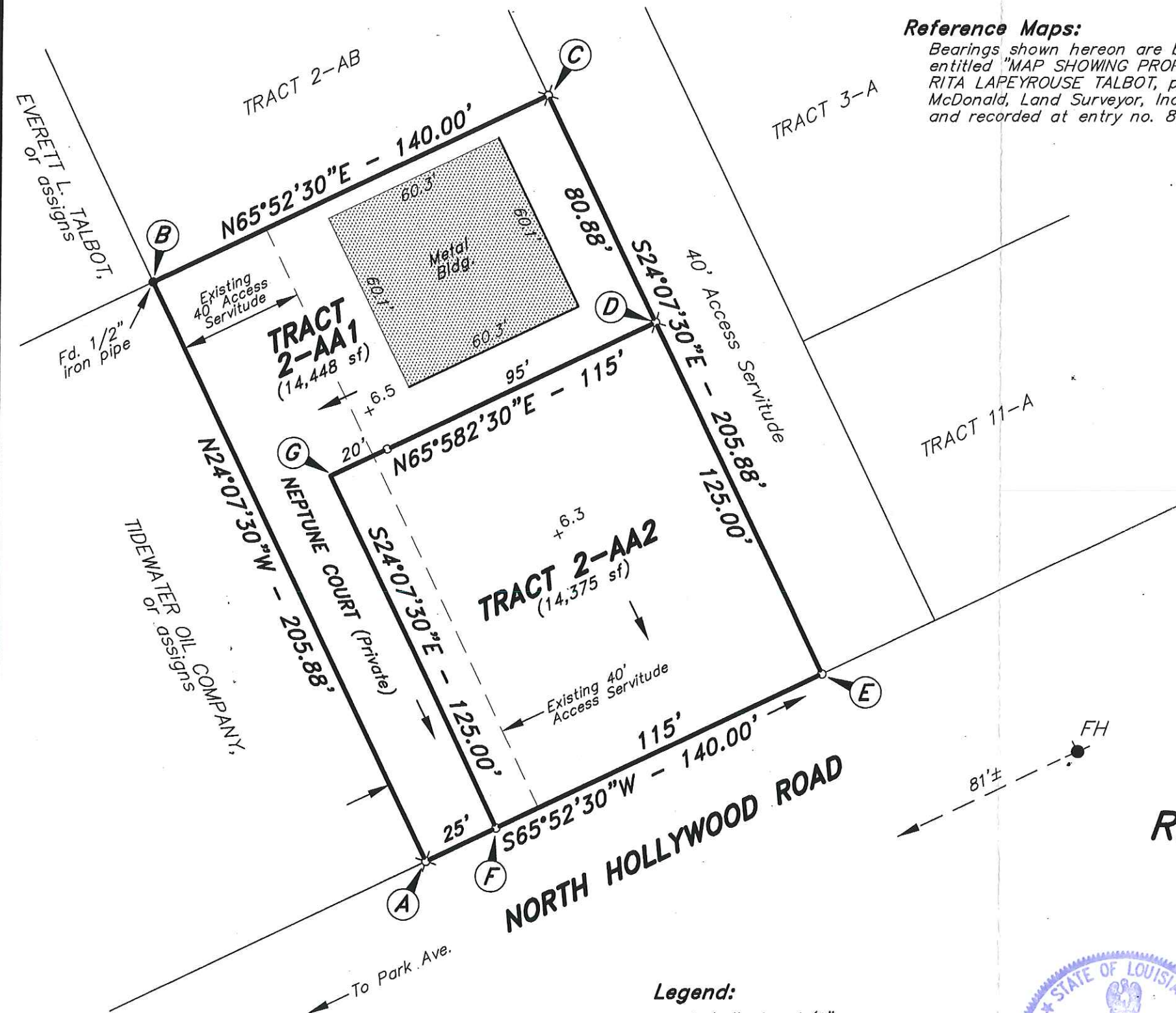
[Signature]  
Signature of Applicant or Agent

The undersigned certifies: CT 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.

Cammie Talbot, CAMTAL, LLC  
Print Name of Signature

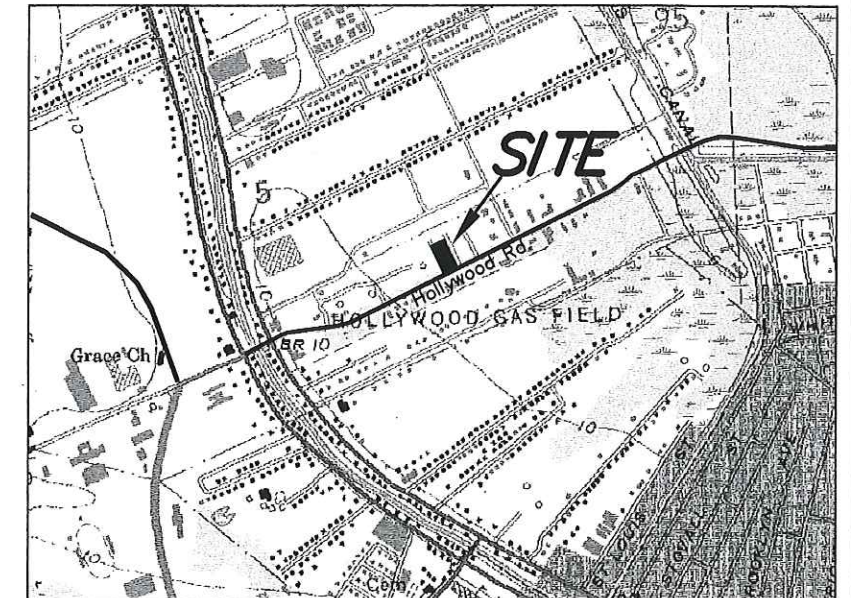
4 November 2019  
Date

Cammie Talbot, Manager  
Signature  
CAMTAL LLC



#### Reference Maps:

Bearings shown hereon are based on a survey map entitled "MAP SHOWING PROPERTY BELONGING TO RITA LAPEYROUSE TALBOT, prepared by Charles L. McDonald, Land Surveyor, Inc., dated 2/8/1982 and recorded at entry no. 806617.



Vicinity Map

#### Flood Zone Information:

This property is situated within Zone "C" as shown on the F.E.M.A. Flood Insurance Rate Map dated 5/1/1985. (Map No. 225206 0265 C).

Approved and accepted this date \_\_\_\_\_ by the Houma Terrebonne Regional Planning Commission.

By: \_\_\_\_\_ For: \_\_\_\_\_

## MAP SHOWING THE REDIVISION OF TRACT 2-AA BELONGING TO RITA LAPEYROUSE TALBOT, OR ASSIGNS LOCATED IN SECTION 5, T17S-R17E, TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 100'

1 NOVEMBER 2019

#### Notes:

This map does not purport to show all servitudes, rights of way or improvements which may affect this property. Title information was provided by the owner. No additional title research was performed by the surveyor.

#### Legend:

- Indicates 1/2" iron pipe set
- ✕ Indicates X cut in conc.
- Indicates drainage direction
- +6.0 Indicates elevation



**CHARLES L. McDONALD**  
LAND SURVEYOR, INC.  
P O BOX 1390 - GRAY, LA 70359  
TELE (985)876-4412

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

*Charles L. McDonald*

REG. P.L.S. No. 4850

# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

☐ Variance(s) (detailed description):

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

1. Name of Subdivision: PLAT SHOWING TRACTS 1 THRU 6, MANDALAY OAKS SUBDIVISION  
MICHAEL X. ST. MARTIN 3495 BAYOU BLACK DR. HOUMA, LA  
2. Developer's Name & Address: 70360  
MICHAEL X. ST. MARTIN 3495 BAYOU BLACK DR. HOUMA, LA  
\*Owner's Name & Address: 70360  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

### SITE INFORMATION:

4. Physical Address: 3495 BAYOU BLACK DR. HOUMA, LA 70360  
5. Location by Section, Township, Range: SECTIONS 63, 64, 65 & 104, T17S-R17E  
6. Purpose of Development: TO CREATE TRACTS TO SELL  
7. Land Use:  
☒ Single-Family Residential  
☐ Multi-Family Residential  
☐ Commercial  
☐ Industrial
8. Sewerage Type:  
☐ Community  
☒ Individual Treatment  
☐ Package Plant  
☐ Other
9. Drainage:  
☐ Curb & Gutter  
☒ Roadside Open Ditches  
☒ Rear Lot Open Ditches  
☐ Other
10. Date and Scale of Map:  
DATE: 11/18/19 SCALE: 1"=100'  
11. Council District:
12. Number of Lots: 6  
13. Filing Fees:

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

KENETH L. REMBERT

Print Applicant or Agent

11/27/19

Date

The undersigned certifies: MSM 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.

