

Houma-Terrebonne Regional Planning Commission

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

JULY 16, 2020, THURSDAY

6:00 P.M.

HOUMA-TERREBONNE CIVIC CENTER
346 Civic Center Boulevard, Houma, Louisiana
(Temperature Screening and Face Masks Required)

A • G • E • N • D • A

I. CONVENE AS THE ZONING AND LAND USE COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. APPROVAL OF MINUTES:

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of June 18, 2020

E. COMMUNICATIONS

F. STAFF REPORT

G. COMMISSION COMMENTS:

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

H. PUBLIC COMMENTS

I. 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 June 18, 2020

E. APPROVE EMITTENCE OF PAYMENT FOR THE JULY 16, 2020 INVOICES AND THE TREASURER'S REPORT OF JUNE 2020

F. COMMUNICATIONS

G. OLD BUSINESS:

1. Discussion and possible action with regard to the April 25, 2019 conditional approval of Water's Edge Campsites, Lots 1 – 14, A Redivision of Property belonging to Randolph A. Bazet, III, et ux
2. a) Subdivision: Adley Oaks, Phase A
Approval Requested: Process C, Major Subdivision-Engineering
Location: 2508 Coteau Road, Terrebonne Parish, LA
Government Districts: Council District 4 / Bayou Cane Fire District
Developer: Dantin Bruce Development
Engineer: Quality Engineering & Surveying, L.L.C.

- b) Consider Approval of Said Application

H. APPLICATIONS:

1. a) Subdivision: Lots 1 thru 3 & 5 thru 9 and Campsite 4, A Redivision of Property belonging to A. St. Martin Co., Ltd.
Approval Requested: Process D, Minor Subdivision
Location: 99 thru 117 Dr. Hugh St. Martin Drive, Chauvin, Terrebonne Parish, LA
Government Districts: Council District 8 / Little Caillou Fire District
Developer: A. St. Martin Co., Ltd.; c/o Claudia D. Braud
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Variance Request: Variance from the minimum lot size requirement
d) Consider Approval of Said Application
2. a) Subdivision: Tracts A, B, & C, A Redivision of Tracts 1 & 2, Mandalay Oaks Subdivision
Approval Requested: Process D, Minor Subdivision
Location: 3551, 3547, & 3543 Bayou Black Drive, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Black Fire District
Developer: Michael X. St. Martin
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Revised Tracts B & B-1, A Redivision of Tracts B, B-1, & B-2, Chad Smedley
Approval Requested: Process D, Minor Subdivision
Location: 1107 West Tunnel Blvd., Terrebonne Parish, LA
Government Districts: Council District 2 / Bayou Cane Fire District
Developer: Williams Houma Properties, LLC; c/o Carroll Parr
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: Emerson Subdivision, Phases C & D
Approval Requested: Process C, Major Subdivision-Engineering
Location: Emerson Drive, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Enterprise Capital, LLC
Surveyor: Milford & Associates, Inc.

b) Consider Approval of Said Application

I. STAFF REPORT:

1. Discussion and possible action regarding presenting a draft of revisions to certain portions of Chapter 17, Article II, Section 17-28 of the Parish Code of Ordinances

J. ADMINISTRATIVE APPROVAL(S):

1. Lot Line Adjustment of Property belonging to Edward J. Gaidry, Section 13, T18S-R18E, Terrebonne Parish, LA
2. Lot Line Shift between Lots 18 thru 24 of Addendum No. 2 to Lynn Park Subdivision, Section 205, T17S-R17E, Terrebonne Parish, LA
3. Tracts "A" & "B", Property belonging to Terrebonne Parish Recreation District No. 10 and Terrebonne Parish Fire District No. 10, Section 17, T18S-R17E, Terrebonne Parish, LA
4. Revised Lot 3, A Redivision of Lots 3 & 4, Block 1, Add. No. 2 to Lynn Park Subdivision
5. Revised Lots 4 & 5, A Redivision of Lots 4, 5, & 6, Block 1, Chauvin Subdivision, Section 7, T19S-R18E, Terrebonne Parish, LA
6. Revised Tracts "A", "B", & "D", A Redivision of Revised Tracts "A", "B", & "D", Property belonging to S & A Capital Investments, L.L.C., Sections 7 & 8, T16S-R17E, Terrebonne Parish, LA
7. Lot Line Shift, Property belonging to Clyde A. Prestenbach (Tracts 1-A, 1-B, & 11), Sections 59 & 85, T16S-R17E, Terrebonne Parish, LA
8. Tracts "A" & "B", A Redivision of Property belonging to Wiemann Land Company, LLC, Section 32, T18S-R17E, Terrebonne Parish, LA

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN

June 15, 2020

Ms. Becky M. Becnel
Planning Secretary
TPCG Planning Commission
P.O. Box 1446
Houma, LA 70361

SUBJECT: Requesting Placement on HTRPC Agenda

**REFERENCE: Water's Edge Campsites, Lots 1 – 14,
A Redivision of Property belonging to Randolph A. Bazet, III, et ux**

Dear Ms. Becnel,

Please accept this letter as a request to be placed on the HTRPC agenda for **July 16, 2020**, under Old Business for the above referenced proposed development. On behalf of our client, we would appreciate the opportunity to request variance to drainage requirements outlined in the attached conditional approval letter. This request for variance shall be based upon the information described in our letter to Mr. Chris Pulaski, dated May 26, 2020, and attached for your reference.

Please advise if you require any further information to include this item under Old Business for July's meeting. Should you have any questions, please do not hesitate to contact me by phone, (985) 223-9297 or by email, amber.plessala@tbsmith.com.

Sincerely,

T. BAKER SMITH, LLC



Amber L. Plessala, P.E.
Lead Professional – *Engineering, Houma*

ALP/sez
Enc.

CC (Email Only):
Randy Bazet/Owner
David Martinez/TBS
Kim Knight/TBS



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



P.O. BOX 2768
HOUMA, LOUISIANA 70361

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

April 10, 2019
Item No. H- 6

TO: Christopher M. Pulaski

FROM: Joan E. Schexnayder, P.E.

SUBJECT: Randolph Bazet, III
Process "D" No. 2019-04-02

The Engineering Division of the Terrebonne Parish Department of Public Works has reviewed the drainage plan submitted by the engineering firm of T. Baker Smith, LLC, for the above referenced re-division of property. These plans and calculations comply with the conditions for Engineering Approval set forth by the Parish ordinances and TPCG SDDM *conditioned that the ditch is dug and the choke pipe is installed.*

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: Amber Plessala, P.E.
Planning Commission
Engineering Division File
Reading File
Council Reading File

May 26, 2020

Christopher Pulaski
Director, Planning & Zoning
Terrebonne Parish Consolidated Government
P.O. Box 2768
Houma, LA 70360

Subject: Request for Variance of Drainage Requirements

Reference: Randy Bazet - Redivision of Tract V in Dulac, La

Mr. Pulaski:

On behalf of Mr. Randy Bazet, our client, T. Baker Smith, LLC (TBS) submitted a Process "D" redivision to the Houma-Terrebonne Regional Planning Commission (HTRPC) in April of last year for the development of campsites along Shrimpers Row. This project received Engineering approval on April 18, 2019. Prior to submittal of this application, we contacted the TPCG Engineering Department to verify the requirements for stormwater improvements for the project, should any be needed given the proximity to the South Terrebonne Development Zone. It was confirmed that the design of the proposed development shall be required to store and restrict the post development runoff rate of stormwater as per the Design Manuel for Stormwater Drainage and Detention (SDDM).

TBS prepared a Drainage Impact Analysis for the re-division which proposed a ditch along the proposed western lot lines of the new campsites (Lots 1 through 13), then turns west towards an existing ditch. The DIA proposed that a choke pipe be installed to allow outflow of the proposed detention ditch into the existing ditch. On April 10, 2019 an approval letter for this drainage plan was received. The conditions of this letter included that the Owner dig the ditch and install a choke pipe as shown in the drainage plan.

Since approval, the Owner has begun improvements for the redivision including the excavation for the proposed drainage ditch. However, during construction the Owner contacted us to discuss his concerns with installation of the choke pipe at the northwestern limit of the ditch. At the proposed culvert installation there is an existing "berm" running parallel and adjacent to the existing ditch traversing the property. This berm is currently preventing highwater from the HNC from inundating the lower areas of proposed Lot 14. From field observations at the project site, it is both apparent and likely that by installing the culvert as planned will create an additional flooding risk that is already occurring into the property towards proposed Lots 1 through 13, where no flooding events occurred until after recently digging the detention ditch (without installing the choke pipe).

The proposed location and invert of the choke pipe as planned will be located under the existing water level at the existing rear ditch, allowing for an unlimited free flow of water from the ditch



onto the development. The water level in this existing ditch is essentially the same water level as in the HNC. Should the choke pipe be installed, the waterline east of the existing berm will be the same as the waterline on its west side. Ultimately, the blanket requirements of the SDDM likely proposes a greater detriment the property than if no improvements were done.

The consideration of a flap gate was proposed as an option for preventing backwater through the proposed choke pipe. However, it is likely that a flap gate would perform poorly in draining the detention ditch, if at all, due to the water level of the HNC being above the culvert.

