

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

JUNE 16, 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 May 19, 2022

E. COMMUNICATIONS

F. NEW BUSINESS:

1. Planning Approval:
Establish a church in a C-3 (Neighborhood Commercial) zoning district; 960 Grand Caillou Road, Suite C; Houma Muslim Association, c/o Maruan Muhawesh (*Council District 8 / City of Houma Fire*)

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 May 19, 2022

E. APPROVE REMITTANCE OF PAYMENT FOR THE JUNE 16, 2022 INVOICES AND THE TREASURER'S REPORT OF MAY 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: Tracts "A-1-A" & "A-1-B", A Redivision of "Tract "A-1" belonging to Lawrence J. Boquet, et ux
Approval Requested: Process D, Minor Subdivision
Location: 6583 & 6585 Highway 56, Chauvin, Terrebonne Parish, LA
Government Districts: Council District 8 / Little Caillou Fire District
Developer: Lawrence & Sandra Boquet
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Variance Request: Variance from the residential fire hydrant requirements for Tract A-1-B, 275' in lieu of the required 250' (within 10% allowance)
d) Consider Approval of Said Application
2. a) Subdivision: Subdivision of Property belonging to Lynette A. Gautreaux into Tract "A" and Tract "B"
Approval Requested: Process D, Minor Subdivision
Location: 4555 Highway 24, Bourg, Terrebonne Parish, LA
Government Districts: Council District 9 / Bourg Fire District
Developer: Lynette Gautreaux
Surveyor: Delta Coast Consultants, LLC

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: West Manchester Subdivision, Addendum No. 3, Phase B
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: End of Exeter Run, Terrebonne Parish, LA
Government Districts: Council District 6 / Bayou Cane Fire District
Developer: Tri-State Land Company
Surveyor: Milford & Associates, Inc.

b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: Layne Mobile Home Park
Approval Requested: Process B, Mobile Home Park-Engineering
Location: 1281 Coteau Road, Terrebonne Parish, LA
Government Districts: Council District 9 / Bayou Blue Fire District
Developer: Louisiana Realty Development, LLC; c/o Steve R. Layne
Engineer: Milford & Associates, Inc.

b) Consider Approval of Said Application

I. STAFF REPORT

1. Discussion and possible action regarding the ratification of the 2021 HTRPC Annual Report

J. ADMINISTRATIVE APPROVAL(S):

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*)

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 MAY 19, 2022

- A. The Vice-Chairman, Mr. Jan Rogers, called the meeting of May 19, 2022 of the HTRPC to order at 6:13 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Rev. Corion Gray and the Pledge of Allegiance led by Mr. Thibodeaux. *The Chairman, Mr. Robbie Liner, didn't make the meeting.*
- B. Upon Roll Call, present were: Mr. Ross Burgard; Rev. Corion Gray; Jan Rogers, Vice-Chairman; Mr. Travion Smith; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Ms. Rachael Ellender, Secretary/Treasurer; Mr. Kyle Faulk; Mr. Robbie Liner, Chairman. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning, Ms. Joan Schexnayder, TPCG Engineering Division; and Mr. Derick Bercegeay, Legal Advisor.
- C. **CONFLICTS DISCLOSURE:** The Vice-Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter. *There were no conflicts to report.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Thibodeaux moved, seconded by Mr. Burgard: "THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of April 21, 2022."
- The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. **THERE WAS RECORDED: YEAS:** Mr. Burgard, Rev. Gray, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Rogers; **ABSENT:** Ms. Ellender, Mr. Faulk, Mr. Liner. **THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. Mr. Soudelier moved, seconded by Mr. Burgard: "THAT the HTRPC remit payment for the May 19, 2022 invoices and approve the Treasurer's Report of April 2022."
- The Vice-Chairman called for a vote on the motion offered by Mr. Soudelier. **THERE WAS RECORDED: YEAS:** Mr. Burgard, Rev. Gray, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Rogers; **ABSENT:** Ms. Ellender, Mr. Faulk, Mr. Liner. **THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.**
1. Mr. Pernell Pellegrin, Martin & Pellegrin CPAs, presented the 2021 Annual Audit to the Commission.
- a) Mr. Burgard moved, seconded by Mr. Thibodeaux: "THAT the HTRPC ratify and accept the 2021 Annual Audit as presented by Mr. Pernell Pellegrin."
- The Vice-Chairman called for a vote on the motion offered by Mr. Burgard. **THERE WAS RECORDED: YEAS:** Mr. Burgard, Rev. Gray, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Rogers; **ABSENT:** Ms. Ellender, Mr. Faulk, Mr. Liner. **THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.**
- F. **COMMUNICATIONS:** None.
- G. **OLD BUSINESS:**
- Mr. Soudelier moved, seconded by Mr. Smith: "THAT the Old Business be removed from the table and be considered at this time."
- The Vice-Chairman called for a vote on the motion offered by Mr. Soudelier. **THERE WAS RECORDED: YEAS:** Mr. Burgard, Rev. Gray, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Rogers; **ABSENT:** Ms. Ellender, Mr. Faulk, Mr. Liner. **THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.**
1. The Vice-Chairman stated the next item on the agenda under Old Business was for an application by Daniel D. & Lauren Henry, requesting approval for Process D, Minor Subdivision, for Tracts "1-A" & "1-A2," A Redivision of "Tract 1-A" belonging to Daniel D. Henry, et ux.
- a) Mr. Kim Knight, T. Baker Smith, LLC, discussed the location and division of property. He stated the required fire hydrant was installed.
- b) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon municipal addresses being depicted on the