MICHAEL X. ST. MARTIN

Print Name of Signature

11/27/19

Date

Michael X. St. Martin  
Signature of Applicant or Agent

Michael X. St. Martin  
Signature

# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

☐ Variance(s) (detailed description):

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

1. Name of Subdivision: PLAT SHOWING TRACTS 1 THRU 6, Mandalay Oaks Subdivision  
MICHAEL X. ST. MARTIN 3495 BAYOU BLACK DR. HOUMA, LA  
2. Developer's Name & Address: 70360  
MICHAEL X. ST. MARTIN 3495 BAYOU BLACK DR. HOUMA, LA  
\*Owner's Name & Address: 70360  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

### SITE INFORMATION:

4. Physical Address: 3495 BAYOU BLACK DR. HOUMA, LA 70360  
5. Location by Section, Township, Range: SECTIONS 63, 64, 65 & 104, T17S-R17E  
6. Purpose of Development: TO CREATE TRACTS TO SELL  
7. Land Use:  
☒ Single-Family Residential  
☐ Multi-Family Residential  
☐ Commercial  
☐ Industrial
8. Sewerage Type:  
☐ Community  
☒ Individual Treatment  
☐ Package Plant  
☐ Other
9. Drainage:  
☐ Curb & Gutter  
☒ Roadside Open Ditches  
☒ Rear Lot Open Ditches  
☐ Other
10. Date and Scale of Map:  
DATE: 11/18/19 SCALE: 1"=100'  
11. Council District:  
7 Marmande / Bayou Black Fire
12. Number of Lots: 6  
13. Filing Fees: \$ 316.46

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

KENETH L. REMBERT

Print Applicant or Agent

11/27/19

Date

[Signature]  
Signature of Applicant or Agent

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

Print Name of Signature

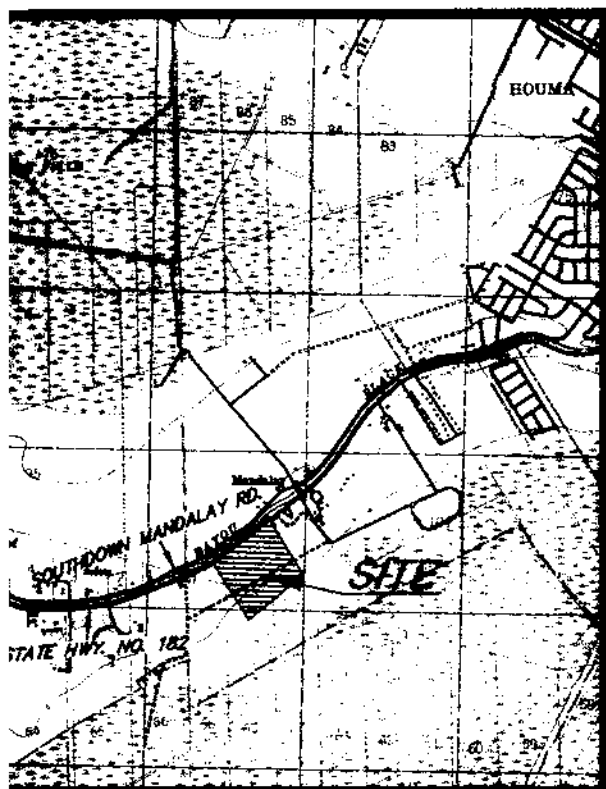
11/27/19

Date

Michael X. St. Martin  
Signature

Revised 3/25/2010

PC19/ 12 - 1 - 60



"VICINITY MAP"



INDICATES 5/8" IRON ROD SET  
INDICATES 5/8" IRON ROD FOUND  
EXISTING POWER POLE WITH LIGHT  
PROPOSED FIRE HYDRANT  
INDICATES SPOT ELEVATION  
(NAD 88-OPUS GEOID 12B)  
INDICATES BRASS DISK SET  
AT ELEV. 9.20' NAD 88  
INDICATES DRAINAGE FLOW

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

ERTY DRAINS TO A DITCH TO THE REAR WHICH IS MAINTAINED  
IE PARISH TO A PUMP STATION TO THE SOUTHWEST.  
S OF THESE TRACTS WILL PROVIDE AND PERPETUALLY  
ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

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

MAPS:  
PREPARED BY KENETH L. REMBERT, PLS ENTITLED "SURVEY OF PROPERTY  
G TO BAYOU AREA CHILDREN'S FOUNDATION, INC. LOCATED IN SECTION  
1-17E, TERREBONNE PARISH, LOUISIANA" DATED SEPTEMBER 5, 2019.

PREPARED BY T. BAKER SMITH & SON, INC. ENTITLED "SURVEY OF A  
ACRE TRACT OF LAND BELONGING TO JAMES G. ROBBINS LOCATED IN  
65 & 66 T17S-R17E, TERREBONNE PARISH, LOUISIANA" DATED  
9, 1987, REVISED MARCH 31, 1987.

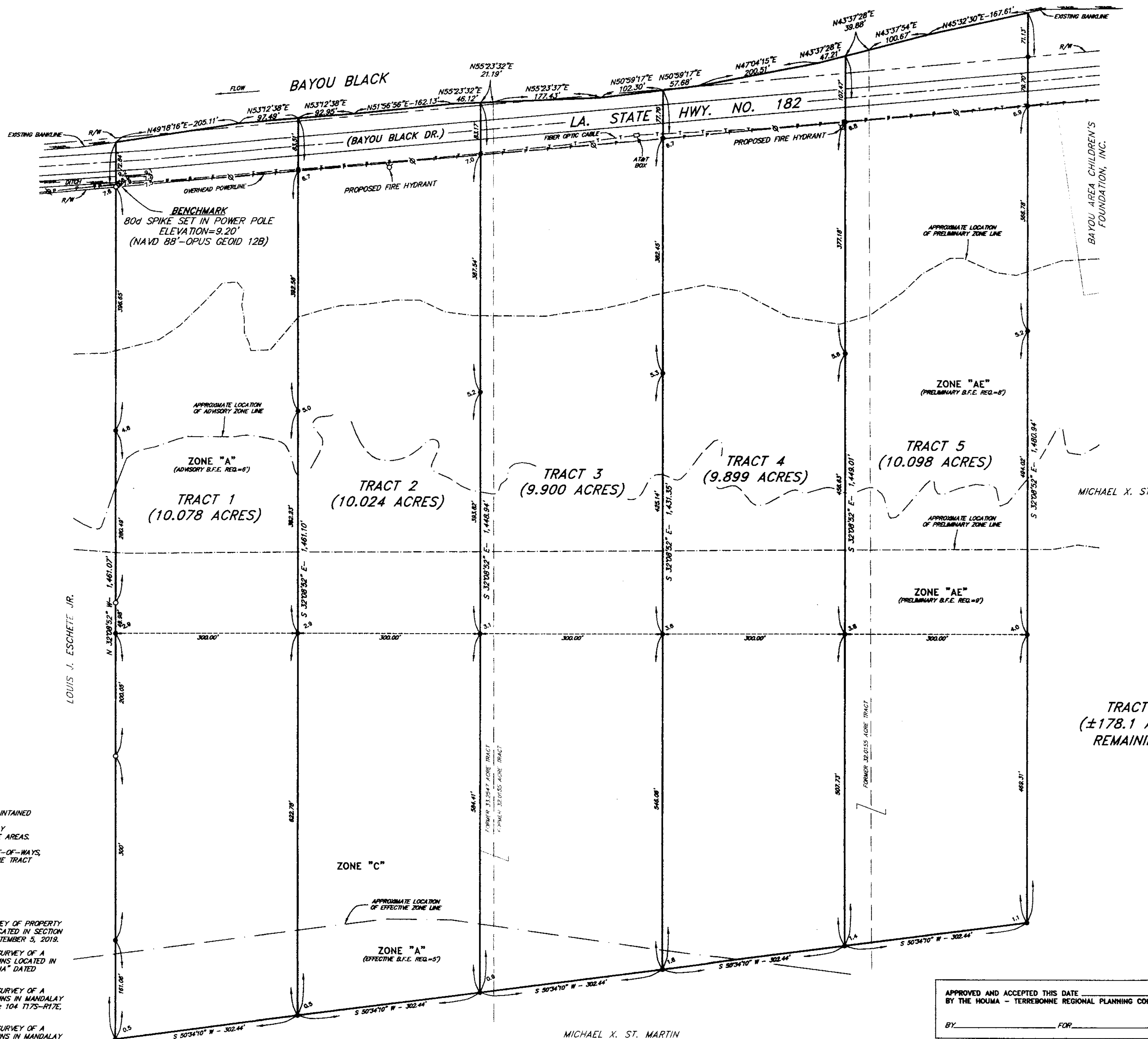
PREPARED BY T. BAKER SMITH & SON, INC. ENTITLED "SURVEY OF A  
ACRE TRACT OF LAND BELONGING TO JAMES G. ROBBINS IN MANDALAY  
PROOF PLANTATIONS, LOCATED IN SECTIONS 63, 64 & 104 T17S-R17E,  
INE PARISH, LOUISIANA" DATED SEPTEMBER 17, 1984.

