

Houma-Terrebonne Regional Planning Commission

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

JANUARY 16, 2020, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A
(Revised 1/10/2020)

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 December 19, 2019
- E. COMMUNICATIONS**
- F. PUBLIC HEARING:**
 - 1. Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); Lot 14, Block 2, Addendum No. 1, Voisin Place Subdivision and situated at 636 Marmande Street; Heath Davis, applicant (*Council District 5 / City of Houma Fire*)
- G. NEW BUSINESS:**
 - 1. Home Occupation:
Pet sitting service in an R-1 (Single-Family Residential) zoning district; 805 Cottagemill Lane; Kelly Courtney, applicant (*Council District 1 / City of Houma Fire*)
- H. STAFF REPORT**
- I. COMMISSION COMMENTS:**
 - 1. Planning Commissioners’ Comments
 - 2. Chairman’s Comments
- J. PUBLIC COMMENTS**
- K. 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 December 19, 2019
- E. APPROVE EMITTENCE OF PAYMENT FOR THE JANUARY 16, 2020 INVOICES AND THE TREASURER’S REPORT OF DECEMBER 2019**
- F. COMMUNICATIONS**

G. OLD BUSINESS:

1. a) Subdivision: Redivision of Tract 2-AA belonging to Rita Lapeyrouse Talbot, or assigns
Approval Requested: Process D, Minor Subdivision
Location: 151C North Hollywood Road, Terrebonne Parish, LA
Government Districts: Council District 5 / Bayou Cane Fire District
Developer: Cammie Talbot
Surveyor: Charles L. McDonald Land Surveyor, Inc.
b) Consider Approval of Said Application
2. a) Subdivision: Thibodaux By-Pass Commercial Park
Approval Requested: Process D, Minor Subdivision
Location: 458 Highway 3185, Thibodaux, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Donnes Real Estate
Surveyor: David A. Waitz Engineering & Surveying, Inc.
b) Public Hearing
c) Consider Approval of Said Application
3. 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

H. APPLICATIONS:

1. a) Subdivision: Redivision of Tract "TP" creating Lot 127 within Southern Comfort Waterfront Community
Approval Requested: Process D, Minor Subdivision
Location: 8294 Grouper Court, Dulac, Terrebonne Parish, LA
Government Districts: Council District 1 / Grand Caillou Fire District
Developer: Chris Stuart
Surveyor: Charles L. McDonald Land Surveyor, Inc.
b) Public Hearing
c) Variance Request: Variance from the 6,000 sq ft minimum lot size requirement
d) 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) Public Hearing
c) Variance Request: Variance from the 25' frontage requirement in lieu of the existing concrete driveway on the 35' perpetual servitude for ingress and egress
d) Consider Approval of Said Application
3. a) Subdivision: Redivision of Property belonging to Rebecca Plantation, LLC, Anne Vernon Caldwell Lagarde, and Vernon Lee Caldwell, III into Tract C & remaining property
Approval Requested: Process D, Minor Subdivision
Location: 864 LA Highway 311, Schriever, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Vernon Lee Caldwell, III
Surveyor: David A. Waitz Engineering & Surveying, Inc.
b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: Evangeline Estates, Phase B
Approval Requested: Process C, Major Subdivision-Engineering
Location: Rue des Affaires, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Evangeline Business Park, LLC
Engineer: David A. Waitz Engineering & Surveying, Inc.
b) Consider Approval of Said Application

5. a) Subdivision: The New Isle, Phase 1
Approval Requested: Process C, Major Subdivision-Engineering
Location: 2170 West Main Street, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Louisiana Land Trust
Engineer: CSRS, Inc.

b) Consider Approval of Said Application

I. STAFF REPORT

1. Discussion and possible action with regard to the 2020 American Planning Association's National Planning Conference to be held April 25-28, 2020 in Houston, Texas (Early Bird Deadline – March 4, 2020)

J. ADMINISTRATIVE APPROVAL(S):

1. Revised Tracts "A" & "B", Redivision of Property belonging to Myra D. Fanguy, Sections 48, 49, & 50, T18S-R18E, Terrebonne Parish, 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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

MEETING OF DECEMBER 19, 2019

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called to order the regular meeting of December 19, 2019 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:07 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; Mr. Kyle Faulk; Mr. Robbie Liner; Mr. Phillip Livas; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mrs. Angi Falgout, Secretary/Treasurer and Mr. Keith Kurtz. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, Mr. Laddie Freeman, Legal Advisor, and Ms. Joan Schexnayder, TPCG Engineering Division.
- C. CONFLICTS DISCLOSURE: The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse him or herself from participating in the debate, discussion, and voting on that matter.
- D. ACCEPTANCE OF MINUTES:
1. Mr. Livas moved, seconded by Mr. Faulk: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of November 21, 2019.”

The Chairman called for a vote on the motion offered by Mr. Livas. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Faulk, Mr. Liner, Mr. Livas, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout & Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mr. Cehan moved, seconded by Mr. Liner: “THAT the HTRPC emit payment for the December 19, 2019 invoices and approve the Treasurer’s Report of November 2019.”

The Chairman called for a vote on the motion offered by Mr. Cehan. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Faulk, Mr. Liner, Mr. Livas, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout & Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. Mr. Cehan moved, seconded by Mr. Soudelier: “THAT the HTRPC accept and approve the proposed 2020 Budget as submitted.”

The Chairman called for a vote on the motion offered by Mr. Cehan. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Faulk, Mr. Liner, Mr. Livas, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout & Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. ANNUAL ORGANIZATIONAL MEETING:
1. The Chairman discussed the proposals received to perform the 2019 audit. He spoke highly of Martin and Pellegrin who have always attended the meetings to present the audit to the Commission. Martin & Pellegrin, CPA’s submitted a proposal for 3 years.
 - a) Mr. Thibodeaux moved, seconded by Mr. Faulk: “THAT the HTRPC accept and approve Martin & Pellegrin, CPAs, proposal to perform the Commission’s audit for three years (2019, 2020, & 2021) at a cost of \$2,750.00.”

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Faulk, Mr. Liner, Mr. Livas, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout & Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. The Chairman stated the next item on the agenda was Election of Officers for 2020.
 - a) Mr. Cehan nominated Mr. Kyle Faulk for the position of Chairman.
 - (1) Mr. Cehan moved, seconded by Mr. Livas: “THAT the nominations for the position of Chairman be closed and Kyle Faulk be elected as Chairman by acclamation.”

The Chairman called for a vote on the motion offered by Mr. Cehan. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Faulk, Mr. Liner, Mr. Livas, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None;

ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout & Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- b) Mr. Faulk nominated Mr. Joey Cehan for the position of Vice-Chairman.
 - (1) Mr. Faulk moved, seconded by Mr. Liner: “THAT the nominations for the position of Vice-Chairman be closed and Joey Cehan be elected as Vice-Chairman by acclamation.”

The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Faulk, Mr. Liner, Mr. Livas, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout & Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- c) Mr. Faulk nominated Mrs. Angi Falgout to remain in the position of Secretary/Treasurer.
 - (1) Mr. Faulk moved, seconded by Mr. Soudelier: “THAT the nominations for the position of Secretary/Chairman be closed and Mrs. Angi Falgout be elected as Secretary/Treasurer by acclamation.”
 - (2) Mr. Freeman reminded the Commission that Mrs. Falgout was up for reappointment by the Parish President, and in the event she doesn’t get reappointed, a new secretary/treasurer will have to be elected.

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

G. COMMUNICATIONS:

- 1. Mr. Pulaski read a letter from Charles L. McDonald Land Surveyor, Inc., dated December 16, 2019, requesting to table Item H.1 with regard to the Redivision of Tract 2-AA belonging to Rita Lapeyrouse Talbot, or assigns until the next regular meeting of January 16, 2020 [See ATTACHMENT A].
 - a) Mr. Thibodeaux moved, seconded by Mr. Faulk: “THAT the HTRPC table the application by Cammie Talbot for Process D, Minor Subdivision for Redivision of Tract 2-AA belonging to Rita Lapeyrouse Talbot, or assigns until the next regular meeting of January 16, 2020 [See ATTACHMENT A].”

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

H. OLD BUSINESS:

- 1. Withdrawn. *Redivision of Tract 2-AA belonging to Rita Lapeyrouse Talbot, or assigns* [See ATTACHMENT A]

I. NEW BUSINESS:

- 1. The Chairman stated the next item on the agenda under New Business was the discussion and possible action to reconsider the Final Approval for Imperial Landing, Phase A to accept a bond for light standards.
 - a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., stated they had received conditional final approval for Imperial Landing Subdivision, Phase A in July but the lights are on backorder. He stated DSLD was ready to purchase the lots and they requested to submit a bond for the lights in order to get final approval.
 - b) The costs of the lights at 125% would be \$10,000.00 (\$8,000 @ 125%) and they would need 160 days for completion.
 - c) Discussion was held with regard to the development going to Council after the lights were installed and that no permits would be issued until that time.
 - d) Mr. Faulk moved, seconded by Mr. Thibodeaux: “THAT the HTRPC amend the conditional final approval for Imperial Landing Subdivision, Phase A granted July 18, 2019 to accept a bond in the amount of \$10,000.00 due to backordered lights and allow 160 days for completion.”

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

J. APPLICATIONS:

1. The Chairman called to order the Public Hearing for an application by Michael X. St. Martin requesting approval for Process D, Minor Subdivision, for Tracts 1 thru 6, Mandalay Oaks Subdivision.

- a) Mr. Ken Rembert, Kenneth L. Rembert Land Surveyors, discussed the location and division of property. He requested to hold the public hearing and then ask that the matter be tabled due to the installation of the fire hydrants.
- 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 Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Faulk, Mr. Liner, Mr. Livas, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout & Mr. Kurtz. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended tabling the matter to allow time for the submittal of all utility letters, Engineering approval, and installation of fire hydrants.
- e) Mr. Thibodeaux moved, seconded by Mr. Faulk: "THAT the HTRPC table the application for Process D, Minor Subdivision, for Tracts 1 thru 6, Mandalay Oaks Subdivision until the next regular meeting of January 16, 2020 as per the Developer's request."

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

2. The Chairman called to order the Public Hearing for an application by Uptown Enterprises, LLC requesting approval for Process D, Minor Subdivision, for Town Hall Commercial Park, Redivision of Property belonging to Uptown Enterprises, LLC into Lot 1 and Lot 2.

- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., discussed the location and division of property.
- b) No one from the public was present to speak.
- c) Mr. Cehan moved, seconded by Mr. Faulk: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the submittal of all utility service availability letters, municipal addresses being depicted on the plat, and the method of sewerage disposal being depicted on the plat.
- e) Mr. Livas moved, seconded by Mr. Faulk: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Town Hall Commercial Park, Redivision of Property belonging to Uptown Enterprises, LLC into Lot 1 and Lot 2 conditioned upon the submittal of all utility service availability letters, municipal addresses being depicted on the plat, and the method of sewerage disposal being depicted on the plat."

The Chairman called for a vote on the motion offered by Mr. Livas. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Faulk, Mr. Liner, Mr. Livas, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier;

ABSENT: Mrs. Falgout & Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

3. The Chairman called to order the Public Hearing for an application by Evangeline Business Park, LLC requesting conceptual and preliminary approval for Process C, Major Subdivision, for Evangeline Estates, Phase B.

- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., discussed the location and division of property.
- b) No one from the public was present to speak on the matter.
- c) Mr. Faulk moved, seconded by Mr. Thibodeaux: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.
- e) Mr. Cehan moved, seconded by Mr. Soudelier: "THAT the HTRPC grant conceptual and preliminary approval of the application for Process C, Major Subdivision, for Evangeline Estates, Phase B."
- f) Discussion was held with regard to the smaller lots and the development being a PUD (Planned Unit Development).

