

# Houma-Terrebonne Regional Planning Commission

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

**FEBRUARY 20, 2020, 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**

*Revised 2/18/2020*

## **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 January 16, 2020

### **E. COMMUNICATIONS**

### **F. NEW BUSINESS:**

1. Planned Building Group:  
Placement of two (2) apartment buildings; 855 Bayou Gardens Boulevard; Guidry Brothers Rental Properties, LLC, applicant (*Council District 4 / Bayou Cane Fire*)

### **G. STAFF REPORT:**

1. Discussion and possible action with regard to introducing a draft resolution and ordinance to revise the Overlay District to include South Hollywood Road from Valhi Boulevard to Southdown Mandalay Road and calling a Public Hearing for said matter on Thursday, March 19, 2020 at 6:00 p.m.

### **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 January 16, 2020

### **E. APPROVE EMITTENCE OF PAYMENT FOR THE FEBRUARY 20, 2020 INVOICES AND THE TREASURER'S REPORT OF JANUARY 2020**

### **F. ELECTION OF OFFICERS:**

1. Election of Secretary/Treasurer

### **G. COMMUNICATIONS**

**H. OLD BUSINESS:**

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) Consider Approval of Said Application
2. a) Subdivision: Redivision of Tract A-3 belonging to Houma Lodging, Inc.  
Approval Requested: Process D, Minor Subdivision  
Location: 117 Linda Ann Avenue, Terrebonne Parish, LA  
Government Districts: Council District 2 / Schriever Fire District  
Developer: Kevin Patel  
Surveyor: Charles L. McDonald Land Surveyor, Inc.  
b) Variance Request: Variance from the 25' frontage requirement in lieu of the existing concrete driveway on the 35' perpetual servitude for ingress and egress  
c) Consider Approval of Said Application

**I. APPLICATIONS:**

1. a) Subdivision: Raw Land Redivision of Lot 12 into Lot 12A & 12B, Doris C. Prince Camp Sites  
Approval Requested: Process A, Raw Land Division  
Location: 7350 Breakwater Drive, Chauvin, Terrebonne Parish, LA  
Government Districts: Council District 9 / Little Caillou Fire District  
Developer: Management Properties, LLC  
Surveyor: Providence Engineering & Design, LLC  
b) Public Hearing  
c) Variance Request: Variance from the minimum lot size and 50' x 50' box requirement  
d) Consider Approval of Said Application
2. a) Subdivision: Re-Subdivision of Lot 3, Block 1 and Lot 1, Block 2 of Sugar Pointe Commercial Park  
Approval Requested: Process A, Re-Subdivision  
Location: 1520 Valhi Boulevard, Terrebonne Parish, LA  
Government Districts: Council District 6 / Bayou Cane Fire District  
Developer: Sugar Lake, LLC  
Surveyor: Providence Engineering & Design, LLC  
b) Public Hearing  
c) Consider Approval of Said Application
3. a) Subdivision: Tracts "A-1" thru "A-4", A Redivision of Tract "A" belonging to Sugar Bowl Motel, Inc.  
Approval Requested: Process D, Minor Subdivision  
Location: 8045, 8053, & 8059 Park Avenue, Terrebonne Parish, LA  
Government Districts: Council District 5 / City of Houma Fire District  
Developer: Sugar Bowl Motel, Inc.  
Surveyor: Keneth L. Rembert Land Surveyors  
b) Public Hearing  
~~e) Variance Request: Variance from drainage study requirement~~  
c) Consider Approval of Said Application
4. a) Subdivision: Lots A & B, A Redivision of Property belonging to Carroll Pierre Naquin, et ux  
Approval Requested: Process D, Minor Subdivision  
Location: 4560 Country Drive, Bourg, Terrebonne Parish, LA  
Government Districts: Council District 9 / Bourg Fire District  
Developer: Carroll P. Naquin  
Surveyor: Keneth L. Rembert Land Surveyors  
b) Public Hearing  
c) Consider Approval of Said Application

**J. STAFF REPORT**

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

1. Revised Lots 9 & 10, Block 1, A Redivision of Lots 9 & 10, South Coteau Estates, Section 26, T17S-R17E, Terrebonne Parish, LA
2. Tract "C" and Revised Tracts "A" & "B" belonging to Christopher P. Lambert, et al, Section 26, T19S-R16E, Terrebonne Parish, LA

**L. COMMITTEE REPORT:**

1. Subdivision Regulations Review Committee: None

**M. COMMISSION COMMENTS:**

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

**N. PUBLIC COMMENTS**

**O. ADJOURN**

## MINUTES

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

#### MEETING OF JANUARY 16, 2020

- A. The Vice-Chairman, Mr. Joseph “Joey” Cehan, called to order the regular meeting of January 16, 2020 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:11 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Dr. Cloutier and the Pledge of Allegiance led by Mr. Keith Kurtz. The Chairman, Mr. Faulk, was out of town
- B. Upon Roll Call, present was: Mr. Joseph “Joey” Cehan, Vice-Chairman; Dr. L.A. “Budd” Cloutier, Jr.; Ms. Rachael Ellender; Mr. Keith Kurtz; Mr. Phillip Livas; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Kyle Faulk, Chairman and Mr. Robbie Liner. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning and 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. Livas moved, seconded by Dr. Cloutier: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of December 19, 2020.”  
  
The Vice-Chairman called for a vote on the motion offered by Mr. Livas. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Livas, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Cehan; ABSENT: Mr. Faulk and Mr. Liner. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Dr. Cloutier moved, seconded by Mr. Livas: “THAT the HTRPC emit payment for the January 16, 2020 invoices and approve the Treasurer’s Report of December 2019.”  
  
The Vice-Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Livas, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Cehan; ABSENT: Mr. Faulk and Mr. Liner. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. COMMUNICATIONS:
1. Mr. Pulaski read a letter from Charles L. McDonald Land Surveyor, Inc., dated January 15, 2020, requesting to withdraw Item G.1 with regard to the Redivision of Tract 2-AA belonging to Rita Lapeyrouse Talbot, or assigns as per the Developer’s request [See *ATTACHMENT A*].
  2. Mr. Pulaski read a letter from David A. Waitz Engineering & Surveying, Inc., dated January 8, 2020, requesting to table Item G.2 with regard to Thibodaux By-Pass Commercial Park until the next regular meeting of March 19, 2020 [See *ATTACHMENT B*].
    - a) Dr. Cloutier moved, seconded by Mr. Kurtz: “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 March 19, 2020 as per the Developer’s request [See *ATTACHMENT B*].”  
  
The Vice-Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Livas, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Cehan; ABSENT: Mr. Faulk and Mr. Liner. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
  3. Mr. Pulaski read an email from Keneth L. Rembert Land Surveyors, dated January 9, 2020, requesting to table Item G.3 with regard to Tracts 1 thru 6, Mandalay Oaks Subdivision until the next regular meeting of February 20, 2020 [See *ATTACHMENT C*].
    - a) Dr. Cloutier moved, seconded by Mr. Kurtz: “THAT the HTRPC table the application by Michael X. St. Martin for Process D, Minor Subdivision for Tracts 1 thru 6, Mandalay Oaks Subdivision until the next regular meeting of February 20, 2020 as per the Developer’s request [See *ATTACHMENT B*].”  
  
The Vice-Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr.

Livas, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Cehan; ABSENT: Mr. Faulk and Mr. Liner. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

4. Mr. Pulaski read a letter from David A. Waitz Engineering & Surveying, Inc., dated January 16, 2020, requesting to table Item H.3 with regard to the Redivision of Property belonging to Rebecca Plantation, LLC, Anne Vernon Caldwell Lagarde, and Vernon Lee Caldwell, III into Tract C & remaining property until the next regular meeting of March 19, 2020 [See *ATTACHMENT D*].

- a) Dr. Cloutier moved, seconded by Mr. Kurtz: “THAT the HTRPC table the application by Vernon Lee Caldwell, III for Process D, Minor Subdivision for the Redivision of Property belonging to Rebecca Plantation, LLC, Anne Vernon Caldwell Lagarde, and Vernon Lee Caldwell, III into Tract C & remaining property until the next regular meeting of March 19, 2020 as per the Developer’s request [See *ATTACHMENT D*].”

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

G. OLD BUSINESS:

1. Withdrawn. *Redivision of Tract 2-AA belonging to Rita Lapeyrouse Talbot, or assigns* [See *ATTACHMENT A*]
2. Tabled March 19, 2020. *Thibodaux By-Pass Commercial Park* [See *ATTACHMENT B*]
3. Tabled February 20, 2020. *Tracts 1 thru 6, Mandalay Oaks Subdivision* [See *ATTACHMENT C*]

H. APPLICATIONS:

1. The Vice-Chairman called to order the Public Hearing for an application by Chris Stuart requesting approval for Process D, Minor Subdivision, for the Redivision of Tract “TP” creating Lot 127 within Southern Comfort Waterfront Community.

- a) Mr. Galen Bollinger, Charles L. McDonald Land Surveyor, Inc., discussed the location and division of property.
- b) There was no one from the public to speak on the matter.
- c) Mr. Thibodeaux moved, seconded by Mr. Soudelier: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided the variance was approved and that the applicant confirm the location of the pre-existing road servitude and make reference on the plat.
- e) Discussion was held with regard to the servitude and that it wasn’t shown on any of the reference plats and was brought to the Director’s attention by an adjacent property owner, Mr. Tate.
- f) Mr. Kurtz moved, seconded by Dr. Cloutier: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Redivision of Tract “TP” creating Lot 127 within Southern Comfort Waterfront Community with a variance granted from the 6,000 square foot minimum lot size requirement and conditioned upon the applicant confirming the location of the pre-existing road servitude and make reference on the plat.”

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

2. The Vice-Chairman called to order the Public Hearing for an application by Kevin Patel requesting approval for Process D, Minor Subdivision, for the Redivision of Tract A-3 belonging to Houma Lodging, Inc.

a) Mr. Galen Bollinger, Charles L. McDonald Land Surveyor, Inc., discussed the location and division of property. He stated they would like to table the application after the public hearing is held.