PREPARED BY T. BAKER SMITH & SON, INC. ENTITLED "SURVEY OF A  
ACRE TRACT OF LAND BELONGING TO JAMES G. ROBBINS IN MANDALAY  
PROOF PLANTATIONS, LOCATED IN SECTIONS 64, 65 & 104 T17S-R17E,  
INE PARISH, LOUISIANA" DATED OCTOBER 3, 1984.

SHOWN HEREON ARE BASED ON NAD '88, LOUISIANA COORDINATE  
OUTH ZONE.

ARE LOCATED IN ZONES "A" & "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT  
COMMUNITY NO. 225206, PANEL NOS. 0430 & 0435, SUFFIX "C", AND DATED  
(ZONE "A" HAS A B.F.E. REQUIREMENT OF 5'). (FIRM INDEX DATE APRIL 2, 1992).  
JARY 23, 2006 ADVISORY PANEL NOS. LA-P101 & LA-Q101 PLACES A PORTION  
ERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'.  
E OF THE ABFE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR  
OOD HAZARD INFORMATION, WHERE APPLICABLE. THE 2008 PRELIMINARY DFIRM  
2, 22109G, PANEL NO. D245 SUFFIX "E" PLACES A PORTION OF THIS PROPERTY IN  
D HAS B.F.E. REQUIREMENTS OF 8' & 9'. PLEASE CHECK WITH THE PARISH  
MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

9 FIELD BOOK : 425 ADDRESS : BAYOU BLACK DR. CAD NAME : MICHAEL-ST-MARTIN-BAYOU-BLACK-5-TRACTS-AA-19-159  
10 PAGES : 12&78 SURVEY FILE : "M-ST-MAR" FOLDER : MIKE ST. MARTIN-HOMESITE CRD : ST-MARTIN-BAYOU-BLACK-SUBDIVISION



MICHAEL X. ST. MARTIN

APPROVED AND ACCEPTED THIS DATE \_\_\_\_\_  
BY THE HOUMA - TERREBONNE REGIONAL PLANNING COM  
BY \_\_\_\_\_ FOR \_\_\_\_\_

"MINOR SUBDIVISION"  
LAND USE: RESIDENTIAL  
DEVELOPER: MICHAEL X. ST.

PLAT SHOWING TRACTS 1 THROUGH 5  
MANDALAY OAKS SUBDIVISION  
SECTIONS 63, 64, 65 AND 104, T17S-R17E,  
TERREBONNE PARISH, LOUISIANA

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

GRAPHIC SCALE

100' 50' 0 100' 200'

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

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

DATE	BY	DESCRIPTION
		REVISIONS

6 - 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: TOWN HALL COMMERCIAL PARK  
2. Developer's Name & Address: UPTOWN ENTERPRISES, L.L.C.  
UPTOWN ENTERPRISES, L.L.C., P. O. BOX 3851, HOUMA, LA  
\*Owner's Name & Address: 70361 (SEE ATTACHED LIST OF OWNERS)  
[\* All owners must be listed, attach additional sheet if necessary]  
DAVID A. WAITZ ENGINEERING AND SURVEYING,  
3. Name of Surveyor, Engineer, or Architect: INC.

### SITE INFORMATION:

4. Physical Address: 803, 805, 807 & 809 BARROW STREET, HOUMA, LA 70360  
5. Location by Section, Township, Range: SECTIONS 7, T17S-R17E  
6. Purpose of Development: TO CREATE A COMMERCIAL SUBDIVISION  
7. Land Use:  
☐ Single-Family Residential  
☐ Multi-Family Residential  
☒ Commercial  
☐ Industrial  
8. Sewerage Type:  
☒ Community  
☐ Individual Treatment  
☐ Package Plant  
☐ Other  
9. Drainage:  
☒ Curb & Gutter  
☐ Roadside Open Ditches  
☐ Rear Lot Open Ditches  
☐ Other  
10. Date and Scale of Map: NOVEMBER 8, 2019 1" = 40'  
11. Council District: 1 Navy / COH Fire  
12. Number of Lots: 2  
13. Filing Fees: \$131.82

I, MICHAEL P. PELLEGRIN,  
MANAGER, certify this application including the attached date to be true and correct.

MICHAEL P. PELLEGRIN, MANAGER

Print Applicant or Agent

NOV. 25, 2019  
Date

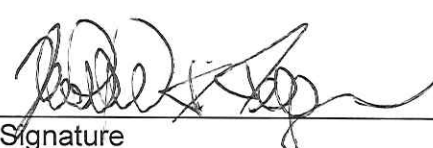
  
Signature of Applicant or Agent

The undersigned certifies: ☐ 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, ☒ <sup>initial</sup> MP 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. PELLEGRIN, MANAGER

