

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
Travion Smith.....Member
Barry Soudelier.....Member
Wayne Thibodeaux.....Member

JULY 21, 2022, THURSDAY

6:00 P.M.

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

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 June 16, 2022

E. COMMUNICATIONS

F. NEW BUSINESS:

1. Preliminary Hearings:
 - a) Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); 304 Naquin Street, Lot 6, Block "A," Georgetown Subdivision; Renee Bolden, applicant; and call a Public Hearing on said matter for Thursday, August 18, 2022 at 6:00 p.m.
 - b) Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); Parkwood Place Subdivision (Saints Circle, Brees Drive, Super Bowl Drive, Fleur De Lis Drive); Terrebonne Parish Consolidated Government, applicant; and call a Public Hearing on said matter for Thursday, August 18, 2022 at 6:00 p.m.

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 June 16, 2022

E. APPROVE REMITTANCE OF PAYMENT FOR THE JULY 21, 2022 INVOICES AND THE TREASURER'S REPORT OF JUNE 2022

F. COMMUNICATIONS

G. OLD BUSINESS:

- 1. a) Subdivision: The New Isle, Phase 1
Approval Requested: Process C, Major Subdivision-Final
Location: 2170 West Main Street, Gray, Terrebonne Parish, LA
Government Districts: Council District 2 & 4 / Schriever Fire District
Developer: Louisiana Land Trust
Engineer: CSRS, Inc.
- b) Consider Approval of Said Application

H. APPLICATIONS / NEW BUSINESS:

- 1. a) Subdivision: Lots 8-A & 8-B, A Redivision of Lot 8, Block 3, Add. No. 2, Magenta Estates West Subdivision
Approval Requested: Process D, Minor Subdivision
Location: 548 Crochetville Road, Montegut, Terrebonne Parish, LA
Government Districts: Council District 9 / Montegut Fire District
Developer: David A. Abels
Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Consider Approval of Said Application
- 2. a) Subdivision: Revised Parcel 3-A & Lot 55, A Redivision of Parcel 3-A belonging to Four Geaux Louisiana, LLC
Approval Requested: Process D, Minor Subdivision
Location: 1047 Four Point Road, Dulac, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Joann Kaack
Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Consider Approval of Said Application
- 3. a) Subdivision: Tracts 6A-1 & 6A-2, A Redivision of Tract 6A, Property belonging to the Estate of Austin P. Olivier, Jr., et al
Approval Requested: Process D, Minor Subdivision
Location: 5032 & 5052 Alcee Street, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Dale Oliver / Darrin Olivier
Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Consider Approval of Said Application
- 4. a) Subdivision: Lots 1-A and 1-B, A Redivision of Lot 1, Block 1 to Henderson Park Subd.
Approval Requested: Process D, Minor Subdivision
Location: 103 & 105 Henderson Street, Terrebonne Parish, LA
Government Districts: Council District 5 / Bayou Cane Fire District
Developer: Lathem Homes, LLC
Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Variance Request: Variance from the residential fire hydrant requirements from the required 250' for Tract 1-B (within 10% allowance)
- d) Consider Approval of Said Application
- 5. a) Subdivision: Lots 1 thru 5, Block 1 and Lots 1 thru 4, Block 2 of Coastal Oaks Subdivision, A Redivision of Tract 1-B belonging to Coastal Commercial Properties, LLC
Approval Requested: Process D, Minor Subdivision
Location: Highway 182 (3500 Block), Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Black Fire District
Developer: Coastal Commercial Properties, LLC
Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Consider Approval of Said Application

6. a) Subdivision: Thibodaux South Subdivision
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: Across Hwy. 20 from Sugar Cane Bridge, North of Gloria Street, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: RR and DD, LLC
Surveyor: Acadia Land Surveying, LLC
 - b) Public Hearing
 - c) Variance Request: Variance from the drainage servitude requirement
 - d) Consider Approval of Said Application
7. a) Subdivision: Emerson Lakes, Phase 3
Approval Requested: Process C, Major Subdivision-Engineering
Location: Emerson Drive, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Pete-Land Properties, LLC
Engineer: Milford & Associates, Inc.
 - b) Consider Approval of Said Application
8. a) Subdivision: Cypress Gardens Townhomes
Approval Requested: Process C, Major Subdivision-Engineering
Location: 6190 West Main Street, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Richard Development
Engineer: Delta Coast Consultants, LLC
 - b) Consider Approval of Said Application

I. STAFF REPORT

1. Discussion and possible action regarding the revision or development of travel expense reimbursements

J. ADMINISTRATIVE APPROVAL(S):

1. Revised Tract "A" and Revised Tract 1 belonging to Betty Bergeron Arceneaux and Ken J. Arceneaux, et ux; Section 41, T17S-R18E, Terrebonne Parish, LA (4308 & 4312 Fery Road / Councilman Steve Trosclair, District 9)
2. Revised Lots 21 & 22, Block 19, Add. No. 5 to Summerfield Place Subdivision; Section 103, T17S-R17E, Terrebonne Parish, LA (905 San Antonio Blvd. & 522 Amarillo Drive / Councilman Darrin Guidry, District 6)
3. Revised Lots 11-A and 11-B, A Redivision of Lots 11-A thru 11-C of Barrios Subdivision #2; Section 104, T17S-R17E, Terrebonne Parish, LA (1709 Bayou Black Drive and 504 & 506 July Drive / Councilman Danny Babin, District 7)
4. Revised Tract "D", A Redivision of Tracts "D" and "F" fo Columbia Business Properties, L.L.C., et al; Section 65, T20S-R18E, Terrebonne Parish, LA (6993 & 6695 Hwy. 56 / Councilman Dirk Guidry, District 6)
5. Division of Property belonging to 4228 Main Street Properties, LLC; Section 6, T16S-R16E & Section 6, T16S-R17E, Terrebonne Parish, LA (4228 West Main Street / Councilman John Amedée, District 4)
6. Revised Lot 1, A Redivision of Lot 1, Block 44 to Summerfield Place, Add. No. 16, Phase B; Section 82, T17S-R17E, Terrebonne Parish, LA (500 Lancaster Drive / Councilman Darrin Guidry, District 6)
7. Revised Tracts B, "A1-B," & "A1-C," A Redivision of Tracts B, "A1-B," & "A1-C," Property belonging to Oil States Skagit Smatco, Inc.; Sections 101 & 104, T17S-R17E, Terrebonne Parish, LA (Mulberry Road / Councilman John Navy, District 1)
8. Tract 2, Raw Land Division of the Neil Subdivision; Sections 5, 27, 28, 29, 30, 31, 37, & 38, T17S-R18E, Terrebonne Parish, LA (10405 East Park Avenue / Councilman Steve Trosclair, District 9)
9. Revised Lots H & J, A Redivision of Revised Lots H & J of Lot 198 of Crescent Plantation Subdivision; Section 101, T17S-R17E, Terrebonne Parish, LA (110 & 114 Industrial Boulevard / Councilman Danny Babin, District 7)

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
MEETING OF JUNE 16, 2022

- A. The Chairman, Mr. Robbie Liner, called the meeting of June 16, 2022 of the HTRPC to order at 6:11 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and the Pledge of Allegiance led by Mr. Smith.
- B. Upon Roll Call, present were: Ms. Rachael Ellender, Secretary/Treasurer; Mr. Kyle Faulk; Rev. Corion Gray; Mr. Robbie Liner, Chairman; Jan Rogers, Vice-Chairman; Mr. Travion Smith; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Ross Burgard. 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 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. *There were no conflicts to report.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Faulk moved, seconded by Mr. Rogers: “THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of May 19, 2022.”
- The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Ms. Ellender moved, seconded by Mr. Rogers: “THAT the HTRPC remit payment for the June 16, 2022 invoices and approve the Treasurer’s Report of May 2022.”
- The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATIONS:**
1. Mr. Pulaski read an email from Mr. James Andermann, CSRS, requesting to table the final application for The New Isle, Phase 1 until the next regular meeting of July 21, 2022 or possibly a Special Meeting if so desired [See *ATTACHMENT A*].
- a) Ms. Ellender moved, seconded by Mr. Rogers: “THAT the HTRPC table the application for final approval for Process C, Major Subdivision, for The New Isle, Phase 1 until the next regular meeting of July 21, 2022 as per the Developer’s request [See *ATTACHMENT A*].”
- The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. **OLD BUSINESS:**
1. *Tabled until the next regular meeting of July 21, 2022 as per the Developer’s request. The New Isle, Phase 1. [See ATTACHMENT A]*
- H. **APPLICATIONS / NEW BUSINESS:**
1. The Chairman called to order the Public Hearing for an application by Lawrence & Sandra Boquet, requesting approval for Process D, Minor Subdivision, for Tracts “A-1-A” & “A-1-B”, A Redivision of Tract “A-1” belonging to Lawrence J. Boquet, et ux.
- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, 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 Mr. Faulk: “THAT the Public Hearing be closed.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Rev. Gray, Mr. Rogers,

Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the fire hydrant distance variance and conditional approval provided upon the submittal of all utility service availability letters.
- e) Mr. Soudelier moved, seconded by Mr. Rogers: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts "A-1-A" & "A-1-B", A Redivision of Tract "A-1" belonging to Lawrence J. Boquet, et ux with a variance granted from the residential fire hydrant requirements for Tract A-1-B to be 275' in lieu of the required 250' (10% allowance) and conditioned upon the submittal of all utility service availability letters."

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

- 2. The Chairman called to order the Public Hearing for an application by Lynette Gautreaux, requesting approval for Process D, Minor Subdivision, for the Subdivision of Property belonging to Lynette A. Gautreaux into Tract "A" and Tract "B."

- a) Mr. Prosper Toups, Delta Coast Consultants, LLC, discussed the location and division of property. He stated the applicant wanted to sell the house located on the front portion of the property.
- b) There was no one from the public to speak on the matter.
- c) Mr. Thibodeaux moved, seconded by Mr. Rogers: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon the submittal of all utility service availability letters and the municipal address of 4555A for the house on Tract A be depicted on the plat.
- e) Mr. Faulk moved, seconded by Rev. Gray: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Subdivision of Property belonging to Lynette A. Gautreaux into Tract "A" and Tract "B conditioned upon the submittal of all utility service availability letters and the municipal address of 4555A for the house on Tract A be depicted on the plat."
- f) The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 3. The Chairman called to order the Public Hearing for an application by Tri-State Land Company requesting conceptual & preliminary approval for Process C, Major Subdivision, for West Manchester Subdivision, Addendum No. 3, Phase B.

- a) Mr. Gene Milford, Milford & Associates, Inc., discussed the location and division of property.
- b) There was no one from the public to speak on the matter.
- c) Mr. Faulk moved, seconded by Mr. Rogers: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon the submittal of all utility service availability letters.
 - e) Mr. Rogers moved, seconded by Mr. Soudelier: “THAT the HTRPC grant conceptual and preliminary approval of the application for Process C, Major Subdivision, for West Manchester Subdivision, Addendum No. 3, Phase B conditioned upon the applicant providing all utility service availability letters.”
 - f) The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
4. The Chairman called to order the application by Louisiana Realty Development, LLC, requesting engineering approval for Process B, Mobile Home Park, for Layne Mobile Home Park.
- a) Mr. Gene Milford, Milford & Associates, Inc., was representing the application.
 - b) Ms. Joan Schexnayder, TPCG Parish Engineer, read a memo with regard to the subdivision receiving engineering approval with no punch list items dated May 19, 2022 [See ATTACHMENT B].
 - c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the revised lot configuration and layout and conditional approval of the Engineering Phases provided the applicant complete the punch list items on the Engineering report [See ATTACHMENT B].
 - d) Mr. Milford stated they would resolve/comply with all punch list items.
 - e) Discussion was held with regard to the drainage all being privately maintained and the Parish not maintaining it. Discussion ensued regarding the Developer taking most of the natural flow and sending to the road.
 - f) Rev. Gray moved, seconded by Mr. Faulk: “THAT the HTRPC grant engineering approval of the application for Process B, Mobile Home Park, for Layne Mobile Home Park [See ATTACHMENT B].”
- The Chairman called for a vote on the motion offered by Rev. Gray. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

I. STAFF REPORT:

- 1. Mr. Rogers moved, seconded by Mr. Soudelier: “THAT the HTRPC ratify the 2021 Annual Report.”
The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- 2. Mr. Pulaski discussed the update to the Comprehensive Master Plan and CSRS, Inc. as the consulting firm. He stated that they were going to have a “Road Show” with seven locations and would be looking for members to serve on the subcommittee.

J. ADMINISTRATIVE APPROVAL(S):

Ms. Ellender moved, seconded by Mr. Thibodeaux: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-14.”

- 1. Boundary Line Shift between Little Bayou Black, LLC & T.P.C.G.; Sections 12 & 13, T16-R16E, Terrebonne Parish, LA (*North of 2779 Highway 311, Schriever / Councilman Carl Harding, District 2 & Councilman John Amedée, District 4*)
- 2. Survey of Tract "A-1", A Redivision of Tracts A, B, C, 3 & 4 of Mandalay Oaks Subdivision; Sections 63, 64, 65, & 104, T17S-R17E, Terrebonne Parish, LA (*Bayou Black Drive / Councilman Danny Babin, District 7*)
- 3. Revision of Property Lines for Darcey's Trailer Park, L.L.C. to create Tract 1 and Tract 2; Section 105, T17S-R17E, Terrebonne Parish, LA (*1460 Ellender Street / Councilwoman Jessica Domangue, District 5*)
- 4. Redivision of Parcel A of Map showing the Redivision of Property belonging to Corbett Richard, et al and Tract A, Tract B, & Tract C of the Map showing the

- Partition of a Certain Tract of Land belonging to Johnny McIntyre, et al into Revised Parcel A, Rev (412 & 414 Back Project Road, Schriever / Councilman John Amedée, District 4)
5. Raw Land Subdivision of Evergreen Plantation West into Evergreen Plantation West Lot 1; Section 1, T16S-R16E, Terrebonne Parish, LA (2170 West Main Street / Councilman Carl Harding, District 2)
 6. Redivision of Lot 1 & Tract A-B-C-D-E-F-G-H-I-A belonging to Investments by Welch, L.L.C. into Lot 2-A and Tract A-1; Section 102, T17S-R17E, Terrebonne Parish, LA (1316 St. Charles Street / Councilman Darrin Guidry, District 6)
 7. Revised Parcel E, A Redivision of Parcel belonging to The Paul Steele Smith and Anne Marie Smith Joint Living Trust, et al; Section 11, T17S-R18E, Terrebonne Parish, LA (Nelo Street & Rec Five Street / Councilman Steve Trosclair, District 9)
 8. Lot 6"B" of Lot Line Shift between Lot 7 & Lot 6"A" belonging to Herman J. LeBlanc, Sr., et al, or assigns & Lot 6 belonging to Chad M. Eschete, et al, or assigns; Section 8, T15S-R16E, Terrebonne Parish, LA (1850/1836 Bull Run Road / Councilman Carl Harding, District 2)
 9. Lot Line Shift between Lot 4-B2 & 4-B3 into Lot 4-B2"A" of the Minor Subdivision of Property belonging to Mary Frederick; Section 65, T19S-R17E, Terrebonne Parish, LA (1794A & 1796 Dr. Beatrous Road / Councilman Danny Babin, District 7)
 10. Tracts 1-A & 1-B, A Redivision of Tracts "A-1", 5 and 6, Mandalay Oaks Subdivision; Sections 63, 64, 65, and 104, T17S-R17E, Terrebonne Parish, LA (Bayou Black Drive / Councilman Danny Babin, District 7)
 11. Tract 1, Tract 3, & Tract 4, Rouse Holdings, LLC into Tracts 1-A, 1-B, & 1-C; Sections 9 & 90, T16S-R17E, Terrebonne Parish, LA (2233 Martin Luther King Blvd. / Councilman Gerald Michel, District 3)
 12. Revised Lots 44 & 46, A Redivision of Lots 44 thru 46, Block 3 of Belmont Place Subdivision; Section 31, T17-R17E, Terrebonne Parish, LA (345 & 351 Independence Drive / Councilman Darrin Guidry, District 6)
 13. Lot Line Shift of Lot 13, Block 1 of Matherne Subdivision; Sections 5 & 101, T17S-R17E, Terrebonne Parish, LA (605 Enterprise Drive / Councilman Carl Harding, District 2)
 14. Revised Tract "D", A Redivision of Property belonging to Ryan L. Rodrigue, et al; Section 31, T17S-R18E, Terrebonne Parish, LA (739 Bayou Blue Road / Councilman Steve Trosclair, District 9)

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:

- a) Mr. Thibodeaux discussed money to be received by the Parish and taxes as it relates to waste management and utilizing multiple de-centralized systems for the large parish instead. He requested Staff to prepare a resolution to be sent to the Parish Council and Parish President.

- b) Mr. Rogers moved, seconded by Mr. Thibodeaux: "THAT the HTRPC add to the agenda the possible action with regard to proposing a resolution to discuss waste management for Terrebonne Parish."

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

- c) There were no comments from the public.

- d) Mr. Faulk moved, seconded by Mr. Thibodeaux: "THAT the Public Comment period be closed."

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

- e) Mr. Thibodeaux moved, seconded by Mr. Faulk: “THAT the HTRPC request Mr. Chris Pulaski to prepare a resolution regarding parish funds and parish-wide waste management and forward to the Parish Council and Parish President.”

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

2. Chairman’s Comments: None.

M. PUBLIC COMMENTS: None.

- N. Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT there being no further business to come before the HTRPC, the meeting be adjourned at 6:52 p.m.”

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



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

Becky Becnel

Item G.1

From: James Andermann <james.andermann@csrsinc.com>
Sent: Thursday, June 16, 2022 3:56 PM
To: Christopher Pulaski
Cc: Michael Taylor; Jonathan Rouege; Nick Bogan; Joan Schexnayder; Brooke Domangue; Becky Becnel; Michael Songy; Shaun Sherrow
Subject: The New Isle: June 16th Houma Terrebonne Regional Planning Commission Meeting
Importance: High

External Sender

This email is from a sender outside of Terrebonne Parish Consolidated Government's email system. **DO NOT** click on any links, open any attachments, or reply unless you trust the sender and know the content is safe. If you are unsure or have questions, please contact Information Technology for assistance.

Chris,

Please consider this email as an official request to "Table", until the next regularly scheduled meeting or an early special meeting if possible, the Process C Major Subdivision Final approval consideration for the New Isle Phase 1 subdivision.

This request pertains to the June 16, 2022, Planning Commission "Old Business" agenda item.

Thank you in advance,

James

James Andermann

Principal & Chief Operating Officer

Direct: (225) 831-2246 | Cell: 225-354-9354 | Mobile: (225) 769-0546 | Fax: (225)

8555 United Plaza Blvd., Baton Rouge, LA 70809 | james.andermann@csrsinc.com | www.csrsinc.com

CSRS | BUILDING STRONGER,
SMARTER COMMUNITIES
TOGETHER.



This email and attachments are CONFIDENTIAL for recipients only.

1

RPC / D



TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

P. O. BOX 2768 • HOUMA, LOUISIANA 70361
985.868.5050 • WWW.TPCG.ORG



June 9, 2022
1st Review

TO: **Christopher M. Pulaski**
FROM: **Joan E. Schexnayder, P.E.** *JES*
SUBJECT: **Layne Mobile Home Park
Review of Engineering Approval**

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

1. DOTD permit.
2. 24.7.6.4 Benchmarks shall be located near the centerline of each road intersection.
3. 24.7.6.2.6 Does not conform to the SDDM:
 - a. V.A.3 Points of vertical intersection need to be shown.
 - b. V.A.4 Cross-section and profile of swale needs to be provided.
 - c. V.A.6 All lots are not graded to drain to the street or to major drainage artery. The HTRPC is authorized to allow that portion of a lot that it deems appropriate to drain to the rear if the drainage is to be perpetually privately maintained.
 - d. V.II SWPPP is required.
4. 24.5.4.6.7 Approval letters should be provided from the following utilities:
 - a. Waterworks
 - b. Electric Utility
 - c. Department of Health and Hospitals for water and sewer
 - d. TPCG Pollution Control.
5. 24.7.5.2 Approval from TPCG Utilities for street lights should be provided.

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

JES/bbd

cc: F.E. Milford, III, P.E. (email)
Planning Commission (email)
TPCG Utilities (email)
Engineering Division
Reading File (electronic)
Council Reading File (electronic)

RPC / D

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

June, 2022
HOUMA TERREBONNE REGIONAL PLANNING COMMISSION

BALANCE BROUGHT FORWARD \$ 63,178.11

EXPENDITURES:

HOUMA-TERR PLANNING COMM. MEMBERS (Per Diems)	369.36
TPCG (Postage)	160.06
THE COURIER (June Publications)	638.63
CHASE BANK (Service Fees)	34.00
IRS 2nd QTR. PAYROLL TAX	153.00
REIMBURSEMENT -RACHAEL ELLENDER	1,536.35

TOTAL EXPENDITURES	2,891.40	
SUBTOTAL	60,286.71	
ACCOUNTS RECEIVABLE	3,072.04	
ENDING BALANCE		\$ 63,358.75

Chase Bank - Savings Account		\$ 60,168.05
Chase One Bank - Checking Account		3,190.70
TOTAL		<u>\$ 63,358.75</u>

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
2022- JUNE TREASURER'S REPORT
PAGE 2

ACCOUNTS RECEIVABLE:

Interest on Money Market Account	2.39
Interest on Checking Account	0.04
Maruan Muhaswesh	10.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	51.31
Delta Coast Consultants, LLC	154.32
Milford & Associates, Inc.	118.98
Milford & Associates, Inc.	860.00
Vincent Dagate, Jr., APLC	125.00
Keneth L. Rembert Land Surveyors	125.00
Leonard Chauvin P.E., P.L.S., Inc.	125.00
David A. Waitz Engineering & Surveying	125.00
T.Baker Smith, LLC	125.00
Bayou Country Surveying	125.00
Keneth L. Rembert Land Surveyors	125.00
Charles L. McDonald Land Surveyor, Inc.	125.00
Charles L. McDonald Land Surveyor, Inc.	125.00
Keneth L. Rembert Land Surveyors	125.00
Duplantis Design Group, P.C.	125.00
Keneth L. Rembert Land Surveyors	125.00
J.E, Boudreaux Services	125.00
Keneth L. Rembert Land Surveyors	125.00
	<u>\$ 3,072.04</u>

Approved by:

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

Outstanding invoices and disbursements

OPERATING ACCOUNT

Date	Invoice Number	Vendor	Description	Amount
7/21/2022		Wayne Thibodeaux	Per Diem	46.17
7/21/2022		Rachael Ellender	Per Diem	46.17
7/21/2022		Kyle D. Faulk	Per Diem	46.17
7/21/2022		Robbie R. Liner	Per Diem	46.17
7/21/2022		Barry Soudelier	Per Diem	46.17
7/21/2022		Jan J. Rogers	Per Diem	46.17
7/21/2022		Ross Burgard	Per Diem	46.17
7/21/2022		Corion D. Gray	Per Diem	46.17
7/21/2022		Travion Smith	Per Diem	46.17
7/21/2022	300287357	The Courier	Advertising	559.42
7/21/2022	GZ-01359	TPCG	Postage	180.53
7/21/2022	1181948-0	Louisiana Office Products	Folders	199.96
7/21/2022		Travion Smith	Reimbursement	201.71
TOTAL OPERATING EXPENDITURES				<u><u>1,557.15</u></u>

Date	Check #	Vendor	Description	Amount
7/21/2022		H-T Reg. Plan Comm	Transfer	5,000.00

7/21/2022			
Date	Approved by:		Title
7/21/2022			Accountant
Date	Approved by:		Title

Receipts July 1, 2022 through July 31, 2022

Keneth L. Rembert Land Surveyors	25.00
Keneth L. Rembert Land Surveyors	146.99
Keneth L. Rembert Land Surveyors	132.33
Keneth L. Rembert Land Surveyors	347.31
Keneth L. Rembert Land Surveyors	317.99
Keneth L. Rembert Land Surveyors	317.99
Duplantis Design Group, P.C.	265.58
Landerson Construction & Development LLC	860.00
Delta Coast Consultants, LLC	860.00
Ken J. Arceneaux	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Vincent Dagate, Jr., APLC	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Duplantis Design Group, P.C.	125.00
Keneth L. Rembert Land Surveyors	125.00
	<hr/> <hr/>
	4,398.19

Chase Bank Money Market Account Balance \$59,566.24

Chase Bank Checking Account Balance \$6,633.55

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 checked="" 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 type="checkbox"/> Minor Subdivision |
| <input checked="" 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: The New Isle
Louisiana Land Trust, 11100 Mead Rd. Ste 200, Baton Rouge, LA
- Developer's Name & Address: 70816
Owner's Name & Address: Louisiana Land Trust, 11100 Mead Rd. Ste 200, Baton Rouge, LA 70816
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: CSRS, Inc.

SITE INFORMATION:

- Physical Address: 2170 West Main Street
S1 T16S R16E, S1 T16S R17E, S142 T15S R17E, S144 T15S
- Location by Section, Township, Range: R16E, S145 T15S R16E
- Purpose of Development: Community Relocation
- 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:
April 2022, 1" = 300'
- Council District / Fire Tax Area:
Districts 2 and 6, Fire Tax Area - Schriever
- Number of Lots: 64
- Filing Fees: \$935

CERTIFICATION:

I, James Andermann, certify this application including the attached date to be true and correct.

JAMES ANDERMANN

Print Applicant or Agent

April 25, 2022

Date

James Andermann

Signature of Applicant or Agent

Michael B. Taylor

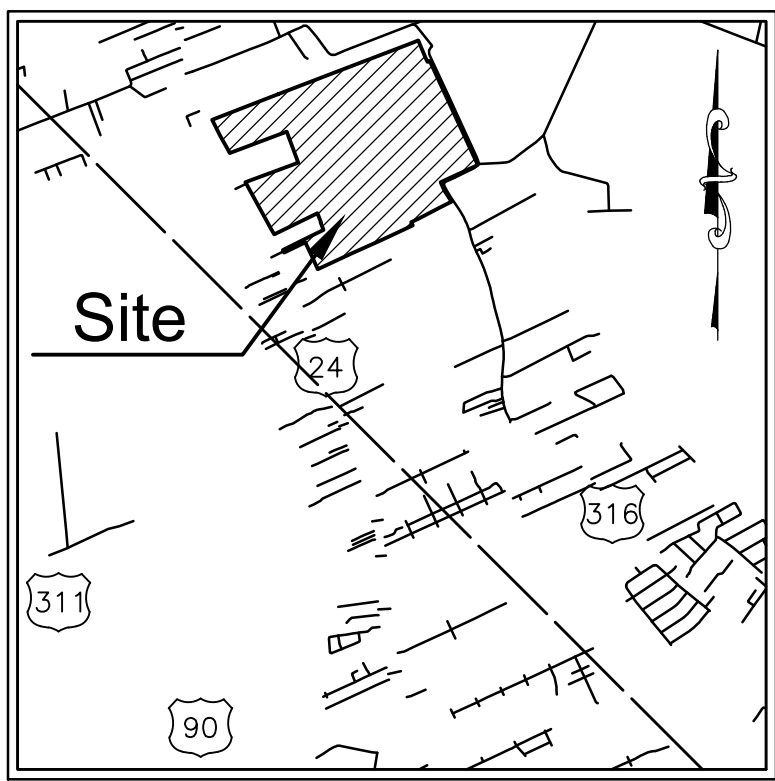
Print Name of Signature

4/26/2022

Date

Michael B. Taylor hkt

Signature



VICINITY MAP
Scale: 1"=5000'

GENERAL NOTES:

- FLOOD NOTE: IN ACCORDANCE WITH FEMA FLOOD INSURANCE RATE MAP, PANEL NO. 225040405 OF TERREBONNE PARISH, LOUISIANA, LAST REVISED MAY 1, 1985, THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "A" & "X". NEAREST BASE FLOOD ELEVATION = 5.0' (NAVD 1988). BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S FLOOD PLAIN ADMINISTRATOR BEFORE ANY IMPROVEMENTS TO THE PROPERTY ARE CONTEMPLATED.
- ZONING: THE PROPERTY IS CURRENTLY NOT ZONED, AND THE DEVELOPMENT IS OUTSIDE OF ZONING DISTRICT BOUNDARIES.
-LAND USE: COMMERCIAL, LIGHT INDUSTRIAL & SINGLE-FAMILY RESIDENTIAL (LOTS 1-64 ARE DESIGNATED AS SINGLE-FAMILY RESIDENTIAL)
- REFERENCE DOCUMENTS:
A.) SURVEY OF EVERGREEN PLANTATION LOCATED IN SECTIONS 87, 88, 134, 140, 144 & 145, T15S - R17E, SECTIONS 1 & 61, T16S - R15E & SECTION 1, T16S - R17E, TERREBONNE PARISH, LOUISIANA BY CHARLES W. CAMP, DATED JUNE 10, 1981 AND REVISED ON MARCH 17, 1987, ENTRY NO. 81369, O&B 1120, FOLD 155 AND RECORDED ON NOVEMBER 6, 1987.
B.) STATE PROJECT NO. 855 - 06 - 13 HOUMA - SCHRIEVER HIGHWAY BY CARL E. BECK DATED OCTOBER 7, 1982.
C.) REMAINING UNDEVELOPED LAND ALONG HIGHWAY 24 EVERGREEN PLANTATION FOR ACADIA AGRICULTURAL HOLDINGS, L.L.C. BY MATTHEW J. LEDET, DATED NOVEMBER, 2013, ENTRY NO. 1447417.
D.) DIVISION OF +/- 5 ACRES ALONG HIGHWAY 24 WITHIN THE EVERGREEN PLANTATION BY DAVID L. MARTINEZ, ENTRY NO. 1267424.
E.) REDEMPTION OF TRACT C ALONG HIGHWAY 24 WITHIN THE EVERGREEN PLANTATION BY JAMES B. PELLEGRIN, DATED DECEMBER 15, 2012, BOOK M2312, PAGE 697, FILE NO. 1418197.
F.) REDEMPTION OF TRACT C ALONG HIGHWAY 24 WITHIN THE EVERGREEN PLANTATION BY DAVID L. MARTINEZ, DATED JANUARY 22, 2009, ENTRY NO. 1318064.
G.) REDEMPTION OF REMAINDER OF EVERGREEN PLANTATION INTO TRACT E AND REMAINING PROPERTY ALONG LOUISIANA HIGHWAY 24 BY MATTHEW J. LEDET, DATED NOVEMBER, 2013, BOOK 2385, PAGE 694, FILE NO. 1447418.
H.) ALTA/ACSM SURVEY OF TRACT D ALONG LOUISIANA HIGHWAY 24 WITHIN EVERGREEN PLANTATION BY JAMES B. PELLEGRIN, DATED DECEMBER 21, 2010, FILE NO. 1364178.
- ELEVATIONS AND BM'S SHOWN HEREON ARE IN NAVD88 AND ARE BASED ON STATIC GPS OBSERVATIONS PROCESSED BY OPUS USING GEOID 12B. OBSERVATION DATES: JANUARY 24, 2018.
TO CONVERT TO FROM GRID BEARING TO TRUE BEARINGS USE:
 $\theta = 016^{\circ}32'39.4455''$ (SCALE FACTOR=0.999369854)
- NO ATTEMPT HAS BEEN MADE BY CSRS, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, DEED RESTRICTIONS, SERVITUDES, EASEMENTS, OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.
- NO STRUCTURE, FILL OR OBSTRUCTIONS SHALL BE LOCATED WITHIN ANY PUBLIC DRAINAGE EASEMENT OR DELINEATED FLOOD PLAIN AREA WITHOUT A LETTER OF NO OBJECTION OR EQUAL.
- LOT INFORMATION
64 TOTAL SINGLE FAMILY LOTS
1 GREENSPACE LOT
2 LIFT STATION TRACTS
11 TOTAL TRACTS
- UTILITIES:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM LA ONE CALL OR VISIBLE UTILITY FEATURES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT FOR ABOVE GROUND VISIBLE UTILITY FEATURES.
- SECTION LINES HAVE NOT BEEN VERIFIED IN THE FIELD AND ANY SHOWN ARE FOR GENERAL LOCATIVE INFORMATION ONLY.
- BAYOU BLUE IS A LOUISIANA STATE OWNED WATER BOTTOM PER THE OFFICE OF STATE LANDS, DIVISION OF INFORMATION, WEB SITE, BANKS SHOWN PER LINE WORK VERIFIED AT http://www.dola.la.gov/PAGES/DOE_VIS-DATA.aspx ON JUNE 26, 2018. OWNERSHIP OF THE BED OF BAYOU BLUE IS SUBJECT TO JUDICIAL DETERMINATION OF APPLICABILITY OF THE TEST FOR NAVIGABILITY.