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

c) Dr. Cloutier moved, seconded by Mr. Livas: "THAT the Public Hearing be closed."

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

d) Discussion was held with regard to the access driveway and a servitude that should be depicted on the plat. Mr. Bollinger stated he would have it on the plat for the next meeting.

e) Dr. Cloutier moved, seconded by Mr. Thibodeaux: "THAT the HTRPC table the application for Process D, Minor Subdivision, for the Redivision of Tract A-3 belonging to Houma Lodging, Inc. until the next regular meeting of February 20, 2020 as per the Developer's request."

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

3. Tabled March 19, 2020. *Redivision of Property belonging to Rebecca Plantation, LLC, Anne Vernon Caldwell Lagarde, and Vernon Lee Caldwell, III into Tract C & remaining property* [See ATTACHMENT D]

4. The Vice-Chairman stated the next item on the agenda was an application by Evangeline Business Park, LLC requesting engineering approval for Process C, Major Subdivision, for Evangeline Estates, Phase B.

a) Ms. Joan Schexnayder, on behalf of the TPCG Engineering Division, read a letter dated January 16, 2020, with regard to the punch list items for the development [See ATTACHMENT E].

b) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., requested approval of the exception on Item 1.b and that they would comply/resolve the remaining punch list items.

c) Discussion was held with regard to allowing rear lot drainage for 50% of each lot.

d) Dr. Cloutier moved, seconded by Mr. Kurtz: "THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision, for Evangeline Estates, Phase B with approval of the exception on Item 1.b to allow rear lot drainage and conditioned upon the Developer complying/resolving all punch list items per TPCG Engineering Division's memo dated January 16, 2020 [See ATTACHMENT E]."

e) Discussion was held with regard to lots being less than 6,000 square feet and the reason being is that the development is a PUD (Planned Unit Development).

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

*The Vice-Chairman recognized Mr. Carl Harding, Councilman for District 2; Mr. John Amedee, Councilman for District 4; and Mrs. Beryl Amedee, State Representative for District 51 in the audience.*

5. The Vice-Chairman stated the next item on the agenda was an application by Louisiana Land Trust requesting engineering approval for Process C, Major Subdivision, for The New Isle, Phase 1.

- a) Ms. Joan Schexnayder, on behalf of the TPCG Engineering Division, read a letter dated January 9, 2020, with regard to the punch list items for the development [See *ATTACHMENT F*].
- b) Mr. Michael Taylor, Louisiana Land Trust, stated most of the items on the punch list have already been addressed but they would comply/resolve the remaining punch list items.
- c) Mr. Taylor presented a slide show on the changes/updates and progress of the development.
- d) Discussion was held with regard to citrus and pecan trees being planted in order for the residents to sell, the solar farm that is no longer a part of the plan and will be a dry detention pond. Discussion ensued with regard to the detention pond and maintenance of the same.
- e) Dr. Cloutier moved, seconded by Mr. Thibodeaux: “THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision, for The Isle, Phase 1 conditioned upon the Developer complying/resolving all punch list items per TPCG Engineering Division’s memo dated January 9, 2020 [See *ATTACHMENT F*].”

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

I. STAFF REPORT:

- 1. Mr. Pulaski informed the Commissioners of the upcoming National American Planning Association’s annual conference to be held April 25-28, 2020 in Houston, Texas.

- a) Mr. Thibodeaux moved, seconded by Dr. Cloutier: “THAT the HTRPC authorize payment of accommodations for up to five (5) members to attend the conference and that if more than five (5) are interested, to revisit the matter at that time.”

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

J. ADMINISTRATIVE APPROVALS:

Dr. Cloutier moved, seconded by Mr. Thibodeaux: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-3.”

- 1. Revised Tracts "A" & "B", Redivision of Property belonging to Myra D. Fanguy, Sections 48, 49, & 50, T18S-R18E, Terrebonne Paish, LA
- 2. Redivision of Property belonging to Lester J. Naquin, III & Shawn Naquin, Sections 7 & 38, T17S-R17E, Terrebonne Parish, LA
- 3. Parcels 1 thru 5, Property belonging to The Harry Bourg Corporation, et al, Section 37, T20S-R17E, Terrebonne Parish, LA

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

K. COMMITTEE REPORT:

- 1. Subdivision Regulations Review Committee: None.

L. COMMISSION COMMENTS:

- 1. Planning Commissioners’ Comments:
  - a) Mr. Thibodeaux addressed previous comments on wastewater treatment master plan and that he hadn’t heard any progress on the matter. Mr. Pulaski stated it would be included on the upcoming update to the Comprehensive Master Plan.
- 2. Vice-Chairman’s Comments: None.

M. PUBLIC COMMENTS:

- 1. The Vice-Chairman recognized Mr. Barry Waguespack, 991 Martinez Road, who expressed concerns of The Isle and why no one from Lafourche Parish was invited to the meeting as well as concerns on drainage.



a) Mr. James Andermann, Project Manager for CSRS, Inc., and Mr. Stokka Brown addressed Mr. Martinez' concerns.

N. Dr. Cloutier moved, seconded Mr. Soudelier: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:06 p.m."

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

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



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

Item G.1

Charles L. McDonald, PLS

Galen F. Bollinger, PLS

January 15, 2020

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

Re: Old Business:

Redivision of Tract 2-AA belonging to Rita Lapeyrouse Talbot, or assigns; Process D, Minor Subdivision; 151C North Hollywood Road, Terrebonne Parish, LA; Council District 5 / Bayou Cane Fire District; Cammie Talbot, Developer; Charles L. McDonald Land Surveyor, Inc.

Dear Becky:

The developer is requesting that the above referenced agenda item be removed from the agenda permanently.

Feel free to call me if you have any questions.

Sincerely,



Alisa Champagne,  
(agent for Cammie Talbot)

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



Item G.2

Jacob A. Waitz, E.I.

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

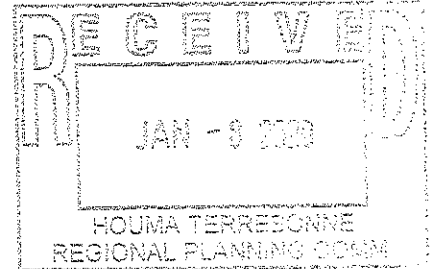
James M. Templeton, P.L.S.

January 8, 2020

Via: E-Mail: [bbecnel@tpccg.org](mailto:bbecnel@tpccg.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 January 16, 2020 agenda of the Houma-Terrebonne Regional Planning Commission meeting. At this time we are acquiring right-of-ways in order to have the water line installed and completed and we request that this development be placed on the March, 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)

**Becky Becnel**

*Hem G.3*

**From:** Keneth L. Rembert, P.L.S. [klrsurveyors@aol.com]  
**Sent:** Thursday, January 09, 2020 11:31 AM  
**To:** Becky Becnel  
**Subject:** PLANNING COMMISSION OLD BUSINESS JANUARY 16, 2020, ITEM 3, TRACTS 1 THRU 6, MANDALAY OAKS SUBDIVISION

Becky,

We would like to request that the above item remain on the "TABLE" until the February meeting. Mr. St. Martin thinks his fire hydrants should be installed by then.

**Thank you,**

Ken

Keneth L. Rembert, Surveyor  
[klrsurveyors@aol.com](mailto:klrsurveyors@aol.com)  
635 School Street  
Houma, LA 70360  
(985) 879-2782 Phone  
(985) 879-1641 Fax

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

Item H.3

Jacob A. Waitz, E.I.

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

James M. Templeton, P.L.S.

January 16, 2020

Via: E-Mail: [bbecnel@tpcc.org](mailto:bbecnel@tpcc.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 – REDIVISION OF PROPERTY BELONGING TO REBECCA PLANTATION, L.L.C., ANNE VERNON CALDWELL LAGARDE, AND VERNON LEE CALDWELL, III INTO TRACT C & REMAINING PROPERTY LOCATED IN SECTION 9, T16S-R16E, TERREBONNE PARISH, LOUISIANA – DEVELOPER: VERNON LEE CALDWELL, III – ENGINEER'S PROJECT NO. 2019-116

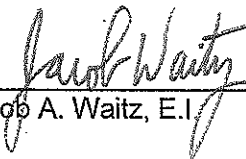
Dear Becky:

We are hereby requesting that you remove the Redivision of Property Belonging to Rebecca Plantation L.L.C., Anne Vernon Caldwell Lagarde, and Vernon Lee Caldwell, III into Tract C & Remaining Property from the January 16, 2020 agenda of the Houma-Terrebonne Regional Planning Commission meeting. At this time we are addressing the fire hydrant and sanitary sewer issues and we request that this development be placed on the March, 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: Mr. Veron Lee Caldwell, III  
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

January 16, 2020  
2<sup>nd</sup> Review  
Item No. H-4

TO: Christopher M. Pulaski  
FROM: Joan E. Schexnayder, P.E. *JES*  
SUBJECT: Evangeline Estates Ph. B  
Review of Engineering Approval

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

1. 24.7.6.2.6 Does not conform to the SDDM:
  - a. V.A.3 Rear ditch will need to be swept to insure positive drainage.
  - b. 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 the exception. The developer's engineer has requested this exception.
  - c. VII.B Letter of No Objection required for tie-ins to existing catchbasins.
  - d. VIII.A Provide proof that rear ditch still meets servitude requirements.
2. 24.5.4.6.7 Approval letters should be provided from the following utilities:
  - a. Waterworks
  - b. Department of Health and Hospitals for water and sewer
3. 24.7.6.4 Benchmarks are not provided at every intersection.

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.