plat, method of sewerage disposal being depicted on the plat, permanent type benchmark depicted on the plat, and submittal of all utility letters.

- c) Rev. Gray moved, seconded by Mr. Thibodeaux: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts “1-A” & “1-A2,” A Redivision of “Tract 1-A” belonging to Daniel D. Henry, et ux conditioned upon municipal addresses being depicted on the plat, method of sewerage disposal being depicted on the plat, permanent type benchmark depicted on the plat, and submittal of all utility letters.”

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

- 2. The Vice-Chairman called to order the Public Hearing for an application by James G. Fister, Sr. requesting approval for Process D, Minor Subdivision, for Lot “D-3” and Revised Lot “D-2”, A Redivision of Property belonging to James G. Fister, Sr., et ux.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He requested to table the matter after the public hearing because the drainage calculations were submitted to TPCG Engineering in not enough time for them to review.

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

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

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

- d) Mr. Thibodeaux moved, seconded by Rev. Gray: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lot “D-3” and Revised Lot “D-2”, A Redivision of Property belonging to James G. Fister, Sr., et ux.”

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

H. APPLICATIONS / NEW BUSINESS:

- 1. The Vice-Chairman called to order the Public Hearing for an application by Terrebonne Parish Fire District No. 7, requesting approval for Process D, Minor Subdivision, for the Division of Property belonging to Terry Lapeyrouse, Inc. creating Tract A to be acquired by Terrebonne Parish Fire District No. 7.

- a) Mr. Terral Martin, Providence Engineering & Environmental Group, LLC, discussed the location and division of property. He stated the Fire District was leasing the property and now would like to acquire the property and rebuild the station that was damaged from the storm.

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

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

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon municipal address being depicted on the plat, method of sewerage disposal depicted on the plat, location and description of at least one permanent type benchmark be depicted on the plat, and submittal of all utility service availability letters.

e) Discussion was held regarding the fire hydrant being located across the highway and the fire station's existence pre-Hurricane Ida and being rebuilt with the assistance of a FEMA Public Assistance Grant.

f) Mr. Soudelier moved, seconded by Mr. Thibodeaux: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Division of Property belonging to Terry Lapeyrouse, Inc. creating Tract A to be acquired by Terrebonne Parish Fire District No. 7 conditioned upon municipal address being depicted on the plat, method of sewerage disposal depicted on the plat, location and description of at least one permanent type benchmark be depicted on the plat, and submittal of all utility service availability letters."