The south property corner is no more than 2,285 north of Falgout Canal Rd. and only 785 feet outside of the South Terrebonne Development Zone. The boundary of this zone is an arbitrary line and the conditions for the said property are no different than for a property located a few hundred feet south within the Zone. Furthermore, the property is not part of any forced drainage area and is gravity drained to the HNC and any structures erected on the proposed lots shall be required to be elevated.

Considering that the implementation of requirements of the SDDM are of determinant to the site and the conditions of the location of the site are effectively that of areas within the South Terrebonne Development Zone, we ask that you provide a variance to eliminate the choke pipe from the conditional requirements.

If you have any questions, comments or in need of additional information, as always please feel free to contact me at 985-223-9297 or email amber.plessala@tbsmith.com.

Sincerely,
T. BAKER SMITH, LLC

A handwritten signature in blue ink that reads "Amber Plessala". The signature is fluid and cursive, written over a horizontal line.

Amber L. Plessala, P.E.
Lead Professional – Houma Engineering

CC:
Carl Ledet, TPCG

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) (detailed description):

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

- Name of Subdivision: Adley Oaks
- Developer's Name & Address: Dantin Bruce Development
*Owner's Name & Address: Dantin Bruce Development, 4469 Bluebonnet Blvd, Baton Rouge, LA 70809
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Quality Engineering & Surveying, L.L.C.

SITE INFORMATION:

- Physical Address: 2508 Coteau Road, Houma, LA 70364
- Location by Section, Township, Range: Sections 84 & 85, T16S-R17E
- Purpose of Development: Single Family Residential
- 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: April 2020 - Scale: 1"=100'
- Council District: 4 - Dryden / Coteau Fire
- Number of Lots: 78
- Filing Fees: \$860.00

I, Ross Bruce, certify this application including the attached date to be true and correct.

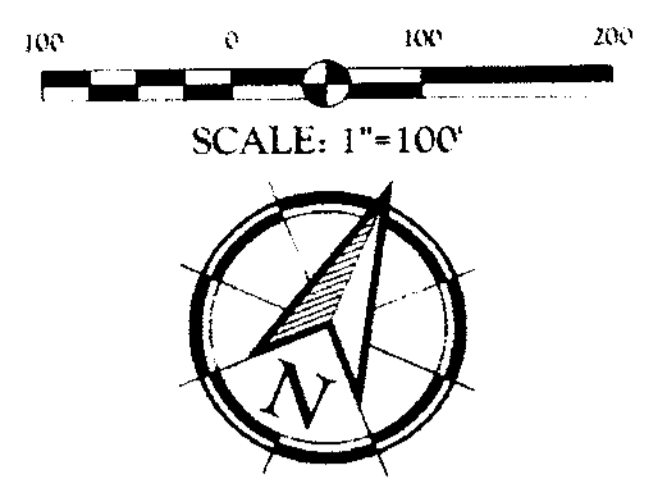
Ross Bruce
Print Applicant or Agent
5/6/2020
Date

Ross Bruce
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.

Ross D Bruce
Print Name of Signature
5/6/2020
Date

Ross Bruce
Signature



| LOT NO. | SO. FT. | ACREAGE |
|---------|---------|---------|
| 1 | 425.00 | 0.26 |
| 2 | 925.00 | 0.26 |
| 3 | 750.00 | 0.17 |
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| 100 | 750.00 | 0.17 |

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 491.58 | N85°22'01"E |
| L2 | 302.38 | N44°43'05"W |
| L3 | 604.04 | N85°26'11"E |
| L4 | 333.16 | S56°14'30"E |
| L5 | 56.00 | S27°31'38"W |
| L6 | 56.95 | S28°16'28"W |
| L7 | 20.28 | S24°34'34"E |
| L8 | 56.00 | S85°25'26"W |
| L9 | 22.75 | S24°34'34"E |
| L10 | 37.46 | S39°03'36"W |
| L11 | 272.59 | S85°25'26"W |
| L12 | 330.00 | S24°34'34"E |
| L13 | 46.00 | N85°25'26"E |
| L14 | 86.00 | S24°34'34"E |
| L15 | 64.00 | S85°25'26"W |
| L16 | 30.00 | S24°34'34"E |
| L17 | 13.50 | N85°25'26"E |
| L18 | 50.00 | S24°34'34"E |
| L19 | 11.50 | S85°25'26"W |
| L20 | 41.00 | S24°34'34"E |
| L21 | 21.00 | N85°25'26"E |
| L22 | 40.00 | S24°34'34"E |
| L23 | 94.79 | S85°25'26"W |
| L24 | 89.11 | N44°47'18"W |

| CURVE | LENGTH | RADIUS | TANGENT | CHORD | DELTA |
|-------|--------|---------|---------|-------|------------|
| C1 | 92.66 | 1909.86 | 96.41 | 92.58 | 020°34'47" |
| C2 | 17.21 | 275.00 | 89.51 | 16.33 | 024°25'11" |
| C3 | 34.51 | 75.00 | 17.57 | 34.21 | 028°12'56" |

THIS PROPERTY IS IN ZONES "C" & "AZ" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 2252060456 WHICH BEARS AN EFFECTIVE DATE OF MAY 1986. ZONE "AZ" HAS A BASE FLOOD REQUIREMENT OF 5' AFOOT SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S FLOOD PLAIN ADMINISTRATOR BEFORE ANY DESIGN OR CONSTRUCTION.

- THE PLAT SHOWN HEREON HAS BEEN PREPARED FOR THE PURPOSE OF IDENTIFYING FOR APPROVAL A CONCEPTUAL AND PRELIMINARY PLAN FOR THE DEVELOPMENT OF A RESIDENTIAL SUBDIVISION. LOT DIMENSIONS SHOWN HEREON ARE APPROXIMATE AND ARE SUBJECT TO CHANGE AS DICTATED BY A DETAILED SURVEY AND DESIGN.
- BUILDING LINES AND SERVICED LINES SHOWN HEREON PRESENTLY CONFORM TO THE SUBDIVISION REGULATIONS OF TERREBORNE PARISH LATEST EDITION. ALL SERVICED LINES SHALL BE DEDICATED AS REQUIRED.
- ALL SERVICED LINES REQUIRED FOR THE CONFORMITY OF THIS DEVELOPMENT TO ORDINANCES AND REGULATIONS SHALL BE DETERMINED DURING THE PREPARATION OF THE FINAL PLAT AND SHALL BE SHOWN THEREON.
- PRELIMINARY ANALYSIS OF RECEIVING OUTFALLS INDICATE ADEQUATE CAPACITY EXISTS FOR STORM WATER RUNOFF FROM THIS PROPOSED DEVELOPMENT AND THE INCREASE IN SAID STORM WATER RUNOFF SHALL NOT BE SIGNIFICANT DUE TO THE PROPOSED DEVELOPMENT.
- STORM WATER COLLECTION AND DISCHARGE WILL BE DESIGNED IN ACCORDANCE WITH THE STORM DRAINAGE DESIGN MANUAL AS AMENDED FOR TERREBORNE PARISH AND COMMON ENGINEERING PRACTICE. SPECIFIC SERVICED LINES REQUIRED TO ACCOMMODATE ANY IMPROVEMENTS WILL BE DETERMINED DURING THE DESIGN PHASE OF THE PROJECT AND DEDICATED UPON FILING OF THE FINAL PLAT. NO OFF-SITE DRAINAGE EXISTS.
- SANITARY SEWER DISPOSAL SHALL BE VIA GRAVITY COLLECTION SYSTEM TO BE CONNECTED TO EXISTING APPROVED GRAVITY SEWER SYSTEM. THE ULTIMATE DISPOSITION SHALL BE INTO THE TERREBORNE PARISH POLLUTION CONTROL WASTEWATER TREATMENT FACILITY.
- THE SYSTEMS SHOWN HEREON ARE FOR THE PURPOSE OF ESTABLISHING A CONCEPTUAL DESIGN ONLY. THE ENGINEER AND/OR DEVELOPER RESERVE THE RIGHT TO ALTER THESE PRELIMINARY DESIGNS AS DICTATED BY A DETAILED ENGINEERING DESIGN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXIST LOCATION, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES AND STRUCTURES AND SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY THE FAILURE TO DO SO.
- NO ATTEMPT HAS BEEN MADE BY QUALITY ENGINEERING, LLC, TO IDENTIFY TITLE ACTUAL LEGAL OWNERSHIP SERVICED RIGHTS OF WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT.
- ALL TRAFFIC CONTROL DEVICES MUST BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH THE MUTCD AND TRAFFIC ENGINEERING DIVISION REQUIREMENTS.
- THE BASE FLOOD ELEVATION SHOWN HEREON IS SUBJECT TO CHANGE. THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE DEPARTMENT OF PUBLIC WORKS OF TERREBORNE PARISH.
- ALL LOTS MUST HAVE A SEWER WYE. THE COST OF WHICH MUST BE BORNE BY THE PROPERTY OWNER OR SUBDIVIDER IF NO SEWER WYE EXISTS.