Attachment

cc: David A. Waitz, P.E. w/Attachment  
Ernest Brown  
Planning Commission  
Engineering Division  
Reading File  
Council Reading File

Saltwater Fishing Capital of the World®



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HOUMA, LOUISIANA 70361  
(985) 868-5050



P.O. BOX 2768  
HOUMA, LOUISIANA 70361

TERREBONNE PARISH  
CONSOLIDATED GOVERNMENT

January 9, 2020  
Item H-5

TO: Christopher M. Pulaski  
FROM: Joan E. Schexnayder, P.E. *JES*  
SUBJECT: The New Isle - IDJC  
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. 24.5.3.3 Specifications are missing parts 8 & 9.
2. 24.5.4.7.1 Correct subdivision name needs to be placed on all plans, specs, and drainage calculations.
3. 24.5.4.7.5 Plat scale (1"= 200' min suggested). We suggest dividing the plat into two.
4. 24.5.4.7.6 Court is used for private streets only. Names should be verified with 911.
5. 24.5.4.7.6 Tract names are inconsistent between the plat and the plan/profiles.
6. 24.5.4.7.8 Section, township and range need to be labeled on the plat.
7. 24.7.1.2.6 All lots are not graded to the street or major drainage artery.
8. 24.7.2.1.b Streets shall be twenty-seven feet with width measured from back-to-back of curb.
9. 24.7.5.2. No lights or fire hydrants are depicted on the plat.
10. 24.7.5.2 Servitudes are not shown on the plat.
11. 24.7.6.1.5 Street jogs with centerline offsets of less than 125' need to be avoided. This occurs where Jean Charles intersects Dardar Street.
12. 24.7.6.1.7 Street signs should be green with white writing.
13. 24.7.6.1.9 Two concrete cylinders will be taken for every 500 linear feet of paving for each day's pour and shall meet 2,750 psi @ 7 days or 4,000 psi @ 28 days.
14. 24.7.6.1.10 LaDOTD Construction standards have not been provided.
15. LaDOTD Permit is required.
16. 24.7.6.1.4 Dardar Street is utilizing a private driveway built by Chevron to connect to LA 24. This driveway will need to be dedicated to the Parish with a one-year warranty when the subdivision receives final approval.
17. 24.7.6.2.6 Does not conform to the SDDM:
  - a. No summary or explanation was provided for the drainage calculations.
  - b. IV.D.1 Incorrect c values are used.
  - c. IV.D.1 Unable to determine if calculations and plans follow the FTN report.

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- d. V.A.1 Existing site plan should be a minimum scale of 1"=100'.
  - e. V.A.2 Post development grading plan required.
  - f. V.A.3 Some culverts are missing on the plan/profile.
  - g. V.A.3 Finished grade at right-of-way not shown on plan/profile.
  - h. V.A.3 Legend not shown on plan/profile.
  - i. V.A.3 Pelican Lane is labeled as street B on sheet PW.6.3.
  - j. V.A.4 Servitudes are not shown on the drainage map.
  - k. V.A.4 Access must be maintained here the ditches meet the outfalls and ponds.
  - l. V.A.4 Profiles of all ditches and swales are required.
  - m. V.A.4 Discharge points are unclear and undefined.
  - n. V.A.5 Subsurface drainage is missing on a typical section.
  - o. V.A.5 Typical sections do not match plan/profiles.
  - p. V.A.5 No lights or fire hydrants are shown on the typical section.
  - q. V.A.5 Type B typical section shows no drainage for the roadway.
  - r. V.A.5 Type C typical section is designed as residential when it should be commercial.
  - s. V.A.5 Stations are inconsistent and shall not repeat.
  - t. V.A.5 Design details of the median are required.
  - u. V.A.8 Existing cross-sections at maximum 100 ft intervals showing roadway, ditch and lot grades are required.
  - v. V.B.2 Minimum culvert service life not noted.
  - w. V.B.8 All drainpipes under roadway joined in conformance with LaDOTD type 3 joints not noted.
  - x. V.B.15 The ditches in the typical sections show the width of the ditch bottom varies. The minimum width of the ditch bottom needs to be 2 ft.
  - y. V.C.18 The culverts need to be sized as though the entire subdivision was subsurfaced.
  - z. V.C.18 Sizes of future culverts shall be depicted on the plat.
  - aa. VII.A Since this development will result in disturbance of more than 5 acres, a LAR100000 permit and a NOI need to be submitted to LaDEQ. TPCG-ED should receive a copy prior to construction.
18. 24.7.6.3 Blocks are greater than 1500 ft in length.
19. 24.7.6.5 Design details on the sidewalks are required.
20. 24.7.6.5 Curb ramps are incorrectly located.
21. 24.7.6.5 Curb ramps should use truncated domes as the detectable warning surface.
22. 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. Gas Utility
  - c. Waterworks
  - d. Electric Utility
  - e. Pollution Control



**The New Isle - IDJC**  
**Review of Engineering Approval**  
JES Memo to CP dated 1/9/2020  
Page 3

23. 24.7.5.2 Approval from TPCG Utilities for street lights should be provided.
24. 24.7.6.4 Benchmarks not shown on plat. The benchmark shall be a brass or aluminum disk located in the street near the centerline of each road intersection and set flush with the road surface during construction.

This review does not imply that this subdivision submitted complies with all requirements of the Parish Codes and additional items may be added at a later time. Please feel free to contact me if you have any questions or comments.

JES/bbd

cc: Rebecca Davezac Howell, 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  
 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:

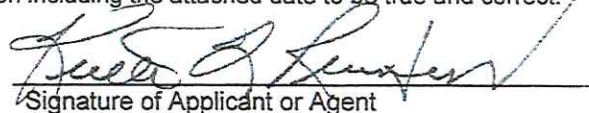
- Name of Subdivision: PLAT SHOWING TRACTS 1 THRU 6, MANDALAY OAKS SUBDIVISION  
MICHAEL X. ST. MARTIN 3495 BAYOU BLACK DR. HOUMA, LA
- Developer's Name & Address: 70360  
MICHAEL X. ST. MARTIN 3495 BAYOU BLACK DR. HOUMA, LA  
\*Owner's Name & Address: 70360  
[\* All owners must be listed, attach additional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

### SITE INFORMATION:

- Physical Address: 3495 BAYOU BLACK DR. HOUMA, LA 70360
- Location by Section, Township, Range: SECTIONS 63, 64, 65 & 104, T17S-R17E
- Purpose of Development: TO CREATE TRACTS TO SELL
- 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:  
DATE: 11/18/19 SCALE: 1"=100'
- Council District:  
7 Marmande / Bayou Black Fire
- Number of Lots: 6
- Filing Fees: \$ 316.46

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

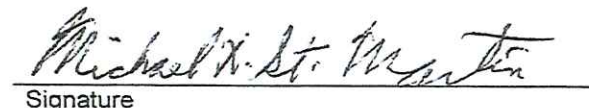
KENETH L. REMBERT  
Print Applicant or Agent

  
Signature of Applicant or Agent

11/27/19  
Date

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

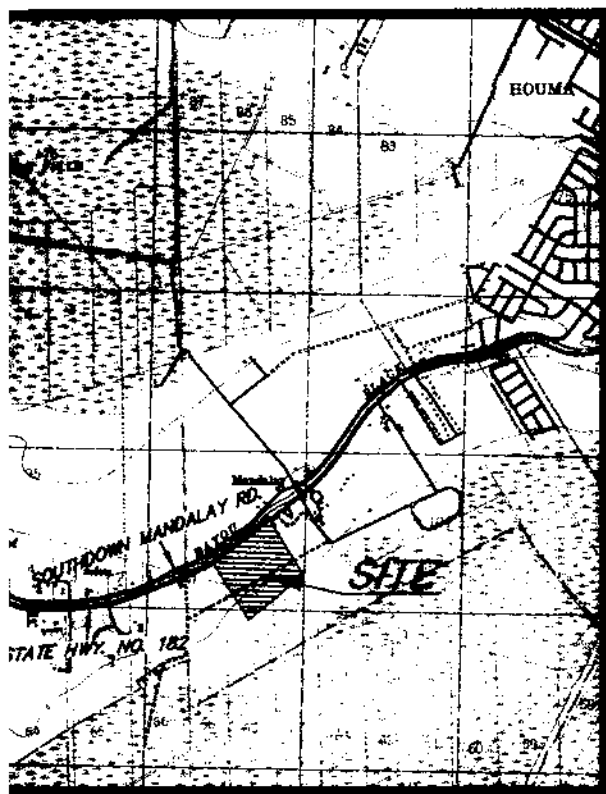
MICHAEL X. ST. MARTIN  
Print Name of Signature