TRACT #	Acres	Sq.Ft.
B	0.061	2637.48
A	0.019	840.00
1	39.527	1721776.60
2	19.949	868982.44
3	126.373	5504811.38
4	12.087	526489.95
9	29.975	1305730.34
10	137.495	5989295.99
11	22.947	999563.68
12	22.711	989298.68
13	5.868	255613.46
14	30.502	1328659.32
15	13.946	607471.02

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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

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

APPROVED BY: _____
FOR: _____

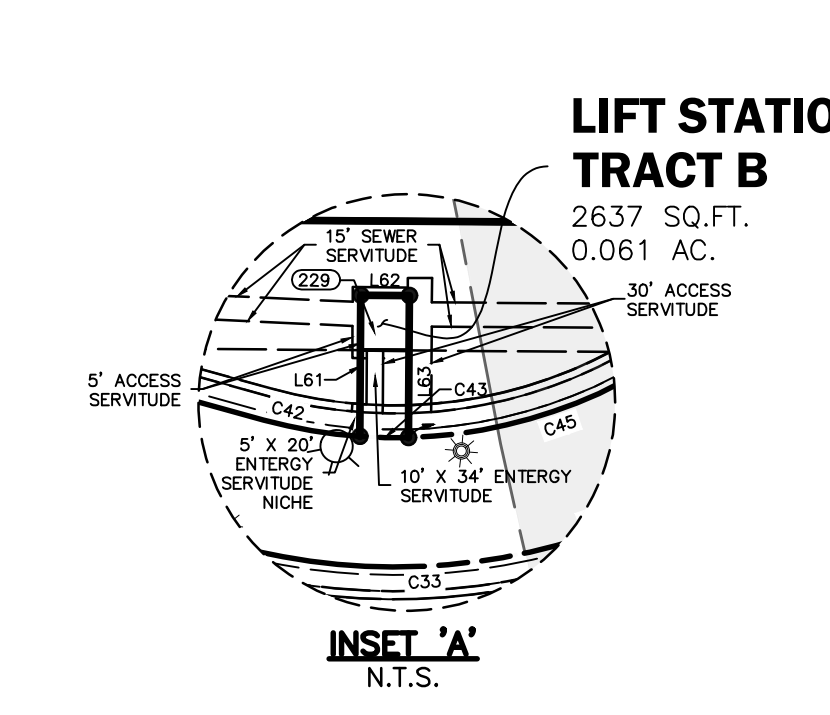
CURVE TABLE					
NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA ANGLE
C1	158.00'	247.16'	S20°02'50"W	222.72'	89°37'43"
C2	7594.44'	487.95'	N26°51'34"W	487.86'	3°40'53"
C3	707.00'	617.93'	N49°20'29"W	598.45'	50°04'38"
C4	240.00'	197.79'	N50°40'30"W	192.24'	47°13'10"
C5	660.00'	472.21'	N39°00'35"W	462.48'	47°10'10"
C6	895.00'	142.63'	N64°00'05"W	142.48'	9°07'50"
C7	25.00'	51.48'	S52°11'17"W	42.86'	11°59'24"
C8	894.00'	121.78'	N10°32'33"W	121.68'	7°48'17"
C9	659.00'	537.23'	N37°47'57"W	522.48'	46°42'32"
C10	290.00'	256.80'	N28°06'05"W	248.49'	50°44'13"
C11	540.00'	26.26'	N20°07'34"W	26.26'	2°47'11"
C12	305.00'	347.84'	N38°11'27"W	186.18'	65°20'35"
C13	460.00'	116.68'	N20°38'54"E	116.37'	1°43'00"
C14	620.00'	90.28'	S74°05'28"E	90.21'	8°20'36"
C15	820.00'	902.38'	S38°23'35"E	857.53'	63°03'06"
C16	620.00'	66.38'	S3°48'00"E	66.35'	6°08'03"

CURVE TABLE					
NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA ANGLE
C17	210.00'	175.90'	S24°43'43"E	170.80'	47°59'28"
C18	1174.00'	943.07'	S37°50'57"E	563.70'	46°01'51"
C19	975.00'	278.01'	S68°29'48"E	277.07'	16°20'13"
C20	1175.00'	729.19'	S39°32'57"E	717.54'	39°33'25"
C21	975.00'	24.95'	S21°02'16"E	24.95'	1°27'58"
C22	160.00'	150.95'	S47°19'58"E	145.42'	54°03'21"
C23	1022.00'	60.38'	S72°40'05"E	60.37'	3°03'06"
C24	1222.00'	969.64'	S48°14'39"E	944.40'	45°27'48"
C25	1022.00'	60.34'	S23°48'15"E	60.33'	3°24'59"
C26	1460.00'	230.97'	N64°27'30"E	230.73'	9°03'51"
C27	1356.00'	370.76'	S37°42'23"E	368.60'	15°39'59"
C28	1460.00'	2050.63'	S28°45'12"W	1886.18'	80°28'23"
C29	1460.00'	1819.66'	N4°13'17"E	1704.15'	71°24'30"
C30	8040.00'	252.10'	N10°35'08"W	252.09'	1°47'48"
C31	385.00'	79.66'	N3°45'36"W	79.51'	11°51'16"
C32	385.00'	191.14'	N16°23'23"E	189.18'	28°26'43"

CURVE TABLE					
NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA ANGLE
C33	385.00'	361.67'	N57°31'26"E	348.51'	53°49'24"
C34	385.00'	632.46'	S37°22'27"W	563.70'	94°07'22"
C35	260.00'	513.39'	N27°52'04"E	433.96'	11°30'09"
C36	340.00'	534.07'	N16°18'00"E	480.83'	90°00'00"
C37	260.00'	408.41'	S16°18'00"W	367.70'	90°00'00"
C38	340.00'	286.75'	S43°32'21"E	278.32'	48°19'19"
C39	260.00'	213.23'	S87°06'58"E	207.30'	46°59'17"
C40	340.00'	278.83'	N87°06'58"W	271.08'	46°59'17"
C41	340.00'	304.43'	S58°47'06"W	294.36'	51°18'04"
C42	305.00'	60.57'	N78°44'48"E	60.47'	11°22'41"
C43	305.00'	30.02'	N70°14'18"E	30.00'	5°38'19"
C44	305.00'	410.46'	S28°51'57"W	380.18'	77°08'22"
C45	305.00'	501.04'	S37°22'27"W	446.57'	94°07'22"
C46	7960.00'	249.59'	S10°35'08"W	249.58'	1°47'48"
C47	1540.00'	530.50'	S1°36'55"E	527.88'	19°44'14"
C48	1540.00'	382.49'	S38°37'19"W	1557.12'	60°44'13"

ELEVATION REFERENCE DATUM:
COORDINATES ARE REFERENCED TO LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83. GPS OBSERVATIONS, OPUS SOLUTION DATED JANUARY 24, 2018, REFERENCE MONUMENTS USED (D7371, D65315, D10631). DISTANCES ARE IN U.S. SURVEY FEET.
ELEVATIONS AND BM'S SHOWN HEREON ARE IN NAVD88 AND ARE BASED ON STATIC GPS OBSERVATIONS PROCESSED BY OPUS USING GEOID 12B. OBSERVATION DATES: JANUARY 24, 2018

BENCHMARKS:
BM A - BRASS CAP - (INTERSECTION OF NEW START RD. AND JEAN CHARLES BLVD)
ELEVATION = 9.37' (DATE SET: JUNE 01, 2022)
BM B - BRASS CAP - (INTERSECTION OF PELICAN ST. AND JEAN CHARLES BLVD, BETWEEN LOTS 32 & 42)
ELEVATION = 9.48' (DATE SET: JUNE 01, 2022)
BM C - BRASS CAP - (INTERSECTION OF PELICAN ST. AND JEAN CHARLES BLVD)
ELEVATION = 9.19' (DATE SET: JUNE 01, 2022)
BM D - BRASS CAP - (INTERSECTION OF DARDAR ST. AND JEAN CHARLES BLVD)
ELEVATION = 9.55' (DATE SET: JUNE 01, 2022)



LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N65°09'26"E	68.21'
L2	S24°08'16"E	98.28'
L3	S24°08'16"E	225.06'
L4	S32°08'16"E	356.25'
L5	S63°21'33"W	318.68'
L6	S62°54'01"W	627.72'
L7	S63°27'42"W	231.71'
L8	S24°38'16"E	96.36'
L9	N24°24'44"W	403.28'
L10	S65°17'37"W	4.53'
L11	N24°24'44"W	368.84'
L12	S83°24'00"W	38.51'
L13	N29°51'36"E	41.63'
L14	N63°56'02"E	565.20'
L15	N20°52'35"W	210.75'
L16	N63°58'37"E	3.95'
L17	N20°52'35"W	251.40'
L18	N28°42'00"W	498.84'
L19	N21°00'34"W	315.63'
L20	S65°41'50"W	187.41'
L21	N15°37'12"E	235.00'
L22	S71°30'00"W	237.11'
L23	N30°52'50"E	235.00'
L24	S83°21'35"W	80.00'
L25	N63°58'25"W	14.81'
L26	S79°33'19"W	235.00'
L27	N89°50'26"E	238.13'
L28	S86°28'51"W	235.00'
L29	N65°14'46"W	18.81'
L30	N62°05'06"W	80.00'
L31	N13°22'54"E	97.65'
L32	N78°15'44"W	81.86'
L33	S78°15'44"E	163.49'
L34	N20°04'52"E	200.00'
L35	S83°07'58"W	200.00'
L36	N29°03'17"E	197.53'
L37	S75°04'44"W	200.00'
L38	N32°42'02"E	200.00'
L39	N88°13'48"W	200.00'
L40	N19°01'27"E	200.00'
L41	S34°29'16"W	200.00'
L42	N68°59'26"W	115.32'
L43	S30°04'25"E	178.24'
L44	S45°44'22"E	2033.87'
L45	S65°19'27"W	256.38'
L46	S27°36'17"E	357.22'
L47	S63°58'37"W	362.19'
L48	N24°39'58"W	419.75'
L49	S63°59'43"W	107.49'
L50	N24°39'58"W	419.75'
L51	N63°59'43"E	130.17'
L52	N92°23'16"E	105.37'
L53	N87°49'58"W	153.49'
L54	S69°23'24"W	388.20'
L55	S21°00'34"E	558.32'
L56	S88°59'26"W	150.26'
L57	S24°03'22"W	522.34'
L58	S68°59'26"W	425.21'
L59	N63°37'19"W	38.87'
L60	S84°28'08"W	159.08'
L61	S20°36'36"E	87.45'
L62	S69°23'24"W	30.00'
L63	N20°36'36"W	87.89'
L64	S68°59'26"W	244.21'
L65	N84°26'08"E	159.08'
L66	N28°42'00"W	386.10'
L67	N61°18'00"E	306.97'
L68	S61°18'00"W	306.97'
L69	S28°42'00"E	386.10'
L70	S63°37'19"E	38.87'
L71	N69°23'24"E	486.89'



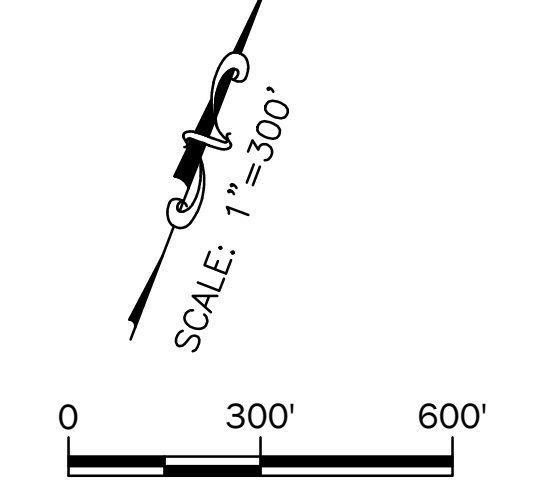
8555 United Plaza Blvd., Baton Rouge, LA 70809
Telephone: 225-769-0546 Fax: 225-767-0060
www.csrsinc.com

Client: _____

LOUISIANA LAND TRUST

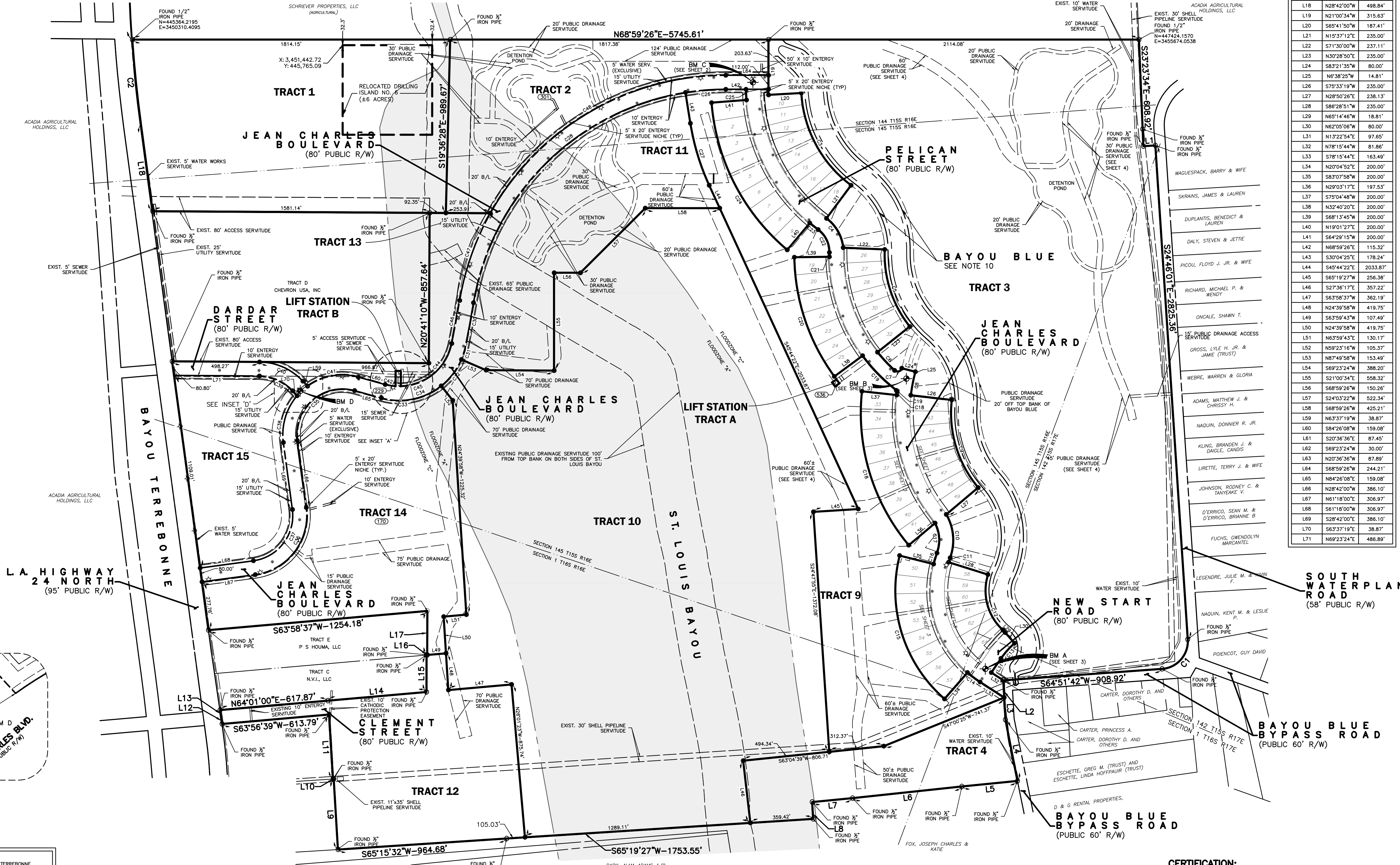
LEGEND

SYMBOL	DESCRIPTION
---	SERVITUDE
---	BUILDING LINE
---	SET 1/2" IRON PIPE (INTERIORS)
---	SET 1/2" IRON PIPE
---	FOUND 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
---	BM
---	STREET LIGHT
---	FIRE HYDRANT
---	PHYSICAL ADDRESS
---	FLOODZONE 'A'



DEVELOPER/OWNER:
LOUISIANA LAND TRUST
1110 MEAD ROAD SUITE 200
BATON ROUGE, LA 70816
225-395-0777

ENGINEER:
MICHAEL SONGY, P.E.
C S R S, INC.
8555 UNITED PLAZA BLVD.
BATON ROUGE, LA 70809
PH (225) 769-0546



MAP SHOWING FINAL PLAT
OF
THE NEW ISLE PHASE 1 TRACT F
INTO
TRACTS 1-14, LOTS 1-64 & LIFT STATION TRACTS A & B

LOCATED IN
SECTIONS 144 & 145, T-15-S R-16-E
SECTION 142, T-15-S R-17-E
SECTION 1, T-16-S R-16-E
SECTION 1, T-16-S R-17-E
SOUTHWESTERN LAND DISTRICT,
WEST OF THE MISSISSIPPI RIVER
TERREBONNE PARISH
LOUISIANA

FOR
LOUISIANA LAND TRUST, LLC

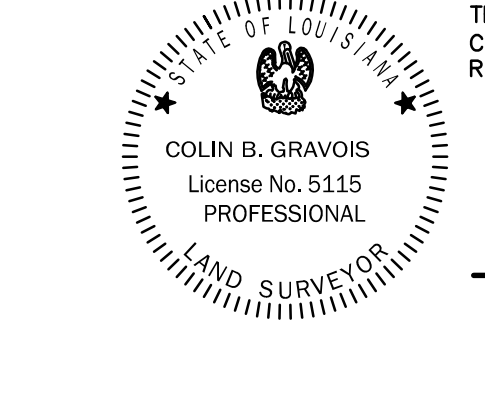
DEDICATION OF STREETS AND SERVITUDES
THE STREETS AS DESIGNATED ON THIS SUBDIVISION PLAT ARE HEREBY FORMALLY DEDICATED FOR USE AS A SERVITUDE FOR UNDERGROUND UTILITIES AND PUBLIC PASSAGE. ONLY THE FEE IN THE LAND BEING RESERVED AND THE PARISH OF TERREBONNE SHALL HAVE THE RIGHT TO IMPROVE AND MAINTAIN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

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

FUTURE DRAIN PIPE SIZES:
(FOR RESIDENTIAL LOTS 1-64)
ALL FUTURE DRAINAGE PIPES FOR RESIDENTIAL LOTS SHALL BE 15 INCHES IN DIAMETER AND SMOOTH PLASTIC PIPE MATERIAL (A22000)

PRELIMINARY PLAT APPROVAL:
LOUISIANA LAND TRUST, PRELIMINARY PLAT WAS APPROVED BY THE PLANNING COMMISSION ON _____

LAND USE: LOTS 1-64
SINGLE FAMILY RESIDENTIAL
(MUNICIPAL SEWER, OPEN DITCH, FINAL SUBDIVISION PLAN)
LAND USE: TRACTS 1-15
COMMERCIAL & LIGHT INDUSTRIAL
LAND USE: LIFT STATION TRACTS A-B
PUBLIC INFRASTRUCTURE

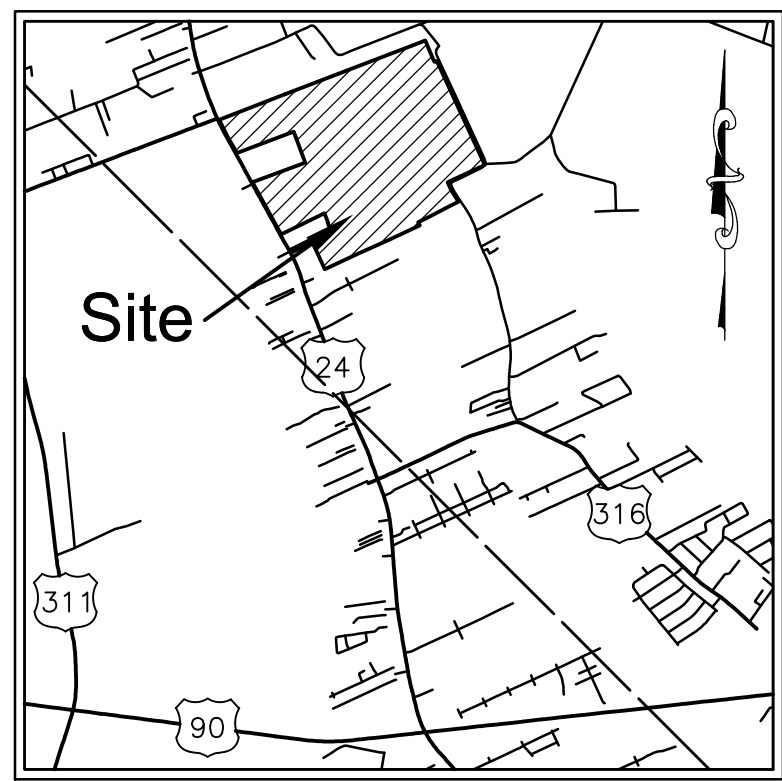


CERTIFICATION:
I HEREBY CERTIFY THAT THE PLAT SHOWN WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051, ET. SEQ., AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "B" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

COLIN B. GRAVOIS, P.L.S.
License No. 5115

DATE _____

Date: APRIL 25, 2022
Project Number: 217062
Drawn By: dch
Checked By: CBG
Sheet: _____



VICINITY MAP
Scale: 1"=5000'

CURVE TABLE					
NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA ANGLE
C27	1358.00'	370.78'	S37°54'23"E	369.60'	15°39'57"
C50	707.00'	81.99'	S49°20'29"E	81.95'	6°38'41"
C51	707.00'	66.99'	S27°01'02"E	66.97'	5°25'45"
C52	707.00'	66.99'	S32°26'46"E	66.97'	5°25'45"
C53	707.00'	66.99'	S37°52'31"E	66.97'	5°25'45"
C54	707.00'	66.99'	S43°18'16"E	66.97'	5°25'45"
C55	707.00'	81.99'	S49°20'29"E	81.95'	6°38'41"
C56	707.00'	66.99'	S55°22'42"E	66.97'	5°25'45"
C57	707.00'	66.99'	S60°48'26"E	66.97'	5°25'45"
C58	707.00'	66.99'	S66°14'11"E	66.97'	5°25'45"
C59	707.00'	66.99'	S71°39'56"E	66.97'	5°25'45"
C60	942.00'	109.25'	N49°20'29"W	109.18'	6°38'41"
C61	942.00'	89.26'	S71°39'56"E	89.23'	5°25'45"
C62	942.00'	89.26'	S66°14'11"E	89.23'	5°25'45"
C63	942.00'	89.26'	S60°48'26"E	89.23'	5°25'45"
C64	942.00'	89.26'	S55°22'41"E	89.23'	5°25'45"
C65	942.00'	109.25'	S49°20'29"E	109.18'	6°38'41"
C66	942.00'	89.26'	S43°18'16"E	89.23'	5°25'45"
C67	942.00'	89.26'	S37°52'31"E	89.23'	5°25'45"
C68	942.00'	89.26'	S32°26'47"E	89.23'	5°25'45"
C69	942.00'	89.26'	S27°01'02"E	89.23'	5°25'45"
C70	1022.00'	103.44'	S48°14'39"E	103.39'	5°47'56"

CURVE TABLE					
NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA ANGLE
C71	1022.00'	60.94'	S27°48'15"E	60.93'	3°24'59"
C72	1022.00'	88.44'	S27°59'29"E	88.41'	4°57'29"
C73	1022.00'	88.44'	S32°56'58"E	88.41'	4°57'29"
C74	1022.00'	88.44'	S37°54'27"E	88.41'	4°57'29"
C75	1022.00'	88.44'	S42°51'56"E	88.41'	4°57'29"
C76	1022.00'	103.44'	S48°14'39"E	103.39'	5°47'56"
C77	1022.00'	88.44'	S53°37'21"E	88.41'	4°57'29"
C78	1022.00'	88.44'	S58°34'50"E	88.41'	4°57'29"
C79	1022.00'	88.44'	S63°32'19"E	88.41'	4°57'29"
C80	1022.00'	88.44'	S68°29'48"E	88.41'	4°57'29"
C81	1222.00'	75.32'	N49°22'40"W	75.31'	3°31'53"
C82	1222.00'	105.74'	S48°14'39"E	105.71'	4°57'29"
C83	1222.00'	105.74'	S63°32'19"E	105.71'	4°57'29"
C84	1222.00'	105.74'	S68°29'48"E	105.71'	4°57'29"
C85	1222.00'	105.74'	S73°27'21"E	105.71'	4°57'29"
C86	1222.00'	75.32'	S49°22'40"E	75.31'	3°31'53"
C87	1222.00'	48.36'	S46°28'42"E	48.36'	2°16'03"
C88	1222.00'	105.74'	S53°37'21"E	105.71'	4°57'29"
C89	1222.00'	105.74'	S58°34'50"E	105.71'	4°57'29"
C90	1222.00'	105.74'	S63°32'19"E	105.71'	4°57'29"
C91	1222.00'	105.74'	S68°29'48"E	105.71'	4°57'29"
C92	1460.00'	86.33'	S67°17'47"W	86.32'	3°23'17"

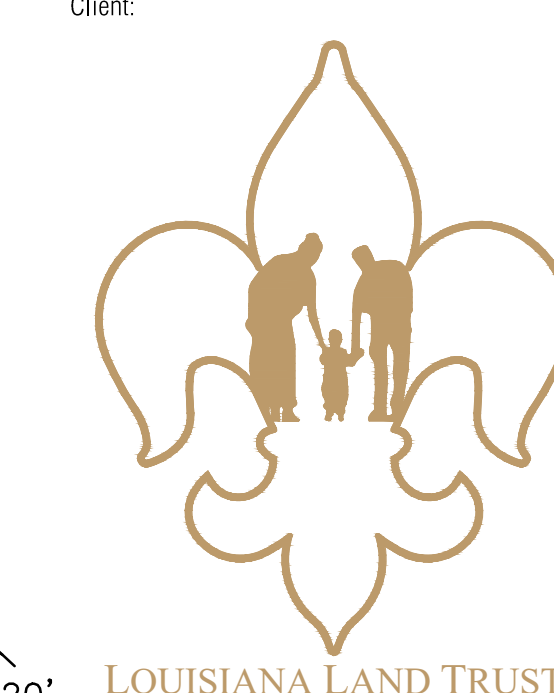
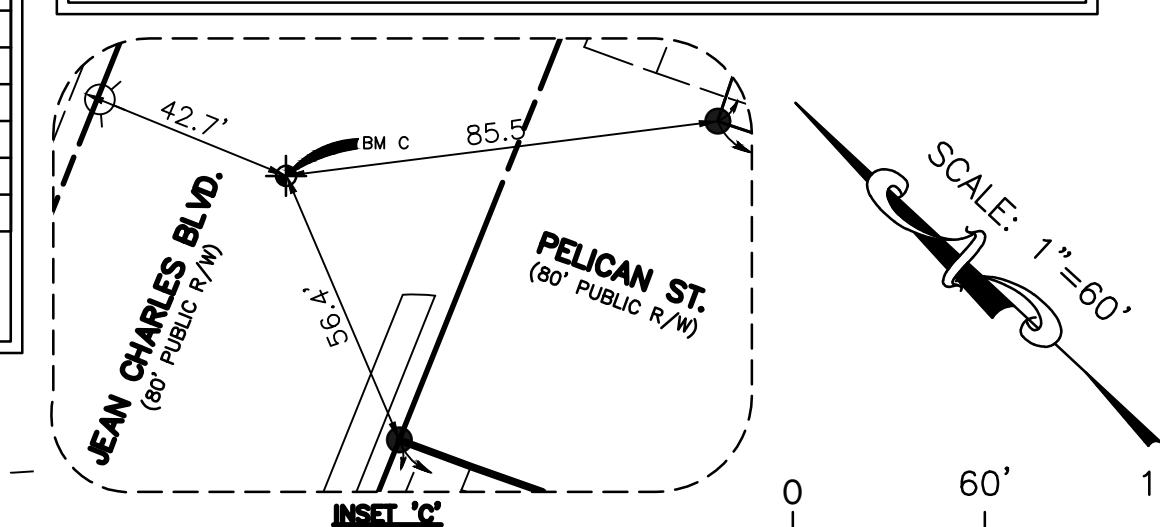
CURVE TABLE					
NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA ANGLE
C93	660.00'	65.36'	S44°01'57"E	65.33'	5°40'28"
C94	660.00'	65.36'	S27°59'29"E	65.33'	5°40'28"
C95	660.00'	65.36'	S27°00'39"E	65.33'	5°40'28"
C96	660.00'	65.36'	S37°54'27"E	65.33'	5°40'28"
C97	660.00'	65.36'	S42°51'56"E	65.33'	5°40'28"
C98	660.00'	65.36'	S48°14'39"E	65.33'	5°40'28"
C99	660.00'	80.36'	S58°37'21"E	80.31'	6°58'34"
C100	660.00'	65.36'	S63°34'50"E	65.33'	5°40'28"
C101	895.00'	88.63'	S68°29'48"E	88.59'	5°40'28"
C102	895.00'	88.63'	S73°27'21"E	88.59'	5°40'28"
C103	895.00'	108.97'	S78°24'50"E	108.90'	6°58'34"
C104	895.00'	88.63'	S83°22'19"E	88.59'	5°40'28"
C105	895.00'	88.63'	S88°19'48"E	88.59'	5°40'28"
C106	895.00'	88.63'	S93°17'17"E	88.59'	5°40'28"
C107	895.00'	60.44'	S22°14'22"E	60.43'	3°52'09"
C108	240.00'	28.32'	N23°41'06"W	28.30'	6°45'38"
C109	975.00'	84.30'	S24°14'51"E	84.27'	4°57'13"
C110	975.00'	84.30'	S29°12'04"E	84.27'	4°57'13"
C111	975.00'	84.30'	S34°09'29"E	84.27'	4°57'13"
C112	975.00'	84.30'	S38°59'24"E	84.27'	4°57'13"
C113	975.00'	84.30'	S43°54'44"E	84.27'	4°57'13"
C114	975.00'	84.30'	S48°49'39"E	84.27'	4°57'13"

CURVE TABLE					
NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA ANGLE
C115	975.00'	84.30'	S44°56'37"E	84.27'	4°57'13"
C116	975.00'	84.30'	S49°53'05"E	84.27'	4°57'13"
C117	975.00'	84.30'	S54°50'33"E	84.27'	4°57'13"
C118	1175.00'	101.59'	S59°52'24"E	101.56'	4°57'13"
C119	1175.00'	101.59'	S64°49'52"E	101.56'	4°57'13"
C120	1175.00'	101.59'	S69°47'20"E	101.56'	4°57'13"
C121	1175.00'	101.59'	S74°44'48"E	101.56'	4°57'13"
C122	1175.00'	101.59'	S79°42'16"E	101.56'	4°57'13"
C123	1175.00'	119.66'	S84°39'44"E	119.61'	5°50'06"
C124	1175.00'	101.59'	S89°37'12"E	101.56'	4°57'13"
C202	240.00'	19.79'	S00°40'30"E	19.24'	4°71'10"
C203	1022.00'	60.38'	S72°40'05"E	60.37'	3°23'06"
C204	160.00'	15.95'	S47°19'58"E	14.54'	5°40'21"
C205	975.00'	24.95'	S21°02'16"E	24.95'	1°27'58"
C206	895.00'	142.63'	S64°05'05"E	142.48'	9°07'50"
C207	25.00'	51.48'	N52°21'17"E	42.86'	11°59'24"
C209	875.00'	278.01'	S62°29'46"E	277.07'	16°20'13"
C210	8.00'	8.36'	S43°43'13"E	7.99'	5°53'21"
C211	974.00'	19.45'	S14°20'52"E	19.45'	1°08'39"

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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

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

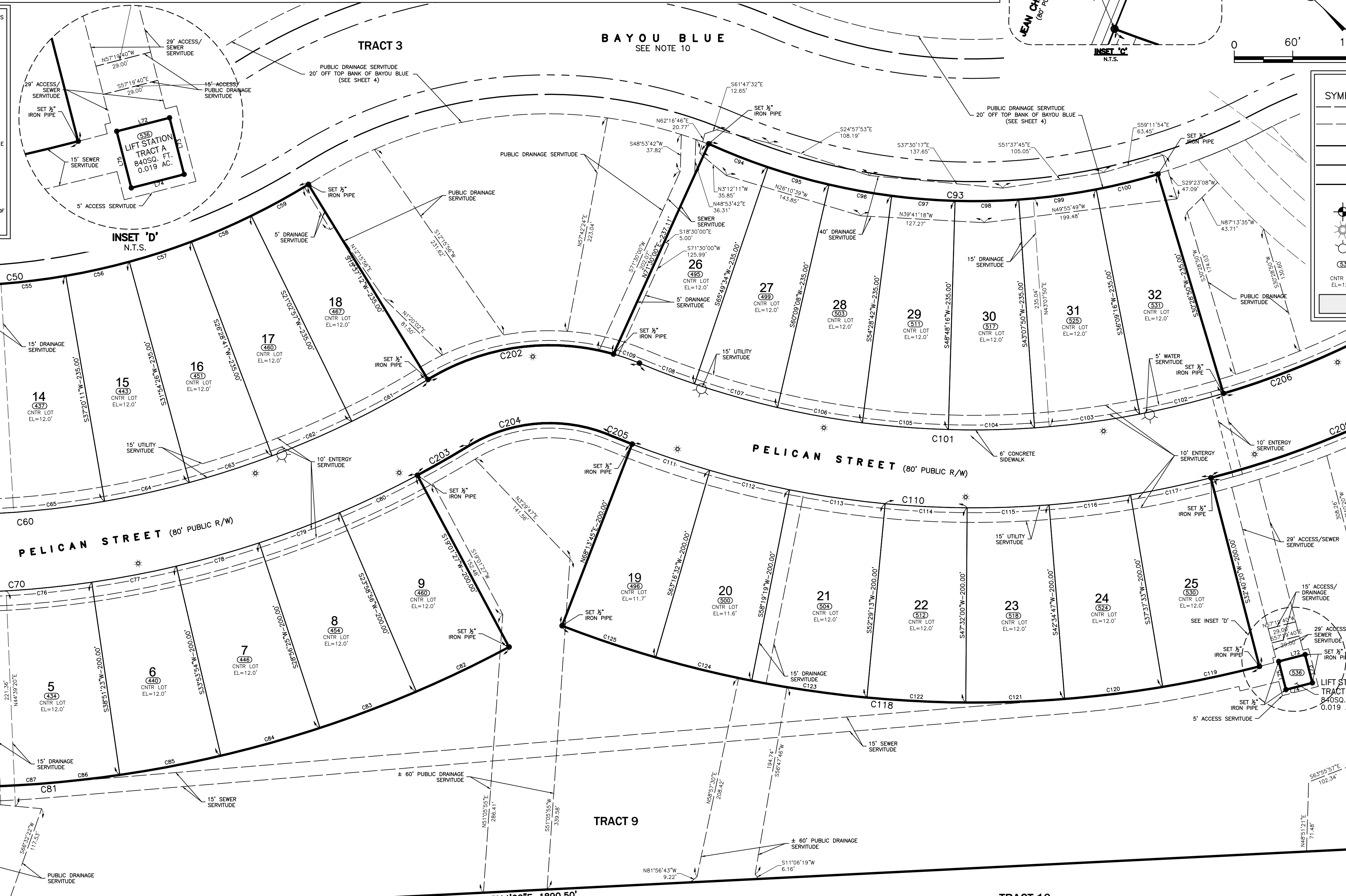


GENERAL NOTES:

- FLOOD NOTE: IN ACCORDANCE WITH FEMA FLOOD INSURANCE RATE MAP, PANEL NO. 2250904005 OF TERREBONNE PARISH, LOUISIANA, LAST REVISED MAY 1, 1985, THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" & "Y". NEAREST BASE FLOOD ELEVATION = 5.0' (JANUARY 1985) BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S FLOOD PLAN ADMINISTRATOR BEFORE ANY IMPROVEMENTS TO THE PROPERTY ARE CONTEMPLATED.
- ZONING: THE PROPERTY IS CURRENTLY NOT ZONED, AND THE DEVELOPMENT IS OUTSIDE OF ZONING DISTRICT BOUNDARIES. -LAND USE: COMMERCIAL, LIGHT INDUSTRIAL & SINGLE-FAMILY RESIDENTIAL (LOTS 1-64 ARE DESIGNATED AS SINGLE FAMILY RESIDENTIAL)
- REFERENCE DOCUMENTS:
 - SURVEY OF EVERGREEN PLANTATION LOCATED IN SECTIONS 87, 88, 134, 140, 144 & 145, TISS - R16E, SECTIONS 141 & 142, T15S - R17E, SECTIONS 1 & 61, T16S - R16E& SECTION 1, T16S - R17E, TERREBONNE PARISH, LOUISIANA BY CHARLES M. CAMP, DATED JUNE 10, 1981 AND REVISED ON MARCH 17, 1982, ENTRY NO. 813626, COB 1120, FOLIO 155 AND RECORDED ON NOVEMBER 6, 1987.
 - STATE PROJECT NO. 855 - 06 - 13 HOUMA - SCHRIEVER HIGHWAY BY CARL E. HECK, DATED OCTOBER 7, 1982.
 - REMAINING UNDEVELOPED LAND ALONG HIGHWAY 24 EVERGREEN PLANTATION FOR ACADIA AGRICULTURAL HOLDINGS, L.L.C. BY MATTHEW J. LEDET, DATED NOVEMBER, 2013, ENTRY NO. 144747.
 - DIVISION OF +/- 5 ACRES ALONG HIGHWAY 24 WITHIN THE EVERGREEN PLANTATION BY DAVID L. MARTINEZ, ENTRY NO. 1267424.
 - REVISION OF TRACT C ALONG HIGHWAY 24 WITHIN THE EVERGREEN PLANTATION BY JAMES B. PELLEGRIN, DATED DECEMBER 15, 2012, BOOK M2312, PAGE 697, FILE NO. 1416197.
 - REVISION OF TRACT B ALONG HIGHWAY 24 WITHIN THE EVERGREEN PLANTATION BY DAVID L. MARTINEZ, DATED JANUARY 22, 2009, ENTRY NO. 1318064.
 - REVISION OF REMAINDER OF EVERGREEN PLANTATION INTO TRACT E AND REMAINING PROPERTY ALONG LOUISIANA HIGHWAY 24 BY MATTHEW J. LEDET, DATED NOVEMBER, 2013, BOOK 2365, PAGE 694, FILE NO. 1447478.
 - ALTA/ACSM SURVEY OF TRACT D ALONG LOUISIANA HIGHWAY 24 WITHIN EVERGREEN PLANTATION BY JAMES B. PELLEGRIN, DATED DECEMBER 31, 2010, FILE NO. 1447178.
- NO STRUCTURE, FILL OR OBSTRUCTIONS SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLAIN AREA WITHOUT A LETTER OF NO OBJECTION OR EQUAL.
- ELEVATIONS AND BM'S SHOWN HEREON ARE IN NAVD'83 AND ARE BASED ON STATIC GPS OBSERVATIONS PROCESSED BY OPUS USING GEOID 12B. OBSERVATION DATES: JANUARY 24, 2018
- TO CONVERT TO GRID BEARING TO TRUE BEARINGS USE:

+	-
-	+
- NO ATTEMPT HAS BEEN MADE BY CSRS, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, DEED RESTRICTIONS, SERVICITUDES, EASEMENTS, OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.
- LOT INFORMATION:

64 TOTAL SINGLE FAMILY LOTS
1 GREENSPACE LOT
2 LIFT STATION TRACTS
11 TOTAL TRACTS
- UTILITIES: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM LA. ONE CALL OR VISIBLE UTILITY FEATURES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT FOR ABOVE GROUND VISIBLE UTILITY FEATURES.
- SECTION LINES HAVE NOT BEEN VERIFIED IN THE FIELD AND ANY SHOWN ARE FOR GENERAL LOCATIVE INFORMATION ONLY.
- BAYOU BLUE IS A LOUISIANA STATE OWNED WATER BOTTOM PER THE OFFICE OF STATE LANDS, DIVISION OF ADMINISTRATION, WEB SITE: BANKS SHOWN PER LINE WORK VERIFIED AT: [HTTP://WWW.DOLA.LA.GOV/PAGES/OSL/OSL-DATA.ASPX](http://www.dola.la.gov/PAGES/OSL/OSL-DATA.ASPX) ON JUNE 26, 2018. OWNERSHIP OF THE BED OF BAYOU BLUE IS SUBJECT TO JUDICIAL DETERMINATION OF APPLICABILITY OF THE TEST FOR NAVIGABILITY.



LEGEND

SYMBOL	DESCRIPTION
---	SERVITUDE
---	BUILDING LINE
---	SET 1/2" IRON PIPE (INTERIORS)
---	SET 1/2" IRON PIPE
---	FOUND 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
BM	BM
---	STREET LIGHT
---	FIRE HYDRANT
---	PHYSICAL ADDRESS
---	CENTER LOT ELEVATION
---	FLOODZONE 'A'

INSET 'D' N.T.S.

INSET 'C'

INSET 'B'

INSET 'A'

INSET 'E'

INSET 'F'

INSET 'G'

INSET 'H'

INSET 'I'

INSET 'J'

INSET 'K'

INSET 'L'

INSET 'M'

INSET 'N'

INSET 'O'

INSET 'P'

INSET 'Q'

INSET 'R'

INSET 'S'

INSET 'T'

INSET 'U'

INSET 'V'

INSET 'W'

INSET 'X'

INSET 'Y'

INSET 'Z'

INSET 'AA'

INSET 'AB'

INSET 'AC'

INSET 'AD'

INSET 'AE'

INSET 'AF'

INSET 'AG'

INSET 'AH'

INSET 'AI'

INSET 'AJ'

INSET 'AK'

INSET 'AL'

INSET 'AM'

INSET 'AN'

INSET 'AO'

INSET 'AP'

INSET 'AQ'

INSET 'AR'

INSET 'AS'

INSET 'AT'

INSET 'AU'

INSET 'AV'

INSET 'AW'

INSET 'AX'

INSET 'AY'

INSET 'AZ'

INSET 'BA'

INSET 'BB'

INSET 'BC'

INSET 'BD'

INSET 'BE'

INSET 'BF'

INSET 'BG'

INSET 'BH'

INSET 'BI'

INSET 'BJ'

INSET 'BK'

INSET 'BL'

INSET 'BM'

INSET 'BN'

INSET 'BO'

INSET 'BP'

INSET 'BQ'

INSET 'BR'

INSET 'BS'

INSET 'BT'

INSET 'BU'

INSET 'BV'

INSET 'BW'

INSET 'BX'

INSET 'BY'

INSET 'BZ'

INSET 'CA'

INSET 'CB'

INSET 'CC'

INSET 'CD'

INSET 'CE'

INSET 'CF'

INSET 'CG'

INSET 'CH'

INSET 'CI'

INSET 'CJ'

INSET 'CK'

INSET 'CL'

INSET 'CM'

INSET 'CN'

INSET 'CO'

INSET 'CP'

INSET 'CQ'

INSET 'CR'

INSET 'CS'

INSET 'CT'

INSET 'CU'

INSET 'CV'

INSET 'CW'

INSET 'CX'

INSET 'CY'

INSET 'CZ'

INSET 'DA'

INSET 'DB'

INSET 'DC'

INSET 'DD'

INSET 'DE'

INSET 'DF'

INSET 'DG'

INSET 'DH'

INSET 'DI'

INSET 'DJ'

INSET 'DK'

INSET 'DL'

INSET 'DM'

INSET 'DN'

INSET 'DO'

INSET 'DP'

INSET 'DQ'

INSET 'DR'

INSET 'DS'

INSET 'DT'

INSET 'DU'

INSET 'DV'

INSET 'DW'

INSET 'DX'

INSET 'DY'

INSET 'DZ'

INSET 'EA'

INSET 'EB'

INSET 'EC'

INSET 'ED'

INSET 'EE'

INSET 'EF'

INSET 'EG'

INSET 'EH'

INSET 'EI'

INSET 'EJ'

INSET 'EK'

INSET 'EL'

INSET 'EM'

INSET 'EN'

INSET 'EO'

INSET 'EP'

INSET 'EQ'

INSET 'ER'

INSET 'ES'

INSET 'ET'

INSET 'EU'

INSET 'EV'

INSET 'EW'

INSET 'EX'

INSET 'EY'

INSET 'EZ'

INSET 'FA'

INSET 'FB'

INSET 'FC'

INSET 'FD'

INSET 'FE'

INSET 'FF'

INSET 'FG'

INSET 'FH'

INSET 'FI'

INSET 'FJ'

INSET 'FK'

INSET 'FL'

INSET 'FM'

INSET 'FN'

INSET 'FO'

INSET 'FP'

INSET 'FQ'

INSET 'FR'

INSET 'FS'

INSET 'FT'

INSET 'FU'

INSET 'FV'

INSET 'FW'

INSET 'FX'

INSET 'FY'

INSET 'FZ'

INSET 'GA'

INSET 'GB'

INSET 'GC'

INSET 'GD'

INSET 'GE'

INSET 'GF'

INSET 'GG'

INSET 'GH'

INSET 'GI'

INSET 'GJ'

INSET 'GK'

INSET 'GL'

INSET 'GN'

INSET 'GO'

INSET 'GP'

INSET 'GQ'

INSET 'GR'

INSET 'GS'

INSET 'GT'

INSET 'GU'

INSET 'GV'

INSET 'GW'

INSET 'GX'

INSET 'GY'

INSET 'GZ'

INSET 'HA'

INSET 'HB'

INSET 'HC'

INSET 'HD'

INSET 'HE'

INSET 'HF'

INSET 'HG'

INSET 'HH'

INSET 'HI'

INSET 'HJ'

INSET 'HK'

INSET 'HL'

INSET 'HM'

INSET 'HN'

INSET 'HO'

INSET 'HP'

INSET 'HQ'

INSET 'HR'

INSET 'HS'

INSET 'HT'

INSET 'HU'

INSET 'HV'

INSET 'HW'

INSET 'HX'

INSET 'HY'

INSET 'HZ'

INSET 'IA'

INSET 'IB'

INSET 'IC'

INSET 'ID'

INSET 'IE'

INSET 'IF'

INSET 'IG'

INSET 'IH'

INSET 'II'

INSET 'IJ'

INSET 'IK'

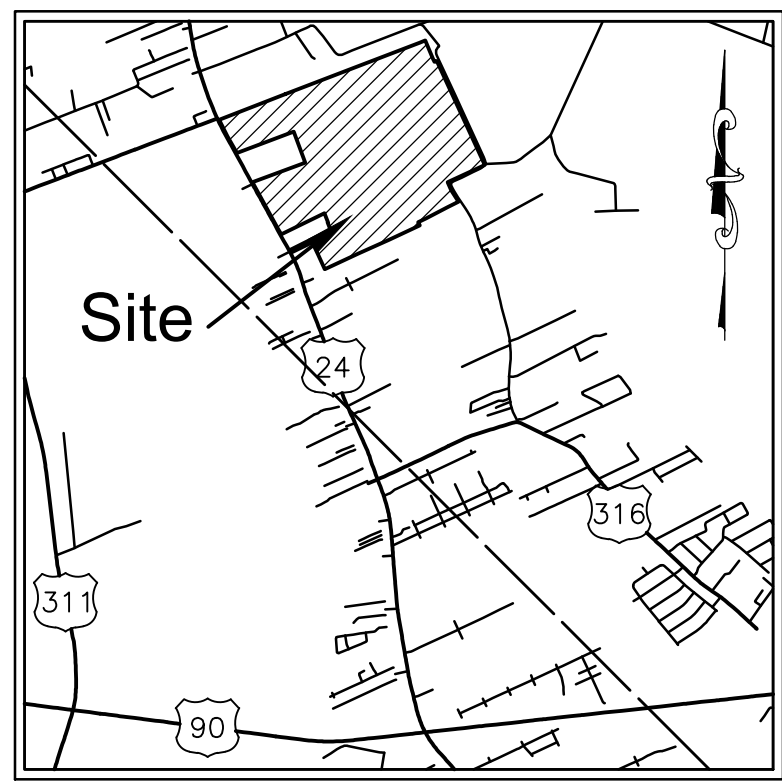
INSET 'IL'

INSET 'IN'

INSET 'IO'

INSET 'IP'

<



VICINITY MAP
Scale: 1"=5000'±

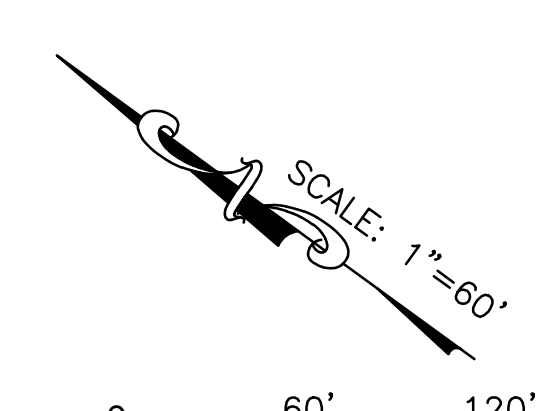
CURVE TABLE					
NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA ANGLE
C13	460.00'	116.68'	N20°38'54"E	116.37'	14°32'00"
C14	620.00'	90.28'	S74°05'26"E	90.21'	8°20'36"
C126	659.00'	80.29'	S40°38'27"E	80.24'	6°58'50"
C127	659.00'	65.29'	S17°16'59"E	65.26'	5°40'35"
C128	659.00'	65.29'	S22°57'34"E	65.26'	5°40'35"
C129	659.00'	65.29'	S28°38'09"E	65.26'	5°40'35"
C130	659.00'	65.29'	S34°18'44"E	65.26'	5°40'35"
C131	659.00'	80.29'	S40°38'27"E	80.24'	6°58'50"
C132	659.00'	65.29'	S46°58'10"E	65.26'	5°40'35"
C133	659.00'	65.29'	S52°38'45"E	65.26'	5°40'35"
C134	659.00'	65.21'	S58°19'08"E	65.18'	5°40'11"
C135	894.00'	108.82'	S40°38'27"E	108.85'	6°58'50"
C136	290.00'	37.07'	N50°07'54"W	37.04'	7°19'25"
C137	894.00'	51.64'	S57°08'20"E	51.63'	3°18'34"
C138	894.00'	88.57'	S52°38'45"E	88.53'	5°40'35"
C139	894.00'	88.57'	S46°58'10"E	88.53'	5°40'35"
C140	894.00'	108.82'	S40°38'27"E	108.85'	6°58'50"
C141	894.00'	88.57'	S34°18'44"E	88.53'	5°40'35"
C142	894.00'	88.57'	S28°38'09"E	88.53'	5°40'35"
C143	894.00'	88.57'	S22°57'34"E	88.53'	5°40'35"
C144	894.00'	88.57'	S17°16'59"E	88.53'	5°40'35"
C145	974.00'	83.62'	S37°56'15"E	83.59'	4°55'08"

CURVE TABLE					
NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA ANGLE
C146	974.00'	83.62'	S17°22'46"E	83.59'	4°55'08"
C147	974.00'	98.62'	S22°44'22"E	98.58'	5°48'05"
C148	974.00'	83.62'	S28°05'59"E	83.59'	4°55'08"
C149	974.00'	83.62'	S33°01'07"E	83.59'	4°55'08"
C150	974.00'	83.62'	S37°56'15"E	83.59'	4°55'08"
C151	974.00'	83.62'	S42°51'23"E	83.59'	4°55'08"
C152	974.00'	98.62'	S48°12'59"E	98.58'	5°48'05"
C153	974.00'	83.62'	S53°07'36"E	83.59'	4°55'08"
C154	974.00'	46.88'	S57°24'53"E	46.87'	2°45'27"
C155	210.00'	36.91'	N63°45'32"W	36.86'	10°04'10"
C156	1174.00'	100.79'	S37°56'15"E	100.76'	4°55'08"
C157	1174.00'	100.79'	S58°29'26"E	100.56'	4°54'33"
C158	1174.00'	100.79'	S53°34'36"E	100.76'	4°55'08"
C159	1174.00'	118.87'	S48°12'59"E	118.82'	5°48'05"
C160	1174.00'	100.79'	S42°51'23"E	100.76'	4°55'08"
C161	1174.00'	100.79'	S37°56'15"E	100.76'	4°55'08"
C162	1174.00'	100.79'	S33°01'07"E	100.76'	4°55'08"
C163	1174.00'	100.79'	S28°05'59"E	100.76'	4°55'08"
C164	1174.00'	118.87'	S22°44'22"E	118.82'	5°48'05"
C165	1174.00'	100.79'	S17°22'46"E	100.76'	4°55'08"
C166	305.00'	62.55'	S36°11'27"E	62.44'	11°45'00"
C167	305.00'	47.55'	S79°07'7"E	47.50'	8°55'56"

CURVE TABLE					
NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA ANGLE
C168	305.00'	47.55'	S16°55'03"E	47.50'	8°55'56"
C169	305.00'	47.55'	S25°50'59"E	47.50'	8°55'56"
C170	305.00'	62.55'	S36°11'27"E	62.44'	11°45'00"
C171	305.00'	47.55'	S46°23'46"E	47.50'	8°55'56"
C172	305.00'	47.55'	S56°23'46"E	47.50'	8°55'56"
C173	305.00'	47.55'	S66°23'46"E	47.50'	8°55'56"
C174	540.00'	136.97'	S20°38'54"W	136.61'	14°32'00"
C175	540.00'	110.74'	S36°11'27"E	110.55'	11°45'00"
C176	540.00'	33.06'	S70°36'59"E	33.06'	3°30'29"
C177	540.00'	84.18'	S64°23'46"E	84.10'	8°55'56"
C178	540.00'	84.18'	S55°22'50"E	84.10'	8°55'56"
C179	540.00'	84.18'	S46°23'46"E	84.10'	8°55'56"
C180	540.00'	110.74'	S36°11'27"E	110.55'	11°45'00"
C181	540.00'	84.18'	S25°50'59"E	84.10'	8°55'56"
C182	540.00'	84.18'	S16°55'03"E	84.10'	8°55'56"
C183	540.00'	84.18'	S7°59'07"E	84.10'	8°55'56"
C184	620.00'	98.41'	S34°32'20"E	98.31'	9°05'40"
C185	620.00'	83.41'	S10°43'16"E	83.35'	7°42'29"
C186	620.00'	83.41'	S20°38'54"E	83.35'	7°42'29"
C187	620.00'	83.41'	S28°05'59"E	83.35'	7°42'29"
C188	620.00'	98.41'	S34°32'20"E	98.31'	9°05'40"
C189	620.00'	83.41'	S42°56'24"E	83.35'	7°42'29"
C190	620.00'	83.41'	S50°38'54"E	83.35'	7°42'29"

CURVE TABLE					
NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA ANGLE
C191	620.00'	83.41'	S58°21'23"E	83.35'	7°42'29"
C192	620.00'	83.41'	S68°03'53"E	83.35'	7°42'29"
C193	620.00'	130.16'	S34°32'20"E	130.02'	9°05'40"
C194	620.00'	110.32'	N6°03'53"W	110.23'	7°42'29"
C195	620.00'	110.32'	N58°21'23"W	110.23'	7°42'29"
C196	620.00'	110.32'	N50°38'54"W	110.23'	7°42'29"
C197	620.00'	110.32'	N42°56'24"W	110.23'	7°42'29"
C198	620.00'	130.16'	N34°32'20"W	130.02'	9°05'40"
C199	620.00'	110.32'	N26°08'15"W	110.23'	7°42'29"
C200	620.00'	110.32'	S18°25'46"E	110.23'	7°42'29"
C201	620.00'	110.32'	S10°43'16"E	110.23'	7°42'29"
C202	620.00'	142.63'	S64°05'05"E	142.48'	9°07'50"
C206	895.00'	116.83'	S64°05'05"E	116.83'	9°07'50"
C207	25.00'	51.48'	N52°21'17"E	42.86'	11°59'24"
C209	975.00'	278.01'	S65°29'46"E	277.07'	16°20'13"
C210	8.00'	8.36'	S43°43'13"E	7.99'	59°53'21"
C211	974.00'	19.45'	S14°20'52"E	19.45'	1°08'39"
C212	290.00'	256.80'	S28°06'05"E	248.49'	50°44'13"
C213	540.00'	26.26'	S20°38'54"E	26.26'	2°47'11"
C214	210.00'	175.80'	S24°43'43"E	170.80'	47°59'28"
C215	620.00'	66.38'	S3°48'00"E	66.35'	6°08'03"

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L2	S24°08'18"E	98.28'
L3	S24°08'18"E	225.06'
L4	S65°14'46"E	18.81'
L5	S13°22'54"W	97.09'
L31	N13°22'54"E	97.65'
L32	N78°15'44"W	81.86'
L33	S78°15'44"E	163.49'
L34	N20°04'52"E	200.00'



FUTURE DRAIN PIPE SIZES:
(FROM RESIDENTIAL LOTS 1-64)
ALL FUTURE DRAINAGE PIPES FOR RESIDENTIAL LOTS SHALL BE 15 INCHES IN DIAMETER AND SMOOTH PLASTIC PIPE MATERIAL (A2000).

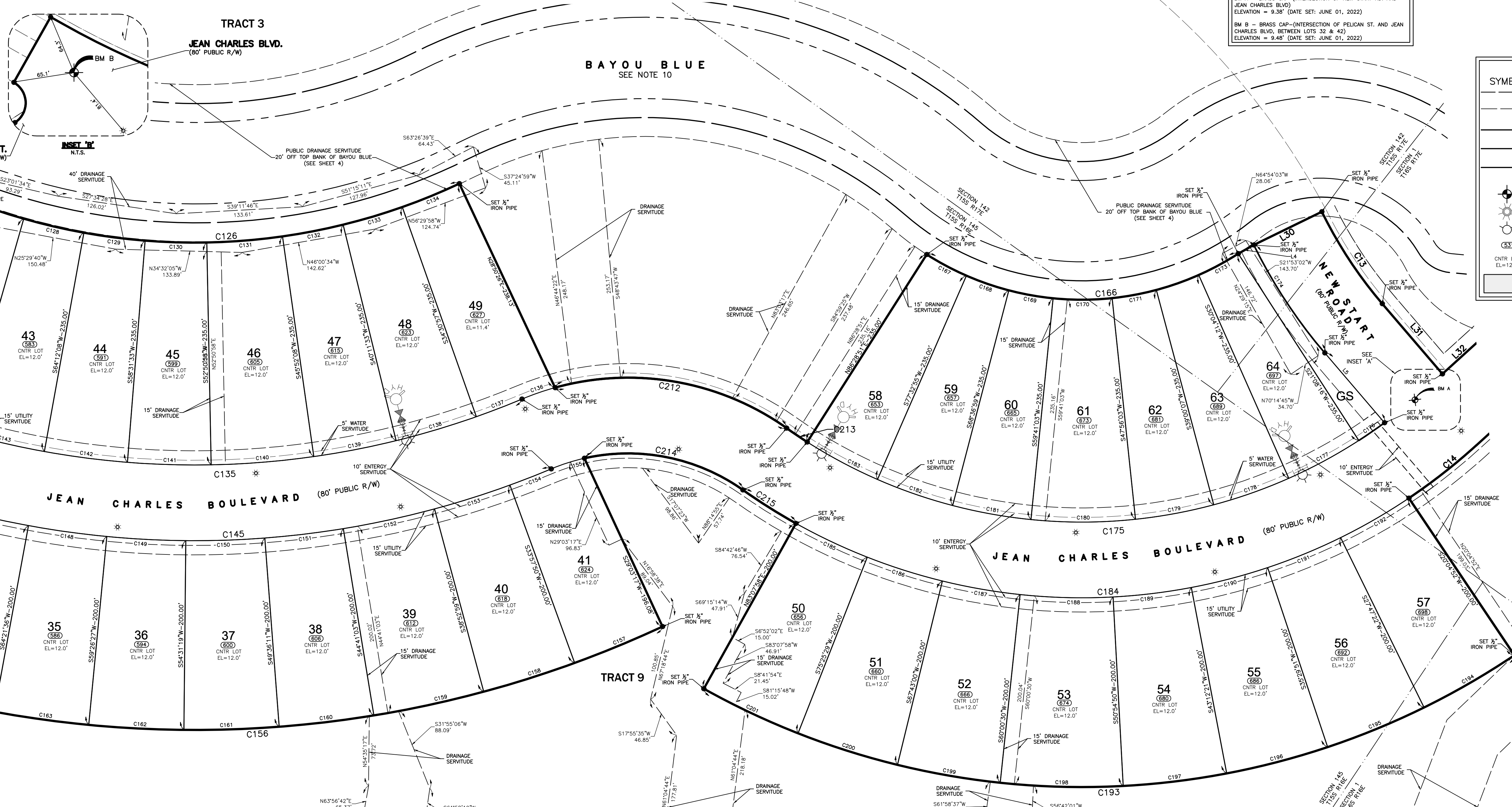
ELEVATION REFERENCE DATUM:
COORDINATES ARE REFERENCED TO LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83. GPS OBSERVATIONS, OPUS SOLUTION DATED JANUARY 24, 2018, REFERENCE MONUMENTS USED DPT771, DGS315, DLB631. DISTANCES ARE IN U.S. SURVEY FEET.
ELEVATIONS AND BM'S SHOWN HEREON ARE IN NAVD'88 AND ARE BASED ON STATIC GPS OBSERVATIONS PROCESSED BY OPUS USING GEOID 12B. OBSERVATION DATES: JANUARY 24, 2018

BENCHMARKS:
BM A - BRASS CAP - (INTERSECTION OF NEW START RD. AND JEAN CHARLES BLVD)
ELEVATION = 9.38' (DATE SET: JUNE 01, 2022)
BM B - BRASS CAP - (INTERSECTION OF PELICAN ST. AND JEAN CHARLES BLVD)
ELEVATION = 9.48' (DATE SET: JUNE 01, 2022)

DEDICATION OF STREETS AND SERVICUTES
THE STREETS AS DESIGNATED ON THIS SUBDIVISION PLAN ARE HEREBY FORMALLY DEDICATED FOR USE AS A SERVICUTE 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 SERVICUTES AS INDICATED ON THE PRIVATE LOTS AND THE STREET RIGHT-OF-WAYS AS SHOWN ARE HEREBY DEDICATED FOR THE USE OF CONSTRUCTING, OPERATING AND MAINTAINING UTILITIES AND OF DRAINAGE STRUCTURES. THE FEE IN THE LAND BEING RESERVED BY THE PROPERTY OWNER.

Micael B. Taylor 4/1/2022
DATE

AUTHORIZED OWNER/AGENT
LOUISIANA LAND TRUST, LLC
11100 MEAD ROAD SUITE 200
BATON ROUGE, LA 70816
225-385-0777



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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

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

APPROVED BY: _____
FOR: _____

LOT AREA TABLE		
LOT #	ACRES	SQ.FT.
33	0.423	18440.85
34	0.499	21745.86
35	0.423	18440.85
36	0.423	18440.85
37	0.423	18440.85
38	0.423	18440.85
39	0.499	21745.86
40	0.423	18440.85
41	0.421	18357.10
42	0.415	18078.54
43	0.415	18078.54
44	0.415	18078.54
45	0.415	18078.54
46	0.510	22232.05
47	0.415	18078.54
48	0.415	18078.54
49	0.415	18079.95

LOT AREA TABLE		
LOT #	ACRES	SQ.FT.
65	0.111	4830.78
50	0.445	19372.78
51	0.445	19372.78
52	0.445	19372.78
53	0.525	22856.65
54	0.445	19372.78
55	0.445	19372.78
56	0.445	19372.78
57	0.445	19372.78
58	0.355	15478.48
59	0.355	15478.48
60	0.355	15478.48
61	0.467	20361.48
62	0.355	15478.48
63	0.355	15478.48
64	0.355	15478.48

GENERAL NOTES:

- 1.) FLOOD NOTE: IN ACCORDANCE WITH FEMA FLOOD INSURANCE RATE MAP, PANEL NO. 2252060405C OF TERREBONNE PARISH, LOUISIANA, LAST REVISED MAY 1, 1985, THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "A" & "X". NEAREST BASE FLOOD ELEVATION = 5.0' (NAVD 1988). BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S FLOOD PLAN ADMINISTRATOR BEFORE ANY IMPROVEMENTS TO THE PROPERTY ARE COMPLETED.
- 2.) ZONING: THE PROPERTY IS CURRENTLY NOT ZONED, AND THE DEVELOPMENT IS OUTSIDE OF ZONING DISTRICT BOUNDARIES.
-LAND USE: COMMERCIAL, LIGHT INDUSTRIAL & SINGLE-FAMILY RESIDENTIAL (LOTS 1-64 ARE DESIGNATED AS SINGLE FAMILY RESIDENTIAL)
- 3.) REFERENCE DOCUMENTS:
A.) SURVEY OF EVERGREEN PLANTATION LOCATED IN SECTIONS 87, 88, 134, 140, 144 & 145, T15S - R16E, SECTIONS 141 & 142, T15S - R17E, SECTIONS 1 & 61, T16S - R16E & SECTION 1, T16S - R17E, TERREBONNE PARISH, LOUISIANA BY CHARLES M. CAMP, DATED JUNE 10, 1981 AND REVISED ON MARCH 17, 1987, ENTRY NO. 81526; COB 1120, FOLIO 135 AND RECORDED ON NOVEMBER 6, 1987.
B.) STATE PROJECT NO. 855 - 06 - 13 HOUMA - SCHREVER HIGHWAY BY CARL E. HECK DATED OCTOBER 7, 1982.
C.) REMAINING UNDEVELOPED LAND ALONG HIGHWAY 24 EVERGREEN PLANTATION FOR ACADIA AGRICULTURAL HOLDINGS, L.L.C. BY MATTHEW J. LEDET, DATED NOVEMBER, 2013, ENTRY NO. 1447417.
D.) DIVISION OF 4- 5 ACRES ALONG HIGHWAY 24 WITHIN THE EVERGREEN PLANTATION BY DAVID L. MARTINEZ, ENTRY NO. 1267424.
E.) REDIVISION OF TRACT C ALONG HIGHWAY 24 WITHIN THE EVERGREEN PLANTATION BY JAMES B. PELLEGRIN, DATED DECEMBER 15, 2012, BOOK M2312, PAGE 697, FILE NO. 1441897.
F.) REDIVISION OF TRACT B ALONG HIGHWAY 24 WITHIN THE EVERGREEN PLANTATION BY DAVID L. MARTINEZ, DATED JANUARY 22, 2009, ENTRY NO. 1318064.
G.) REDIVISION OF REMAINDER OF EVERGREEN PLANTATION INTO TRACT E AND REMAINING PROPERTY ALONG LOUISIANA HIGHWAY 24 BY MATTHEW J. LEDET, DATED NOVEMBER, 2013, BOOK 2365, PAGE 694, FILE NO. 1447416.
H.) 1/4" AS2M SURVEY OF TRACT D ALONG LOUISIANA HIGHWAY 24 WITHIN EVERGREEN PLANTATION BY JAMES B. PELLEGRIN, DATED DECEMBER 21, 2010, FILE NO. 1384178.
- 4.) NO STRUCTURE, FILL OR OBSTRUCTIONS SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OR Delineated FLOOD PLAN AREA WITHOUT A LETTER OF NO OBJECTION OR EQUAL.