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

4. The Chairman stated the next item on the agenda was an application by Development Ventures, LLC requesting engineering approval for Process C, Major Subdivision, for Sugarland Subdivision, Addendum No. 5.

- a) Ms. Joan Schexnayder, on behalf of the TPCG Engineering Division, read a letter dated December 12, 2019, with regard to the punch list items for the development [See *ATTACHMENT B*].
- b) Mr. Gene Milford, Milford & Associates, Inc., requested a variance from 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) Mr. Livas moved, seconded by Mr. Faulk: "THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision, for Sugarland Subdivision, Addendum No. 5 with a variance granted from Item 1.b to allow rear lot drainage for 50% of each lot and conditioned upon the Developer complying/resolving all punch list items per TPCG Engineering Division's memo dated December 16, 2019 [See *ATTACHMENT B*]."

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

K. STAFF REPORT: None.

L. ADMINISTRATIVE APPROVALS:

Mr. Livas moved, seconded by Mr. Thibodeaux: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-2."

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

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

M. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:
 - a) Mr. Pulaski stated he had not completed the revisions yet to the mobile home park regulations and requested the matter be taken off of the agenda until completed.
 - b) The Chairman stated that the new Chairman, Mr. Faulk, could select three new members to serve on the committee.

N. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:
 - a) Mr. Cehan wished everyone a Merry Christmas.
 - b) Mr. Thibodeaux stated he attended Demonstration Day.
2. Chairman's Comments:
 - a) The Chairman stated he also attended Demonstration Day. He also congratulated the new leaders of the Planning Commission.

O. PUBLIC COMMENTS: None.

P. Mr. Faulk moved, seconded Mr. Cehan: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 6:55 p.m."

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

Hem. H.1

Charles L. McDonald, PLS

Galen F. Bollinger, PLS

December 16, 2019

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

Re: H. Old Business:

1. a) 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:

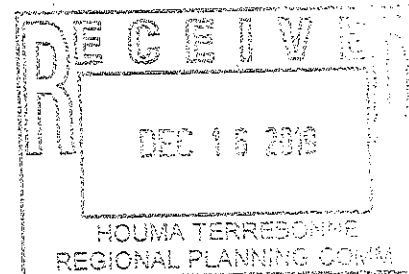
The developer is requesting that the above referenced agenda item on the December 19, 2019 Planning Commission's agenda be tabled until the next upcoming meeting.

Feel free to call me if you have any questions.

Sincerely,



Alisa Champagne,
(agent for Cammie Talbot)





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



P.O. BOX 2768
HOUMA, LOUISIANA 70361

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

December 12, 2019

1st Review

Item No. J-4

TO: Christopher M. Pulaski
FROM: Joan E. Schexnayder, P.E. *JES*
SUBJECT: Sugarland Subdivision
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.5 Location of all utilities are not shown on the typical section.
 - 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. A SWPPP is required on all proposed developed sites of one acre or greater.
2. 24.5.4.6.7 Approval letters should be provided from the following utilities:
 - a. Department of Health and Hospitals for water and sewer.
3. Catchbasins should be installed at Station 10+00.

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

JES/bbd

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

Saltwater Fishing Capital of the World®

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- | | |
|--|--|
| A. <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"/> <input type="checkbox"/> Conceptual | <input type="checkbox"/> Engineering |
| <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Engineering | D. <input type="checkbox"/> ** Minor Subdivision |
| <input type="checkbox"/> Final | |

Variance(s) (detailed description): _____

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

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

SITE INFORMATION:

- Physical Address: 151C North Hollywood Road Houma LA
- Location by Section, Township, Range: Section 5, T17S-R17E
- Purpose of Development: To creat two legal tracts of record
- Land Use:
☐ Single-Family Residential
☐ Multi-Family Residential
☐ ** Commercial
☐ Industrial
- Sewerage Type:
☐ ** Community
☐ Individual Treatment
☐ Package Plant
☐ Other
- Drainage:
☐ Curb & Gutter
☐ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ ** Other
- Date and Scale of Map: 1 November 2019 Scale: 1"=100'
- Council District: _____
- Number of Lots: 2
- Filing Fees: _____

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

Galen Bollinger
Print Applicant or Agent

4 November 2019
Date

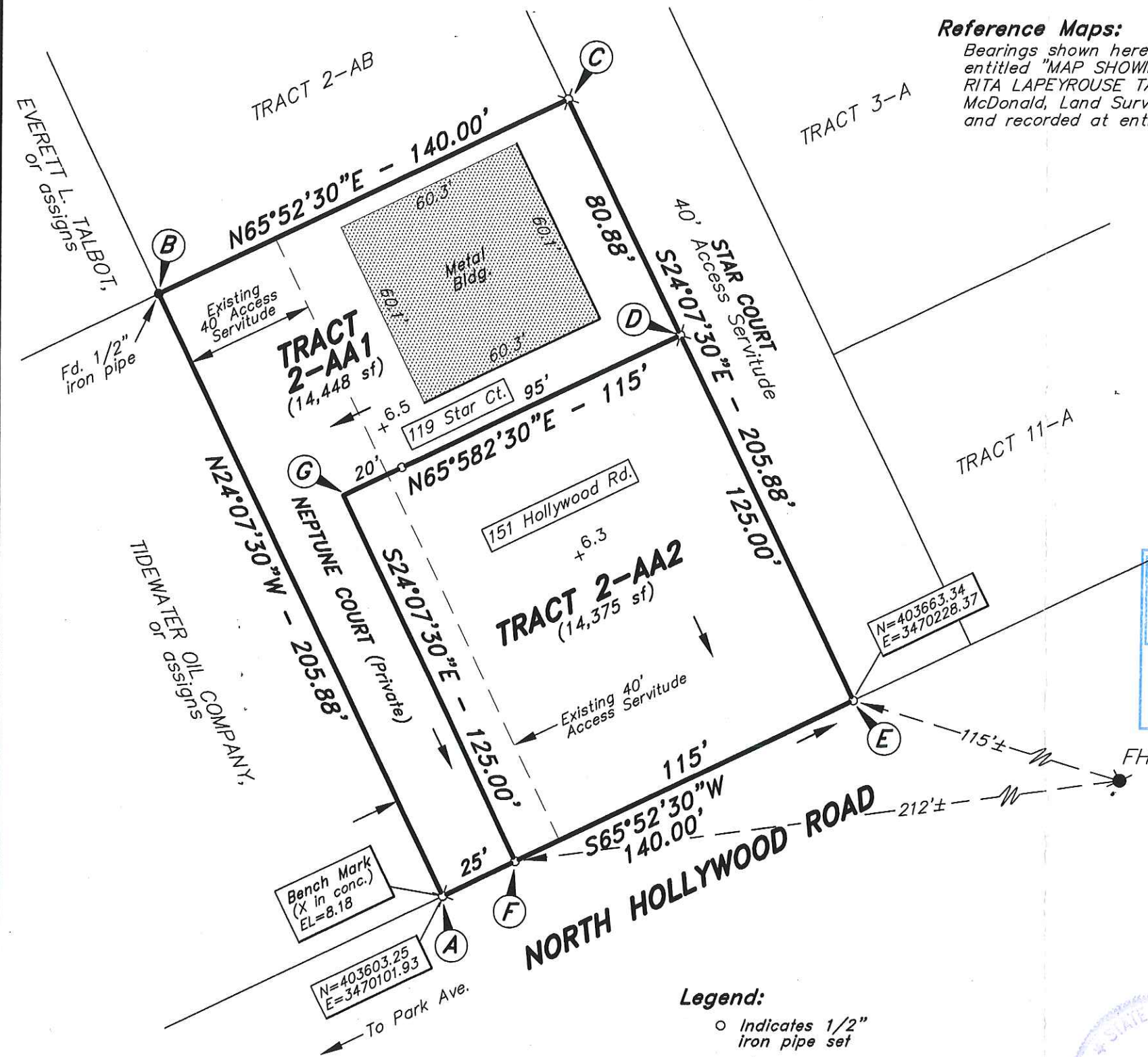

Signature of Applicant or Agent

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

Cammie Talbot, CAMTAL, LLC
Print Name of Signature

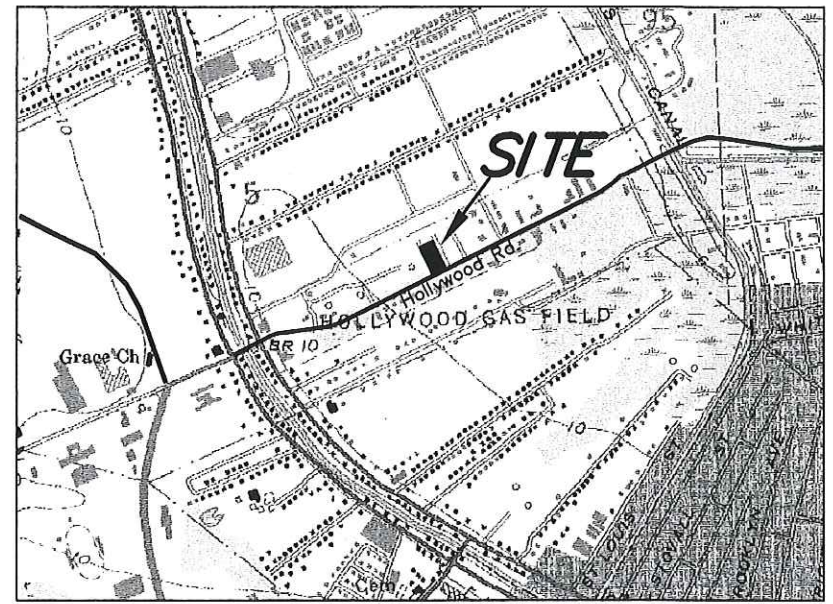
Cammie Talbot, Manager
Signature
CAMTAL LLC

4 November 2019
Date



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

Proposed Land Use:
Commercial



Vicinity Map

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

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

By: _____ For: _____



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

SCALE: 1" = 40'

1 NOVEMBER 2019



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

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

Charles L. McDonald

REG. P.L.S. No. 4850

R3

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

Sewer Disposal:
 Community sewer service is available to this property.

- Legend:**
- Indicates 1/2" iron pipe set
 - ✕ Indicates X cut in conc.
 - ← Indicates drainage flow direction
 - +6.0 Indicates elevation
 - 119 Indicates address

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: THIBODAUX BY-PASS COMMERCIAL PARK
2. Developer's Name & Address: DONNES REAL ESTATE, INC.
DONNES REAL ESTATE, INC., 107 EAST 2ND STREET,
*Owner's Name & Address: THIBODAUX, LA 70301
[* All owners must be listed, attach additional sheet if necessary]
DAVID A. WAITZ ENGINEERING AND SURVEYING,
3. Name of Surveyor, Engineer, or Architect: INC.

SITE INFORMATION:

4. Physical Address: 458 HIGHWAY 3185, THIBODAUX, LA 70301
5. Location by Section, Township, Range: SECTIONS 64 & 81, T15S-R16E
6. Purpose of Development: TO CREATE A COMMERCIAL SUBDIVISION
7. Land Use:
☐ Single-Family Residential
☐ Multi-Family Residential
☒ Commercial
☐ Industrial
8. Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☒ Curb & Gutter
☐ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
10. Date and Scale of Map: October 31, 2019 1" = 50'
11. Council District: _____
12. Number of Lots: 8
13. Filing Fees: \$384.66

JEFFREY J. DONNES,
I, PRESIDENT, certify this application including the attached data to be true and correct.