  
Signature

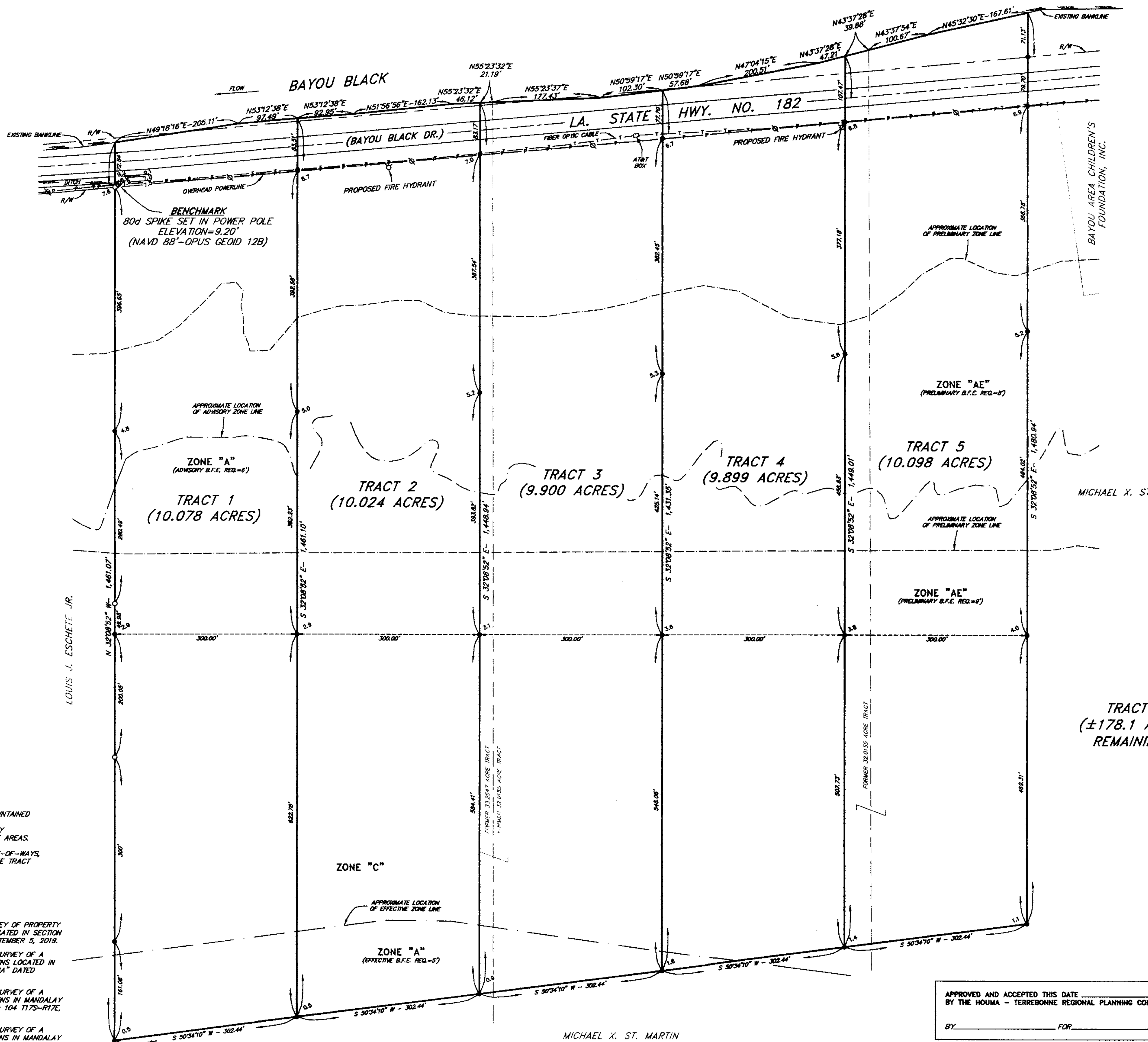
11/27/19  
Date

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  
 EXISTING POWER POLE WITH LIGHT  
 PROPOSED FIRE HYDRANT  
 INDICATES SPOT ELEVATION  
 (NAD 88-OPUS GEOD 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.

PROPERTY DRAINS TO A DITCH TO THE REAR WHICH IS MAINTAINED  
 IN THE PARISH TO A PUMP STATION TO THE SOUTHWEST.  
 SEWERAGE OF THESE TRACTS WILL PROVIDE AND PERPETUALLY  
 MAINTAIN DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THIS MAP 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  
 63, 64, 65 & 104, TERREBONNE PARISH, LOUISIANA" DATED SEPTEMBER 5, 2019.

PREPARED BY T. BAKER SMITH & SON, INC. ENTITLED "SURVEY OF A  
 ONE ACRE TRACT OF LAND BELONGING TO JAMES G. ROBBINS LOCATED IN  
 SECTIONS 63, 64 & 104, TERREBONNE PARISH, LOUISIANA" DATED  
 MARCH 9, 1987, REVISED MARCH 31, 1987.

PREPARED BY T. BAKER SMITH & SON, INC. ENTITLED "SURVEY OF A  
 ONE ACRE TRACT OF LAND BELONGING TO JAMES G. ROBBINS IN MANDALAY  
 OAKS SUBDIVISION, LOCATED IN SECTIONS 63, 64 & 104, TERREBONNE  
 PARISH, LOUISIANA" DATED SEPTEMBER 17, 1984.

PREPARED BY T. BAKER SMITH & SON, INC. ENTITLED "SURVEY OF A  
 ONE ACRE TRACT OF LAND BELONGING TO JAMES G. ROBBINS IN MANDALAY  
 OAKS SUBDIVISION, LOCATED IN SECTIONS 63, 64 & 104, TERREBONNE  
 PARISH, LOUISIANA" DATED OCTOBER 3, 1984.

BOUNDARIES SHOWN HEREON ARE BASED ON NAD 88, LOUISIANA COORDINATE  
 SYSTEM.

TRACTS 1, 2, 3, 4 & 5 ARE LOCATED IN ZONES "A" & "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT  
 COMMUNITY NO. 225206, PANEL NOS. 0430 & 0435, SUFFIX "C", AND DATED  
 APRIL 2, 1992. (ZONE "A" HAS A B.F.E. REQUIREMENT OF 5'). (FIRM INDEX DATE APRIL 2, 1992).  
 FIRM 23, 2006 ADVISORY PANEL NOS. LA-P101 & LA-Q101 PLACES A PORTION  
 OF THE TRACTS IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'.  
 FOR THE ABFE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR  
 FLOOD HAZARD INFORMATION, WHERE APPLICABLE. THE 2008 PRELIMINARY DFIRM  
 NO. 22109C, PANEL NO. 0245 SUFFIX "E" PLACES A PORTION OF THIS PROPERTY IN  
 ZONE "A" WITH B.F.E. REQUIREMENTS OF 8' & 9'. PLEASE CHECK WITH THE PARISH  
 MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

FIELD BOOK : 425 ADDRESS : BAYOU BLACK DR. CAD NAME : MICHAEL-ST-MARTIN-BAYOU-BLACK-5-TRACTS-AA\_19-159  
 PAGES : 12&78 SURVEY FILE : "M-ST-MAR" FOLDER : MIKE ST. MARTIN-HOMESITE CRD : ST-MARTIN-BAYOU-BLACK-SUBDIVISION

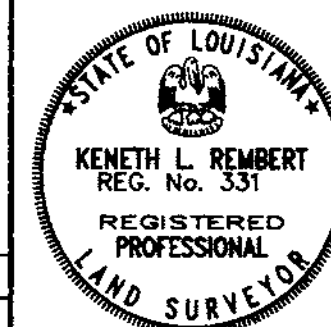
APPROVED AND ACCEPTED THIS DATE \_\_\_\_\_  
 BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION

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

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

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

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



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

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): Variance from the 25' frontage requirement in lieu of the

existing concrete driveway on the 35' Perpetual Servitude for Ingress & Egress

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

1. Name of Subdivision: Redivision of Tract A-3 belonging to Houma Lodging, Inc.
2. Developer's Name & Address: Kevin Patel c/o Houma Lodging, Inc. 117 Linda Ann Ave.  
\*Owner's Name & Address: Kevin Patel c/o Houma Lodging, Inc. 117 Linda Ann Ave.  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor, Inc.

### SITE INFORMATION:

4. Physical Address: 117 Linda Ann Ave.
5. Location by Section, Township, Range: Section 5, T16S-R116E / R17E
6. Purpose of Development: Creates 3 commercial 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: 19 December 2019 1"=100'
11. Council District: \_\_\_\_\_
12. Number of Lots: 3
13. Filing Fees: \_\_\_\_\_

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

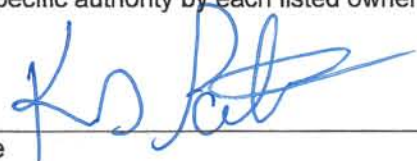
Alisa Champagne  
Print Applicant or Agent

  
Signature of Applicant or Agent

19 December 2019  
Date

The undersigned certifies: KP 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.

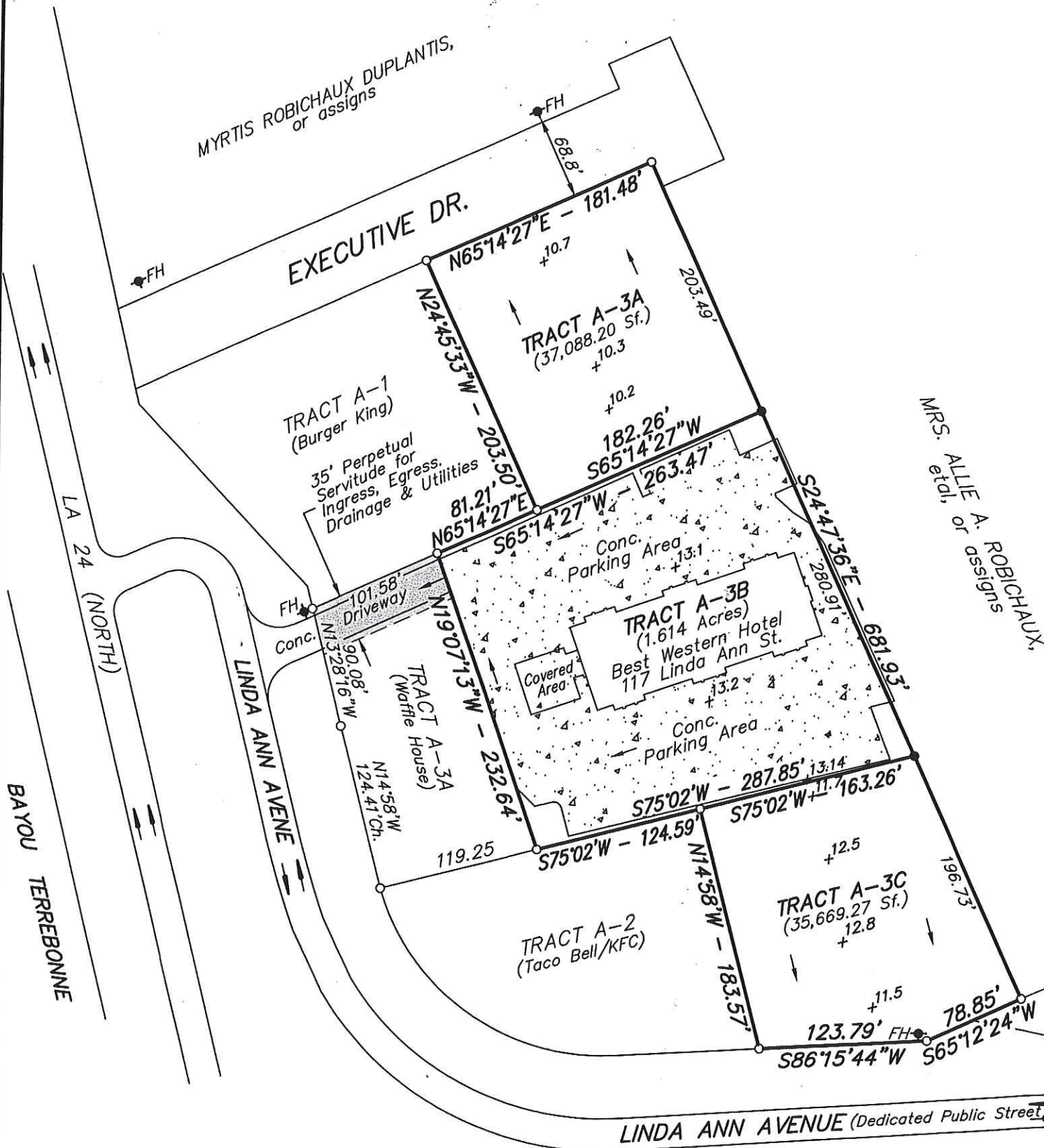
Kevin Patel c/o Houma Lodging, Inc.  
Print Name of Signature

  
Signature

12/20/19  
Date



NOTE: BEARINGS INDICATED HEREON ARE BASED ON THE REFERENCED SURVEY MAP(S).



