

Houma-Terrebonne Regional Planning Commission

L. A. "Budd" Cloutier, O.D.....	Chairman
Jeremy Kelley	Vice-Chairman
Angi Falgout.....	Secretary/Treasurer
Joseph Cehan, Jr.....	Member
Kyle Faulk.....	Member
Gloria Foret.....	Member
Keith Kurtz.....	Member
Phillip Livas.....	Member
Wayne Thibodeaux.....	Member

FEBRUARY 21, 2019, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A

I. CONVENE AS THE ZONING AND LAND USE COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. APPROVAL OF MINUTES:**
 - 1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of January 17, 2019
- E. COMMUNICATIONS**
- F. NEW BUSINESS:**
 - 1. Parking Plan:
Creation of 39 new parking spaces and 38 existing parking spaces; 5366 Highway 311; Matthew Rodrigue, P.E., applicant (*Council District 6 / City of Houma Fire*)
 - 2. Planning Approval:
Establish a church in a C-2 (General Commercial) zoning district; 500 Corporate Drive, Suite J; Victorious Life Family Worship Center, applicant (*Council District 2 / Bayou Cane Fire*)
- G. STAFF REPORT**
- H. COMMISSION COMMENTS:**
 - 1. Planning Commissioners' Comments
 - 2. Chairman's Comments
- I. PUBLIC COMMENTS**
- J. ADJOURN**

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. ACCEPTANCE OF MINUTES:**
 - 1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of January 17, 2019
- E. APPROVE EMITTENCE OF PAYMENT FOR THE FEBRUARY 21, 2019 INVOICES AND TREASURER'S REPORT OF JANUARY 2019**
 - 1. Discussion and possible action regarding the acceptance of the Louisiana Compliance Questionnaire for the 2018 Audit
- F. COMMUNICATIONS**

G. APPLICATIONS:

1. a) Subdivision: Tracts "2-A" & "2-B", A Division of Tract 2 being a portion of Tract 21 of the Division of Waubun, St. George, and Isle of Cuba Plantations
Approval Requested: Process D, Minor Subdivision
Location: 135 St. George Road, Schriever, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Darrell & Lois Solet
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Redivision of Property belonging to Hunter D. Parra, et ux into Tracts 1 & 2
Approval Requested: Process D, Minor Subdivision
Location: 2635 Bayou Blue Road, Terrebonne Parish, LA
Government Districts: Council District 4 / Bayou Blue Fire District
Developer: Hunter D. Parra
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Evergreen Plantation/Isle de Jean Charles
Approval Requested: Process C, Major Subdivision- Master Proposal
Location: 2170 West Main Street, Terrebonne Parish, LA
Government Districts: Council Districts 2 & 4 / Schriever Fire District
Developer: Louisiana Land Trust
Surveyor: CSRS, Inc.

b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: Evergreen Plantation/Isle de Jean Charles
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: 2170 West Main Street, Terrebonne Parish, LA
Government Districts: Council Districts 2 & 4 / Schriever Fire District
Developer: Louisiana Land Trust
Surveyor: CSRS, Inc.

b) Public Hearing
c) Consider Approval of Said Application
5. a) Subdivision: Redivision of Lots 4 & 5, Block 1, Phase 1 of Ashland North Subdivision
Approval Requested: Process D, Minor Subdivision
Location: 343 Mozart Drive, Terrebonne Parish, LA
Government Districts: Council District 1 / Grand Caillou Fire District
Developer: Filemon & Hortencia S. Saldana
Surveyor: Charles L. McDonald Land Surveyor, Inc.

b) Public Hearing
c) Consider Approval of Said Application
6. a) Subdivision: Tract B-2 into Tract B-2A and Tract B-2B, Randy Robichaux
Approval Requested: Process D, Minor Subdivision
Location: 4090 West Main Street, Terrebonne Parish, LA
Government Districts: Council District 4 / Bayou Cane Fire District
Developer: Randy Robichaux
Surveyor: Bayou Country Surveying, LLC

b) Public Hearing
c) Consider Approval of Said Application
7. a) Subdivision: Bergeron's Mobile Estates
Approval Requested: Process B, Mobile Home Park-Engineering
Location: 5607 & 5609 West Main Street, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Stacey Bergeron Eschete
Engineer: Milford & Associates, Inc.

b) Consider Approval of Said Application

H. STAFF REPORT

I. ADMINISTRATIVE APPROVAL(S):

1. Revised Tracts C-1-E11 & C-1-E12, A Redivision of Tracts C-1-E11 & C-1-E12, 3040 Commercial Park Subdivision, Property belonging to Matherne Realty Partnership, Sections 5 & 33, T17S-R17E, Terrebonne Parish, LA
2. Lot Line Shift between properties belonging to Terry & Darlene Naquin and Neil's Rental Company, LLC, Section 9, T18S-R19E, Terrebonne Parish, LA (123 135 Old Oak Drive)
3. Revised Lot 3, Block 4, A Redivision of Lots 3 & 4 to Josephine Subdivision, Section 105, T17S-R17E, Terrebonne Parish, LA
4. Revised Lot 6, A Redivision of Lots 5 & 6 of Block 2 of Aragon Estates East Subdivision, Section 8, T18S-R19E, Terrebonne Parish, LA
5. Survey of Lot 1 belonging to Maria Immacolata Roman Catholic Church & Lots 2, 10A, & B1 belonging to Joseph J. & Marjorie Crispino, Sections 5 & 6, T17S-R17E, Terrebonne Parish, LA

J. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee
 - a) Discussion and possible action with regard to engineering deadline and filing fees for major and minor mobile home parks and call for a Public Hearing on Thursday, March 21, 2019 at 6:00 p.m.

K. COMMISSION COMMENTS:

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

L. PUBLIC COMMENTS

M. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
MEETING OF JANUARY 17, 2019

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., Chairman, called to order the regular meeting of January 17, 2019 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:16 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Kyle Faulk.
- B. Upon Roll Call, present were: Mr. Joseph “Joey” Cehan; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mrs. Angi Falgout, Secretary/Treasurer; Mr. Kyle Faulk; Mrs. Gloria Foret; Mr. Jeremy Kelley; and Mr. Phillip Livas. Absent at the time of Roll Call was: Mr. Keith Kurtz and Mr. Wayne Thibodeaux. 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.
1. Mr. Faulk indicated he would recuse himself from Item H.5 and Mr. Kelley indicated he would recuse himself from Item H.3.
- D. **ACCEPTANCE OF MINUTES:**
1. Mrs. Falgout moved, seconded by Mr. Kelley: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of December 20, 2018.”
- The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mr. Faulk, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mrs. Falgout moved, seconded by Mr. Thibodeaux: “THAT the HTRPC emit payment for the January 17, 2019 invoices and approve the Treasurer’s Report of December 2018.”
- The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mr. Faulk, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATIONS:** None.
- G. **OLD BUSINESS:**
- Mr. Kelley moved, seconded by Mrs. Falgout: “That the Old Business be removed from the table and considered at this time.”
- The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mr. Faulk, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. The Chairman called to order the application for the Subdivision of Property belonging to L-M Limited Partnership near LA Hwy. 182 and LA Hwy. 662 (Tracts 5A, 5B, 5C, 5D, 5E, 6A & 6B).
- a) No one was present to represent the application.
- b) Mrs. Falgout moved, seconded by Mr. Faulk: “THAT the HTRPC deny the application for Process D, Minor Subdivision, for Subdivision of Property belonging to L-M Limited Partnership near LA Hwy. 182 and LA Hwy. 662 (Tracts 5A, 5B, 5C, 5D, 5E, 6A & 6B) due to failure to provide the required fire hydrants.”
- c) Discussion was held with regard to there being no contact from the Surveyor or Developer since the previous meeting in December and this matter being tabled since July or August.

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

2. The Chairman called to order the application by Stacey Bergeron Eschete requesting conceptual and preliminary approval for Process B, Mobile Home Park, for Bergeron's Mobile Estates.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He indicated he had a few things to iron out with the variances from the last meeting [See *ATTACHMENT A*].
- b) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with the variances granted.
- c) Mr. Thibodeaux moved, seconded by Mr. Cehan: "THAT the HTRPC grant approval of the application for Process B, Mobile Home Park, for Bergeron's Mobile Estates along with all variances requested [See *ATTACHMENT A*]."
- d) Discussion was held with regard to the number of variances being requested along with the closeness of the mobile homes to the highway when there was already an automobile that crashed into the existing structure.
- e) Mr. Kelley offered a substitute motion: "THAT the HTRPC deny the application for Process B, Mobile Home Park, for Bergeron's Mobile Estates based on not wanting to grant all four variances being requested." *Motion failed due to the lack of a second.*
- f) Discussion was held with regard to the accident destroying a home to no fault of the homeowner, the close proximity of the homes to the highway, and safety.

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

H. APPLICATIONS:

1. The Chairman called to order the Public Hearing for an application by Terre South Investments, Inc. requesting approval for Process D, Minor Subdivision, for Lots 1A and 1B, A Redivision of Revised Lot 1, Block 5, Phase 4C of Capital Commercial Development.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) No one 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, Mr. Faulk, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval.
- e) Discussion was held with regard to light industrial being next to residential.
- f) Mr. Kelley moved, seconded by Mr. Faulk: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots 1A and 1B, A Redivision of Revised Lot 1, Block 5, Phase 4C of Capital Commercial Development."

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

2. The Chairman called to order the Public Hearing for an application by Agnes E. Lyons requesting approval for Process D, Minor Subdivision, for Lots 1 thru 4, A Redivision of Property belonging to Agnes E. Lyons.
 - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He indicated the fire hydrant was installed, they had presented a revised plat due to the barn location, and there was an issued with the Board of Health.
 - b) No one was present to speak on the matter.
 - c) Mrs. Falgout moved, seconded by Mr. Livas: "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, Mr. Faulk, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval provided upon an approval letter from the Board of Health.
 - e) Mr. Kurtz moved, seconded by Mr. Kelley: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots 1 thru 4, A Redivision of Property belonging to Agnes E. Lyons conditioned upon the submittal of an approval letter from Board of Health."

The Chairman called for a vote on the motion offered by Mr. Kurtz. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mr. Faulk, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
3. The Chairman called to order the Public Hearing for an application by Benoit Premium Threading, LLC requesting approval for Process D, Minor Subdivision, for Tracts 1 & 2 belonging to Benoit Premium Threading, LLC.
 - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He indicated a letter of availability hasn't been received from the gas company.
 - b) No one 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, Mr. Faulk, Mrs. Foret, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier & Mr. Kelley; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval provided upon an availability letter from the gas company or a note on the plat indicating gas isn't available.
 - e) Mr. Kurtz moved, seconded by Mr. Thibodeaux: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts 1 & 2 belonging to Benoit Premium Threading, LLC conditioned upon individual sewerage systems have no offsite discharge as per the Board of Health and the submittal of an availability letter from the gas company or a note be placed on the plat indicating gas isn't available."

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

4. The Chairman called to order the Public Hearing for an application by Acadia Agricultural Holdings Co., LLC requesting approval for Process A, Raw Land Division, for the Eastern Batture of Bayou Terrebonne on Evergreen Plantation into Tracts G, H, & I.
 - a) Mr. Matt Ledet, T. Baker Smith, LLC, discussed the location and division of property.
 - b) No one 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, Mr. Faulk, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - d) Discussion was held with regard to the proposed plans for the property. Mr. Ledet indicated was the division was to sell off the property.
 - e) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval.
 - f) Mr. Kelley moved, seconded by Mrs. Falgout: "THAT the HTRPC grant approval of the application for Process A, Raw Land Division, for the Eastern Batture of Bayou Terrebonne on Evergreen Plantation into Tracts G, H, & I."
 - g) The Chairman recognized Mr. Jacob Giardina, Developer, who indicated his plans for the property were only to donate to the Louisiana Land Trust.