JEFFREY J. DONNES, PRESIDENT

Print Applicant or Agent

11-4-19

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, ☒ 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.

JEFFREY J. DONNES, PRESIDENT

Print Name of Signature

11-4-19

Date


Signature

REFERENCE MAPS & BEARINGS:

1. ALBERT HUE SUBDIVISION
SUBDIVISION OF WAUBUN PLANTATION
TERREBONNE PARISH, LA
BY: J.C. LOVELL
DATED: MAY 4, 1959

2. SURVEY OF PROPERTY OF
ALVIN BARRILLEAUX, ET ALS
SECTION 81, T15S-R16E
TERREBONNE PARISH, LA
DATED: APRIL 5, 1980

3. ADDENDUM NO. 1 TO ALBERT HUE SUBD.
LOCATED IN THE PARISH OF LAFOURCHE &
TERREBONNE, STATE OF LOUISIANA
BY: WARREN & ASSOCIATES
DATED: OCT. 25, 1985
ENTRY NO 258289

4. SURVEY PLAT SHOWING THE DIVISION OF
FIVE LOTS CARVED OUT FROM PART OF THE
ESTATE OF ALVIN BARRILLEAUX, SR.
LOCATED IN SECTIONS 81 & 82, T15S-R16E
PARISH OF TERREBONNE
STATE OF LOUISIANA
BY: WARREN & ASSOCIATES
DATED: NOVEMBER 7, 1981
ENTRY NO 694431

5. MAP SHOWING SURVEY OF PROPERTY
BELONGING TO ALVIN J. BARRILLEAUX,
LOCATED IN SECTION 64, T15S-R16E,
LAFOURCHE PARISH & SECTION 82,
T15S-R16E, TERREBONNE PARISH STATE
OF LOUISIANA
BY: CHARLES L. McDONALD
DATED: MARCH 17, 1994
ENTRY NO 767403

6. BARRILLEAUX SUBDIVISION
SURVEY PLAT SHOWING THE REDIVISION
OF PROPERTY OF LOT 9 OF THE ALVIN
BARRILLEAUX SUBDIVISION AND FAMILY
PROPERTY OF ALVIN J. BARRILLEAUX,
LOCATED IN SECTION 62, 81, AND 82
T15S-R16E
HOUMA, LOUISIANA TERREBONNE PARISH
BY: LARRY J. PICCIOLA
DATED: OCTOBER 24, 2007
ENTRY NO 1281174

NOTE: REFERENCE BEARING IS
N76°36'00"W ALONG THE NORTHERN
R/W OF WEST THIBODAU BY PASS ROAD
(JULIA STREET) AS SHOWN ON REF. MAP #5

LOUIS DOUGLAS &
JEAN MCCARTY
102 ALBERT STREET
THIBODAU, LA
(NOT A PART)

LEGEND

FOUND PROPERTY CORNER ○
SET 3/4" I.R. ●
EXISTING WATER LINE — W —
EXISTING GAS LINE — G —
EXISTING SEWER LINE — S —
EXISTING OVERHEAD POWER LINE — E —
EXISTING TELEPHONE LINE — T —
EXISTING FENCE — X —
EXISTING POWER POLE W/ LIGHT ⚡
EXISTING POWER POLE ⚡
EXISTING ANCHOR →
EXISTING TELEPHONE PEDESTAL □
EXISTING WATER VALVE ●WV
EXISTING FIRE HYDRANT ○WM
EXISTING WATER METER ●GM
EXISTING GAS VALVE ●GV
EXISTING GAS METER ○GM
EXISTING SEWER MANHOLE □
DRAINAGE FLOW —→
EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE —■—
EXISTING SPOT ELEVATION (IN FEET, NAVD 88, GEOID 12B) (X)
LAND HOOK — Z —

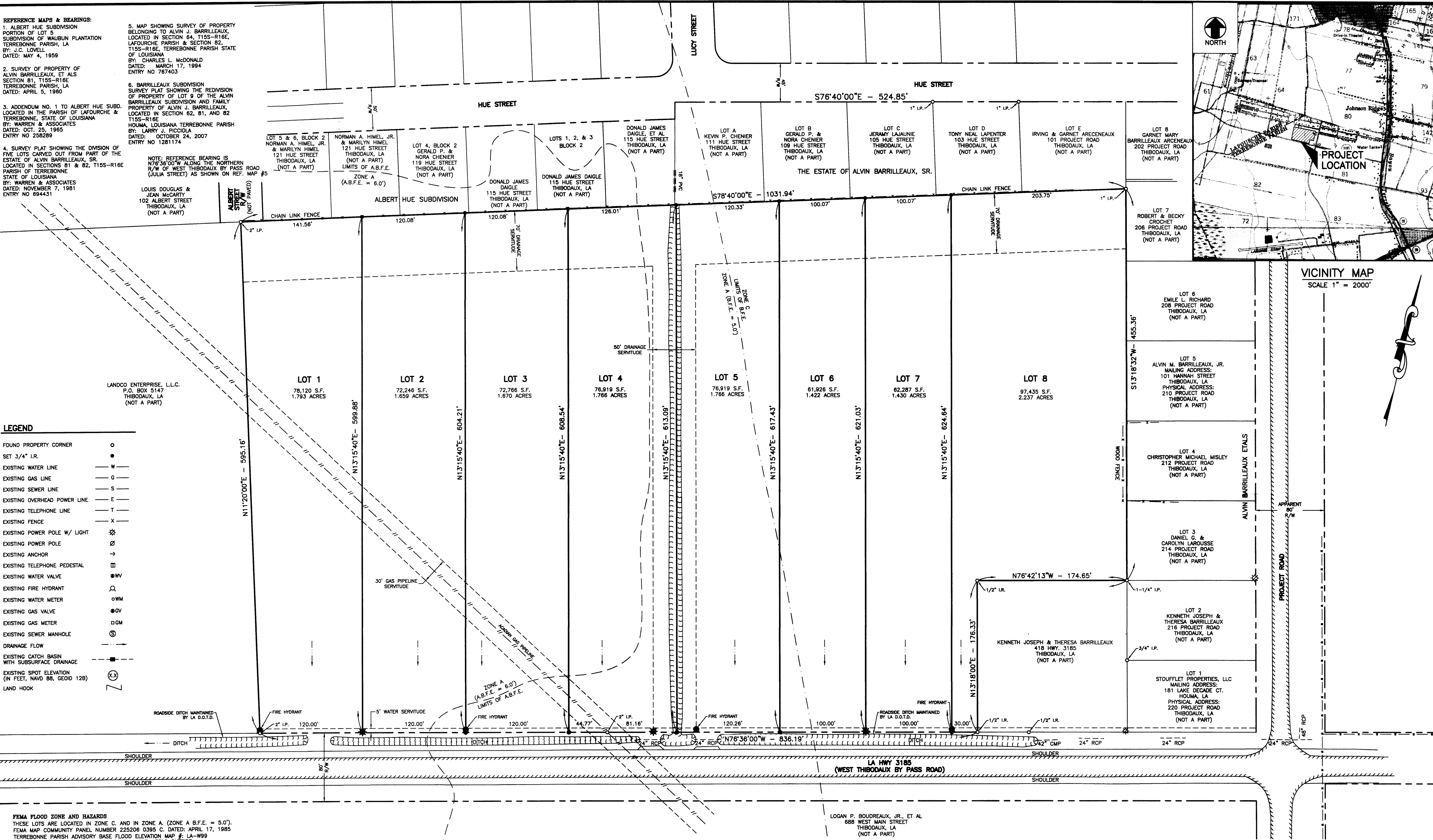
FEMA FLOOD ZONE AND HAZARDS
THESE LOTS ARE LOCATED IN ZONE C, AND IN ZONE A. (ZONE A B.F.E. = 5.0').
FEMA MAP COMMUNITY PANEL NUMBER 225206 0395 C. DATED: APRIL 17, 1985
TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-W99
DATED: FEBRUARY 23, 2006. FLOOD ZONE: A AND AREAS OUTSIDE
THE LIMIT OF A.B.F.E. (ZONE A B.F.E. = 6.0')
NOTE: FOR AREAS OUTSIDE THE ABFE LIMITS, PLEASE REFER TO THE COMMUNITY'S
EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE

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

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

PRELIMINARY COPY
THIS DOCUMENT IS NOT TO BE
USED FOR CONSTRUCTION, BIDDING,
RECORDATION, CONVEYANCE, SALES,
OR AS THE BASIS FOR THE ISSUANCE
OF A PERMIT.

APPROVED: James M. Templeton Reg. No. 5129



FEMA FLOOD ZONE AND HAZARDS
THESE LOTS ARE LOCATED IN ZONE C, AND IN ZONE A. (ZONE A B.F.E. = 5.0').
FEMA MAP COMMUNITY PANEL NUMBER 225206 0395 C. DATED: APRIL 17, 1985
TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-W99
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THE LIMIT OF A.B.F.E. (ZONE A B.F.E. = 6.0')
NOTE: FOR AREAS OUTSIDE THE ABFE LIMITS, PLEASE REFER TO THE COMMUNITY'S
EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE

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

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

PRELIMINARY COPY
THIS DOCUMENT IS NOT TO BE
USED FOR CONSTRUCTION, BIDDING,
RECORDATION, CONVEYANCE, SALES,
OR AS THE BASIS FOR THE ISSUANCE
OF A PERMIT.

APPROVED: James M. Templeton Reg. No. 5129

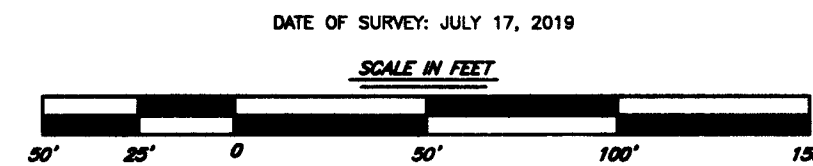
APPROVE AND ACCEPTED THIS DATE _____ BY THE HOUMA
TERREBONNE REGIONAL PLANNING COMMISSION.