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

2. The Vice-Chairman called to order the Public Hearing for an application by Lois Fakier, requesting approval for Process D, Minor Subdivision, for Revised Tract 2 into Revised Tract 2A & Revised Tract 2B.

a) Mr. Prosper Toups, Delta Coast Consultants, LLC, discussed the location and division of property. He stated the applicant wanted to sell the property to the camp owners that are currently leasing and that they are still awaiting an approval letter from the Department of Health.

b) The Vice-Chairman recognized Ms. Bonnie Soulet, 7814 Waterfront Drive, who inquired if the property would be sold to the current lease holders, and Mr. Toups confirmed that information.

c) Mr. Soudelier moved, seconded by Mr. Thibodeaux: "THAT the Public Hearing be closed."

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

d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon the location and description of at least one permanent type benchmark be depicted on the plat, submittal of all utility service availability letters including a Letter of No Objection from the Department of Health, and approval of the requested variance for the draft site.

e) Mr. Burgard moved, seconded by Mr. Smith: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Revised Tract 2 into Revised Tract 2A & Revised Tract 2B with a variance granted for a draft site in lieu of a residential fire hydrant and conditioned upon the location and description of at least one permanent type benchmark be depicted on the plat and submittal of all utility service availability letters including a Letter of No Objection from the Department of Health."

f) Discussion was held regarding the draft site being completed.

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

3. The Vice-Chairman called to order the application by Louisiana Land & Trust requesting final approval for Process C, Major Subdivision, for The New Isle, Phase 1.

a) Mr. James Andermann, CSRS, Inc., was representing the application.

b) Ms. Joan Schexnayder, TPCG Parish Engineer, read a memo with regard to the punch list items for the development dated May 19, 2022 [See ATTACHMENT A].

c) Discussion was held regarding the lengthy punch list and the time frame it would take to complete and the Developer complying with all the items.

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided the applicant agrees to meet all of the comments on the TPCG Engineering Division's punch list.
- e) Rev. Gray moved, seconded by Mr. Smith: "THAT the HTRPC grant final approval of the application for Process C, Major Subdivision, for The New Isle, Phase 1 conditioned upon the Developer complying/resolving all remaining punch list items per TPCG Engineering Division's memo dated March 10, 2022 [See ATTACHMENT A]."
- f) Discussion was held regarding denying the application due to the lengthy punch list and the subdivision not being substantially completed.
- g) Mr. Burgard made a substitute motion, seconded by Mr. Soudelier: "THAT the HTRPC table the application requesting final approval for Process C, Major Subdivision, for The New Isle, Phase 1 until the next regular meeting of June 16, 2022."

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

- 4. The Vice-Chairman called to order the application by Gadwall Properties, LLC requesting final approval for Process C, Major Subdivision, for Summerfield Place Subdivision, Addendum No. 18, Phase A.

- 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 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 as per TPCG Engineering Division's memo.
- d) Mr. Soudelier moved, seconded by Mr. Thibodeaux: "THAT the HTRPC grant final approval of the application for Process C, Major Subdivision, for Summerfield Place Subdivision, Addendum No. 18, Phase A [See ATTACHMENT B]."

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

I. STAFF REPORT:

- 1. Staff stated that the Annual Report had not yet been completed due to the current workload from Hurricane Ida and current staff shortage due to Covid.

J. ADMINISTRATIVE APPROVAL(S):

Mr. Thibodeaux moved, seconded by Mr. Burgard: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-6."