Print Name of Signature

NOV. 25, 2019  
Date

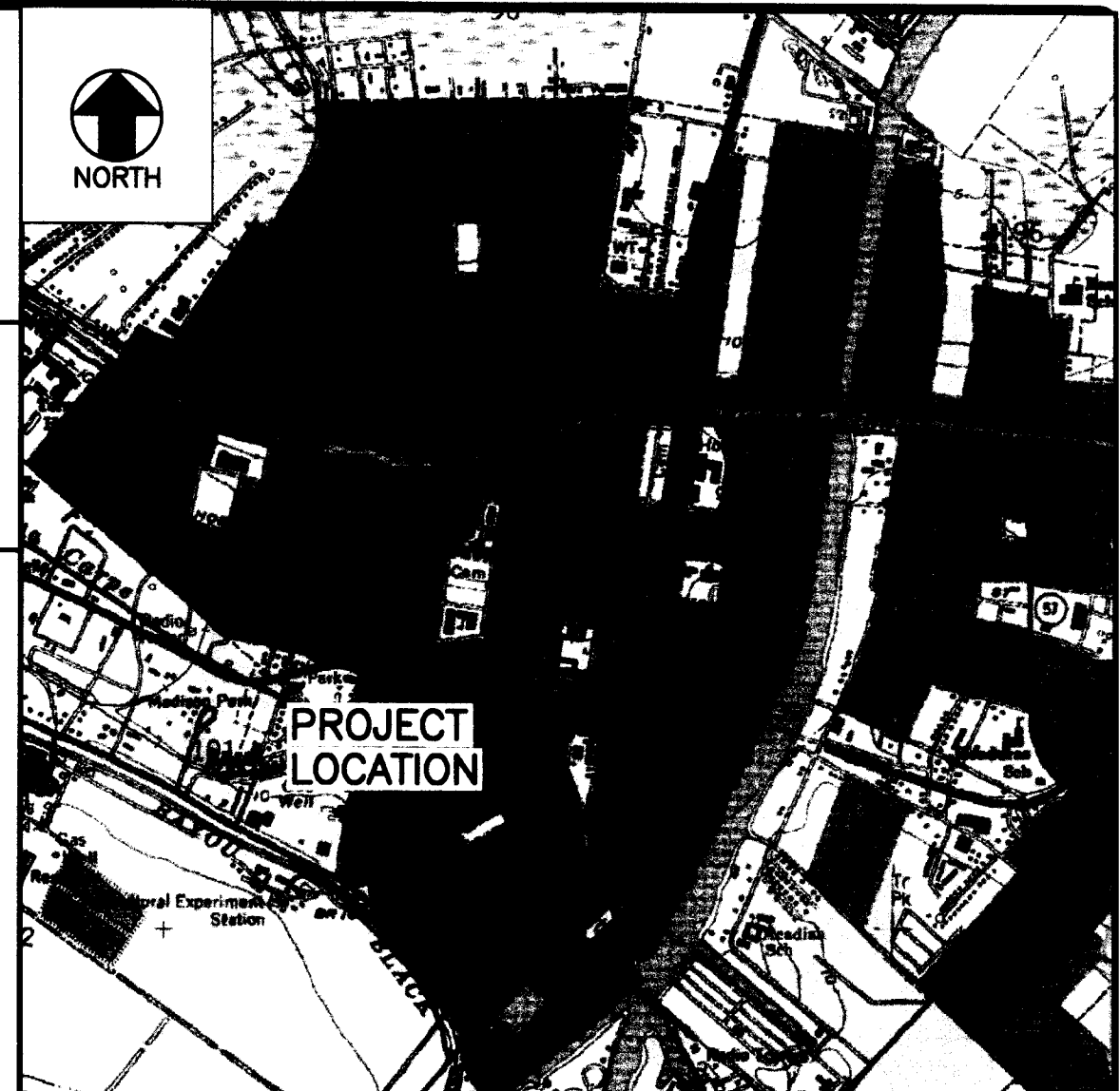
  
Signature

PC19/ 12 - 2 - 61

OWNERS OF UPTOWN ENTERPRISES, L.L.C.:

MARIE WILLIAMS  
RANDY WILLIAMS  
MARTHA PITTMAN  
CHARLETTE BLACK  
JOANN WILLIAMS  
EARL WILLIAMS, JR.  
VAN WILLIAMS  
ANN HEBERT  
ALLEN ELLENDER, III  
WILLIAM ELLENDER  
CHARLES ELLENDER  
MARIA FLOREK  
CLAUDE ELLENDER  
JULES ELLENDER  
CARMEN WAITZ  
FRANK ELLENDER  
ELWARD ELLENDER  
MARY ELLENDER  
GERALD ELLENDER  
MICHAEL ELLENDER  
MICHAEL PELLEGRIN  
SYDNEY PELLEGRIN

NOTE: REFERENCE BEARING IS  
SXX°XX'XX"W ALONG THE NORTH  
R/W OF BOND STREET  
AS SHOWN ON REF. MAP 1.



**VICINITY MAP**  
**SCALE 1" = 2000'**

### LEGEND

- |                                                          |           |
|----------------------------------------------------------|-----------|
| FOUND PROPERTY MARKER                                    | ○         |
| SET 3/4" I.R.<br>(UNLESS NOTED OTHERWISE)                | ●         |
| CHISELED X IN CONCRETE                                   | X         |
| EXISTING WATER LINE                                      | — W —     |
| EXISTING GAS LINE                                        | — G —     |
| EXISTING SEWER LINE                                      | — S —     |
| EXISTING OVERHEAD POWER LINE                             | — E —     |
| EXISTING TELEPHONE LINE                                  | — T —     |
| EXISTING CABLE LINE                                      | — C —     |
| EXISTING FENCE                                           | — X —     |
| EXISTING POWER POLE W/ LIGHT                             | ⚡         |
| EXISTING POWER POLE                                      | ⊘         |
| EXISTING ANCHOR                                          | →         |
| EXISTING TELEPHONE PEDESTAL                              | ⌚         |
| EXISTING WATER VALVE                                     | ⊕W        |
| EXISTING FIRE HYDRANT                                    | ⊕H        |
| EXISTING WATER METER                                     | ⊕WM       |
| EXISTING GAS VALVE                                       | ⊕GV       |
| EXISTING GAS METER                                       | ⊕GM       |
| EXISTING SEWER MANHOLE                                   | Ⓢ         |
| EXISTING DRAINAGE MANHOLE                                | ⓓ         |
| EXISTING WATER MANHOLE                                   | Ⓦ         |
| EXISTING ELECTRIC MANHOLE                                | ⓔ         |
| EXISTING SIGN                                            | +         |
| DRAINAGE FLOW                                            | — — — — — |
| DRAINAGE CATCH BASIN<br>WITH SUBSURFACE DRAINAGE         | ■         |
| EXISTING SPOT ELEVATION<br>(IN FEET, VAND BS, GEOID 12B) | 7.9       |
| LAND HOOK                                                |           |

**FEMA FLOOD ZONE AND HAZARDS**  
THESE LOTS ARE LOCATED IN ZONES C. AREA OF MINIMAL FLOODING.  
FEMA MAP COMMUNITY PANEL NUMBER 220220 0005 C. DATED: MAY 19, 1981  
TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-Q102 AND LA-Q103  
DATED: FEBRUARY 23, 2006. AREAS OUTSIDE THE LIMIT OF THE A.B.F.E.

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 **PRELIMINARY COPY:**

**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

**BUILDING SETBACK NOTE:**

FRONT LINE: 20' SETBACK  
SIDE LINE: 5' SETBACK  
REAR LINE: 25' SETBACK

**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.

LAND USE: COMMERCIAL

APPROVE AND ACCEPTED THIS DATE \_\_\_\_\_ BY THE HOUMA  
TERREBONNE REGIONAL PLANNING COMMISSION.

APPROVED BY: \_\_\_\_\_  
FOR: \_\_\_\_\_

## APPROVALS

UPTOWN ENTERPRISE LLC  
(MICHAEL P. PELLEGRIN - MANAGER)

DATE OF SURVEY: OCTOBER 10, 2019  
OCTOBER 24, 2019

SCALE IN FEET



			<b>DAVID A. WATTZ</b> <b>ENGINEERING AND SURVEYING, INC.</b> <i>Civil Engineers &amp; Professional Land Surveyors</i> <i>Thibodaux, Louisiana</i>			1107 CANAL BLVD. THIBODAUX, LA 70301 (986) 447-4017 OFFICE (986) 447-1860 FAX DWATTZ@DAVEENGINEERING.COM		
			DESIGNED: JMT		DETAILED: GJA		TRACED:	
DATE	DESCRIPTION		CHECKED: JMT		CHECKED: JMT		CHECKED:	
REVISION			DATE: NOVEMBER 8, 2019		FILE: F:\DWG\2019\18-100\18-100.DWG		JOB NO: 2019-100	

# 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: EVANGELINE ESTATES - PHASE B (RESIDENTIAL PLANNED UNIT DEVELOPMENT)
2. Developer's Name & Address: EVANGELINE BUSINESS PARK, L.L.C., P.O. BOX 1668, HOUMA, LA 70361
- \*Owner's Name & Address: EVANGELINE BUSINESS PARK, L.L.C., P.O. BOX 1668, HOUMA, LA 70361
- [\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.

