

Houma-Terrebonne Regional Planning Commission

Robbie Liner.....	Chairman
Jan Rogers.....	Vice-Chairman
Rachael Ellender.....	Secretary/Treasurer
Ross Burgard.....	Member
Kyle Faulk.....	Member
Rev. Corion D. Gray.....	Member
Barry Soudelier.....	Member
Wayne Thibodeaux.....	Member
Vacancy.....	Member

JANUARY 20, 2022, THURSDAY

6:00 P.M.

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

Entry into the Government Tower shall be accessed through the Gabasse Street Entrance on the ground floor. All attendees will be required to have their temperatures taken prior to entering the proceedings. Anyone with a temperature higher than 100.4 will not be allowed to enter. Masks must be worn by all attendees.

A • G • E • N • D • A

I. CONVENE AS THE ZONING & LAND USE COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. APPROVAL OF MINUTES**
 - 1. Approval of Minutes of Zoning & Land Use Commission for the Regular Meeting of December 16, 2021
- E. COMMUNICATIONS**
- F. NEW BUSINESS:**
 - 1. Home Occupation
Establish an accounting business in an R-1 zoning district; 124 Saxony Drive; Ronald J. Lambert, applicant
- G. STAFF REPORT**
- H. COMMISSION COMMENTS:**
 - 1. Zoning & Land Use Commissioners' Comments
 - 2. Chairman 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 December 16, 2021
- E. APPROVE REMITTANCE OF PAYMENT FOR THE JANUARY 20, 2022 INVOICES AND THE TREASURER'S REPORT OF DECEMBER 2021**
- F. COMMUNICATIONS**

G. OLD BUSINESS:

1. a) Subdivision: Emerson Lakes, Phases 3 & 4
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: Emerson Drive, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Pete-Land Properties, LLC
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing

c) Variance Request: Variance from the required 50' frontage and from the required 6,000 minimum lot size requirement

d) Consider Approval of Said Application
2. a) Subdivision: Lots 11-A thru 11-C, A Redivision of Lot 11 of Barrios Subdivision #2 (Consideration of Lot 11-B only; Lots 11-A & 11-C approved 12/16/2021)
Approval Requested: Process D, Minor Subdivision
Location: 1709 Bayou Black Drive, Terrebonne Parish, LA
Government Districts: Council District 7 / City of Houma Fire District
Developer: Leonard J. Folse
Surveyor: Keneth L. Rembert Land Surveyors

b) Variance Request: Variance from the residential fire hydrant requirements, 250.8' in lieu of the required 250' (within 10% allowance)

c) Consider Approval of Said Application
3. a) Subdivision: Survey and Division of Tract 4 belonging to the Seth Louis Cenac Trust, et al into Tract 4A and Tract 4B
Approval Requested: Process D, Minor Subdivision
Location: 794 Grand Caillou Road, Terrebonne Parish, LA
Government Districts: Council District 8 / City of Houma Fire District
Developer: Bonnie Blanchard Cenac
Surveyor: David A. Waitz Engineering & Surveying, Inc.

b) Variance Request: Variance from the commercial fire hydrant requirements, 162' in lieu of the required 150' (within 10% allowance)

c) Consider Approval of Said Application

H. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Division of Property belonging to Jon Mohon, Sr., or assigns (Tracts A & B)
Approval Requested: Process D, Minor Subdivision
Location: 6126 Shrimpers Row, Dulac, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Alexander & Jael Reeber
Surveyor: Charles L. McDonald Land Surveyor, Inc.

b) Public Hearing

c) Consider Approval of Said Application
2. a) Subdivision: Tracts 3-A-1 and 3-A-2, A Redivision of Tract 3-A belonging to Millicent B. Bourgeois, et al
Approval Requested: Process D, Minor Subdivision
Location: 5776 North Bayou Black Drive, Gibson, Terrebonne Parish, LA
Government Districts: Council District 2 / Gibson Fire District
Developer: Paris Broussard
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing

c) Consider Approval of Said Application
3. a) Subdivision: Lots 1, 2, & 3 and Boundary Agreement on Property belonging to Montegut Dock Empire, LLC, et al
Approval Requested: Process D, Minor Subdivision
Location: 2537 & 2543 South Madison Road, Terrebonne Parish, LA
Government Districts: Council District 9 / Montegut Fire District
Developer: Rickey R. & Maria Legendre / Montegut Dock Empire, LLC
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing

c) Consider Approval of Said Application

4. a) Subdivision: Tracts 1 thru 5, A Redivision of Property belonging to Richard Landry, et al
Approval Requested: Process D, Minor Subdivision
Location: 2508 Coteau Road, Terrebonne Parish, LA
Government Districts: Council District 4 / Coteau Fire District
Developer: Richard Landry
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
5. a) Subdivision: PHI Mobile Home Park, Phase 3
Approval Requested: Process B, Mobile Home Park-Conceptual & Preliminary
Location: Auto Rotation Court, Terrebonne Parish, LA
Government Districts: Council District 8 / City of Houma Fire District
Developer: PHI, Inc.
Surveyor: David A. Waitz Engineering & Surveying, Inc.
b) Public Hearing
c) Consider Approval of Said Application
6. a) Subdivision: Bon Villa Mobile Home Park, Phase 2
Approval Requested: Process B, Mobile Home Park-Engineering
Location: Bon Villa Court, Gray, Terrebonne Parish, LA
Government Districts: Council District 4 / Bayou Cane Fire District
Developer: Bon Villa Mobile Home Park, LLC c/o Mark Guidroz
Engineer: Milford & Associates, Inc.
b) Consider Approval of Said Application

I. STAFF REPORT

1. Reminder that Ethics Training Course as required by the State Legislature and the Parish Harassment, Discrimination, & Diversity Training must be done annually, 2022

J. ADMINISTRATIVE APPROVAL(S):

1. Division of Property belonging to Mark J. Portier, et ux, or assigns; Section 6, T16S-R16E & T16S-R17E, Terrebonne Parish, LA
2. Tracts "A", "B", & "C", A Redivision of Property belonging to the Estate of Suzanne R. Usey, et al; Section 85, T15S-R16E, Terrebonne Parish, LA
3. Revised Tract 6B, A Redivision of Tracts 6-A & 6-B, belonging to Robbie G. Ledet, et al; Sections 85 & 86, T15S-R16E, Terrebonne Parish, LA
4. Lot Line Shift Correction between Tracts A-1-B and Tract A; Section 84, T15S-R16E, Terrebonne Parish, LA
5. Revised Tract A-2-A and Revised Lot 5, A Redivision of Tract A-2-A & Revised Lot 5 belonging to Bradley J. Robinson, et al; Section 56, T16S-R17E, Terrebonne Parish, LA
6. Survey of Property belonging to Paige Harper Hutchinson (Portion of Tract A, 1.050 acres); Sections 56 & 85, T16S-R17E, Terrebonne Parish, LA
7. Redivision of Tract B-6A-1-A and a portion of the remaining property belonging to Rutter Land Company, Inc. into Tract B-6A-1-A-1 and the remaining property; Section 102, T17S-R17E, Terrebonne Parish, LA

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:
 - a) Chairman to appoint Commissioners to serve on committee (2021 Members: Ross Burgard, Rachael Ellender, & Barry Soudelier)
 - b) Schedule meeting tentatively for Thursday, February 10, 2022 @ 3:30 p.m.

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
MEETING OF DECEMBER 16, 2021

- A. The Vice-Chairman, Mr. Robbie Liner, called the meeting of December 16, 2021 of the HTRPC to order at 6:03 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Thibodeaux and the Pledge of Allegiance led by Ms. Ellender. The Chairman was unable to make the meeting.
- B. Upon Roll Call, present were: Mr. Ross Burgard; Ms. Rachael Ellender, Secretary/Treasurer; Rev. Corion Gray; Mr. Robbie Liner, Vice-Chairman; Mr. Jan Rogers; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Kyle Faulk, Chairman. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning, Ms. Joan Schexnayder, TPCG Engineering Division; and Mr. Derick Bercegeay, Legal Advisor.
- C. **CONFLICTS DISCLOSURE:** The Vice-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 himself or herself from participating in the debate, discussion, and voting on that matter.
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Rogers moved, seconded by Mr. Burgard: “THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of November 18, 2021.”
- The Vice-Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Rev. Gray, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Ms. Ellender moved, seconded by Mr. Soudelier: “THAT the HTRPC remit payment for the December 16, 2021 invoices and approve the Treasurer’s Report of November 2021.”
- The Vice-Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Rev. Gray, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
1. Ms. Ellender moved, seconded by Mr. Thibodeaux: “THAT the HTRPC accept and approve the proposed 2022 Budget.”
- The Vice-Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Rev. Gray, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **ANNUAL ORGANIZATIONAL MEETING:**
1. Ms. Ellender moved, seconded by Rev. Gray: “THAT the HTRPC ratify the acceptance of Martin & Pellegrin, CPAs for the 2021 Audit per the 3-year Engagement approved December 2019.”
- The Vice-Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Rev. Gray, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
2. Election of Officers for 2022:
- a) Mr. Burgard nominated Mr. Robbie Liner for the position of Chairman.
- (1) Mr. Soudelier moved, seconded by Mr. Rogers: “THAT the nominations for the position of Chairman be closed and Robbie Liner be elected as Chairman by acclamation.”
- The Vice-Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Rev. Gray, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- b) Rev. Gray nominated Ms. Rachael Ellender and Ms. Ellender nominated Mr. Jan Rogers for the position of Vice-Chairman.

- (1) Mr. Soudelier moved, seconded by Mr. Burgard: “THAT the nominations for the position of Vice-Chairman be closed and Jan Rogers be elected as Vice-Chairman by acclamation.”

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

- c) Mr. Soudelier nominated Ms. Rachael Ellender for the position of Secretary/Treasurer.

- (1) Mr. Rogers moved, seconded by Mr. Soudelier: “THAT the nominations for the position of Secretary/Treasurer be closed and Rachael Ellender be elected as Secretary/Treasurer by acclamation.”

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

G. COMMUNICATIONS: None.

H. OLD BUSINESS:

Ms. Ellender moved, seconded by Mr. Soudelier: “THAT the Old Business be removed from the table and be considered at this time.”

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

1. The Vice-Chairman called to order the application by Leonard J. Folse for Process D, Minor Subdivision, for Lots 11-A thru 11-C. A Redivision of Lot 11 of Barrios Subdivision #2.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, stated that due to an application mishap, the variance requested for the fire hydrant distance was not published on the agenda accordingly and the matter would have to be tabled again.

- b) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend consideration of Lot 11-B be tabled due to the fire hydrant variance not be published and a note being placed on the plat indicating Lot 11-B is not approved by HTRPC at this time; however, recommend that Lots 11-A & 11-C be conditionally approved provided municipal addresses are placed on the plat.

- c) Mr. Rogers moved, seconded by Ms. Ellender: “THAT the HTRPC table a portion of the application for Process D, Minor Subdivision, with regard to the consideration of Lot 11-B until the next regular meeting of January 20, 2022, as per the Developer’s request along with a note on the plat indicating Lot 11-B is not approved by the HTRPC at this time and grant approval of the portion of the application with regard to Lots 11-A & 11-C conditioned upon the municipal addresses being depicted on the plat.”

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

I. APPLICATIONS / NEW BUSINESS:

1. The Vice-Chairman called to order the Public Hearing for an application by Bon Villa Mobile Home Park, LLC requesting conceptual & preliminary approval for Process B, Mobile Home Park, for Bon Villa Mobile Home Park, Phase 2.

- a) Mr. Gene Milford, Milford & Associates, Inc., discussed the location, division of property, and expansion of the mobile home park.

- b) There was no one present to speak on the matter.

- c) Mr. Thibodeaux moved, seconded by Mr. Rogers: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval with no conditions.
- e) Mr. Soudelier moved, seconded by Rev. Gray: “THAT the HTRPC grant approval of the conceptual & preliminary application for Process B, Mobile Home Park, for Bon Villa Mobile Home Park, Phase 2.”

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

- 2. The Vice-Chairman called to order the Public Hearing for an application by Marfo, Inc. for Process D, Minor Subdivision, for the Division of Property belonging to Martin P. Folse and Bradley Doyle into Lot 1, Lot 2, and Bradley Doyle Revised.

- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., discussed the location and division of property.
- b) There was no one from the public present to speak on the matter.
- c) Mr. Rogers moved, seconded by Ms. Ellender: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend tabling the application to allow time for the submittal of as-builts for Folse Drive extension for TPCG Engineering’s review and approval, confirmation of fire hydrant distance to be depicted on the plat, submittal of all utility service availability letters, municipal addresses be depicted on the plat, and location and depiction of at least one permanent type benchmark be depicted on the plat.
- e) Mr. Thibodeaux moved, seconded by Ms. Ellender: “THAT the HTRPC table the application for Process D, Minor Subdivision, for the Division of Property belonging to Martin P. Folse and Bradley Doyle into Lot 1, Lot 2, and Bradley Doyle Revised until the next regular meeting of January 20, 2022.
- f) Mr. Waitz questioned the application being tabled because the as-built drawings were submitted and worked out with the Parish Manager. Calls were made and determined that to be accurate.
- g) Mr. Thibodeaux withdrew his motion.
- h) Mr. Rogers moved, seconded by Mr. Soudelier: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Division of Property belonging to Martin P. Folse and Bradley Doyle into Lot 1, Lot 2, and Bradley Doyle Revised conditioned upon confirmation of fire hydrant distance to be depicted on the plat, submittal of all utility service availability letters, municipal addresses be depicted on the plat, and location and depiction of at least one permanent type benchmark be depicted on the plat.”

The Vice-Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Rev. Gray, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner & Mr. Thibodeaux; ABSENT: Mr. Faulk. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

- 3. The Vice-Chairman called to order the Public Hearing for an application by Bonnie Blanchard Cenac for Process D, Minor Subdivision, for the Survey and Division of Tract 4 belonging to the Seth Louis Cenac Trust, et al into Tract 4A and Tract 4B.

- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., discussed the location and division of property. He stated that he needed to request a variance for the fire hydrant distance allowance and would like to table the matter after the public hearing is held.
 - b) There was no one present to speak on the matter.
 - c) Mr. Burgard moved, seconded by Ms. Ellender: “THAT the Public Hearing be closed.”

The Vice-Chairman called for a vote on the motion offered by Mr. Burgard. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Rev. Gray, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - d) Mr. Rogers moved, seconded by Mr. Burgard: “THAT the HTRPC table the application for Process D, Minor Subdivision, for the Survey and Division of Tract 4 belonging to the Seth Louis Cenac Trust, et al into Tract 4A and Tract 4B until the next regular meeting of January 20, 2022 as per the Developer’s request.”

The Vice-Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Rev. Gray, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- J. STAFF REPORT:
1. Staff indicated that the only members who had not yet completed the Ethics Training were Mr. Burgard, Rev. Gray, and Mr. Liner and only two members, Mr. Burgard and Mr. Faulk had not completed the harassment training.
- K. ADMINISTRATIVE APPROVAL(S):
- Ms. Ellender moved, seconded by Mr. Soudelier & Mr. Thibodeaux: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-6.”
1. Revised Lot 12, A Redivision of Lots 11 & 12, Block 2 of Hillcrest Estates, Section 101 & 144, T15S-R16E, Terrebonne Parish, LA
 2. Revised Tracts 3, 4, & 5, A Redivision of Revised Tracts 3 & 4, and Tract 5 belonging to Guy A. Lirette, et al, Section 32, T18S-R17E, Terrebonne Parish, LA
 3. Tracts W-X-Y-Z-W and Z-W-X-OO-PP-QQ-RR-SS-TT-UU-VV-Z, Property of Enterprise Capital, LLC, et al, Section 101, T17S-R17E, Terrebonne Parish, LA
 4. Revised Lots 14 & 16, Former Steve Hebert et al Subdivision, Section 6, T17S-R18E, Terrebonne Parish, LA
 5. Tract "A", Property of Michael A. Thomas, et ux, Section 11, T17S-R16E, Terrebonne Parish, LA
 6. Tracts Z-W-OO-NN-Z ad Z-NN-PP-QQ-RR-SS-TT-UU-VV-WW-Z, A Redivision of Tracts W-X-Y-Z-W and Z-W-X-OO-PP-QQ-RR-SS-TT-UU-VV-Z, Property of Enterprise Capital, L.L.C., et al, Sections 5 & 101, T17S-R17E, Terrebonne Parish, LA
- The Vice-Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Rev. Gray, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- L. COMMITTEE REPORT:
1. Subdivision Regulations Review Committee: None.
- M. COMMISSION COMMENTS:
1. Planning Commissioners’ Comments: None.
 2. Vice-Chairman’s Comments: None.
- N. PUBLIC COMMENTS: None.