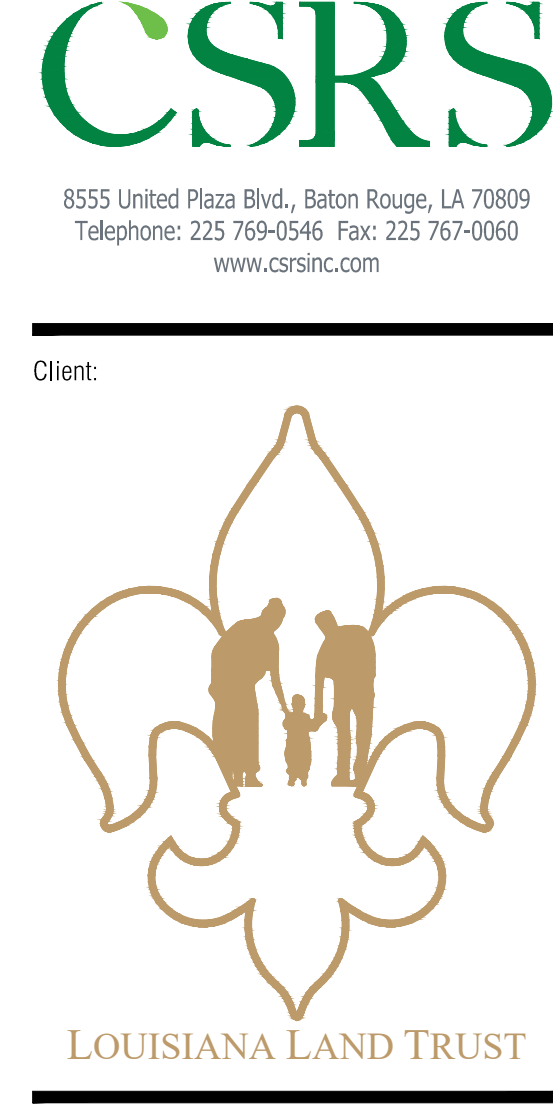
- 5.) ELEVATIONS AND BM'S SHOWN HEREON ARE IN NAVD'88 AND ARE BASED ON STATIC GPS OBSERVATIONS PROCESSED BY OPUS USING GEOID 12B. OBSERVATION DATES: JANUARY 24, 2018
TO CONVERT TO GRID BEARING TO TRUE BEARINGS USE: + -
θ = 0°16'32.94455" (SCALE FACTOR=0.99938954)
- 6.) NO ATTEMPT HAS BEEN MADE BY CSRS, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, DEED RESTRICTIONS, SERVICUTES, EASEMENTS, OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.
- 7.) LOT INFORMATION:
64 TOTAL SINGLE FAMILY LOTS
1 GREENSPACE LOT
2 LIFT STATION TRACTS
11 TOTAL TRACTS
- 8.) UTILITIES:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM LA ONE CALL OR VISIBLE UTILITY FEATURES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT FOR ABOVE GROUND VISIBLE UTILITY FEATURES.
- 9.) SECTION LINES HAVE NOT BEEN VERIFIED IN THE FIELD AND ANY SHOWN ARE FOR GENERAL LOCATIVE INFORMATION ONLY.

BAYOU BLUE IS A LOUISIANA STATE OWNED WATER BOTTOM PER THE OFFICE OF STATE LANDS, DIVISION OF ADMINISTRATION, WEB SITE. BANKS SHOWN PER LINE WORK VERIFIED AT [HTTP://WWW.DOLA.LA.GOV/PAGES/005-005-DATA.aspx](http://WWW.DOLA.LA.GOV/PAGES/005-005-DATA.aspx) ON JUNE 26, 2018. OWNERSHIP OF THE BED OF BAYOU BLUE IS SUBJECT TO JUDICIAL DETERMINATION OF APPLICABILITY OF THE TEST FOR NAVIGABILITY.



CERTIFICATION:
I HEREBY CERTIFY THAT THE PLAN SHOWN WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051, ET. SEQ., AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "B" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

COLIN B. GRAVOIS, P.L.S.
License No. 5115
DATE



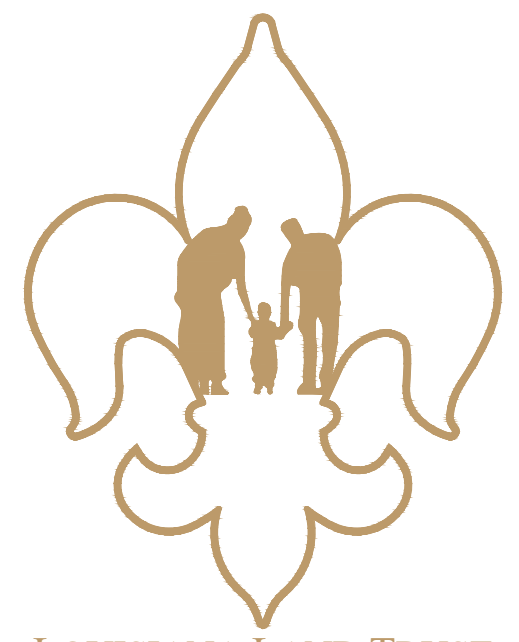
LEGEND	
SYMBOL	DESCRIPTION
---	SERVITUDE
---	BUILDING LINE
---	SET 1/2" IRON PIPE (INTERIORS)
---	SET 1/2" IRON PIPE
---	FOUND 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
BM	BENCHMARK
---	STREET LIGHT
---	FIRE HYDRANT
---	PHYSICAL ADDRESS
---	CENTER LOT ELEVATION
---	FLOODZONE 'A'

MAP SHOWING FINAL PLAT
OF
THE NEW ISLE PHASE 1 TRACT F
INTO
TRACTS 1- 14, LOTS 1-64 & LIFT STATION TRACTS A & B
LOCATED IN
SECTIONS 144 & 145, T-15-S R-16-E
SECTION 142, T-15-S R-17-E
SECTION 1, T-16-S R-16-E
SECTION 1, T-16-S R-17-E
SOUTHWESTERN LAND DISTRICT,
WEST OF THE MISSISSIPPI RIVER
TERREBONNE PARISH
LOUISIANA

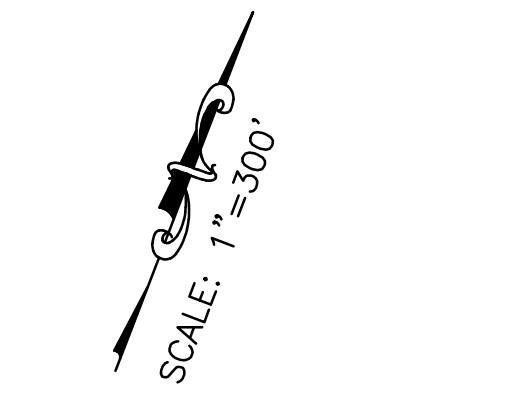
FOR
LOUISIANA LAND TRUST, LLC

Date: APRIL 25, 2022
Project Number: 217062
Drawn By: dch
Checked By: CBG
Sheet: _____

Client:



LOUISIANA LAND TRUST



SERVIDUTE CURVE TABLE					
NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA ANGLE
SC1	355.00'	286.04'	N53°07'30"W	278.35'	46°09'48"
SC2	245.00'	177.44'	N75°07'00"W	173.59'	41°39'48"
SC3	245.00'	192.40'	N38°48'08"E	187.50'	44°59'44"
SC4	26.20'	21.97'	S59°36'42"E	21.33'	49°03'00"
SC5	29.62'	47.12'	S13°09'58"W	42.30'	91°09'16"
SC6	197.62'	298.55'	S19°10'11"W	270.96'	86°33'33"
SC7	197.62'	298.55'	S19°10'11"W	270.96'	86°33'33"
SC8	388.70'	304.29'	S8°37'27"E	296.67'	43°43'08"
SC9	25.14'	28.60'	N48°12'51"W	27.07'	68°11'56"
SC10	85.00'	90.72'	N48°30'08"E	86.47'	61°08'58"
SC11	50.00'	34.53'	N50°51'37"E	33.85'	39°34'01"
SC12	15.00'	11.55'	N53°35'38"E	11.26'	44°03'59"
SC13	65.00'	26.75'	N19°45'17"E	26.56'	23°34'44"
SC14	15.00'	6.02'	N3°31'30"W	5.98'	22°58'49"

SERVIDUTE CURVE TABLE					
NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA ANGLE
SC15	85.00'	34.08'	S33°33'00"E	33.86'	22°58'49"
SC16	135.00'	55.56'	S19°45'17"W	55.17'	23°34'44"
SC17	385.00'	72.33'	S70°06'12"E	72.22'	10°45'51"
SC18	15.00'	16.01'	S5°30'08"W	15.26'	81°08'58"
SC19	21.00'	44.10'	N40°43'00"E	36.33'	120°20'58"
SC20	75.00'	66.08'	N78°43'00"E	63.96'	50°28'58"
SC21	105.00'	92.51'	S78°43'00"E	89.55'	50°28'58"
SC22	180.00'	378.09'	S40°43'00"E	312.32'	120°20'58"
SC23	165.00'	126.85'	S87°22'04"E	123.75'	44°02'49"
SC24	1540.00'	30.00'	S34°39'20"W	30.00'	110°58'58"
SC25	135.00'	103.78'	N87°22'04"W	101.25'	44°02'49"
SC26	153.38'	122.83'	N53°41'54"W	119.57'	49°53'03"
SC27	424.49'	94.57'	N34°32'39"W	94.37'	12°45'52"
SC28	45.49'	101.74'	N34°39'59"W	101.53'	12°49'33"

SERVIDUTE CURVE TABLE					
NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA ANGLE
SC29	123.38'	122.91'	N59°34'53"W	117.89'	57°04'37"
SC30	92.06'	99.21'	S16°22'37"E	94.48'	61°44'54"
SC31	185.00'	170.10'	S16°41'18"E	164.17'	67°23'53"
SC32	215.00'	197.68'	S16°41'18"E	190.79'	52°40'52"
SC33	62.06'	67.88'	S15°47'01"E	64.55'	62°40'31"
SC34	796.52'	212.49'	S17°38'25"W	211.86'	191°07'96"
SC35	837.50'	431.02'	S42°36'10"W	426.28'	29°30'12"
SC36	766.52'	204.36'	N17°38'08"E	203.75'	151°16'31"
SC37	806.82'	453.51'	N41°52'50"E	447.67'	32°12'21"
SC38	941.98'	15.00'	N46°28'31"W	15.00'	0°54'45"
SC39	363.00'	269.72'	S46°43'29"E	263.56'	42°34'19"
SC40	541.00'	467.30'	N53°41'54"W	452.91'	49°29'27"
SC41	618.50'	596.63'	S47°17'41"E	573.76'	55°16'10"
SC42	488.42'	431.75'	S44°59'02"E	417.83'	50°38'58"

SERVIDUTE CURVE TABLE					
NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA ANGLE
SC43	611.00'	565.09'	S43°48'45"E	545.17'	52°59'27"
SC44	497.38'	392.07'	S39°53'47"E	381.95'	45°09'32"
SC45	566.00'	665.80'	S28°45'37"E	628.07'	67°23'53"
SC46	139.00'	193.02'	S34°51'30"E	177.88'	79°33'39"
SC47	266.00'	438.37'	S27°25'37"E	390.43'	94°25'25"
SC48	305.00'	423.52'	N34°51'30"W	390.31'	79°33'39"
SC49	400.00'	470.53'	N38°48'37"W	443.86'	67°23'53"
SC50	85.00'	146.71'	N19°29'03"E	131.09'	100°54'47"
SC51	445.00'	411.58'	N43°48'45"W	397.05'	52°59'27"
SC52	654.42'	578.49'	N44°59'02"W	559.84'	50°38'52"
SC53	452.50'	436.50'	N47°17'41"W	419.77'	55°16'10"
SC54	707.00'	610.69'	N50°11'03"W	591.88'	49°29'27"
SC55	197.00'	146.38'	N46°43'29"W	143.03'	42°34'19"
SC56	315.00'	314.97'	N2°19'37"W	302.01'	57°17'27"

SERVIDUTE CURVE TABLE					
NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA ANGLE
SC57	315.00'	127.18'	N27°07'52"W	126.32'	23°07'58"
SC58	178.42'	15.00'	S30°18'57"E	15.00'	4°49'06"
SC59	895.00'	15.00'	S47°20'59"E	15.00'	0°57'37"
SC60	975.00'	15.00'	N32°07'08"W	15.00'	0°52'53"
SC61	640.00'	166.81'	S04°49'36"W	166.34'	14°56'01"
SC62	610.00'	149.97'	N07°41'17"E	149.59'	14°05'10"
SC63	590.00'	139.59'	N09°08'15"E	139.28'	13°33'20"
SC64	560.00'	125.26'	S01°13'56"E	125.00'	12°48'54"
SC65	974.00'	15.00'	S03°16'48"E	15.00'	0°52'57"
SC66	296.38'	15.00'	S37°09'02"E	15.00'	2°54'00"
SC67	974.00'	15.00'	N45°45'25"W	15.00'	0°52'57"
SC68	620.00'	15.00'	S30°41'05"E	15.00'	1°23'11"
SC69	620.00'	15.00'	N70°38'43"W	15.00'	1°23'11"
SC70	663.38'	522.85'	N39°53'47"W	509.43'	49°09'32"

SERVIDUTE CURVE TABLE					
NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA ANGLE
SC71	1185.55'	284.93'	N39°48'28"W	284.25'	13°40'13"
SC72	1140.55'	275.60'	S39°48'42"E	274.93'	13°50'41"
SC73	1205.90'	437.67'	S39°50'51"E	435.27'	20°41'41"
SC74	285.00'	115.07'	S37°07'52"E	114.29'	23°07'58"
SC75	1099.21'	741.84'	S48°06'42"E	727.84'	38°40'06"
SC76	218.16'	131.46'	S54°09'58"E	129.48'	34°31'37"
SC77	100.00'	177.38'	N32°49'28"W	155.02'	101°17'47"
SC78	133.00'	114.50'	N21°19'43"E	110.99'	49°19'30"
SC79	276.16'	247.99'	S43°49'28"E	239.86'	51°04'58"
SC80	1160.90'	421.18'	N29°48'04"W	418.87'	20°47'14"
SC81	285.00'	284.97'	N21°19'37"E	273.25'	57°17'27"
SC82	1036.21'	695.88'	S68°13'28"E	681.06'	38°15'23"
SC83	115.00'	120.76'	N39°51'51"E	115.28'	60°09'50"
SC84	285.00'	56.57'	N36°39'51"W	56.48'	11°22'21"

SERVIDUTE LINE TABLE			SERVIDUTE LINE TABLE			SERVIDUTE LINE TABLE		
NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
SL1	N63°45'54"W	32.06'	SL81	N69°07'34"E	316.06'	SL161	S83°21'35"W	30.00'
SL2	N28°42'00"W	386.10'	SL82	N39°18'28"E	34.63'	SL162	N25°17'45"W	264.24'
SL3	N75°28'59"W	15.01'	SL83	S44°39'20"W	219.20'	SL163	S61°58'37"W	192.00'
SL4	N14°33'01"E	15.00'	SL84	N45°45'54"W	15.00'	SL164	N30°51'51"W	10.45'
SL5	S75°28'59"E	15.01'	SL85	N44°39'20"E	221.36'	SL165	N60°00'30"E	199.86'
SL6	N61°18'00"E	8.63'	SL86	N43°58'52"E	234.88'	SL166	S60°00'30"W	200.04'
SL7	S28°27'40"E	385.97'	SL87	S43°58'52"W	234.92'	SL167	N31°44'51"W	20.25'
SL8	N79°13'32"W	84.80'	SL88	N68°59'26"E	243.41'	SL168	S56°42'01"W	197.83'
SL9	N25°04'21"W	122.85'	SL89	S64°51'42"W	164.26'	SL169	S25°09'23"E	327.07'
SL10	N36°04'37"E	31.51'	SL90	N78°15'44"W	17.36'	SL170	N46°44'22"E	248.17'
SL11	N73°38'38"E	319.08'	SL91	N68°00'39"W	278.58'	SL171	S48°43'47"W	253.17'
SL12	N31°32'39"E	120.23'	SL92	S15°37'12"W	51.28'	SL172	N83°03'17"E	246.65'
SL13	N75°05'57"E	108.94'	SL93	S74°22'48"E	5.00'	SL173	S84°59'25"W	237.48'
SL14	N15°00'54"W	481.53'	SL94	N12°15'56"E	91.23'	SL174	N86°28'51"E	235.16'
SL15	N32°30'38"W	594.86'	SL95	N1°20'02"E	81.50'	SL175	N86°28'51"E	235.37'
SL16	N22°35'25"W	105.36'	SL96	S19°01'27"W	152.48'	SL176	S59°41'03"W	234.79'
SL17	N16°15'19"E	152.70'	SL97	S51°05'55"W	286.41'	SL177	N59°41'03"E	235.16'
SL18	N4°17'30"W	94.67'	SL98	N51°05'55"E	339.58'	SL178	N24°29'15"E	146.72'
SL19	N30°00'16"W	547.78'	SL99	N32°47'17"E	141.56'	SL179	N70°14'45"W	34.70'
SL20	N54°59'44"E	70.00'	SL100	S12°15'56"W	231.62'	SL180	S21°53'02"W	143.70'
SL21	S35°00'16"E	567.00'	SL101	N57°42'24"E	223.04'	SL181	N74°50'18"E	351.85'
SL22	S4°17'30"E	126.58'	SL102	S71°30'00"W	202.07'	SL182	S79°47'56"E	98.65'
SL23	S16°15'19"W	140.71'	SL103	S48°53'42"W	37.82'	SL183	S20°04'52"W	200.00'
SL24	S22°35'25"E	74.60'	SL104	S71°30'00"W	125.99'	SL184	N20°04'52"E	199.03'
SL25	S32°30'38"E	257.66'	SL105	S16°30'00"E	5.00'	SL185	N19°33'26"E	58.72'
SL26	N61°12'44"E	775.10'	SL106	N81°56'43"W	9.22'	SL186	S79°47'56"E	109.83'
SL27	S28°47'16"E	26.06'	SL107	S85°57'30"W	208.42'	SL187	N74°50'18"E	333.47'
SL28	N61°53'15"E	42.67'	SL108	N32°14'24"W	50.52'	SL188	N9°05'05"W	148.16'
SL29	S75°28'59"E	72.16'	SL109	N56°47'46"E	184.74'	SL189	N17°15'05"E	91.95'
SL30	S75°28'59"E	72.16'	SL110	N11°06'19"E	6.16'	SL190	N25°20'49"W	298.02'
SL31	N14°33'01"E	15.00'	SL111	S86°19'19"W	200.00'	SL191	N64°39'11"E	49.75'
SL32	N75°28'59"W	66.30'	SL112	N58°19'19"E	200.02'	SL192	S25°20'49"E	305.51'
SL33	S61°53'15"W	36.63'	SL113	S43°07'50"W	235.00'	SL193	S21°25'41"E	77.89'
SL34	S28°47'16"E	32.94'	SL114	N43°07'50"E	235.04'	SL194	S12°52'45"E	191.75'
SL35	S61°12'44"W	770.22'	SL115	S30°28'50"W	174.03'	SL195	S25°21'21"E	1016.52'
SL36	S32°30'38"E	266.74'	SL116	N87°13'35"W	43.71'	SL196	S45°11'25"E	2041.61'
SL37	S15°00'54"E	492.30'	SL117	S30°28'50"W	130.60'	SL197	N57°19'40"W	29.00'
SL38	S75°28'59"E	108.94'	SL118	S6°38'25"E	52.26'	SL198	S57°19'40"E	29.00'
SL39	S31°32'39"W	54.07'	SL119	N63°26'25"W	52.26'	SL199	N59°21'07"E	14.95'
SL40	N75°38'38"E	57.57'	SL120	N87°21'35"E	30.00'	SL200	S70°39'46"E	27.35'
SL41	S75°38'38"E	458.34'	SL121	N63°26'25"W	52.26'	SL201	S23°01'34"E	93.29'
SL42	S38°04'37"E	24.32'	SL122	S63°26'25"E	52.26'	SL202	S27°34'28"E	126.02'
SL43	S25°04'21"E	173.39'	SL123	N62°47'59"E	199.03'	SL203	S37°30'17"E	137.65'
SL44	N52°23'14"E	96.04'	SL124	S73°33'19"W	187.00'	SL204	S51°15'11"E	127.96'
SL45	N42°27'19"E	74.32'	SL125	N26°10'39"W	143.85'	SL205	S59°11'54"E	63.45'
SL46	N47°32'41"W	65.00'	SL126	N45°52'39"E	46.78'	SL206	S37°24'59"W	45.11'
SL47	N42°27'19"E	81.68'	SL127	S46°56'17"W	191.49'	SL207	N56°29'58"W	124.74'
SL48	N52°23'14"E	119.53'	SL128	S71°30'05"W	74.25'	SL208	N46°00'34"W	142.62'
SL49	N70°36'31"E	87.44'	SL129</					

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 8-A & 8-B A REDIVISION OF LOT 8, BLOCK 3, ADD. NO. 2 OF MAGENTA ESTATES WEST SUBDIVISION
2. Developer's Name & Address: DAVID A. ABELS 548 Crochetville Rd Montegut, LA 70377
Owner's Name & Address: DAVID & PATRICIA ABELS 548 Crochetville Rd. Montegut, LA 70377
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

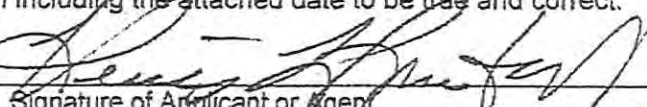
4. Physical Address: 548 CROCHETVILLE RD
5. Location by Section, Township, Range: SECTION 10, T18S-R19E
6. Purpose of Development: RECONFIGURE LOT LINES
7. Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
8. Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
9. Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
10. Planned Unit Development: Y N
11. Date and Scale of Map:
DATE: 6/13/22 SCALE: 1"=30'
12. Council District / Fire Tax Area:
9 Trosclair / Montegut Fire
13. Number of Lots: 2
14. Filing Fees: _____

CERTIFICATION:

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

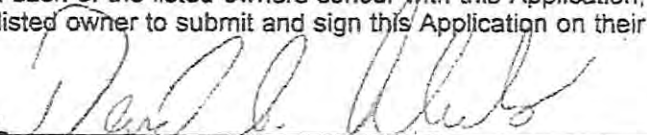
KENETH L. REMBERT
Print Applicant or Agent

6/27/22
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.

DAVID A. ABELS
Print Name of Signature

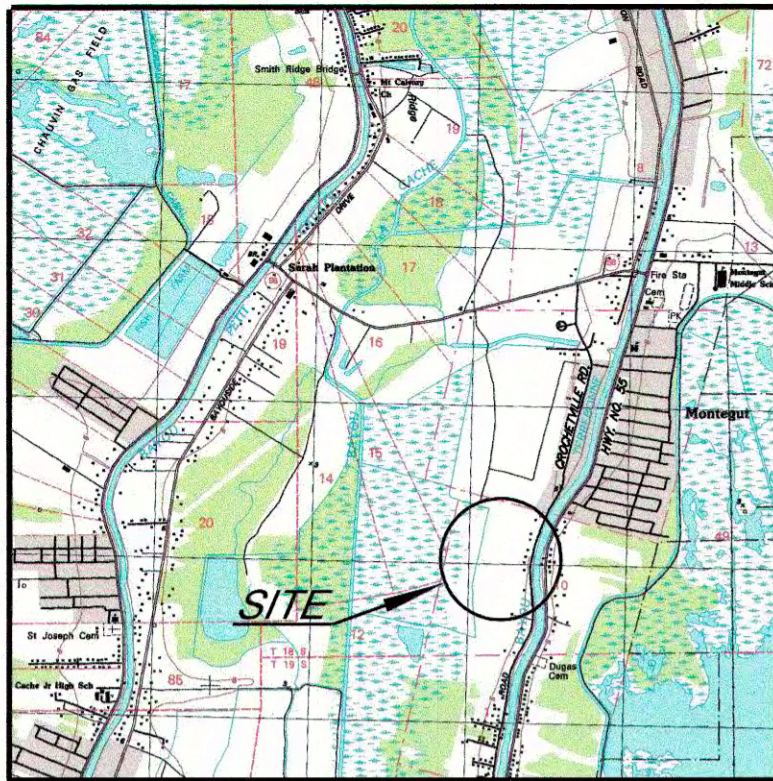

Signature

6/27/22
Date

PC22/ 7 - 1 - 30

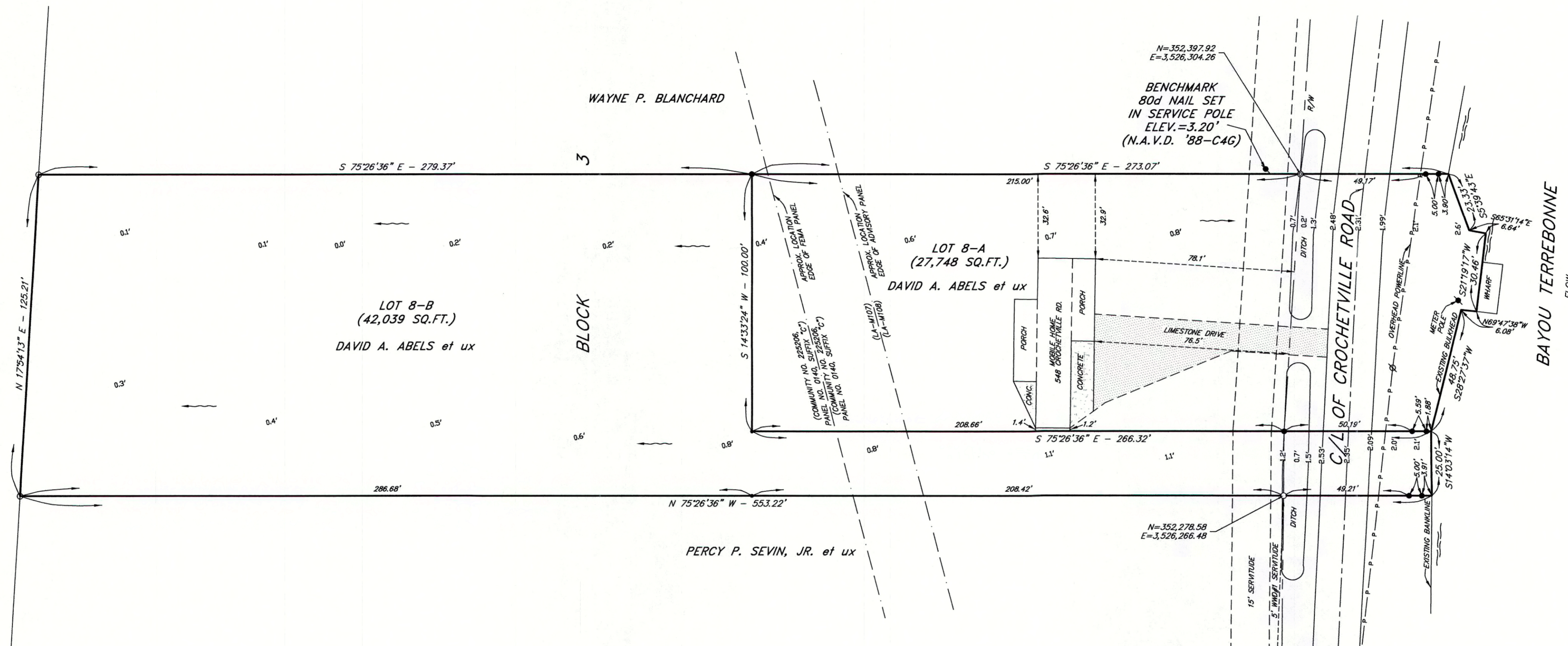
RPC / H.1

Revised 11/3/2021



"VICINITY MAP"

HERDIS J. NEIL et ux



RPC / H.1

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

"MINOR SUBDIVISION" LAND USE: RESIDENTIAL DEVELOPER: DAVID A. ABELS

SURVEY OF LOTS 8-A & 8-B A REDIVISION OF LOT 8, BLOCK 3, ADD. NO. 2 OF MAGENTA ESTATES WEST SUBDIVISION LOCATED IN SECTION 10, T18S - R19E TERREBONNE PARISH, LOUISIANA

JUNE 13, 2022 SCALE: 1" = 30'



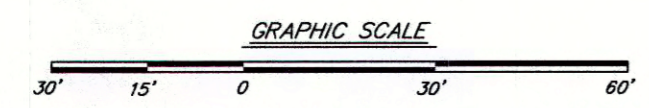
Signature of Kenneth L. Rembert, Surveyor, 635 School St., Houma, LA, PH. (985) 879-2782

INDIVIDUAL TREATMENT PLANT TO BE USED. COMMUNITY SEWERAGE IS NOT AVAILABLE. THIS PROPERTY DRAINS TO THE REAR, ROADSIDE DITCHES AND BAYOU TERREBONNE WHICH IS MAINTAINED BY THE PARISH OF TERREBONNE. 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 "A12" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NOS. 0130 & 0140, SUFFIX "C", DATED MAY 1, 1985 AND INDEXED APRIL 2, 1992. (ZONE "A12" HAS A BASE FLOOD REQUIREMENT OF 9'). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-M107 AND LA-M108 PLACES THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD REQUIREMENT OF 10'. THE 2021 PRELIMINARY FIRM COMMUNITY NO. 22109C, PANEL NO. 0475 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD ELEVATION REQUIREMENT OF 13'. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

REFERENCE MAP: THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 774959 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 LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

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



- LEGEND:
● INDICATES 5/8" IRON ROD SET
○ INDICATES 3/4" IRON PIPE FOUND
EXISTING POWER POLE
EXISTING POWER POLE WITH LIGHT
EXISTING FIRE HYDRANT
INDICATES SPOT ELEVATION (BASED ON NAVD '88, CAG)
--- INDICATES DRAINAGE FLOW

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

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.

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htprcinfo@tprcg.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: REVISED PARCEL 3-A & LOT 55, A REDIVISION OF PARCEL 3-A BELONGING TO FOUR GEAUX LOUISIANA, LLC
- Developer's Name & Address: Joann Kaack 20173 Lowe Davis Rd, Covington, LA 70435
- Owner's Name & Address: Four Geaux Louisiana, LLC 20173 Lowe Davis Rd Covington, LA 70435
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

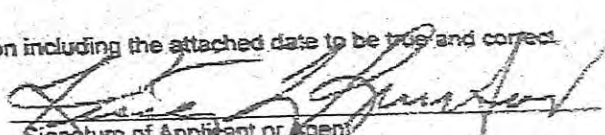
SITE INFORMATION:

- Physical Address: 1047 FOUR POINT ROAD
- Location by Section, Township, Range: SECTIONS 22 & 27, T20S-R17E
- Purpose of Development: RECONFIGURE LOT LINES
- 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: DATE: 6/24/22 SCALE: 1"=40'
- Council District / Fire Tax Area: 7 Babin / Gr. Caribou Fire
- Number of Lots: 2
- Filing Fees: \$132.33

CERTIFICATION:

- 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

6/27/22
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.