- 1. Property belonging to Eugene Rodrigue; Section 86, T15S-R16E, Terrebonne Parish, LA (524 Main Project Road / Councilman John Amedée, District 4)
- 2. Division of Property belonging to Wilmer J. Blanchard, Jr., et al, or assigns; Section 6, T16S-R16E & Section 6, T16S-R17E, Terrebonne Parish, LA (4166 West Main Street, Gray / Council District 4)
- 3. Revised Lots 3-A and 6, Block 4 to Luke Subdivision; Section 105, T17S-R17E, Terrebonne Parish, LA (212 Louise Street & 1405 Maxine Street / Councilman John Navy, District 1)
- 4. Revised Lot 1, Block 2 of Bayou Terrebonne Subdivision and Lot "A" belonging to Rusty M. Price; Section 41, T17S-R18E, Terrebonne Parish, LA (177 Company Canal Road / Councilman Steve Trosclair, Dist. 9)
- 5. Revised Lots 16 and 17, Block 1 of Addendum No. 2 to Terra Cane Heights Subdivision; Section 104, T17S-R17E, Terrebonne Parish, LA (245 & 251 Lakewood Drive / Councilman Danny Babin, District 7)
- 6. Revised Tracts "B1", "B2", & "B5," Property of Barbara Henry Deroche, et al; Section 5, T18S-R19E, Terrebonne Parish, LA (503-507 Highway 55 / Councilman Steve Trosclair, District 9)

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:

- a) Mr. Smith spoke of the national planning conference that he attended and stated it was eye opening and he was pleased with the conference and the opportunity to attend.

2. Vice-Chairman's Comments: None.

M. PUBLIC COMMENTS: None.

N. Mr. Burgard moved, seconded by Mr. Smith: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 7:01 p.m."

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



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



TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

P.O. BOX 2768 • HOUMA, LOUISIANA 70361
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May 19, 2022
Item No. H-3

TO: **Christopher M. Pulaski**

FROM: **Joan E. Schexnayder, P.E.**
Staff Engineer

SUBJECT: **The New Isle Phase 1**
Final Inspection

A final inspection of the above referenced subdivision was held by representatives of the Department of Public Works. The following punch list items remain and need to be addressed:

1. Land use shall be depicted on the plat.
2. Drainage servitude dimensions are required.
3. Municipal addresses of the tracts should be depicted on the plat.
4. All permanent benchmarks shall be shown on the final survey plat including elevation, datum, date and three point ties.
5. For subdivisions with newly constructed concrete streets, the vertical reference monument shall be a brass or aluminum disk located in the street near the centerline of each road intersection and set flush with the road surface during construction. The brass or aluminum disk shall be stamped with the elevation and date set.
6. All property surveyed within Terrebonne Parish shall tie to one of the following:
 - a. If the property is located within a two thousand foot radius of a National Geodetic Survey Monument or a Terrebonne Parish GIS monument, the survey plat shall show the state plane coordinate of a least two points within the subdivision.
 - b. If the property is located outside of the two thousand foot radius as specified above, but within a four thousand foot radius of any state, parish or municipal road intersection, the survey plat shall show at least two ties, with bearings and approximate distances.
7. All property corners shall be monumented and flagged prior to the planning commission signing the final survey plat.
8. Final approval from Waterworks is required.
9. Fire hydrants are located incorrectly on the plat.
10. Lights are not installed.
11. Medians need more fill.
12. Remove concrete washout from lots.
13. Trash needs to be cleaned up.
14. Job trailer and dumpsters are located in the on street parking and concrete cannot be inspected.

RPC/D
RPC/H.T

The New Isle Phase 1

Final Inspection

JES Memo to CP dated 05/19/2022

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15. Grass needs to be cut.
16. Street name signs are missing.
17. Debris in servitudes need to be cleaned up.
18. Curbing is incomplete.
19. Sidewalks are incomplete.
20. All expansion joints need to be sealed.
21. Multiple cracked panels need to be replaced.
22. There are sections of panels that are less than the allowable five feet. Replacement of panels must be at least one-half of the existing slab panel, but not less than five feet. In addition, the remaining one half of the slab panel may not be less than five feet. If such is the case, the entire panel must be replaced joint to joint.

23. Drainage
 - a. All catch basins need to be cleared of mud.
 - b. All culverts need to be cleared of mud.
 - c. Several culverts could not be inspected due to too much water.
 - d. Grout all voids in catch basins.
 - e. Culvert B-2 is damaged.
 - f. Culvert Z-43A is damaged.
 - g. Remove wood form from CB Z-41.
 - h. Ditches need to be cleaned.
 - i. A more detailed drainage list is attached.