- O. Mr. Rogers moved, seconded by Mr. Soudelier: “THAT there being no further business to come before the HTRPC, the meeting be adjourned at 6:25 p.m.”

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

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

ROBBIE LINER
Chairman

JAN ROGERS
Vice Chairman

RACHAEL ELLENDER
Secretary / Treasurer

ROSS BURGARD

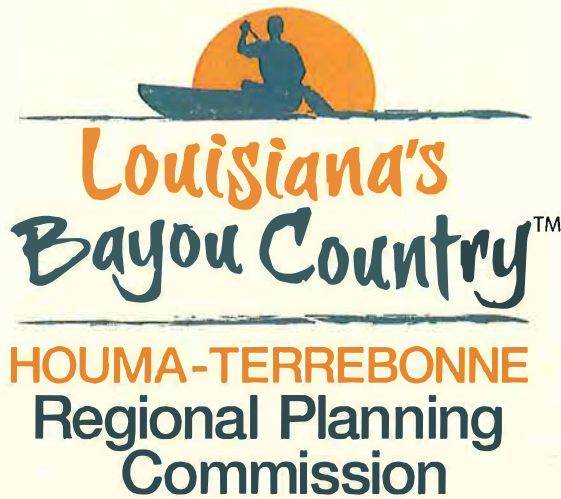
KYLE FAULK

REV. CORION D. GRAY

TRAVION SMITH

BARRY SOUDELIER

WAYNE THIBODEAUX



CHRISTOPHER M. PULASKI, PLA
Director

BECKY M. BECNEL
Minute Clerk

DERICK BERCEGEAY
Legal Advisor

Terrebonne Parish
Consolidated Government
Planning & Zoning Department
www.tpcg.org/planning

Post Office Box 1446
Houma, Louisiana 70361-1446
Phone (985) 873-6793
Fax (985) 580-8141

DECEMBER, 2021
HOUMA TERREBONNE REGIONAL PLANNING COMMISSION

BALANCE BROUGHT FORWARD 64,378.90

EXPENDITURES:

HOUMA-TERR PLANNING COMM. MEMBERS (Per Diems 12/16/21)	323.19
THE COURIER (Publications)	800.39
TPCG (Postage)	448.25
IRS (4th Quarter - Taxes)	137.70
CHASE BANK (Service Fees)	30.00

TOTAL EXPENDITURES	1,739.53
SUBTOTAL	62,639.37
ACCOUNTS RECEIVABLE	1,365.83
ENDING BALANCE	64,005.20

Chase Bank - Savings Account	60,308.81
Chase One Bank - Checking Account	3,696.39
TOTAL	64,005.20

RPC / E

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
2021 - DECEMBER TREASURER'S REPORT
PAGE 2

ACCOUNTS RECEIVABLE:

Interest on Money Market Account	2.51
Interest on Checking Account	0.04
Milford & Associates, Inc.	133.64
David A. Waitz Engineering	168.98
David A. Waitz Engineering	139.66
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Betty J. Hebert	171.00

\$	1,365.83
----	----------

Approved by: _____

RPC / E

HOUMA TERREBONNE REGIONAL PLANNING COMMISSION
P. O. BOX 1446
HOUMA, LA. 70361

Outstanding invoices and disbursements

OPERATING ACCOUNT

Date	Invoice Number	Vendor	Description	Amount
1/20/2022		Wayne Thibodeaux	Per Diem	46.17
1/20/2022		Rachael Ellender	Per Diem	46.17
1/20/2022		Kyle D. Faulk	Per Diem	46.17
1/20/2022		Robbie R. Liner	Per Diem	46.17
1/20/2022		Barry Soudelier	Per Diem	46.17
1/20/2022		Jan J. Rogers	Per Diem	46.17
1/20/2022		Ross Burgard	Per Diem	46.17
1/20/2022		Corion D. Gray	Per Diem	46.17
1/20/2022		Travion Smith	Per Diem	46.17
1/20/2022		TPCG	Dec. Postage	154.56
1/20/2022		The Courier	Advertising	209.79

TOTAL OPERATING EXPENDITURES

779.88

Date	Invoice	Vendor	Description	Amount
1/20/2022		H-T Reg. Plan Comm	Transfer	

1/20/2022

Date

Approved by:

Title

Rhonda Samanie

1/20/2022

Date

Approved by:

Accountant

Title

RPC / E

Receipts January 1, 2022 through January 31, 2022

Ronald J. Lambert	10.00
Charles L. McDonald Land Surveyor, Inc.	146.99
Kenneth L. Rembert Land Surveyors	339.98
Kenneth L. Rembert Land Surveyors	146.99
Kenneth L. Rembert Land Surveyors	339.98
David A. Waitz Engineering & Surveying Inc.	75.00
Bon Villa Mobile Home Park	860.00
Terrebonne Parish Consolidated Govt.	125.00
Kenneth L. Rembert Land Surveyors	125.00
Kenneth L. Rembert Land Surveyors	125.00
Heather Peters	125.00
Kenneth L. Rembert Land Surveyors	125.00
Paige Hutchinson dba Hutch Rentals	125.00
David A. Waitz Engineering & Surveying Inc.	125.00
	<u>2,793.94</u>

Chase Bank Savings Account Balance \$	63,100.24
Chase Bank Checking Account Balance \$	2,916.51

RPC / E

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 checked="" type="checkbox"/> Major Subdivision | <input type="checkbox"/> Conceptual/Preliminary |
| <input checked="" type="checkbox"/> <input type="checkbox"/> Conceptual | <input type="checkbox"/> Engineering |
| <input checked="" type="checkbox"/> <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):

lot widths less than 50' to construct townhomes. & less than 6,000 sq. ft. in size.

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

- Name of Subdivision: EMERSON LAKES PHASES 3 & 4
PETE-LAND PROPERTIES, LLC
- Developer's Name & Address: 7825 West Main St Houma, LA 70364
*Owner's Name & Address: ENTERPRISE CAPITAL, LLC, 300 Benton Rd. Bossier City, LA 71111
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

- Physical Address: EMERSON DRIVE
- Location by Section, Township, Range: SECTIONS 32 & 33, T17S-R17E
- Purpose of Development: TOWN HOMES
- Land Use:
☐ Single-Family Residential
☒ Multi-Family Residential
☐ Commercial
☐ Industrial
- Sewerage Type:
☒ Community (PRIVATE)
☐ Individual Treatment
☐ Package Plant
☐ Other
- Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
- Date and Scale of Map:
DATE: 8/26/21 SCALE: 1"=30'
- Council District: _____
- Number of Lots: 28
- Filing Fees: _____

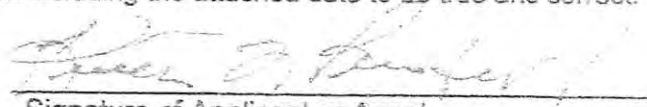
I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

9/28/21

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 ☒ 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.

ENTERPRISE CAPITAL, LLC

By: Robert M. Aiello

Print Name of Signature


Signature

9/28/21

Date

PC21/ 10 - 9 - 49

Revised 3-25-2010

RPC / G.1

NOTE: NO STRUCTURES, FILL OR OBSTRUCTIONS SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLAIN AREA WITHOUT PRIOR APPROVAL OF GRANTEE OF EASEMENT OR DELINEATED FLOOD PLAIN AREA

LEGEND

●

INDICATES 5/8" IRON ROD SET

F.H.

EXIST. FIRE HYDRANT

●

EXIST. STREET LIGHT

BM

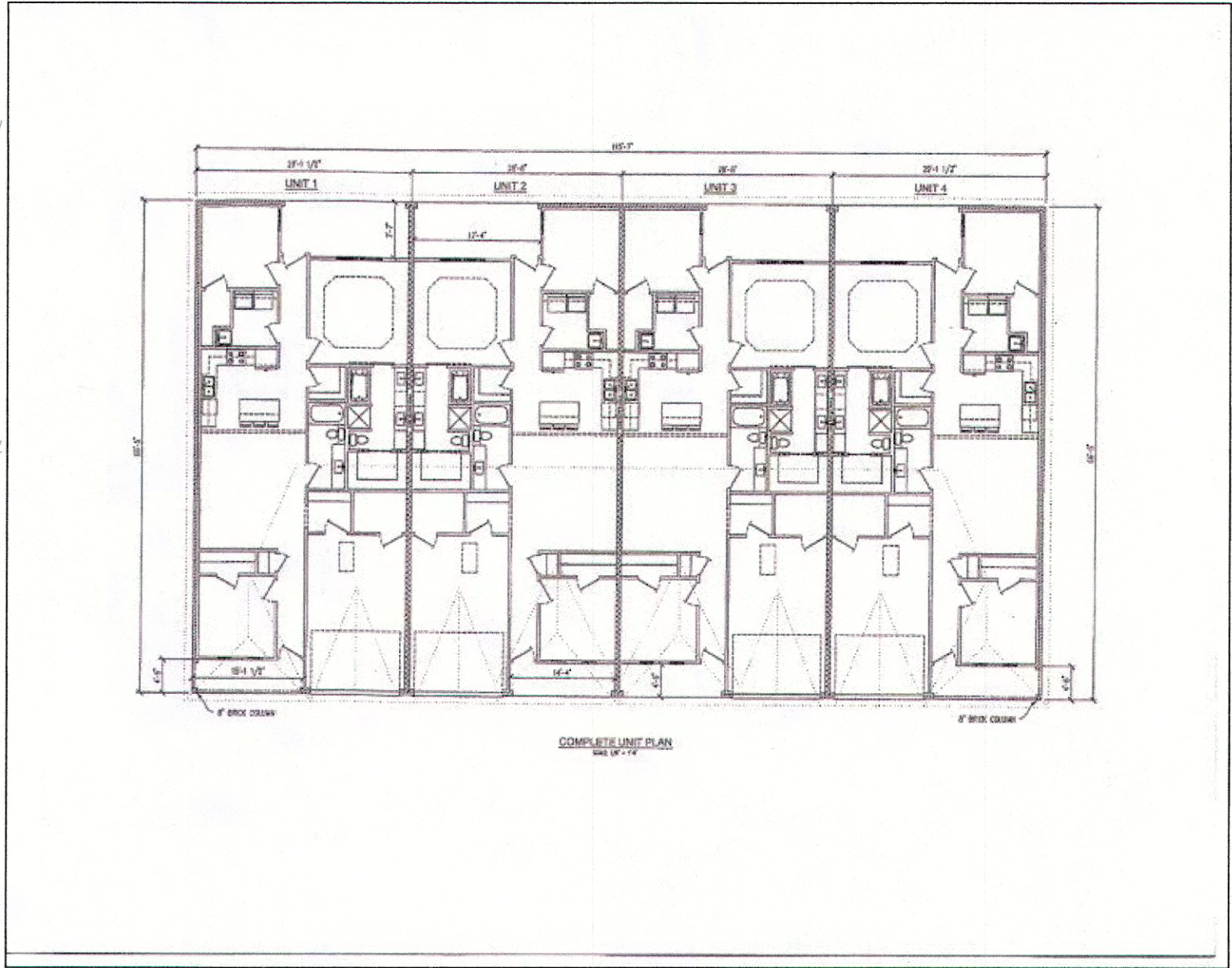
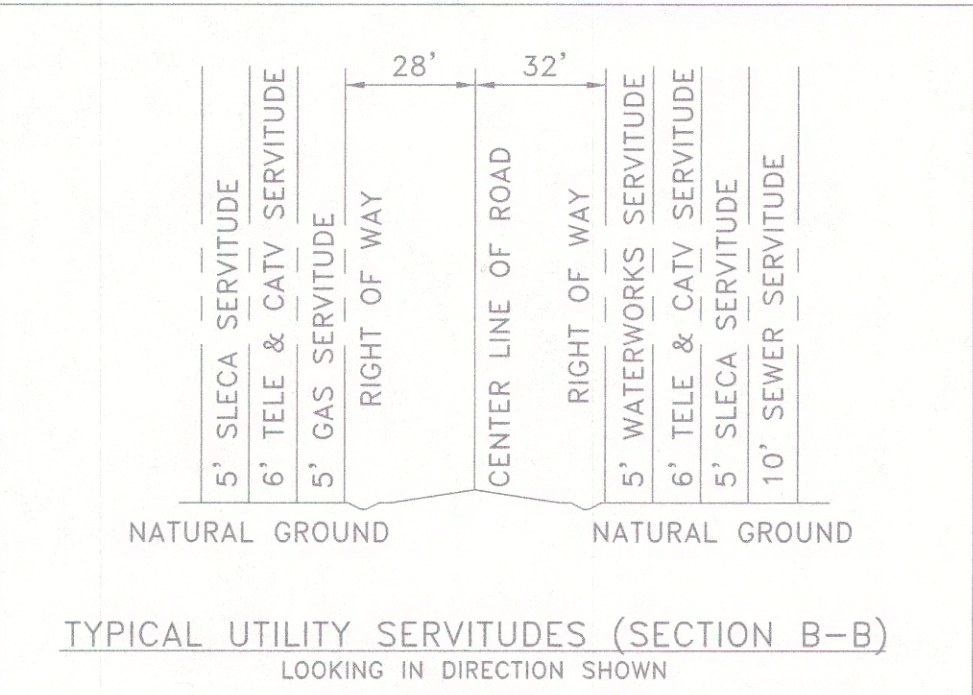
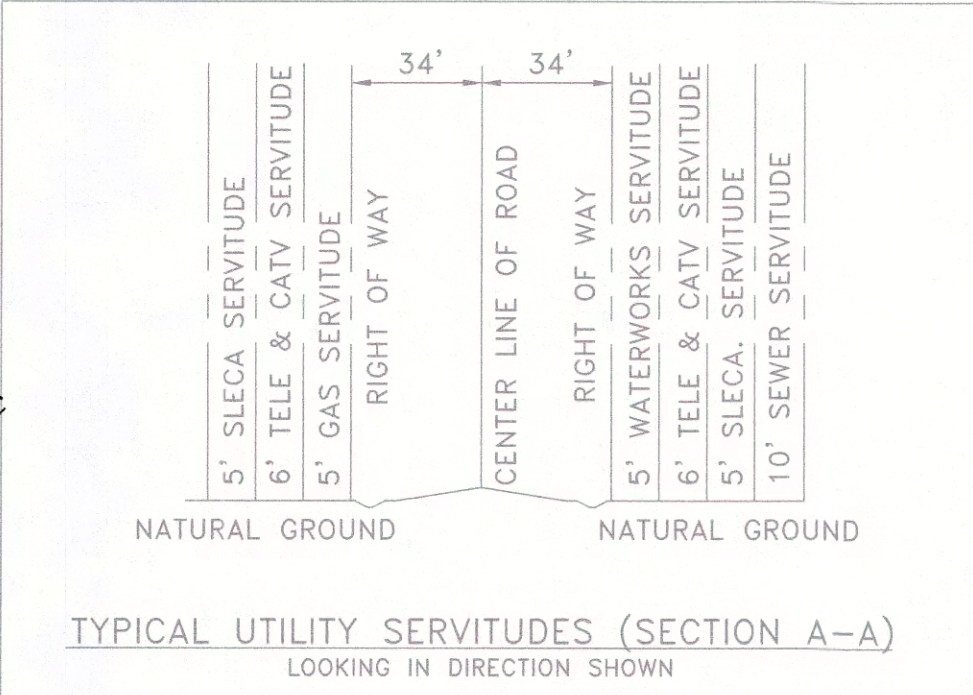
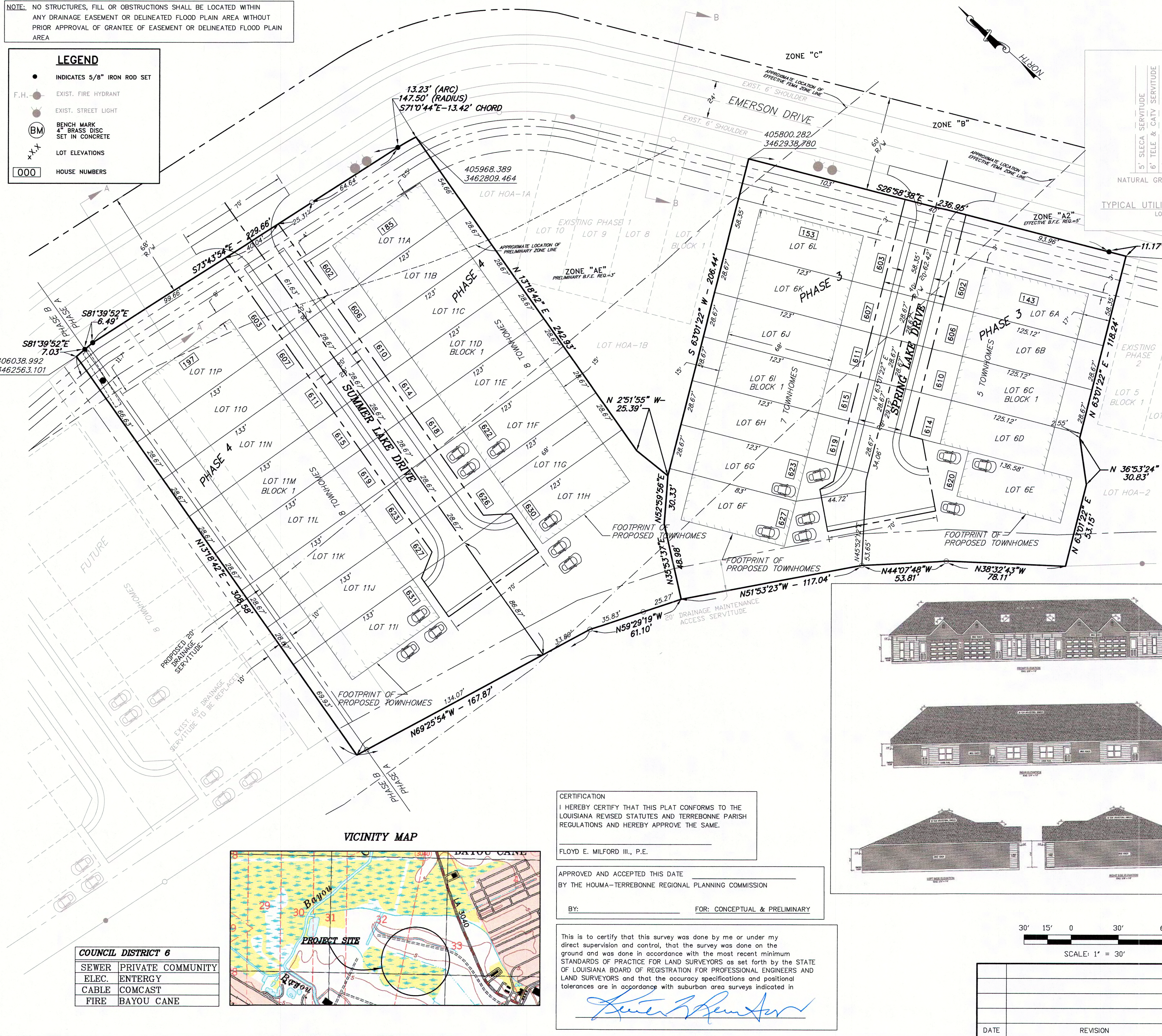
BENCH MARK
4" BRASS DISC
SET IN CONCRETE