FOUR GEAUX LOUISIANA, LLC
By: JOANN KAACK
Print Name of Signature

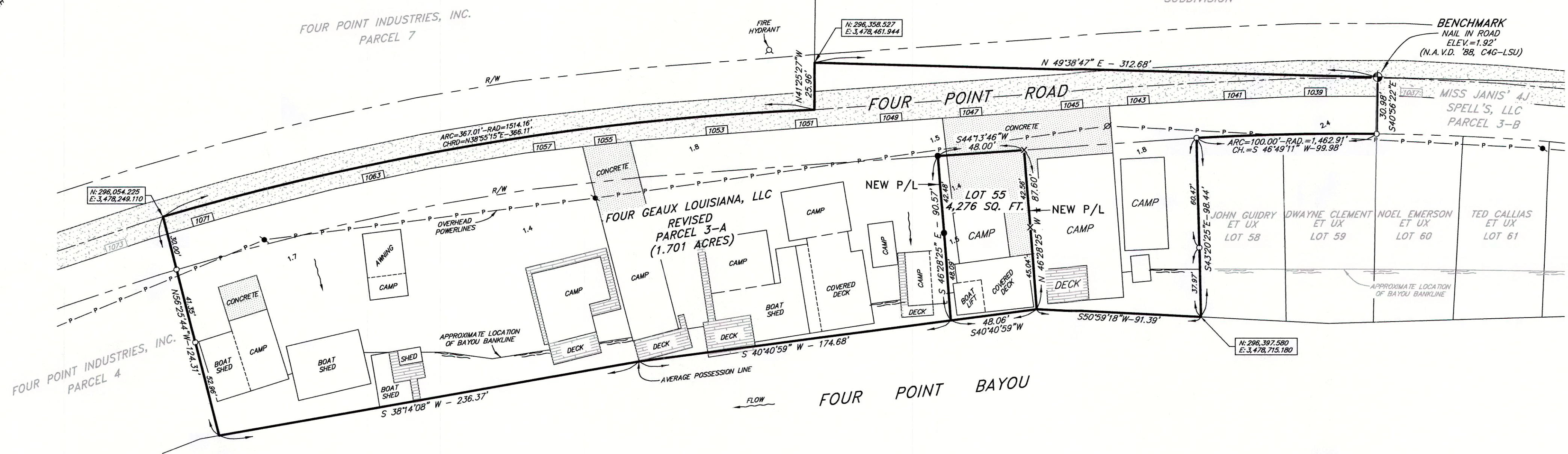

Signature

6/27/22
Date

Revised 11.3.2021

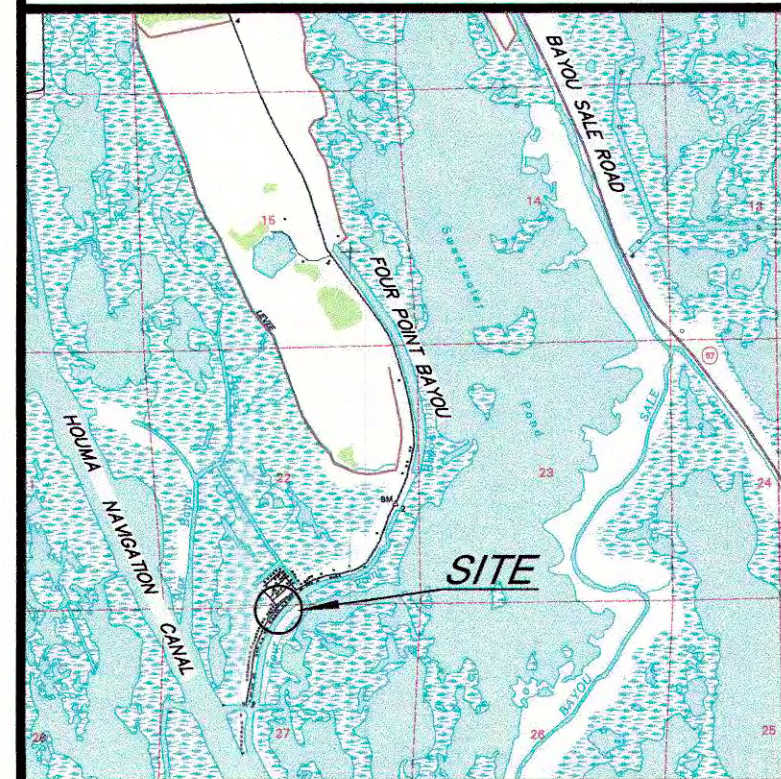
RPC / H.2

PC22/ 7 - 2 - 31



RPC / H.2

"VICINITY MAP"



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

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

FLOOD INFORMATION:
THIS PROPERTY IS LOCATED IN ZONE "A15" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0315, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A15" HAS BASE FLOOD REQUIREMENTS OF 11' & 12'). (FIRM INDEX DATE APRIL 2, 1992). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-1103 PLACES THIS PROPERTY IN ZONE "AE" WITH BASE FLOOD REQUIREMENTS OF 12' & 13'. THE 2021 PRELIMINARY DFIRM COMMUNITY NO. 22109C, PANEL NO. 0650 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "VE" AND HAS B.F.E. REQUIREMENTS OF 15'. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

REFERENCE MAPS:
MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "PLAT SHOWING PARCEL 3, PROPERTY OF FRANK O. CAMINITA, ET AL AND FOUR POINT INDUSTRIES, INC. IN SECTIONS 22 & 27, T20S-R17E, TERREBONNE PARISH, LOUISIANA" DATED NOVEMBER 1, 2019. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

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.

- LEGEND:**
- X INDICATES CHISELED X SET
 - INDICATES 5/8" IRON ROD SET
 - INDICATES 5/8" IRON ROD FOUND
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - EXISTING FIRE HYDRANT
 - INDICATES BENCHMARK
 - INDICATES SPOT ELEVATION
 - INDICATES MUNICIPAL ADDRESS
 - INDICATES DRAINAGE FLOW

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

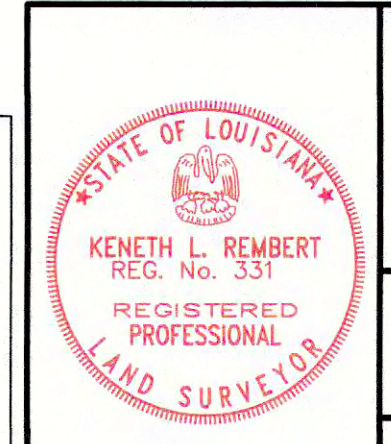
"MINOR SUBDIVISION"
LAND USE: CAMP SITES

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.

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

2 - PARCELS



PLAT SHOWING REVISED PARCEL 3-A & LOT 55,
A REDIVISION OF PARCEL 3-A BELONGING TO
FOUR GEAX LOUISIANA, LLC
IN SECTIONS 22 & 27, T20S - R17E
TERREBONNE PARISH, LOUISIANA

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

GRAPHIC SCALE
40' 20' 0' 40' 80'

DRAWN: B.M.
CHK'D.: K.L.R.
SCALE: 1" = 40'
DATE: 24 JUN 22

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
- B. _____ Mobile Home Park
_____ Residential Building Park
_____ Conceptual/Preliminary
_____ Engineering
_____ Final
- C. _____ Major Subdivision
_____ Conceptual
_____ Preliminary
_____ Engineering
_____ Final
- D. X 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 6A-1 & 6A-2, A REDIVISION OF TRACT 6A PROPERTY BELONGING TO AUSTIN P. OLIVIER, JR. ESTATE ET AL
Dale Olivier 4042 Southdown Mandalay Rd Houma, LA 70360
2. Developer's Name & Address: Darrin Olivier 4402 Southdown Mandalay Rd Houma, LA 70360
Dale Olivier 4042 Southdown Mandalay Rd Houma, LA 70360
Darrin Olivier 4402 Southdown Mandalay Rd Houma, LA 70360
- Owner's Name & Address: Shirley Olivier 5052 Alcee St 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: 5032 & 5052 Alcee St
5. Location by Section, Township, Range: SECTION 7, T16S-R17E
6. Purpose of Development: RECONFIGURE LOT LINES
7. Land Use:
 X Single-Family Residential
_____ Multi-Family Residential
_____ Commercial
_____ Industrial
8. Sewerage Type:
_____ Community
 X Individual Treatment
_____ Package Plant
_____ Other
9. Drainage:
_____ Curb & Gutter
_____ Roadside Open Ditches
_____ Rear Lot Open Ditches
 X Other
10. Planned Unit Development: Y N
11. Date and Scale of Map:
DATE: 6/28/22 SCALE: 1"=30'
12. Council District / Fire Tax Area:
3 Michel / Bayou Cane Fire
13. Number of Lots: 2
14. Filing Fees: \$347.31

CERTIFICATION:

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

KENETH L. REMBERT

Print Applicant or Agent

6/30/22

Date

Darrin Olivier
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.

DARRIN OLIVER

Print Name of Signature

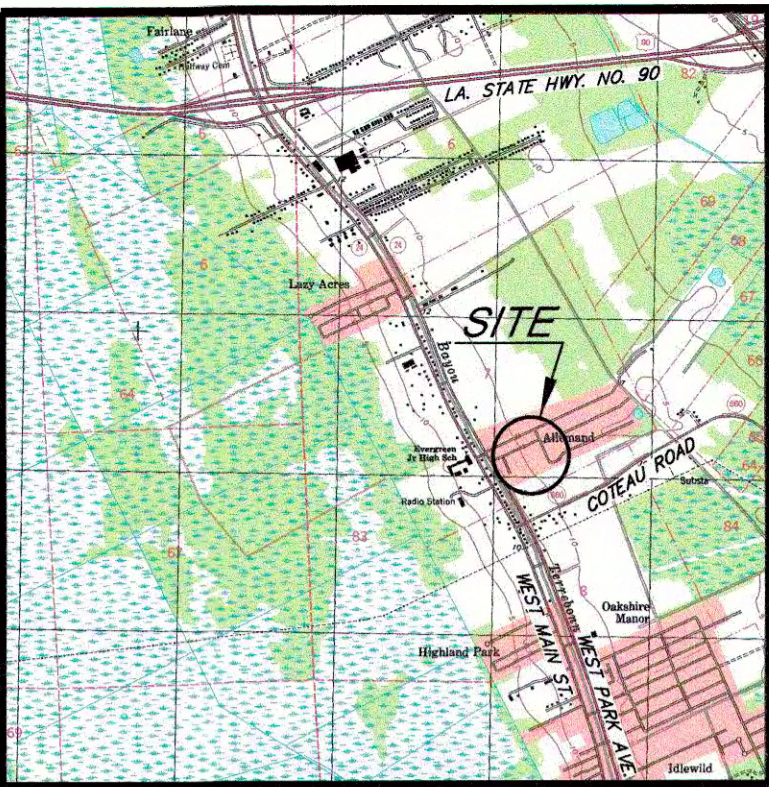
6/30/22

Date

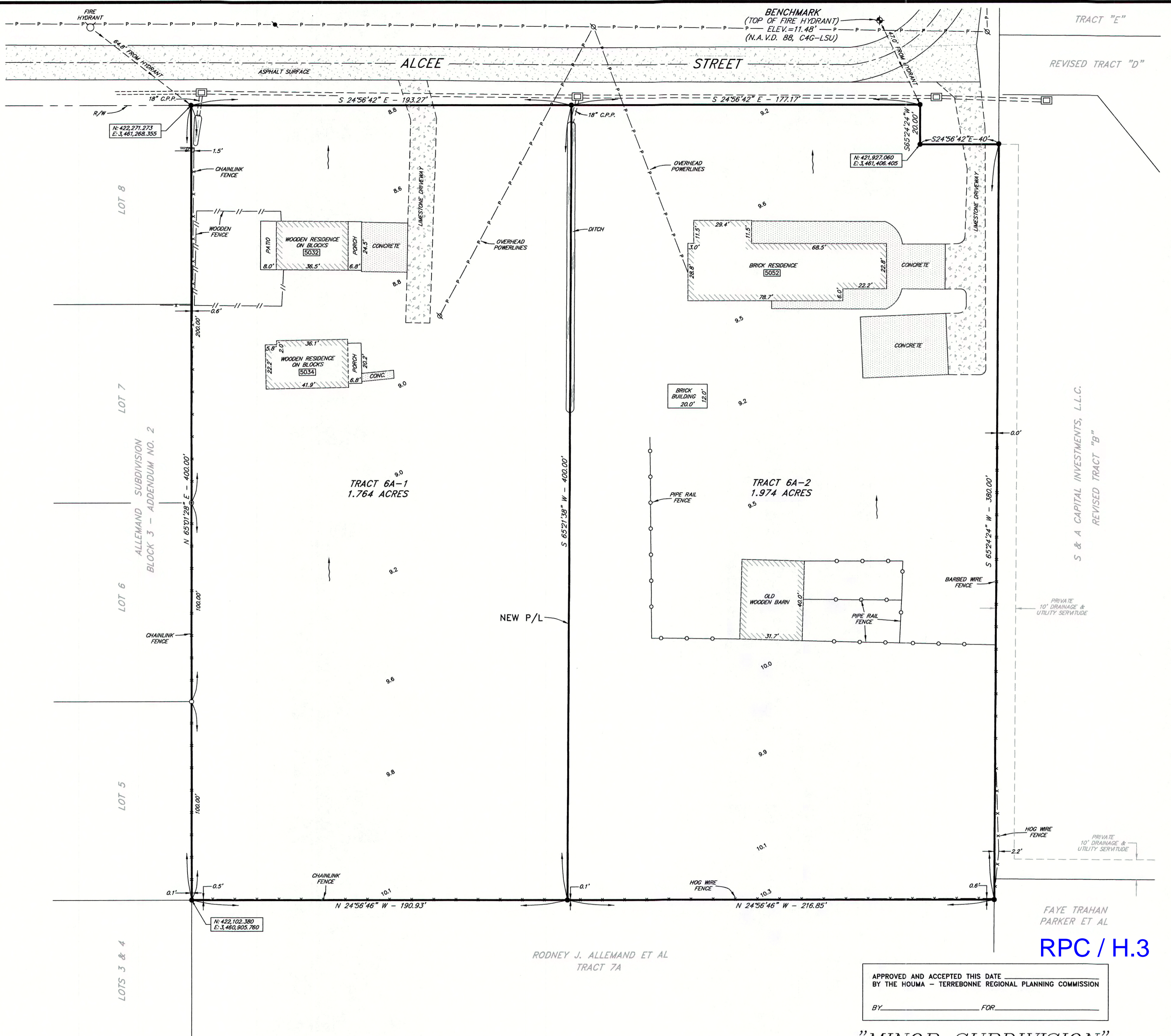
PC22/ 1 - 3 - 32

RPC / H.3

Revised 11/3/2021



"VICINITY MAP"



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

DRAINAGE NOTE:
THESE LOTS DRAIN INTO A SUBSURFACE DRAINAGE SYSTEM AND INTO THE PARISH DRAINAGE DITCH.

FLOOD INFO:
THESE TRACTS ARE LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0410, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). (FIRM INDEX DATE APRIL 2, 1992). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-1101 DOES NOT AFFECT THIS PROPERTY. AREAS OUTSIDE OF THE ABOVE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE. THE 2021 PRELIMINARY FIRM, AS PER THE LSU AG CENTER, COMMUNITY NO. 22109C, PANEL NO. 0095 SUFFIX "E", PLACES THIS PROPERTY IN ZONE "X" AND HAS NO EFFECT ON THIS PROPERTY. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

REFERENCE MAP:
MAP PREPARED BY ROBERT R. WRIGHT C.E. ENTITLED "PLAT SHOWING REPARTITION OF PROPERTY PREVIOUSLY OWNED BY ALCEE A. ALLEMAND AND PREVIOUSLY SHOWN AS TRACTS 6 AND 7 INTO TRACTS 6A AND 7A LOCATED IN SECTION 7, T16S-R17E, TERREBONNE PARISH, LA" DATED NOVEMBER 21, 1972. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

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.

- LEGEND:**
- INDICATES 5/8" IRON ROD SET
 - INDICATES 3/8" IRON ROD FOUND
 - INDICATES 1-1/2" PIPE FOUND
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - EXISTING FIRE HYDRANT
 - INDICATES SPOT ELEVATION (NAVD '88, 2013 OPUS SOLUTION)
 - INDICATES 2'X3' DROP INLET
 - INDICATES DRAINAGE FLOW
 - INDICATES MUNICIPAL ADDRESS

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.

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: **KENETH L. REMBERT, PROFESSIONAL LAND SURVEYOR**
Firm: **KENETH L. REMBERT LAND SURVEYORS**
Registration Number: **331**

2 - TRACTS



"MINOR SUBDIVISION"
LAND USE: RESIDENTIAL

PLAT SHOWING TRACTS 6A-1 & 6A-2,
A REDIVISION OF TRACT 6A
PROPERTY BELONGING TO
ESTATE OF AUSTIN P. OLIVIER, JR. ET AL
LOCATED IN SECTION 7, T16S-R17E,
TERREBONNE PARISH, LOUISIANA

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

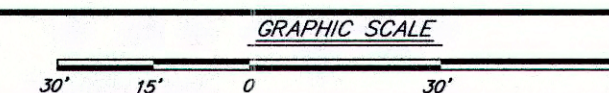


DRAWN: B.MARTIN

CHK'D.: K.L.R.

SCALE: 1" = 30'

DATE: 28 JUN 22



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)

LOT 1-B IS WITHIN THE 10% OF THE DISTANCE REQUIRED FOR THE FIRE HYDRANT

PLEASE GRANT US A VARIANCE

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

1. Name of Subdivision: LOTS 1-A AND 1-B, A REDIVISION OF LOT 1, BLOCK 1 TO HENDERSON PARK SUBDIVISION
2. Developer's Name & Address: LATHEM HOMES, LLC P.O. BOX 536 GOLDEN MEADOW, LA 70357
- Owner's Name & Address: LATHEM HOMES, LLC P.O. BOX 536 GOLDEN MEADOW, LA 70357
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: 103 & 105 HENDERSON ST
5. Location by Section, Township, Range: SECTION 6, T17S-R17E
6. Purpose of Development: RECONFIGURE LOT LINES
7. Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
8. Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
9. Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
10. Planned Unit Development: Y N
11. Date and Scale of Map: DATE: 6/29/22 SCALE: 1"=40'
12. Council District / Fire Tax Area: _____
13. Number of Lots: 2
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

6/30/22

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.

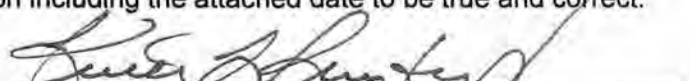
LATHEM HOMES, LLC

by: Landon Lathem

Print Name of Signature

6/30/22

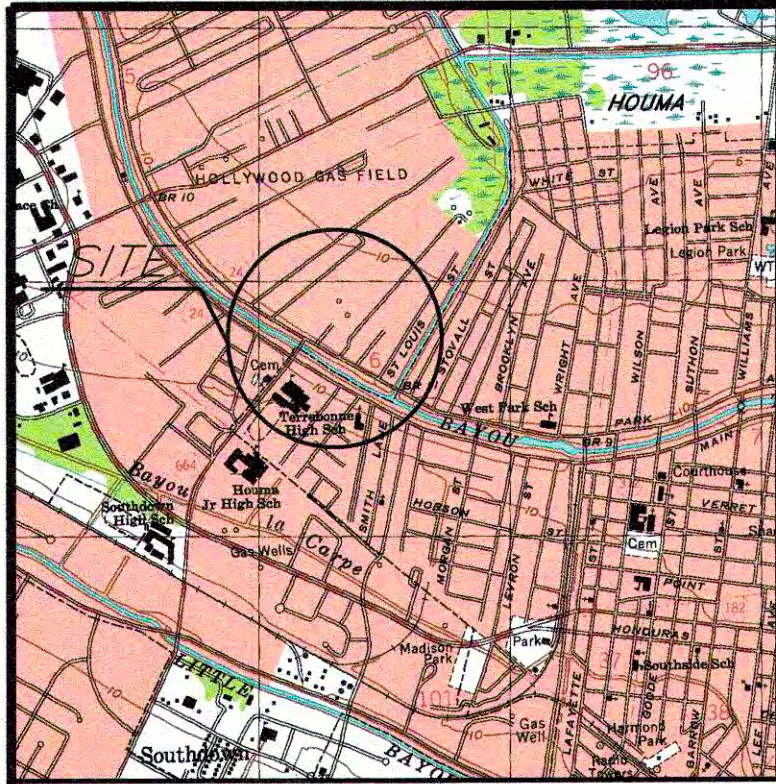
Date


Signature of Applicant or Agent


Signature

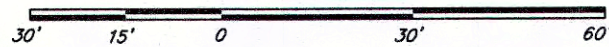
RPC / H.4

Revised 11/3/2021



VICINITY MAP

GRAPHIC SCALE



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

BY _____ FOR _____

COMMUNITY SEWERAGE IS USED IN THIS AREA.

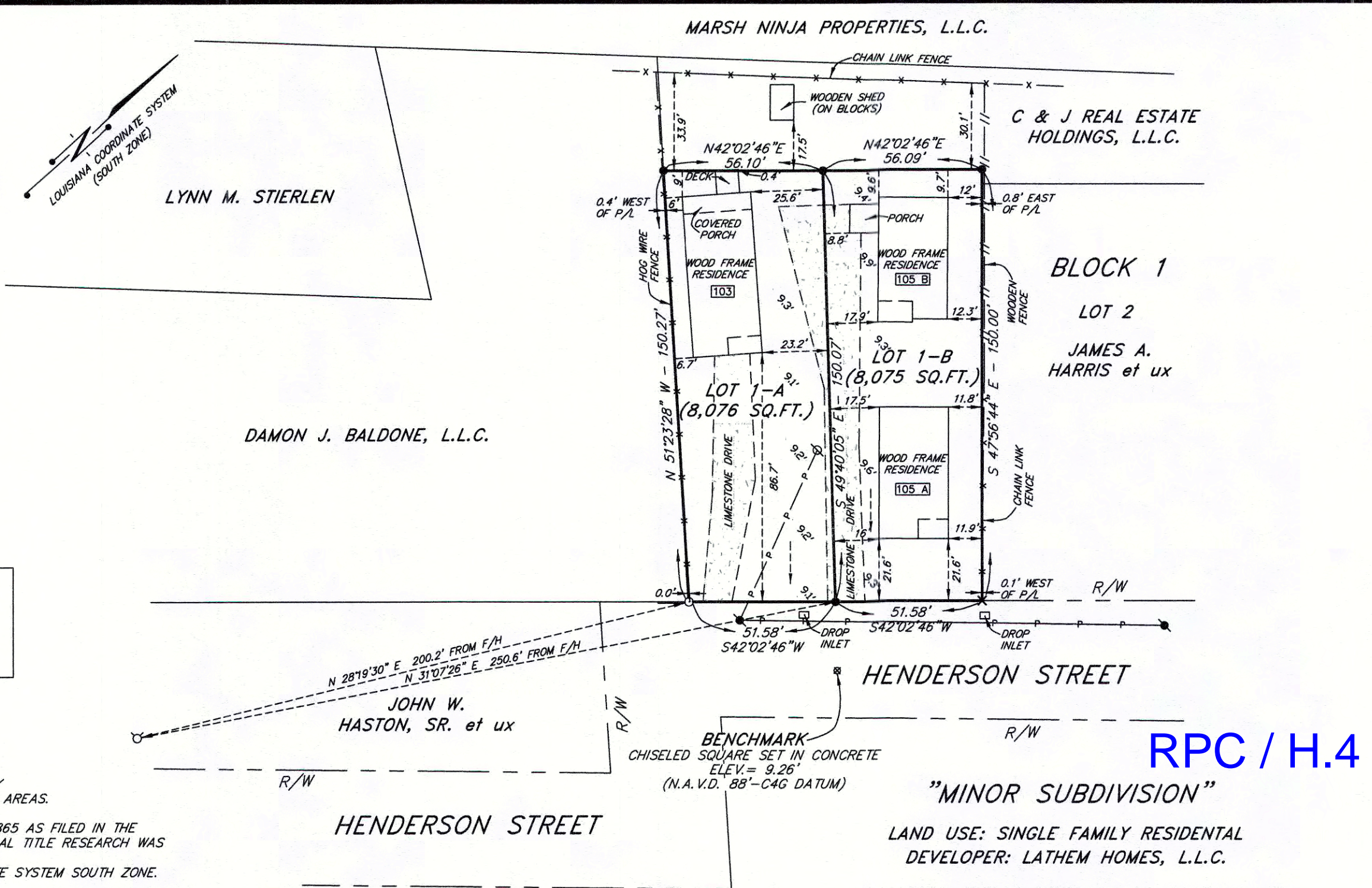
THIS PROPERTY DRAINS TO THE SUBSURFACE DRAINAGE SYSTEM ALONG THE ROAD WHICH IS MAINTAINED BY THE PARISH. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 567865 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 LOUISIANA COORDINATE SYSTEM SOUTH ZONE.

THESE LOTS ARE LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0265, SUFFIX "C", DATED MAY 1, 1985 AND INDEXED APRIL 2, 1992. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. FEB. 23, 2006 ADVISORY PANEL NO. LA-R102 PLACES THIS PROPERTY OUTSIDE OF THE ABFE LIMITS. FOR AREAS OUTSIDE OF THE ABFE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE. THE 2021 PRELIMINARY FIRM COMMUNITY NO. 22109C, PANEL NO. 0251 SUFFIX "E" PLACE THE REAR OF THIS PROPERTY IN ZONE "X" WITH NO REQUIREMENT.

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.

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



- LEGEND:
- X CHISELED "X" SET IN CONCRETE
 - INDICATES 5/8" IRON ROD SET
 - INDICATES 8" SPIKE SET
 - ⊙ EXISTING POWER POLE
 - ⊙ EXISTING POWER POLE WITH LIGHT
 - ⊙ EXISTING FIRE HYDRANT
 - ⊙ INDICATES SPOT ELEVATION (BASED ON NAVD '88, OPUS)
 - INDICATES DRAINAGE FLOW
 - 1281 INDICATES MUNICIPAL ADDRESS



"MINOR SUBDIVISION"
LAND USE: SINGLE FAMILY RESIDENTIAL
DEVELOPER: LATHEM HOMES, L.L.C.
SURVEY OF LOTS 1-A AND 1-B,
A REDIVISION OF LOT 1, BLOCK 1 TO
HENDERSON PARK SUBDIVISION
LOCATED IN SECTION 6, T17S - R17E
TERREBONNE PARISH, LOUISIANA

JUNE 29, 2022
REVISED: JULY 6, 2022
SCALE: 1" = 40'

[Signature]
KENETH L. REMBERT, SURVEYOR
635 SCHOOL ST., HOUMA, LA.

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 thru 5, Block 1 and Lots 1 thru 4, Block 2 of Coastal Oaks Subdivision, a redivision of Tract 1-B belonging to Coastal Commercial Properties, LLC
2. Developer's Name & Address: Houma, LA 70364
Owner's Name & Address: Coastal Commercial Properties, LLC 407 North Hollywood 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: Highway 182 (3500 Block)
5. Location by Section, Township, Range: SECTIONS 64, 65 AND 104, T17S-R17E
6. Purpose of Development: RECONFIGURE LOT LINES
7. Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
8. Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
9. Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
10. Planned Unit Development: Y N
11. Date and Scale of Map: DATE: 6/28/22 SCALE: 1"=100'
12. Council District / Fire Tax Area: 7 Babin / Bayou Black Fire
13. Number of Lots: 10
14. Filing Fees: \$317.99

CERTIFICATION:

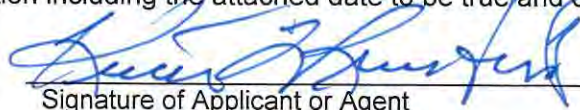
I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

6/30/22

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.

COASTAL COMMERCIAL PROPERTIES, LLC

By: Elton Tootle

Print Name of Signature

Elton Tootle
Signature

6/30/22

PC22/ 7 - 5 - 34

RPC / H.5

Revised 11/3/2021

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)

See attached sheet.

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

- Name of Subdivision: Thibodaux South
- Developer's Name & Address: RR and DD, LLC 192 Acadia Woods Dr. Thibodaux, LA 70301
Owner's Name & Address: Sealevel Properties, LLC, 1069 LA-3185, Thibodaux, LA 70301
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: DDG, PC and Acadia Land Surveying, LLC

SITE INFORMATION:

- Physical Address: Across Hwy 20 from Sugar Cane Bridge. North of Gloria St.
- Location by Section, Township, Range: Section 77, Township 15 South - Range 16 East
- Purpose of Development: Residential Subdivision
- Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
- Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
- Number of Lots: 99
- Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
- Planned Unit Development: Y N
- Date and Scale of Map:
1"=60'
- Council District / Fire Tax Area:
Schriever
- Filing Fees: ~~\$269.00~~ \$265.58

CERTIFICATION:

I, Heather Klingman, certify this application including the attached date to be true and correct.

Heather Klingman
Print Applicant or Agent

6-30-2022

Date

Heather Klingman
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.

DAVID L. DUPLANTIS
Print Name of Signature

6-29-22

Date

David Duplantis
Signature

RPC / H.6

Variance Request

Section 24.7.6.2 of the Terrebonne Parish Code of Ordinances requires that drainage servitudes are provided on both sides of drainage ditches. The developer, RR & DD, LLC is requesting a variance to provide one 20' wide servitude on the south side of the improved drainage ditch that runs along the northern property line of the subdivision.

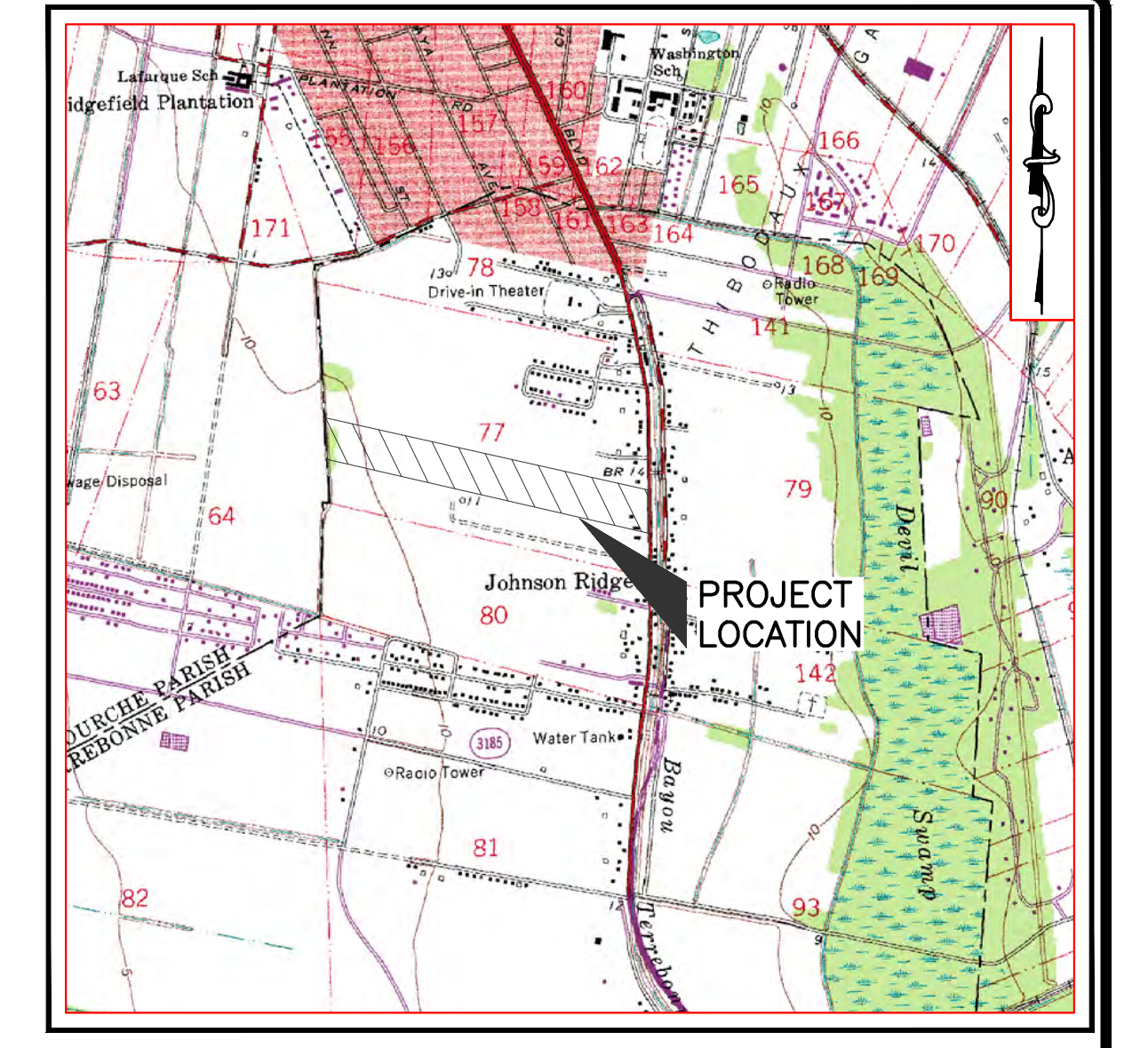
As shown on the attached preliminary grading plans, there is an existing drainage ditch that runs along the northern property line. That existing drainage ditch will be improved as part of the proposed subdivision and will be used to drain the rear of the lots on the north side of the subdivision. The overall width of the property is not sufficient to provide servitudes on both sides of the drainage ditch and still be able to develop lots on both side of the proposed roadway. RR & DD, LLC previously approached the adjacent property owners to the north and requested that they dedicate the required 15' servitude on the north side of the existing ditch, but they were not willing to do so. As such, RR & DD, LLC is requesting a variance as noted above to provide one 20' servitude on the south side of the ditch only.

A preliminary grading plan showing the location and cross sections of the improved drainage ditch and the proposed servitude is attached for reference. The maximum calculated flows in the ditch based on the preliminary grading plan is 32.9 cfs for the 25 year storm. The calculated capacity of the ditch as designed is 69.66 cfs, as shown in the attached channel report.

The requested variance will not nullify the intent and purpose of the code of ordinances, since the drainage servitude that is being proposed on the south side of the drainage ditch will allow room for proper maintenance of the drainage ditch.