APPROVED BY: _____
FOR: _____

APPROVALS

DONNES REAL ESTATE, INC. DATE
(JEFFERY J. DONNES, PRESIDENT)

LOGAN P. BOUDREAUX, JR., ET AL
688 WEST MAIN STREET
THIBODAU, LA
(NOT A PART)



THIBODAU BY-PASS COMMERCIAL PARK

**SURVEY OF PROPERTY BELONGING TO
DONNES REAL ESTATE, INC. INTO LOTS 1-8
LOCATED IN SECTION 62, 81, AND 82
T15S-R16E, TERREBONNE PARISH, LOUISIANA**

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

DESIGNED: JMT DETAILED: CJM TRACED:
CHECKED: JMT CHECKED: JMT
DATE: OCTOBER 31, 2019 FILE: F:\DWG\2019\10-067\PLAT.DWG JOB NO: 2019-067

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

☐ Variance(s) (detailed description):

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

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

SITE INFORMATION:

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

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

KENETH L. REMBERT

Print Applicant or Agent

11/27/19

Date

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

MICHAEL X. ST. MARTIN

Print Name of Signature

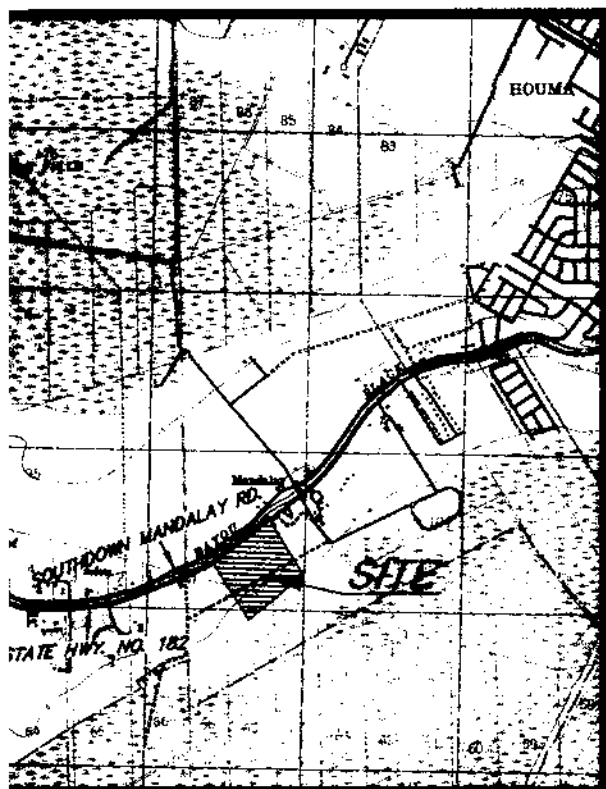
11/27/19

Date

Michael X. St. Martin
Signature

Revised 3/25/2010

PC19/ 12 - 1 - 60



"VICINITY MAP"



INDICATES 5/8" IRON ROD SET
INDICATES 5/8" IRON ROD FOUND
EXISTING POWER POLE WITH LIGHT
PROPOSED FIRE HYDRANT
INDICATES SPOT ELEVATION
(NAD 83-OPUS GEOID 12B)
INDICATES BRASS DISK SET
AT ELEV. 9.20' NAD 83
INDICATES DRAINAGE FLOW

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

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

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

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

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

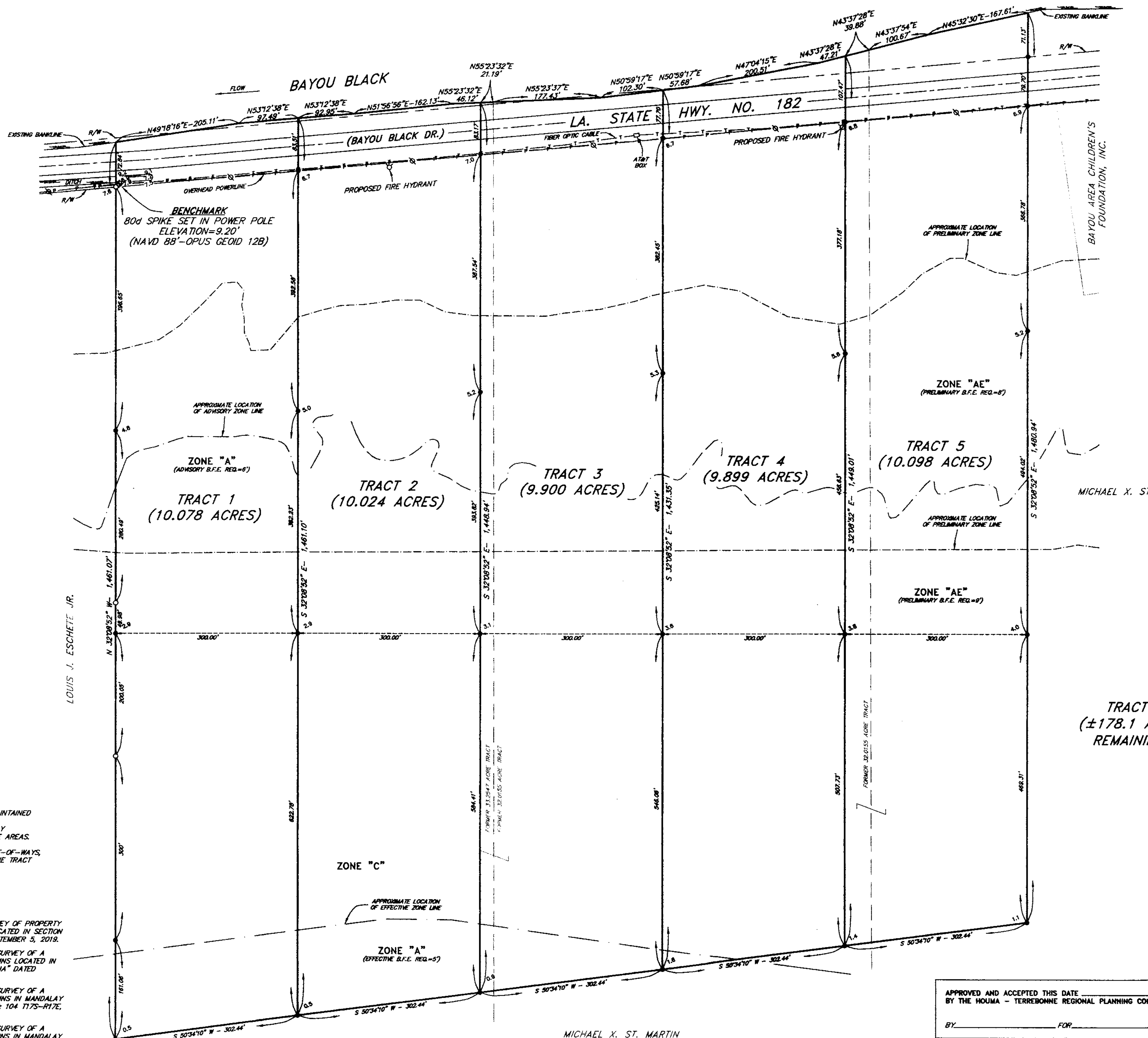
PREPARED BY T. BAKER SMITH & SON, INC. ENTITLED "SURVEY OF A
ACRE TRACT OF LAND BELONGING TO JAMES G. ROBBINS IN MANDALAY
PROOF PLANTATIONS, LOCATED IN SECTIONS 63, 64 & 104 T17S-R17E,
INE PARISH, LOUISIANA" DATED SEPTEMBER 17, 1984.

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

SHOWN HEREON ARE BASED ON NAD '83, LOUISIANA COORDINATE
OUTH ZONE.

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

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



MICHAEL X. ST. MARTIN

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

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

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

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

GRAPHIC SCALE

100' 50' 0 100' 200'

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

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

DATE	BY	DESCRIPTION
		REVISIONS

6 - TRACTS



Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

 Variance(s) (detailed description):

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

- Redivision of Tract TP creating Lot 127 Southern Comfort Waterfront
1. Name of Subdivision: Community
2. Developer's Name & Address: Chris Stuart 4320 Jeffrey Drive Baton Rouge, LA 70816
HOA of Southern Comfort Waterfront Community, Inc
*Owner's Name & Address: PO Box 78383 Baton Rouge, LA 70837
[* 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: 8294 Grouper Ct. Dulac, LA
5. Location by Section, Township, Range: Section 37, T20S-R17E
6. Purpose of Development: Creates campsite Lot 127 from a portion of Tract TP
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: 3 December 2019 1"= 30'
11. Council District:
12. Number of Lots: 2
13. Filing Fees:

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

Alisa Champagne
Print Applicant or Agent

10 December 2019
Date

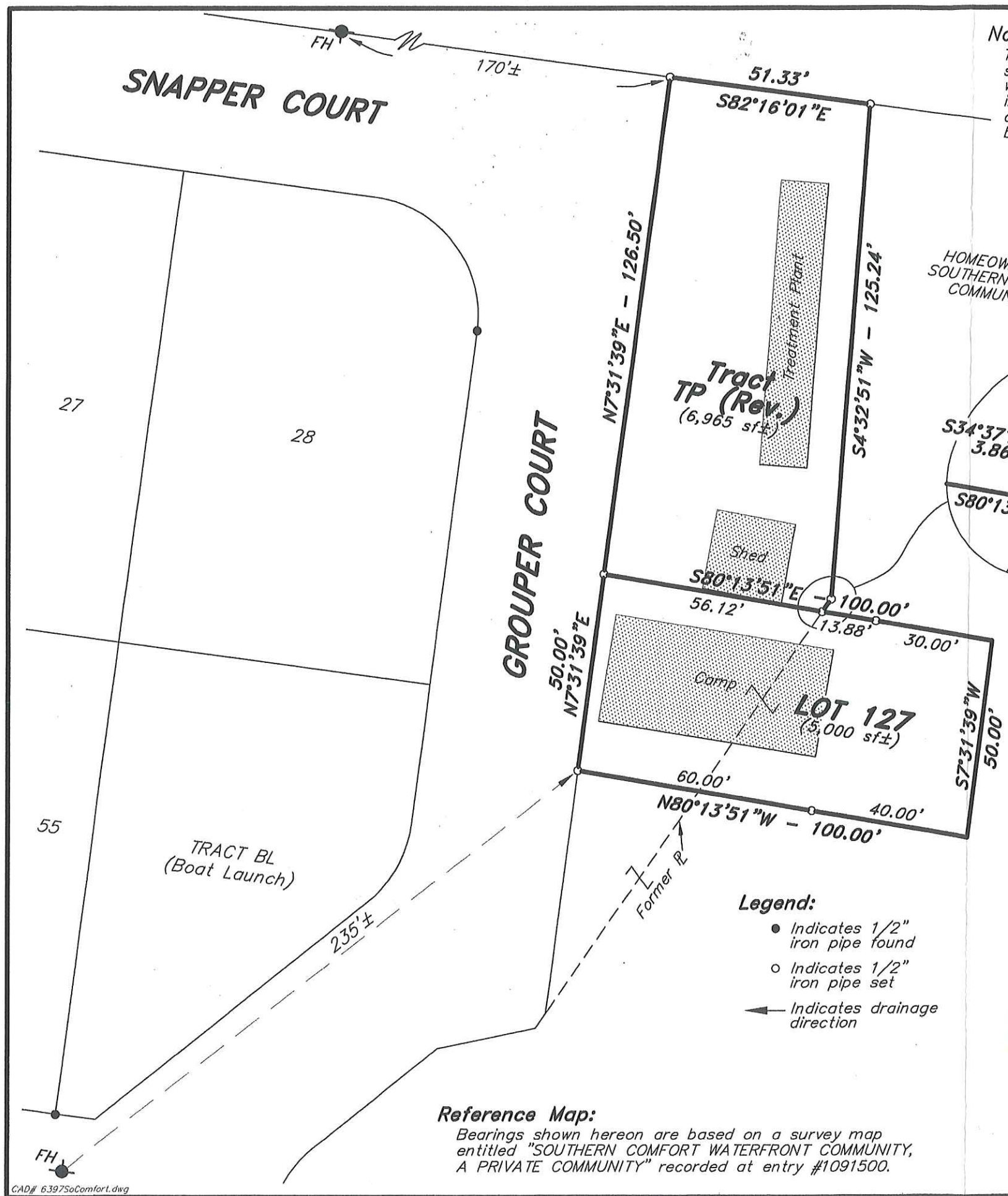

Signature of Applicant or Agent

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

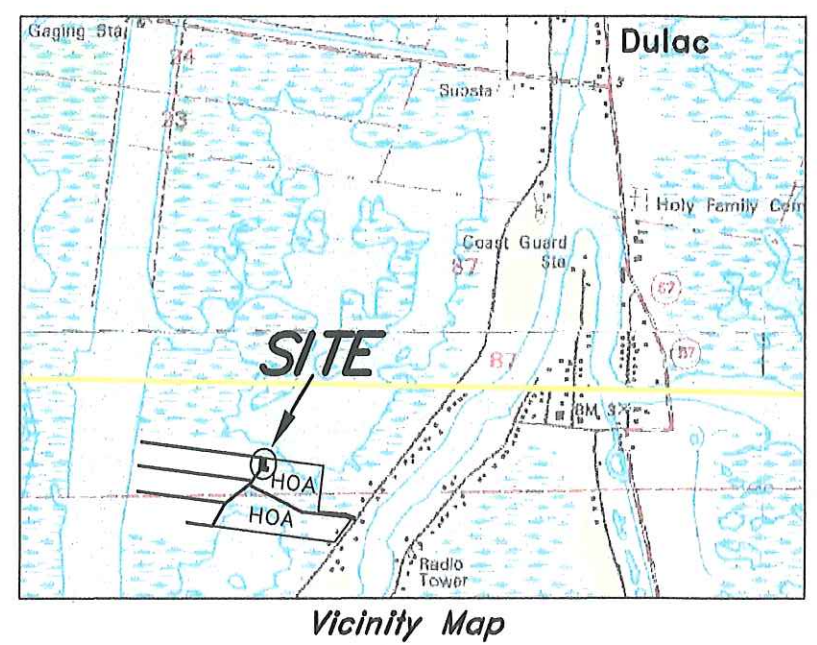
CHRISTOPHER N. STUART
Print Name of Signature

Date: 1/6/2020


Signature



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



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

By: _____ For: _____

Flood Zone Information:
This property is situated within Zone "A15" (EL 10) as shown on the F.E.M.A. Flood Insurance Rate Map dated 5/1/1985. (Map No. 225206 0315 C).