+

LOT ELEVATIONS

000

HOUSE NUMBERS



RPC / G.1

Revised

SURVEY BY KENNETH REMBERT, PLS

PRELIMINARY

This drawing is not to be used for construction, recordation, conveyance, sales. This preliminary drawing has been prepared by F.E. Milford, III, F.E. Milford, III, LA #30701

PHASE 3 - 12 LOTS
PHASE 4 - 16 LOTS
TOTAL LOTS - 28
RESIDENTIAL PLANNED UNIT DEVELOPMENT - TOWNHOMES
DRAINAGE: OVERLAND
SEWER: PRIVATE COMMUNITY
CONCEPTUAL & PRELIMINARY
SUBDIVISION PLAN - PHASES 3 & 4

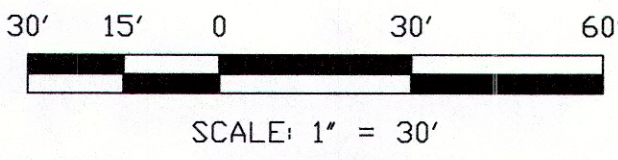
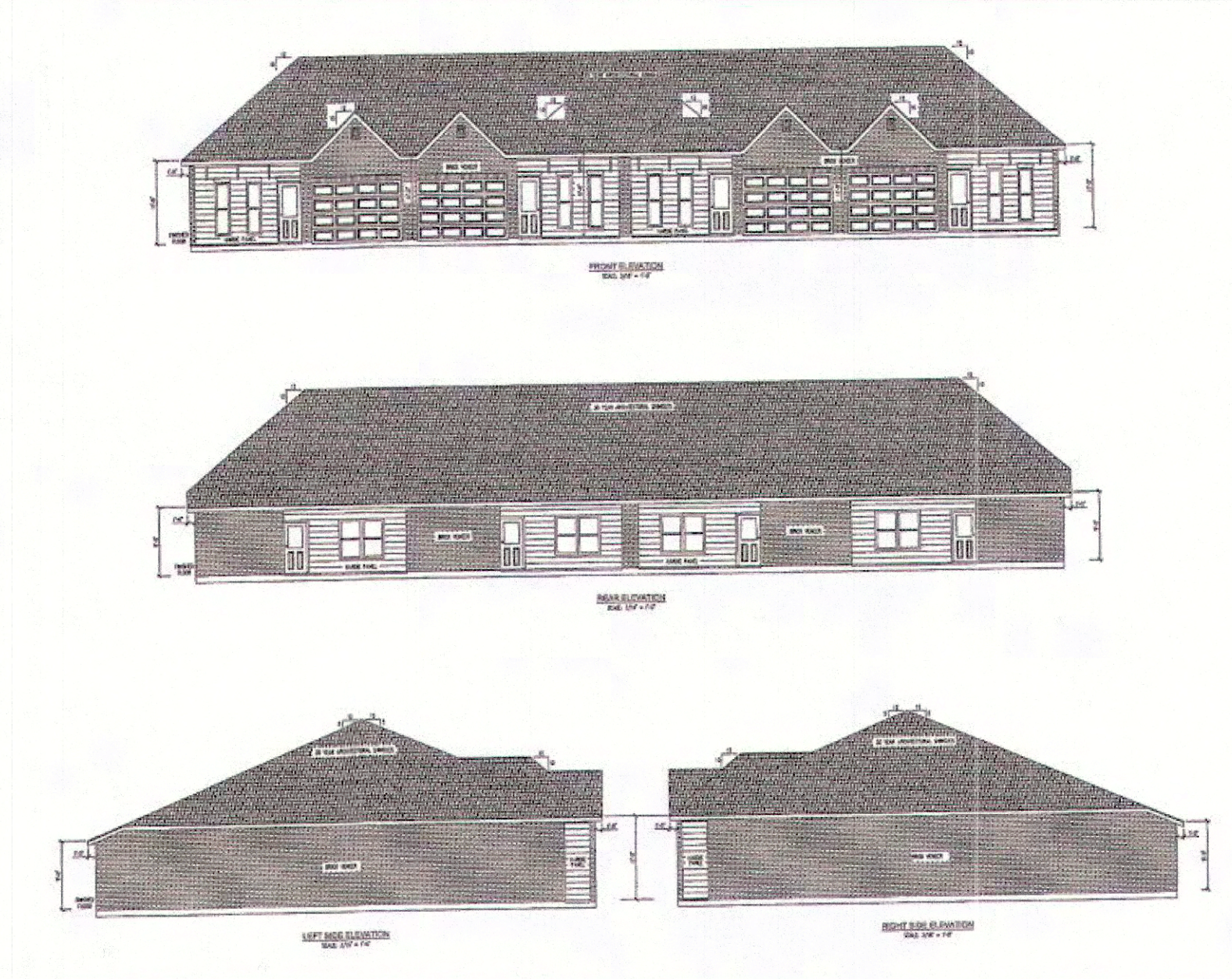
EMERSON LAKES
PHASES 3 & 4
PETE-LAND PROPERTIES, LLC - DEVELOPER
LOCATED IN SECTIONS 32 & 33, T17S-R17E
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS HOUMA, LOUISIANA
APPROVED BY:
JOB # 21-65 CAD # 2165-CP PH 3,4_REMBERT-NEW FILE #

CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE LOUISIANA REVISED STATUTES AND TERREBONNE PARISH REGULATIONS AND HEREBY APPROVE THE SAME.
FLOYD E. MILFORD III., P.E.

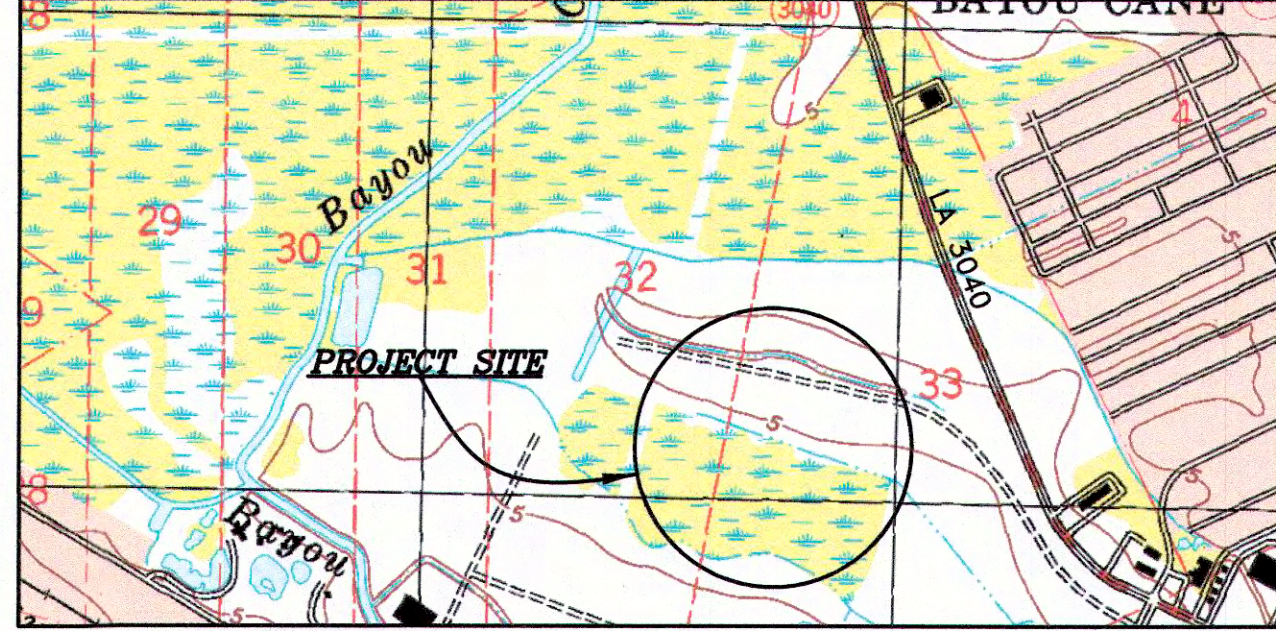
APPROVED AND ACCEPTED THIS DATE _____
BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
BY: _____ FOR: CONCEPTUAL & PRELIMINARY

This is to certify that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent minimum STANDARDS OF PRACTICE FOR LAND SURVEYORS as set forth by the STATE OF LOUISIANA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS and that the accuracy specifications and positional tolerances are in accordance with suburban area surveys indicated in



DATE	REVISION	BY

COUNCIL DISTRICT 6	
SEWER	PRIVATE COMMUNITY
ELEC.	ENERGY
CABLE	COMCAST
FIRE	BAYOU CANE



Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

☒ Variance(s) (detailed description):

Lot 11-B is 250.8' from the nearest fire hydrant-a variance is requested.

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

- Name of Subdivision: LOTS 11-A THRU 11-C, A REDIVISION OF LOT 11 OF BARRIOS #2
- Developer's Name & Address: LEONARD J. FOLSE P.O. BOX 2914 HOUMA, LA 70361
*Owner's Name & Address: LEONARD J. FOLSE P.O. BOX 2914 HOUMA, LA 70361
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

- Physical Address: 1709 BAYOU BLACK DR HOUMA, LA
- Location by Section, Township, Range: SECTION 104, T17S-R17E
- Purpose of Development: CREATE 2 TRACTS OR SALE
- Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
- Sewerage Type:
☒ Community
☐ Individual Treatment
☐ Package Plant
☐ Other
- Drainage:
☒ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
- Date and Scale of Map: DATE: 10/11/21 SCALE: 1"=30'
- Council District: _____
- Number of Lots: 3
- Filing Fees: _____

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

KENETH L. REMBERT
Print Applicant or Agent

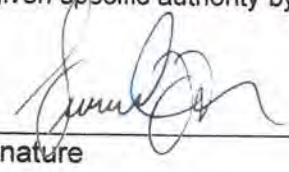
10/28/21
Date


Signature of Applicant or Agent

The undersigned certifies: ☒ LJF 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.

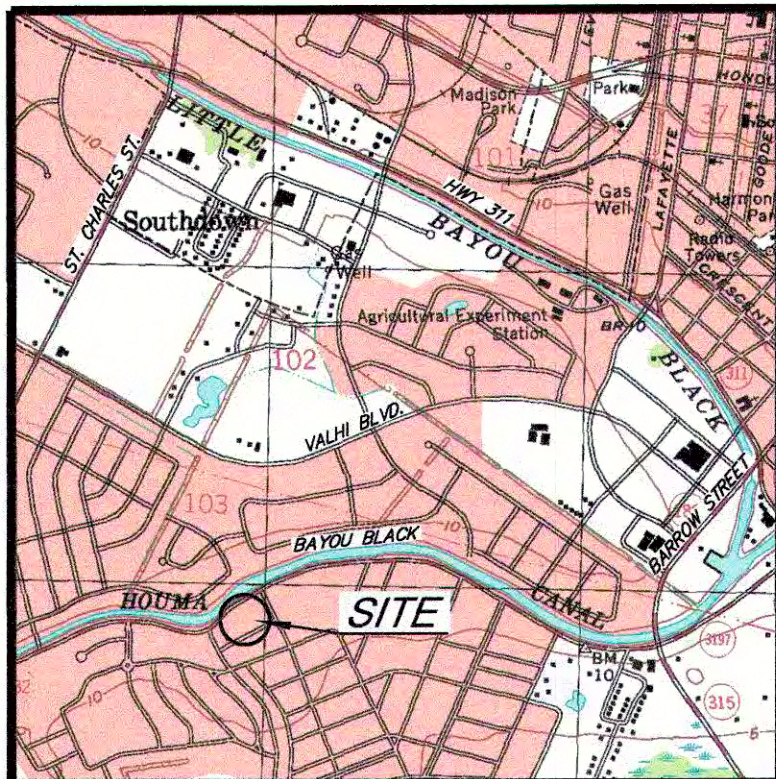
LEONARD J. FOLSE
Print Name of Signature

10/11/21
Date

☒ 
Signature

Revised 3/25/2010

RPC / G.2



"VICINITY MAP"



SEWER SYSTEM:
COMMUNITY SEWERAGE IS AVAILABLE.