### SITE INFORMATION:

4. Physical Address: RUE DES AFFAIRES, HOUMA, LA 70364
5. Location by Section, Township, Range: SECTIONS 7, 69 & 82, T16S-R17E
6. Purpose of Development: SINGLE FAMILY RESIDENTIAL
7. Land Use:  
☒ Single-Family Residential  
☐ Multi-Family Residential  
☐ Commercial  
☐ Industrial
8. Sewerage Type:  
☒ Community  
☐ Individual Treatment  
☐ Package Plant  
☐ Other
9. Drainage:  
☒ Curb & Gutter  
☐ Roadside Open Ditches  
☐ Rear Lot Open Ditches  
☐ Other
10. Date and Scale of Map: November 11, 2019 1" = 40'
11. Council District: 3 Michel / Bayou Cane Fire
12. Number of Lots: 53
13. Filing Fees: \$163.66

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

RONNIE J. THERIOT, MANAGER

Print Applicant or Agent

Date

11-27-19

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

Print Name of Signature

Date

Ronnie J. Theriot

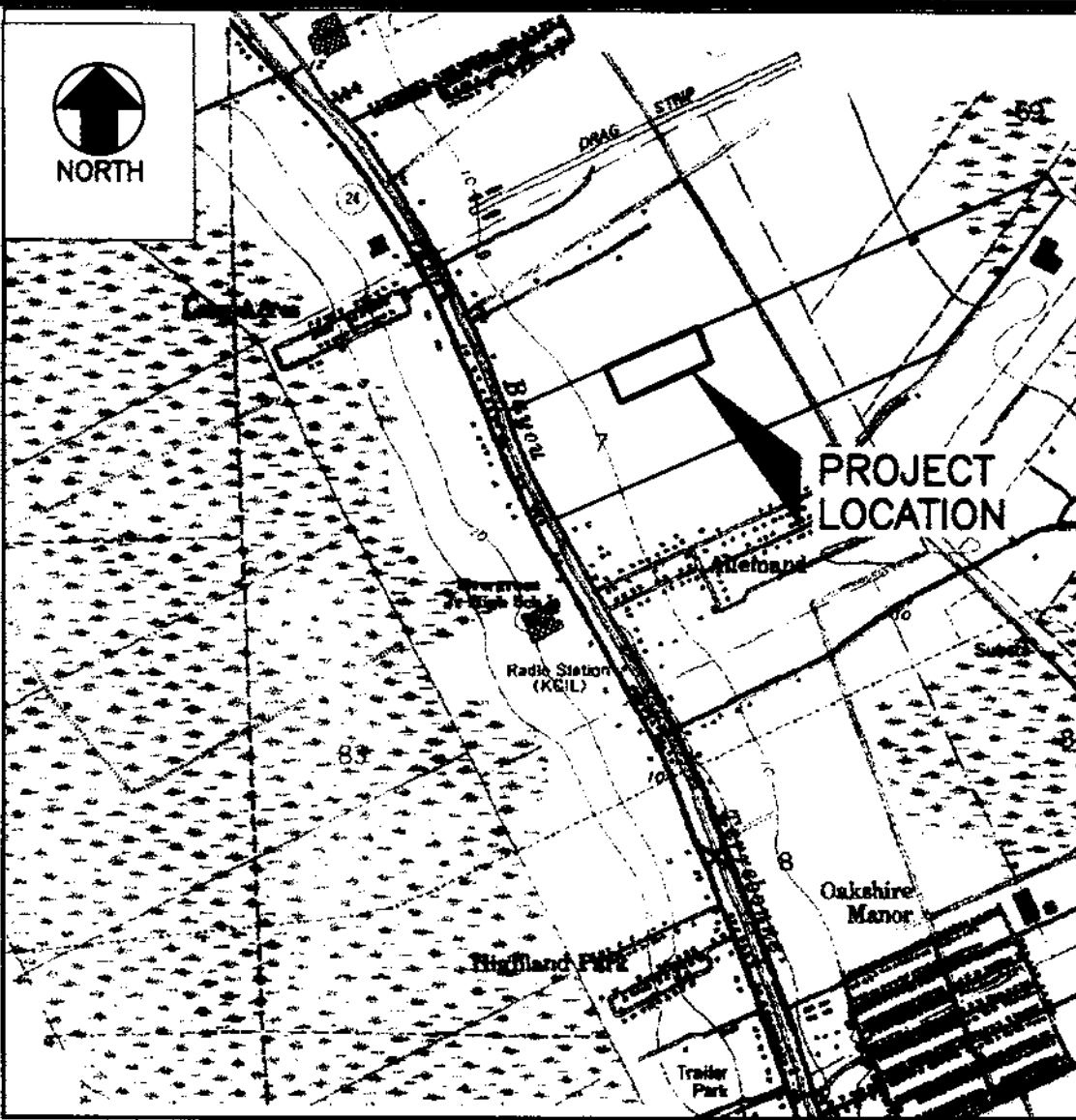
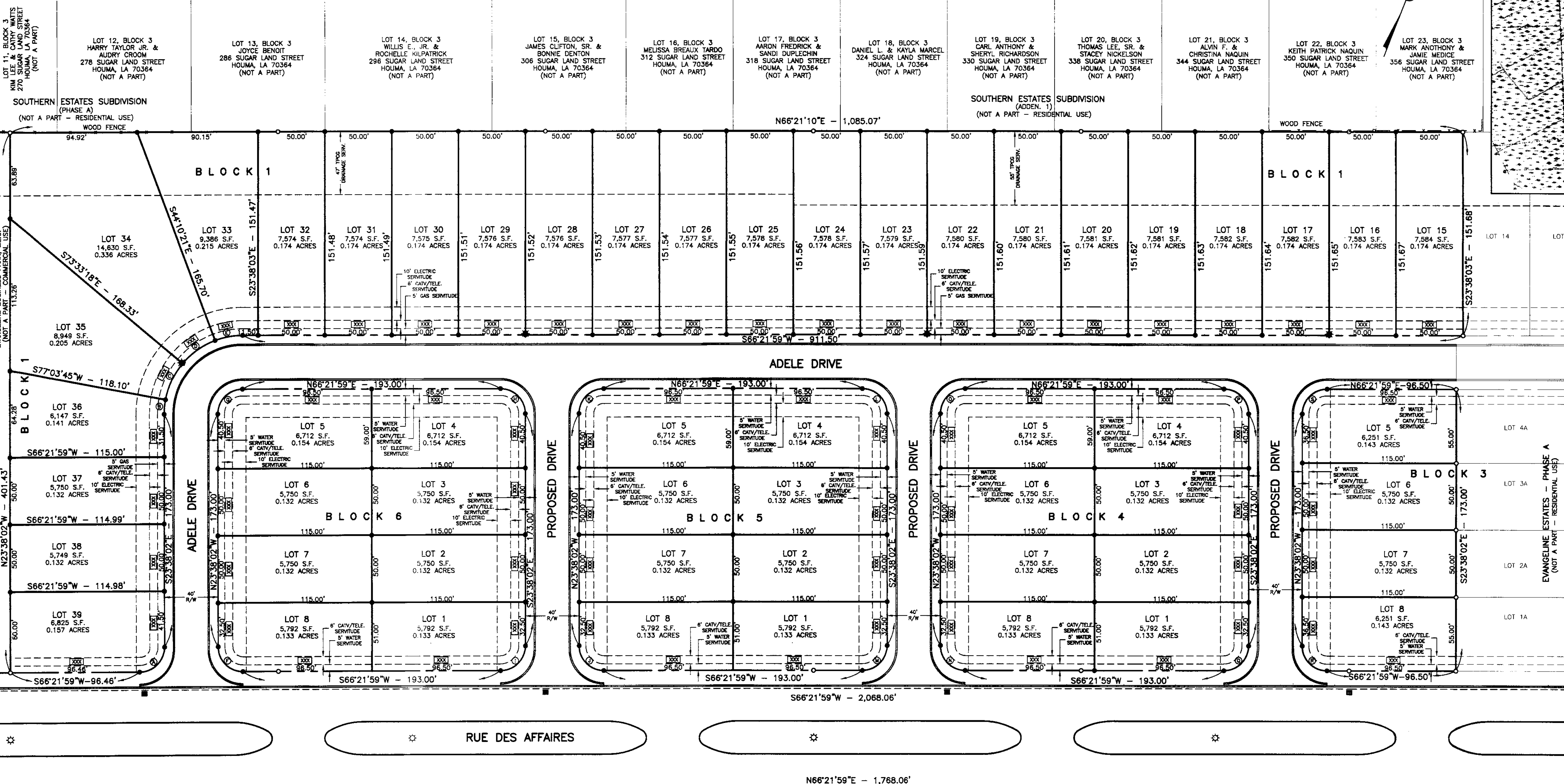
11-27-19