MAP SHOWING THE REDIVISION OF TRACT "TP" CREATING LOT No. 127 WITHIN SOUTHERN COMFORT WATERFRONT COMMUNITY LOCATED IN SECTION 37, T20S-R17E, TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 30'

3 DECEMBER 2019

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



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

Galen F. Bollinger
REG. P.L.S. No. 4850

Reference Map:
Bearings shown hereon are based on a survey map entitled "SOUTHERN COMFORT WATERFRONT COMMUNITY, A PRIVATE COMMUNITY" recorded at entry #1091500.

- Legend:**
- Indicates 1/2" iron pipe found
 - Indicates 1/2" iron pipe set
 - ← Indicates drainage direction

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"/> <input type="checkbox"/> Conceptual | <input type="checkbox"/> Engineering |
| <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Engineering | D. <input type="checkbox"/> ** Minor Subdivision |
| <input type="checkbox"/> Final | |

** 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:

- Name of Subdivision: Redivision of Tract A-3 belonging to Houma Lodging, Inc.
- 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]
- Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor, Inc.

SITE INFORMATION:



- | | |
|--|---|
| 4. Physical Address: <u>117 Linda Ann Ave.</u> | |
| 5. Location by Section, Township, Range: <u>Section 5, T16S-R116E / R17E</u> | |
| 6. Purpose of Development: <u>Creates 3 commercial lots</u> | |
| 7. Land Use: | 8. Sewerage Type: |
| <input type="checkbox"/> Single-Family Residential | <input type="checkbox"/> Community |
| <input type="checkbox"/> Multi-Family Residential | <input type="checkbox"/> Individual Treatment |
| <input type="checkbox"/> ** Commercial | <input type="checkbox"/> ** Package Plant |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Other |
| 9. Drainage: | 10. Date and Scale of Map: |
| <input type="checkbox"/> Curb & Gutter | <u>19 December 2019 1"=100'</u> |
| <input type="checkbox"/> ** Roadside Open Ditches | 11. Council District: |
| <input type="checkbox"/> Rear Lot Open Ditches | |
| <input type="checkbox"/> Other | |
| 12. Number of Lots: <u>3</u> | 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

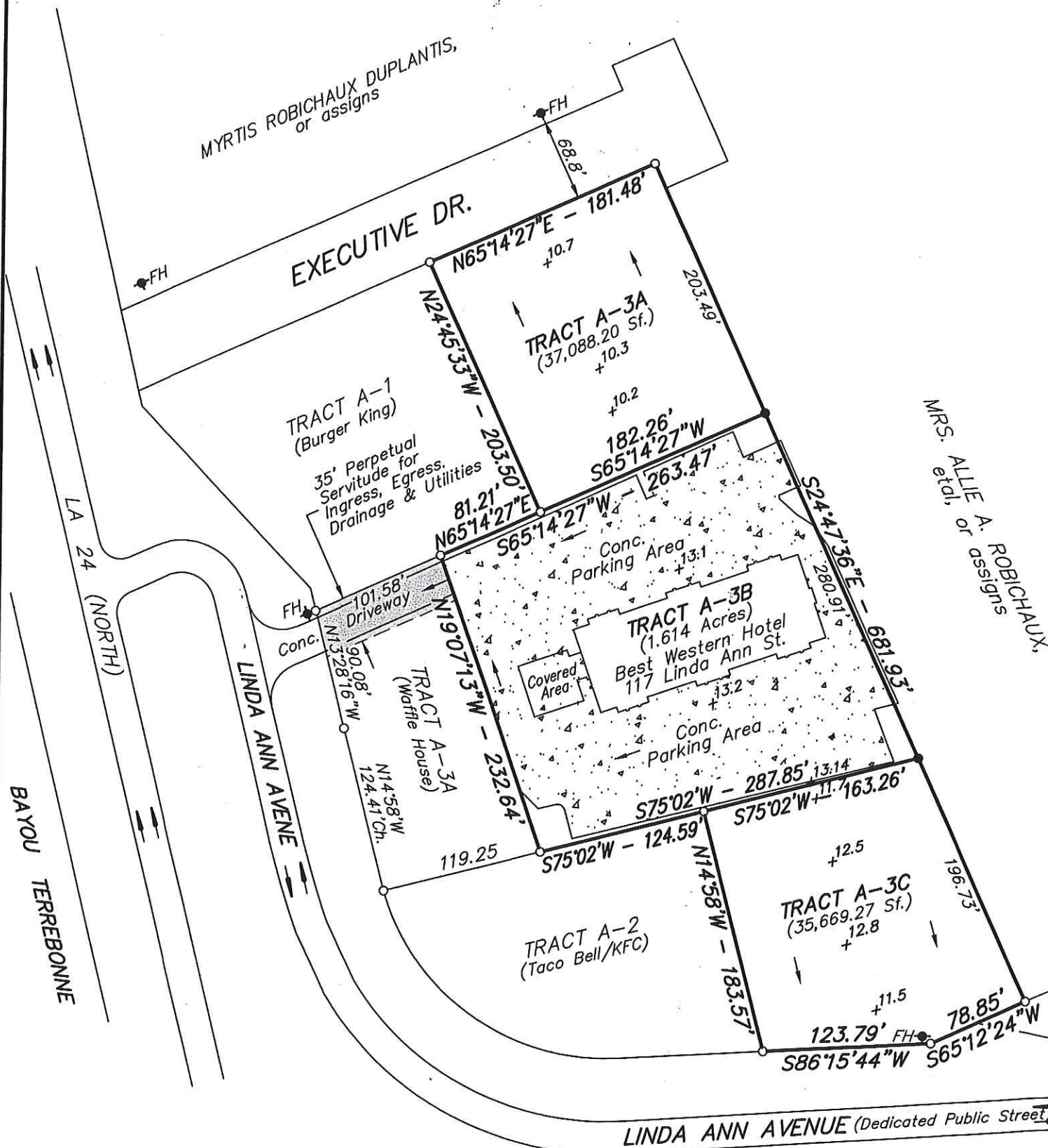
The undersigned certifies:  1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or  2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal,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

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 I. 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

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. Felt

REG. P.L.S. No. 3402

CAD #6411

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:

REDIVISION OF PROPERTY BELONGING TO REBECCA PLANTATION, L.L.C., ANNE VERNON CALDWELL LAGARDE, AND VERNON LEE

1. Name of Subdivision: CALDWELL, III INTO TRACT C
VERNON LEE CALDWELL, III,
2. Developer's Name & Address: 803 HWY. 311, SCHRIEVER, LA 70395
REBECCA PLANTATION, L.L.C., 918 EAST FIRST ST.,
THIBODAUX, LA 70301; ANNE VERNON CALDWELL LAGARDE,
803 HWY. 311, SCHRIEVER, LA 70395; & VERNON LEE
*Owner's Name & Address: CALDWELL, III, 803 HWY. 311, SCHRIEVER, LA 70395
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING & SURVEYING, INC.

SITE INFORMATION:

4. Physical Address: 864 HWY. 311, SCHRIEVER, LA 70395
5. Location by Section, Township, Range: SECTION 9, T-16-S, R-16-E
SUBDIVISION OF PROPERTY FOR A MINOR SUBDIVISION FOR
6. Purpose of Development: RESIDENTIAL USE
7. Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
8. Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
10. Date and Scale of Map: 11/25/19 1" = 60'
11. Council District: 2 / Schriever Fire
12. Number of Lots: 2
13. Filing Fees: \$ 296.00

VERNON LEE CALDWELL, III, certify this application including the attached date to be true and correct.

VERNON LEE CALDWELL, III

Print Applicant or Agent

12-18-19

Date


Signature of Applicant or Agent

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

VERNON LEE CALDWELL, III

12/18/2019

PC20/ 1 - 3 - 3

Revised 3/25/2010

REFERENCE MAPS & BEARINGS:

1. SURVEY OF TRACTS "A" AND "B"
A REDIVISION OF PROPERTY
BELONGING TO ALBERT B. CALDWELL
LOCATED IN SECTION 169, T16S-R16E
TERREBONNE PARISH, LOUISIANA
BY: KENETH L. REMBERT, SURVEYOR
DATED: SEPTEMBER 12, 2003

2. SURVEY SHOWING 9.77 ACRES
BELONGING TO ALBERT CALDWELL
LOCATED IN SECTION 9, T16S-R16E
TERREBONNE PARISH, LOUISIANA
BY: LEONARD J. CHAUVIN, JR., INC.
DATED: 1996

3. LOT LINE SHIFT
REDIVISION OF TRACT A AND TRACT B
INTO TRACT "A-1" AND TRACT "B-1"
OF PROPERTY BELONGING TO VERNON
LEE CALDWELL, III
LOCATED IN SECTION 9, T16S-R16E
TERREBONNE PARISH, LOUISIANA
BY: DAVID A. WAITZ ENGINEERING AND
SURVEYING, INC.
DATED: NOVEMBER 29, 2018
ENTRY NO 1571912

NOTE: REFERENCE BEARING IS
N03°26'01"W ALONG THE WEST
R/W OF LOUISIANA STATE HWY. 311
AS SHOWN ON REF. MAPS 1 AND 2.

REBECCA PLANTATION, L.L.C.
864 HWY. 311
SCHRIEVER, LA 70395
(NOT A PART)

TRACT C
78,227 S.F.
1.750 ACRES
ANNE VERNON CALDWELL LAGARDE
VERNON LEE CALDWELL, III
REBECCA PLANTATION, L.L.C.
864 HWY. 311
SCHRIEVER, LA 70395

REBECCA PLANTATION, L.L.C.
864 HWY. 311
SCHRIEVER, LA 70395
(NOT A PART)

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

THESE LOTS ARE LOCATED IN ZONES C. AN AREA OF MINIMAL FLOODING.
FEMA MAP COMMUNITY PANEL NUMBER 225206 0415 C. DATED: MAY 1, 1985

TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-U99
DATED: FEBRUARY 23, 2006. FLOOD ZONE: OUTSIDE THE LIMIT OF A.B.F.E.