**REFERENCE MAPS:**

"SURVEY OF TRACTS 1 THROUGH 8 OF PROPERTY OF MRS. ALLIE A ROBICHAUX, et al" prepared by Keneth L. Rembert dated April 6, 1977.

"MAP SHOWING THE REDIVISION OF PROPERTY BELONGING TO MYRTIS ROBICHAUX DUPLANTIS, or assigns," prepared by Charles L. McDonald, dated 1 June 1998.

**GENERAL NOTES:**

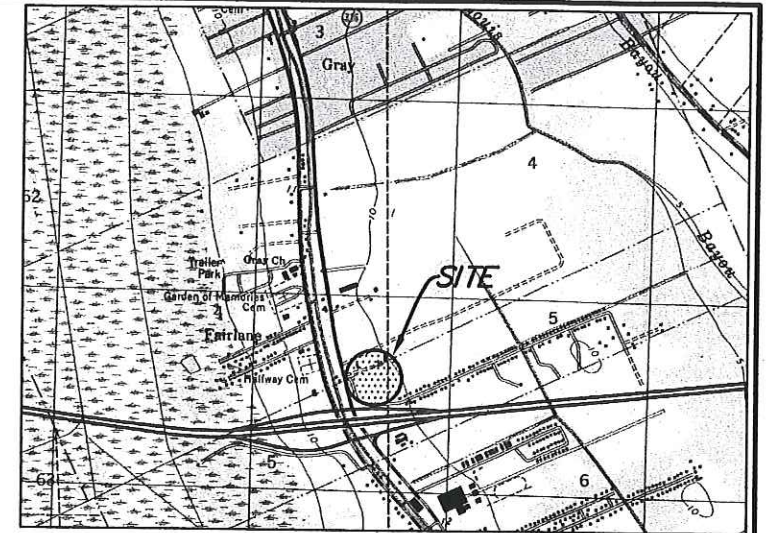
NOTE: This map does not purport to show all servitudes and/or right of ways which may affect this property.

NOTE: This property is within Zone "C" (an area of minimal flooding) as shown on the F.E.M.A. Flood Insurance Rate Map dated May 1, 1985. (Map No. 225206 0410 C)

**DRAINAGE/SEWERAGE NOTES:**

NOTE: The tracts shown hereon shall utilize the T.P.C.G. maintained roadside ditches located along the east side of Linda Ann Street and on the south side of Executive Drive for sewer discharge. All required drainage structures shall be maintained by the property owner.

Method of sewer disposal is a package plant.



VICINITY MAP

Proposed Land Use:  
**COMMERCIAL**

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

BY: \_\_\_\_\_ FOR \_\_\_\_\_ APPROVAL

**LEGEND**

- Indicates 1/2' Rod Fd.
- Indicates 1/2' Pipe Set
- 0.0± Indicates Natural Ground Elevation
- FH◆ Indicates Fire Hydrant

**MAP SHOWING THE REDIVISION OF TRACT A-3 BELONGING TO HOUMA LODGING, INC. LOCATED IN SEC. 5, T16S-R16E/R17E, TERREBONNE PARISH, LOUISIANA**

SCALE: 1" = 100'

19 DECEMBER 2019

**CHARLES L. McDONALD**

LAND SURVEYOR, INC.  
P.O. Box 1390 Gray, LA 70359  
Ph: (985)876-4412/Fax: (985)876-4806



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

APPROVED:

*Charles L. McDonald*

REG. P.L.S. No. 3402



# Houma-Iberrebonne 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):

*Requesting variance from the minimum lot size and 50'X50' box requirement. Lot 12A & 12B will be used for parking only.*

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

1. Name of Subdivision: Doris C. Prince Camp Sites

2. Developer's Name & Address: Management Properties, LLC P.O. Box 80622 Lafayette LA 70598

\*Owner's Name & Address: Kirby Plaisance, PO Box 80622, Lafayette, LA 70598

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

3. Name of Surveyor, Engineer, or Architect: Terral J. Martin, Jr., P.L.S.

#### SITE INFORMATION:

4. Physical Address: 7350 Breakwater Dr., Chauvin, LA 70344

5. Location by Section, Township, Range: Section 84, T20S-R18E

6. Purpose of Development: To convert Lot 12 into Lot 12A & 12B to be sold for Parking only..

7. Land Use:

Single-Family Residential

Multi-Family Residential

Commercial

Industrial

9. Drainage:

Curb & Gutter

Roadside Open Ditches

Rear Lot Open Ditches

Other

12. Number of Lots: 2

8. Sewerage Type:

Community

Individual Treatment

Package Plant

Other

10. Date and Scale of Map:

January 17, 2020 Scale 1"=20'

11. Council District:

9 Little Caillou Fire

13. Filing Fees: \$138.90

I, Terral J. Martin, Jr., certify this application including the attached data to be true and correct.

Terral J. Martin, Jr.

Print Applicant or Agent

Signature of Applicant or Agent

Date

1/29/20

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> or <sup>initial</sup> 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.

Kirby Plaisance

Print Name of Signature

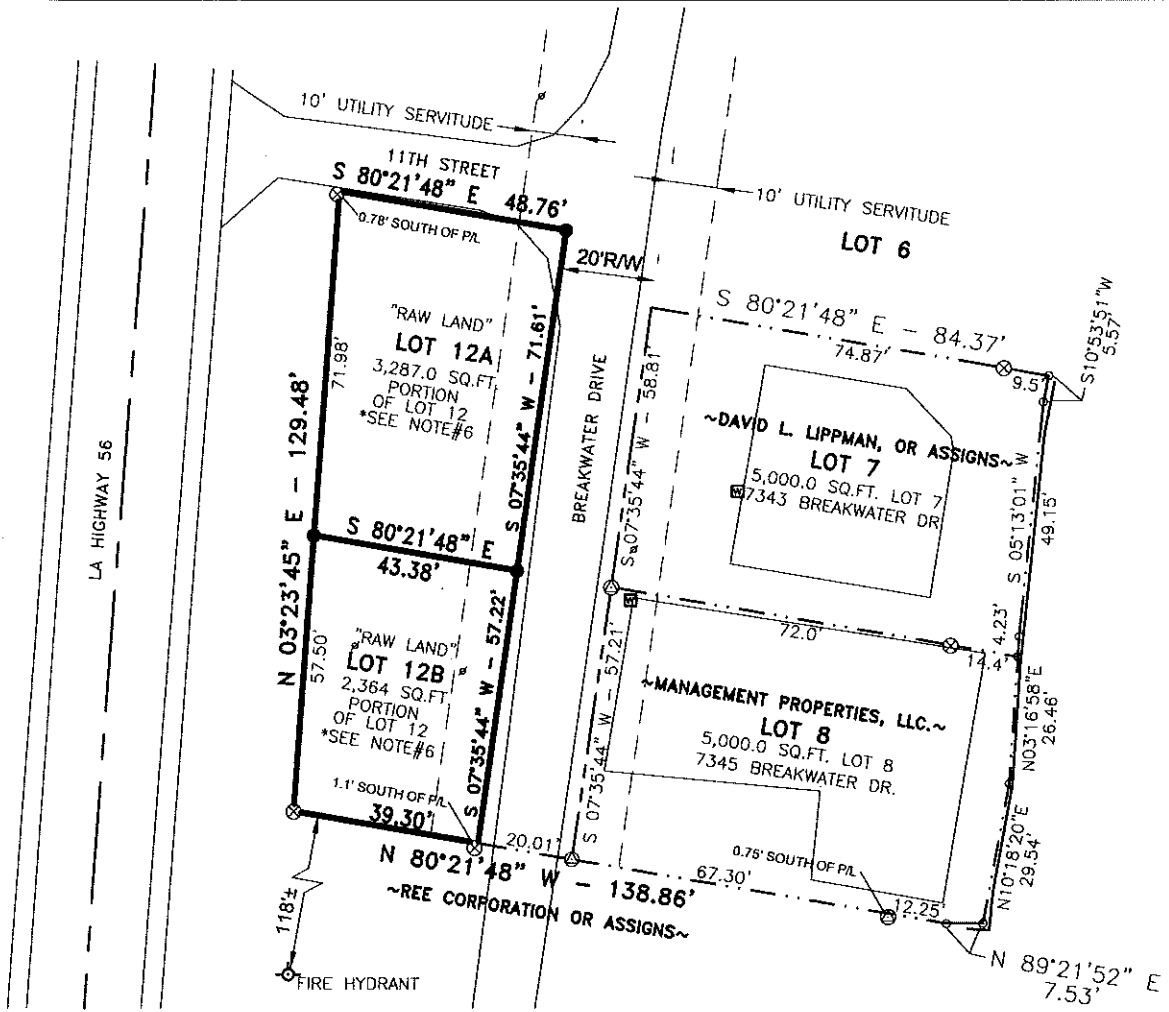
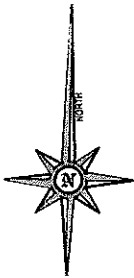
Signature

Date

PC20/ 2 - 1 - 6

**SURVEY SHOWING  
RAW LAND RE-DIVISION OF LOT 12  
INTO LOT 12A AND 12B  
DORIS C. PRINCE "CAMP SITES"**

LOCATED IN  
SECTION 84, T20S-R18E  
TERREBONNE PARISH, LOUISIANA  
DATE: JANUARY 17, 2020  
SCALE: 1"=20'