The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mr. Faulk, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. The Chairman called to order the Public Hearing for an application by Jacob Kearns requesting approval for Process A, Re-Subdivision, for the Resubdivision of Property to create Lots 19, 20, & 21 within Block 4 of Mulberry Estates, Phase "A".
 - a) Mr. Benson LeBoeuf, Leonard Chauvin P.E., P.L.S., Inc., discussed the location and division of property. He stated the three lots were made into two administratively and were now trying to revert it back to the original three lots.
 - b) No one was present 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 & Mr. Faulk; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval provided the plat be revised to depict fire hydrant distance along street line.
 - e) Mr. Kurtz moved, seconded by Mr. Thibodeaux: "THAT the HTRPC grant approval of the application for Process A, Re-Subdivision, for the Resubdivision of Property to create Lots 19, 20, & 21 within Block 4 of Mulberry Estates, Phase "A" conditioned upon the plat being revised to adjust the dimension of the eastern fire hydrant to follow street line."

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

I. STAFF REPORT:

1. Mr. Pulaski stated the 2019 American Planning Association's National Planning Conference was to be held April 13-16, 2019 in San Francisco, California and the early bird registration closed on February 13, 2019.

- a) Mr. Kelley moved, seconded by Mr. Thibodeaux: "THAT the HTRPC authorize the funding for three (3) commissioners to attend the 2019 American Planning Association's National Planning Conference on April 13-16, 2019 in San Francisco, California.

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

- b) Mrs. Falgout expressed interest in attending the conference.

J. ADMINISTRATIVE APPROVALS:

Mr. Kelley moved, seconded by Mr. Cehan: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-4."

1. Revised Tracts A, B, and C, A Redivision of Property belonging to Michael A. Fesi, Section 104, T17S-R17E, Terrebonne Parish, LA
2. Lot Line Shift, Lots 5, 6, & 7, Block 11, Sugarwood Subdivision, Addendum No. 3, Phase C
VOIDED
3. Raw Land Division of 507.747 acre portion of remainder of Evergreen Plantation into Tract F, Sections 144 & 145, T15S-R16E & Section 142, T15S-R17E, Terrebonne Parish, LA
4. Lot Line Shift, Lots 5, 6, & 7, Block 11, Sugarwood Subdivision, Addendum No. 3, Phase C, Section 85, T17S-R17E, Terrebonne Parish, LA

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:

- a) Mr. Thibodeaux spoke of the Comprehensive Update for 2019 along with waste water collection. He requested Mr. Pulaski to provide a status update of the sewer master plan.

2. Chairman's Comments: None.

M. PUBLIC COMMENTS:

1. Mr. Bob Batherson, Louisiana Land Trust, gave a presentation on the Resettlement of Isle de Jean Charles in preparation of their submittal in the coming month.

- N. Mrs. Falgout moved, seconded Mr. Cehan: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:25 p.m."

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

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

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

☐ Variance(s) (detailed description):

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

1. Name of Subdivision: PLAN SHOWING TRACTS "2-A" & "2-B", A DIVISION OF TRACT 2, BEING A PORTION OF WAUBUN, ST. GEORGE AND ISLE OF CUBA PLANTATIONS
2. Developer's Name & Address: DARRELL & LOIS SOLET, P.O. BOX 4237 HOUMA, LA 70361
*Owner's Name & Address: DARRELL & LOIS SOLET, P.O. BOX 4237 HOUMA, LA 70361
[* 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: 135 ST. GEORGE RD. SCHRIEVER, LA 70395
5. Location by Section, Township, Range: SECTION 84, T15S-R16E
6. Purpose of Development: FOR FUTURE SALE OF A PORTION OF HIS PROPERTY
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: 1/24/19 SCALE: 1"=50'
11. Council District: 4 Dryden / Schriever Fire
12. Number of Lots: 2
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

[Signature]
Signature of Applicant or Agent

1/30/19
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.

DARRELL J. SOLET
Print Name of Signature

[Signature]
Signature

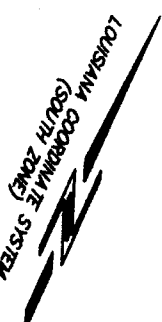
1/30/19
Date

Revised 3/23/2010

PC18/ 2 - 1 - 6



LEE J. MARSAUSE



MINOR SUBDIVISION

LAND USE - RESIDENTIAL
DEVELOPER: DARRELL J. SOLETT

PLAN SHOWING TRACTS "2-A" & "2-B",
A DIVISION OF TRACT 2, BEING A PORTION OF
TRACT 21 OF THE DIVISION OF WAUBUN,
ST. GEORGE AND ISLE OF CUBA PLANTATIONS
LOCATED IN SECTION 84, T15S-R16E
TERREBONNE PARISH, LOUISIANA

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

DRAWN: A.PONTIFF
JAN. 24, 2019
SCALE: 1" = 50'

2 - TRACTS

SEWERAGE - THERE IS NO COMMUNITY
SEWERAGE IN THIS AREA.
TREATMENT PLANT TO BE USED.

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: _____
Surveyor's Name: KENNETH L. REMBERT, PROFESSIONAL LAND SURVEYOR
Firm: KENNETH L. REMBERT LAND SURVEYORS
Registration Number: 311

- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - INDICATES 3/4" IRON PIPE FOUND
 - INDICATES 1-1/4" IRON PIPE FOUND
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - EXISTING FIRE HYDRANT
 - 3.3 INDICATES SPOT ELEVATION
 - 3.3 INDICATES MUNICIPAL ADDRESS
 - 3.3 INDICATES BENCHMARK (BRASS DISC)
 - 3.3 (NAVD 88' 2012 OPUS)
 - 3.3 INDICATES 36" RCP CULVERT
 - == INDICATES DRAINAGE FLOW

THESE TRACTS DRAIN TO THE ROADSIDE DITCH ALONG ST. GEORGE RD. AND TO
THE NEAR, THEN TO DRY BAYOU WHICH IS MAINTAINED BY THE PARISH OF
TERREBONNE. THE OWNERS OF THESE LOTS WILL PROVIDE AND PERPETUALLY
MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

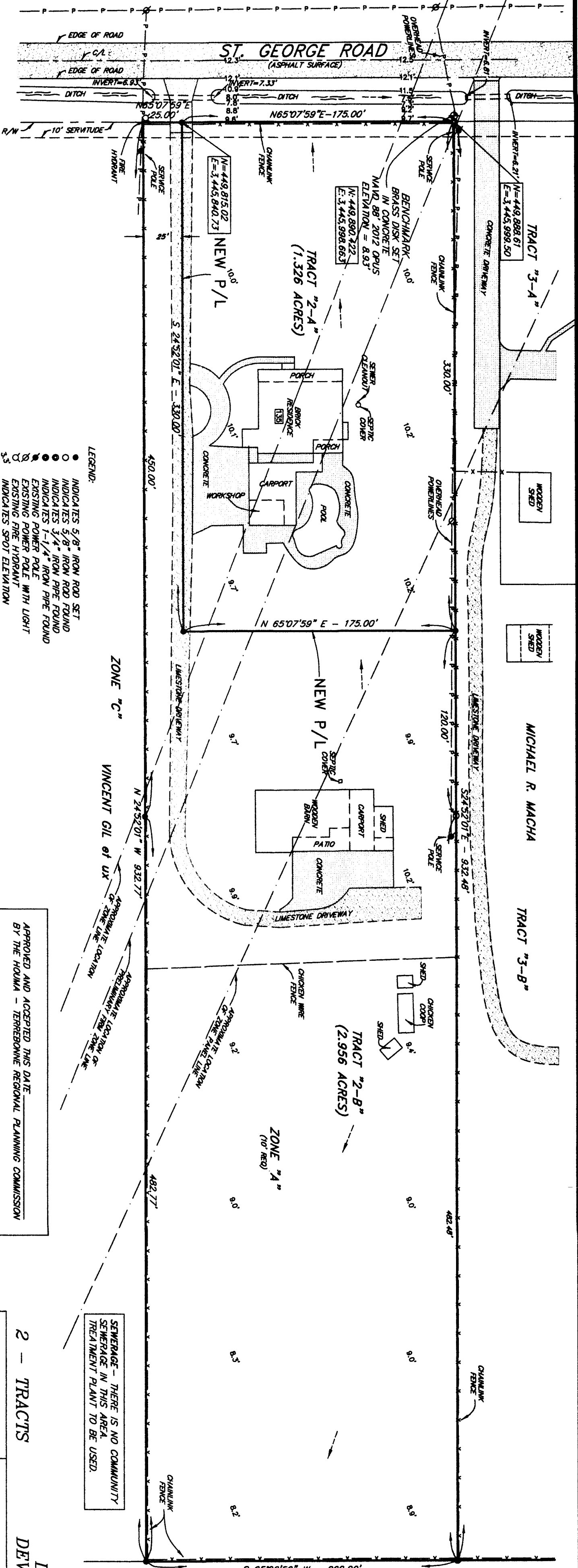
THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 576751 AS FILED IN THE
TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS
MADE BY KENNETH L. REMBERT SURVEYORS.

BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM.

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

GRAPHIC SCALE

100' 50' 0 100' 200'



THESE TRACTS ARE LOCATED IN ZONE "A" & "C" AS SHOWN ON FEDERAL EMERGENCY
MANAGEMENT AGENCY MAP, COMMUNITY NO. 223206, PANEL NOS. 0405 & 0415,
SUFFIX "C" AND DATED MAY 1, 1985. ZONE "A" HAS A BASE FLOOD
REQUIREMENT OF 10' AS PER THE PARISH FLOOD PLAIN MANAGER.
(FIRM INDEX DATE DEC. 16, 1980).

F.E.M.A. 2006 ADVISORY PANEL NOS. 199 & 200 DO NOT AFFECT THIS PROPERTY.
AREAS OUTSIDE OF THE ABEE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE
FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE.