24. Pollution Control
 - a. Force main from Lift station #2 to Government Street is Missing 2 air release valves.
 - b. The Force main needs to be dressed up along the route from Lift station #2 to Government Street.
 - c. Inverts and pipe grades need to be corrected.
 - d. Sags need to be repaired.
 - e. Multiple joints are unseated.
 - f. Pipes need to be cleared of mud.
 - g. Both Lift Stations
 1. Link seal shall be sealed all the way around.
 2. Level transducer must be installed.
 3. The control manhole shall have a 6'x6' concrete isolation pad.
 4. Must have utility power (energy 3 phase).
 5. SCADA antenna and tower must be installed.
 6. The 2 SCADA antennas that were loaned needs to be returned to Pollution Control.
 7. Fence, double gates, and walk through gate must be installed.
 8. Address sign must be installed.
 9. Water backflow preventer must be installed.
 10. Hose bibb must be installed.
 11. High level alarm (Red) must be installed.

RPC / D

The New Isle Phase 1

Final Inspection

JES Memo to CP dated 05/19/2022

Page 3 of 4

12. Lift station Flood light must be installed.
 13. The concrete slab is cracked.
 14. Operation and O & M Manuals are required (3 copies)
 15. Pump Serial tags.
 16. The pump station pumps need to be retested to validate the 1 year warranty.
- h. Lift Station #2
1. Replacement of the lift station wet well hatch must be installed properly.
 2. Insure warranty is valid on the lift station control panels after they got wet from hydrant hose.
 3. The grade area around Lift Station #2 must have the flow of storm water away from the lift station.
 4. There is washout of dirt around the concrete slab.
 5. Pump manual, SCADA, and panel diagrams and specs required.
- i. "F" side - With the "F" side there is still a steady flow of water that is not acceptable. The wet well is full of water and the water is backed up into the control manhole. A draw down test was performed and the amount of water is way too much infiltration. All Gravity mains that were able to be videoed were seen to be unseated. This is a major issue.
1. A major leak is coming from between MH F6 and F5.
 2. The bricks are cracked in MH F4 and need to be fixed.
 3. MH F3 needs to be regouted and epoxied.
 4. Several sections could not be videoed due to excess of water in the system.
- j. "A" side - The "A" side has a steady flow of water that needs to be corrected. We were unable to video and inspect all sections of pipe and manholes because the lift station and Manholes were full of water.
1. MH A 11, A09 must be regouted and epoxied.
 2. MH A09 the pipe is leaking on pipe for A08 needs to be corrected.
 3. In MH A07 the pipe for A6 must be regouted and epoxied.
 4. In MH A5 the manhole channel and benches must be reworked.
 5. MH A5 and A1 have sunk and needs to be corrected.
 6. MH A4-A3-A3-A1-Lift station is all full of water and unable to be videoed.
 7. MH A1 to the lift station has an alignment issue. Pollution Control was told the lift station sunk when it was installed.
- k. "B" side - The "B" side has a steady flow of water that needs to be corrected. Several sections could not be videoed due to excess of water in the system.
- l. As-built drawings need to be provided to pollution control. All pipes and manholes need to be corrected to grade.
- m. A more detailed Pollution Control list is attached.

RPC / D

The New Isle Phase 1

Final Inspection

JES Memo to CP dated 05/19/2022

Page 4 of 4

Please feel free to contact me at 873-6720 if you have any questions or comments.

Attachment

cc: Michael Songy, P.E. (email)
David Rome (email)
Planning Commission (email)
Utilities Department (email)
Engineering Division
Reading File
Council Reading File

RPC / D



TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

P.O. BOX 2768 • HOUMA, LOUISIANA 70361
985-868-5050 • WWW.TPCG.ORG



May 19, 2022
Item No. H-4

TO: **Christopher M. Pulaski**

FROM: **Joan E. Schexnayder, P.E.** *JES*
Staff Engineer

SUBJECT: **Summerfield Addendum #18 Phase A**
Final Re-inspection

A representative of the Terrebonne Parish Department of Public Works has reinspected the above referenced subdivision. The Engineer and Developer for this subdivision have met the conditions required by the Planning Commission for Final Approval.