Additional Owners

R & A Roth Properties, LLC 309 Plater Dr. Thibodaux, LA



VICINITY MAP
SCALE 1" = 2000'

LOT	SQUARE FEET	ACRES
1	6,950.00	0.159
2	6,950.00	0.159
3	6,950.00	0.159
4	6,950.00	0.159
5	7,186.55	0.165
6	7,241.55	0.166
7	6,270.00	0.144
8	6,270.00	0.144
9	6,270.00	0.144
10	6,270.00	0.144
11	6,270.00	0.144
12	6,270.00	0.144
13	6,270.00	0.144
14	6,270.00	0.144
15	6,270.00	0.144
16	6,270.00	0.144
17	6,270.00	0.144
18	6,270.00	0.144
19	6,270.00	0.144
20	6,270.00	0.144
21	6,270.00	0.144
22	6,270.00	0.144
23	6,270.00	0.144
24	6,270.00	0.144
25	6,270.00	0.144
26	6,270.00	0.144
27	6,270.00	0.144
28	6,270.00	0.144
29	6,270.00	0.144
30	6,270.00	0.144
31	7,186.55	0.165
32	6,950.00	0.159
33	6,950.00	0.159
34	6,950.00	0.159
35	6,950.00	0.159
36	6,950.00	0.159
37	6,950.00	0.159
38	6,950.00	0.159
39	6,950.00	0.159
40	6,950.00	0.159
41	6,950.00	0.159
42	6,950.00	0.159
43	6,950.00	0.159
44	6,950.00	0.159
45	6,950.00	0.159
46	6,950.00	0.159
47	6,950.00	0.159
48	6,950.00	0.159
49	6,950.00	0.159
50	6,950.00	0.159
51	6,950.00	0.159
52	7,549.09	0.173
53	7,556.13	0.173

LOT	SQUARE FEET	ACRES
54	7,559.65	0.174
55	7,566.69	0.174
56	7,573.73	0.174
57	7,580.77	0.174
58	7,587.81	0.174
59	7,594.85	0.174
60	7,601.89	0.175
61	7,608.93	0.175
62	7,615.97	0.175
63	7,623.01	0.175
64	7,630.05	0.175
65	7,637.09	0.175
66	7,644.12	0.175
67	7,651.16	0.176
68	7,658.20	0.176
69	7,665.24	0.176
70	7,672.28	0.176
71	7,679.32	0.176
72	9,151.03	0.210
73	9,168.85	0.210
74	7,209.66	0.177
75	7,216.70	0.177
76	7,223.74	0.177
77	7,230.77	0.177
78	7,237.81	0.178
79	7,244.85	0.178
80	7,251.89	0.178
81	7,258.93	0.180
82	7,265.97	0.180
83	7,273.01	0.180
84	7,280.05	0.180
85	7,287.09	0.182
86	7,294.13	0.182
87	7,301.17	0.182
88	7,308.21	0.182
89	8,500.87	0.195
90	8,508.01	0.203
91	10,442.71	0.240
92	11,445.71	0.263
93	11,448.14	0.263

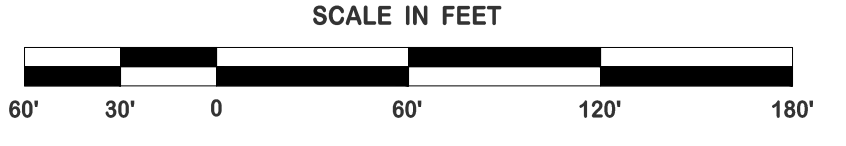
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C1	090°00'00"	18.50'	29.06'	N 31°36'02" W - 26.16'
C2	090°00'00"	18.50'	29.06'	S 58°23'58" W - 26.16'
C3	090°00'00"	18.50'	29.06'	N 31°36'02" W - 26.16'
C4	090°00'00"	18.50'	29.06'	S 58°23'58" W - 26.16'
C5	016°44'43"	92.50'	27.03'	N 68°13'41" E - 26.94'
C6	016°44'43"	120.00'	35.07'	S 68°13'41" E - 34.95'
C7	07°14'59"	92.50'	0.04'	S 89°43'50" E - 0.40'
C8	29°45'01"	92.50'	48.03'	S 74°43'50" E - 47.49'
C9	016°44'43"	132.50'	38.72'	N 68°13'41" W - 38.59'
C10	090°00'00"	18.50'	29.06'	S 31°36'02" E - 26.16'
C11	090°00'00"	18.50'	29.06'	N 58°23'58" E - 26.16'
C12	090°00'00"	18.50'	29.06'	S 31°36'02" E - 26.16'
C13	090°00'00"	18.50'	29.06'	N 58°23'58" E - 26.16'

- NOTES:**
- Zoning: None. Setback lines shall be verified by the owner, developer and/or contractor prior to any construction, as an abstract has not been performed by the surveyor. Zoning and setbacks are subject to change and should be verified with the local authority's Permit Office before any design or construction.
 - Reference Maps: A) Plot Showing Survey Showing 24,499 Acres Being A Portion of the Estate of Henry Daigle Located in Section 77, 11855-R16E, Terrebonne Parish, Louisiana, Dated: January 14, 2016 Revised: April 12, 2016 By: Leonard Chauvin P.E., P.L.S., INC.
 - Basis of Bearings: The bearings shown herein are based on the Louisiana Coordinate System of 1983 South Zone - NAD 83 using GPS Control-RTN System accessed on March 15, 2021. (*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.
 - Flood Note: The property herein is located in Flood Zone "C" (Area of minimal flooding. No shading.) in accordance with FEMA Flood Insurance Rate Map Panel Number 2252060395C, dated May 1, 1985, for Terrebonne Parish, Louisiana. The property is located outside the limits of the ABFE zone in accordance with Panel LA-W99 dated February 23, 2006 of the Hurricane Rita Advisory Base Flood Elevation (ABFE) Maps for Terrebonne Parish. Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.
 - Utilities: Acadia Land Surveying, L.L.C. made no attempt to locate visible utilities or evidence of buried utilities as part of this survey, implied.
 - No attempt has been made by Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions, servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown herein. The surveyor has made no title search or public record search in compiling the data for this survey.
 - Acadia Land Surveying, L.L.C. has not and does not provide Delineation of Jurisdictional Wetlands. Acadia Land Surveying, L.L.C. did not receive nor research the location of wetland areas as delineated by the appropriate authorities.
 - The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.
 - 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.

GENERAL INFORMATION	
THIBODAUX SOUTH	
RESIDENTIAL	99
LAND USE	NUMBER OF LOTS
SUB-SURFACE and OPEN DITCH	PRIVATE
DRAINAGE	SEWER
ENERGY	AT&T
ELECTRIC	CABLE
FIRE	GARBAGE
SOUTH COAST GAS	
GAS	
FRONT: 16'	
REAR: 25'	
SIDE: 5' (16' Along Corner Lots)	
BUILDING SETBACKS	

PRELIMINARY PLAT
SHOWING RESUBDIVISION
OF
HENRY DAIGLE PROPERTY
LOCATED IN SECTION 77,
TOWNSHIP 15 SOUTH - RANGE 16 EAST
TERREBONNE PARISH, LOUISIANA

RPC / H.6



LEGEND

FOUND PROPERTY CORNER (AS NOTED)	○
SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE)	●
EXISTING POWER POLE	⊕
EXISTING POWER POLE WITH LIGHT	⊕⊙
EXISTING ELECTRIC PEDESTAL	⊞
EXISTING OVERHEAD UTILITY LINE	—○—
EXISTING TELEPHONE PEDESTAL	⊞
EXISTING CABLE TV PEDESTAL	⊞
EXISTING CABLE TV LINE	—○—
EXISTING GAS VALVE	⊕
EXISTING GAS LINE	—○—
FIRE HYDRANT (PROPOSED)	⊕
LIGHT POLE (PROPOSED)	⊕

DEDICATION OF STREETS AND SERVITUDES
THE STREETS AS DESIGNATED ON THIS SUBDIVISION PLAT ARE HEREBY FORMALLY DEDICATED FOR PUBLIC 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 INDICATED ON THE PRIVATE LOTS AND THE STREET RIGHT 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.

APPROVED AND ACCEPTED ON 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.

BY _____ FOR _____ TERREBONNE PARISH CONSOLIDATED GOVERNMENT

AUTHORIZED OWNER _____

CERTIFICATION:
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 Standards of Practice for Boundary Surveys 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 visible encroachments across any property lines except as shown.

Michael P. Blanchard, P.L.S., Reg. No. 4861
This survey plot is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

ACADIA LAND SURVEYING, LLC
ALABAMA • LOUISIANA • MISSISSIPPI • TEXAS
206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301
Phone • (985) 449-0094 Fax • (985) 449-0085
EMAIL • ACADIA@ACADIALANDSURVEYING.COM

DATE	REVISION DESCRIPTION	APPROVED BY	INT.
DRAWN BY: KMB	CHECKED BY: APR	APPROVED BY: MPB	
FIELD WORK COMPLETED ON: MAY 17, 2021		ALS FILE: 20-01-5462/20-546 Preliminary Plat	

Variance Request

Section 24.7.6.2 of the Terrebonne Parish Code of Ordinances requires that drainage servitudes are provided on both sides of drainage ditches. The developer, RR & DD, LLC is requesting a variance to provide one 20' wide servitude on the south side of the improved drainage ditch that runs along the northern property line of the subdivision.

As shown on the attached preliminary grading plans, there is an existing drainage ditch that runs along the northern property line. That existing drainage ditch will be improved as part of the proposed subdivision and will be used to drain the rear of the lots on the north side of the subdivision. The overall width of the property is not sufficient to provide servitudes on both sides of the drainage ditch and still be able to develop lots on both side of the proposed roadway. RR & DD, LLC previously approached the adjacent property owners to the north and requested that they dedicate the required 15' servitude on the north side of the existing ditch, but they were not willing to do so. As such, RR & DD, LLC is requesting a variance as noted above to provide one 20' servitude on the south side of the ditch only.

A preliminary grading plan showing the location and cross sections of the improved drainage ditch and the proposed servitude is attached for reference. The maximum calculated flows in the ditch based on the preliminary grading plan is 32.9 cfs for the 25 year storm. The calculated capacity of the ditch as designed is 69.66 cfs, as shown in the attached channel report.

The requested variance will not nullify the intent and purpose of the code of ordinances, since the drainage servitude that is being proposed on the south side of the drainage ditch will allow room for proper maintenance of the drainage ditch.

Channel Report

Thibodaux South Subdivsion - North Ditch Capacity

Trapezoidal

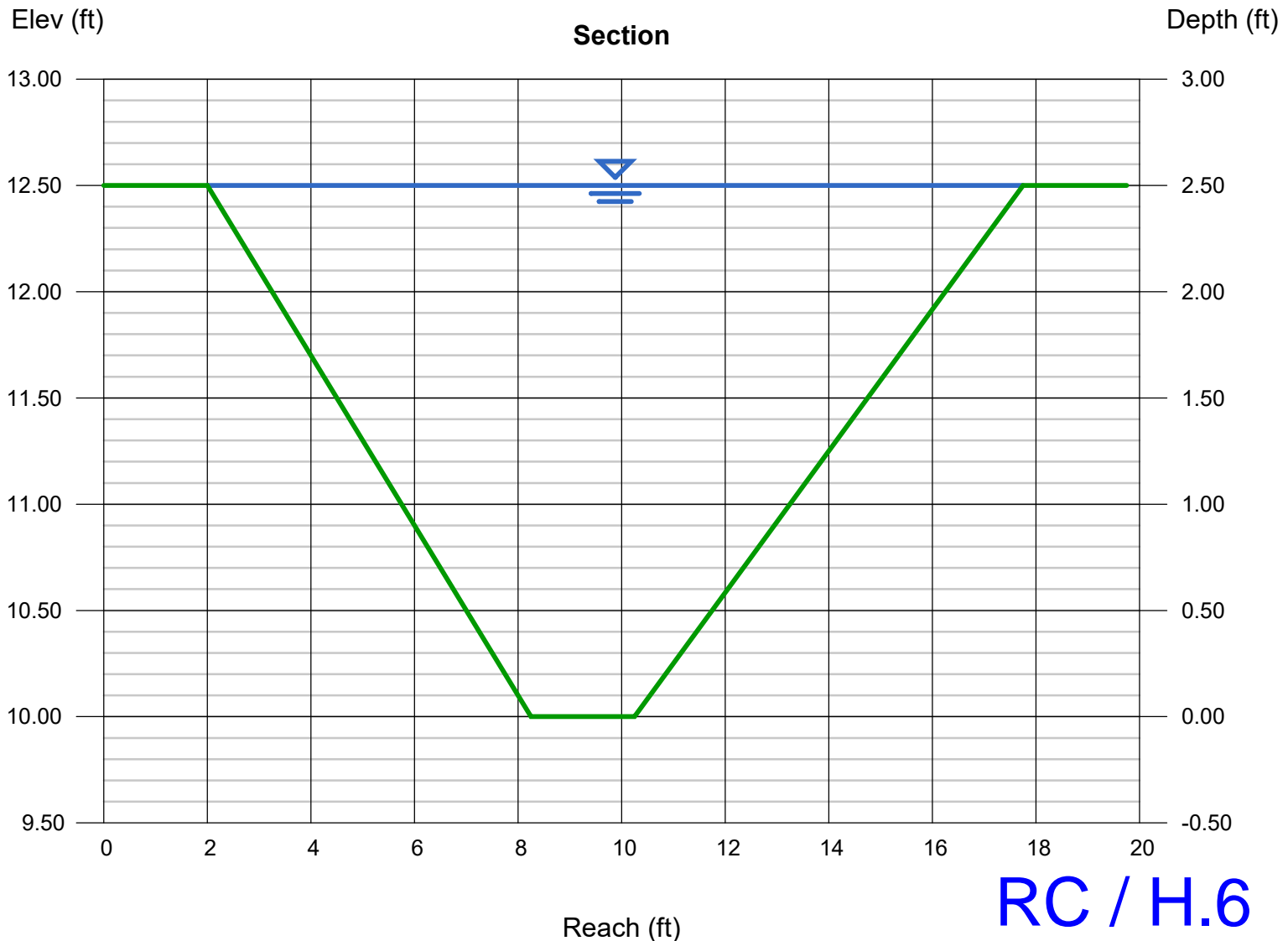
Bottom Width (ft) = 2.00
Side Slopes (z:1) = 2.50, 3.00
Total Depth (ft) = 2.50
Invert Elev (ft) = 10.00
Slope (%) = 0.19
N-Value = 0.025

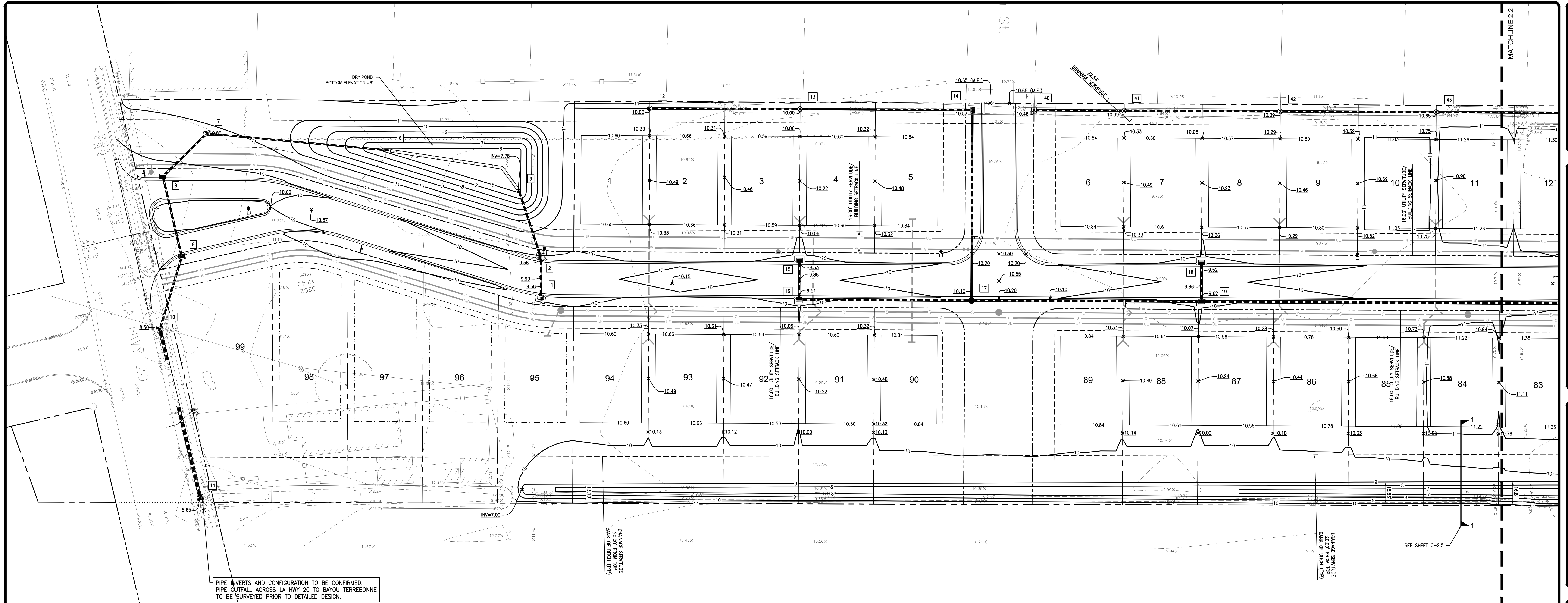
Highlighted

Depth (ft) = 2.50
Q (cfs) = 69.66
Area (sqft) = 22.19
Velocity (ft/s) = 3.14
Wetted Perim (ft) = 16.64
Crit Depth, Yc (ft) = 1.77
Top Width (ft) = 15.75
EGL (ft) = 2.65

Calculations

Compute by: Known Depth
Known Depth (ft) = 2.50





PIPE INVERTS AND CONFIGURATION TO BE CONFIRMED.
 PIPE OUTFALL ACROSS LA HWY 20 TO BAYOU TERREBONNE
 TO BE SURVEYED PRIOR TO DETAILED DESIGN.

STRUCTURE NUMBER	TYPE	OUTLET/CASTING ELEV	INVERT IN	ELEVATION OUT	PIPE LENGTH	PIPE TYPE	PIPE SLOPE
1	AREA INLET	9.54		6.16 (2)	29	15" PVC	0.20%
1-2	AREA INLET	9.54		6.16 (2)	29	15" PVC	0.20%
2	AREA INLET	9.56	6.10 (1)	6.10 (3)	51	15" PVC	0.20%
2-3	AREA INLET	9.56	6.10 (1)	6.10 (3)	51	15" PVC	0.20%
3	OPEN PIPE		6.00 (2)				
6	OPEN PIPE			5.34 (7)	134	12" PVC	0.20%
6-7	OPEN PIPE			5.34 (7)	134	12" PVC	0.20%
7	AREA INLET	10.80	5.08 (6)	5.07 (8)	45	15" PVC	0.20%
7-8	AREA INLET	10.80	5.08 (6)	5.07 (8)	45	15" PVC	0.20%
8	CURB INLET	9.27	4.88 (7)	4.88 (9)	60	15" PVC	0.20%
8-9	CURB INLET	9.27	4.88 (7)	4.88 (9)	60	15" PVC	0.20%
9	CURB INLET	9.27	4.86 (8)	4.86 (10)	55	15" PVC	0.20%
9-10	CURB INLET	9.27	4.86 (8)	4.86 (10)	55	15" PVC	0.20%
10	AREA INLET	10.13	4.75 (9)	4.75 (11)	127	18" RCPA	0.20%
11	EXISTING AREA INLET	8.65	4.50 (10)				
12	YARD INLET	10.00		7.19 (13)	110	15" PVC	0.20%
12-13	YARD INLET	10.00		7.19 (13)	110	15" PVC	0.20%
13	YARD INLET	10.00	6.97 (12)	6.97 (14)	126	15" PVC	0.20%
13-14	YARD INLET	10.00	6.97 (12)	6.97 (14)	126	15" PVC	0.20%
14	AREA INLET	10.35	6.72 (13)	6.72 (17)	139	15" PVC	0.20%
14-17	AREA INLET	10.35	6.72 (13)	6.72 (17)	139	15" PVC	0.20%
15	AREA INLET	9.51		6.76 (16)	29	15" PVC	0.20%
15-16	AREA INLET	9.51		6.76 (16)	29	15" PVC	0.20%
16	AREA INLET	9.53	6.71 (15)	6.71 (17)	126	18" PVC	0.20%
16-17	AREA INLET	9.53	6.71 (15)	6.71 (17)	126	18" PVC	0.20%
17	MANHOLE	10.11	6.46 (16)	6.46 (19)	168	18" PVC	0.20%
17-19	MANHOLE	10.11	6.44 (14)	6.44 (14)	168	18" PVC	0.20%
18	AREA INLET	9.51		7.14 (19)	29	18" PVC	0.20%
18-19	AREA INLET	9.51		7.14 (19)	29	18" PVC	0.20%
19	AREA INLET	9.51	7.08 (18)	6.12 (21)	505	24" PVC	0.20%
19-21	AREA INLET	9.51	6.12 (17)	6.12 (21)	505	24" PVC	0.20%
20	AREA INLET	9.30		6.15 (21)	29	15" PVC	0.20%
20-21	AREA INLET	9.30		6.15 (21)	29	15" PVC	0.20%
21	AREA INLET	9.30	6.09 (20)	5.09 (22)	46	18" PVC	0.20%
21-22	AREA INLET	9.30	5.09 (19)	5.09 (22)	46	18" PVC	0.20%
22	OPEN PIPE		5.00 (21)				
23	AREA INLET	9.30		6.12 (24)	29	15" PVC	0.20%
23-24	AREA INLET	9.30		6.12 (24)	29	15" PVC	0.20%
24	AREA INLET	9.30	6.06 (23)	6.06 (25)	31	15" PVC	0.20%
24-25	AREA INLET	9.30	6.06 (23)	6.06 (25)	31	15" PVC	0.20%
25	OPEN PIPE		6.00 (24)				
26	AREA INLET	8.93		6.19 (27)	29	15" PVC	0.20%
26-27	AREA INLET	8.93		6.19 (27)	29	15" PVC	0.20%
27	AREA INLET	8.93	6.13 (26)	6.13 (28)	52	15" PVC	0.25%
27-28	AREA INLET	8.93	6.13 (26)	6.13 (28)	52	15" PVC	0.25%

STRUCTURE NUMBER	TYPE	OUTLET/CASTING ELEV	INVERT IN	ELEVATION OUT	PIPE LENGTH	PIPE TYPE	PIPE SLOPE
28	OPEN PIPE		6.00 (27)				
29	OPEN PIPE			6.08 (30)	68	24" PVC	0.11%
29-30	OPEN PIPE			6.08 (30)	68	24" PVC	0.11%
30	OPEN PIPE		6.00 (29)				
31	AREA INLET	7.91		4.95 (32)	29	15" PVC	0.20%
31-32	AREA INLET	7.91		4.95 (32)	29	15" PVC	0.20%
32	AREA INLET	7.91	4.89 (31)	4.87 (34)	294	24" PVC	0.20%
32-34	AREA INLET	7.91	4.89 (31)	4.87 (34)	294	24" PVC	0.20%
33	AREA INLET	8.09		4.32 (34)	29	15" PVC	0.20%
33-34	AREA INLET	8.09		4.32 (34)	29	15" PVC	0.20%
34	AREA INLET	8.09	4.26 (33)	4.28 (36)	440	24" PVC	0.20%
34-36	AREA INLET	8.09	4.28 (32)	4.28 (36)	440	24" PVC	0.20%
35	AREA INLET	7.81		3.48 (36)	29	15" PVC	0.20%
35-36	AREA INLET	7.81		3.48 (36)	29	15" PVC	0.20%
36	AREA INLET	7.80	3.42 (35)	3.40 (38)	495	30" PVC	0.20%
36-38	AREA INLET	7.80	3.40 (34)	3.40 (38)	495	30" PVC	0.20%
37	AREA INLET	7.75		2.52 (38)	29	15" PVC	0.20%
37-38	AREA INLET	7.75		2.52 (38)	29	15" PVC	0.20%
38	AREA INLET	7.75	2.41 (36)	2.41 (39)	204	36" PVC	0.20%
38-39	AREA INLET	7.75	2.46 (37)	2.41 (39)	204	36" PVC	0.20%
39	OPEN PIPE		2.00 (38)				
40	AREA INLET	10.57		8.24 (41)	66	15" PVC	0.20%
40-41	AREA INLET	10.57		8.24 (41)	66	15" PVC	0.20%
41	YARD INLET	10.39	8.10 (40)	8.10 (42)	114	15" PVC	0.20%
41-42	YARD INLET	10.39	8.10 (40)	8.10 (42)	114	15" PVC	0.20%
42	SMOKE STACK	10.38	7.87 (41)	7.87 (43)	114	15" PVC	0.20%
42-43	SMOKE STACK	10.38	7.87 (41)	7.87 (43)	114	15" PVC	0.20%
43	SMOKE STACK	10.54	7.64 (42)	7.64 (44)	114	15" PVC	0.20%
43-44	SMOKE STACK	10.54	7.64 (42)	7.64 (44)	114	15" PVC	0.20%
44	SMOKE STACK	10.41	7.40 (43)	7.40 (45)	114	15" PVC	0.20%
44-45	SMOKE STACK	10.41	7.40 (43)	7.40 (45)	114	15" PVC	0.20%
45	SMOKE STACK	10.09	7.17 (44)	7.17 (46)	114	15" PVC	0.20%
45-46	SMOKE STACK	10.09	7.17 (44)	7.17 (46)	114	15" PVC	0.20%
46	YARD INLET	9.83	6.94 (45)	6.94 (47)	114	18" PVC	0.20%
46-47	YARD INLET	9.83	6.94 (45)	6.94 (47)	114	18" PVC	0.20%
47	SMOKE STACK	9.72	6.70 (46)	6.70 (48)	114	18" PVC	0.20%
47-48	SMOKE STACK	9.72	6.70 (46)	6.70 (48)	114	18" PVC	0.20%
48	SMOKE STACK	9.34	6.47 (47)	6.47 (49)	114	18" PVC	0.20%
48-49	SMOKE STACK	9.34	6.47 (47)	6.47 (49)	114	18" PVC	0.20%
49	SMOKE STACK	9.28	6.24 (48)	6.24 (50)	114	18" PVC	0.20%
49-50	SMOKE STACK	9.28	6.24 (48)	6.24 (50)	114	18" PVC	0.20%
50	YARD INLET	8.94	6.00 (49)	6.00 (51)	114	24" PVC	0.20%
50-51	YARD INLET	8.94	6.00 (49)	6.00 (51)	114	24" PVC	0.20%
51	SMOKE STACK	8.60	5.77 (50)	5.77 (52)	114	24" PVC	0.20%
51-52	SMOKE STACK	8.60	5.77 (50)	5.77 (52)	114	24" PVC	0.20%
52	SMOKE STACK	8.23	5.53 (51)	5.53 (53)	123	24" PVC	0.20%
52-53	SMOKE STACK	8.23	5.53 (51)	5.53 (53)	123	24" PVC	0.20%

STRUCTURE NUMBER	TYPE	OUTLET/CASTING ELEV	INVERT IN	ELEVATION OUT	PIPE LENGTH	PIPE TYPE	PIPE SLOPE
53	AREA INLET	7.96	5.28 (52)	5.28 (54)	50	24" PVC	0.20%
53-54	AREA INLET	7.96	5.28 (52)	5.28 (54)	50	24" PVC	0.20%
54	AREA INLET	7.92	5.18 (53)	5.18 (55)	66	24" PVC	0.20%
54-55	AREA INLET	7.92	5.18 (53)	5.18 (55)	66	24" PVC	0.20%
55	SMOKE STACK	8.14	5.05 (54)	5.05 (56)	110	24" PVC	0.20%
55-56	SMOKE STACK	8.14	5.05 (54)	5.05 (56)	110	24" PVC	0.20%
56	SMOKE STACK	8.02	4.82 (55)	4.82 (57)	110	24" PVC	0.20%
56-57	SMOKE STACK	8.02	4.82 (55)	4.82 (57)	110	24" PVC	0.20%
57	SMOKE STACK	8.01	4.59 (56)	4.59 (58)	110	24" PVC	0.20%
57-58	SMOKE STACK	8.01	4.59 (56)	4.59 (58)	110	24" PVC	0.20%
58	SMOKE STACK	7.92	4.37 (57)	4.37 (59)	110	24" PVC	0.20%
58-59	SMOKE STACK	7.92	4.37 (57)	4.37 (59)	110	24" PVC	0.20%
59	YARD INLET	7.78	4.14 (58)	4.14 (60)	110	24" PVC	0.20%
59-60	YARD INLET	7.78	4.14 (58)	4.14 (60)	110	24" PVC	0.20%
60	SMOKE STACK	7.85	3.92 (59)	3.92 (61)	110	24" PVC	0.20%
60-61	SMOKE STACK	7.85	3.92 (59)	3.92 (61)	110	24" PVC	0.20%
61	SMOKE STACK	8.18	3.69 (60)	3.69 (62)	110	24" PVC	0.20%
61-62	SMOKE STACK	8.18	3.69 (60)	3.69 (62)	110	24" PVC	0.20%
62	YARD INLET	7.85	3.47 (61)	3.47 (63)	110	24" PVC	0.20%
62-63	YARD INLET	7.85	3.47 (61)	3.47 (63)	110	24" PVC	0.20%
63	YARD INLET	7.26	3.24 (62)	3.24 (64)	110	30" PVC	0.20%
63-64	YARD INLET	7.26	3.24 (62)	3.24 (64)	110	30" PVC	0.20%
64	YARD INLET	7.04	3.02 (63)	3.02 (65)	110	30" PVC	0.20%
64-65	YARD INLET	7.04	3.02 (63)	3.02 (65)	110	30" PVC	0.20%
65	YARD INLET	6.97	2.79 (64)	2.79 (66)	149	30" PVC	0.20%
65-66	YARD INLET	6.97	2.79 (64)	2.79 (66)	149	30" PVC	0.20%
66	MANHOLE	6.00	2.49 (65)	2.49 (67)	74	30" PVC	0.20%
66-67	MANHOLE	6.00	2.49 (65)	2.49 (67)	74	30" PVC	0.20%
67	OPEN PIPE		2.35 (66)				
68	OPEN PIPE			3.00 (69)	56	18" PVC	0.20%
68-69	OPEN PIPE			3.00 (69)	56	18" PVC	0.20%
69	OPEN PIPE		2.89 (68)				
70	OPEN PIPE			2.34 (71)	31	36" RCPA	0.75%
70-71	OPEN PIPE			2.34 (71)	31	36" RCPA	0.75%
71	OPEN PIPE		2.11 (70)				

LEGEND - NEW IMPROVEMENTS

- SUBSURFACE DRAINAGE
- MANHOLE
- CURB INLET
- CONTOUR
- SWALE
- SPOT ELEVATION
- SPOT ELEVATION (MATCH EXISTING)
- SLOPE
- STRUCTURE NUMBER

PIPE NOTE: PIPE MATERIALS SHALL BE AS NOTED EXCEPT THAT HP STORM PIPE MAY BE USED IN LIEU OF PVC. ALL PIPE SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS.

STRUCTURE NOTE: AREA INLETS SHALL BE CB-01 INLETS. WHEN PLACED IN THE ROADWAY, AREA INLETS SHALL BE BEHIND THE CURB WITH A CURB APRON (SEE DETAIL SHEETS). CURB INLETS SHALL BE CB-06 OR CB-07 AS REQUIRED.