THE 2008 PRELIMINARY FIRM, AS PER THE LSU AG CENTER, COMMUNITY NO. 22109C,
PANEL NO. 0100 SUFFIX "E", PLACES A PORTION OF THIS PROPERTY IN ZONE "A".
PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE
CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

THE ADJACENT PARISH MAINTAINED ROADSIDE DITCHES

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: REDIVISION OF PROPERTY BELONGING TO HUNTER D. PARRA ET UX INTO TRACTS 1 & 2
2. Developer's Name & Address: HUNTER D. PARRA 203 LAKEWOOD DRIVE HOUMA, LA 70360
*Owner's Name & Address: HUNTER D. PARRA 203 LAKEWOOD DRIVE HOUMA, LA 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: 2635 BAYOU BLUE RD. HOUMA, LA 70364
5. Location by Section, Township, Range: SECTION 60, T16S-R17E
6. Purpose of Development: TO CREATE A TRACT FOR HIS HOMESITE
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: 1/14/19 SCALE: 1"=100'
11. Council District:
12. Number of Lots: 2
13. Filing Fees:

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

KENETH L. REMBERT
Print Applicant or Agent

1/30/19
Date

[Signature]
Signature of Applicant or Agent

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

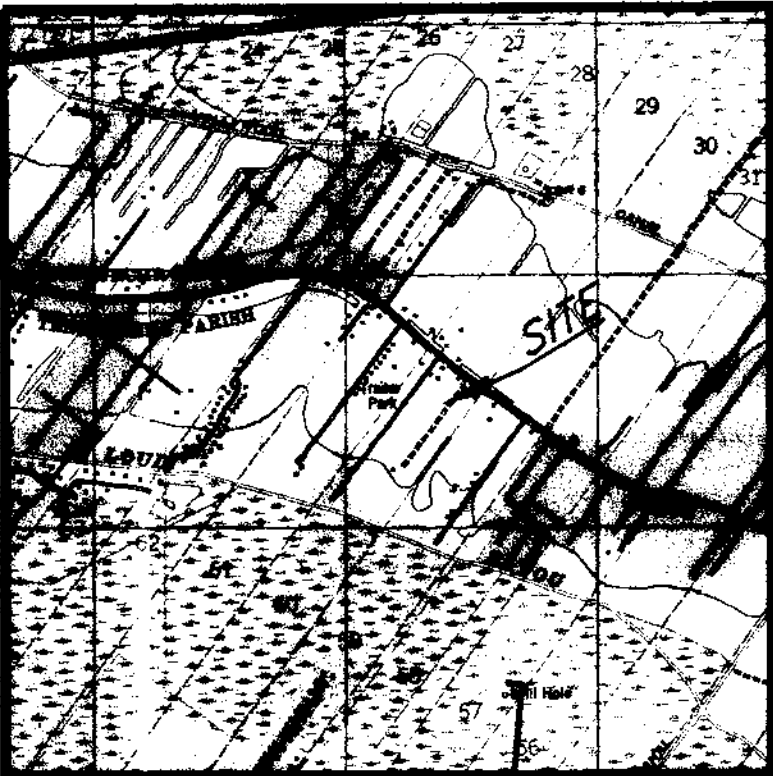
HUNTER D. PARRA
Print Name of Signature

1/30/19
Date

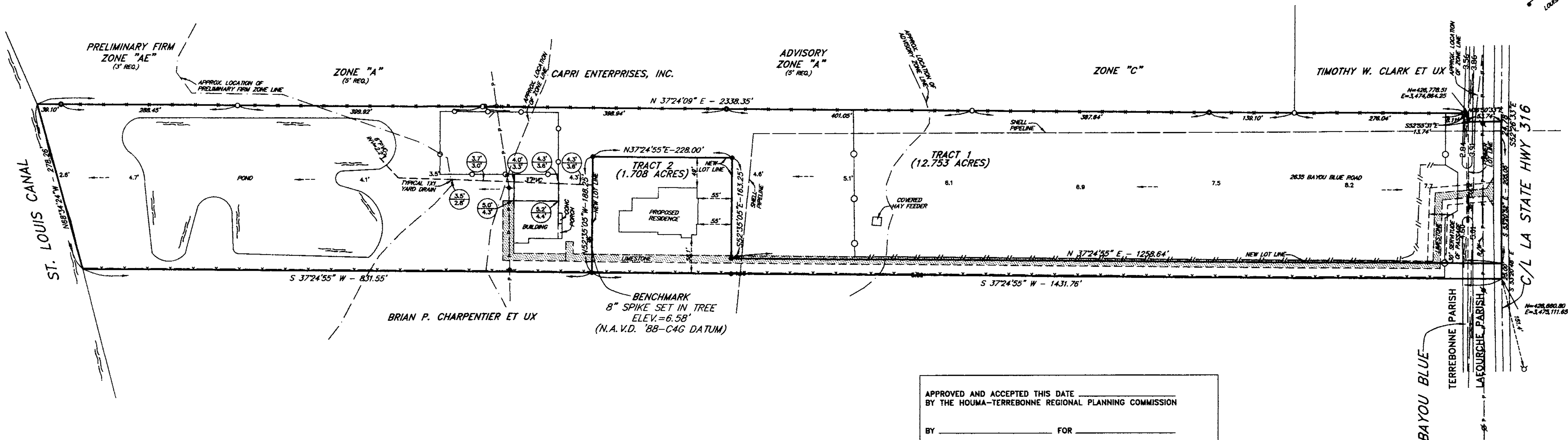
[Signature]
Signature

Revised 3/25/2010

19
PC181 2 - 2 - 1



"VICINITY MAP"



THIS PROPERTY DRAINS TO BAYOU BLUE ALONG THE HIGHWAY WHICH IS MAINTAINED BY THE STATE OF LA., AND TO ST. LOUIS CANAL 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 ZONES "A" & "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0245, SUFFIX "C", AND DATED MAY 1, 1983. (ZONE "A" HAS A BASE FLOOD REQUIREMENT OF 5'). (FIRM INDEX DATE: DECEMBER 16, 1980). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-1102 PLACES A PORTION OF THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 5'. AREAS OUTSIDE OF THE ABFE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE. THE 2008 PRELIMINARY FIRM, AS PER THE LSU AG CENTER, COMMUNITY NO. 22109C, PANEL NO. 0115 SUFFIX "E", PLACES A PORTION OF THIS PROPERTY IN ZONE "AE" WHICH HAS A B.F.E. REQUIREMENT OF 3'. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

THIS SURVEY BASED ON MAP PREPARED BY KENETH L. REMBERT, SURVEYORS, ENTITLED "SURVEY OF PROPERTY BELONGING TO THE ESTATE OF JOSEPH C. MARTIN ET AL LOCATED IN SECTION 60, T16S-R17E, TERREBONNE PARISH, LOUISIANA AND PROPERTY BELONGING TO POLMER BROTHERS, LTD. IN SECTION 29, T16S-R17E, LAFOURCHE PARISH, LOUISIANA" AND DATED JANUARY 19, 2018. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

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

- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - INDICATES 5/8" IRON ROD FOUND
 - INDICATES 2" IRON PIPE FOUND
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - EXISTING FIRE HYDRANT
 - 3.3' INDICATES SPOT ELEVATION (NAVD '88-2018 C4G DATUM)
 - 264 INDICATES MUNICIPAL ADDRESS
 - INDICATES BENCHMARK
 - /- INDICATES VINYL FENCE
 - x INDICATES CHAIN LINK FENCE
 - INDICATES PIPE FENCE
 - p- INDICATES OVERHEAD POWERLINE
 - INDICATES DRAINAGE FLOW

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

BY _____ FOR _____



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

Surveyor's Signature: *Kenneth L. Rembert*

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

Firm: KENETH L. REMBERT LAND SURVEYORS

Registration Number: 331



2 - TRACTS		DATE	REVISION	BY
REDIVISION OF PROPERTY BELONGING TO HUNTER D. PARRA ET UX INTO TRACTS 1 & 2 LOCATED IN SECTION 60, T16S-R17E TERREBONNE & LAFOURCHE PARISHES, LOUISIANA				
Kenneth L. Rembert, PLS — LAND SURVEYORS — 635 SCHOOL STREET, HOUMA, LOUISIANA 70360 (985) 879-2782 FAX - (985) 879-1841		DRAWN: A.PONTIFF JANUARY 14, 2019 SCALE: 1" = 100' SHEET 1 OF 1		

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 (*Master Proposal*)
☐ 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: Evergreen Plantation / Isle De Jean Charles
- Developer's Name & Address: Louisiana Land Trust, 11100 Mead Road Suite 200 Baton Rouge, LA. 70816
*Owner's Name & Address: Louisiana Land Trust, 11100 Mead Road Suite 200 Baton Rouge, LA. 70816
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: CSRS, Inc.

SITE INFORMATION:

- Physical Address: 2170 West Main Street
- Location by Section, Township, Range: Section: 144, Township: 15-S, Range: 01-E
- Purpose of Development: Isle De Jean Charles community resettlement development
- 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: February 4, 2019, Scale 1:300
- Council District: 2 and 84 / Schriever Fire
- Number of Lots: 170 (150 residential lots)
- Filing Fees: \$75.00

I, Michael B. Taylor, certify this application including the attached date to be true and correct.

Michael B. Taylor
Print Applicant or Agent

Michael B. Taylor
Signature of Applicant or Agent

1/31/19
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 MBT ☒ 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.

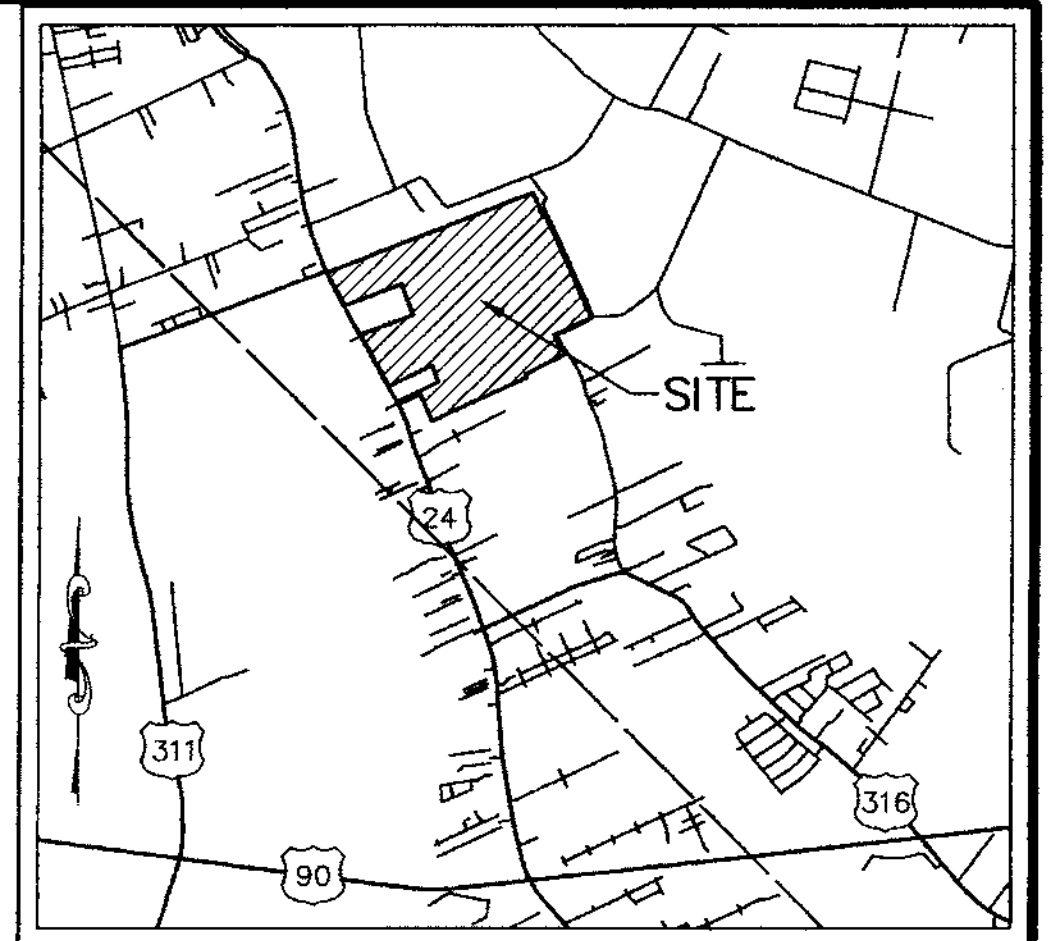
Michael B. Taylor
Print Name of Signature

Michael B. Taylor
Signature

1/31/19
Date

PC18/ 19 - 2 - 3 - 8

Client:



VICINITY MAP
SCALE: 1"=5000'

GENERAL NOTES:

1.) FLOOD NOTE: IN ACCORDANCE WITH FEMA, FLOOD INSURANCE RATE MAP, PANEL NO. 2252060405C OF TERREBONNE PARISH, LOUISIANA, LAST REVISED MAY 1, 1985, THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "A" & "X". NEAREST BASE FLOOD ELEVATION = 5.0' (NAVD 1985). BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S FLOOD PLAIN ADMINISTRATOR BEFORE ANY IMPROVEMENTS TO THE PROPERTY ARE CONTEMPLATED.