PUBLIC DEDICATION

STREETS AND RIGHTS OF WAY SHOWN HEREON IF NOT PREVIOUSLY DEDICATED HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVICED ARE GRANTED TO THE PUBLIC FOR UTILITIES, DRAINAGE, SEWER REMOVAL, OR OTHER PROPER PURPOSE FOR GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS, OR OTHER PLANTS MAY BE CUT OR REMOVED FROM ANY SERVICED AREA. NO IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVICED OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH SERVICED OR RIGHT OF WAY IS GRANTED.

UTILITY NOTE

PUBLIC UTILITIES AND SERVICES WILL BE PROVIDED WITHIN THE STREET RIGHT OF WAY FRONT AND REAR SERVICED.

FILL NOTE

APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF THE SUBDIVISION REGULATIONS ARE ADDRESSED.

DIMENSION NOTE

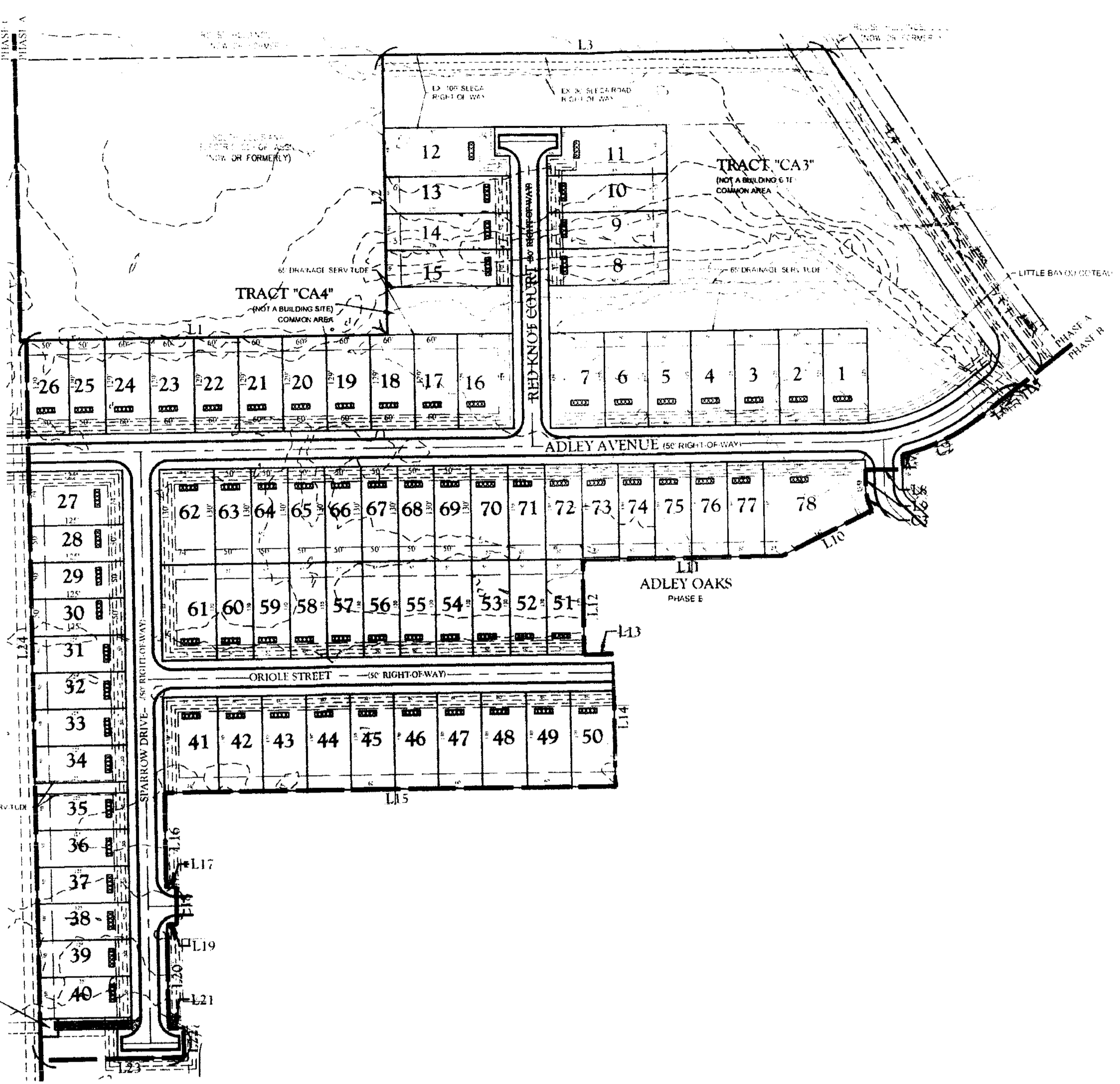
THE PLAT SHOWN HEREON HAS BEEN PREPARED FOR THE PURPOSE OF IDENTIFYING FOR APPROVAL A CONCEPTUAL AND PRELIMINARY PLAN FOR THE DEVELOPMENT OF A RESIDENTIAL SUBDIVISION. ALL BEARINGS AND DIMENSIONS SHOWN HEREON ARE APPROXIMATE AND ARE SUBJECT TO CHANGE AS DICTATED BY A DETAILED SURVEY AND DESIGN.

DRAINAGE NOTE

STORM DRAINAGE SHALL BE DESIGNED IN ACCORDANCE WITH THE STORM DRAINAGE DESIGN MANUAL AS AMENDED FOR TERREBORNE PARISH AND COMMON ENGINEERING PRACTICE. THE STORM WATER SHALL BE COLLECTED BY DRAINS AND UNDERGROUND PIPES AND TRANSPORTED TO THE AREA OF THE OUTFALL INTO THE WATERWAYS.

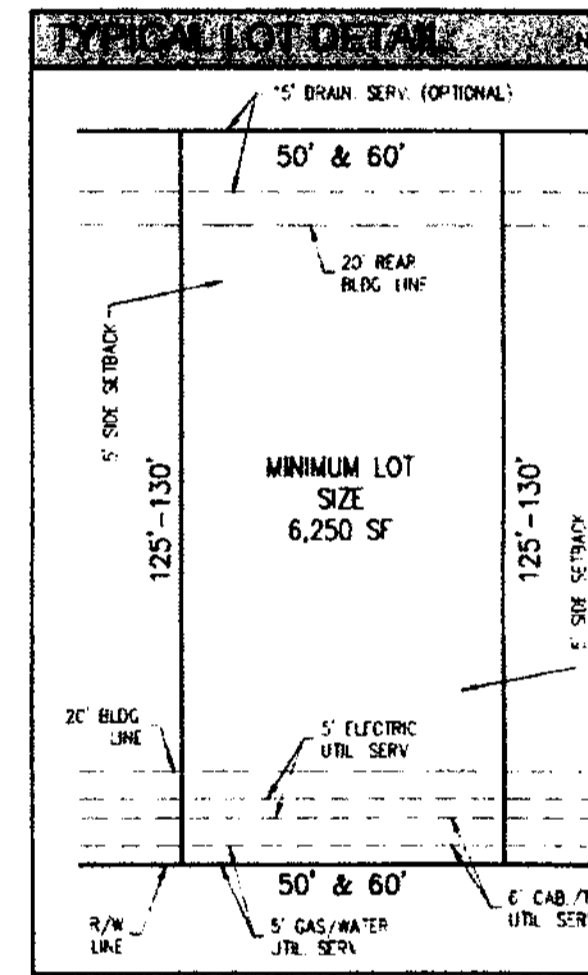
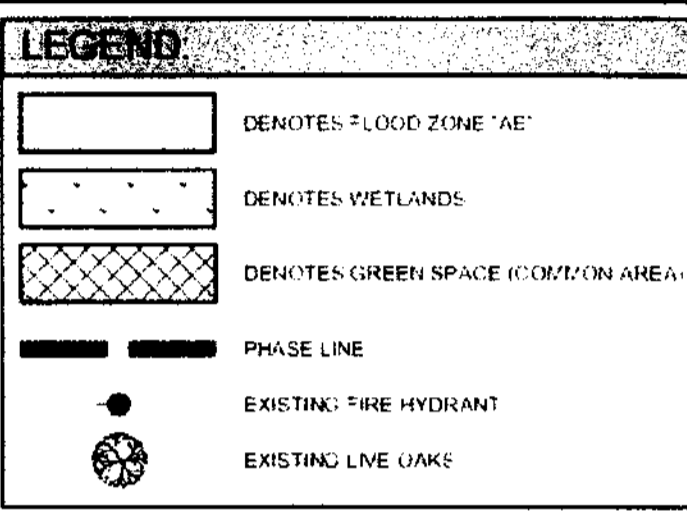
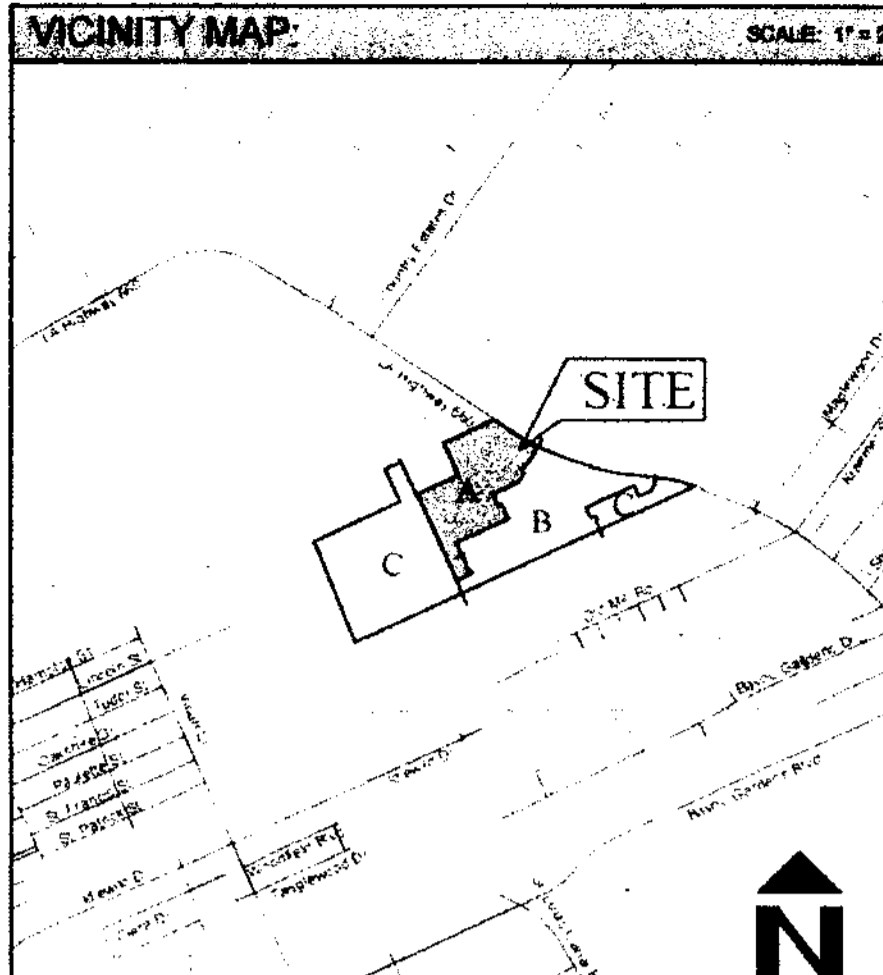
SEWAGE NOTE