Signature

PC19/ 12 - 3 - 62

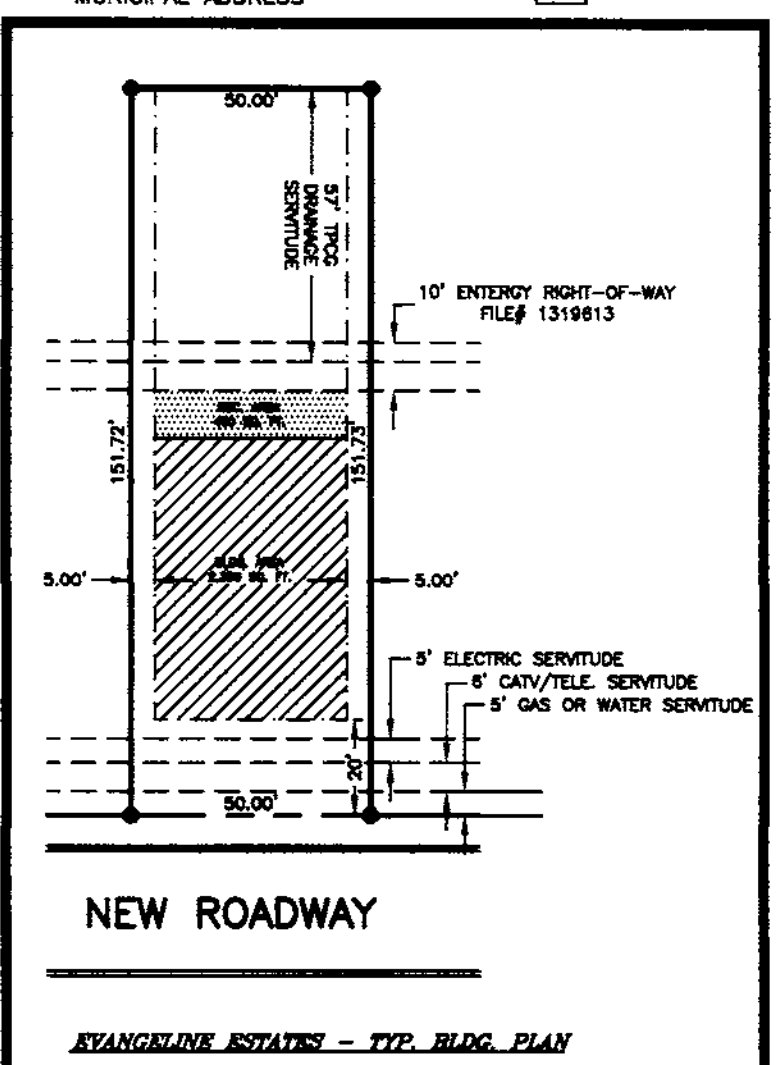
REFERENCE MAPS & BEARINGS:  
1. LOT LINE SHIFT  
FINAL PLAT  
RESIDENTIAL PLANNED UNIT DEVELOPMENT  
OWNER/DEVELOPER: EVANGELINE BUSINESS PARK, L.L.C.  
REDIVISION OF LOT 1 THROUGH LOT 10, BLOCK 2  
INTO LOT 1A THROUGH LOT 8A, BLOCK 2 AND  
REDIVISION OF LOT 1 THROUGH LOT 5, BLOCK 3  
INTO LOT 1A THROUGH LOT 4A, BLOCK 3 BEING A  
PORTION OF EVANGELINE ESTATES - PHASE A  
LOCATED IN SECTION 7, T16S-R17E  
TERREBONNE PARISH, LOUISIANA  
BY: DAVID A. WAITZ, ENGINEERING AND SURVEYING, INC.  
DATED: OCTOBER 22, 2019  
ENTRY NO 1591417

NOTE: REFERENCE BEARING IS  
S66°21'59"W ALONG THE SOUTHERN  
R/W OF RUE DES AFFAIRES  
AS SHOWN ON REF. MAP 1.



VICINITY MAP  
SCALE 1" = 2000'

- LEGEND
- FOUND 3/4" I.R. (UNLESS NOTED OTHERWISE)
  - SET 3/4" I.R.
  - EXISTING WATER LINE
  - EXISTING GAS LINE
  - EXISTING SEWER LINE
  - EXISTING OVERHEAD POWER LINE
  - EXISTING TELEPHONE LINE
  - EXISTING FENCE
  - EXISTING POWER POLE W/ LIGHT
  - EXISTING POWER POLE
  - EXISTING ANCHOR
  - EXISTING TELEPHONE PEDESTAL
  - EXISTING WATER VALVE
  - EXISTING FIRE HYDRANT
  - EXISTING WATER METER
  - EXISTING GAS VALVE
  - EXISTING GAS METER
  - EXISTING SEWER MANHOLE
  - EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE
  - CENTER LOT ELEVATIONS (IN FEET, NAVD 88, GEOID 03)
  - DRAINAGE FLOW
  - MUNICIPAL ADDRESS



FEMA FLOOD ZONE AND HAZARDS  
THESE LOTS ARE LOCATED IN ZONES C, AREAS OF MINIMAL FLOODING.  
FEMA MAP COMMUNITY PANEL NUMBER 225202 0410 C. DATED: APRIL 17, 1985  
TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-1101  
DATED: FEBRUARY 23, 2006. FLOOD ZONE: AREAS OUTSIDE THE LIMIT OF A.B.F.E.

NOTE: FOR AREAS OUTSIDE THE ABFE LIMITS, PLEASE REFER TO THE COMMUNITY'S  
EFFECTIVE FIRM FOR ADDITIONAL FLOOD 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

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

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.

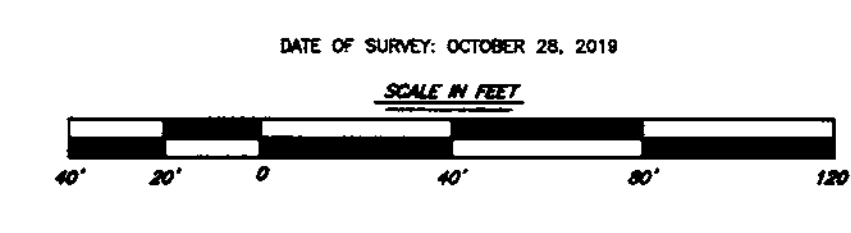
APPROVED BY:

FOR:

APPROVALS  
RONNIE THERIOT - AGENT  
EVANGELINE BUSINESS PARK, L.L.C.