**CERTIFICATION:**

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

BY: CHRISTOPHER PULASKI, PLANNING DIRECTOR

BY: L.A. "BUDD" CLOUTIER, O.D., CHAIRMAN



*Terral J. Martin, Jr.*

TERRAL J. MARTIN, JR.  
PROFESSIONAL LAND SURVEYOR  
LA. LICENSE NO. 5030

**LEGEND:**

- - SET 3/4" IRON PIPE
- ⊗ - FOUND 1/4" IRON ROD
- ⊙ - FOUND 3/4" IRON PIPE
- - CORNER NOT SET (FALLS ON WATER'S EDGE)

**GENERAL NOTES:**

1. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE FOLLOWING PLAT:
  - A. "CAMP SITES" SURVEY OF LOTS 1 THRU 15 REDIVISION OF PROPERTY BELONGING TO DORIS C. PRINCE IN SECTION 84, T20S-R18E, TERREBONNE PARISH, LOUISIANA. PREPARED BY KENETH L. REMBERT, SURVEYOR AND DATED JANUARY 6, 1992, REVISED FEBRUARY 10, 1992.
2. THIS SURVEY IS IN ACCORDANCE WITH "CLASS C" SURVEY CLASSIFICATION REQUIREMENTS OF THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS. THE PLAT AND FIELD SURVEY WERE PREPARED AND PERFORMED UNDER MY SUPERVISION. THEREFORE, THE MEASUREMENTS AND OTHER DATA INDICATED ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
3. THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, AND/OR RIGHTS-OF-WAY WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.
4. THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
5. THESE LOTS ARE LOCATED WITHIN FEMA FLOOD ZONE V21 (BASE FLOOD ELEVATION +14.00' NGVD29). (RITA ADVISORY BASE FLOOD ELEVATION FLOOD ZONE VE15 +15.00' NGVD29)
6. THE RE-SUBDIVISION OF LOT 12 INTO LOT 12A & 12B CAN ONLY BE USED FOR PARKING. NO STRUCTURE TO BE BUILT ON THESE NEW LOTS.

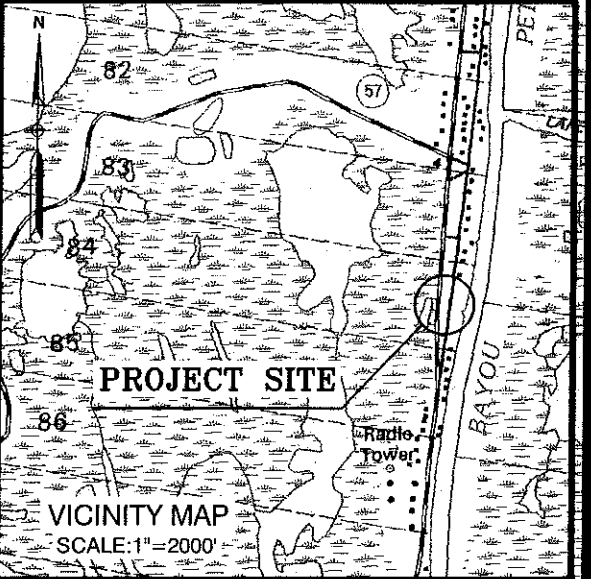
Prepared By:



**PROVIDENCE**  
Providence Engineering and Design, LLC

Baton Rouge (225) 766-7400      991 Grand Calliou Road Houma, LA 70363 (985) 876-6380      Kenner (504) 454-1710

[www.providenceeng.com](http://www.providenceeng.com)  
Engineers • Architects • Surveyors





# 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: SUGAR POINTE COMMERCIAL PARK
- Developer's Name & Address: Sugar Lake, LLC, 521 South Hollywood Road Houma LA 70360  
\*Owner's Name & Address: Rodney Burns, 521 South Hollywood Road, Houma, LA 70360  
[\* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Terral J. Martin, Jr., P.L.S.

### SITE INFORMATION:

- Physical Address: 1520 Valhi Blvd, Houma LA 70360
- Location by Section, Township, Range: Section 85 & 86, T17S-R17E
- Purpose of Development: To covert two commercial lots into six residential lots.
- Land Use:  
 Single-Family Residential  
 Multi-Family Residential  
 Commercial  
 Industrial
- Sewerage Type:  
 Community  
 Individual Treatment  
 Package Plant  
 Other
- Drainage:  
 Curb & Gutter  
 Roadside Open Ditches  
 Rear Lot Open Ditches  
 Other
- Date and Scale of Map: Rev. January 13, 2020 Scale 1"=40'
- Council District: 6 / Bayou Cane Fire
- Number of Lots: 6
- Filing Fees: \$145.85

I, Terral J. Martin, Jr., certify this application including the attached date to be true and correct.

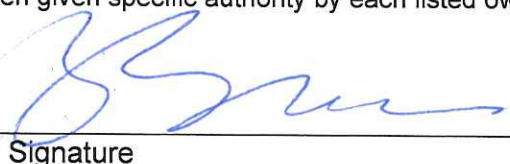
Terral J. Martin, Jr.  
Print Applicant or Agent

  
Signature of Applicant or Agent

1/30/20  
Date

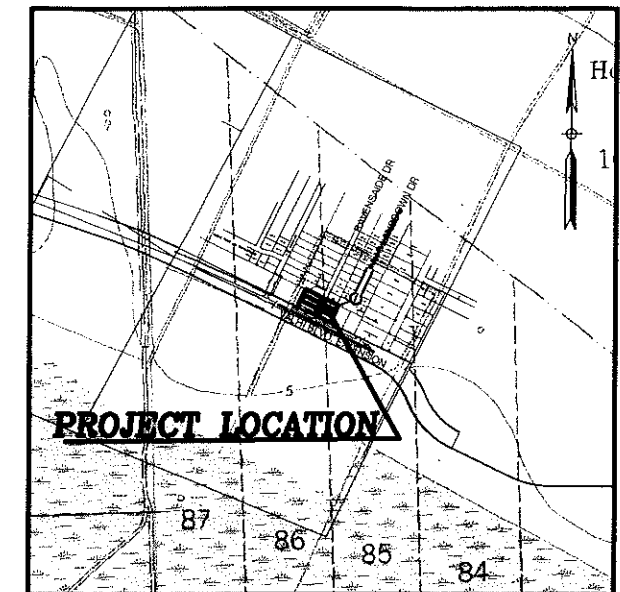
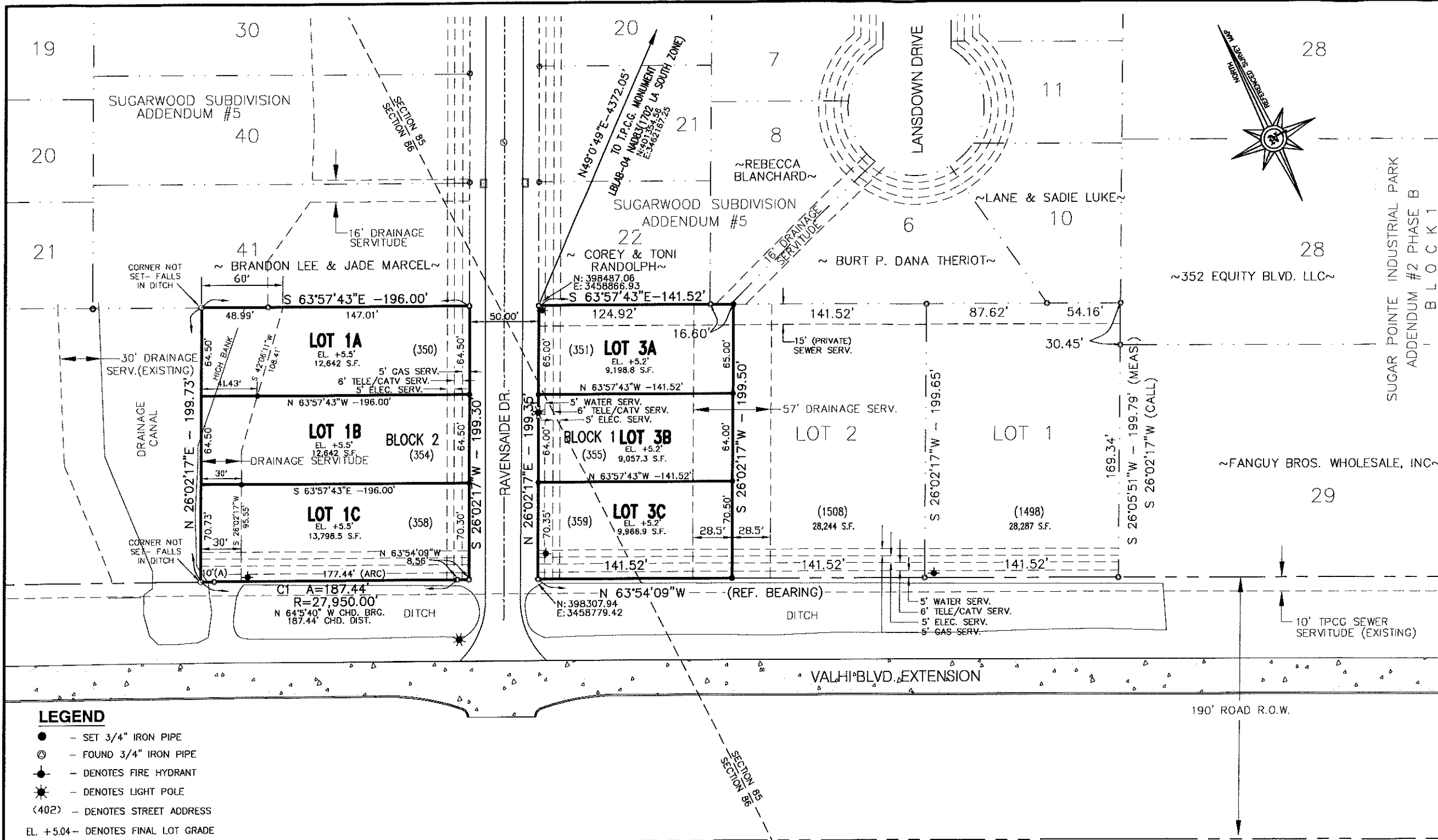
The undersigned certifies:  1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application,  <sup>initial</sup> RB 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within 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.