PERSONS SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY POLLUTION CONTROL TERREBORNE PARISH.



GENERAL SITE NOTES:

| | |
|-------------------|---|
| EXISTING DRAINAGE | UNINCORPORATED |
| EXISTING ADDRESS | 600' COTEAU ROAD |
| ACREAGE | 6.86 ACRES |
| | PHASE A: 12.722 |
| | PHASE B: 07.954 |
| | PHASE C: 06.722 |
| PROPOSED LAND USE | SINGLE FAMILY RESIDENTIAL |
| N. OF LOTS | 17 RESIDENTIAL + COMMON AREA TRACTS |
| | PHASE A: 78 |
| | PHASE B: 07 |
| | PHASE C: 52 |
| EXISTING SERVICES | AS INDICATED ON DRAWING |
| STREETS | 2' WITH CURB AND GUTTER |
| SIDEWALKS | 4' THICK 6" WIDE CONCRETE |
| SEWER | COMMUNITY |
| FIRE DEPARTMENT | 15' TEAM |
| WASTE MANAGEMENT | CURBSIDE PICKUP TUESDAY AND FRIDAY |
| ELECTRIC COMPANY | SLEEV |
| GAS COMPANY | ATMOSPHERIC ENERGY |
| TELEPHONE | BROADCAST |
| CABLE TV | BROADCAST |
| WATER COMPANY | UNCONSOLIDATED WATERWORKS |
| SCHOOL DISTRICTS | ELEMENTARY: COTEAU BAYOU BLUE JUNIOR HIGH: EVERGREEN HIGH: H.L. BOURGEOIS |



PRELIMINARY PLAN

THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, SALES, CONVEYANCE, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 9:4561 ET SEQU AND CONFORMS TO PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS PLAT IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS C SURVEY AND IT WAS THE INTENT TO SUBDIVIDE THIS SURVEYED TRACT INTO THE PLATTED SUBDIVISION. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR HIS REQUIRED SUBDIVISION OF PROPERTY ONLY AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT THE SAME.

PRELIMINARY DOCUMENT FOR REVIEW ONLY
This document is not to be used for construction, bidding, recordation, conveyance, sales, or as the basis for the issuance of a permit.

SETH J. MOSBY
PROFESSIONAL LAND SURVEYOR NO. 5073

ORIGINAL APPROVAL

APPROVED AND ACCEPTED THIS DATE 8/26/2019

BY THE HOUMA-TERREBORNE REGIONAL PLANNING COMMISSION

BY: BECKY BECNEL FOR MASTER PROPOSAL & CONCEPTUAL PRELIMINARY APPROVAL

APPROVAL

APPROVED AND ACCEPTED THIS DATE 3/20/2020

BY THE HOUMA-TERREBORNE REGIONAL PLANNING COMMISSION

Becky Becnel Master & C&P
Approve

TITLE: CONCEPTUAL and PRELIMINARY PLAN

PROJECT: **ADLEY OAKS PHASE A**

DESCRIPTION: LOCATED IN SECTIONS 84 & 85, TOWNSHIP 16 SOUTH, RANGE 17 EAST, SOUTHEASTERN WEST OF THE MISSISSIPPI RIVER LAND DISTRICT, TERREBORNE PARISH, LOUISIANA

CLIENT: **DANTIN BRUCE DEVELOPMENT**
4451 BLUEBONNET BLVD., SUITE G
BATON ROUGE, LOUISIANA 70809

QUALITY
Engineering & Surveying, LLC

18289 Hwy 42 Port Allen, LA 70758
225.688.1688 | www.qualityllc.com | info@qualityllc.com

DWG Path: \\2025\Projects\19-001\Adey Oak\Drawings\Engineering\190225_Adeley Oaks - Phase A.dwg

Project No: 19-055 Date: DECEMBER 2019 Sheet: 2 OF 4

Drawn By: AMR Checked By: JLL

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 | <input type="checkbox"/> Docking & Mooring | <input type="checkbox"/> Mobile Home Park |
| <input type="checkbox"/> Re-Subdivision | <input type="checkbox"/> | <input type="checkbox"/> Residential Building Park |
| C. <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> | <input type="checkbox"/> Conceptual/Preliminary |
| <input type="checkbox"/> Conceptual | <input type="checkbox"/> | <input type="checkbox"/> Engineering |
| <input type="checkbox"/> Preliminary | <input type="checkbox"/> | <input type="checkbox"/> Final |
| <input type="checkbox"/> Engineering | D. <input checked="" type="checkbox"/> Minor Subdivision | |
| <input type="checkbox"/> Final | | |

Variance(s) (detailed description):
LOTS ARE SMALLER THAN REQUIRED SIZE-VARIANCE REQUESTED. ~~THE PROPOSED LOT IS TO BE INSTALLED.~~

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

- LOTS 1 THRU 3 & 5 THRU 9 AND CAMPSITE 4, PROPERTY OF A. ST. MARTIN CO. LTD.
- Name of Subdivision: MARTIN CO. LTD.
 - Developer's Name & Address: A. ST. MARTIN CO. LTD., P.O. BOX 550, HOUMA, LA 70361
 Owner's Name & Address: SAME
(* All owners must be listed, attach additional sheet if necessary)
 - Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

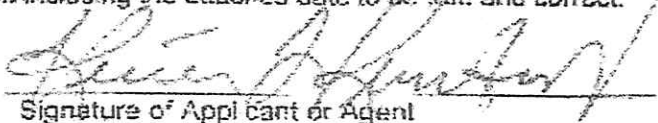
- Physical Address: 09 THRU 117 DR. HUGH ST. MARTIN DRIVE
- Location by Section, Township, Range: SECTION 93, T19S-R18E
- Purpose of Development: CREATE 8 DOCKING SITES AND ONE CAMPSITE
- Land Use:

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

| | |
|---|---|
| <input type="checkbox"/> Curb & Gutter | 10. Date and Scale of Map: <u>6/23/2020 SCALE 1"=50'</u> |
| <input type="checkbox"/> Roadside Open Ditches | 11. Council District: <u>8 Guidry / Little Caillou Fire</u> |
| <input checked="" type="checkbox"/> Rear Lot Open Ditches | |
| <input type="checkbox"/> Other | |
- Number of Lots: 9
- Filing Fees: \$131.95

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

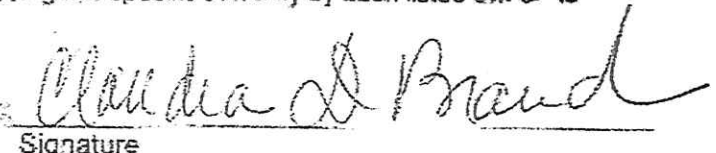
KENETH L. REMBERT
 Print Applicant or Agent


 Signature of Applicant or Agent

6/26/2020
 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

A. ST. MARTIN CO LTD BY CLAUDIA BRAUD
 Print Name of Signature


 Signature

6/26/2020
 Date

PC20/ 7 - 1 - 26

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
B. Mobile Home Park
C. Major Subdivision
D. Minor Subdivision
(Other options include Re-Subdivision, Residential Building Park, Conceptual/Preliminary Engineering, Final Engineering, Final Preliminary)

X Variance(s) (detailed description):
LOTS ARE SMALLER THAN REQUIRED SIZE-VARIANCE REQUESTED. ONE FIRE HYDRANT IS TO BE INSTALLED.