CURVE DATA TABLE				
CURVE	ARC	RADIUS	CHORD	
A	29.06'	18.50'	S21°21'57"E-26.16'	
B	10.92'	58.50'	S18°17'07"E-10.91'	
C	30.00'	58.50'	S01°45'20"W-29.67'	
D	30.00'	58.50'	S31°08'11"W-29.67'	
E	20.97'	58.50'	S56°05'58"W-20.85'	
F	29.06'	18.50'	N68°38'03"W-26.16'	
G	29.06'	18.50'	N21°21'57"E-26.16'	
H	29.06'	18.50'	N68°38'03"E-26.16'	
I	29.06'	18.50'	S21°21'57"W-26.16'	
J	29.06'	18.50'	N68°38'03"W-26.16'	
K	29.06'	18.50'	S21°21'57"E-26.16'	
L	29.06'	18.50'	S68°38'03"E-26.16'	
M	29.06'	18.50'	S21°21'57"W-26.16'	
N	29.06'	18.50'	N68°38'03"W-26.16'	
O	29.06'	18.50'	S21°21'57"E-26.16'	
P	29.06'	18.50'	N68°38'03"E-26.16'	
Q	29.06'	18.50'	S21°21'57"W-26.16'	
R	29.06'	18.50'	N68°38'03"W-26.16'	
S	29.06'	18.50'	N21°21'57"E-26.16'	

NOTE:  
THIS PLAT DOES NOT PURPORT TO SHOW ALL  
EASEMENTS, SERVITUDES AND/OR RIGHTS-OF-WAY  
THAT MAY OR MAY NOT EXIST ON THIS PROPERTY.  
THIS PLAT DOES NOT PURPORT TO SHOW ALL  
UNDERGROUND UTILITIES AND/OR PIPELINES  
THAT MAY OR MAY NOT EXIST ON THIS PROPERTY.  
THIS PLAT WAS PREPARED WITHOUT THE BENEFIT  
OF A COMPLETE ABSTRACT AND TITLE OPINION.



DATE	DESCRIPTION	BY
	REVISION	

CONCEPTUAL/PRELIMINARY PLAT  
RESIDENTIAL PLANNED UNIT DEVELOPMENT  
53 SINGLE FAMILY RESIDENTIAL LOTS  
OWNER/DEVELOPER: EVANGELINE BUSINESS PARK, L.L.C.

EVANGELINE ESTATES - PHASE B  
LOCATED IN SECTION 7, R16S-R17E  
TERREBONNE PARISH, LOUISIANA

DAVID A. WAITZ  
ENGINEERING AND SURVEYING, INC.  
Civil Engineers & Professional Land Surveyors  
Thibodaux, Louisiana  
1107 CANAL BLVD.  
THIBODAUX, LA 70080  
(985) 447-4017 OFFICE  
(985) 447-1986 FAX  
DWAITZ@WAITZENGINERING.COM

# 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: Sugarland Subdivision Addendum No. 5
2. Developer's Name & Address: Development Ventures, LLC, 5342 Hwy. 311, Houma, LA 70360  
\*Owner's Name & Address: Development Ventures, LLC, 5342 Hwy. 311, Houma, LA 70360  
["All owners must be listed, attach additional sheet if necessary"]
3. Name of Surveyor, Engineer, or Architect: Milford & Associates, Inc.

### SITE INFORMATION:

4. Physical Address: Extension of Blakefield Drive
5. Location by Section, Township, Range: Section 132 & 133, T15S-R16E
6. Purpose of Development: Single-Family Residential 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: 16OCT19 Scale: 1" = 50'
11. Council District: 8 + Dryden / Schriever Fire
12. Number of Lots: 26
13. 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

12-2-2019

Date

[Signature]  
Signature of Applicant or Agent

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

Nicholas Hebert, President

Print Name of Signature

11-25-2019

Date

[Signature]  
Signature

PC19/ 12 - 4 - 163

DEDICATION OF STREETS AND SERVITUDES  
THE STREETS AS DESIGNATED ON THIS SUBDIVISION PLAT ARE HEREBY FORMALLY DEDICATED FOR USE AS A SERVITUDE 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 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, THE FEE IN THE LAND BEING RESERVED BY THE PROPERTY OWNER.

AUTHORIZED OWNER

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

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

#### 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

#### CERTIFICATION

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

FLOYD E. MILFORD, III, P.E.

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 urban area surveys indicated in the above standards.

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

REILY LEBOEUF JR.

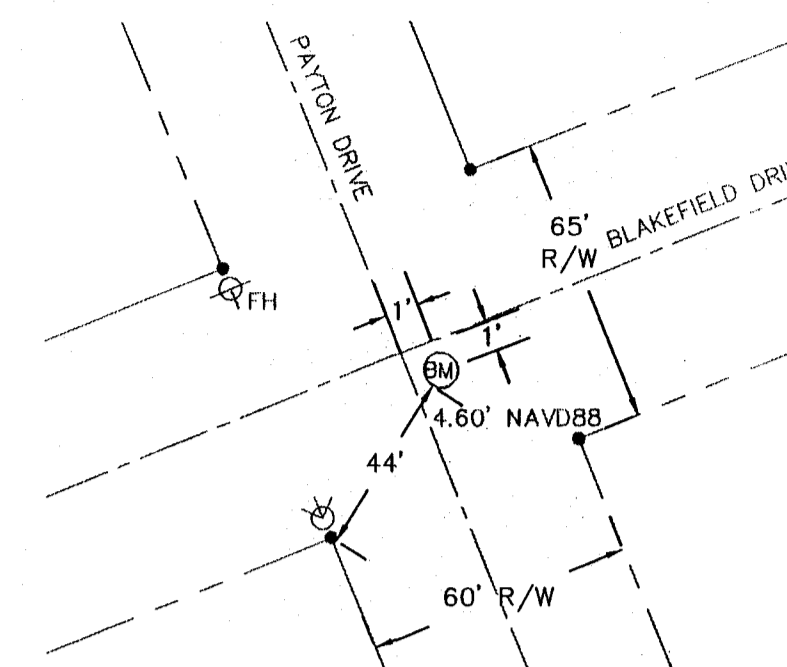
#### LEGEND

- F.H. - EXISTING FIRE HYDRANT  
F.H. - EXISTING STREET LIGHT  
F.H. - PROPOSED FIRE HYDRANT  
F.H. - PROPOSED STREET LIGHT  
BM - BENCH MARK  
4" BRASS DISC  
SET IN CONCRETE  
LOT ELEVATIONS (NAVD 88, 2006 DATUM)  
999 - HOUSE NUMBERS  
● - SET 5/8" IRON ROD  
○ - FOUND 5/8" IRON ROD

NOTE:  
ALL LOTS SHALL BE TURTLE BACKED TO DRAIN TO BOTH THE FRONT STREET DITCH AND THE REAR DITCH. THESE DITCHES ARE MAINTAINED BY T.P.C.G. THE OWNERS OF THESE TRACTS WILL PROMOTE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSE TO REACH THESE AREAS.