2.) ZONING: THE PROPERTY IS CURRENTLY NOT ZONED, AND THE DEVELOPMENT IS OUTSIDE OF ZONING DISTRICT BOUNDARIES.

3.) REFERENCE DOCUMENTS:

A.) 'SURVEY OF EVERGREEN PLANTATION LOCATED IN SECTIONS 87, 88, 134, 140, 144 & 145, T15S - R16E, SECTIONS 141 & 142, T15S - R17E, SECTIONS 1 & 61, T16S - R16E & SECTION 1, T16S - R17E, TERREBONNE PARISH, LOUISIANA' BY CHARLES M. CAMP, DATED JUNE 10, 1981 AND REVISED ON MARCH 17, 1987, ENTRY NO. 813626, COB 1120, FOLIO 155 AND RECORDED ON NOVEMBER 6, 1987.

B.) 'STATE PROJECT NO. 855 - 06 - 13 HOUMA - SCHRIEVER HIGHWAY' BY CARL E. HECK DATED OCTOBER 7, 1982.

C.) 'REMAINING UNDEVELOPED LAND ALONG HIGHWAY 24 EVERGREEN PLANTATION FOR ACADIA AGRICULTURAL HOLDINGS, L.L.C.' BY MATTHEW J. LEDET, DATED NOVEMBER, 2013, ENTRY NO. 1447417.

D.) 'DIVISION OF +/- 5 ACRES ALONG HIGHWAY 24 WITHIN THE EVERGREEN PLANTATION' BY DAVID L. MARTINEZ, ENTRY NO. 1267424.

E.) 'REDIVISION OF TRACT C ALONG HIGHWAY 24 WITHIN THE EVERGREEN PLANTATION' BY JAMES B. PELLEGRIN, DATED DECEMBER 15, 2012, BOOK M2312, PAGE 697, FILE NO. 1416197.

F.) 'REDIVISION OF TRACT B ALONG HIGHWAY 24 WITHIN THE EVERGREEN PLANTATION' BY DAVID L. MARTINEZ, DATED JANUARY 22, 2009, ENTRY NO. 1318064.

G.) 'REDIVISION OF REMAINDER OF EVERGREEN PLANTATION INTO TRACT E AND REMAINING PROPERTY ALONG LOUISIANA HIGHWAY 24' BY MATTHEW J. LEDET, DATED NOVEMBER, 2013, BOOK 2365, PAGE 694, FILE NO. 1447418.

H.) 'ALTA/ACSM SURVEY OF TRACT D ALONG LOUISIANA HIGHWAY 24 WITHIN EVERGREEN PLANTATION' BY JAMES B. PELLEGRIN, DATED DECEMBER 21, 2010, FILE NO. 1364178.

4.) BEARINGS ARE BASED ON REFERENCE MAP A. BASE BEARING DENOTED BY (*). DISTANCES ARE U.S. SURVEY FEET.

5.) NO ATTEMPT HAS BEEN MADE BY CSRS, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, DEED RESTRICTIONS, SERVITUDES, EASEMENTS, OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

DEDICATION OF STREETS AND SERVITUDES

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

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

APPROVED AND ACCEPTED THIS DATE, _____
BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION
BY _____ FOR _____
AUTHORIZED OWNER/AGENT
LOUISIANA LAND TRUST
1100 Mead Road Suite 200
Baton Rouge, LA 70816
225-395-0777

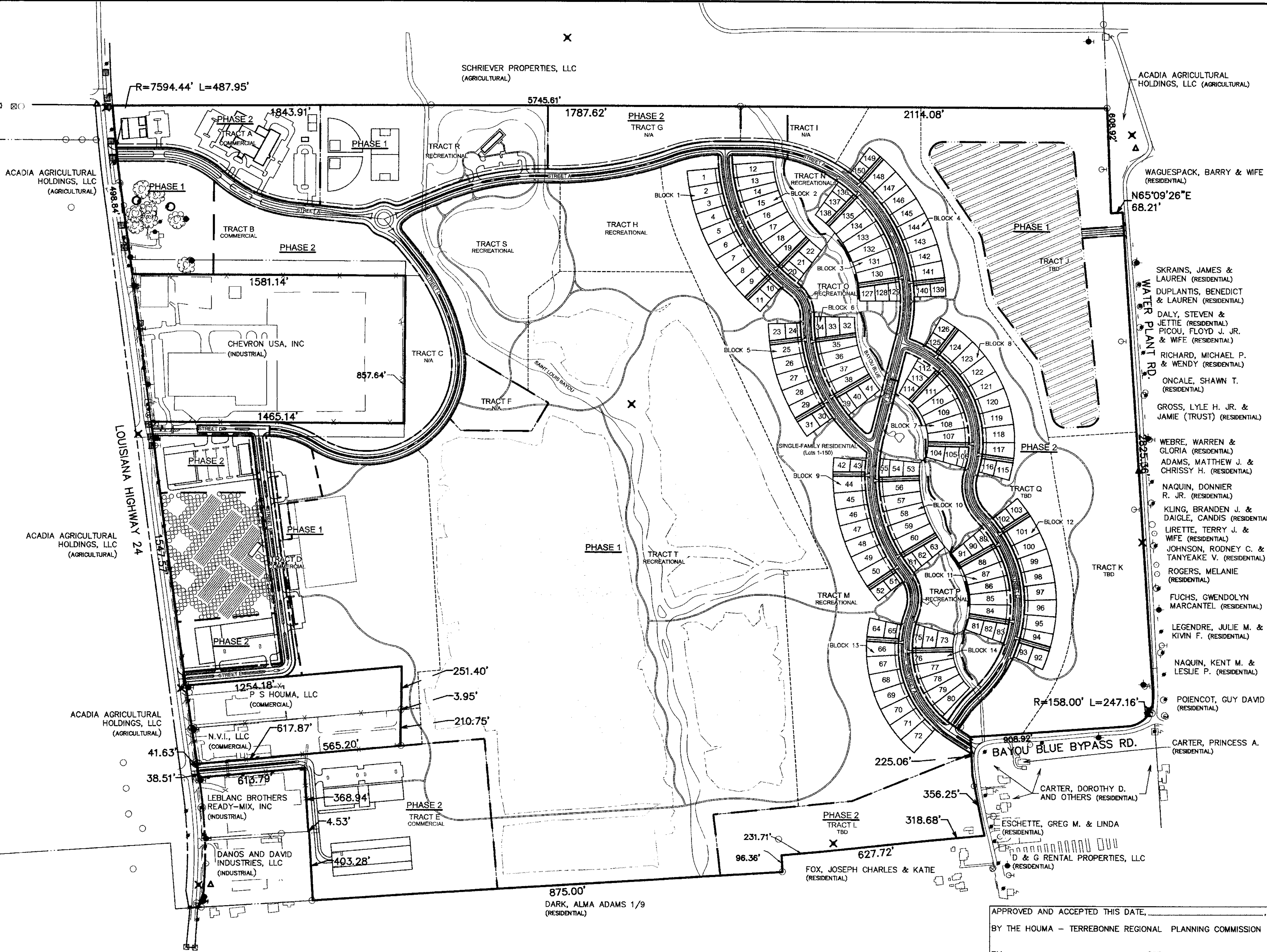
LOUISIANA LAND TRUST TABLE		
Tract Name	Sq. Ft.	Ownership Type
TRACT A	496,833	L.L.T.
TRACT B	703,109	L.L.T.
TRACT C	266,102	L.L.T.
TRACT D	2,057,614	L.L.T.
TRACT E	998,308	L.L.T.
TRACT F	150,916	L.L.T.
TRACT G	323,140	L.L.T.
TRACT H	329,123	L.L.T.
TRACT I	162,121	L.L.T.
TRACT J	1,063,673	L.L.T.
TRACT K	840,885	L.L.T.
TRACT L	526,480	L.L.T.

HOME OWNERS ASSOCIATION TABLE		
Tract Name	Sq. Ft.	Ownership Type
TRACT M	1,370,229	HOA
TRACT N	121,742	HOA
TRACT O	227,810	HOA
TRACT P	369,145	HOA
TRACT Q	681,378	HOA

PARISH/RECREATION TABLE		
Tract Name	Acres	Ownership Type
TRACT R	644,685	PARISH
TRACT S	644,625	PARISH

PARISH/WETLANDS TABLE		
Tract Name	Acres	Ownership Type
TRACT T	6,078,080	PARISH

SCALE: 1"=300'
0 300' 600'



SITE INFORMATION:

1. ADDRESS: 2170 WEST MAIN STREET
144, 15, S, 01-E
2. SECTION, TOWNSHIP, RANGE: LOUISIANA LAND TRUST
3. OWNER: RESIDENTIAL, COMMERCIAL
4. DEVELOPER: OPEN DITCH
5. PROPOSED LANDUSE: COMMUNITY
6. DRAINAGE: JANUARY 23, 2018
7. SEWER:
8. DATE:

SUMMARY TABLE

OWNER	TOTAL ACRES
LOUISIANA LAND TRUST	192.8
PARISH/RECREATION	29.6
H.O.A.	69.0
PARISH/WETLANDS	139.5
PRIVATE	44.9

LOT TABLE		
Tract Name	Sq. Ft.	Ownership Type
1	18,300	Private
2	13,967	Private
3	13,967	Private
4	16,302	Private
5	16,285	Private
6	16,318	Private
7	16,301	Private
8	16,299	Private
9	13,712	Private
10	7,461	Private
11	8,895	Private
12	16,121	Private
13	16,121	Private
14	14,103	Private
15	18,138	Private
16	18,138	Private
17	18,137	Private
18	18,137	Private
19	14,304	Private
20	7,539	Private

LOT TABLE		
Tract Name	Sq. Ft.	Ownership Type
21	8,880	Private
22	8,885	Private
23	9,015	Private
24	7,548	Private
25	13,968	Private
26	16,390	Private
27	16,389	Private
28	16,387	Private
29	13,485	Private
30	7,584	Private
31	8,150	Private
32	8,714	Private
33	8,891	Private
34	8,027	Private
35	14,382	Private
36	18,738	Private
37	17,254	Private
38	14,673	Private
39	7,704	Private
40	8,522	Private

LOT TABLE		
Tract Name	Sq. Ft.	Ownership Type
41	8,343	Private
42	7,458	Private
43	8,206	Private
44	10,548	Private
45	16,381	Private
46	16,381	Private
47	16,381	Private
48	16,381	Private
49	16,380	Private
50	16,514	Private
51	8,224	Private
52	7,447	Private
53	7,582	Private
54	7,504	Private
55	8,233	Private
56	17,800	Private
57	17,884	Private
58	17,884	Private
59	17,984	Private
60	17,899	Private