REFERENCE MAP:
MAP PREPARED BY J.A. LOVELL, C.E. ENTITLED "MAP OF BARRIOS SUBDIVISION NO. 2 PART OF CRESCENT PLANTATION SECTION 104, T17S-R17E" AND DATED JANUARY 28, 1946. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

DRAINAGE NOTE:
THIS PROPERTY DRAINS TO BAYOU BLACK THROUGH ROADSIDE DITCHES ALONG HIGHWAY AND TO JULY STREET AT THE REAR WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

FLOOD INFORMATION:
THESE LOTS ARE LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C", AND DATED MAY 19, 1981. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. FEB. 23, 2006 ADVISORY PANEL NO. LA-Q102 DOES NOT AFFECT THIS PROPERTY. THE 2021 PRELIMINARY DFIRM COMMUNITY NO. 22109C, PANEL NO. 0253 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.

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

Surveyor's Signature: *Keneth L. Rembert*

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

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

Registration Number: **331**

LEGEND:

- X CHISELED "X" SET IN CONCRETE
- INDICATES 5/8" IRON ROD SET
- INDICATES 5/8" IRON ROD FOUND
- ⊙ INDICATES 3/4" IRON PIPE FOUND
- ⊗ INDICATES 1/2" IRON PIPE FOUND
- ⊕ EXISTING POWER POLE WITH LIGHT
- ⊙ EXISTING FIRE HYDRANT
- 3.3 INDICATES SPOT ELEVATION (BASED ON NAVD '88, C4G-LSU)
- ⊕ INDICATES CHISELED SQUARE SET ELEV. 7.96' NAVD '88 C4G
- INDICATES DRAINAGE FLOW

ALL SURVEY CONTROL IS US FEET, ESTABLISHED BY GPS OBSERVATIONS AND POST PROCESSED WITH NGS C4G USING GEOID 18. THE VERTICAL DATUM IS NAVD '88 AND THE HORIZONTAL DATUM IS NAD 83, LOUISIANA SOUTH ZONE 1702.

DONALD R. MASSEY
NORTHERNMOST OF
LOT 8

CLAYTON E. LOVELL et ux
SOUTHERNMOST OF
LOT 8

LA. STATE HWY. NO. 182

LOT 11-A
29,685 SQ. FT.

LOT 11-C
6,000 SQ. FT.

LOT 11-B
6,000 SQ. FT.

BENJI LECOMTE
LOT 13

JO ANN COIGNET
LOT 14

RPC / G.2

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

BY _____ FOR _____

"MINOR SUBDIVISION"

LAND USE: RESIDENTIAL
DEVELOPER: LEONARD J. FOLSE

3 - LOTS



PLAT SHOWING LOTS 11-A THRU 11-C,
A REDIVISION OF LOT 11 OF
BARRIOS SUBDIVISION #2
SECTION 104, T17S - R17E
TERREBONNE PARISH, LOUISIANA

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



DRAWN: B.M.

CHK'D.: K.L.R.

SCALE: 1" = 30'

DATE: 11 OCT 21



Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@tpcg.org

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

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

- Name of Subdivision: Survey and Division of Tract 4 belonging to the Seth Louis Cenac Trst et al into Tract 4A and Tract 4B
- Developer's Name & Address: Bonnie Blanchard Cenac 110 Rue Saint Courtney Houma, La 70360
Owner's Name & Address: Bonnie Blanchard Cenac, Tara Cenac Rogers, Troy A. Cenac and Tara Cenac Rogers - Curatrix for the Thomas Albert Cenac, Jr Supplemental Needs Trust
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: James M. Templeton

SITE INFORMATION:

- Physical Address: 794 Grand Caillou Road Houma 70363
- Location by Section, Township, Range: Section 105 T17S-R17E
- Purpose of Development: Create additional lot to separate buildings
- 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
- Planned Unit Development: Y ☐ N ☒
- Date and Scale of Map:
Nov. 29, 2021 1" = 20'
- Council District / Fire Tax Area:
8/ CITY OF HOUMA
- Number of Lots: 2
- Filing Fees: \$139.66

CERTIFICATION:

I, James M. Templeton, certify this application including the attached data to be true and correct.

James M. Templeton
Print Applicant or Agent


Signature of Applicant or Agent

11/29/2021
Date

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application *or* 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.

James M. Templeton
Print Name of Signature


Signature

11/29/2021
Date

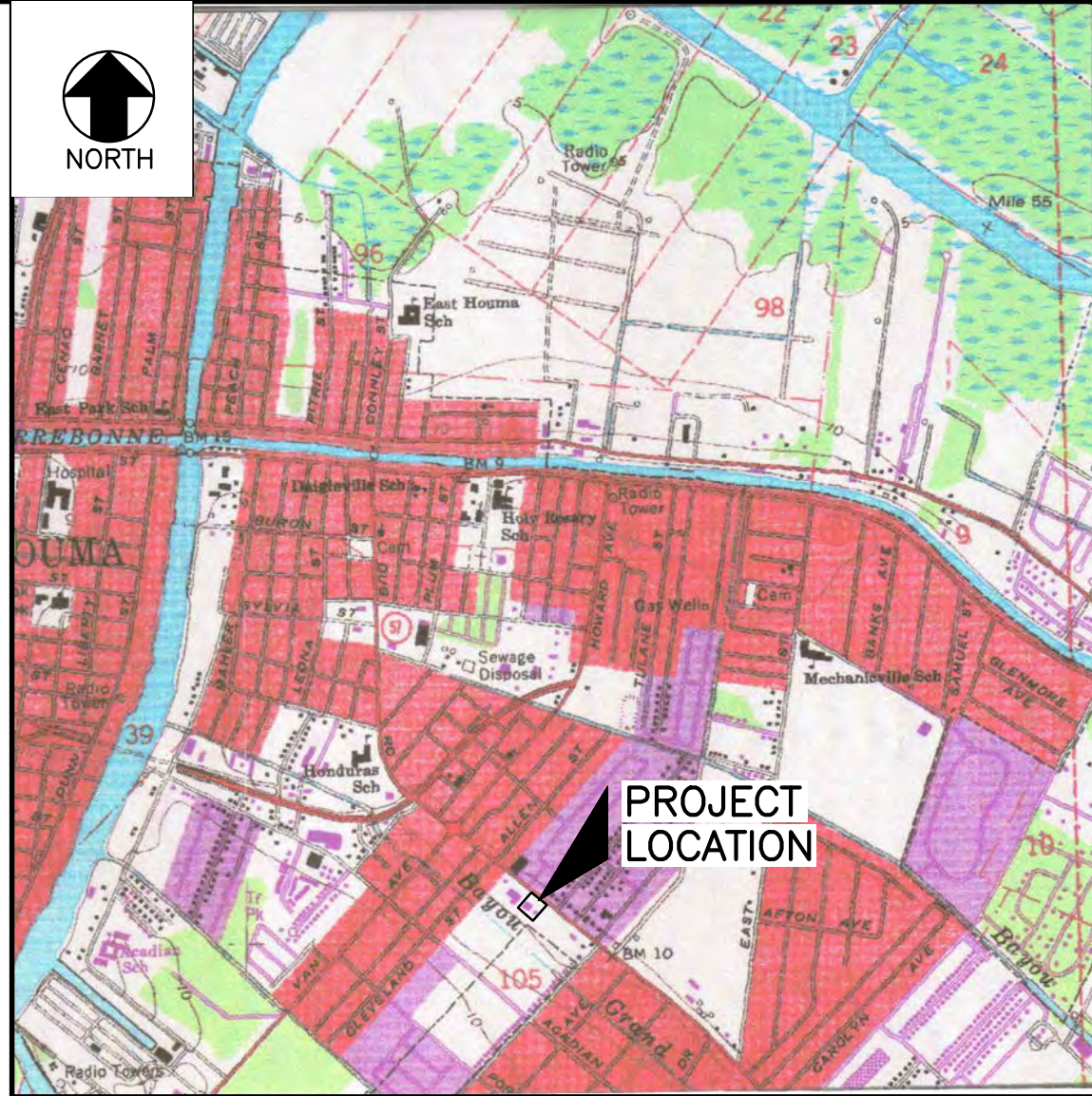
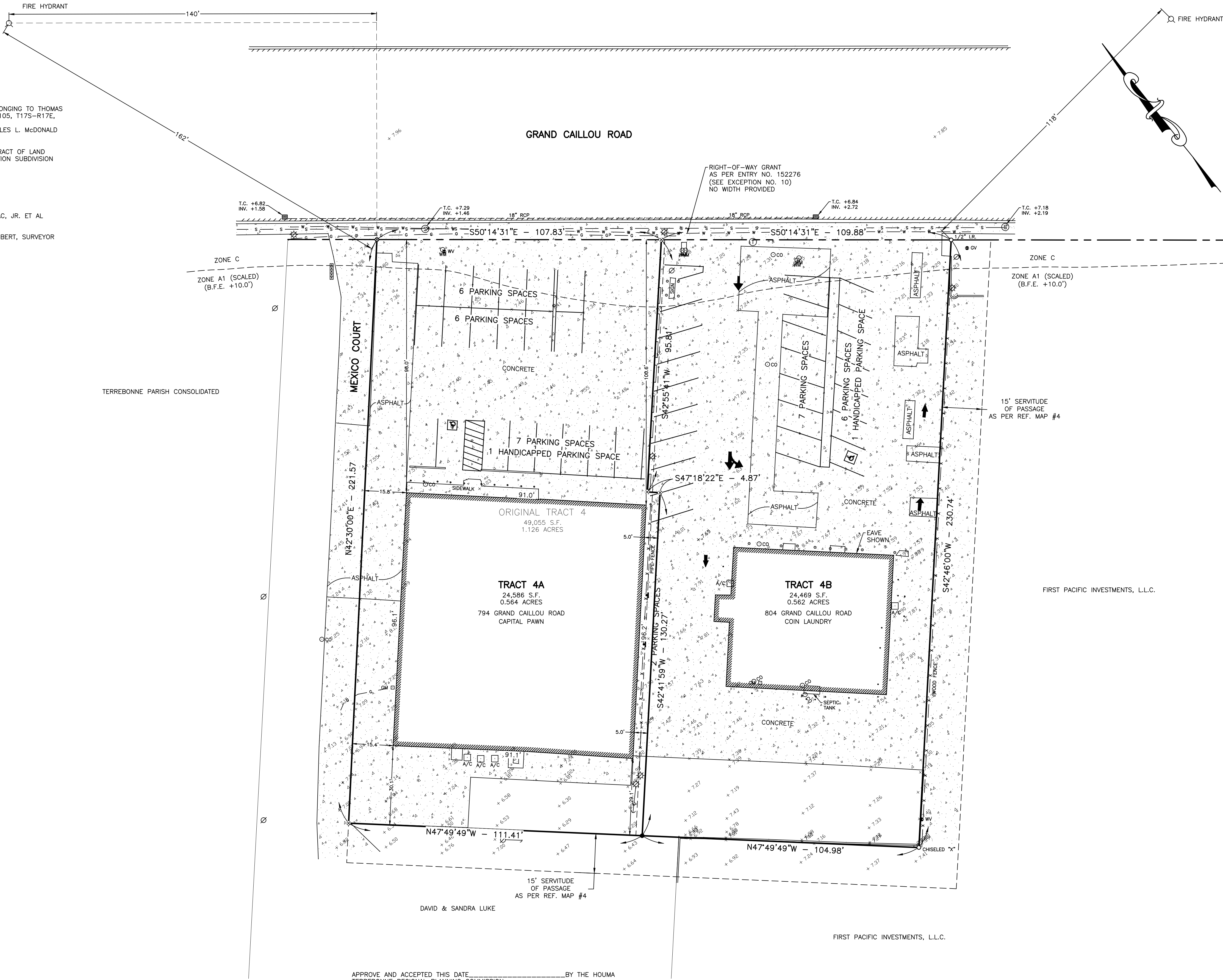
PC21/ 12 - 3 - 60

RPC / G.3

Revised 11/3/2021

REFERENCE MAPS & BEARINGS:
1. AS-BUILT DRAWING
PLAZA CAILLOU, LOUISIANA
SOUTH HOUMA, LOUISIANA
LOCATED IN SECTION 105, T17S-R17E
TERREBONNE PARISH, LOUISIANA
DATED: DECEMBER 1984
ENTRY #748764
2. MAP SHOWING SURVEY OF PROPERTY BELONGING TO THOMAS
A. CENAC, ET AL, OR ASSIGNS, IN SECTION 105, T17S-R17E,
TERREBONNE PARISH, LOUISIANA
DATED: DECEMBER BY: CHARLES L. McDONALD
ENTRY #702019
3. PLAT SHOWING SURVEY OF A CERTAIN TRACT OF LAND
LOCATED IN LOT 182 OF HUNDURAS PLANTATION SUBDIVISION
FOR FOOD TOWN, INC.
SECTION 105, T17S, R17E
TERREBONNE PARISH, LOUISIANA
BY: BERNARD B. DAVIS DATED: SEPTEMBER
ENTRY #173538
4. SURVEY OF TRACT 4
PROPERTY BELONGING TO ALPHONSE J. CENAC, JR. ET AL
SECTION 105, T17S-R17E
TERREBONNE PARISH, LOUISIANA
DATED: JUNE 21, 1996 BY: KENETH L. REMBERT, SURVEYOR

NOTE: REFERENCE BEARING IS
S50°14'31"E ALONG THE
SOUTHERNMOST R/W OF GRAND
CAILLOU ROAD AS SHOWN ON
REF. MAP #4.



VICINITY MAP
SCALE 1" = 2000'

LEGEND

FOUND PROPERTY MARKER	○
SET 3/4" I.R.	●
SET CHISELED "X"	⊗
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	⊗
EXISTING WATER METER	⊗WM
EXISTING GAS VALVE	●GV
EXISTING GAS METER	⊞GM
EXISTING SEWER MANHOLE	⊞
EXISTING SEWER CLEAN OUT	⊞CO
EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE	— CB —
SPOT ELEVATION (IN FEET, NAVD 88, GEOID 18)	+ 123

FEMA FLOOD ZONE AND HAZARDS
THIS LOT IS LOCATED IN ZONE A1 (ZONE A1 = 10.0' B.F.E.)
FEMA MAP COMMUNITY PANEL NUMBER 220220 005 C, DATED: MAY 19, 1981
TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-Q103
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

APPROVED: James M. Templeton Reg. No. 5129

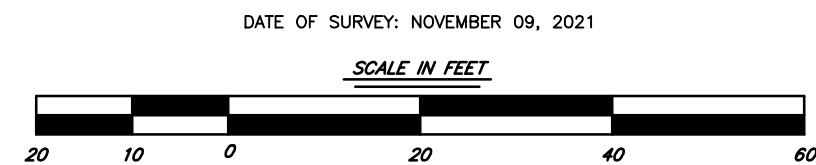
APPROVE AND ACCEPTED THIS DATE _____ BY THE HOUMA
TERREBONNE REGIONAL PLANNING COMMISSION.
APPROVED BY: _____
FOR: _____

APPROVALS

BONNIE B. CENAC	DATE
TARA C. ROGERS	DATE
TROY A. CENAC	DATE
TARA C. ROGERS (AS CURATRIX FOR THE THOMAS ALBERT CENAC, JR. SUPPLEMENTAL NEEDS TRUST)	DATE

METHOD OF SEWERAGE DISPOSAL—
COMMUNITY SEWER

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



DATE	DESCRIPTION	BY
	REVISION	

SURVEY AND DIVISION OF TRACT 4
BELONGING TO THE SETH LOUIS CENAC
TRUST ET AL INTO TRACT 4A AND TRACT 4B
LOCATED IN SECTION 105, T17S-R17E
TERREBONNE PARISH, LOUISIANA

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

DESIGNED: JMT	DETAILED: JED	TRACED:
CHECKED: JMT	CHECKED: JMT	CHECKED:
DATE: NOVEMBER 29, 2021	FILE: F:\DWG\2021\21-194\REDVISION.dwg	JOB NO: 21-194

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@tpcg.org

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) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

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

1. Name of Subdivision: The Division of Property Belonging to Jon Mohon, Sr., or assigns
2. Developer's Name & Address: Alexander & Jael Reeber 895 Nixon Lane, Port Orange, FL 32129
Owner's Name & Address: John & Fay Mohon 928 Montgomery Street, Port Neches, TX 77654
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: 6126 Shrimpers Row Dulac, LA
5. Location by Section, Township, Range: Section 1, T19S-R17E
6. Purpose of Development: To Divide property into two legl tracts
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. Planned Unit Development: Y ☐ N ☒
11. Date and Scale of Map: 23 December 2021
12. Council District / Fire Tax Area:
13. Number of Lots: 2
14. Filing Fees:

CERTIFICATION:

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

Alisa Champagne

Print Applicant or Agent

3 January 2021

Date

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application **or** 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.