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

CERTIFICATIONS

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

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

PRELIMINARY COPY:

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

APPROVED:

James M. Templeton

Reg. No. 5129

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

APPROVED BY: _____

FOR: _____

APPROVALS

REBECCA PLANTATION, L.L.C. DATE
MANAGER - JACOB A. GIARDINA

ANNE VERNON CALDWELL LAGARDE DATE

VERNON LEE CALDWELL, III DATE

DATE OF SURVEY: NOVEMBER 20, 2019

SCALE IN FEET



LAND USE: SINGLE-FAMILY RESIDENTIAL

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

DAVID A. WAITZ
ENGINEERING AND SURVEYING, INC.

Civil Engineers & Professional Land Surveyors
1107 Canal Blvd., Thibodaux, Louisiana 70301 (985) 447-4017

1107 CANAL BLVD.
THIBODAUX, LA 70301
(985) 447-4017 OFFICE
(985) 447-1998 FAX
DWAITZ@WAITZENGINEERING.COM

DESIGNED: JMT	DETAILED: CJA	TRACED:
CHECKED: JMT	CHECKED: JMT	CHECKED:

DATE OF PLAT: NOVEMBER 25, 2019

FILE: F:\DWGS\2019\19-116\19-116.DWG

JOB NO: 2019-116

SURVEY
LOCATION

VICINITY MAP

SCALE 1" = 2000'

LEGEND

FOUND PROPERTY MARKER	○
SET 3/4" I.R.	●
EXISTING WATER LINE	— W —
EXISTING GAS LINE	— G —
EXISTING SEWER LINE	— S —
EXISTING OVERHEAD POWER LINE	— E —
EXISTING TELEPHONE LINE	— T —
EXISTING CABLE LINE	— C —
EXISTING POWER POLE W/ LIGHT	⊕
EXISTING POWER POLE	⊙
EXISTING ANCHOR	→
EXISTING TELEPHONE PEDESTAL	⊞
EXISTING WATER VALVE	⊕WV
EXISTING FIRE HYDRANT	⊕
EXISTING WATER METER	⊕WM
EXISTING GAS VALVE	⊕GV
EXISTING GAS METER	⊕GM
EXISTING SEWER MANHOLE	⊕
DRAINAGE FLOW	—
EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE	■
EXISTING SPOT ELEVATION (IN FEET, NAVD 88, GEOID 12B)	⊕8.6
LAND HOOK	⊕

Houma-Tenobonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) (detailed description):

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

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

SITE INFORMATION:

4. Physical Address: RUE DES AFFAIRES, HOUMA, LA 70364
5. Location by Section, Township, Range: SECTIONS 7, 69 & 82, T16S-R17E
6. Purpose of Development: SINGLE FAMILY RESIDENTIAL
7. Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
8. Sewerage Type:
☒ Community
☐ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☒ Curb & Gutter
☐ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
10. Date and Scale of Map: November 11, 2019 1" = 40'
11. Council District: 3 / Bayou Cane Fire
12. Number of Lots: 53
13. Filing Fees: \$860.00

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

RONNIE J. THERIOT, MANAGER

Print Applicant or Agent

12/18/19
Date

[Signature]
Signature of Applicant or Agent

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

Bonnie J. Theriot, Manager
Print Name of Signature

12/18/19
Date

[Signature]
Signature

PC20/ 1 - 4 - 4

REFERENCE MAPS & BEARINGS:

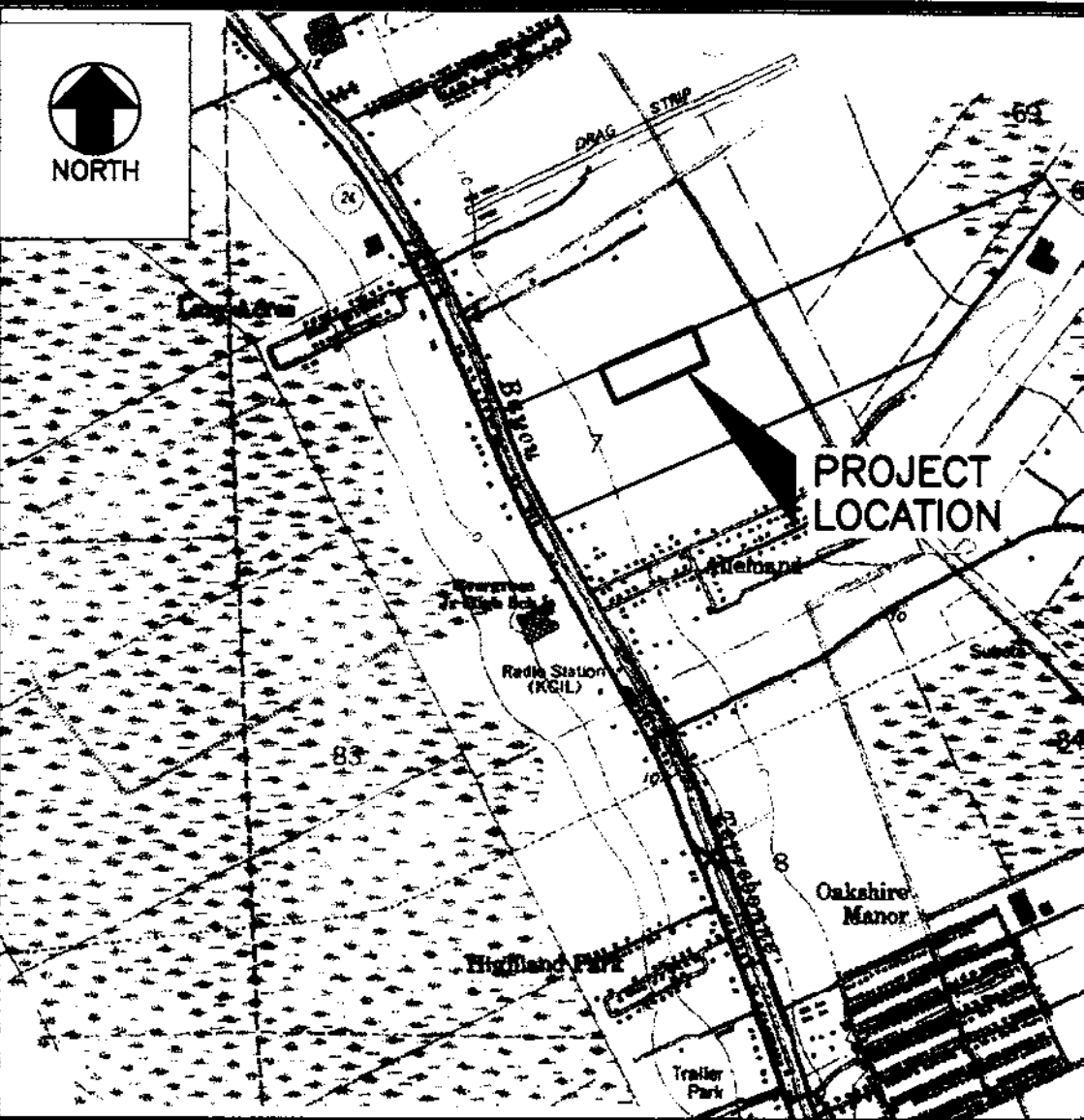
1. LOT LINE SHIFT
FINAL PLAT
RESIDENTIAL PLANNED UNIT DEVELOPMENT
OWNER/DEVELOPER: EVANGELINE BUSINESS PARK, L.L.C.
REDIVISION OF LOT 1 THROUGH LOT 10, BLOCK 2
INTO LOT 1A THROUGH LOT 9A, BLOCK 2 AND
REDIVISION OF LOT 1 THROUGH LOT 5, BLOCK 3
INTO LOT 1A THROUGH LOT 4A, BLOCK 3 BEING A
PORTION OF EVANGELINE ESTATES - PHASE A
LOCATED IN SECTION 7, T16S-R17E
TERREBONNE PARISH, LOUISIANA
BY: DAVID A. WAITZ, ENGINEERING AND SURVEYING, INC.
DATED: OCTOBER 22, 2019
ENTRY NO 1591417