LOT TABLE		
Tract Name	Sq. Ft.	Ownership Type
61	8,290	Private
62	7,556	Private
63	7,891	Private
64	9,922	Private
65	7,788	Private
66	14,586	Private
67	17,077	Private
68	17,077	Private
69	17,077	Private
70	17,352	Private
71	17,352	Private
72	17,352	Private
73	8,487	Private
74	8,985	Private
75	7,585	Private
76	13,020	Private
77	16,021	Private
78	16,022	Private
79	16,022	Private
80	16,022	Private

LOT TABLE		
Tract Name	Sq. Ft.	Ownership Type
81	7,058	Private
82	7,108	Private
83	7,575	Private
84	16,491	Private
85	17,077	Private
86	17,077	Private
87	17,077	Private
88	16,484	Private
89	7,585	Private
90	7,117	Private
91	17,067	Private
92	10,288	Private
93	8,432	Private
94	12,445	Private
95	16,838	Private
96	16,838	Private
97	16,838	Private
98	16,838	Private
99	16,833	Private
100	16,857	Private

LOT TABLE		
Tract Name	Sq. Ft.	Ownership Type
101	18,554	Private
102	7,787	Private
103	8,836	Private
104	7,883	Private
105	8,026	Private
106	6,413	Private
107	16,018	Private
108	16,704	Private
109	16,790	Private
110	16,796	Private
111	18,013	Private
112	7,645	Private
113	7,483	Private
114	7,382	Private
115	8,357	Private
116	7,435	Private
117	14,687	Private
118	12,528	Private
119	12,704	Private
120	12,779	Private

LOT TABLE		
Tract Name	Sq. Ft.	Ownership Type
121	17,818	Private
122	17,821	Private
123	17,787	Private
124	17,325	Private
125	6,876	Private
126	8,724	Private
127	7,814	Private
128	7,847	Private
129	7,117	Private
130	17,314	Private
131	17,785	Private
132	17,785	Private
133	17,786	Private
134	17,786	Private
135	17,314	Private
136	7,118	Private
137	7,848	Private
138	7,814	Private
139	6,576	Private
140	8,827	Private

LOT TABLE		
Tract Name	Sq. Ft.	Ownership Type
141	16,709	Private
142	16,477	Private
143	16,477	Private
144	16,477	Private
145	16,477	Private
146	16,477	Private
147	16,477	Private
148	16,790	Private
149	7,429	Private
150	8,195	Private

Project: PRELIMINARY PLAN OF PROPOSED
Evergreen Plantation
Isle De Jean Charles

LOCATED IN:
SECTIONS 144 & 145,
T-15-S R-16-E,
SECTION 142, T-15-S R-17-
SECTION 1, T-16-S R-16-
SECTION 1, T-16-S R-17-
TERREBONNE PARISH
LOUISIANA

Professional of Record:

PRELIMINARY PLAN ONLY
NOT TO BE USED
FOR CONSTRUCTION, BIDDING
RECORDATION, CONVEYANCE,
SALES, OR AS A BASIS FOR
THE ISSUANCE OF A PERMIT

Revisions:

No.	Date	Description

Key Plan:

PRELIMINARY WORK
FOR REVIEW ONLY
THESE PRELIMINARY PLANS ARE NOT TO BE USED FOR CONSTRUCTION,
RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR
THE ISSUANCE OF A PERMIT

This Drawing is Approved For Construction

This Drawing is Not Approved Construction

Sheet Title:

MASTER PROPOSAL

Date: February

Project Number: 217062

Drawn By:

Checked By:

Sheet Number:

MP.1

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: Evergreen Plantation / Isle De Jean Charles
2. Developer's Name & Address: Louisiana Land Trust, 11100 Mead Road Suite 200 Baton Rouge, LA. 70816
*Owner's Name & Address: Louisiana Land Trust, 11100 Mead Road Suite 200 Baton Rouge, LA. 70816
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: CSRS, Inc.

SITE INFORMATION:

4. Physical Address: 2170 West Main Street
5. Location by Section, Township, Range: Section: 144, Township: 15-S, Range: 01-E
6. Purpose of Development: Isle De Jean Charles Community Resettlement Development
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: February 4, 2019, Scale 1:300
11. Council District: 2 and 6
12. Number of Lots: 170 (150 residential lots)
13. Filing Fees: \$136.38

I, Michael B. Taylor, certify this application including the attached date to be true and correct.

Michael B. Taylor
Print Applicant or Agent

Michael B. Taylor
Signature of Applicant or Agent

1/31/19
Date

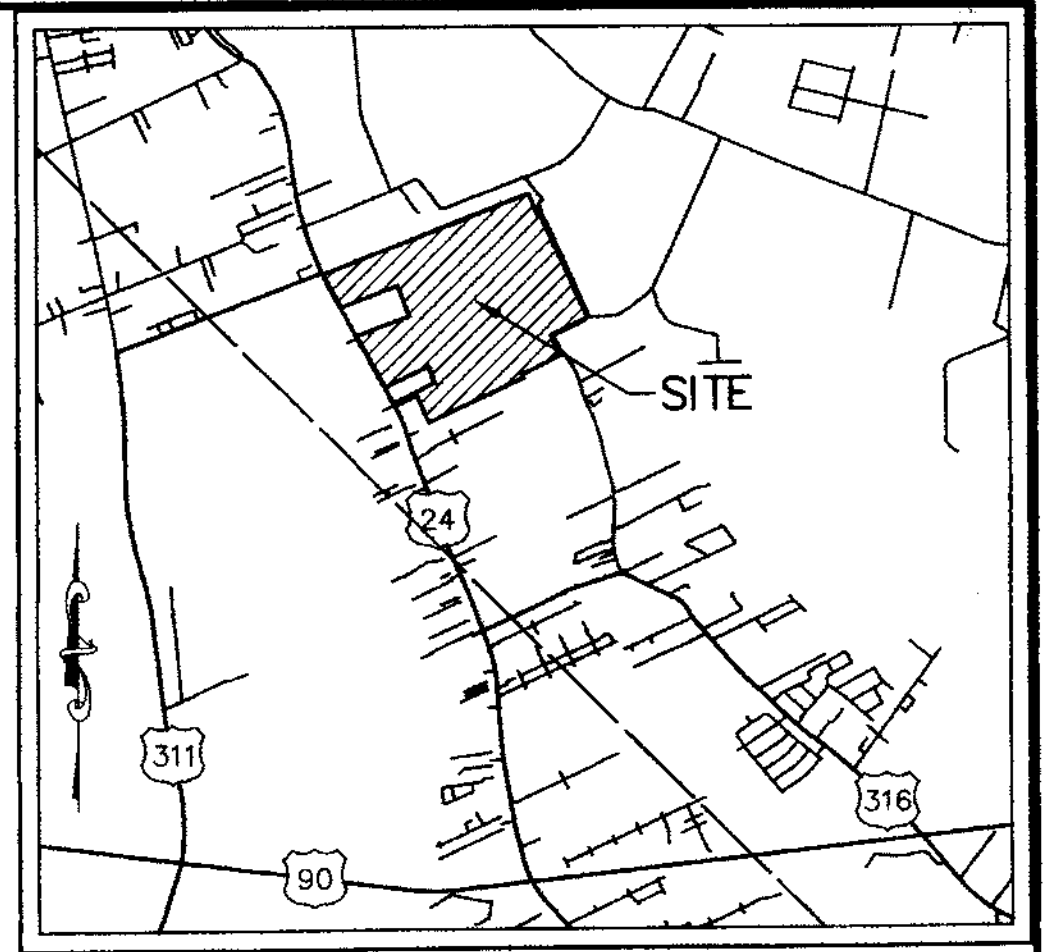
The undersigned certifies: ☐ 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or MBT ☐ 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, 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 B. Taylor
Print Name of Signature

Michael B. Taylor
Signature

1/31/19
Date

PC18/ 19 2 - 4 - 9



VICINITY MAP

SCALE: 1"=5000'

GENERAL NOTES:

- FLOOD NOTE: IN ACCORDANCE WITH FEMA, FLOOD INSURANCE RATE MAP, PANEL NO. 225060405C OF TERREBONNE PARISH, LOUISIANA, LAST REVISED MAY 1, 1985, THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "A" & "X". NEAREST BASE FLOOD ELEVATION = 5.0' (NAVD 1988). BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S FLOOD PLAIN ADMINISTRATOR BEFORE ANY IMPROVEMENTS TO THE PROPERTY ARE CONTEMPLATED.
- ZONING: THE PROPERTY IS CURRENTLY NOT ZONED, AND THE DEVELOPMENT IS OUTSIDE OF ZONING DISTRICT BOUNDARIES.
- REFERENCE DOCUMENTS:
 - SURVEY OF EVERGREEN PLANTATION LOCATED IN SECTIONS 87, 88, 134, 140, 144 & 145, T15S - R16E, SECTIONS 141 & 142, T15S - R17E, SECTIONS 1 & 61, T16S - R16E & SECTION 1, T16S - R17E, TERREBONNE PARISH, LOUISIANA BY CHARLES M. CAMP, DATED JUNE 10, 1981 AND REVISED ON MARCH 17, 1987, ENTRY NO. 813626, COB 1120, FOLIO 155 AND RECORDED ON NOVEMBER 6, 1987.
 - STATE PROJECT NO. 855 - 06 - 13 HOUMA - SCHRIEVER HIGHWAY BY CARL E. HECK DATED OCTOBER 7, 1982.
 - REMAINING UNDEVELOPED LAND ALONG HIGHWAY 24 EVERGREEN PLANTATION FOR ACADIA AGRICULTURAL HOLDINGS, L.L.C. BY MATTHEW J. LEDET, DATED NOVEMBER, 2013, ENTRY NO. 1447417.
 - DIVISION OF +/- 5 ACRES ALONG HIGHWAY 24 WITHIN THE EVERGREEN PLANTATION BY DAVID L. MARTINEZ, ENTRY NO. 1267424.
 - REDIVISION OF TRACT C ALONG HIGHWAY 24 WITHIN THE EVERGREEN PLANTATION BY JAMES B. PELLEGRIN, DATED DECEMBER 15, 2012, BOOK M2312, PAGE 697, FILE NO. 1416197.
 - REDIVISION OF TRACT B ALONG HIGHWAY 24 WITHIN THE EVERGREEN PLANTATION BY DAVID L. MARTINEZ, DATED JANUARY 22, 2009, ENTRY NO. 1318064.
 - REDIVISION OF REMAINDER OF EVERGREEN PLANTATION INTO TRACT E AND REMAINING PROPERTY ALONG LOUISIANA HIGHWAY 24 BY MATTHEW J. LEDET, DATED NOVEMBER, 2013, BOOK 2365, PAGE 694, FILE NO. 1447418.
 - ALTA/ACSM SURVEY OF TRACT D ALONG LOUISIANA HIGHWAY 24 WITHIN EVERGREEN PLANTATION BY JAMES B. PELLEGRIN, DATED DECEMBER 21, 2010, FILE NO. 1364178.
- BEARINGS ARE BASED ON REFERENCE MAP A. BASE BEARING DENOTED BY (*). DISTANCES ARE U.S. SURVEY FEET.
- NO ATTEMPT HAS BEEN MADE BY CSRS, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, DEED RESTRICTIONS, SERVITUDES, EASEMENTS, OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