Jon Mohon



Signature of Applicant or Agent

Print Name of Signature

1/3/2022 | 4:32 PM CST

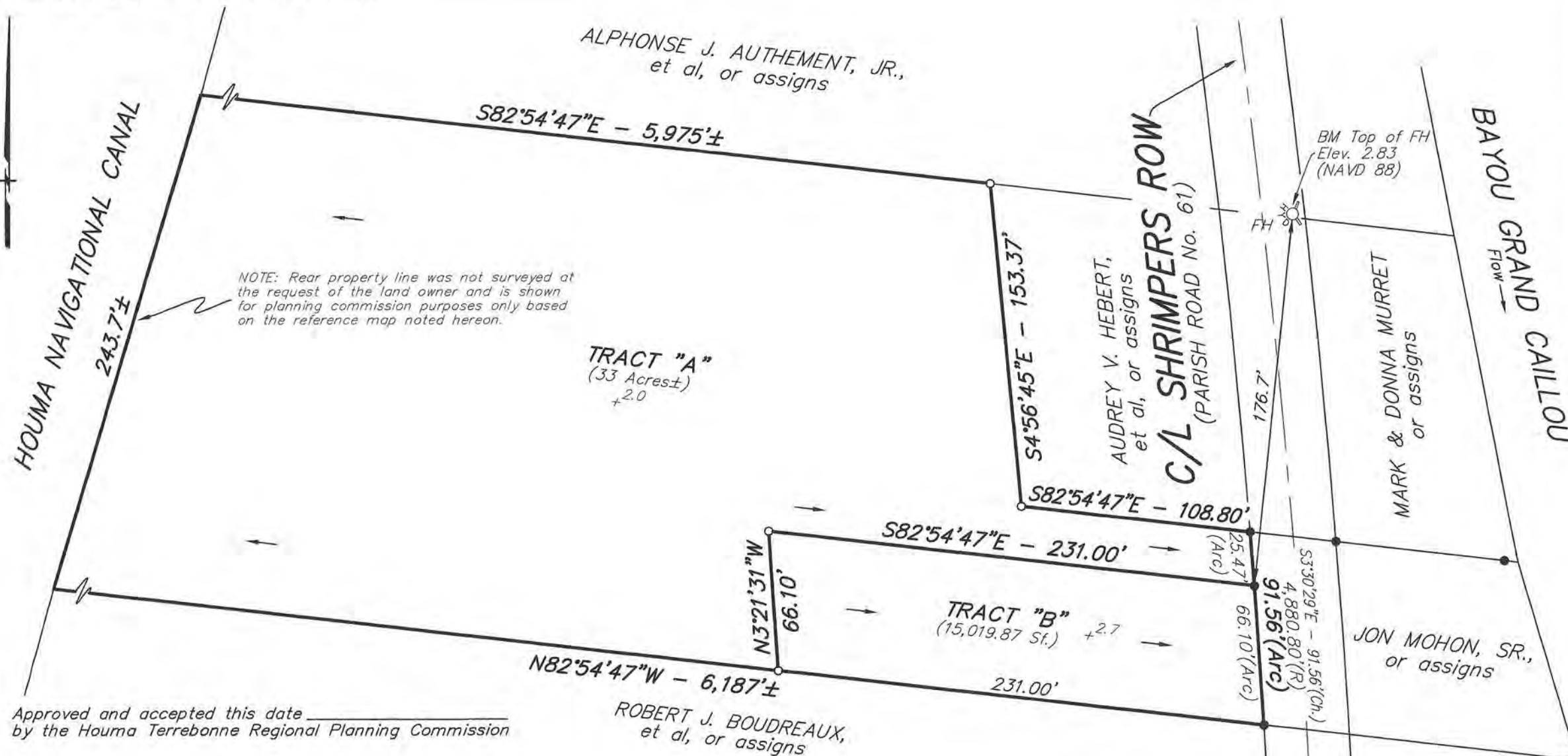
Date

Signature

RPC / H.1

Revised 11/3/2021

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



VICINITY MAP

GENERAL NOTES:

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

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.

NOTE: This property is situated within
ZONE "A15", as shown on the F.E.M.A.
Flood Insurance Rate Map dated May 1,
1985. (Map No. 225206 0295 C)

LEGEND

- Indicates 1/2" Pipe Set
Unless Noted
- Indicates 1/2" Iron Rod Fd.
Unless Noted
- Indicates Drainage Flow
- ⊙ Indicates Fire Hydrant
- +0.0 Indicates Natural Ground Elevation

SEWER NOTE:

NOTE: This property shall utilize the Terrebonne
Parish maintained roadside ditch along Shrimpers
Row and the Houma Navigational canal for sewer
discharge as indicated by the drainage arrows
shown hereon. The property owner shall maintain
all necessary private drainage structures to said
discharge destination.

ADDRESS:

6126 SHRIMPERS ROW

PROPOSED LAND USE:

Single Family Residential

Reference Map: "REDIVISION OF PORTION OF THE
JOHN MOHON, SR. PROPERTY INTO LOT F-B-I-K"
prepared by Dading, Marques & Associates, LLC.

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



MAP SHOWING THE DIVISION OF
PROPERTY BELONGING TO
JON MOHON, SR., OR ASSIGNS
LOCATED IN SECTION 1, T19S-R17E,
TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 60'

23 DECEMBER 2021

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

CAD # 6727

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@tpcg.org

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) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

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

1. Name of Subdivision: TRACTS 3-A-1 & 3-A-2, PROPERTY OF MILLICENT B. BOURGEOIS ET AL
2. Developer's Name & Address: PARIS BROUSSARD, 5757 BAYOU BLACK DR., GIBSON, LA 70356
MILLICENT B. BOURGEOIS, 5757 BAYOU BLACK DR., GIBSON, LA 70356; KEITH P. BROUSSARD, 5757 BAYOU BLACK DR., GIBSON, LA
Owner's Name & Address: 70356; KEITH P. BROUSSARD, 5757 BAYOU BLACK DR., GIBSON, LA
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: 5776 NORTH BAYOU BLACK DR., GIBSON, LA 70356
5. Location by Section, Township, Range: _____
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. Planned Unit Development: Y ☐ N ☐
11. Date and Scale of Map: 1/03/2022 SCALE: 1"=100'
12. Council District / Fire Tax Area: 2 Harding / Gibson Fire
13. Number of Lots: 2
14. Filing Fees: \$339.98

CERTIFICATION:

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

KENETH L. REMBERT

Print Applicant or Agent

1/03/2022

Date

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application **or** 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.

PARIS BROUSSARD

Print Name of Signature

[see attached]
Signature

1/03/2022

Date

PC22/ 1 - 2 - 2

RPC / H.2

Revised 11/3/2021

Houma-Terrebonne Regional Planning Commission

P.O. Box 11446, Houma, Louisiana 70361

Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@htrpc.org

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) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

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

1. Name of Subdivision: TRACTS B-A-1 & B-A-2, PROPERTY OF VINCENT B. BROUSSARD ET AL
2. Developer's Name & Address: PARIS BROUSSARD, 5757 BAYOU BLACK DR., GIBSON, LA 70356
Owner's Name & Address: VINCENT B. BROUSSARD, 5757 BAYOU BLACK DR., GIBSON, LA 70356; KENNETH P. BROUSSARD, 5757 BAYOU BLACK DR., GIBSON, LA 70356
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: KENNETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: 5776 NORTH BAYOU BLACK DR., GIBSON, LA 70356
5. Location by Section, Township, Range: _____
6. Purpose of Development: _____
7. Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
8. Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☒ Rear Lot Open Ditches
☐ Other
9. Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
10. Planned Unit Development: ☒ Y ☐ N ☐ IN ☐
11. Date and Scale of Map: 01/03/2022 SCALE: 1" = 400'
12. Council District / Fire Tax Area: _____
13. Number of Lots: 2
14. Filing Fees: \$ 339.88

CERTIFICATION:

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

KENNETH L. REMBERT
Print Applicant or Agent

Paris Broussard
Signature of Applicant or Agent

11/03/2022
Date

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or 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 concurs 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.

PARIS BROUSSARD
Print Name of Signature

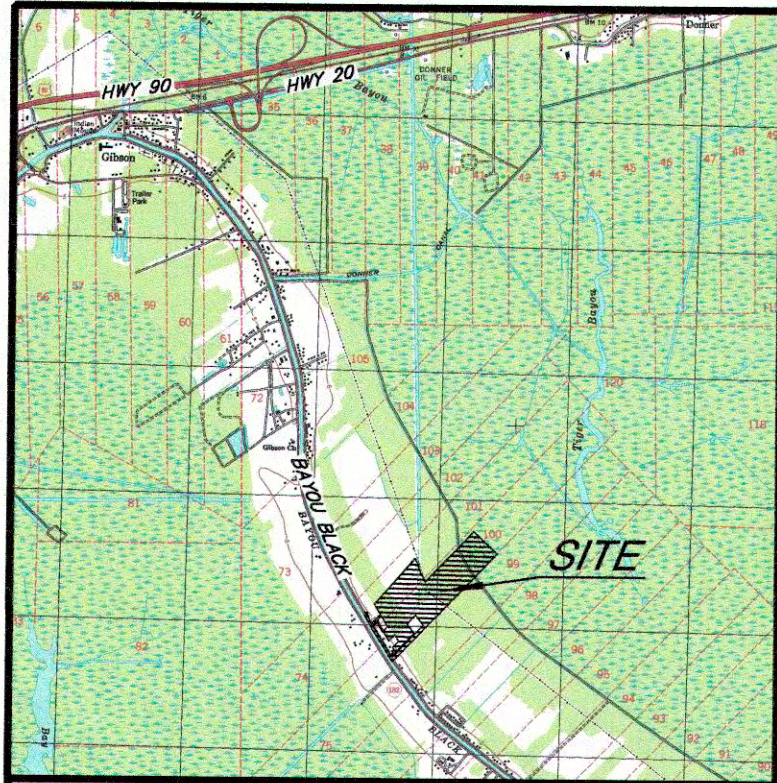
Paris Broussard
Signature

11/03/2022
Date

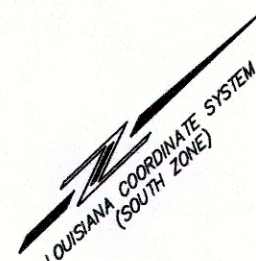
Revised 11/3/2021

PC22/ 1 - 2 - 2

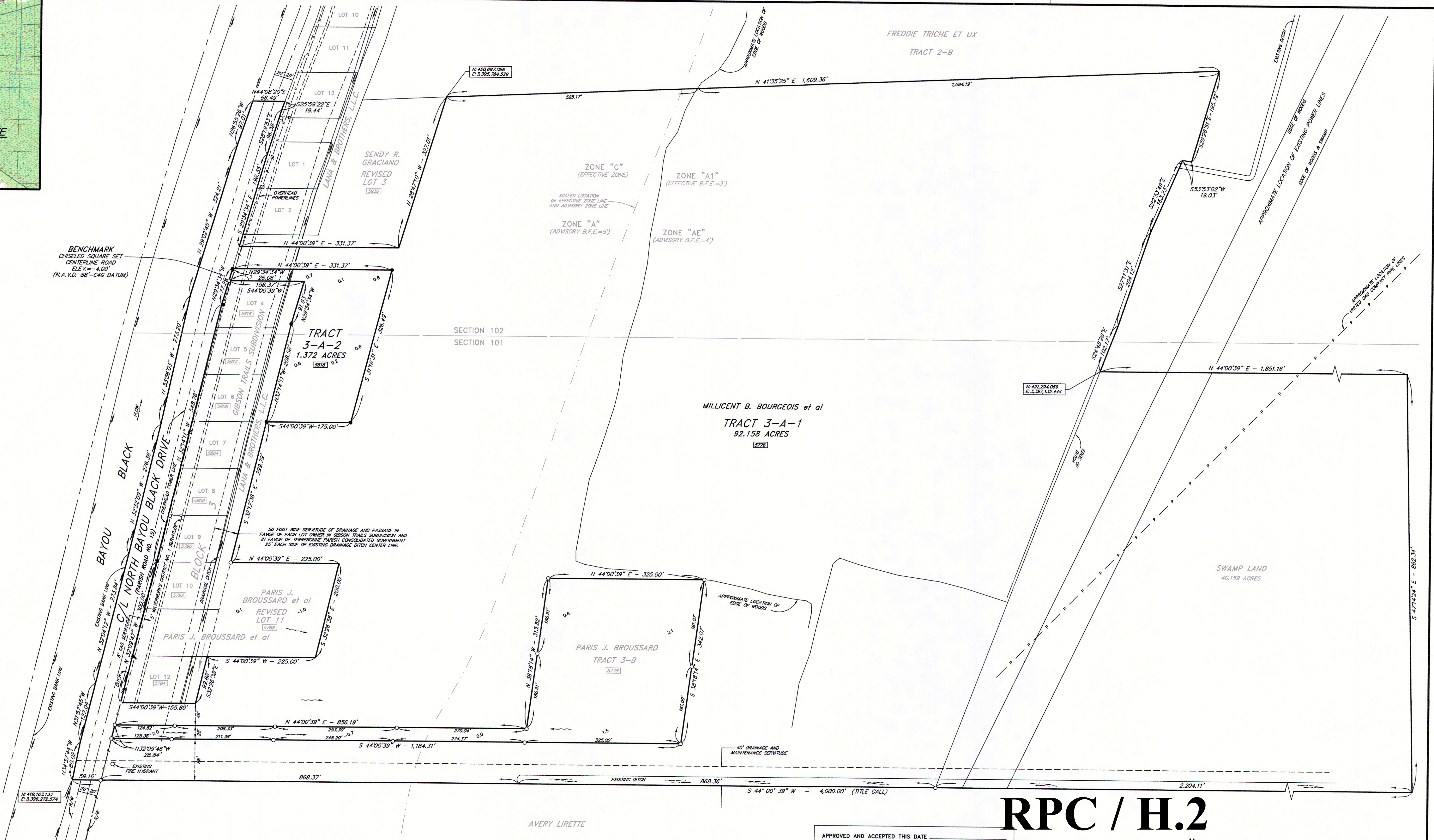
RPC / H.2



"VICINITY MAP"



BENCHMARK
CHISELED SQUARE SET
CENTERLINE ROAD
ELEV. = 4.00'
(N.A. V.D. 88-C4G DATUM)



FLOOD INFORMATION:
THIS PROPERTY IS LOCATED IN ZONES "C" AND "A1" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0570, SUFFIX "C", DATED MAY 1, 1985. (FIRM INDEX DATE APRIL 2, 1992) (ZONE "A1" HAS A BASE FLOOD ELEV. OF 3').
F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-594, 595, & 794 PLACE THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD REQUIREMENT OF 4' AND IN ZONE "A" WITH A 5' REQUIREMENT.
THE 2021 PRELIMINARY FIRM COMMUNITY NO. 22109C, PANEL NO. 0075, SUFFIX "E", PLACES THIS PROPERTY IN ZONE "AE" AND HAS B.F.E. REQUIREMENTS OF 6'.
PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE B.F.E. REQUIREMENTS PRIOR TO CONSTRUCTION.

THIS OFFICE WAS NOT FURNISHED WITH AN ABSTRACT OF THE PROPERTY THEREFORE THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE PROPERTY SURVEYED.

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

REFERENCE MAP:
THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 1054499 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENNETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM SOUTH ZONE.

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

ALL SURVEY CONTROL IS IN FEET, ESTABLISHED BY GPS OBSERVATIONS AND POST PROCESSED WITH NGS C4G USING GEOID 18. THE VERTICAL DATUM IS NAVD 88 AND THE HORIZONTAL DATUM IS NAD 83, LOUISIANA SOUTH ZONE 1702.