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

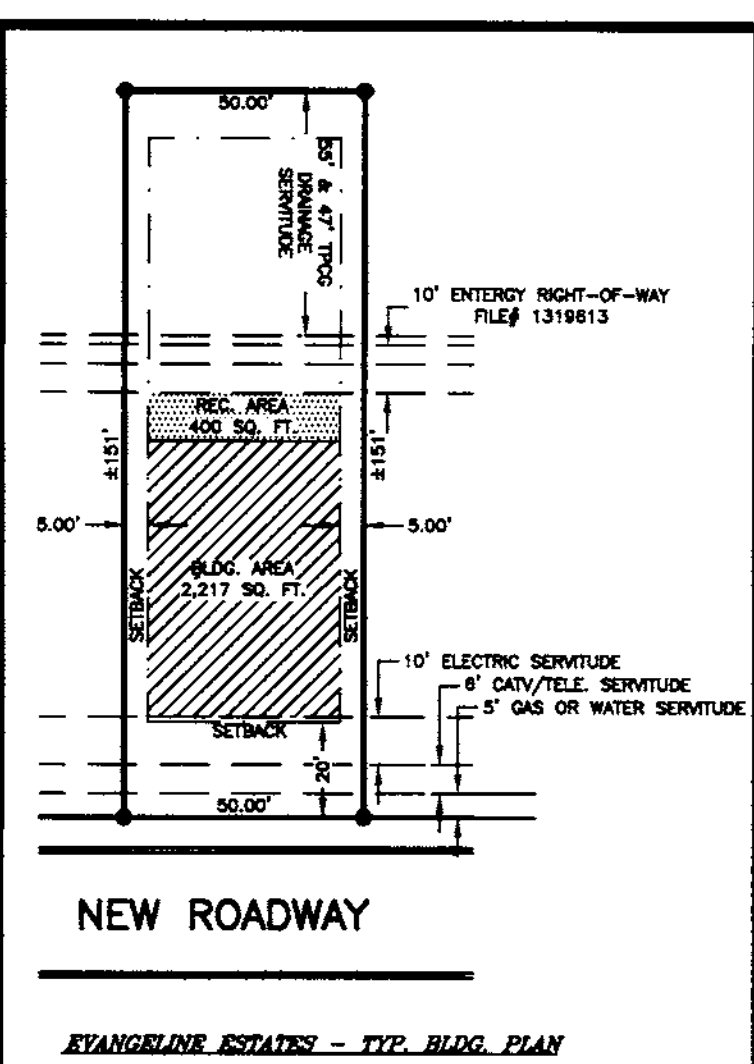
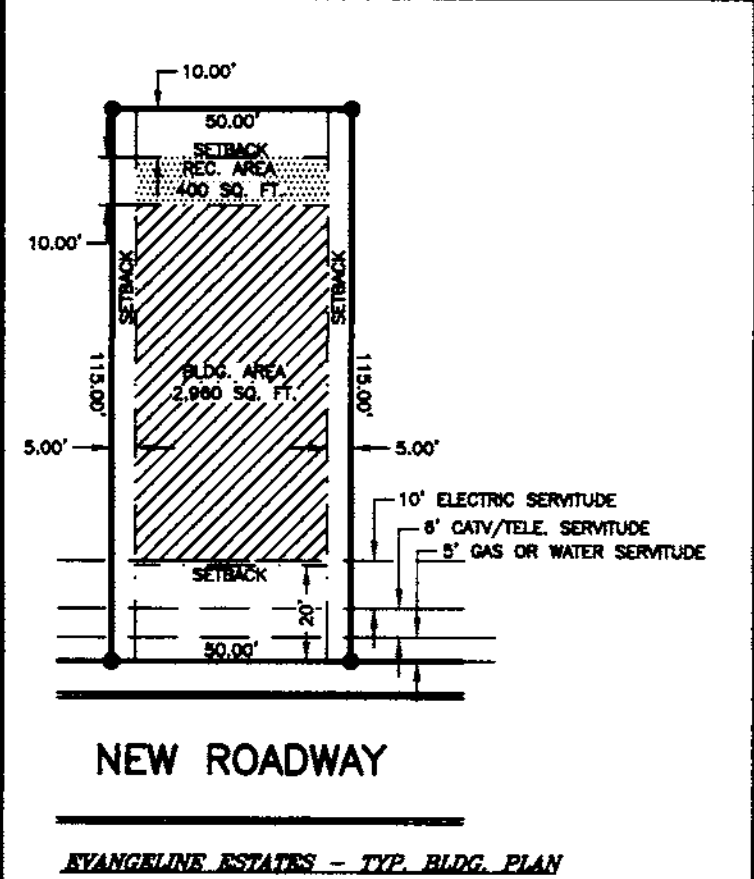
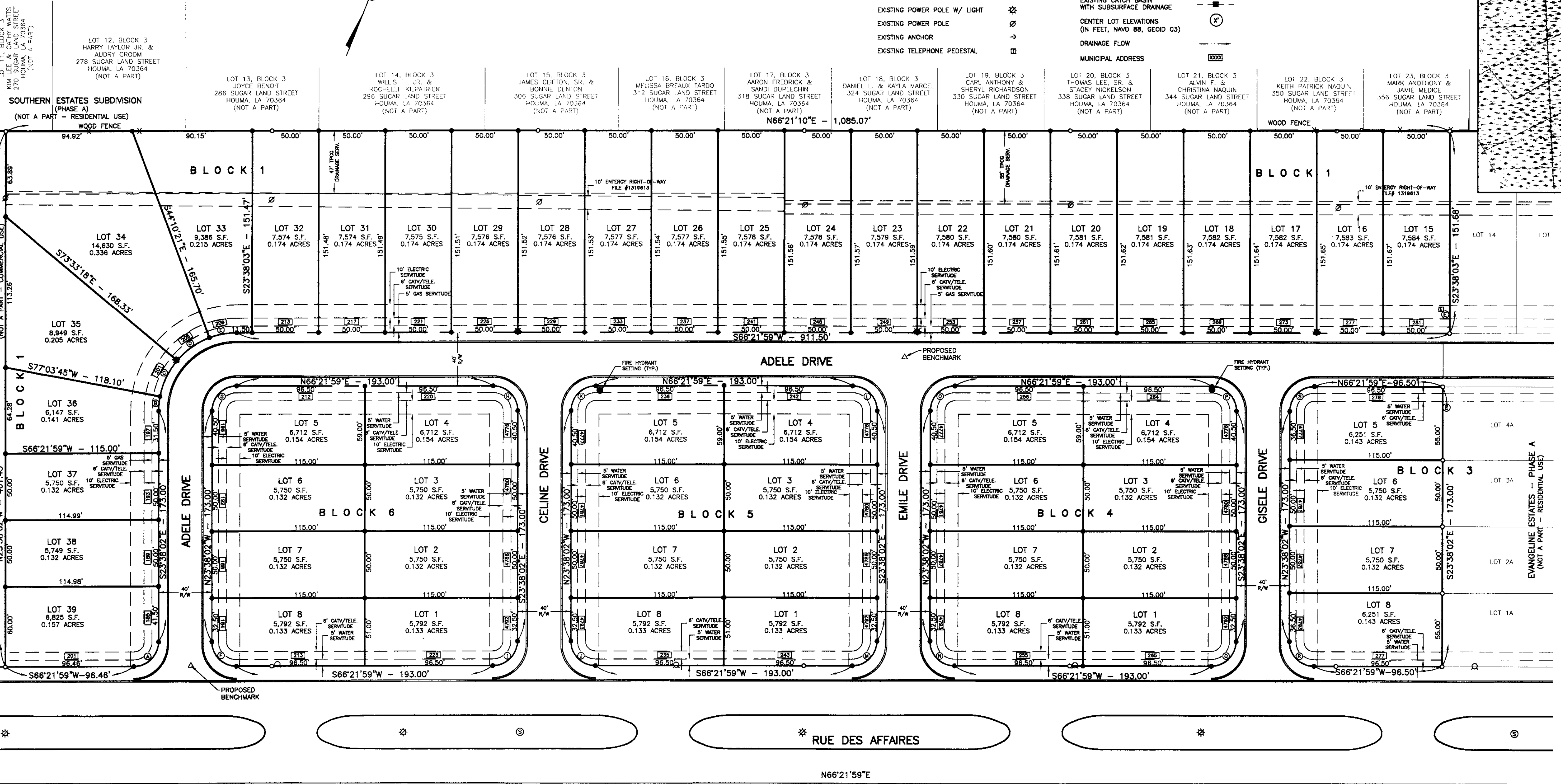
LEGEND

FOUND PROPERTY MARKER	○	EXISTING WATER VALVE	●WV
SET 3/4" I.R.	●	EXISTING FIRE HYDRANT	●FH
EXISTING WATER LINE	—W—	EXISTING WATER METER	○WM
EXISTING GAS LINE	—G—	EXISTING GAS VALVE	●GV
EXISTING SEWER LINE	—S—	EXISTING GAS METER	○GM
EXISTING OVERHEAD POWER LINE	—E—	EXISTING SEWER MANHOLE	○SM
EXISTING TELEPHONE LINE	—T—	DRAINAGE FLOW	→
EXISTING FENCE	—X—	EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE	—CB—
EXISTING POWER POLE W/ LIGHT	⊗	CENTER LOT ELEVATIONS (IN FEET, NAVD 88, GEOID 03)	⊙
EXISTING POWER POLE	⊙	DRAINAGE FLOW	→
EXISTING ANCHOR	→		
EXISTING TELEPHONE PEDESTAL	⊞		

MUNICIPAL ADDRESS



VICINITY MAP
SCALE 1" = 2000'



EVANGELINE BUSINESS PARK, L.L.C.
(NOT A PART - COMMERCIAL USE)

CURVE DATA TABLE

CURVE	ARC	RADIUS	CHORD
A	29.06'	18.50'	S21°21'57"W-26.16'
B	10.92'	58.50'	S18°17'07"E-10.91'
C	30.00'	58.50'	S01°45'20"W-29.67'
D	30.00'	58.50'	S31°08'11"W-29.67'
E	20.97'	58.50'	S48°05'55"W-20.85'
F	29.06'	18.50'	N68°38'03"W-26.16'
G	29.06'	18.50'	N21°21'57"E-26.16'
H	29.06'	18.50'	N68°38'03"E-26.16'
I	29.06'	18.50'	S21°21'57"W-26.16'
J	29.06'	18.50'	N68°38'03"W-26.16'
K	29.06'	18.50'	S21°21'57"E-26.16'
L	29.06'	18.50'	S68°38'03"E-26.16'
M	29.06'	18.50'	S21°21'57"W-26.16'
N	29.06'	18.50'	N68°38'03"W-26.16'
O	29.06'	18.50'	S21°21'57"E-26.16'
P	29.06'	18.50'	N68°38'03"E-26.16'
Q	29.06'	18.50'	S21°21'57"W-26.16'
R	29.06'	18.50'	N68°38'03"W-26.16'
S	29.06'	18.50'	N21°21'57"E-26.16'

DATE OF SURVEY: OCTOBER 28, 2019



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

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

CERTIFICATIONS

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

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

PRELIMINARY COPY

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

APPROVED: James M. Templeton Reg. No. 5129

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

CERTIFICATION:

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

BY: TERREBONNE PARISH CONSOLIDATED GOVERNMENT

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

APPROVED BY:

FOR:

APPROVALS

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

NOTE:

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

DEDICATION:

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

BY:

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

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

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

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

1107 CANAL BLVD.
TERREBONNE, LA 70301
(985) 447-4017 OFFICE
(985) 447-1888 FAX
DWAITZ@WAITZENGINEERING.COM

DESIGNED: JMT	DETAILED: GJA	TRACED:
CHECKED: JMT	CHECKED: JMT	CHECKED:
DATE: NOVEMBER 11, 2019	FILE: F:\DWG\2019\18-083\CONSTRUCTION PLANS\PLAT.DWG	JOB NO: 2019-083

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: THE NEW ISLE
2. Developer's Name & Address: LOUISIANA LAND TRUST, 11100 MEAD RD. STE 200 BATON ROUGE LA 70816
*Owner's Name & Address: LOUISIANA LAND TRUST, 11100 MEAD RD. STE 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 14, T15S, R15E
6. Purpose of 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: DECEMBER 23, 2019, SCALE 1:300
11. Council District: 2 AND 6
12. Number of Lots: 47
13. Filing Fees: \$860.00

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

JAMES ANDERMAN

Print Applicant or Agent

12.23.19

Date

[Signature]

Signature of Applicant or Agent

The undersigned certifies: MBT 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