RPC / H.6

Not For Construction

PARTIAL GRADING PLAN

SCALE IN FEET

REVISION	BY
REVISION #1	EMG
05/21/2021	

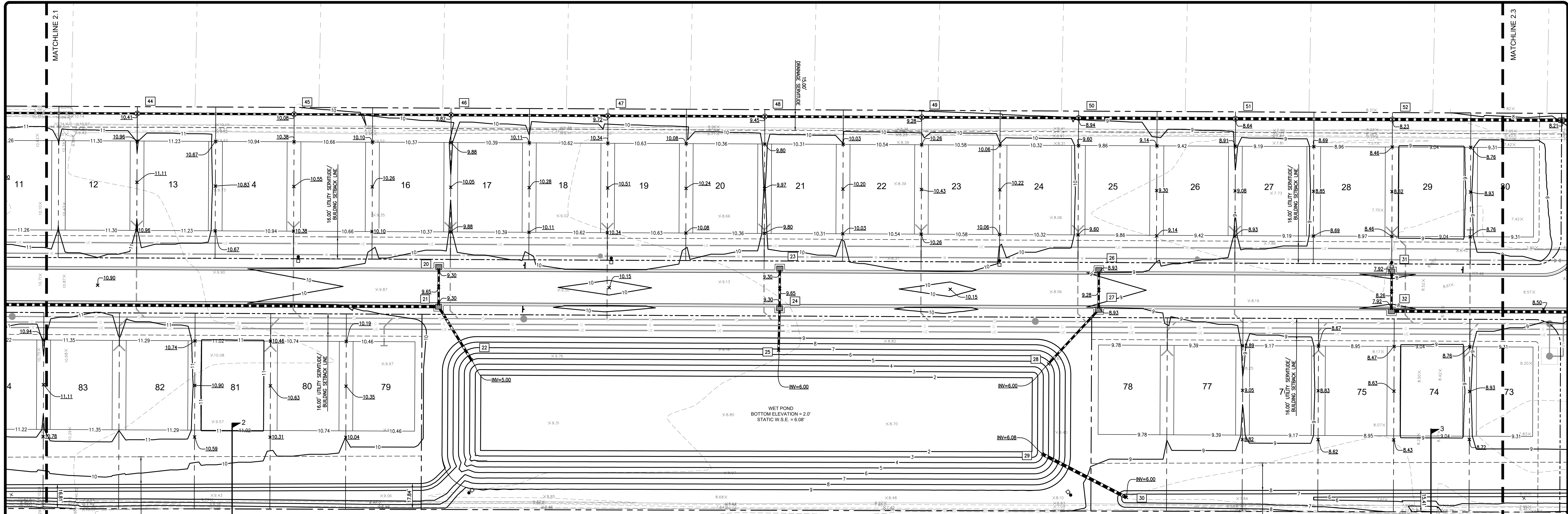
314 E. Bayou Road
 Thibodaux, LA 70301
 Office: 985.447.0090
 Fax: 985.447.7009
 www.ddgpc.com

PRELIMINARY - NOT FOR CONSTRUCTION

STAMP

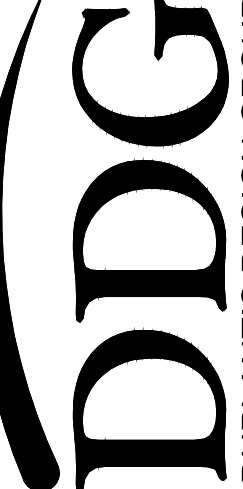
PROPOSED THIBODAUX SOUTH SINGLE FAMILY RESIDENTIAL SUBDIVISION
 TERREBONNE PARISH
 FOR RR & DD, L.L.C.
 THIBODAUX, LA

DRAWN	CEB
CHECKED	EMG
ISSUED DATE	4-16-2021
ISSUED FOR	PRELIMINARY PRICING
PROJECT NO.	20-936
FILE	20-936 C-2 GRADING PLAN
SHEET	C-2.1



REVISION	BY
REVISION #1 05/21/2021	EMG

314 E. Bayou Road
Thibodaux, LA 70301
Office: 985.447.0090
Fax: 985.447.7009
www.ddgpc.com



DUPLANTIS DESIGN GROUP

PRELIMINARY -
NOT FOR CONSTRUCTION

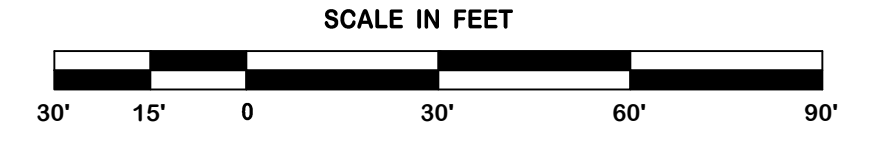
PROPOSED THIBODAUX SOUTH SINGLE FAMILY RESIDENTIAL SUBDIVISION
TERREBONNE PARISH
FOR RR & DD, L.L.C.
THIBODAUX, LA

DRAWN CEB
CHECKED EMG
ISSUED DATE 4-16-2021
ISSUED FOR PRELIMINARY PRICING
PROJECT NO. 20-935
FILE 20-935 C-2 GRADING PLAN
SHEET C-2.2

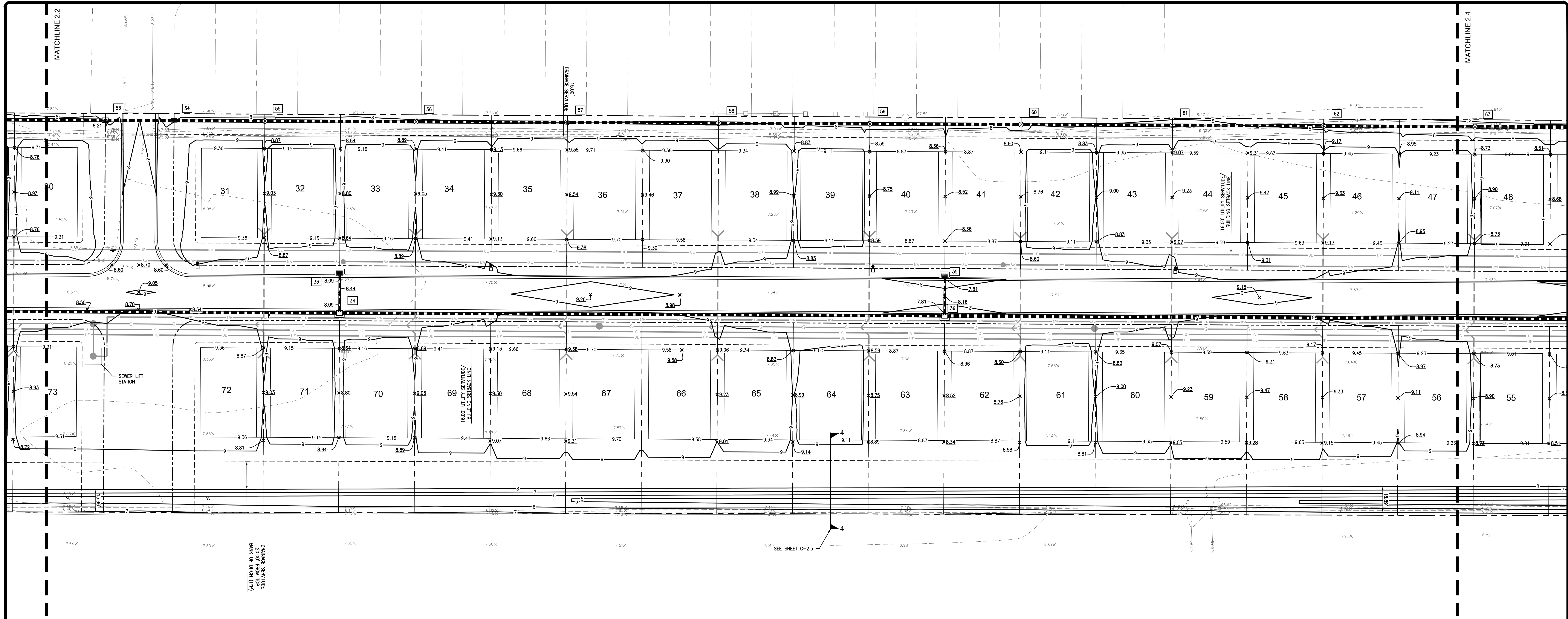
LEGEND - NEW IMPROVEMENTS

SUBSURFACE DRAINAGE	— — — — —
MANHOLE	●
CURB INLET	■
CONTOUR	— — — — —
SWALE	— — — — —
SPOT ELEVATION	× 12.00
SPOT ELEVATION (MATCH EXISTING)	× 12.00 M.E.
SLOPE	-S-
STRUCTURE NUMBER	□

RPC / H.6
Not For Construction
**PARTIAL
GRADING PLAN**



Z:\2020\20-935\CIVIL\CAD\20-935 C-2 GRADING PLAN.dwg



REVISION	BY
REVISION #1 05/21/2021	EMG

314 E. Bayou Road
Thibodaux, LA 70301
Office: 985.447.0090
Fax: 985.447.7009
www.ddgpc.com

DUPLANTIS DESIGN GROUP

PRELIMINARY -
NOT FOR CONSTRUCTION

PROPOSED THIBODAUX SOUTH SINGLE FAMILY RESIDENTIAL SUBDIVISION
TERREBONNE PARISH
FOR RR & DD, L.L.C.
THIBODAUX, LA

DRAWN CEB
CHECKED EMG
ISSUED DATE 4-16-2021
ISSUED FOR PRELIMINARY PRICING
PROJECT NO. 20-935
FILE 20-935 C-2 GRADING PLAN
SHEET C-2.3

(GAL) ROAD 40 INCH
AND WIDE TOP OF
SUBURBS SHOWN

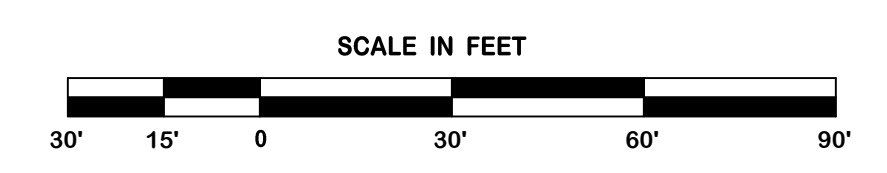
SEE SHEET C-2.5

LEGEND - NEW IMPROVEMENTS

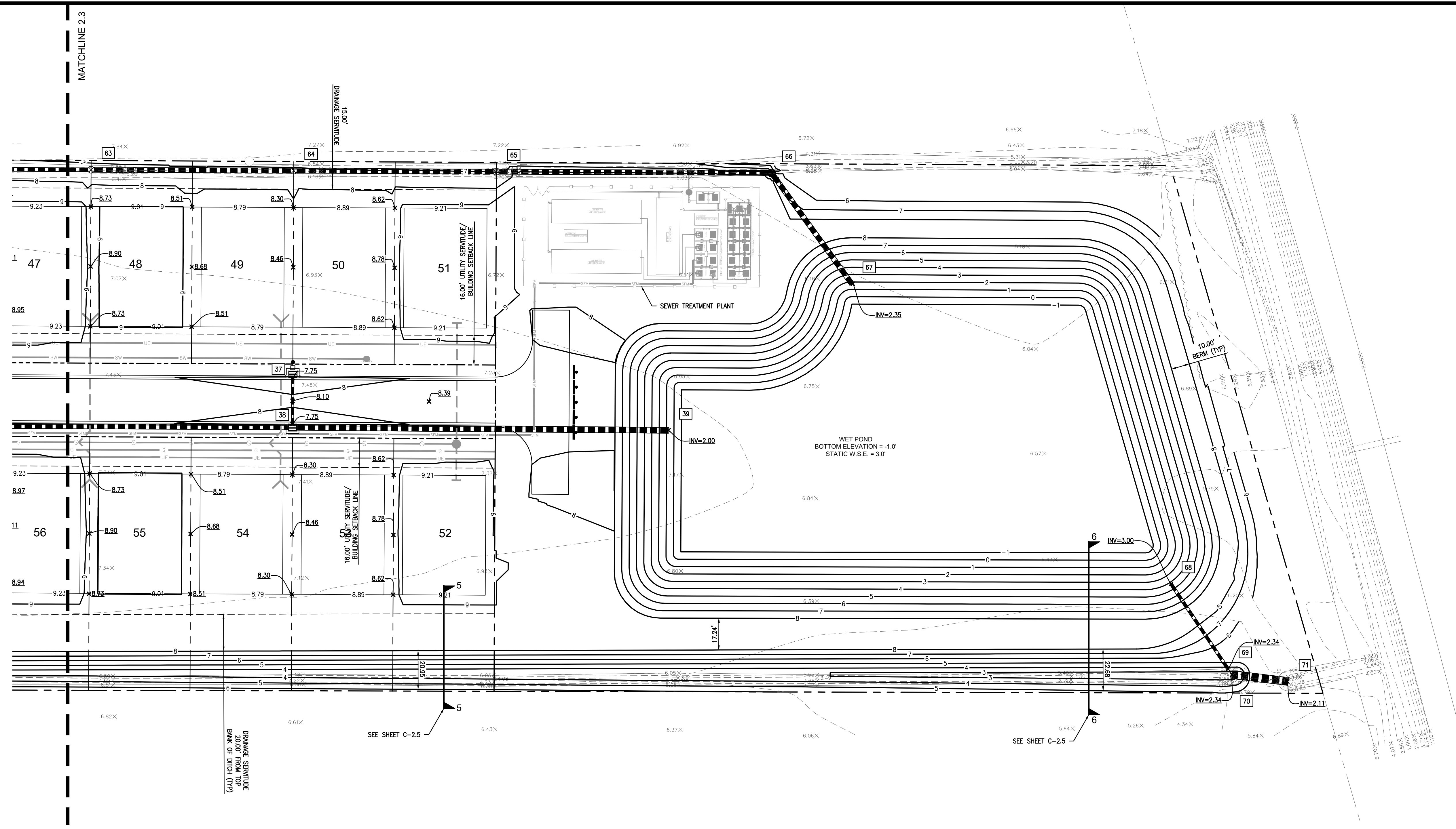
- SUBSURFACE DRAINAGE
- MANHOLE
- CURB INLET
- CONTOUR
- SWALE
- SPOT ELEVATION
- SPOT ELEVATION (MATCH EXISTING)
- SLOPE
- STRUCTURE NUMBER

RPC / H.6

Not For Construction
**PARTIAL
GRADING PLAN**



Z:\2020\20-935\CIVIL\CAO\20-935 C-2 GRADING PLAN.dwg

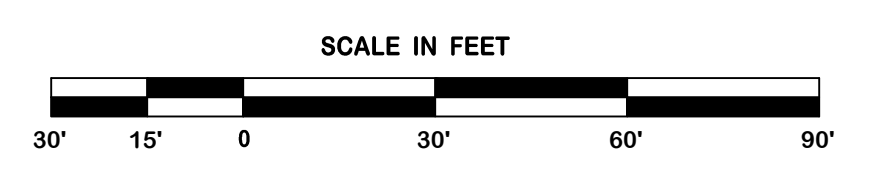


LEGEND - NEW IMPROVEMENTS

SUBSURFACE DRAINAGE	
MANHOLE	
CURB INLET	
CONTOUR	
SWALE	
SPOT ELEVATION	
SPOT ELEVATION (MATCH EXISTING)	
SLOPE	
STRUCTURE NUMBER	

RPC / H.6

Not For Construction
**PARTIAL
GRADING PLAN**



REVISION	BY
REVISION #1 05/21/2021	EMG

314 E. Bayou Road
Thibodaux, LA 70301
Office: 985.447.0090
Fax: 985.447.7009
www.ddgpc.com

DDG
DUPLANTIS DESIGN GROUP

PRELIMINARY -
NOT FOR CONSTRUCTION

PROPOSED THIBODAUX SOUTH SINGLE FAMILY RESIDENTIAL SUBDIVISION
TERREBONNE PARISH
FOR RR & DD, L.L.C.
THIBODAUX, LA

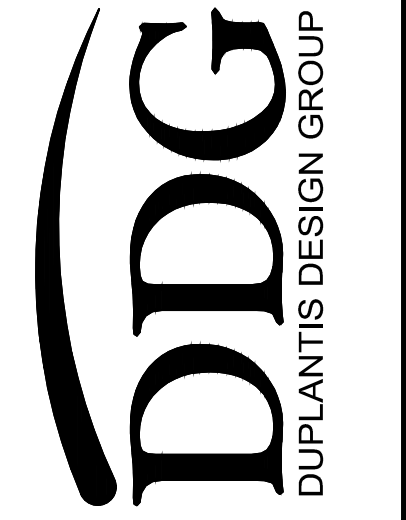
DRAWN CEB
CHECKED EMG
ISSUED DATE 4-16-2021
ISSUED FOR PRELIMINARY PRICING
PROJECT NO. 20-935
FILE 20-935 C-2 GRADING PLAN
SHEET C-2.4



Z:\2020\20-935\CIVIL\CAD\20-935 C-2 GRADING PLAN.dwg

REVISION	BY
REVISION #1 05/21/2021	EMG

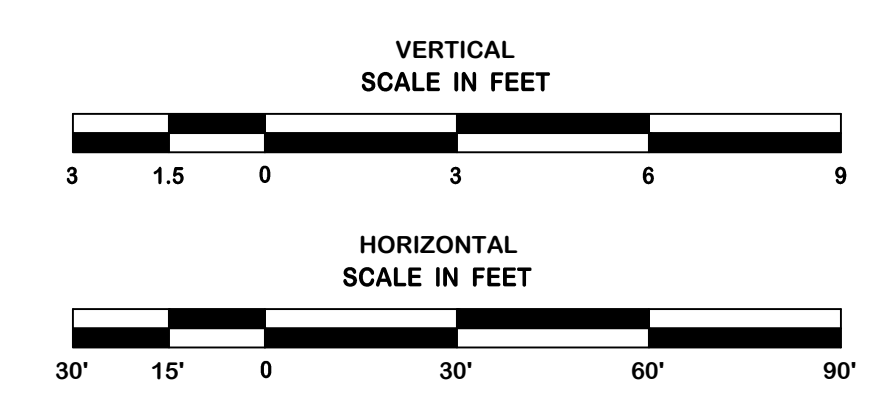
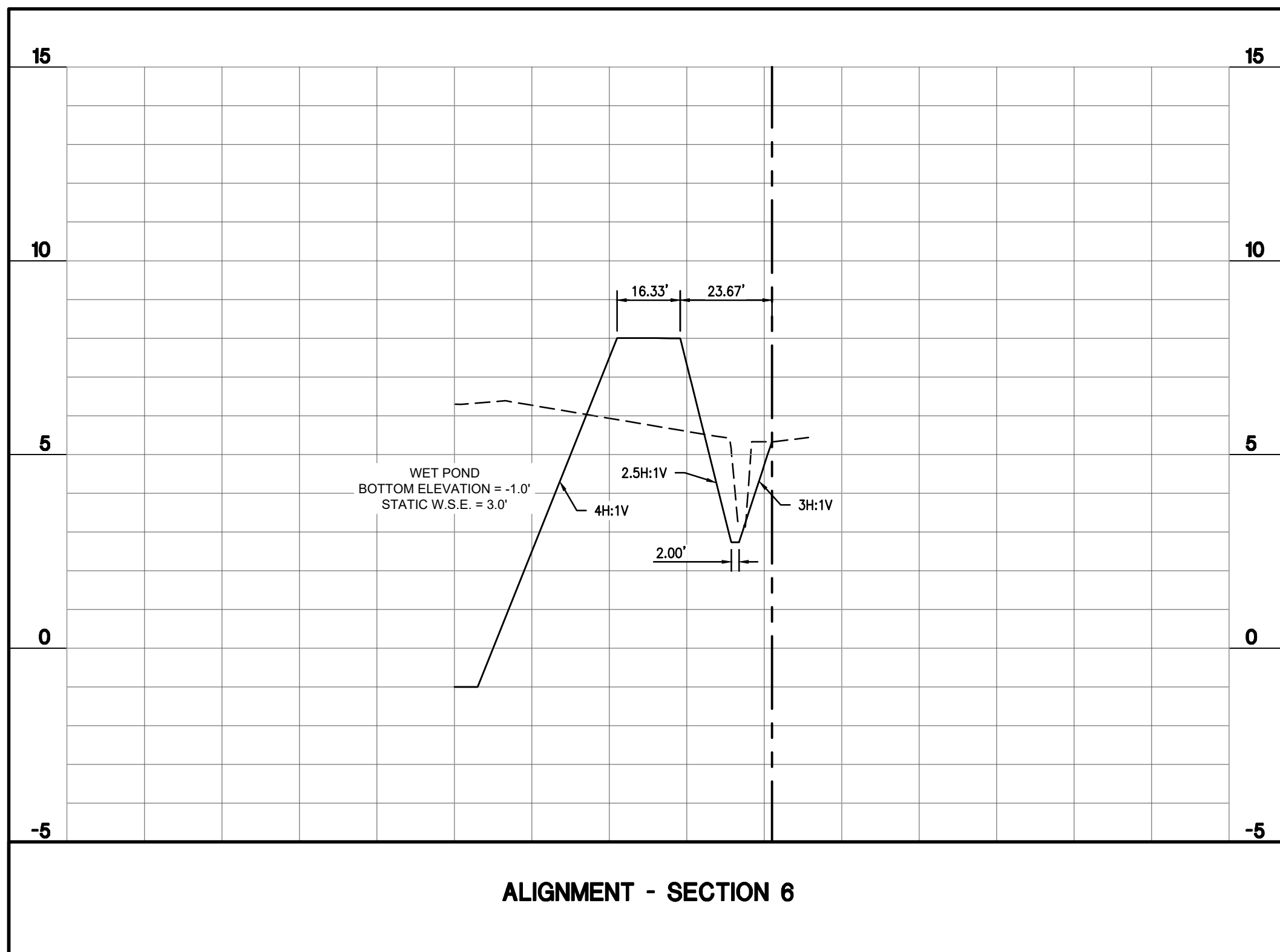
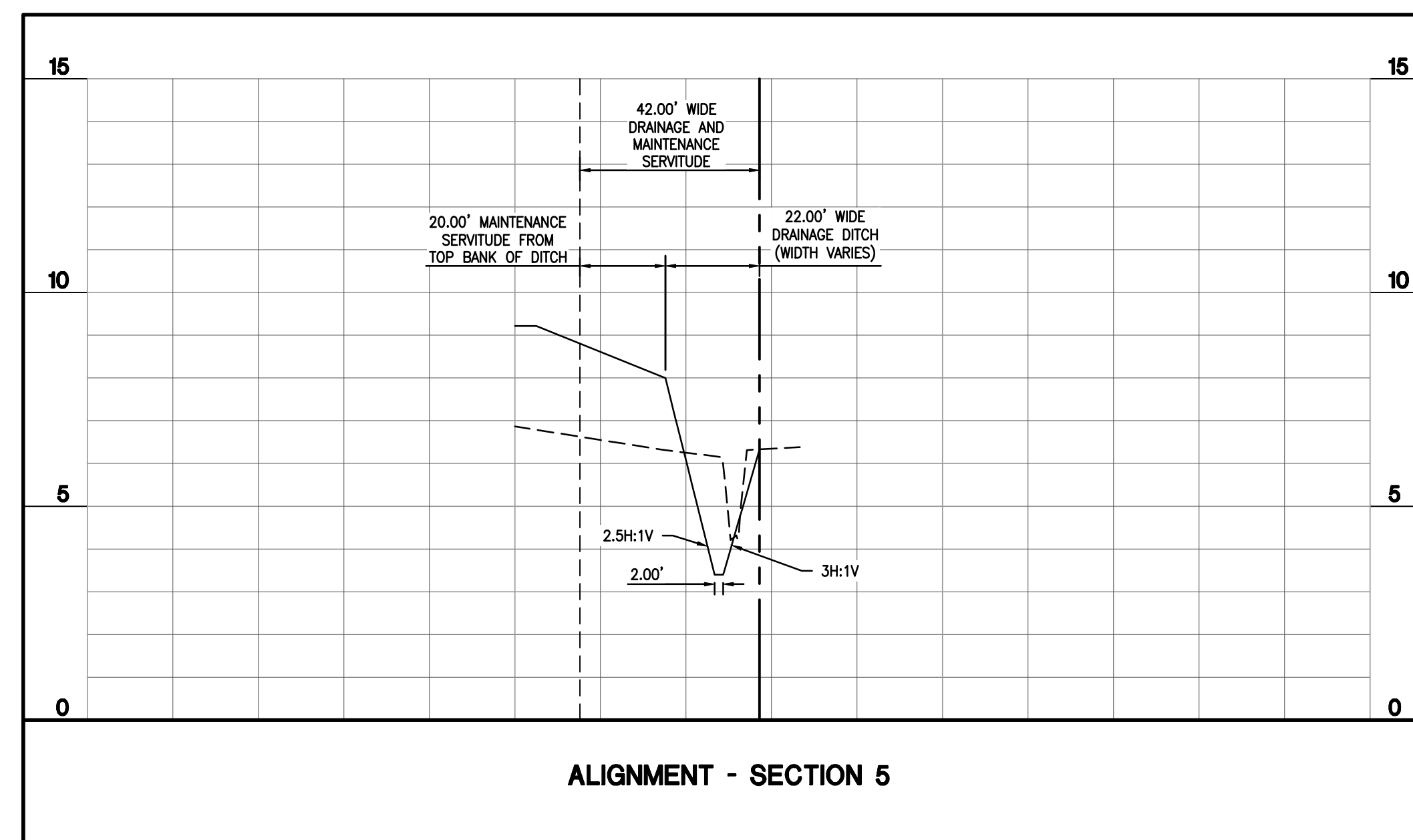
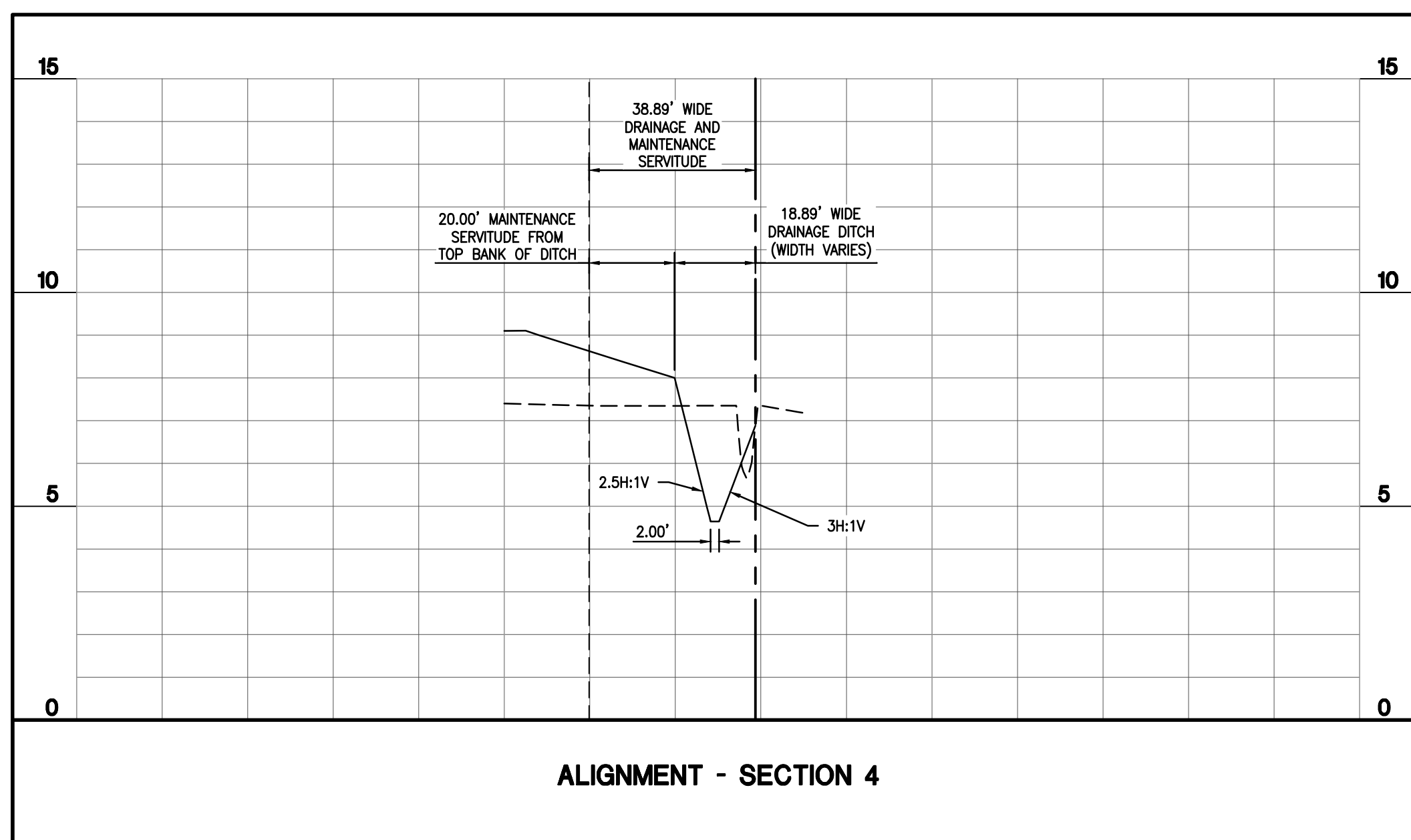
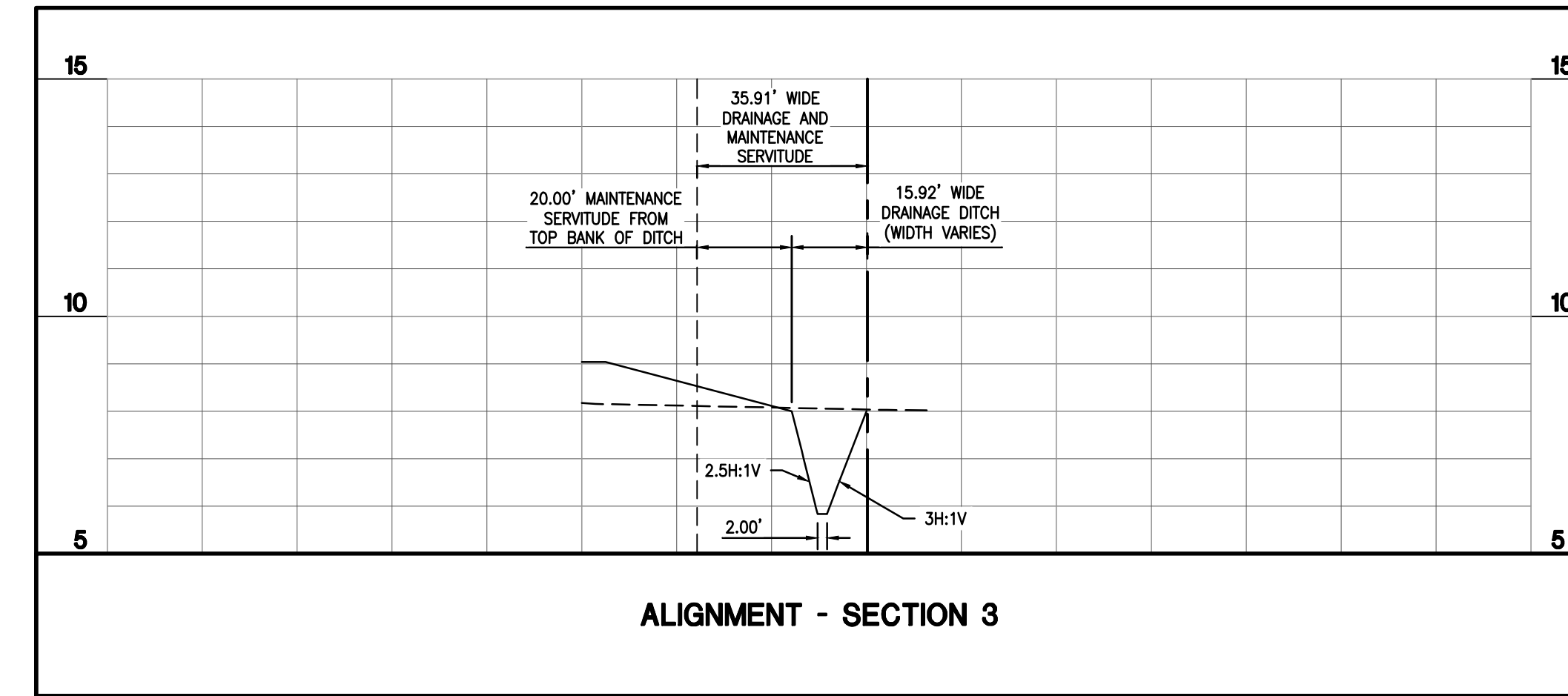
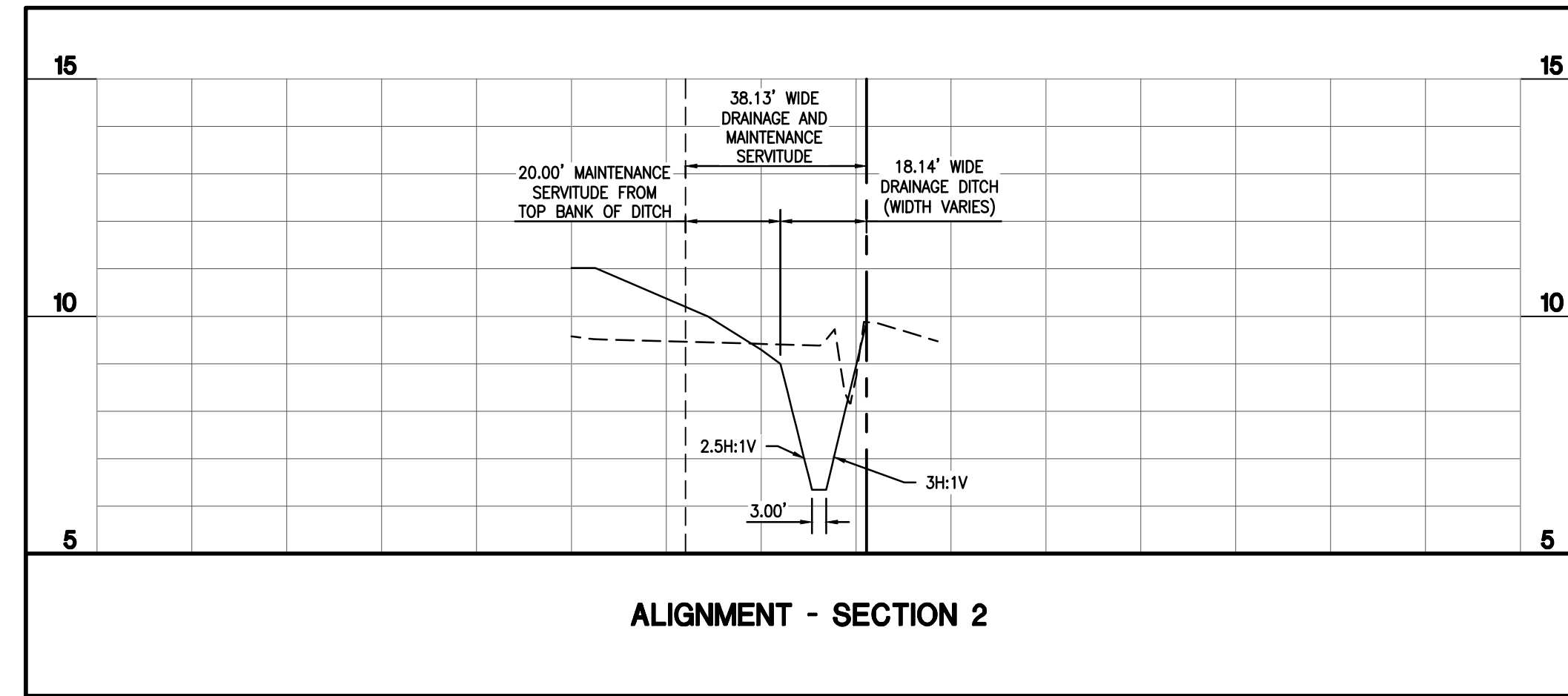
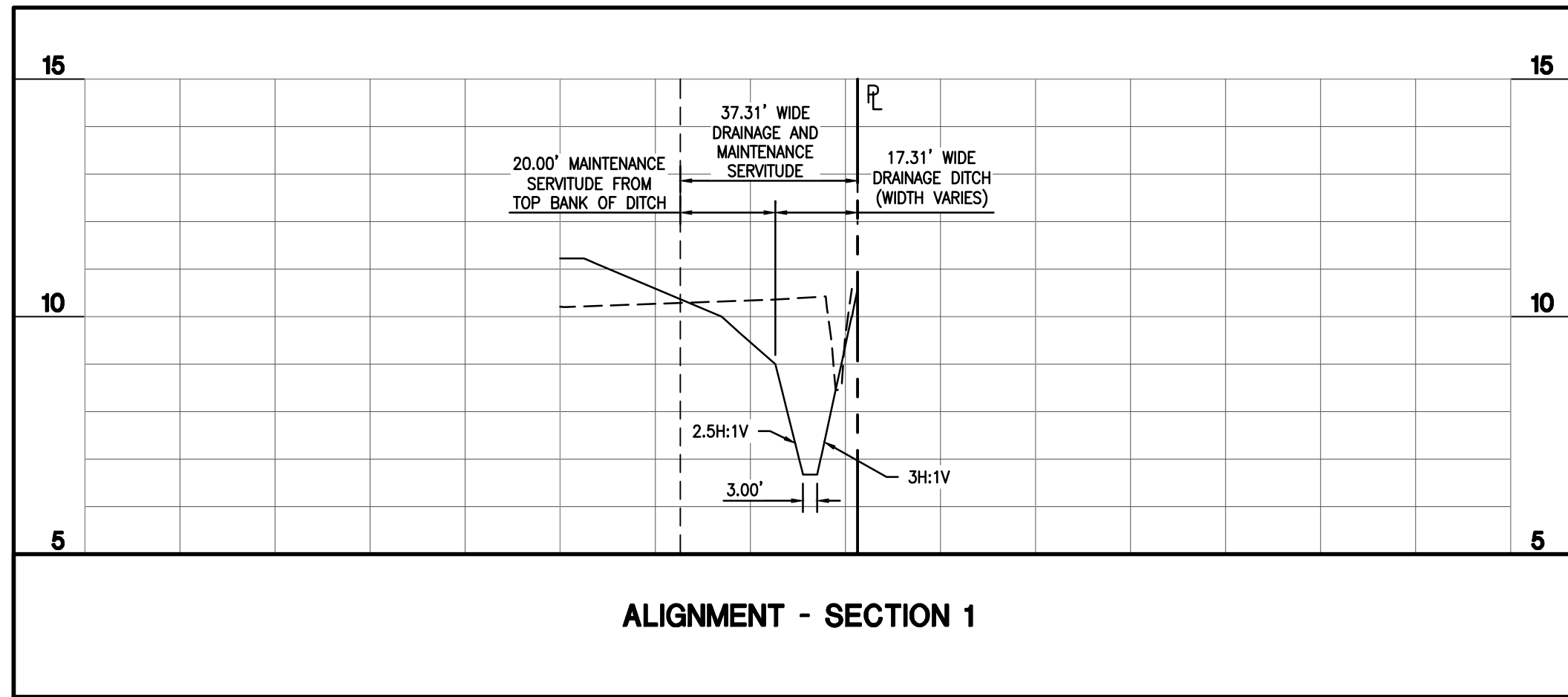
314 E. Bayou Road
Thibodaux, LA 70301
Office: 985.447.0090
Fax: 985.447.7009
www.ddgpc.com