Please feel free to contact me at 873-6720 if you have any questions or comments.

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

RPC / D
RPC / H.1

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

MAY, 2022

HOUMA TERREBONNE REGIONAL PLANNING COMMISSION

BALANCE BROUGHT FORWARD \$ 65,440.11

EXPENDITURES:

HOUMA-TERR PLANNING COMM. MEMBERS (Per Diems)	277.02
TPCG (Postage)	615.92
THE COURIER (Publications)	390.59
MARTIN & PELLEGRIN CPA'S (2021 Audit)	2,750.00
CORION D. GRAY (Reimbursement)	267.06
CHASE BANK (Service Fees)	30.00

TOTAL EXPENDITURES	4,330.59
SUBTOTAL	61,109.52
ACCOUNTS RECEIVABLE	2,068.59
ENDING BALANCE	<u>63,178.11</u>

Chase Bank - Savings Account	\$ 57,096.05
Chase One Bank - Checking Account	6,082.06
TOTAL	<u>\$ 63,178.11</u>

RPC / E

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

ACCOUNTS RECEIVABLE:

Interest on Money Market Account	2.56
Interest on Checking Account	0.06
Marty J. Thibodeaux	161.05
Marty J. Thibodeaux	0.60
Delta Coast Consultants, LLC	154.32
Road Home Corp.	935.00
Milford & Associates	65.00
Leonard Chauvin P.E., PLS	125.00
Vincent Dagate, Jr. APLC	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
	<u>\$ 2,068.59</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
6/16/2022		Wayne Thibodeaux	Per Diem	46.17
6/16/2022		Rachael Ellender	Per Diem	46.17
6/16/2022		Kyle D. Faulk	Per Diem	46.17
6/16/2022		Robbie R. Liner	Per Diem	46.17
6/16/2022		Barry Soudelier	Per Diem	46.17
6/16/2022		Jan J. Rogers	Per Diem	46.17
6/16/2022		Ross Burgard	Per Diem	46.17
6/16/2022		Corion D. Gray	Per Diem	46.17
6/16/2022		Travion Smith	Per Diem	46.17
6/16/2022	#4264	The Courier	Advertising	638.63
6/16/2022	GZ-01355	TPCG	Postage	160.06
6/16/2022		Robbie R. Liner- Reissue	ck 2647 (4/15/21)	46.17
6/16/2022		Rachael Ellender - Reissue	ck 2730 (11/18/21)	46.17
6/16/2022		Rachael Ellender -Reimbursement		1,536.35
TOTAL OPERATING EXPENDITURES				2,842.91

Date	Invoice	Vendor	Description	Amount
6/16/2022		H-T Reg. Plan Comm	Transfer	

6/16/2022			
Date		Approved by:	Title
			
6/16/2022			Accountant
Date		Approved by:	Title

Receipts June 1, 2022 through June 30, 2022

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>3,069.61</u>

Chase Bank Money Market Account Balance \$60,165.66
Chase Bank Checking Account Balance \$3,331.49

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

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.

Michael B. Taylor

Print Name of Signature

4/26/2022

Date

Michael B. Taylor hkt

Signature

RPC / G.1

Houma-Terrebonne Regional Planning Commission

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

X TRACT A-1-B IS 275' FROM THE NEARBY HYDRANT IT IS WITHIN THE 10% OF THE DISTANCE REQUIRED PLEASE GRANT US A VARIANCE

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

1. Name of Subdivision: TRACTS "A-1-A" & "A-1-B", A REDIVISION OF TRACT "A-1" BELONGING TO LAWRENCE J. BOQUET, JR. ET UX
LAWRENCE & SANDRA BOQUET, JR. 6585 HWY 56 CHAUVIN, LA
2. Developer's Name & Address: 70344
LAWRENCE & SANDRA BOQUET, JR. 6585 HWY 56 CHAUVIN, LA
Owner's Name & Address: 70344
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: 6583 & 6585 HWY 56
5. Location by Section, Township, Range: SECTION 61, T20S-R18E
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: 05/25/22 SCALE: 1"=50'
12. Council District / Fire Tax Area: _____
13. Number of Lots: 2
14. Filing Fees: _____