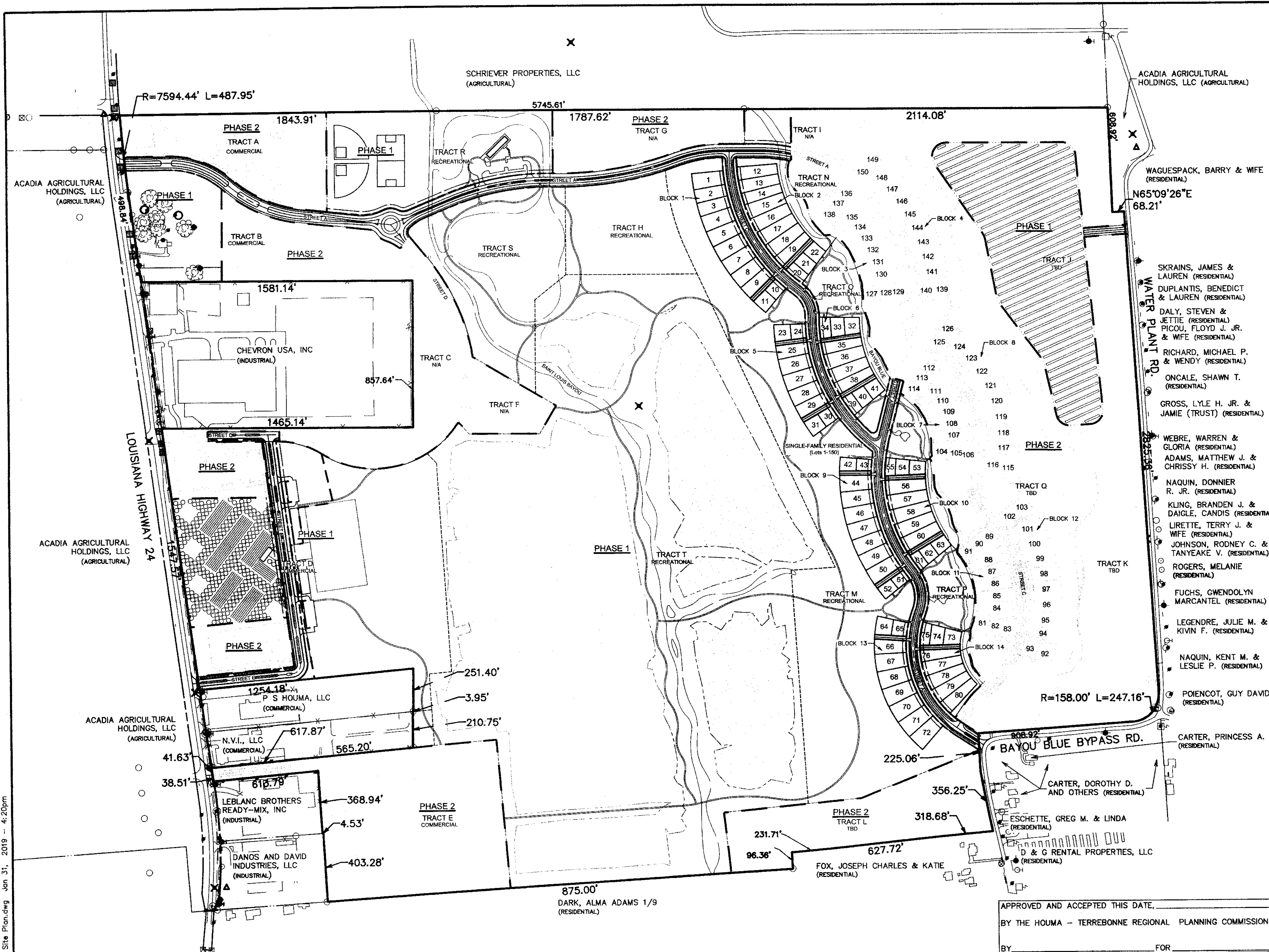
DEDICATION OF STREETS AND SERVITUDES

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

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

Mia O. Taylor 1/31/19 DATE
AUTHORIZED OWNER/AGENT
LOUISIANA LAND TRUST
1100 Mead Road Suite 200
Baton Rouge, LA 70816
225-395-0777

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



SITE INFORMATION:

- ADDRESS: 2170 WEST MAIN STREET
- SECTION, TOWNSHIP, RANGE: 144, 15-S, 01-E
- OWNER: LOUISIANA LAND TRUST
- DEVELOPER: LOUISIANA LAND TRUST
- PROPOSED LANDUSE: RESIDENTIAL, COMMERCIAL
- DRAINAGE: OPEN DITCH
- SEWER: COMMUNITY
- DATE: JANUARY 23, 2018

SUMMARY TABLE

OWNER	TOTAL ACREAGE
LOUISIANA LAND TRUST	192.8
PARISH/RECREATION	29.6
H.O.A.	69.0
PARISH/WETLANDS	139.9
PRIVATE	44.9

Tract Name	Sq. Ft.	Ownership Type
1	16,320	Private
2	13,597	Private
3	13,597	Private
4	16,320	Private
5	16,320	Private
6	16,320	Private
7	16,320	Private
8	16,320	Private
9	13,712	Private
10	7,461	Private
11	8,866	Private
12	16,121	Private
13	16,121	Private
14	14,103	Private
15	18,138	Private
16	18,138	Private
17	18,137	Private
18	18,137	Private
19	14,304	Private
20	7,839	Private

Tract Name	Sq. Ft.	Ownership Type
21	8,885	Private
22	8,885	Private
23	9,015	Private
24	7,548	Private
25	13,588	Private
26	16,390	Private
27	16,390	Private
28	16,387	Private
29	13,485	Private
30	7,584	Private
31	9,150	Private
32	8,714	Private
33	8,661	Private
34	8,027	Private
35	14,302	Private
36	18,739	Private
37	17,254	Private
38	14,673	Private
39	7,704	Private
40	8,522	Private

Tract Name	Sq. Ft.	Ownership Type
41	8,343	Private
42	7,456	Private
43	8,208	Private
44	18,548	Private
45	18,361	Private
46	16,361	Private
47	16,361	Private
48	16,361	Private
49	16,360	Private
50	18,514	Private
51	8,224	Private
52	7,447	Private
53	7,682	Private
54	7,504	Private
55	8,233	Private
56	17,800	Private
57	17,804	Private
58	17,804	Private
59	17,804	Private
60	17,800	Private

Tract Name	Sq. Ft.	Ownership Type
61	8,380	Private
62	7,556	Private
63	7,575	Private
64	8,922	Private
65	7,796	Private
66	14,588	Private
67	17,355	Private
68	17,355	Private
69	17,354	Private
70	17,352	Private
71	17,352	Private
72	17,352	Private
73	8,467	Private
74	8,468	Private
75	7,285	Private
76	17,800	Private
77	18,021	Private
78	18,022	Private
79	18,022	Private
80	18,022	Private

Tract Name	Sq. Ft.	Ownership Type
81	7,098	Private
82	7,106	Private
83	7,575	Private
84	16,461	Private
85	17,077	Private
86	17,077	Private
87	17,077	Private
88	16,464	Private
89	7,585	Private
90	7,117	Private
91	7,067	Private
92	8,432	Private
93	12,446	Private
94	12,446	Private
95	18,536	Private
96	18,536	Private
97	18,536	Private
98	18,536	Private
99	18,533	Private
100	16,967	Private

Tract Name	Sq. Ft.	Ownership Type
101	18,684	Private
102	7,787	Private
103	8,536	Private
104	7,983	Private
105	8,026	Private
106	8,413	Private
107	18,018	Private
108	18,704	Private
109	18,758	Private
110	18,758	Private
111	18,013	Private
112	7,845	Private
113	7,845	Private
114	7,282	Private
115	8,357	Private
116	7,426	Private
117	14,667	Private
118	17,028	Private
119	17,704	Private
120	17,779	Private

Tract Name	Sq. Ft.	Ownership Type
121	17,818	Private
122	17,821	Private
123	17,787	Private
124	17,320	Private
125	6,876	Private
126	8,724	Private
127	7,814	Private
128	7,847	Private
129	7,117	Private
130	17,314	Private
131	17,785	Private
132	17,785	Private
133	17,785	Private
134	17,785	Private
135	17,314	Private
136	7,118	Private
137	7,848	Private
138	7,814	Private
139	8,878	Private
140	8,827	Private

Tract Name	Sq. Ft.	Ownership Type
141	16,708	Private
142	16,477	Private
143	16,477	Private
144	16,477	Private
145	16,477	Private
146	16,477	Private
147	16,477	Private
148	16,477	Private
149	16,477	Private
150	8,160	Private

Tract Name	Sq. Ft.	Ownership Type
TRACT A	458,833	L.L.T.
TRACT B	703,109	L.L.T.
TRACT C	298,102	L.L.T.
TRACT D	2,057,614	L.L.T.
TRACT E	988,308	L.L.T.
TRACT F	150,916	L.L.T.
TRACT G	323,140	L.L.T.
TRACT H	358,123	L.L.T.
TRACT I	162,121	L.L.T.
TRACT J	1,563,573	L.L.T.
TRACT K	840,880	L.L.T.
TRACT L	528,480	L.L.T.

Tract Name	Sq. Ft.	Ownership Type
TRACT A	458,833	L.L.T.
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Tract Name	Sq. Ft.	Ownership Type
TRACT A	458,833	L.L.T.
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TRACT F	150,916	L.L.T.
TRACT G	323,140	L.L.T.
TRACT H	358,123	L.L.T.
TRACT I	162,121	L.L.T.
TRACT J	1,563,573	L.L.T.
TRACT K	840,880	L.L.T.
TRACT L	528,480	L.L.T.

Tract Name	Acres	Ownership Type
TRACT A	1,370,229	HOA
TRACT B	121,742	HOA
TRACT C	227,910	HOA
TRACT D	390,145	HOA
TRACT E	681,378	HOA

SCALE: 1"=300'
0 300' 600'

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
D. ☒ ** Minor Subdivision

☐ Variance(s) (detailed description):

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

1. Name of Subdivision: MAP SHOWING THE REDIVISION OF LOTS 4 & 5, BLOCK 1, PHASE 1 OF ASHLAND NORTH SUBDIVISION
2. Developer's Name & Address: Filemon & Hortencia S. Saldana 143 Port Royal Street Houma, LA 70360
*Owner's Name & Address: Abby-Ashland, L.L.C. c/o Carl Heck 1425 W. Tunnel Blvd. Suite G Houma LA 70360
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor

SITE INFORMATION:

4. Physical Address: 343 Mozart Drive
5. Location by Section, Township, Range: Sections 59, T17S-R18E
6. Purpose of Development: To create three legal lots of record
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: 29 January 2019 1"=60'
11. Council District: 1 Navy / Grand Caillou Fire
12. Number of Lots: 3
13. Filing Fees: \$302⁸² (eng)

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

Alisa Champagne

Print Applicant or Agent

4 February 2019

Date

Filemon Saldana
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 FSS 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.