PRELIMINARY -
NOT FOR CONSTRUCTION

PROPOSED THIBODAUX SOUTH SINGLE FAMILY RESIDENTIAL SUBDIVISION
TERREBONNE PARISH
FOR RR & DD, L.L.C.
THIBODAUX, LA

DRAWN CEB
CHECKED EMG
ISSUED DATE 4-16-2021
ISSUED FOR PRELIMINARY PRICING
PROJECT NO. 20-935
FILE 20-935 C-2 GRADING PLAN
SHEET C-2.5



RPC / H.6
Not For Construction
CROSS SECTIONS

Z:\2020\20-935\CIVIL\CAD\20-935 C-2 GRADING PLAN.dwg

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
- B. Mobile Home Park
 Residential Building Park
 Conceptual/Preliminary
 Engineering
 Final
- C. Major Subdivision
 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: Emerson Lakes Phase 3
- Developer's Name & Address: Pete-Land Properties, LLC - 7825 West Main St., Houma, LA 70364
Owner's Name & Address: Pete-Land Properties, LLC - 7825 West Main St., Houma, LA 70364
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: Milford & Associates, Inc., Engineer

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
- Planned Unit Development: Y N
- Date and Scale of Map:
Date: June 23, 2022 Scale: 1" = 40'
- Council District / Fire Tax Area:
Council District 3 / Bayou Cane
- Number of Lots: 12
- Filing Fees: \$860.00

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


Signature of Applicant or Agent

June 22, 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.

Matthew Petersen
Print Name of Signature


Signature

6-28-22
Date

RPC / H.7

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

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

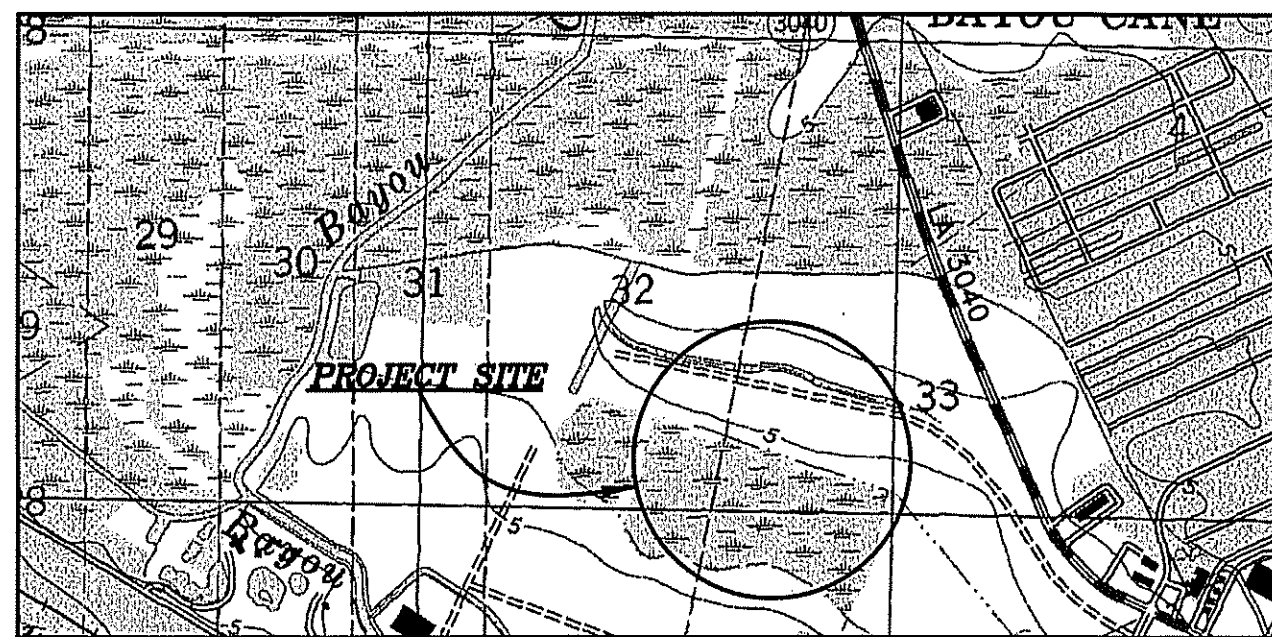
NOTE: NO STRUCTURES, FILL OR OBSTRUCTIONS SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLAIN AREA WITHOUT PRIOR APPROVAL OF GRANTEE OF EASEMENT OR DELINEATED FLOOD PLAN AREA.

LEGEND

- INDICATES 5/8" IRON ROD SET
- F.H. ● EXIST. FIRE HYDRANT
- EXIST. STREET LIGHT
- BM ● BENCH MARK
4" BRASS DISC
SET IN CONCRETE
- x4.4 LOT ELEVATIONS
- 000 HOUSE NUMBERS

COUNCIL DISTRICT 3

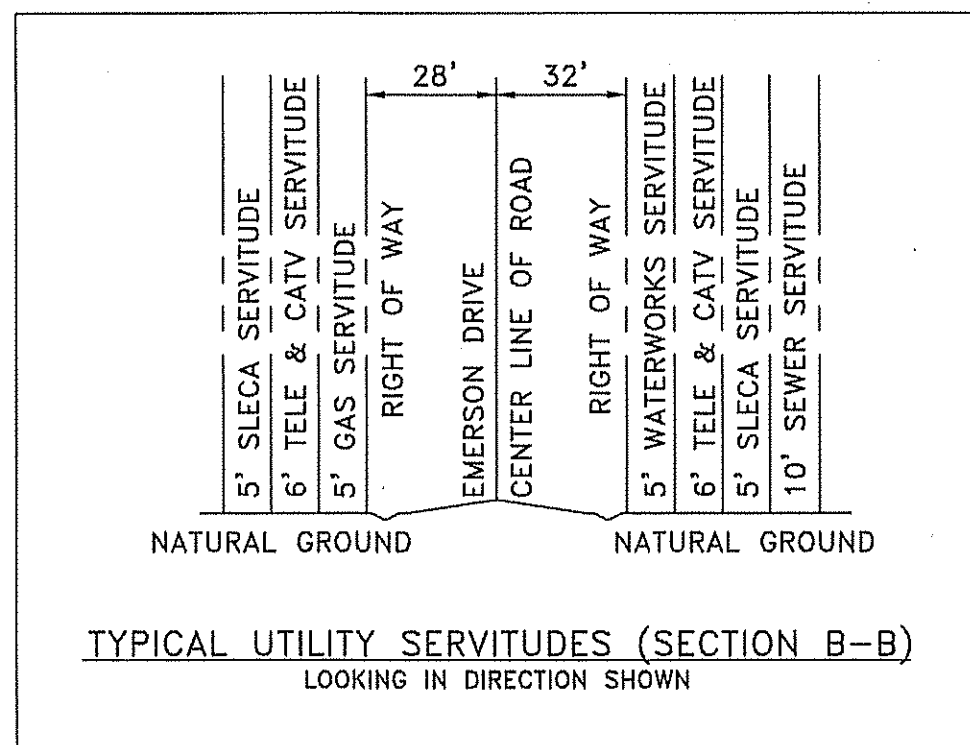
SEWER	PRIVATE COMMUNITY
TERREBONNE SEWER SYSTEM, LLC	
ELEC.	SLECA
CABLE	COMCAST
FIRE	BAYOU CANE



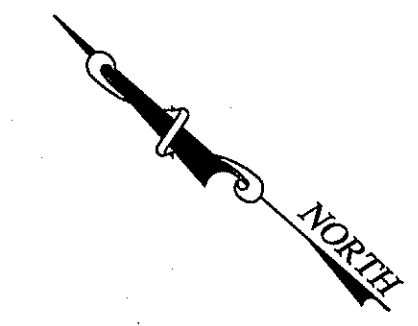
VICINITY MAP

EXISTING PHASE 1
 LOT 10 LOT 9 LOT 8

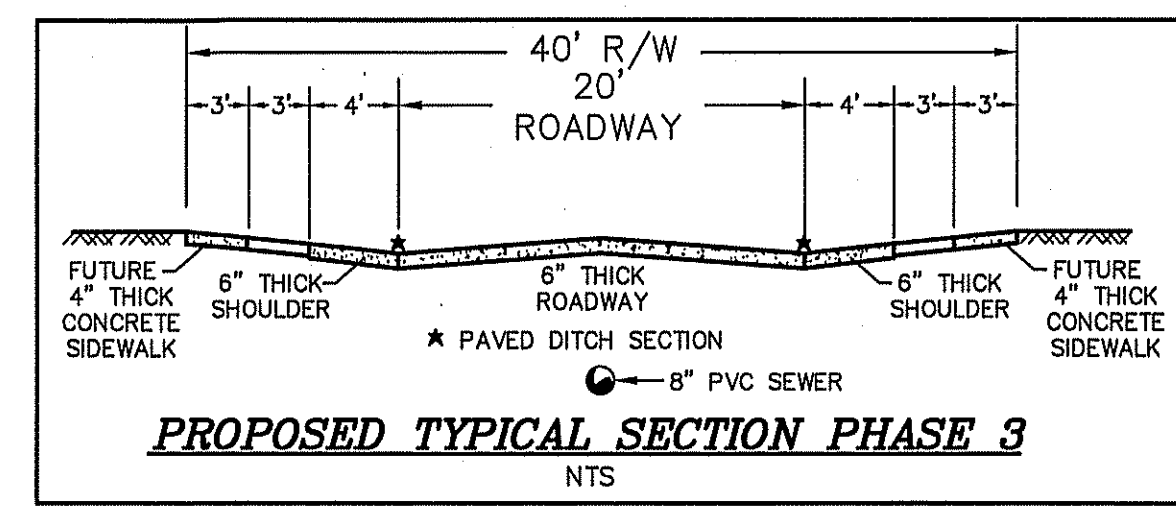
ZONE "AE"
 PRELIMINARY B.F.E. REQ. #3



PROJECT NO.	PARISH	SHEET NO.
21-65	TERREBONNE	2



PHASE 3	BLOCK 1	SQUARE FEET
LOT 6A		7,176
LOT 6B		3,526
LOT 6C		3,526
LOT 6D		3,621
LOT 6E		9,430
LOT 6F		7,343
LOT 6G		3,203
LOT 6H		3,526
LOT 6I		3,526
LOT 6J		3,526
LOT 6K		3,526
LOT 6L		7,177



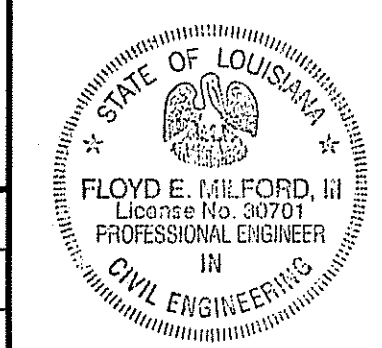
RPC / H.7

PHASE 3 - 12 LOTS

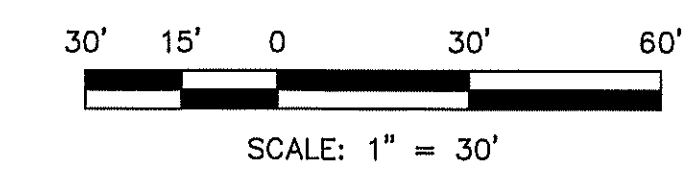
RESIDENTIAL PLANNED UNIT DEVELOPMENT - TOWNHOMES
 DRAINAGE: OVERLAND
 SEWER: PRIVATE COMMUNITY

SUBDIVISION PLAN - PHASE 3

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



MILFORD & ASSOCIATES, INC.
 CONSULTING ENGINEERS HOUMA, LOUISIANA
 DRAWN: DAB
 CHK'D: F.E.M. III
 SCALE: 1" = 20'
 DATE: 23JUNE22
 APPROVED BY: [Signature]



DATE	REVISION	BY

JOB #	CAD #	FILE #
21-65	2165-SD	

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:

- Name of Subdivision: Cypress Garden Townhomes
- Developer's Name & Address: Richard Development, P.O. Box 4035, Houma, LA 70361
Owner's Name & Address: Henry J. and Sharon Richard, P.O. Box 4035, Houma, LA 70361
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: Delta Coast Consultants, LLC

SITE INFORMATION:

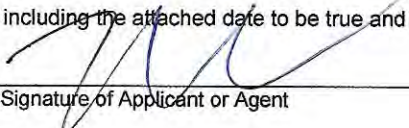
- Physical Address: 6190 West Main Street
- Location by Section, Township, Range: Sections 2 & 4, T17S-R17E
- Purpose of Development: Residential Planned Unit Development Townhomes
- Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
- Sewerage Type:
 Community
 Individual 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: June 24, 2022, 1:60
- Council District / Fire Tax Area: District 3, Gerald Michel
- Number of Lots: 51
- Filing Fees: \$860.00

CERTIFICATION:

I, Henry J. Richard, certify this application including the attached date to be true and correct.

Henry J. Richard
Print Applicant or Agent

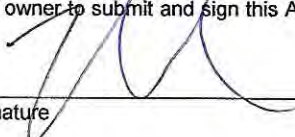
June 27, 2022
Date


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.

Henry J. Richard
Print Name of Signature

June 27, 2022
Date


Signature

RPC / H.8

REFERENCE BEARING MAP:

PLAT PREPARED BY KENETH L. REMBERT, PLS, LAND SURVEYORS, ENTITLED, "PLAN SHOWING REVISED TRACTS 3, 4, & 6 PROPERTY OF HENRY J. RICHARD ET AL LOCATED IN SECTIONS 2 & 4, T17S-R17E, TERREBONNE PARISH, LOUISIANA", AND DATED MAY 24, 2012.

THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, AND/OR REGULATIONS OF GOVERNING AUTHORITIES WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.

THESE TRACTS AND LOTS ARE LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NOS. 0410 & 430, SUFFIX "C", AND DATED MAY 1, 1985, F.E.M.A. ADVISORY PANEL NO. LA-S101 & LA-R101 DOES NOT AFFECT THIS PROPERTY. PLEASE CHECK WITH PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE B.F.E. REQUIREMENTS PRIOR TO CONSTRUCTION.

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 BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT ACCURACY SPECIFICATIONS AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH URBAN AREA SURVEYS INDICATED IN THE ABOVE STANDARDS.

DEDICATION OF STREETS AND SERVITUDES: THE STREETS AS DESIGNATED ON THIS SUBDIVISION PLAT ARE HEREBY, FORMERLY 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 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.

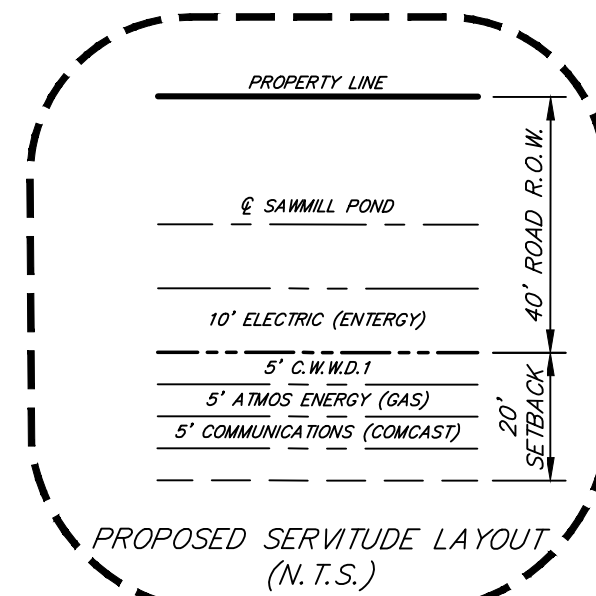
APPROVED AND ACCEPTED THIS DATE _____
BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION

BY _____ FOR _____

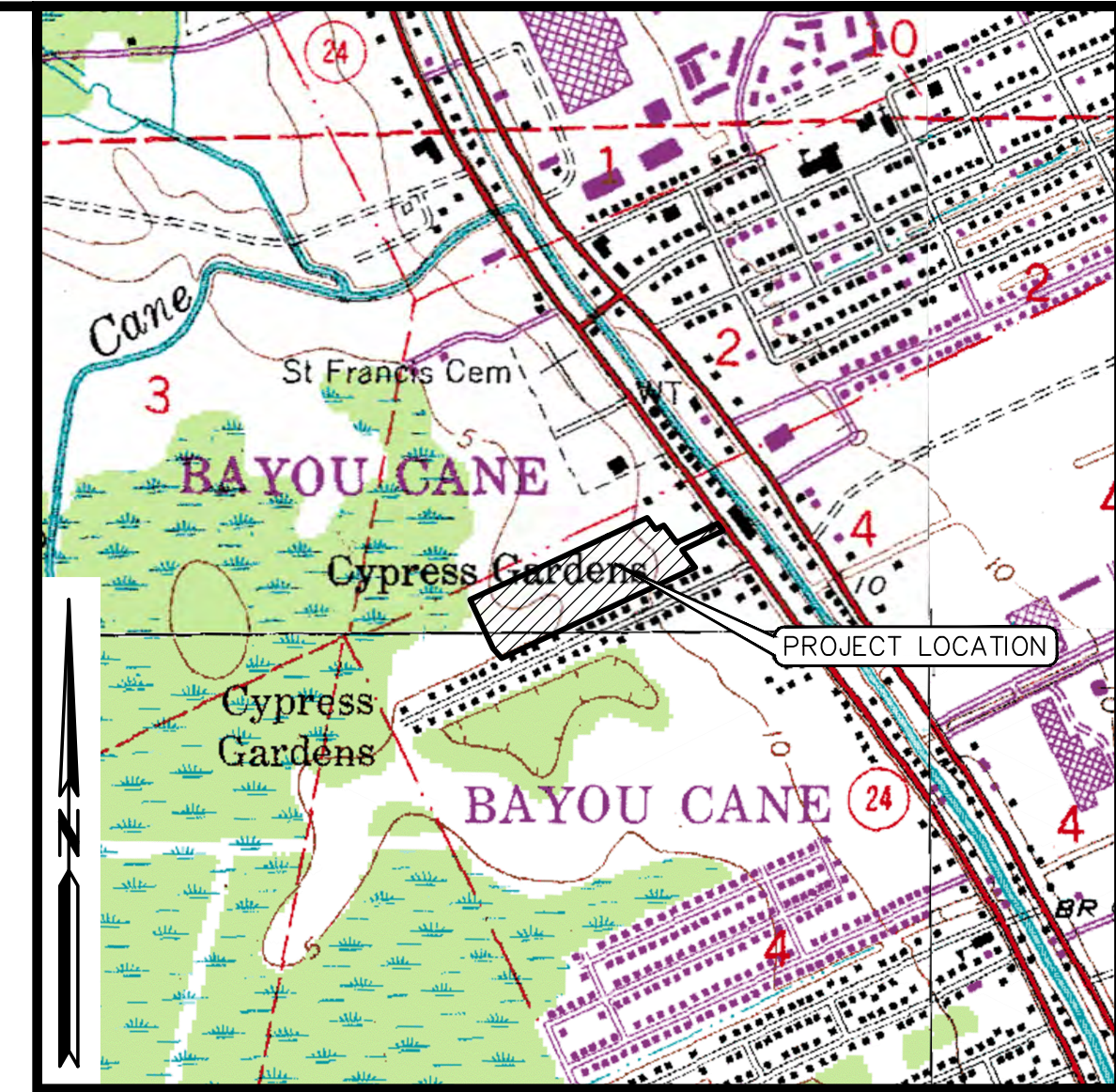
AUTHORIZED OWNER: HENRY RICHARD

NOTES:

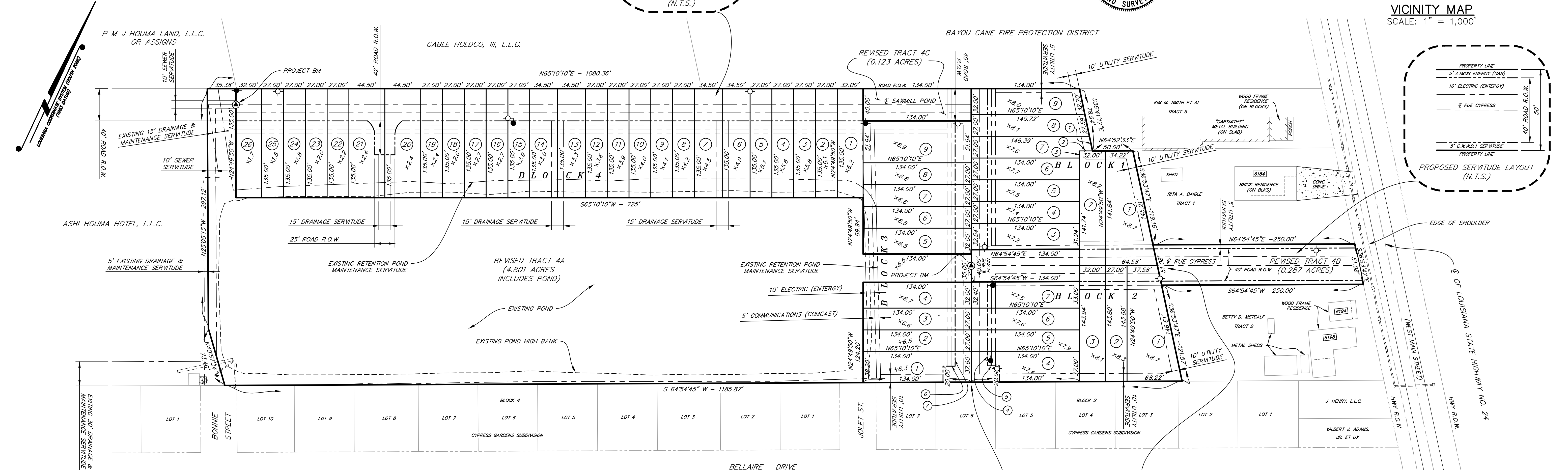
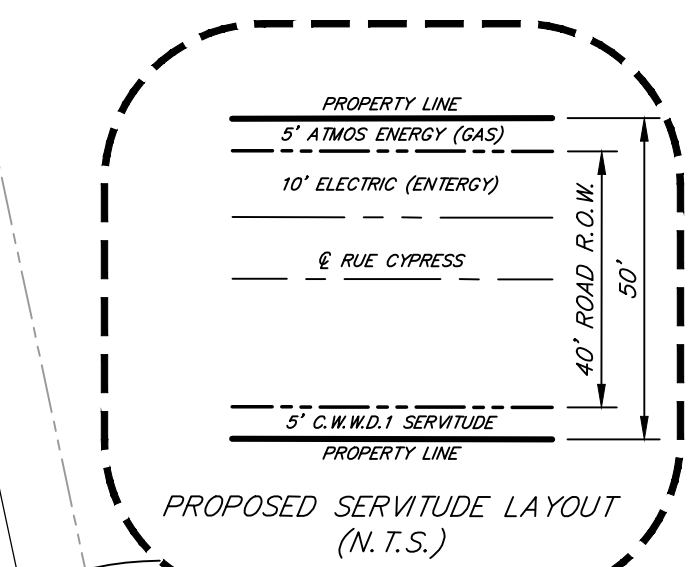
- NO STRUCTURE, FILL, OR OBSTRUCTIONS, SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLAIN.
- SEWER: MUNICIPAL
- DRAINAGE: SUBSURFACE DRAINAGE WITH RETENTION POND INTO TPCG DRAINAGE SYSTEM



APPROVED: **PRELIMINARY**
PROSPER J. TOUPS, III
L.A. LAND SURVEYOR REG. NO. 4967



VICINITY MAP
SCALE: 1" = 1,000'

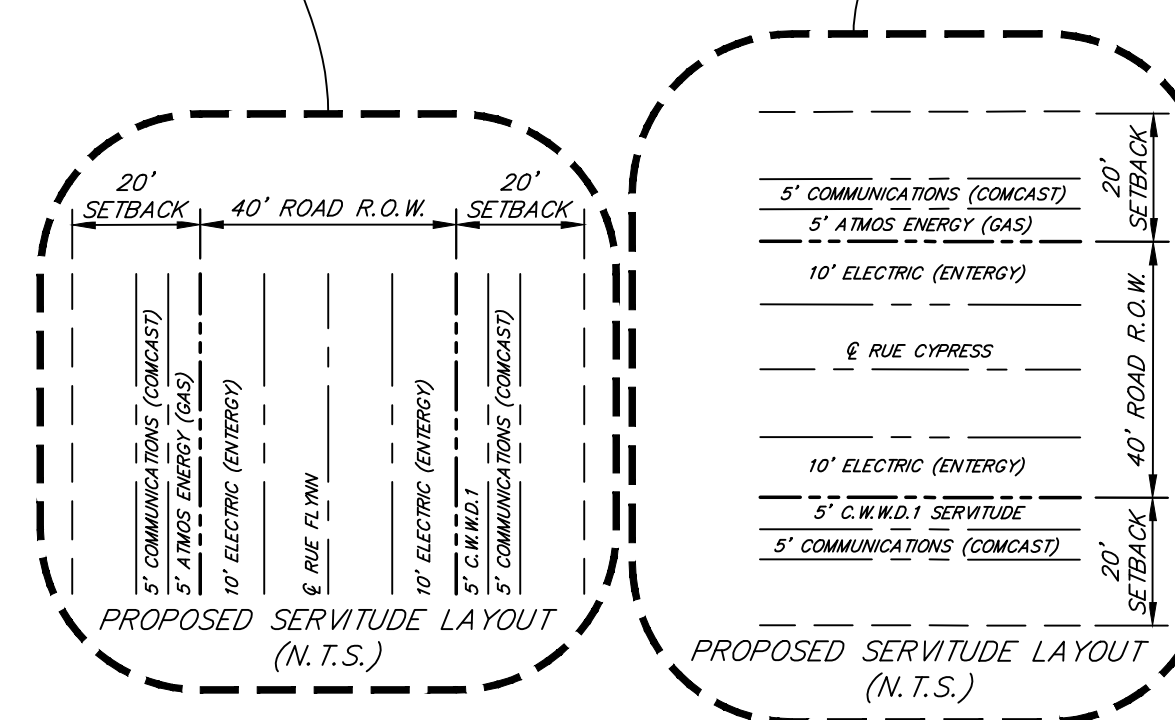


BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 4	
LOT #	SQUARE FOOTAGE	LOT #	SQUARE FOOTAGE	LOT #	SQUARE FOOTAGE	LOT #	SQUARE FOOTAGE
1	7,012	1	7,595	1	5,079	1	4,320
2	4,425	2	3,881	2	3,618	2	3,645
3	4,320	3	4,604	3	3,618	3	3,645
4	3,618	4	4,998	4	4,288	4	3,645
5	3,618	5	3,618	5	4,288	5	3,645
6	3,618	6	3,618	6	3,618	6	6,008
7	3,879	7	4,382	7	3,618	7	4,658
8	3,876			8	3,618	8	3,645
9	4,395			9	12,320	9	3,645
				10		10	3,645
				11		11	3,645
				12		12	3,645
				13		13	4,658
				14		14	4,658
				15		15	3,645
				16		16	3,645
				17		17	3,645
				18		18	3,645
				19		19	3,645
				20		20	6,008
				21		21	6,008
				22		22	3,645
				23		23	3,645
				24		24	3,645
				25		25	3,645
				26		26	4,320

COURSE	BEARING & DISTANCE
1	S36°41'14"E - 18.65'
2	N65°10'10"E - 16.22'
3	N24°49'50"W - 8.74'

LEGEND:

- DENOTES 3/4" G.I.P. SET
- DENOTES 1/2" I.R. FND.
- ⊙ DENOTES 3/4" G.I.P. FND.
- ◆ DENOTES FIRE HYDRANT
- ⊕ DENOTES LIGHT STANDARD
- ⊙ DENOTES SPOT ELEV.
- ⊙ DENOTES PROJECT BENCHMARK
- DENOTES SETBACK
- DENOTES SERVITUDE
- DENOTES RIGHT OF WAY

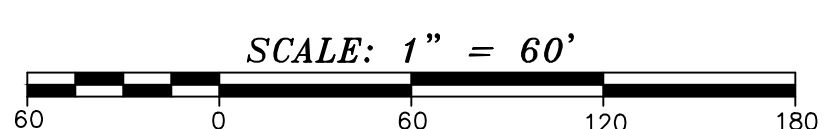


RPC / H.8

"MAJOR SUBDIVISION"
"CONCEPTUAL & PRELIMINARY PLAN"
LAND USE: TOWNHOUSE (RESIDENTIAL)
PLANNED UNIT DEVELOPMENT
DEVELOPER: RICHARD DEVELOPMENT

DATE: NOVEMBER 1, 2021
REVISED: APRIL 25, 2022
REVISED: MAY 10, 2022
REVISED: JUNE 24, 2022
HOUMA, LOUISIANA

CYPRESS GARDENS TOWNHOMES
SUBDIVISION OF REVISED TRACT 4
HENRY J. RICHARD ET AL
LOCATED IN SECTION 2 & 4, T17S-R17E,
TERREBONNE PARISH, LOUISIANA.



DELTA COAST CONSULTANTS, LLC
631 S. HOLLYWOOD RD.
HOUMA, LA 70360
PHONE: 985-655-3100
www.deltacoastllc.com