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

- 1. Name of Subdivision: MARTIN CO., LTD.
2. Developer's Name & Address: A.ST.MARTIN CO., LTD., P.O. BOX 550, HOUMA, LA 70361
*Owner's Name & Address: SAME
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

- 4. Physical Address: 99 THRU 117 DR. HUGH ST. MARTIN DRIVE
5. Location by Section, Township, Range: SECTION 93, T19S-R18E
6. Purpose of Development: CREATE 8 DOCKING SITES AND ONE CAMPSITE
7. Land Use: 1 Single-Family Residential (Campsite), 8 Docking & Mooring
8. Sewerage Type: 1 Individual Treatment (Campsite)
9. Drainage: X Rear Lot Open Ditches
10. Date and Scale of Map: 6/23/2020 SCALE: 1"=30'
11. Council District: 8 Guidry / Little Caillou Fire
12. Number of Lots: 9
13. Filing Fees: \$131.95

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

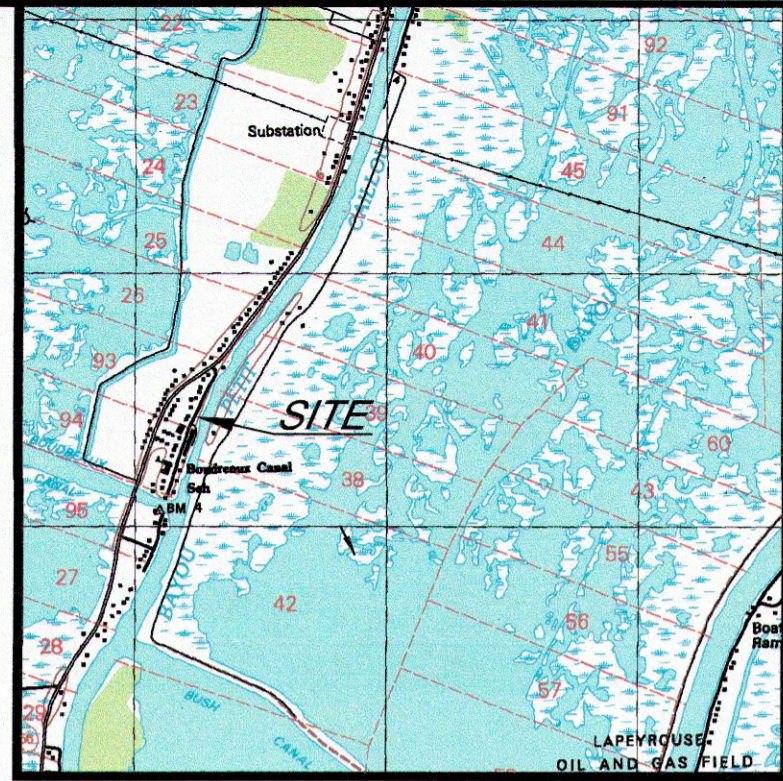
KENETH L. REMBERT
Print Applicant or Agent
6/26/2020
Date

(Signature)
Signature of Applicant or Agent

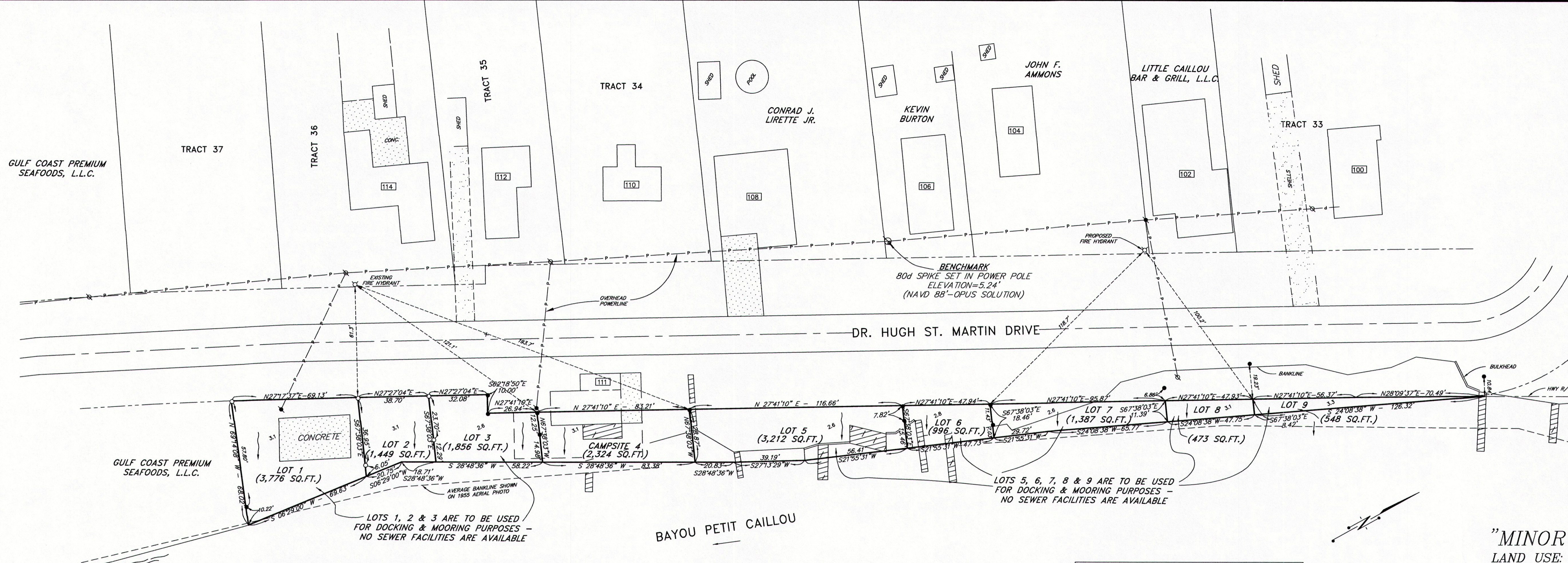
The undersigned certifies: 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that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

A.ST. MARTIN CO, LTD. BY
CLAUDIA BRAUD
Print Name of Signature
6/26/2020
Date

X
Signature



"VICINITY MAP"



LOTS 5, 6, 7, 8 & 9 ARE TO BE USED FOR DOCKING & MOORING PURPOSES - NO SEWER FACILITIES ARE AVAILABLE

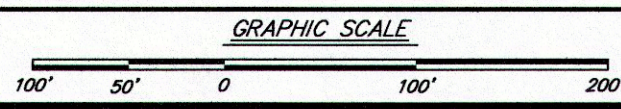
LOTS 1, 2 & 3 ARE TO BE USED FOR DOCKING & MOORING PURPOSES - NO SEWER FACILITIES ARE AVAILABLE

"MINOR SUBDIVISION"
LAND USE: DOCKING & MOORING AND CAMPSITE

PLAT SHOWING LOTS 1 THRU 3 & 5 THRU 9 AND CAMPSITE 4, A REDIVISION OF PROPERTY BELONGING TO A. ST. MARTIN CO., LTD. LOCATED IN SECTION 93, T19S-R18E, TERREBONNE PARISH, LOUISIANA

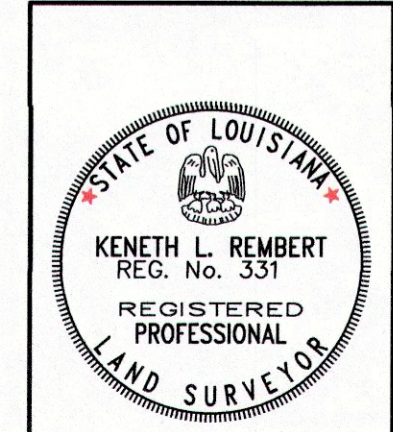
Keneth L. Rembert, PLS
LAND SURVEYORS
635 SCHOOL STREET, HOUMA, LOUISIANA 70360
(985) 879-2782 FAX - (985) 879-1641