- LEGEND:
- INDICATES IRON ROD SET
 - INDICATES IRON ROD FOUND
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - EXISTING FIRE HYDRANT
 - INDICATES SPOT ELEVATION (BASED ON NAVD 88-C4G, LSU)
 - INDICATES DRAINAGE FLOW
 - 1000 INDICATES MUNICIPAL ADDRESS

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

BY _____ FOR _____

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

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

Firm: KENNETH L. REMBERT LAND SURVEYORS

Registration Number: 331

DATE	BY	DESCRIPTION
1/10/22	BM	MINOR REVISIONS
		REVISIONS



"MINOR SUBDIVISION"
LAND USE: SINGLE FAMILY RESIDENTIAL
DEVELOPER: MILLICENT B. BOURGEOIS et al

PLAT SHOWING TRACTS 3-A-1 AND 3-A-2,
A REDIVISION OF TRACT 3-A BELONGING TO
MILLICENT B. BOURGEOIS et al
IN SECTIONS 101 & 102, T16S-R15E,
TERREBONNE PARISH, LOUISIANA

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

GRAPHIC SCALE

100' 50' 0 100' 200'

DRAWN: BM

CHK'D: K.L.R.

SCALE: 1" = 100'

DATE: 27 DEC 21

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@tpcg.org

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) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

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

1. Name of Subdivision: LOTS 1, 2 & 3 AND BOUNDARY AGREEMENT ON PROPERTY BELONGING TO MONTEGUT DOCK EMPIRE, L.L.C. ET AL
Rickey R. & Maria Legendre 42375 Legendre Rd Gonzales, LA 70737
2. Developer's Name & Address: Montegut Dock Empire, L.L.C. 30535 Hwy 23 Buras, LA 70041
Rickey R. & Maria Legendre 42375 Legendre Rd Gonzales, LA 70737
Montegut Dock Empire, L.L.C. 30535 Hwy 23 Buras, LA 70041
- Owner's Name & Address: Donald & Donna Cowart 317 Hugley Rd. Opelika, AL 36804
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: 2537 & 2543 SOUTH MADISON RD
5. Location by Section, Township, Range: SECTION 59, T20S-R18E
6. Purpose of Development: ADD 17' WIDTH TO RICKY LEGENDRE & CREATE LOTS 1, 2 & 3
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. Planned Unit Development: Y ☐ N ☒
11. Date and Scale of Map:
DATE: 12/30/21 SCALE: 1"=30'
12. Council District / Fire Tax Area:
9 Trosclair / Montegut Fire
13. Number of Lots: 3
14. Filing Fees: \$146.99

CERTIFICATION:

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

KENETH L. REMBERT

Print Applicant or Agent

1/3/21

Date

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application **or** 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.

by: Ricky Legendre

Print Name of Signature

1/3/21

Date

[see attached]
Signature

PC22/ 1 - 3 - 3

Revised 11/3/2021

RPC / H.3

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@htrpc.org

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

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

1. Name of Subdivision: LOTS 1, 2 & 3 AND BOUNDARY AGREEMENT ON PROPERTY BELONGING TO MONTEGUT DOCK EMPIRE, L.L.C. ET AL
2. Developer's Name & Address: Rickey R. & Maria Legendre 42375 Legendre Rd Gonzales, LA 70737
Montegut Dock Empire, L.L.C. 36535 Hwy 23 Buras, LA 70041
Rickey R. & Maria Legendre 42375 Legendre Rd Gonzales, LA 70737
Montegut Dock Empire, L.L.C. 36535 Hwy 23 Buras, LA 70041
- Owner's Name & Address: Donald & Donna Cowart 317 Hugley Rd Opelika, AL 36804
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: 2537 & 2543 SOUTH MADISON RD
5. Location by Section, Township, Range: SECTION 59, T26S-R12E
6. Purpose of Development: ADD 17' WIDTH TO RICKY LEGENDRE & CREATE LOTS 1, 2 & 3
7. Land Use:
- | | |
|---|--|
| <input checked="" type="checkbox"/> Single-Family Residential | 8. Sewerage Type: |
| <input type="checkbox"/> Multi-Family Residential | <input type="checkbox"/> Community |
| <input type="checkbox"/> Commercial | <input checked="" type="checkbox"/> Individual Treatment |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Package Plant |
| | <input type="checkbox"/> Other |
9. Drainage:
- | | |
|---|---|
| <input checked="" type="checkbox"/> Curb & Gutter | 10. Planned Unit Development: <input type="checkbox"/> Y <input type="checkbox"/> N <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> Roadside Open Ditches | 11. Date and Scale of Map: <u>DATE: 12/10/71 SCALE: 1"=30'</u> |
| <input type="checkbox"/> Rear Lot Open Ditches | 12. Council District / Fire Tax Area: _____ |
| <input checked="" type="checkbox"/> Other | |
13. Number of Lots: 3
14. Filing Fees: _____

CERTIFICATION:

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

KENETH L. REMBERT
Print Applicant or Agent

[Signature]
Signature of Applicant or Agent

12/10/71
Date

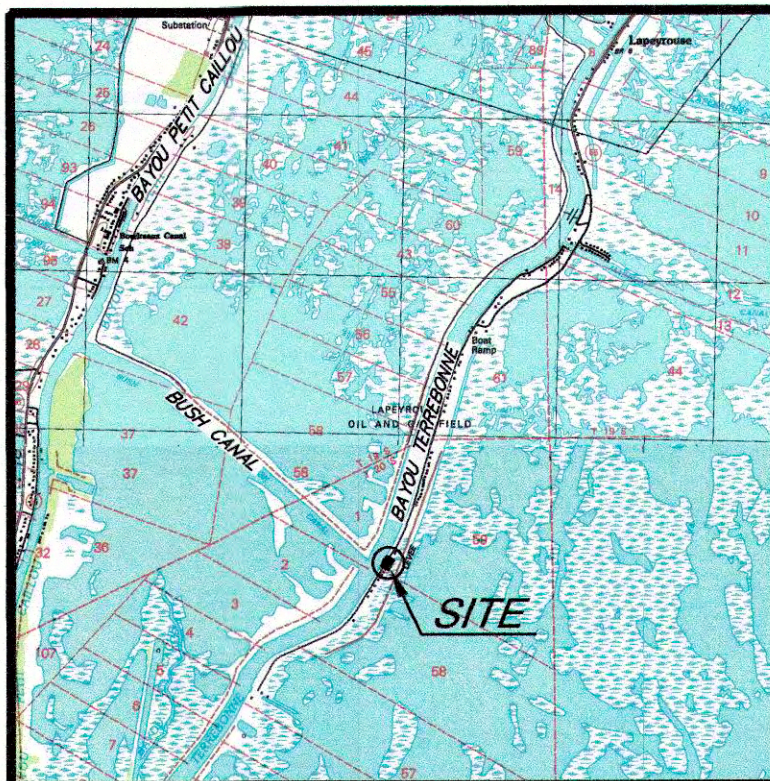
The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of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

Ricky Legendre
Print Name of Signatory

[Signature]
Signature

12/10/71
Date

RPC / H.3



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

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

REFERENCE MAPS:

1) MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "SURVEY OF PROPERTY BELONGING TO WILLIAM PRICE, ET AL LOCATED IN SECTIONS 58 & 59, T20S-R18E, TERREBOUNNE PARISH, LOUISIANA" DATED JANUARY 22, 1993.

2) MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "SURVEY OF PROPERTY BELONGING TO WILLIAM PRICE, ET AL LOCATED IN SECTIONS 58 & 59, T20S-R18E, TERREBOUNNE PARISH, LOUISIANA" DATED OCTOBER 5, 2018; REVISED NOVEMBER 2, 2018.

BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

FLOOD INFORMATION:
THIS PROPERTY IS LOCATED IN ZONE "V21" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0173, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "V21" HAS A BASE FLOOD REQUIREMENT OF 15'). (FIRM IN EFFECT APRIL 1, 1993). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. 141106 PLACES THIS PROPERTY IN ZONE "VE" WITH A BASE FLOOD REQUIREMENT OF 16'. THE 2021 PRELIMINARY DFIRM COMMUNITY NO. 221098, PANEL NO. 0675 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "VE" AND HAS A B.F.E. REQUIREMENT OF 17'. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

THIS OFFICE WAS NOT FURNISHED WITH AN ABSTRACT OF THE PROPERTY THEREFORE
THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS
OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE PROPERTY SURVEYED.

RPC / H.3

Revised

APPROVED AND
BY THE HOUSE

"MINOR SUBDIVISION"
AND
"LOT LINE ADJUSTMENT"

LAND USE: CAMP SITES
DEVELOPER: MONTEGUT DOCK EMPIRE, L.L.C.

*PLAT SHOWING LOTS 1, 2 & 3 AND BOUNDARY
AGREEMENT ON PROPERTY BELONGING TO
MONTEGUT DOCK EMPIRE, L.L.C. et al
LOCATED IN SECTION 59, T20S-R18E
TERREBONNE PARISH, LOUISIANA*

DRAWN: B.M.

CHK'D.: K.L.R.

SCALE: 1" = 30'


DATE: 30 DEC 21

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



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

DATE	BY	DESCRIPTION
REVISIONS		

AREA ENCOMPASSED BY THE LETTERS
A-B-C-D-F-G-A CONTAINS
AN AREA OF 5.538 SQ. FT..

ALL SURVEY CONTROL IS US FEET, ESTABLISHED BY GPS OBSERVATIONS AND POST PROCESSED WITH NGS C4G USING GEOID 18. THE VERTICAL DATUM IS NAVD '88 AND THE HORIZONTAL DATUM IS NAD 83, LOUISIANA SOUTH ZONE 1702.

JOB NO. : 498 FIELD BOOK : 430 ADDRESS : SOUTH MADISON RD CAD NAME : LEGENDRE-COWART-GALLET-MADISON-RD-PC_21-498
DRAWN BY : RM PAGES : 44-57 SURVEY FILE : "PRICERB3" FOLDER : WILLIAM PRICE ET AL CRD: RICKEY LEGENDRE - SOUTH MADISON RD - MONTEGUT

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@tpcg.org

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) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

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

1. Name of Subdivision: TRACTS 1 THRU 5, A REDIVISION OF PROPERTY BELONGING TO RICHARD LANDRY ET AL
2. Developer's Name & Address: RICHARD LANDRY 2422 COTEAU RD HOUMA, LA 70364
Owner's Name & Address: RICHARD LANDRY 2422 COTEAU RD HOUMA, LA 70364
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: 2508 COTEAU RD
5. Location by Section, Township, Range: SECTIONS 61, 62 & 85, T16S-TR17E
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. Planned Unit Development: Y ☐ N ☒
11. Date and Scale of Map: DATE: 12/14/21 SCALE" 1"=200'
12. Council District / Fire Tax Area: _____
13. Number of Lots: 5
14. Filing Fees: _____

CERTIFICATION:

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

KENETH L. REMBERT

Print Applicant or Agent

12/22/2021

Date

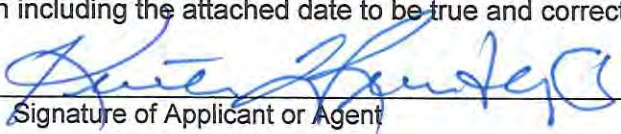
The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application *or* that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each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

RICHARD LANDRY

Print Name of Signature

12/22/2021

Date


Signature of Applicant or Agent

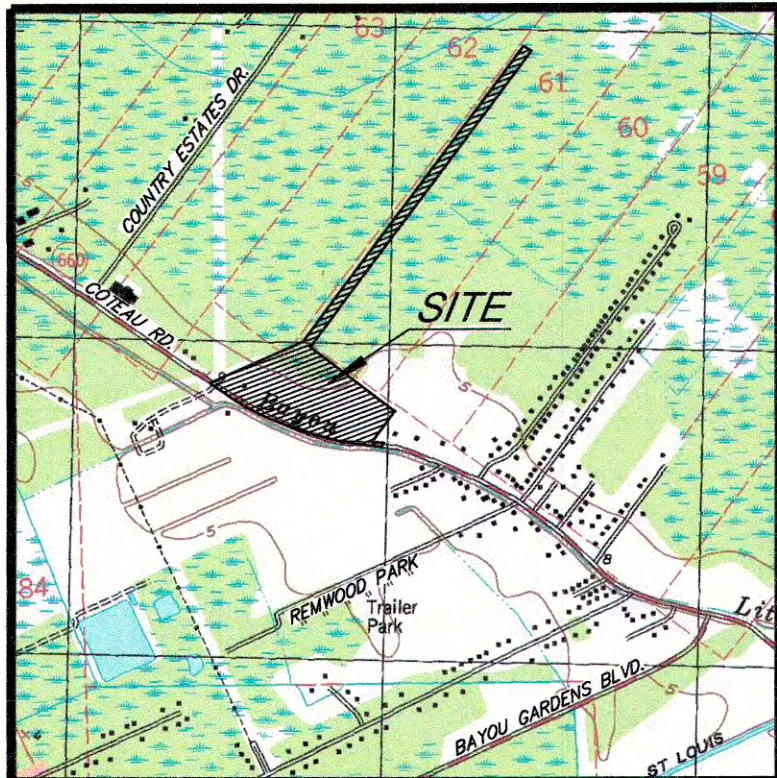

Signature

PC22/

1 - 4 - 4

RPC / H.4

Revised 11/5/2021



"VICINITY MAP"

① JOYCELYN A. PERRY
② VINCENT A. SAGONA, JR.

BEARING	DISTANCE
B S 22°56'58" W	40.00'
C S 36°25'58" W	150.03'
E S 70°39'42" E	14.22'
F N 22°56'58" E	145.99'
G N 69°29'02" W	110.14'
H N 64°46'02" W	122.30'
I N 70°39'42" W	92.71'
N S 83°46'42" E	118.04'
O S 36°26'28" W	46.29'

ARC	RADIUS	CHORD BRG.	CHORD DIST.
A 157.30'	1,869.86'	S 65°18'45" E	157.26'
D 95.92'	1,869.86'	S 69°11'32" E	95.91'
J 98.44'	1,909.86'	N 69°11'06" W	98.43'
K 115.09'	2,291.83'	N 72°06'00" W	115.07'
L 288.85'	2,291.83'	N 77°08'59" W	288.66'
M 120.72'	2,291.83'	N 82°16'10" W	120.71'

FLOOD INFORMATION:

THIS PROPERTY IS LOCATED IN ZONES "C" & "A" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0245, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A" HAS A BASE FLOOD REQUIREMENT OF 5'). (FIRM INDEX DATE APRIL 2, 1992). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NOS. LA-S102 & T102 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 2021 PRELIMINARY DFIRM COMMUNITY NO. 22109C, PANEL NO. 0115 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "AE" AND HAS A B.F.E. REQUIREMENT OF 4'. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

REFERENCE MAPS:

THIS SURVEY BASED ON MAPS RECORDED UNDER ENTRY NOS. 669149, 673091 & 693090 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

THIS OFFICE WAS NOT FURNISHED WITH AN ABSTRACT OF THE PROPERTY THEREFORE THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE PROPERTY SURVEYED.