Rodney L. Burns  
Print Name of Signature

  
Signature

1-30-2020  
Date

PC20/ 2 - 2 - 7



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

- GENERAL NOTES:**
- BEARINGS AND DISTANCES ARE REFERENCE TO THE PLAT ENTITLED: "FINAL SUGAR POINTE COMMERCIAL PARK ON PROPERTY BELONGING TO SUGAR LAKE, LLC, PREPARED BY PROVIDENCE/GSE ASSOCIATES, LLC AND DATED MARCH 12, 2014."
  - THIS SURVEY IS IN ACCORDANCE WITH "CLASS C" SURVEY CLASSIFICATION REQUIREMENTS OF THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS. THE PLAT AND FIELD SURVEY WERE PREPARED AND PERFORMED UNDER MY SUPERVISION AND THEREFORE THE MEASUREMENTS AND OTHER DATA INDICATED ARE CORRECT TO THE BEST OF MY KNOWLEDGE. CLASS C SURVEY INCLUDES, BUT IS NOT LIMITED TO, SURVEYS OF RESIDENTIAL AREAS WHICH CANNOT BE CLASSIFIED AS CLASS A OR CLASS B SURVEYS.
  - THE PROPERTY IS LOCATED IN ZONE "C" AS DESIGNATED ON F.E.M.A. F.I.R.M. PANEL #225206 0440 C, DATED MAY 01, 1985. ZONE "C" HAS NO FIRST FLOOR ELEVATION REQUIREMENT. PORTIONS OF THE PROPERTY ARE LOCATED IN ZONE "A" AS DESIGNATED ON HURRICANE RITA SURGE INUNDATION AND ADVISORY FLOOD ELEVATION MAP NUMBER LA-R101, DATED FEBRUARY 23, 2006. ZONE "A" ADVISORY BASE FLOOD ELEVATION: +6.0'
  - THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVICEDS, EASEMENTS, AND/OR RIGHTS-OF-WAY WHICH MAY AFFECT SAID TRACTS EXCEPT AS OTHERWISE SHOWN HEREON.
  - THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
  - REFERENCE VERTICAL DATUM T.P.C.G. LBLAB 04 +7.4' NAVD88 (GEOID 09)  
N: 401354.56 E: 3462167.25
  - LAND USE TO BE RESIDENTIAL.
  - NO STRUCTURE, FILL, OR OBSTRUCTIONS SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLANE.

- LEGEND**
- - SET 3/4" IRON PIPE
  - ⊙ - FOUND 3/4" IRON PIPE
  - ⊙ - DENOTES FIRE HYDRANT
  - ⊙ - DENOTES LIGHT POLE
  - <402> - DENOTES STREET ADDRESS
  - EL. +5.04 - DENOTES FINAL LOT GRADE

**CERTIFICATION:**  
APPROVED AND ACCEPTED THIS DATE \_\_\_\_\_  
BY THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION  
  
BY \_\_\_\_\_  
FINAL APPROVAL - PROCESS "D"

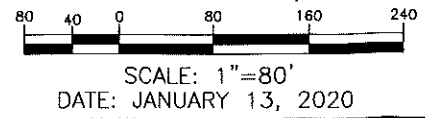
**RE-SUBDIVISION OF  
LOT 3, BLOCK 1, AND LOT 1, BLOCK 2 OF  
SUGAR POINTE COMMERCIAL PARK  
ON PROPERTY BELONGING TO  
SUGAR LAKE, LLC**  
LOCATED IN SECTIONS 85 & 86, T17S-R17E  
TERREBONNE PARISH, LOUISIANA

Prepared By:

**PROVIDENCE**  
Providence Engineering and Design, LLC  
991 Grand Caillou Road  
Baton Rouge, LA 70816  
(225) 766-7400  
Houma, LA 70363  
(985) 876-6380  
Kenner  
(504) 454-1710  
[www.providenceeng.com](http://www.providenceeng.com)  
Engineers • Architects • Surveyors



*Terral J. Martin, Jr.*  
**TERRAL J. MARTIN, JR.**  
PROFESSIONAL LAND SURVEYOR  
LA. LICENSE NO. 5030





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):

*AKR*

~~PROPERTY CURRENTLY HAS BUILDINGS IN USE. REQUEST NO DRAINAGE STUDY AT THIS TIME.~~

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

1. Name of Subdivision: TRACTS "A-1" THRU "A-4", PROPERTY OF SUGAR MOWL MOTEL, INC.
2. Developer's Name & Address: SUGAR BOWL MOTEL, INC., P.O.BPX 1369, 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: 8045, 8053 & 8059 PARK AVENUE, HOUMA, LA
5. Location by Section, Township, Range: SECTION 7, T17S-R17E
6. Purpose of Development: RECONFIGURE PROPERTY LINES.
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: 1/27/20 SCALE: 1"=30'
11. Council District: \_\_\_\_\_
12. Number of Lots: 4
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

*Keneth Rembert*  
Signature of Applicant or Agent

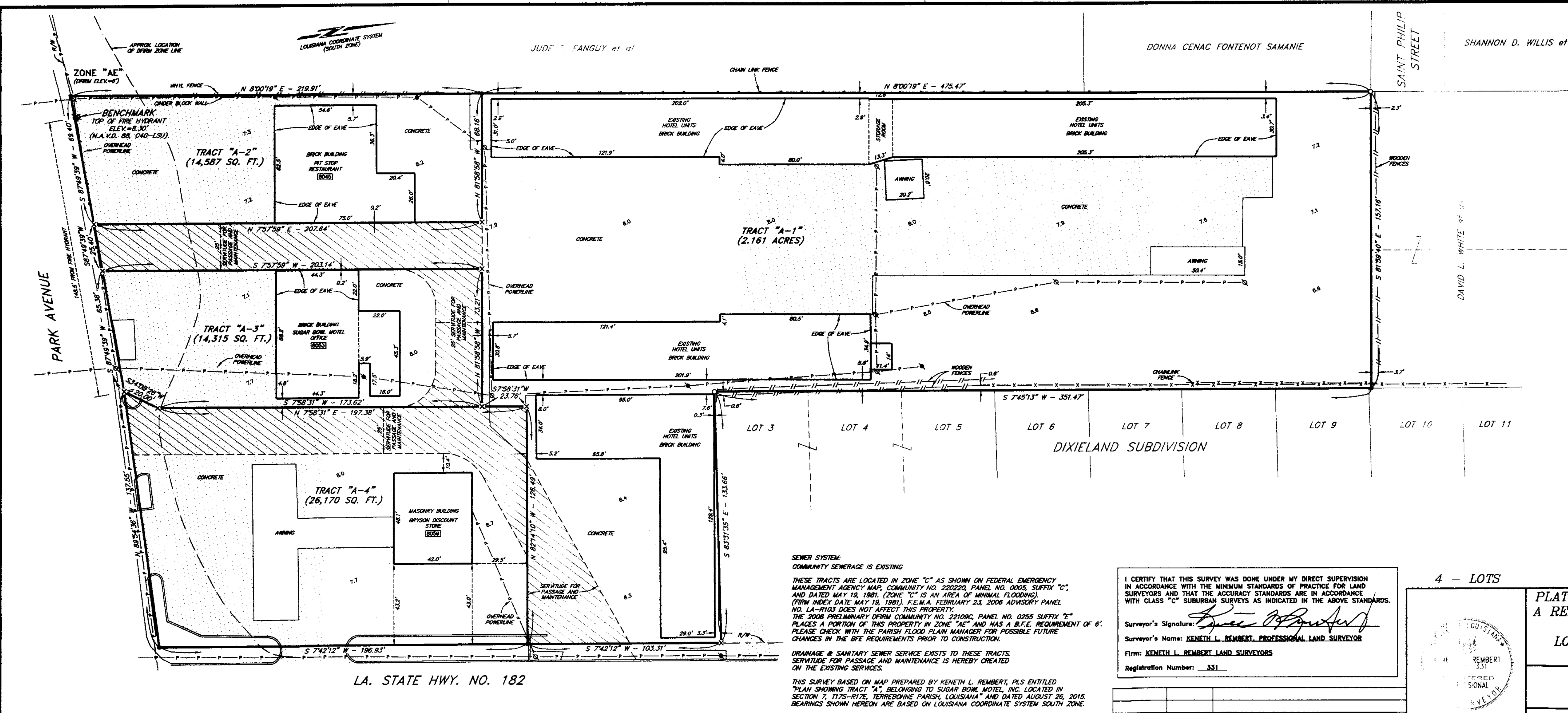
2/03/20  
Date

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

SUGAR BOWL MOTEL, INC BY JOSEPH M. GAIDRY, JR.  
Print Name of Signature

*J.M. Gaidry, Jr.*  
Signature

2/03/20  
Date



- "VICINITY MAP"**
- LEGEND:
- X CHISELED "X" SET IN CONCRETE INDICATES 5/8" IRON ROD SET
  - INDICATES 5/8" IRON ROD FOUND
  - INDICATES GRATE BAR
  - EXISTING POWER POLE
  - EXISTING FIRE HYDRANT
  - INDICATES SPOT ELEVATION (BASED ON NAVD '88, 2006)
  - ⊕ INDICATES BRASS DISK SET AT ELEV. 2.68' NAVD '88
  - 8055 INDICATES MUNICIPAL ADDRESS
  - ▨ INDICATES SERVITUDES FOR PASSAGE AND MAINTENANCE FOR ALL TRACTS
  - ▨ INDICATES CONCRETE
  - INDICATES DRAINAGE FLOW

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

**SEWER SYSTEM:**  
 COMMUNITY SEWERAGE IS EXISTING

THESE TRACTS ARE LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C", AND DATED MAY 19, 1981. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). (TIRM INDEX DATE: MAY 19, 1981). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-1103 DOES NOT AFFECT THIS PROPERTY.