DRAWN: AP
CHK'D.: K.L.R.
SCALE: 1" = 30'
DATE: 23 JUN 20



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

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



INDIVIDUAL TREATMENT PLANT TO BE USED IN THIS AREA COMMUNITY SEWERAGE IS NOT AVAILABLE.
THIS PROPERTY DRAINS TO BAYOU PETIT CAILLOU IN THE REAR WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE LOTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THIS AREA.
THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.
THESE LOTS ARE LOCATED IN ZONE "A15" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0145, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A15" HAS A B.F.E. REQUIREMENT OF 12'). (FIRM INDEX DATE APRIL 2, 1992). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-K106 PLACES THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD REQUIREMENT OF 13'. THE 2008 PRELIMINARY FIRM COMMUNITY NO. 221090, PANEL NO. 0475 SUFFIX "C" PLACES THIS PROPERTY IN ZONE "AE" AND HAS A B.F.E. REQUIREMENT OF 16'. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - INDICATES 5/8" IRON ROD FOUND
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - ⊙ INDICATES FIRE HYDRANT
 - INDICATES SPOT ELEVATION (NAVD 88'-OPUS SOLUTION)
 - INDICATES DRAINAGE FLOW
 - 322 INDICATES MUNICIPAL ADDRESS

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: TRACTS A, B & C, MANDALAY OAKS SUBDIVISION
2. Developer's Name & Address: MICHAEL X. ST. MARTIN, 4084 HWY. 311, HOUMA, LA 70360
 *Owner's Name & Address: MICHAEL & VIRGINIA ST. MARTIN, 4084 HWY 311, HOUMA, 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: 3551, 3547 & 3543 BAYOU BLACK DR., HOUMA LA
5. Location by Section, Township, Range: SECTIONS 63, 64, 65 & 104, T17S-R17E
6. Purpose of Development: MAKE 3 TRACTS FROM 2
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: 6/16/2020 SCALE: 1"=100'
11. Council District: 7 Babin / Bayou Black Fire
12. Number of Lots: 3
13. Filing Fees: \$14585

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

KENETH L. REMBERT
Print Applicant or Agent

[Signature]
Signature of Applicant or Agent

6/17/2020
Date

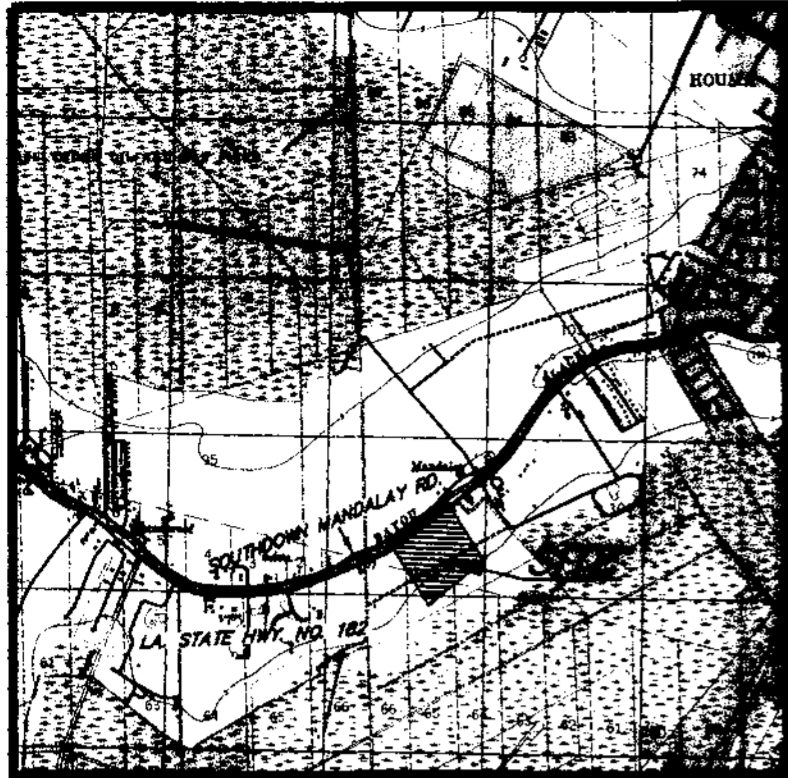
The undersigned certifies: 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or MSM 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal,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

MICHAEL X. ST. MARTIN
Print Name of Signature

[Signature]
Signature

6/17/2020
Date

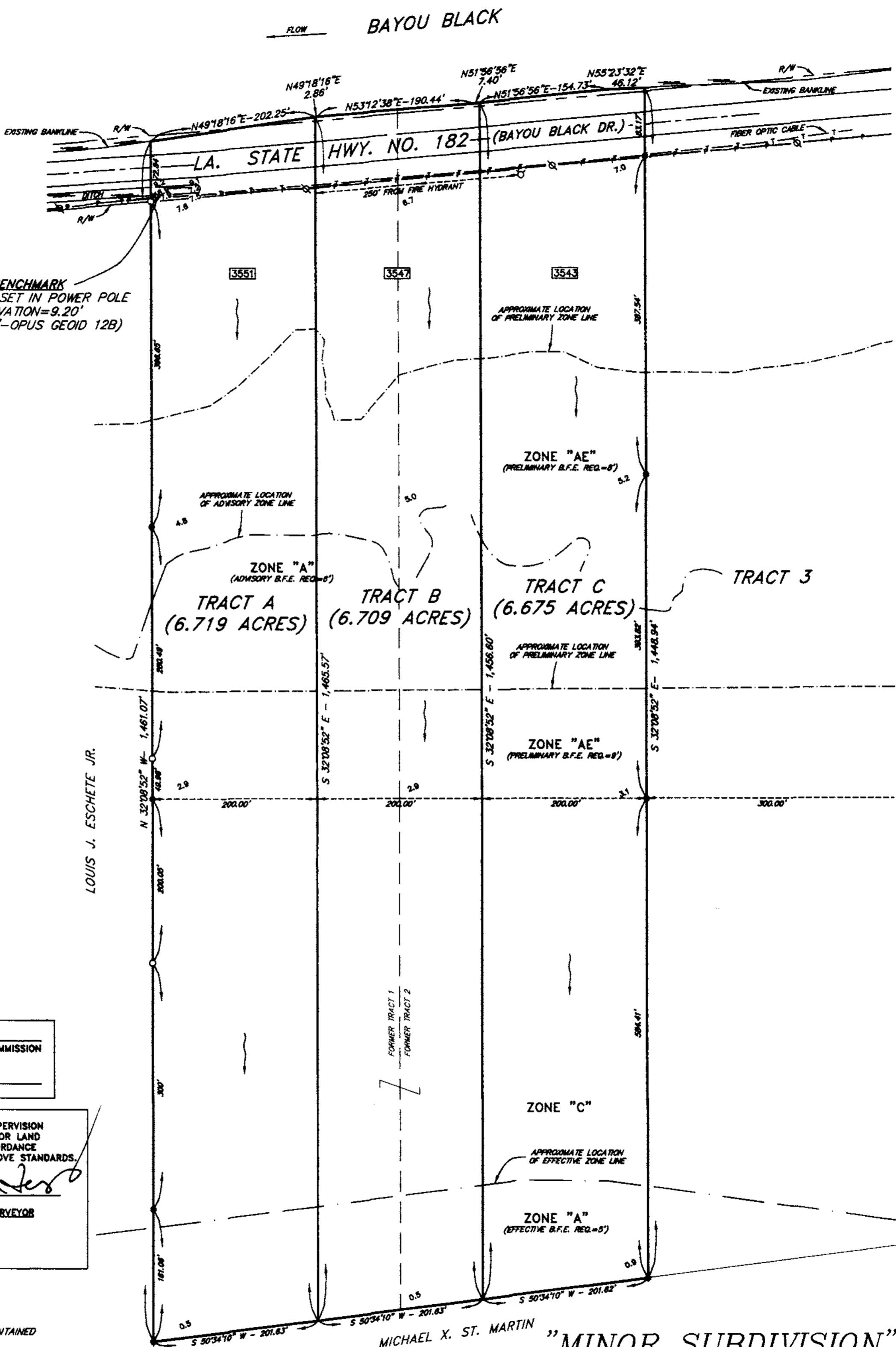
PC20/ 7 - 2 - 27



"VICINITY MAP"



BENCHMARK
80d SPIKE SET IN POWER POLE
ELEVATION=9.20'
(NAVD 88'-OPUS GEOID 12B)



- LEGEND:**
- INDICATES 5/8" IRON ROD SET
 - INDICATES 5/8" IRON ROD FOUND
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - PROPOSED FIRE HYDRANT
 - INDICATES SPOT ELEVATION (NAVD 88'-OPUS GEOID 12B)
 - ⊙ INDICATES BRASS DISK SET AT ELEV. 9.20' NAVD '88
 - INDICATES DRAINAGE FLOW
 - 322 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: *Keneth L. Rembert*

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

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

Registration Number: **331**

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

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

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

THESE TRACTS ARE LOCATED IN ZONES "A" & "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NOS. 0430 & 0435, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A" HAS A B.F.E. REQUIREMENT OF 5'). (FIRM INDEX DATE APRIL 2, 1992). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NOS. LA-P101 & LA-Q101 PLACES A PORTION OF THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'. AREAS OUTSIDE OF THE ABOVE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE. THE 2008 PRELIMINARY DFIRM COMMUNITY NO. 22109C, PANEL NO. 0245 SUFFIX "E" PLACES A PORTION OF THIS PROPERTY IN ZONE "AE" AND HAS B.F.E. REQUIREMENTS OF 8' & 9'. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.