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

Surveyor's Signature: _____

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

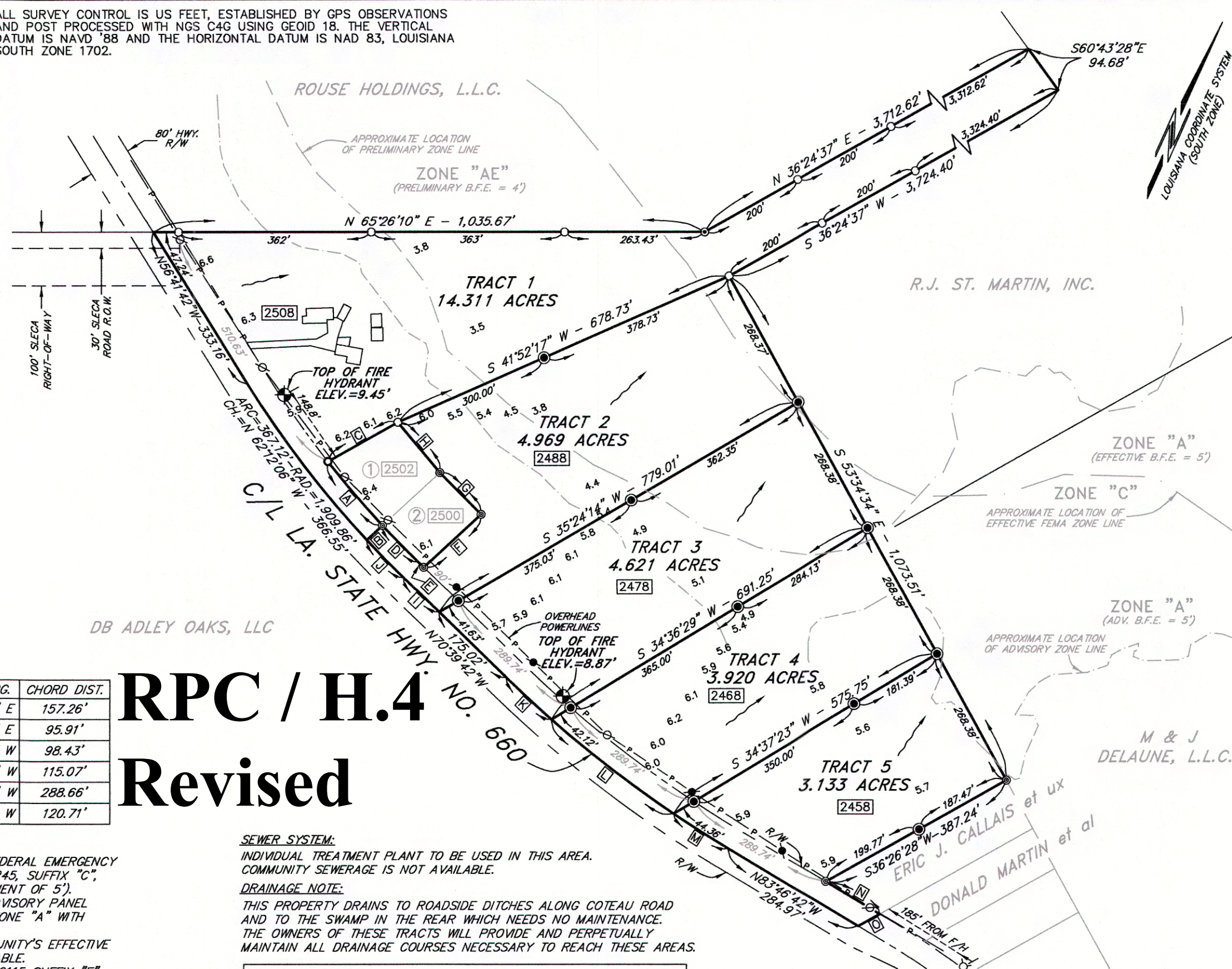
Firm: KENETH L. REMBERT LAND SURVEYORS

Registration Number: 331

LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES IRON ROD FOUND
- INDICATES 1" IRON PIPE FOUND
- INDICATES 1" IRON PIPE SET
- INDICATES 3/4" IRON PIPE FOUND
- INDICATES 1-1/2" IRON PIPE FOUND
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- INDICATES SPOT ELEVATION (BASED ON NAVD '88, C4G-LSU)
- INDICATES BENCHMARK (NAVD '88, - C4G-LSU)
- INDICATES MUNICIPAL ADDRESS
- INDICATES DRAINAGE FLOW

ALL SURVEY CONTROL IS US FEET, ESTABLISHED BY GPS OBSERVATIONS AND POST PROCESSED WITH NGS C4G USING GEOID 18. THE VERTICAL DATUM IS NAVD '88 AND THE HORIZONTAL DATUM IS NAD 83, LOUISIANA SOUTH ZONE 1702.



DB ADLEY OAKS, LLC

RPC / H.4 Revised

SEWER SYSTEM:

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

DRAINAGE NOTE:

THIS PROPERTY DRAINS TO ROADSIDE DITCHES ALONG COTEAU ROAD AND TO THE SWAMP IN THE REAR WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

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

BY _____ FOR _____

5 - TRACTS

"MINOR SUBDIVISION"

LAND USE: RESIDENTIAL
DEVELOPER: RICHARD LANDRY

PLAT SHOWING TRACTS 1 THRU 5,
A REDIVISION OF PROPERTY BELONGING TO
RICHARD LANDRY et al
LOCATED IN SECTIONS 61, 62 & 85, T16S-R17E
TERREBONNE PARISH, LOUISIANA

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

DRAWN: B.M.

CHK'D.: K.L.R.

SCALE: 1" = 200'

DATE: 14 DEC 21

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htpcinfo@tpcg.org

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) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

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

- Name of Subdivision: PHI MOBILE HOME PARK, PHASE 3
- Developer's Name & Address: PHI, INC., P. O. BOX 90808, LAFAYETTE, LOUISIANA 70509
Owner's Name & Address: HOUMA-TERREBONNE AIRPORT COMMISSION, 10264 EAST MAIN STREET, HOUMA, LA 70363
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.

SITE INFORMATION:

- Physical Address: AUTO ROTATION COURT, HOUMA, LA
- Location by Section, Township, Range: SECTION 3, T17S-R18E
- Purpose of Development: ADDITION OF SEVERAL MOBILE HOMES TO THE EXISTING MOBILE HOME PARK FOR HOUSING FOR SHIFT WORKERS
- 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
- Planned Unit Development: ☒ Y ☐ N ☐
- Date and Scale of Map: 1/3/2022 1" = 30'
- Council District / Fire Tax Area: _____
- Number of Lots: _____
- Filing Fees: _____

CERTIFICATION:

I, MR. MERT PELLEGRIN, EXE. DIRECTOR OF THE HOUMA-TERREBONNE AIRPORT COMMISSION, certify this application including the attached data to be true and correct.

MR. MERT PELLEGRIN, EXE. DIRECTOR OF THE HOUMA-TERREBONNE AIRPORT COMMISSION

Print Applicant or Agent

Date

1/6/2022

Mert Pellegrin Jr.
Signature of Applicant or Agent

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or 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.

MR. MERT PELLEGRIN, EXE. DIRECTOR OF THE HOUMA-TERREBONNE AIRPORT COMMISSION

Print Name of Signature

Date

1/6/2022

Mert Pellegrin Jr.
Signature

RPC / H.5

Revised 11/3/2021

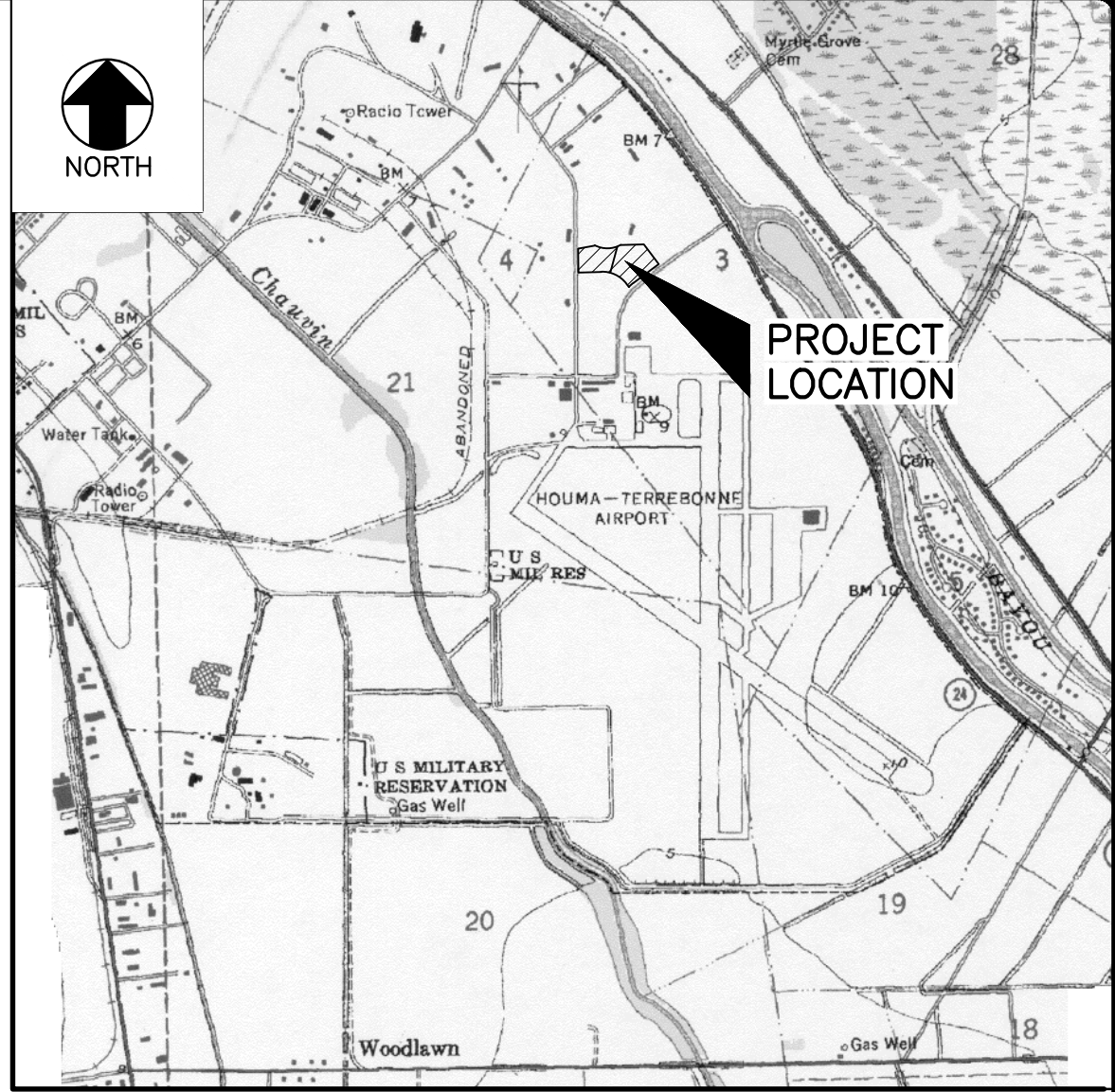
Revised

REFERENCE MAPS & BEARINGS:
1. MAP SHOWING LEASE NO. PHI-8-06A
LEASED FROM THE HOUMA TERREBONNE AIRPORT COMMISSION
LOCATED IN SECTIONS 21 & 4, T17S-R18E,
TERREBONNE PARISH, LOUISIANA
DATED: DECEMBER 19, 2006 BY: CHARLES L. McDONALD
2. MAP SHOWING LEASE NO. PHI-8-06B
LEASED FROM THE HOUMA TERREBONNE AIRPORT COMMISSION
LOCATED IN SECTIONS 21 & 4, T17S-R18E,
TERREBONNE PARISH, LOUISIANA
DATED: DECEMBER 19, 2006 BY: CHARLES L. McDONALD
3. PHI MOBILE HOME PARK, PHASE 2
HOUMA TERREBONNE AIRPORT
SECTION 3, T17S-R18E,
TERREBONNE PARISH, LOUISIANA
DATED: MARCH 07, 2007 BY: FLOYD E. MILFORD, III

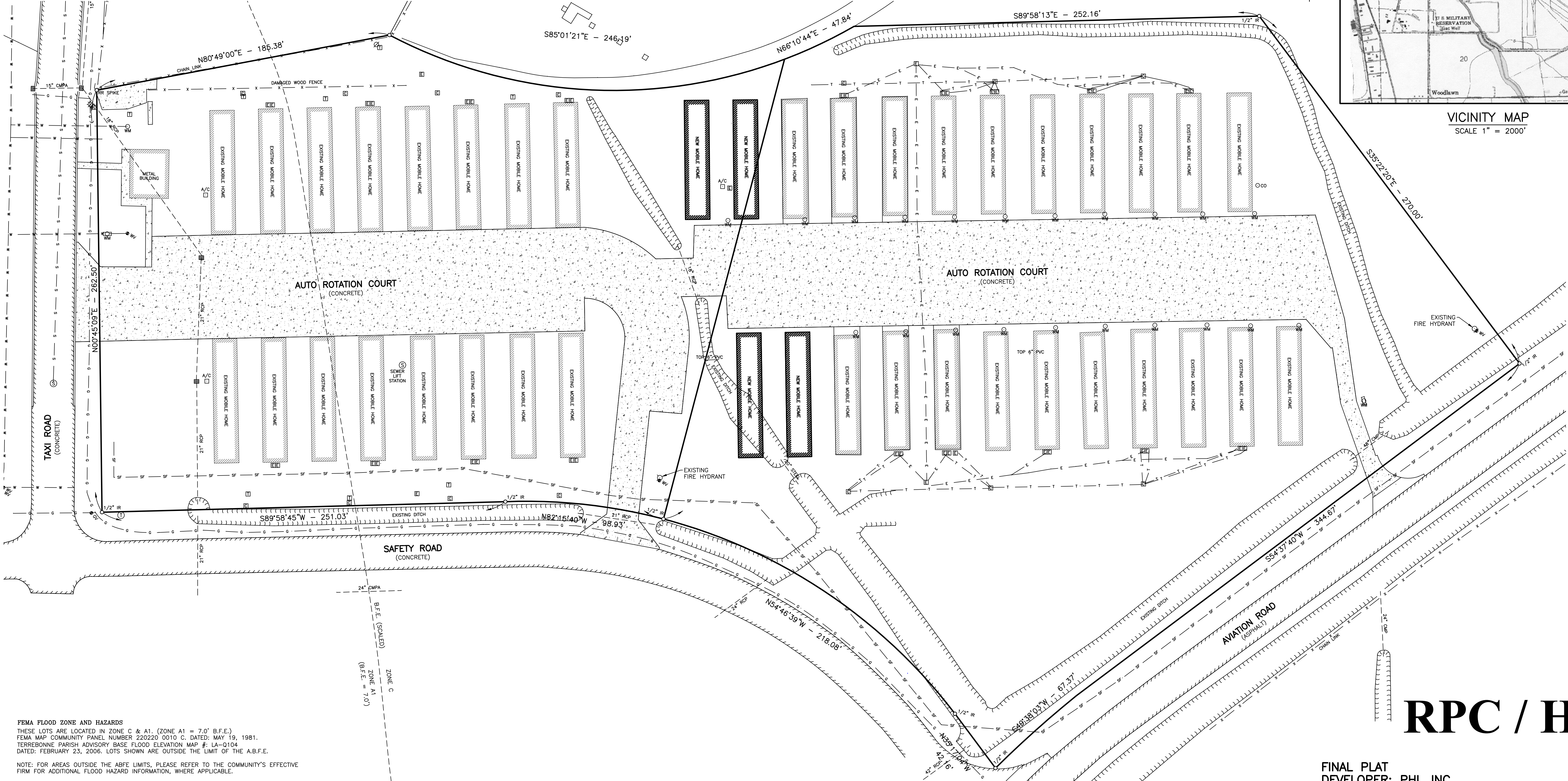
NOTE: REFERENCE BEARING IS
S84°37'40"W ALONG THE WESTERNMOST
R/W OF AVIATION ROAD
AS SHOWN ON REF. MAP #3.

LEGEND

FOUND PROPERTY MARKER	○	EXISTING CABLE PEDESTAL	⊠
SET 3/4" I.R. (UNLESS NOTED OTHERWISE)	●	EXISTING WATER VALVE	⊙W
EXISTING WATER LINE	— W —	EXISTING FIRE HYDRANT	⊙WM
EXISTING GAS LINE	— G —	EXISTING WATER METER	⊙GV
EXISTING SEWER LINE	— S —	EXISTING GAS VALVE	⊙GM
EXISTING OVERHEAD POWER LINE	— E —	EXISTING GAS METER	⊙S
EXISTING TELEPHONE LINE	— T —	EXISTING SEWER MANHOLE	⊙X
EXISTING FENCE	— X —	DRAINAGE FLOW	→
EXISTING POWER POLE W/ LIGHT	⊗	EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE	⊠
EXISTING POWER POLE	⊗	EXISTING SPOT ELEVATION (IN FEET, NAVD 88, GEOID 128)	(X.X)
EXISTING ANCHOR	→		
EXISTING TELEPHONE PEDESTAL	⊠		
EXISTING ELECTRIC METER/TRANSFORMER	⊠		



VICINITY MAP
SCALE 1" = 2000'



FEMA FLOOD ZONE AND HAZARDS
THESE LOTS ARE LOCATED IN ZONE C & A1. (ZONE A1 = 7.0' B.F.E.)
FEMA MAP COMMUNITY PANEL NUMBER 220220 0010 C. DATED: MAY 19, 1981.
TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP # LA-0104
DATED: FEBRUARY 23, 2006. LOTS SHOWN ARE OUTSIDE THE LIMIT OF THE A.B.F.E.
NOTE: FOR AREAS OUTSIDE THE ABFE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE
FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE.