THE 2008 PRELIMINARY DFIRM COMMUNITY NO. 22109C, PANEL NO. 0255 SUFFIX "E" PLACES A PORTION OF THIS PROPERTY IN ZONE "AE" AND HAS A B.F.E. REQUIREMENT OF 6'. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

**DRAINAGE & SANITARY SEWER SERVICE EXISTS TO THESE TRACTS. SERVITUDE FOR PASSAGE AND MAINTENANCE IS HEREBY CREATED ON THE EXISTING SERVICES.**

THIS SURVEY BASED ON MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "PLAN SHOWING TRACT "A" BELONGING TO SUGAR BOWL HOTEL, INC. LOCATED IN SECTION 7, T17S - R17E, TERREBONNE PARISH, LOUISIANA" AND DATED AUGUST 26, 2015. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM SOUTH ZONE.

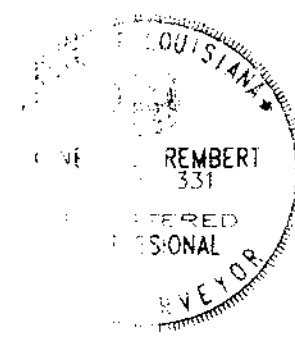
THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.

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

4 - LOTS



**"MINOR SUBDIVISION"**

PLAT SHOWING TRACTS "A-1" THRU "A-4",  
 A REDIVISION OF TRACT "A" BELONGING TO  
 SUGAR BOWL HOTEL, INC.  
 LOCATED IN SECTION 7, T17S - R17E  
 TERREBONNE PARISH, LOUISIANA

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

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

DRAWN: B.M.  
 CHK'D: K.L.R.  
 SCALE: 1" = 30'  
 DATE: 27 JAN 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. <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):

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

- Name of Subdivision: LOTS A & B, PROPERTY OF CARROLL PIERRE NAQUIN
- Developer's Name & Address: CARROLL P. NAQUIN, 4035 COUNTRY DR., BOURG, LA 70343  
CARROLL & LORETTA NAQUIN, 4035 COUNTRY DR., BOURG, LA 70343  
\*Owner's Name & Address: LA 70343  
[\* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

- Physical Address: 4560 COUNTRY DR., BOURG, LA
- Location by Section, Township, Range: SECTION 2, T18S-R18E AND SECTION 12, T17S-R18E
- Purpose of Development: CREATE LOT B FOR DAUGHTER'S HOME.
- Land Use:

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

<input type="checkbox"/> Curb & Gutter	10. Date and Scale of Map:
<input checked="" type="checkbox"/> Roadside Open Ditches	<u>1/15/20 scale 1"=100'</u>
<input checked="" type="checkbox"/> Rear Lot Open Ditches	11. Council District:
<input type="checkbox"/> Other	<u>9 Bourg Fire</u>
- Number of Lots: 2
- Filing Fees: \$421.00


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

KENETH L. REMBERT

Print Applicant or Agent

1/30/20

Date

  
Signature of Applicant or Agent

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

CARROLL P. NAQUIN

Print Name of Signature

2/1/20

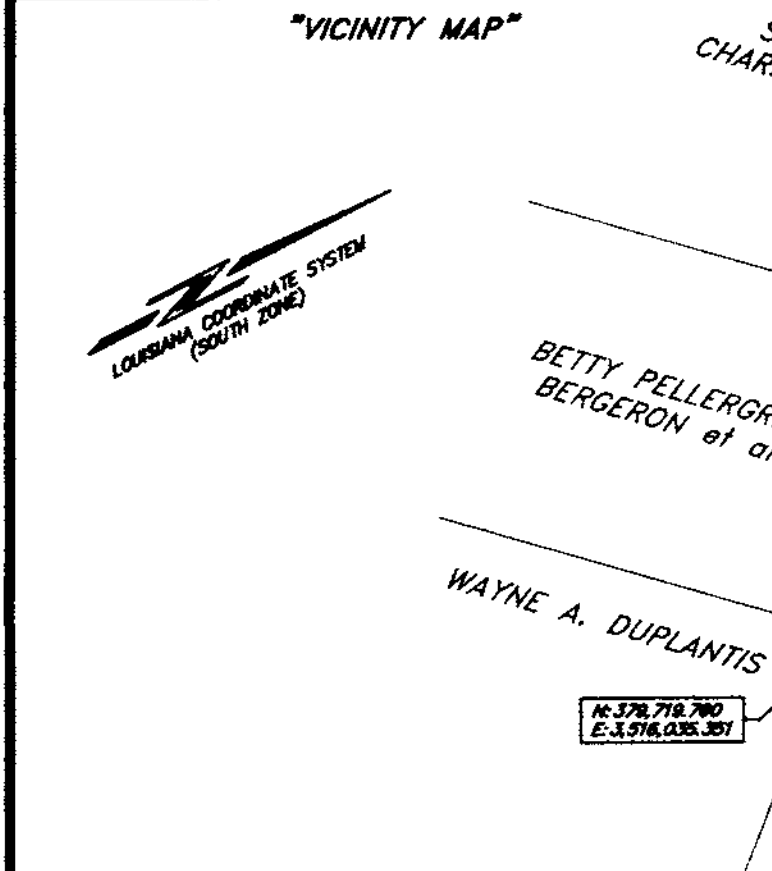
Date

  
Signature

PC20/ 2 - 4 - 9



"VICINITY MAP"

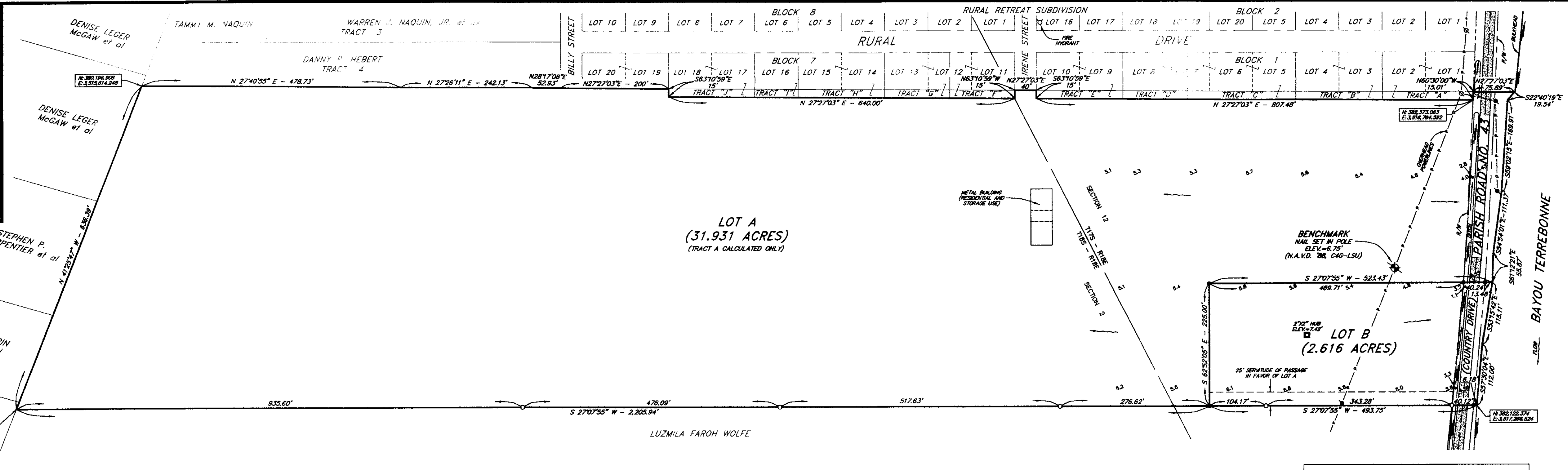


NOTE:  
THIS PROPERTY DRAINS TO HIGHWAY WHICH IS MAINTAINED BY THE PARISH OF TERREBONNE TO BAYOU TERREBONNE AND TO THE SWAMP IN THE REAR WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THESE TRACTS ARE LOCATED IN ZONE "A5" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0120, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A5" HAS A BASE FLOOD REQUIREMENT OF 6'). (FIRM INDEX DATE APRIL 2, 1992). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANELS NOS. LA-P106 & P107 PLACES THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD REQUIREMENT OF 7'. THE 2008 PRELIMINARY DFIRM COMMUNITY NO. 22109G, PANEL NO. 0300 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "AE" AND HAS A B.F.E. REQUIREMENT OF 11'. PLEASE CHECK WITH THE PARISH FLOOD PLAN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

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

JOB NO. : 008 FIELD BOOK : 442 ADDRESS : 4035 COUNTRY DR CAD NAME : CARROLL-NAQUIN-4035-COUNTRY-DR-PC-20-008  
DRAWN BY : BM PAGES : 72-74 SURVEY FILE : "PDEN-R83" FOLDER : PETER WOLFE CRD : CARROLL NAQUIN-2ACRE TRACT-BOURG



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

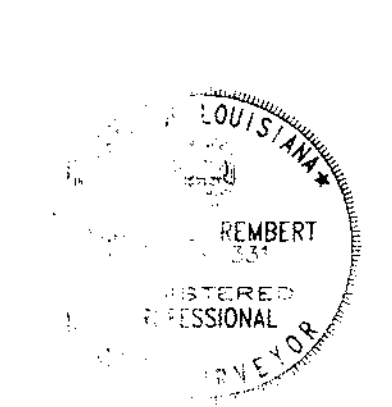
I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" SUBURBAN SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

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

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

DATE	BY	DESCRIPTION
04 FEB 20	BM	TO SHOW METAL BUILDING ON LOT A

2 - LOTS



"MINOR SUBDIVISION"

PLAT SHOWING LOTS A & B,  
A REDIVISION OF PROPERTY BELONGING TO  
CARROLL PIERRE NAQUIN et ux  
LOCATED IN SECTION 2, T18S-R18E &  
IN SECTION 12, T17S-R18E,  
TERREBONNE PARISH, LOUISIANA

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

DRAWN: B.M.  
CHK'D.: K.L.R.  
SCALE: 1" = 100'  
DATE: 15 JAN 20