12.23.2019

Date

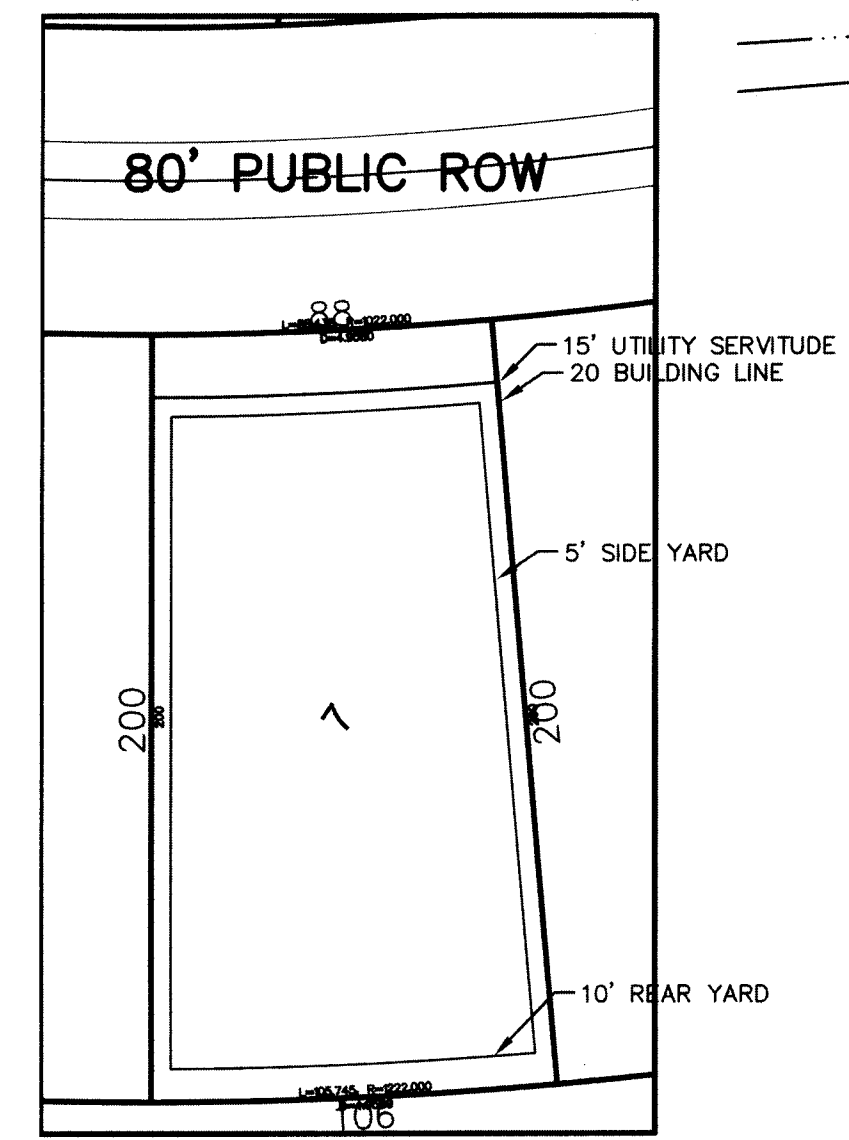
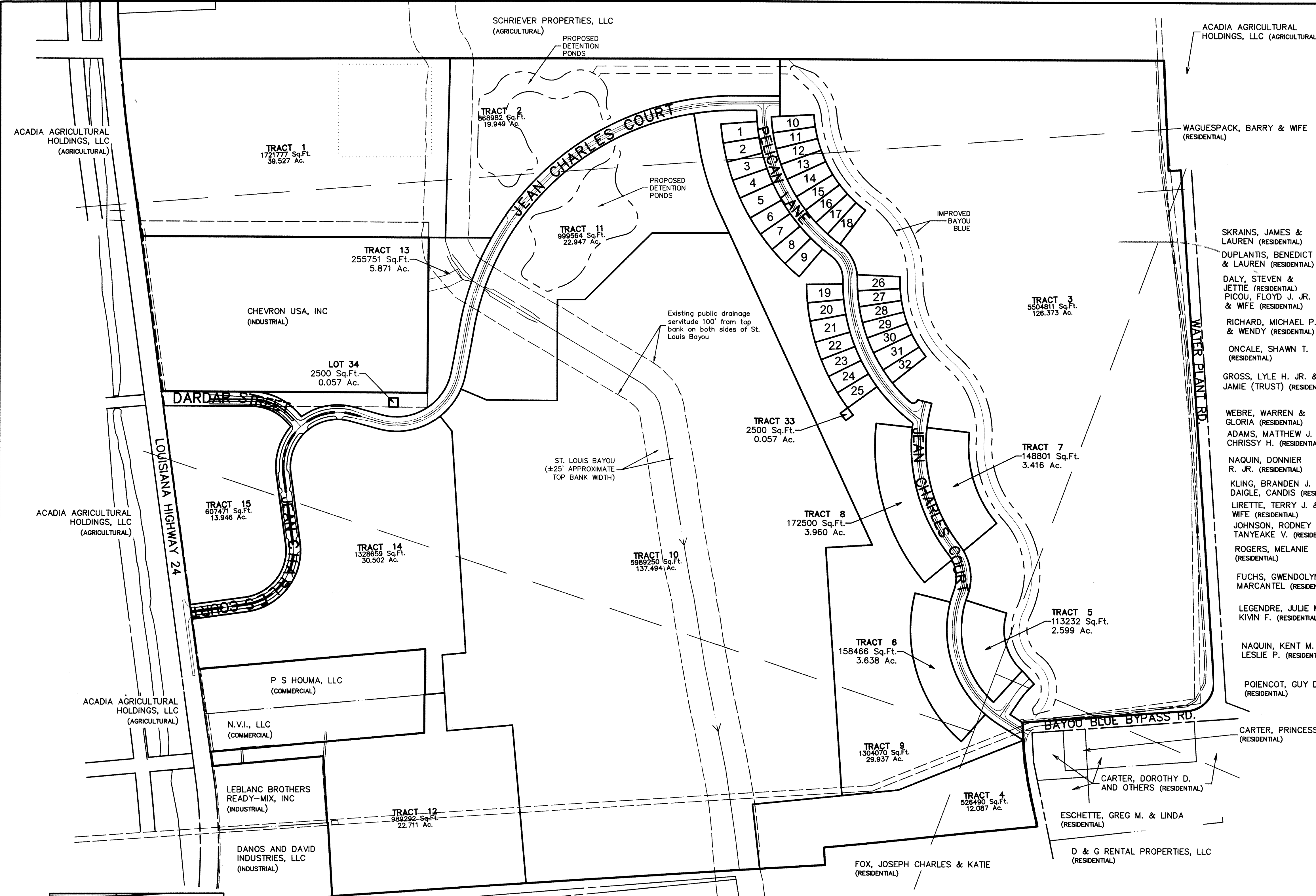
Michael B. Taylor

Signature

Revised 3/25/2010

PC20/ 1 - 5 - 5

P:\217062\Phase 3\Survey\Preliminary Plat\ Preliminary Plat.dwg Dec 23, 2019 - 12:10pm



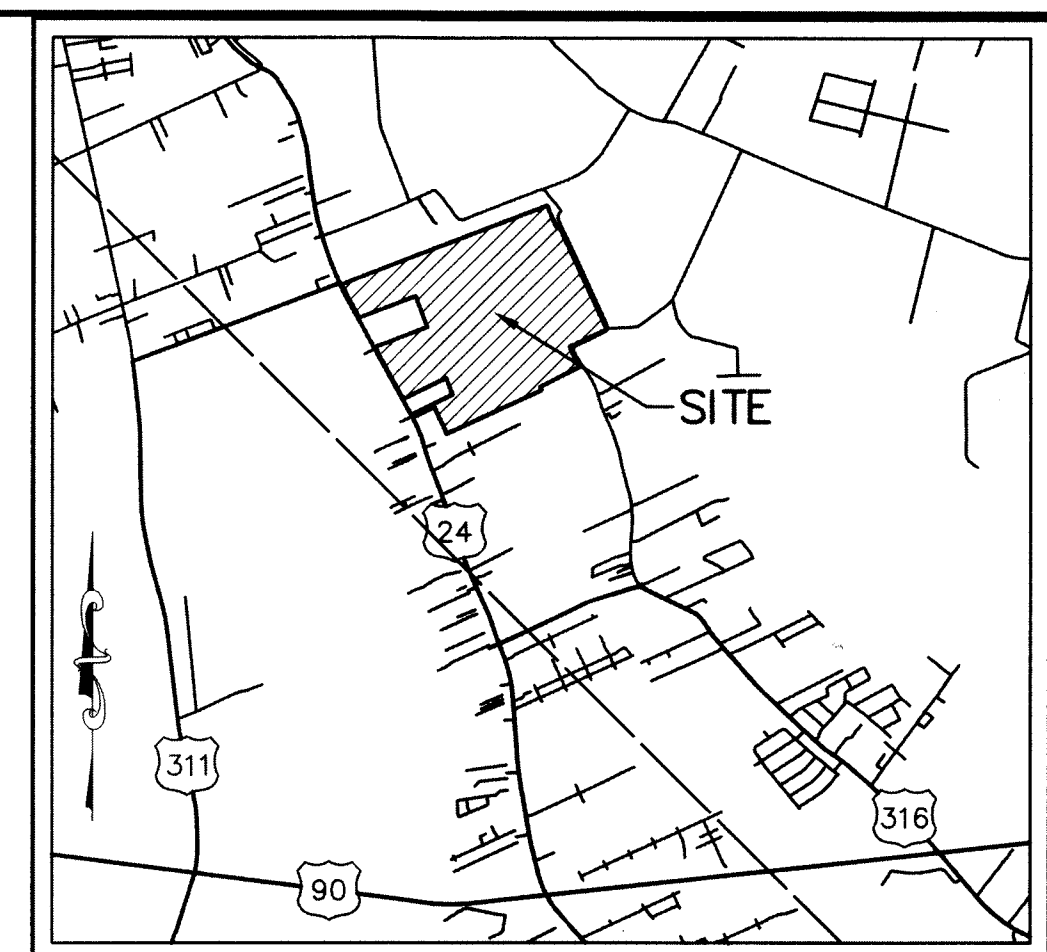
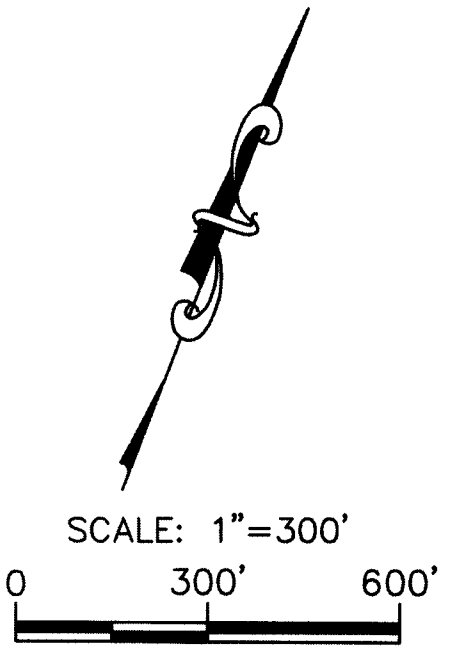
1 TYPICAL LOT LAYOUT
SCALE: 1"=50'

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

Lot Area Table			
Lot #	Acres	Sq.Ft.	Public
33	0.057	2500.00	LIFT STATION
34	0.057	2500.03	LIFT STATION

Lot Area Table			
Lot #	Acres	Sq.Ft.	Block
1	0.446	19418.28	Block 1
2	0.446	19418.28	Block 1
3	0.446	19418.28	Block 1
4	0.446	19418.28	Block 1
5	0.521	22711.82	Block 1
6	0.446	19418.28	Block 1
7	0.446	19418.28	Block 1
8	0.446	19418.28	Block 1
9	0.446	19418.28	Block 1
10	0.421	18359.55	Block 2
11	0.421	18359.55	Block 2
12	0.421	18359.55	Block 2
13	0.421	18359.55	Block 2
14	0.516	22470.39	Block 2
15	0.421	18359.55	Block 2
16	0.421	18359.56	Block 2

Lot Area Table			
Lot #	Acres	Sq.Ft.	Block
17	0.421	18359.56	Block 2
18	0.421	18359.56	Block 2
19	0.427	18588.34	Block 5
20	0.427	18588.34	Block 5
21	0.503	21896.03	Block 5
22	0.427	18588.34	Block 5
23	0.427	18588.34	Block 5
24	0.427	18588.34	Block 5
25	0.427	18588.34	Block 5
26	0.416	18113.53	Block 6
27	0.415	18093.71	Block 6
28	0.415	18093.71	Block 6
29	0.415	18093.71	Block 6
30	0.415	18093.71	Block 6
31	0.511	22246.26	Block 6
32	0.415	18093.71	Block 6



VICINITY MAP
SCALE: 1"=5000'

- GENERAL NOTES:**
- 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 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:
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, TERREBONE PARISH, LOUISIANA' BY CHARLES M. CAMP, DATED JUNE 10, 1961 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.
 - 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.
 - THIS MAP IS NOT A INTENDED TO REPRESENT A BOUNDARY SURVEY BUT RATHER SHOW FOR PRELIMINARY PLAT PURPOSES FUTURE LOTS TO BE CREATED ASSOCIATED WITH INFRASTRUCTURE IMPROVEMENTS PROPOSED AS PART OF THIS APPLICATION.

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.

AUTHORIZED OWNER/AGENT _____ DATE _____
LOUISIANA LAND TRUST
11100 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 _____

**PRELIMINARY WORK
FOR REVIEW ONLY**
THESE PRELIMINARY PLANS ARE NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.
Firm: CSRS, Inc., Engineer: Brandon Hebron, LA License #: 36319

CSRS

6767 Perkins Road Suite 200 Baton Rouge, LA
Telephone: 225 769-0546 Fax: 225 767-00
www.csrsinc.com

Client:

LOUISIANA LAND TRUST

Preliminary Plat
Engineering Application

OF
THE NEW ISLE
PHASE 1
FORMERLY PRESENTED AS
EVERGREEN PLANTATION
ISLE DE JEAN CHARLES

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

For
Louisiana Land Trust,

Date: _____ DECEMBER, _____
Project Number: _____ 21
Drawn By: _____
Checked By: _____
Sheet: _____

1

Sheet No. 1