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

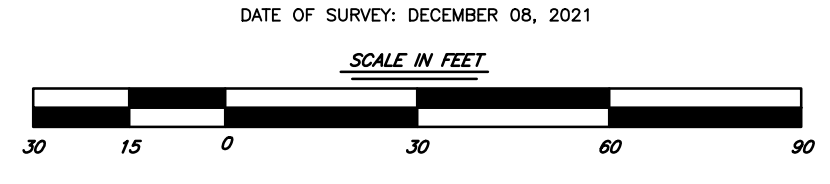
I ALSO CERTIFY THERE ARE NO ENCROACHMENTS ACROSS ANY PROPERTY LINES
EXCEPT AS SHOWN
PRELIMINARY COPY:
THIS DOCUMENT IS NOT TO BE
USED FOR CONSTRUCTION, BIDDING,
RECORDATION, CONVEYANCE, SALES,
OR AS THE BASIS FOR THE ISSUANCE
OF A PERMIT.
APPROVED: James M. Templeton Reg. No. 5129

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

APPROVALS
OWNER _____ DATE _____

NOTES:
- SEWER DISPOSAL IS EXISTING COMMUNITY SEWER.
- LAND USE = COMMERCIAL/RESIDENTIAL

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



DATE	DESCRIPTION	BY
	REVISION	

FINAL PLAT
DEVELOPER: PHI, INC.
PHI MOBILE HOME PARK - PHASE 3
LOCATED IN SECTION 3, T17S-R18E
TERREBONNE PARISH, LOUISIANA

DAVID A. WAITZ
ENGINEERING AND SURVEYING, INC.
Civil Engineers & Professional Land Surveyors
Thibodaux, Louisiana
1107 CANAL BLVD.
THIBODAUX, LA 70301
(985) 447-4017 OFFICE
(985) 447-1998 FAX
DWAITZ@WAITZENGINEERING.COM

DESIGNED: JMT	DETAILED: JED	TRACED:
CHECKED: JMT	CHECKED: JMT	CHECKED:
DATE: JANUARY 03, 2022	FILE: F:\DWG\2021\21-212\21-212.dwg	JOB NO: 21-212

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@tpcg.org

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- | | |
|---|---|
| A. <input type="checkbox"/> Raw Land | B. <input checked="" type="checkbox"/> Mobile Home Park |
| <input type="checkbox"/> Re-Subdivision | <input type="checkbox"/> Residential Building Park |
| C. <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Conceptual/Preliminary |
| <input type="checkbox"/> Conceptual | <input checked="" 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) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

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

- Name of Subdivision: Bon Villa Phase 2 Mobile Home Park
- Developer's Name & Address: BON VILLA MOBILE HOME PARK, LLC - 6969 MEMPHIS ST, NEW ORLEANS, LA 70124
Owner's Name & Address: BON VILLA MOBILE HOME PARK, LLC - 6969 MEMPHIS ST, NEW ORLEANS, LA 70124
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: Milford & Associates, Inc.

SITE INFORMATION:


- | | |
|--|--|
| 4. Physical Address: <u>Bon Villa Court</u> | 8. Sewerage Type: |
| 5. Location by Section, Township, Range: <u>Section 7, T16S-R17E</u> | <input checked="" type="checkbox"/> Community |
| 6. Purpose of Development: <u>Mobile Home Park</u> | <input type="checkbox"/> Individual Treatment |
| 7. Land Use: | <input type="checkbox"/> Package Plant |
| <input type="checkbox"/> Single-Family Residential | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Multi-Family Residential | |
| <input type="checkbox"/> Commercial | |
| <input type="checkbox"/> Industrial | |
| 9. Drainage: | 10. Planned Unit Development: Y <input type="checkbox"/> N <input checked="" type="checkbox"/> |
| <input type="checkbox"/> Curb & Gutter | 11. Date and Scale of Map: |
| <input checked="" type="checkbox"/> Roadside Open Ditches | <u>Date: 30NOV21</u> <u>Scale: 1" = 40'</u> |
| <input checked="" type="checkbox"/> Rear Lot Open Ditches | 12. Council District / Fire Tax Area: |
| <input type="checkbox"/> Other | <u>4 / Bayou Cane</u> |
| 13. Number of Lots: <u>9</u> | 14. Filing Fees: <u>\$860.00</u> |

CERTIFICATION:

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


Floyd E. Milford, III
Print Applicant or Agent

3 5 AN 22
Date


Signature of Applicant or Agent

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application **or** 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.

Mark Guidroz
Print Name of Signature

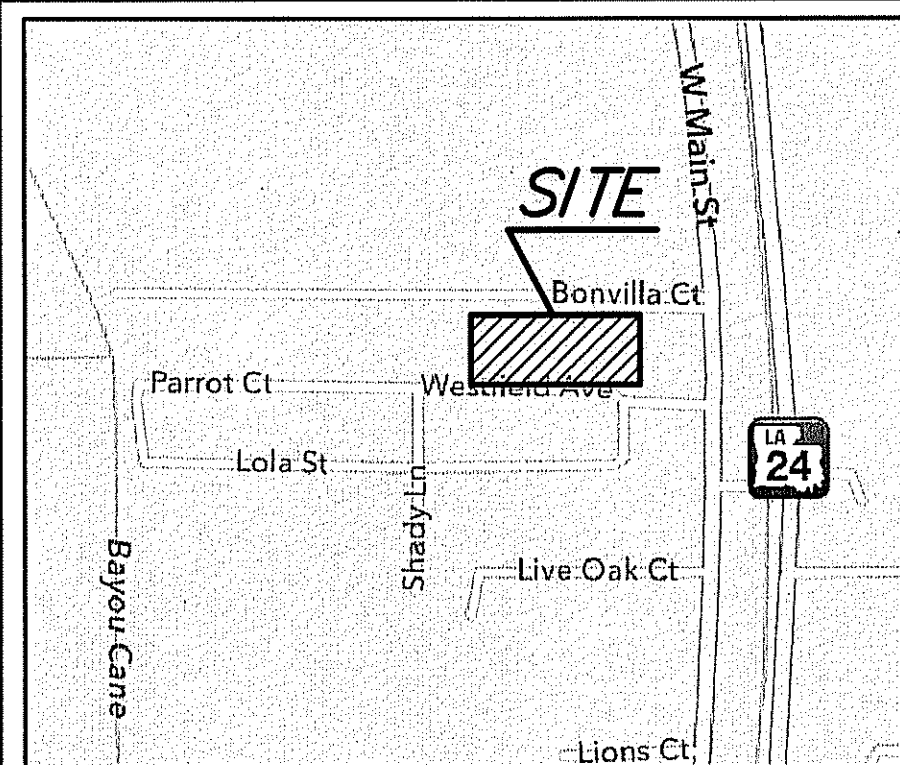

Signature

12-28-2021
Date

PC22/ 1 - 6 - 6

RPC / H.6

Revised 11/3/2021



STATEMENT OF OWNERSHIP:

I, THE UNDERSIGNED PARTY DO HEREBY OWN THE HEREIN DESCRIBED PROPERTY FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES THAT WOULD OTHERWISE PREVENT THE SALE OF SAID PROPERTY IN ACCORDANCE WITH THE LAWS OF THE STATE OF LOUISIANA.

MARK GUIDROZ

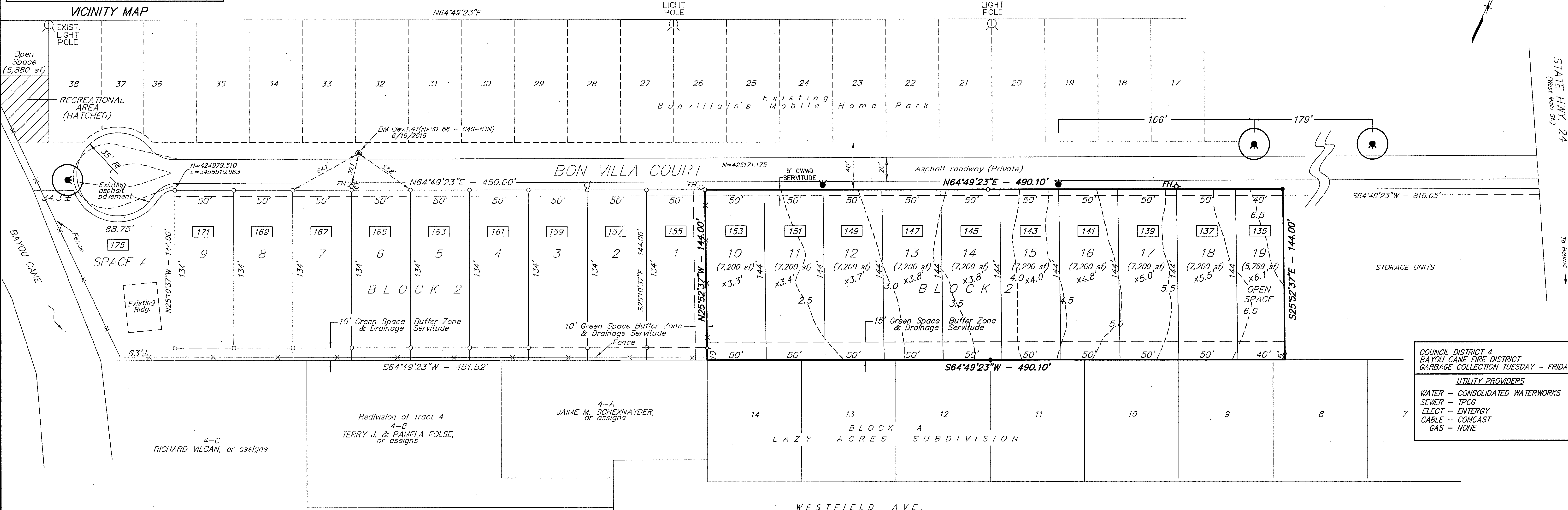
THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES FOR SUBMITTAL TO THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

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

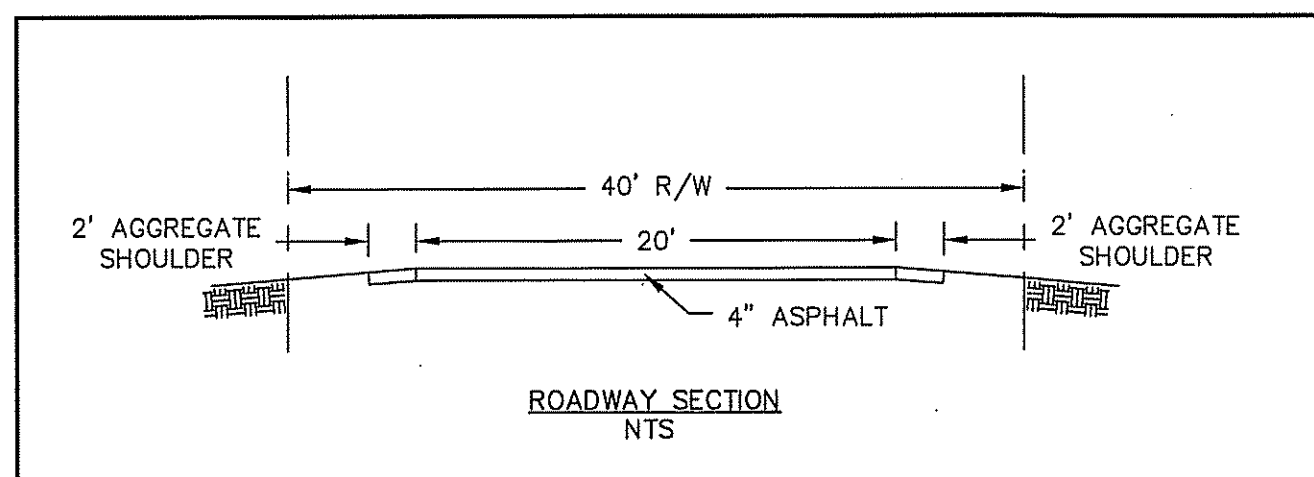
BY _____ FOR _____

EMP INVESTMENTS, INC.

PROJECT NO.	PARISH	SHEET NO.
21-62	TERREBONNE	2



COUNCIL DISTRICT 4 BAYOU CANE FIRE DISTRICT GARBAGE COLLECTION TUESDAY - FRIDAY
UTILITY PROVIDERS
WATER - CONSOLIDATED WATERWORKS
SEWER - TPCG
ELECT - ENTERGY
CABLE - COMCAST
GAS - NONE



NOTES:

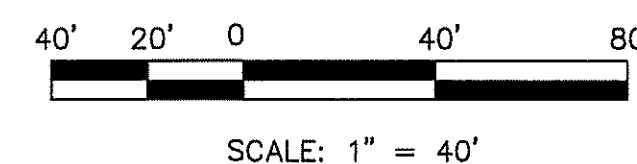
1. THE PERIMETER BOUNDARIES OF MOBILE HOME PARK SHALL PROVIDE FOR A TEN FOOT GREEN SPACE BETWEEN EXTERIOR PROPERTY LINES OF THE PARK AND THE ADJOINING SPACE, TRACT, OR PARCEL.
2. MOBILE HOMES SHALL NOT BE LOCATED CLOSER THAN 15 FEET FROM ANY PERMANENT STRUCTURE OF BUILDINGS TOGETHER WITH THEIR ADDITIONS AND APPURTENANCES.
3. NO MOBILE HOME SHALL ENCR OACH OVER AN EXISTING OR PROPOSED RIGHT-OF-WAY, SERVITUDE, OR EASEMENT.

LEGEND

- EXISTING 3/4" PIPE FD.
- EXISTING 1/2" PIPE FD.
- F.H. ○ EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- F.H. ● PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- BM 4" BRASS DISC SET IN CONCRETE
- LOT ELEVATIONS
- 999 HOUSE NUMBERS

MINIMUM SETBACKS

FRONT	15 FT
SIDE	5 FT
REAR	10 FT



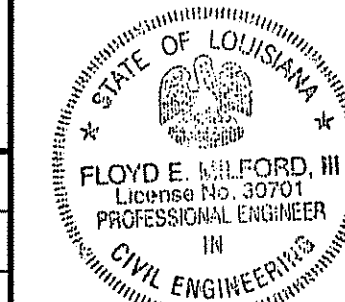
- 9 - SPACES
- 1 - OPEN SPACE
- 10 - TOTAL SPACES

SUBDIVISION PLAN

BON VILLA - PHASE 2
MAJOR MOBILE HOME PARK
A MOBILE HOME PARK BELONGING TO:
MARK GUIDROZ
LOCATED IN SECTION 7, T16S-R17E
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY: _____
DATE: 30NOV21



Reference Bearings:
Bearings shown hereon are based on the reference map by Kenneth L. Rembert, Surveyor, entitled "SURVEY OF TRACT A-B-C-D-A, PROPERTY OF HAROLD J. BONVILLAIN, et ux" dated July 22, 1980.

Reference Maps:
BONVILLAIN'S MOBILE HOME PARK prepared by Theta-II Enterprises, Inc., dated 10/14/1981.

MAP SHOWING THE REDIVISION OF PROPERTY BELONGING TO BONVILLAIN'S MOBILE HOME PARK, INC. prepared by Charles L. McDonald, Land Surveyor, Inc., and dated 18 May 2014.

Flood Zone:

This property is within Zone "A1" as shown on the FEMA Flood Insurance Rate Map dated 5/1/1985. (Map No. 225206 0410 C The Advisory Base Flood Elevation Map (ABFE) does not show a panel printed for this property.

Note:

Title information for this survey was provided by owner. No additional title research was performed by the surveyor. Engineering information shown hereon was provided by Milford & Associates, Inc.