Print Name

Filemon Saldana Sals
4 FEBRUARY 2019

Signature

Filemon Saldana Sals

PC18/ 19 2 - 5 - 10

Revised 5/1/07

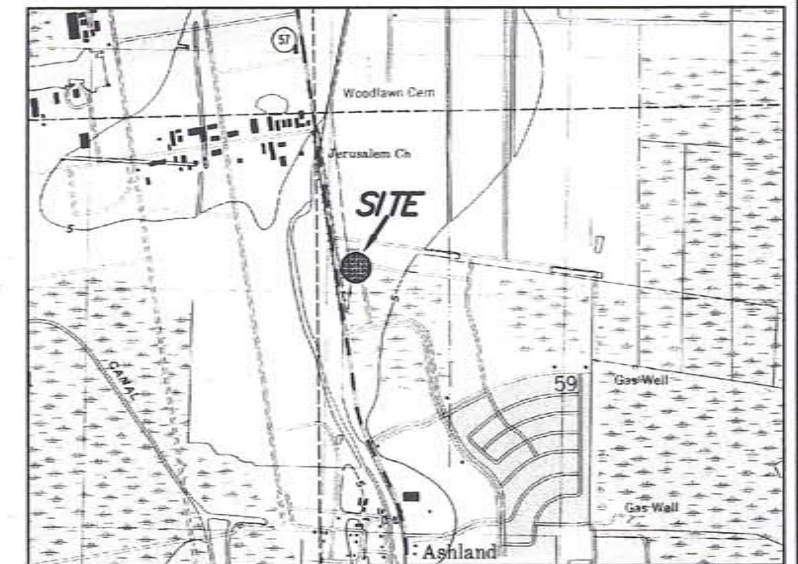
NOTE: BEARINGS INDICATED HEREON ARE BASED ON THE REFERENCED SURVEY MAP(S).

NOTE: The lots shown hereon shall drain toward Mozart Drive into the drainage system designed for Phase 1 to Ashland North Subdivision. As indicated by the drainage arrows.

APPROVED AND ACCEPTED THIS DATE _____ BY THE TERREBONNE PARISH PLANNING COMMISSION

BY _____ FOR _____

PROPOSED LAND USE
SINGLE FAMILY RESIDENTIAL



VICINITY MAP

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 situated within ZONES "B & C", as shown on the F.E.M.A. Flood Insurance Rate Map dated May 1, 1985. (Map No. 225206 0260 C)

NOTE: All title information shown hereon was provided by the client and no additional title research was done by Charles L. McDonald, Land Surveyor, Inc.

Reference Map: "PHASE 1 ASHLAND NORTH SUBDIVISION" prepared by Theta II Enterprises, Inc. dated May 24, 1983 and recorded at entry no. 730706.

LEGEND

- Indicates 1/2" Pipe Fd. Unless Noted
- Indicates 1/2" Pipe Set Unless Noted
- FH Indicates Fire Hydrant
- Indicates Drainage Flow

MAP SHOWING THE REDIVISION OF LOTS 4 & 5, BLOCK 1, PHASE 1 OF ASHLAND NORTH SUBDIVISION LOCATED IN SECTION 59, T17S-R18E, TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 60'

29 JANUARY 2019

CHARLES L. McDONALD

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

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. 3402



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: Minor Subdivision of Tract B-2 into Tract B-2A and Tract B-2B
2. Developer's Name & Address: Randy Robichaux, 307 Congress Street, Napoleonville, LA 70390
*Owner's Name & Address: FAE Holdings 414236R, LLC P.O. Drawer 511
Randy Robichaux, 307 Congress Street, Napoleonville, LA 70390
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Shane Guin (Engineer) - High Tide Consultants, LLC

SITE INFORMATION:

4. Physical Address: 4090 West Main Street
5. Location by Section, Township, Range: Sections 5 & 6, T16S-R16E, T16S-R17E
6. Purpose of Development: Commercial Restaurant
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" = 50'
11. Council District: District 4 / Bayou Cane Fire
12. Number of Lots: 3
13. Filing Fees: \$316.46

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

RANDY ROBICHAUX
Print Applicant or Agent
2/1/19

Randy Robichaux
Signature of Applicant or Agent

Date

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

RANDY ROBICHAUX
Print Name of Signature
2/1/19

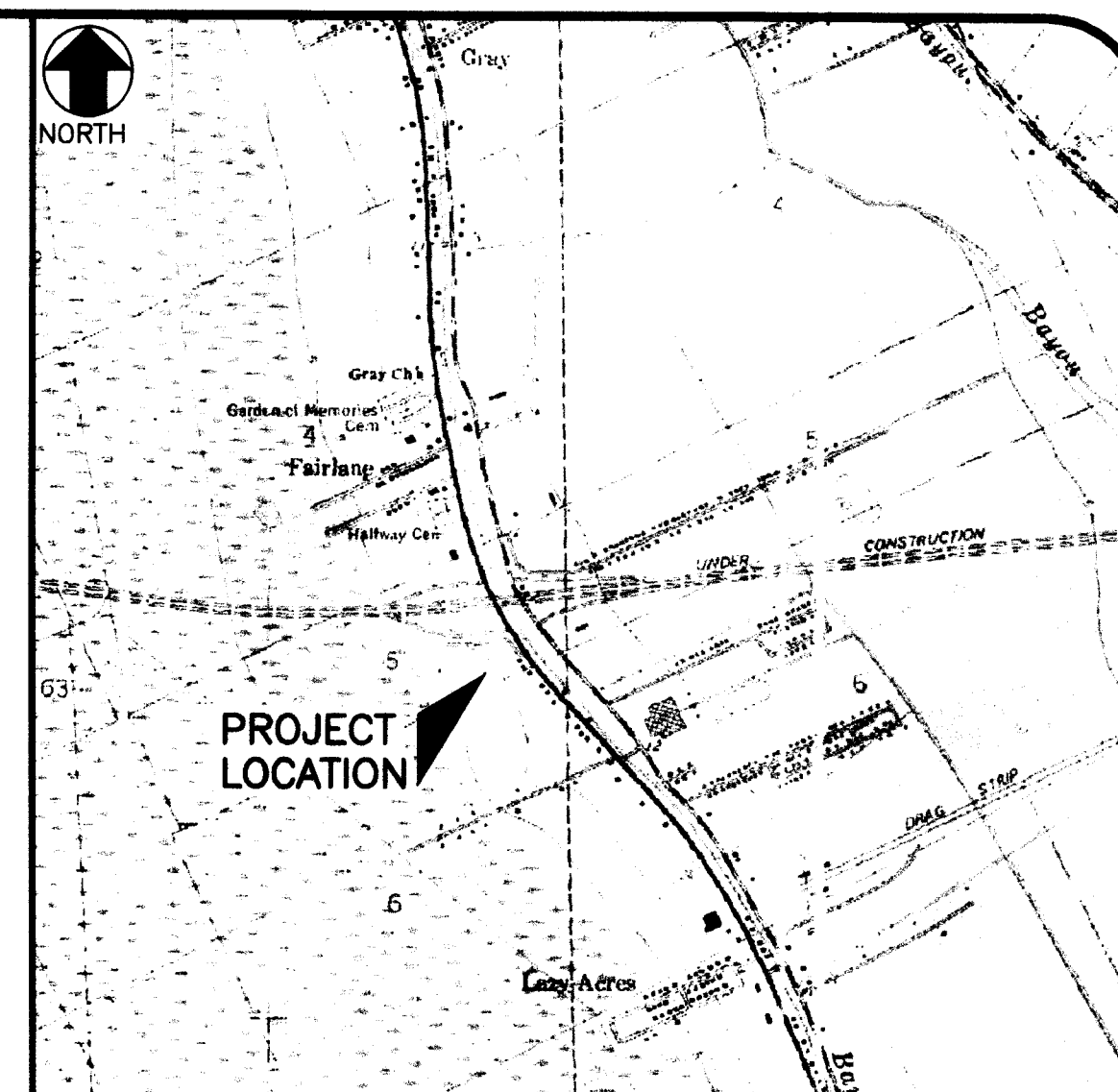
Randy Robichaux
Signature

Date

PC19/ 2 - 6 - 11

"LOT LINE ADJUSTMENT"
SURVEY OF REVISED TRACTS "B" AND "C"
A REDIVISON OF REVISED TRACTS "B" & "C" AND A PORTION OF LOT 2
PROPERTY BELONGING TO D J W PROPERTY MANAGEMENT, LLC
LOCATED IN SECTIONS 5 & 6, T16S-R16E & T16S-R17E
TERREBONNE PARISH, LOUISIANA
PREPARED BY: KENETH L. REMBERT
DATED: AUGUST 16, 2012
ENTRY No. 1413626 TERREBONNE PARISH

DJW PROPERTY MANAGEMENT, L.L.C.
TRACT C



VICINITY MAP
SCALE 1" = 2000'

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.

FEMA FLOOD ZONE AND HAZARDS
THIS LOT IS LOCATED IN ZONE C, B & A1 B.F.E.: 5.5'
FEMA MAP COMMUNITY PANEL NUMBER 2252060410C DATED: MAY 1, 1985

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 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: Henry E. Schwartz IV 1/28/19
Reg. No. 4899

APPROVAL:
APPROVE AND ACCEPTED THIS DATE _____
BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION.

BY: _____ FOR: _____

LEGEND	
EXISTING OVERHEAD ELECTRIC	— e —
EXISTING GAS LINE	— c —
EXISTING FENCE	— X —
EXISTING POWER POLE W/ LIGHT	⊙
EXISTING POWER POLE	⊘
EXISTING ANCHOR	→
EXISTING FIRE HYDRANT	⊕
FOUND MARKER	o
SET 5/8" I.R. (UNLESS OTHERWISE NOTED)	●

OWNER: F A E HOLDINGS 414236R, L.L.C.
P. O. DRAWER 577
NAPOLEONVILLE, LA 70390

MINOR SUBDIVISION OF TRACT B-2 INTO
TRACT B-2A AND TRACT B-2B
LOCATED IN SECTIONS 5 & 6, T16S-R16E,
TERREBONNE PARISH, LOUISIANA

 **BAYOU COUNTRY SURVEYING, LLC**
Professional Land Surveyors
PO Box 156 Labadieville, LA. 70372
Office 985-369-2722

DESIGNED: HES	DETAILED:	TRACED:
CHECKED: HES	CHECKED: HES	CHECKED:
DATED: 1/28/2019 FILE: Z:\BAYOU_COUNTRY_SURVEYING\JOBS\BYYEAR\2018\18-241\18-241 RESUBLOW		

A circular professional seal for a land surveyor in the State of Louisiana. The outer ring contains the text "STATE OF LOUISIANA" at the top and "LAND SURVEYOR" at the bottom, separated by two stars. In the center is the Great Seal of the State of Louisiana, featuring a pelican feeding its young in a nest. Below the seal, the text reads "HENRY E. SCHWARTZ IV", "License No. 4899", and "PROFESSIONAL".

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: BERGERON'S MOBILE ESTATES
2. Developer's Name & Address: STACEY BERGERON, 473 CHRISTOPHER DR., HOUMA, LA 70364
*Owner's Name & Address: STACEY BERGERON, 473 CHRISTOPHER DR., HOUMA, LA 70364
[* 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: 5607 & 5609 WEST MAIN STREET
5. Location by Section, Township, Range: SECTION 9, T16S-R17E
6. Purpose of Development: REPLACE DAMAGED BLDG. WITH MOBILE HOME.
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: 31 JAN 19 1" = 10'
11. Council District: 3
12. Number of Lots: 2 SPACES
13. Filing Fees: \$296.00

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

F.E. MILFORD, III
Print Applicant or Agent

[Signature]
Signature of Applicant or Agent

February 1, 2019
Date

The undersigned certifies: dbt 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.