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

3 - TRACTS

PLAT SHOWING TRACTS A, B, AND C,
A REDIVISION OF TRACTS 1 & 2
MANDALAY OAKS SUBDIVISION
SECTIONS 63, 64, 65 AND 104, T17S-R17E,
TERREBONNE PARISH, LOUISIANA

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

GRAPHIC SCALE
100' 50' 0 100' 200'

DRAWN: BM/AP
CHK'D.: K.L.R.
SCALE: 1" = 100'
DATE: 16 JUN 20

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) (detailed description):

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

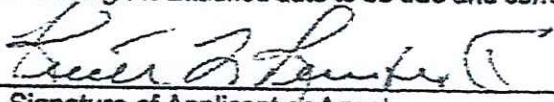
1. Name of Subdivision: PLAT SHOWING REVISED TRACTS B & B-1, A REDIVISION OF TRACTS B, B-1 & B-2 FOR CHAD SMEDLEY
2. Developer's Name & Address: Williams Houma Properties, LLC 601 Goode St. Houma, LA 70360
*Owner's Name & Address: SAME
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: 1107 WEST TUNNEL BLVD HOUMA, LA 70360
5. Location by Section, Township, Range: SECTION 101, T17S-R17E
6. Purpose of Development: CREATE 2 TRACTS FOR SALE
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: 6/23/2020 SCALE: 1"=30'
11. Council District: 2 Harding / Bayou Care Fire
12. Number of Lots: 2
13. Filing Fees: \$344.65

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

KENETH L. REMBERT
Print Applicant or Agent



Signature of Applicant or Agent

6/26/2020
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.

WILLIAMS HOUMA PROPERTIES, LLC
BY: Carroll Parr

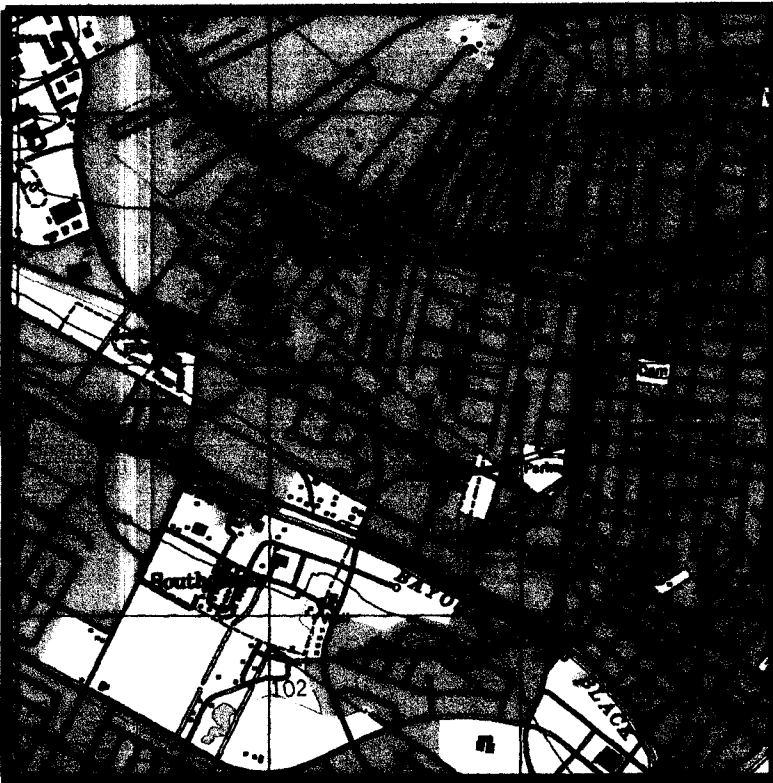
Print Name of Signature


Signature

6/26/2020
Date

Revised 3-25-2010

PC20/ 7 - 3 - 28



"VICINITY MAP"

DR. HERMAN M. HATTAWAY ET AL

WEITZ FAMILY PROPERTIES, L.L.C.

GEMINI COURT

WEITZ FAMILY PROPERTIES, L.L.C.

FAMILY RACING VENTURE, L.L.C.

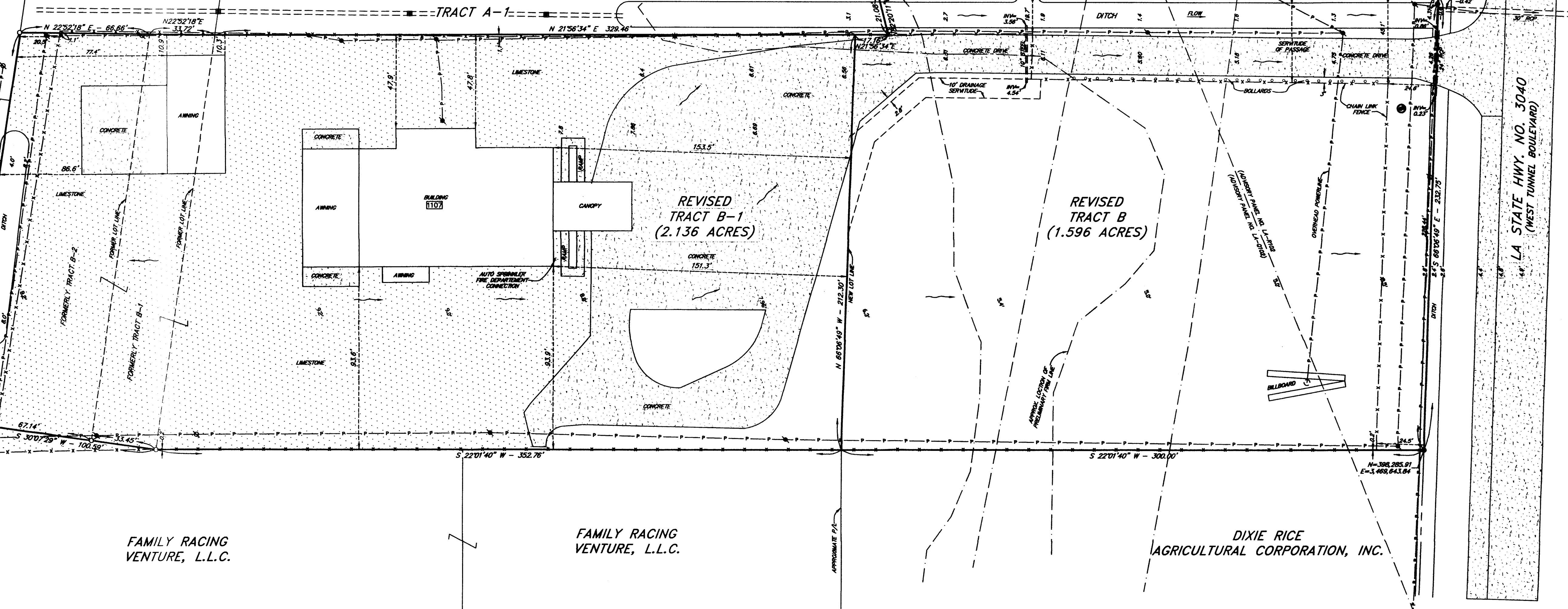
FAMILY RACING VENTURE, L.L.C.

DIXIE RICE AGRICULTURAL CORPORATION, INC.

TRACT A
R & R RENTALS, INC.

MAC PROPERTIES, L.L.C.

AUTOZONE, INC.



LA STATE HWY. NO. 3040
(WEST TUNNEL BOULEVARD)

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 115650 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENNETH L. REMBERT SURVEYORS.

COMMUNITY SEWERAGE AVAILABLE.
THIS PROPERTY DRAINS TO A ROAD SIDE DITCH AND A DITCH IN THE REAR BOTH OF WHICH ARE MAINTAINED BY TERREBONNE PARISH.

THESE TRACTS ARE LOCATED IN ZONES "AH", "B" & "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0265, SUFFIX "C", AND DATED MAY 1, 1985 (ZONE "AH" HAS A BASE FLOOD ELEVATION REQUIREMENT OF 7').

THESE TRACTS ARE LOCATED IN ZONES "AH", "B" & "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0265, SUFFIX "C", AND DATED MAY 1, 1985 (ZONE "AH" HAS A BASE FLOOD ELEVATION REQUIREMENT OF 7').