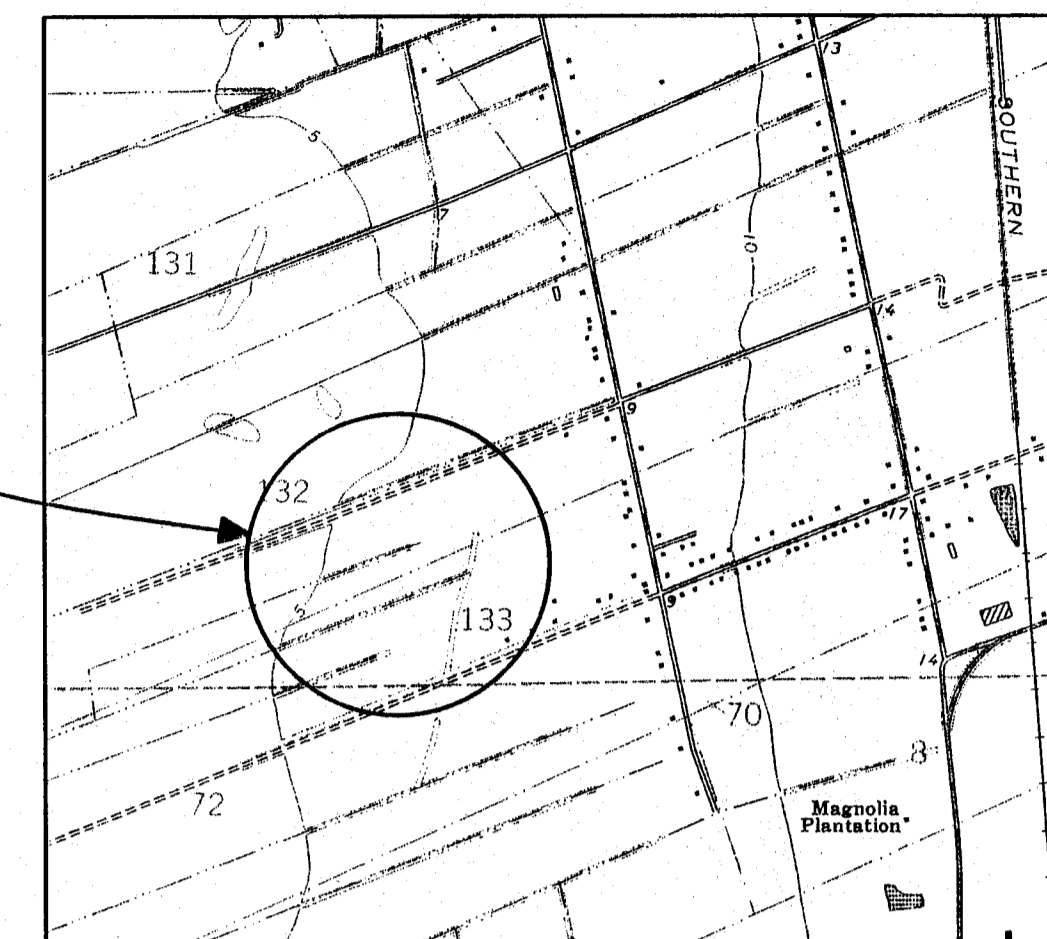
THESE LOTS ARE LOCATED IN ZONE "A"  
(PARISH BASE FLOOD REQUIREMENT IS 5' N.G.V.D.) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0395, SUFFIX "C", AND DATED MAY 1, 1995.

FEMA 2006 ADVISORY PANEL LA-199 PLACES THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'.

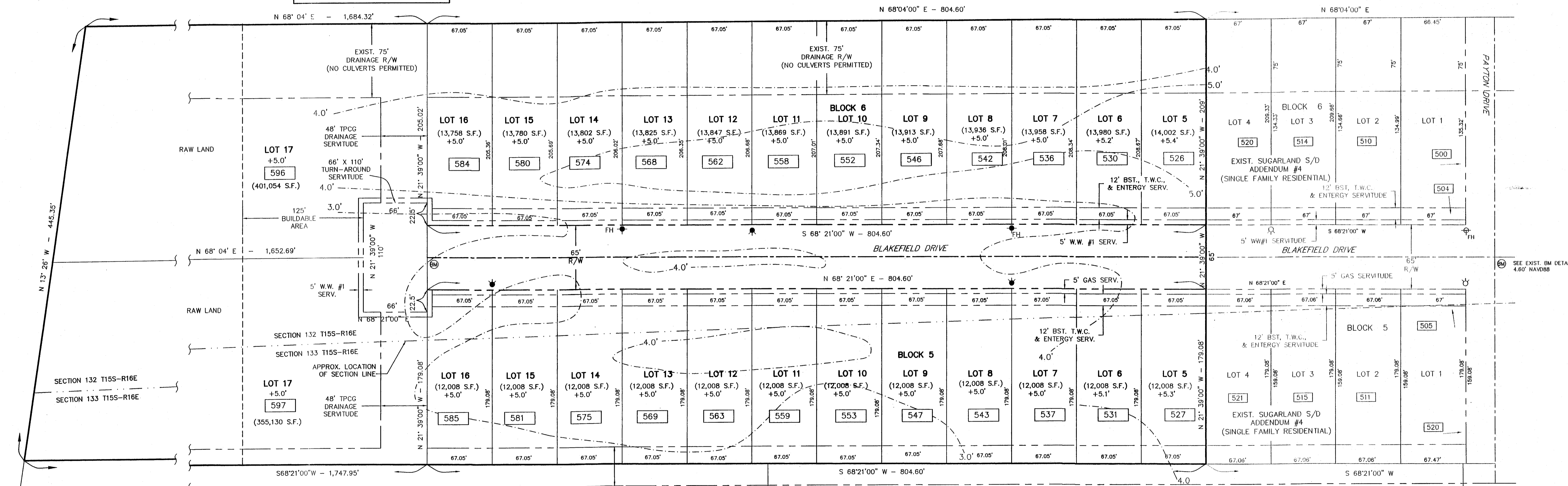


EXISTING BM DETAIL

#### PROJECT SITE



VICINITY MAP



DRIVEWAY CULVERT CHART

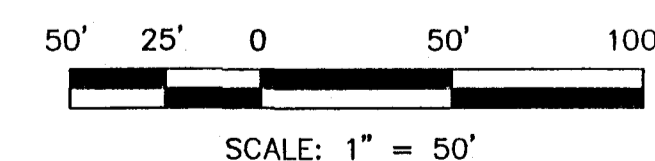
BLOCK 5			
LOT #	ROADSIDE	REAR	SIDE
LOT 5	15" PVC	15" PVC	
LOT 6	15" PVC	15" PVC	
LOT 7	15" PVC	15" PVC	
LOT 8	15" PVC	15" PVC	
LOT 9	15" PVC	15" PVC	
LOT 10	18" PVC	15" PVC	
LOT 11	18" PVC	18" PVC	
LOT 12	18" PVC	18" PVC	
LOT 13	18" PVC	18" PVC	
LOT 14	24" PVC	18" PVC	
LOT 15	30" PVC	18" PVC	
LOT 16	30" PVC	24" PVC	29" x 42" CMPA

DRIVEWAY CULVERT CHART

BLOCK 6		
LOT #	ROADSIDE	SIDE
LOT 1	15" PVC	
LOT 2	15" PVC	
LOT 3	15" PVC	
LOT 4	15" PVC	
LOT 5	15" PVC	
LOT 6	15" PVC	
LOT 7	15" PVC	
LOT 8	15" PVC	
LOT 9	15" PVC	
LOT 10	18" PVC	
LOT 11	18" PVC	
LOT 12	18" PVC	
LOT 13	18" PVC	
LOT 14	24" PVC	
LOT 15	30" PVC	
LOT 16	30" PVC	36" PVC

#### NOTES:

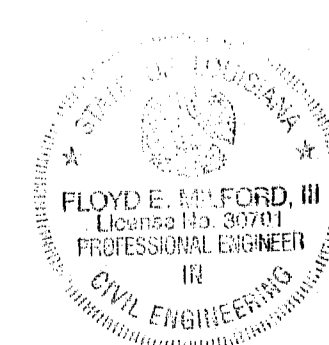
- RCP & PVC ARE INTERCHANGEABLE OR EQUIVALENT.
- NO STRUCTURE, FILL OR OBSTRUCTIONS SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLAIN.



DATE	REVISION	BY

NAVD 88,  
2006 DATUM

26 TOTAL LOTS



#### INDIVIDUAL SEWER TREATMENT SINGLE FAMILY RESIDENTIAL SUBDIVISION PLAN

SUGARLAND SUBDIVISION ADDENDUM #  
DEVELOPMENT VENTURES, L.L.C.  
SECTIONS 132 & 133, T15S-R16E  
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.  
CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY: \_\_\_\_\_  
JOB # 19-38 CAD # 1938-SO FILE #

DRAWN: L.A.  
CHK'D: F.E.M.  
SCALE: 1" = \_\_\_\_\_  
DATE: 16OCT