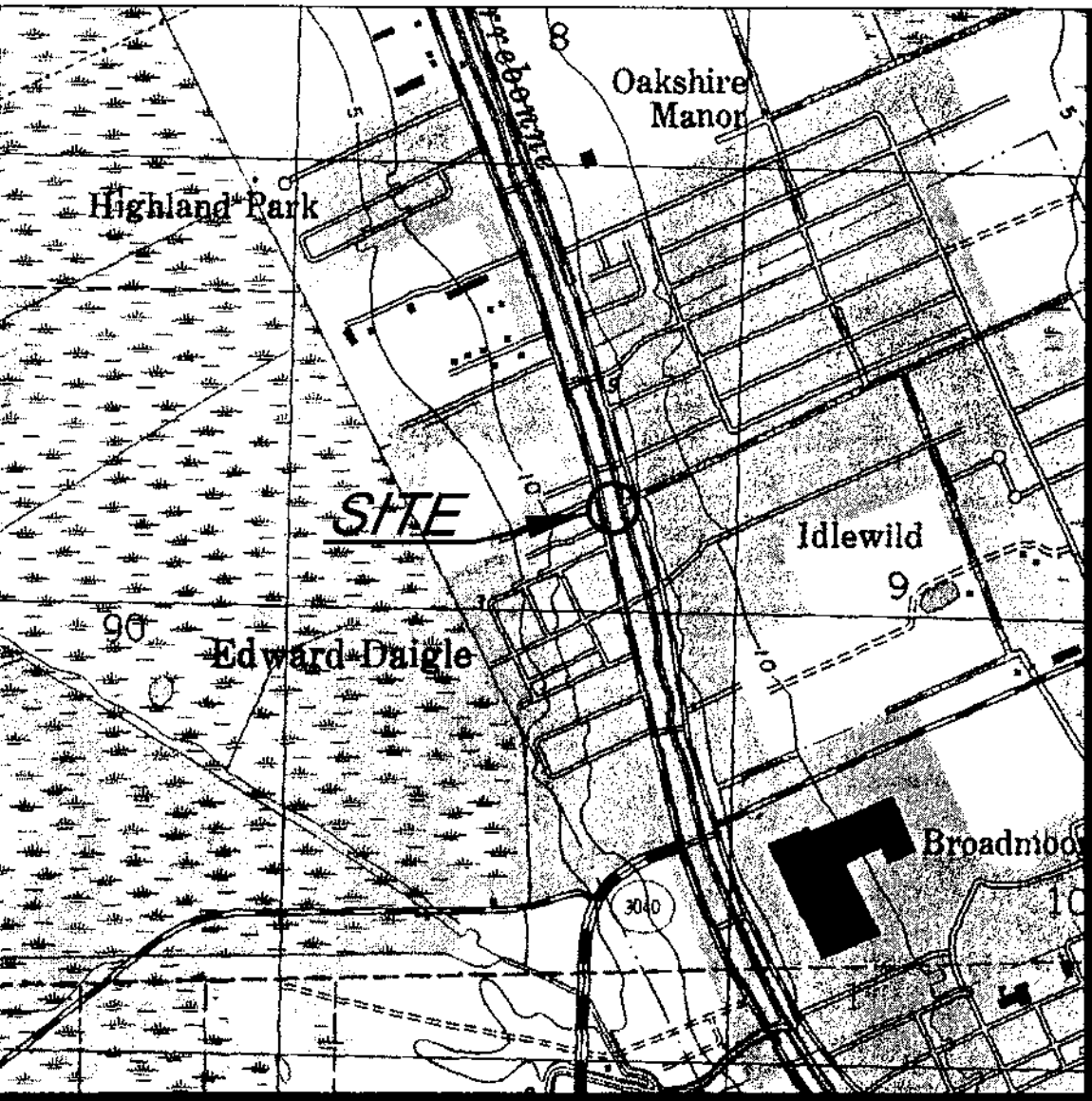
STACEY BERGERON ESCHETE
Print Name of Signature

[Signature]
Signature

February 1, 2019
Date

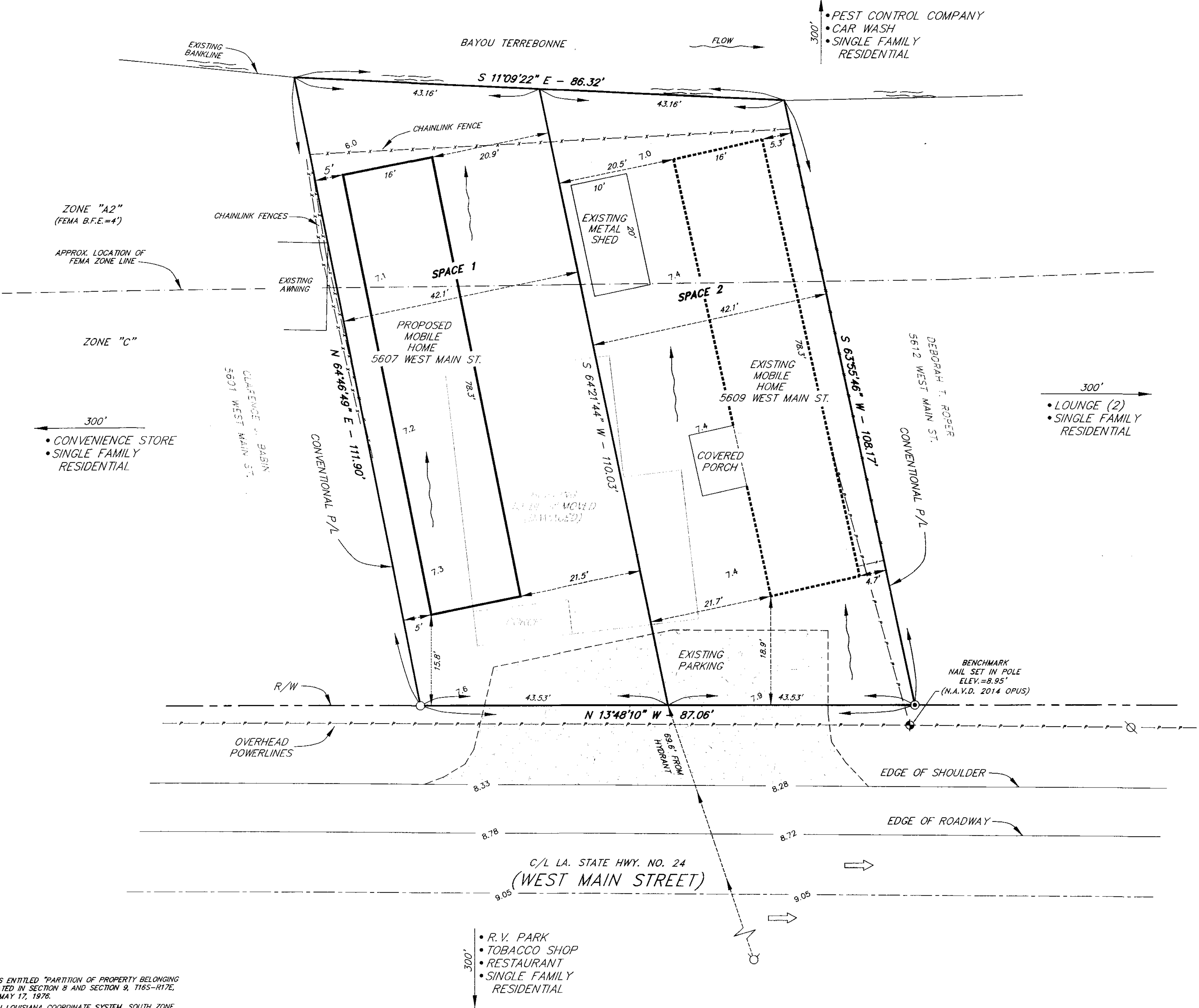
PC19/ 2 - 7 - 12

PROJECT NO.	PARISH	SHEET NO.
18-79	TERREBONNE	2



"VICINITY MAP"

LOUISIANA COORDINATE SYSTEM
(SOUTH ZONE)



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: _____
Surveyor's Name: KENETH L. REMBERT, PROFESSIONAL LAND SURVEYOR
Firm: KENETH L. REMBERT LAND SURVEYORS
Registration Number: 331

SEWER SYSTEM:
COMMUNITY SEWERAGE IS AVAILABLE.

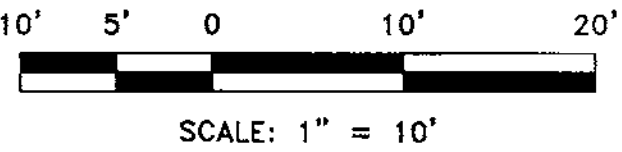
REFERENCE MAP:
MAP PREPARED BY SOUTHERN SURVEYORS ENTITLED "PARTITION OF PROPERTY BELONGING
TO THE ESTATE OF ALBERT BRUNET LOCATED IN SECTION 8 AND SECTION 9, T16S-R17E,
TERREBONNE PARISH, LOUISIANA" DATED MAY 17, 1976.
BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

THIS PROPERTY DRAINS TO BAYOU TERREBONNE IN THE REAR. THE OWNERS OF THESE
LOTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY
TO REACH BAYOU TERREBONNE.

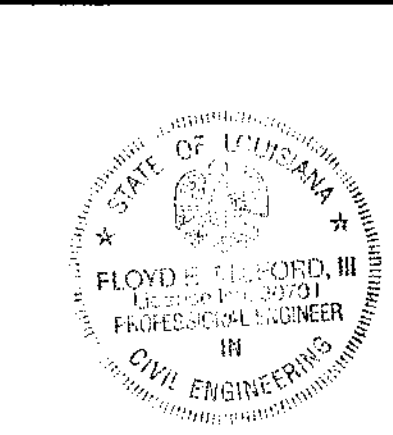
THESE LOTS ARE LOCATED IN ZONES "A2" & "C" AS SHOWN ON FEDERAL EMERGENCY
MANAGEMENT AGENCY MAP, COMMUNITY NO. 225208, PANEL NO. 0410, SUFFIX "C",
AND DATED MAY 1, 1985. (ZONE "A2" HAS A BASE FLOOD REQUIREMENT OF 4').
(FIRM INDEX DATE: DEC. 18, 1980).
F.E.M.A. FEB. 23, 2006 ADVISORY PANEL NO. LA-S101 DOES NOT AFFECT THIS PROPERTY.
THE 2008 PRELIMINARY DFIRM COMMUNITY NO. 221090, PANEL NO. 0095 SUFFIX "E"
DOES NOT AFFECT THIS PROPERTY.
PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE
CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

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

- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - INDICATES 3/4" IRON PIPE FOUND
 - INDICATES 1-1/4" IRON PIPE FOUND
 - EXISTING SERVICE POLE
 - EXISTING POWER POLE WITH LIGHT
 - EXISTING FIRE HYDRANT
 - INDICATES SPOT ELEVATION
 - INDICATES TRAFFIC FLOW
 - INDICATES DRAINAGE FLOW



DATE	REVISION	BY



"MOBILE HOME PARK"
LAND USE: RESIDENTIAL
GENERAL PLAN

2 - TOTAL SPACES

BERGERON'S MOBILE ESTATES
5607, 5609 WEST MAIN STREET
STACEY BERGERON ESCHETE - DEVELOPER
LOCATED IN SECTION 9, T16S-R17E
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY: *[Signature]*

JOB # 18-79 CAD # 1879-GP FILE #

DRAWN: L.A.T.
CHK'D: F.E.M. III
SCALE: 1" = 10'
DATE: 31JAN19