- LEGEND:
o INDICATES 5/8" IRON ROD SET
o INDICATES 5/8" IRON ROD FOUND
o INDICATES 3/4" IRON PIPE FOUND
o EXISTING POWER POLE
o EXISTING POWER POLE WITH LIGHT
o INDICATES LIGHT POLE WITH CONCRETE BASE
o EXISTING FIRE HYDRANT
o INDICATES SPOT ELEVATION (NAVD 88-CAG DATUM)
o INDICATES DRAINAGE FLOW
o INDICATES MUNICIPAL ADDRESS
o INDICATES SEWER MANHOLE
o INDICATES OVERHEAD POWERLINES
o INDICATES CHAIN LINK FENCE
o INDICATES CATCH BASIN

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

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 Name: KENNETH L. REMBERT, PROFESSIONAL LAND SURVEYOR
Firm: KENNETH L. REMBERT LAND SURVEYORS
Registration Number: 331



"MINOR SUBDIVISION"
LAND USE: COMMERCIAL
DEVELOPER: CHAD SMEDLEY

2 - TRACTS
PLAT SHOWING REVISED TRACTS B & B-1
A REDIVISION OF TRACTS B, B-1 & B-2
FOR CHAD SMEDLEY
SECTION 101, T17S-R17E,
TERREBONNE PARISH, LOUISIANA

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

DRAWN: AP
CHK'D: K.L.R.
SCALE: 1" = 30'
DATE: 23 JUN 20

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) (detailed description): _____

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

1. Name of Subdivision: EMERSON SUBDIVISION PHASE C & D
2. Developer's Name & Address: ENTERPRISE CAPITAL, L.L.C. - 300 BENTON RD., BOSSIER CITY, LA 71112
 *Owner's Name & Address: ENTERPRISE CAPITAL, L.L.C. - 300 BENTON RD., BOSSIER CITY, LA 71112
(* All owners must be listed, attach additional sheet if necessary)
3. Name of Surveyor, Engineer, or Architect: MILFORD & ASSOCIATES, INC.

SITE INFORMATION:

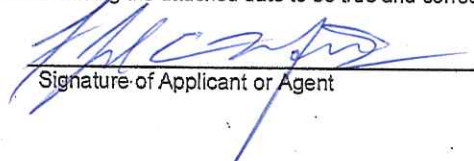
4. Physical Address: EMERSON DRIVE
5. Location by Section, Township, Range: SECTION 32, T17S-R17E
6. Purpose of Development: SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL
7. Land Use:

| | |
|---|---|
| <input checked="" type="checkbox"/> Single-Family Residential | 8. Sewerage Type: |
| <input type="checkbox"/> Multi-Family Residential | <input checked="" type="checkbox"/> Community |
| <input checked="" type="checkbox"/> Commercial | <input 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. Date and Scale of Map: |
| <input type="checkbox"/> Roadside Open Ditches | <u>15JUN20</u> <u>SCALE: 1" = 50'</u> |
| <input type="checkbox"/> Rear Lot Open Ditches | 11. Council District: |
| <input type="checkbox"/> Other | <u>3 Michel / Bayou Cane Fire</u> |
12. Number of Lots: 28
13. Filing Fees: \$860.00

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

F.E. MILFORD, III
Print Applicant or Agent
06/17/2020
Date


Signature of Applicant or Agent

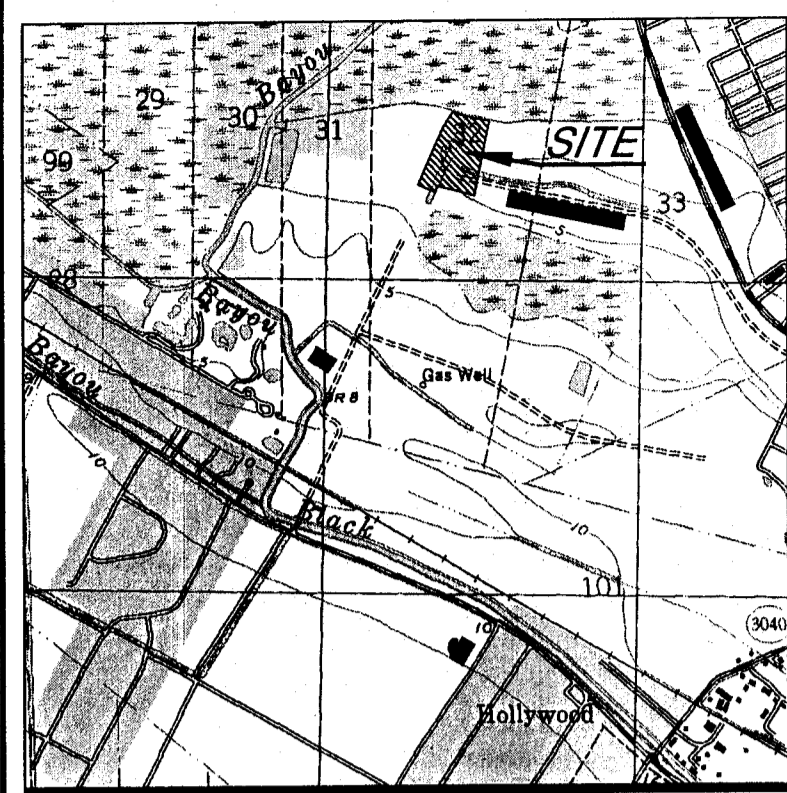
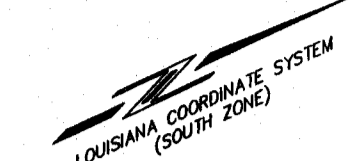
The undersigned certifies: That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that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

ROBERT AJELLO
Print Name of Signatory
06/16/2020
Date


Signature

Revised 3/25/2010

PC20/ 7 - 4 - 29



DRIVEWAY CULVERT CHART

| BLOCK 1 | |
|---------|----------|
| LOT # | ROADSIDE |
| LOT 5 | 18" RPVC |
| LOT 6 | 18" RPVC |
| LOT 7 | 24" RPVC |

DRIVEWAY CULVERT CHART

| BLOCK 2 | |
|---------|----------|
| LOT # | ROADSIDE |
| LOT 1 | 15" RPVC |
| LOT 2 | 15" RPVC |
| LOT 3 | 15" RPVC |
| LOT 4 | 15" RPVC |
| LOT 5 | 15" RPVC |

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 RIGHTS-OF-WAY AS SHOWN ARE HEREBY DEDICATED FOR THE USE OF CONSTRUCTING, OPERATING AND MAINTAINING UTILITIES AND OR DRAINAGE STRUCTURES, THE FEE IN THE LAND BEING RESERVED BY THE PROPERTY OWNER.

AUTHORIZED OWNER

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

I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PARISH OF TERREBONNE AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT, AND,

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

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

I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PARISH OF TERREBONNE AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT, AND,

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

LEGEND

- INDICATES 5/8" IRON ROD SET
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- F.H. ○ PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- BM ○ BENCH MARK 4" BRASS DISC SET IN CONCRETE
- ××× LOT ELEVATIONS
- 1000 HOUSE NUMBERS

COUNCIL DISTRICT 6

| | |
|------------|-------------------|
| SEWER | PRIVATE COMMUNITY |
| ELEC. | SLECA |
| CABLE | COMCAST |
| FIRE | BAYOU CANE |
| GARBAGE | TUES-FRI |
| REC. DIST. | 2-3 |

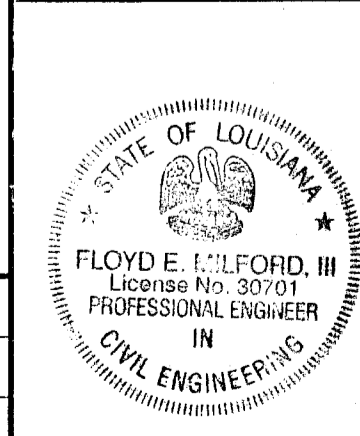
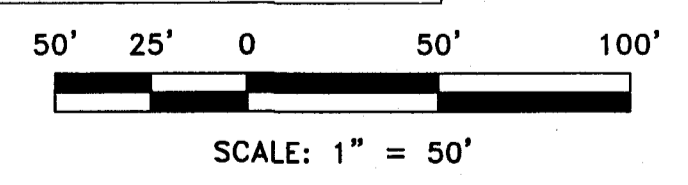
THIS PROPERTY IS LOCATED IN ZONES "A2", "A4", "B" & "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0430, SUFFIX "C", AND DATED MAY 1, 1983. (ZONE "A4" HAS A BASE FLOOD REQUIREMENT OF 3" AND ZONE "A2" HAS A BASE FLOOD REQUIREMENT OF 5". (FORM INDEX DATE APRIL 2, 1992). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-R101 DOES NOT AFFECT THIS PROPERTY. AREAS OUTSIDE OF THE ABE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE. THE 2006 PROPOSED DFIRM COMMUNITY NO. 22109C, PANEL NO. 0235 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "AE" AND HAS A B.F.E. REQUIREMENT OF 5". PLEASE CHECK WITH THE PARISH FLOOD PLAN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

PHASE C - COMMERCIAL & RESIDENTIAL
PHASE D - RESIDENTIAL

PHASE C - 14 LOTS
PHASE D - 14 LOTS
TOTAL LOTS - 28 LOTS

DRAINAGE - SUBSURFACE
SEWER - PRIVATE COMMUNITY

SUBDIVISION PLAN



EMERSON SUBDIVISION
PHASE C & D
PROPERTY BELONGING TO
ENTERPRISE CAPITAL, L.L.C.
SECTION 32, T17S - R17E
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.
 CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY: _____

DATE: 15JUNE20

DRAWN: L.A.T.
 CHK'D: F.E.M. III
 SCALE: 1" = 50'
 DATE: 15JUNE20

JOB # 20-04 CAD # 2004-S0 FILE #

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 METAL POLE WITH CONCRETE BASE
- EXISTING POWER POLE
- EXISTING ANCHOR POLE

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

| DATE | REVISION | BY |
|------|----------|----|
| | | |