CERTIFICATION:

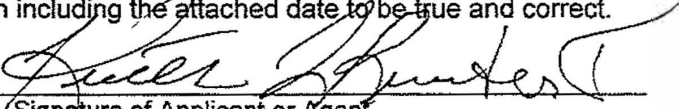
I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

5/27/22

Date



Signature of Applicant or Agent

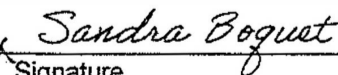
The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of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

SANDRA BOQUET

Print Name of Signature

5/27/22

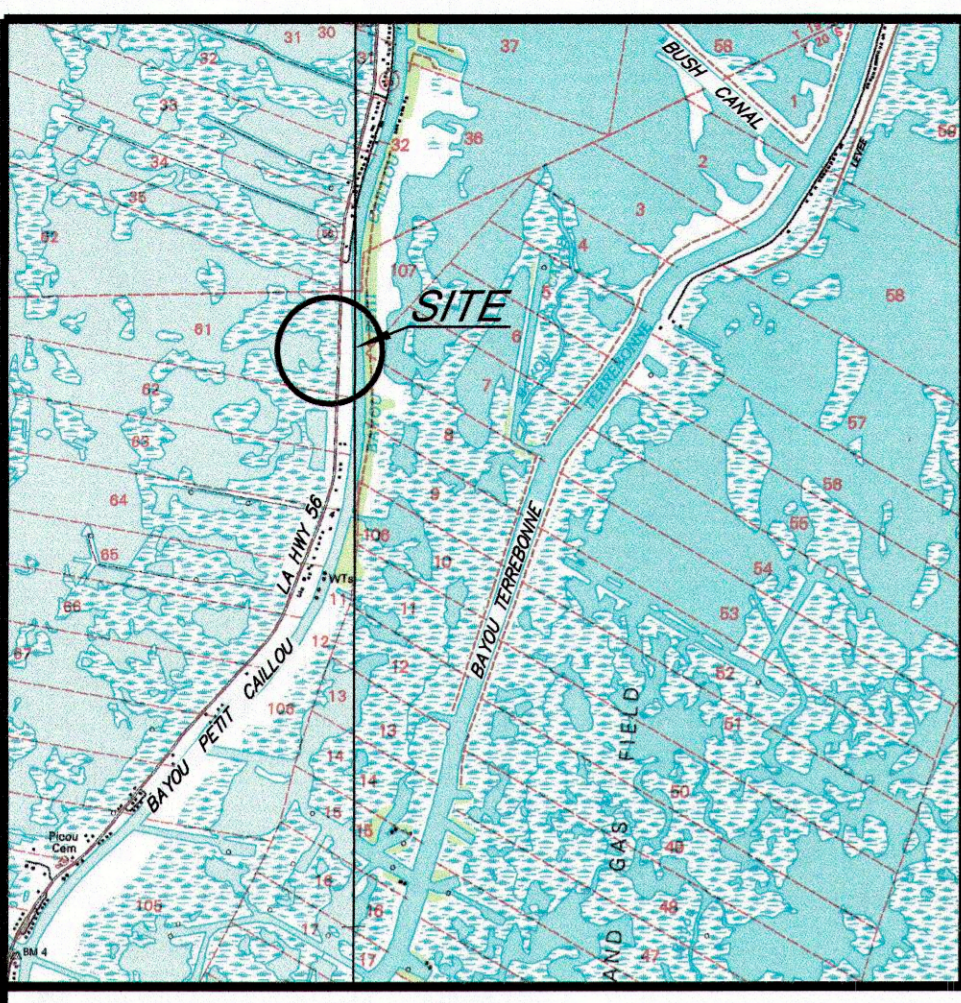
Date


Signature

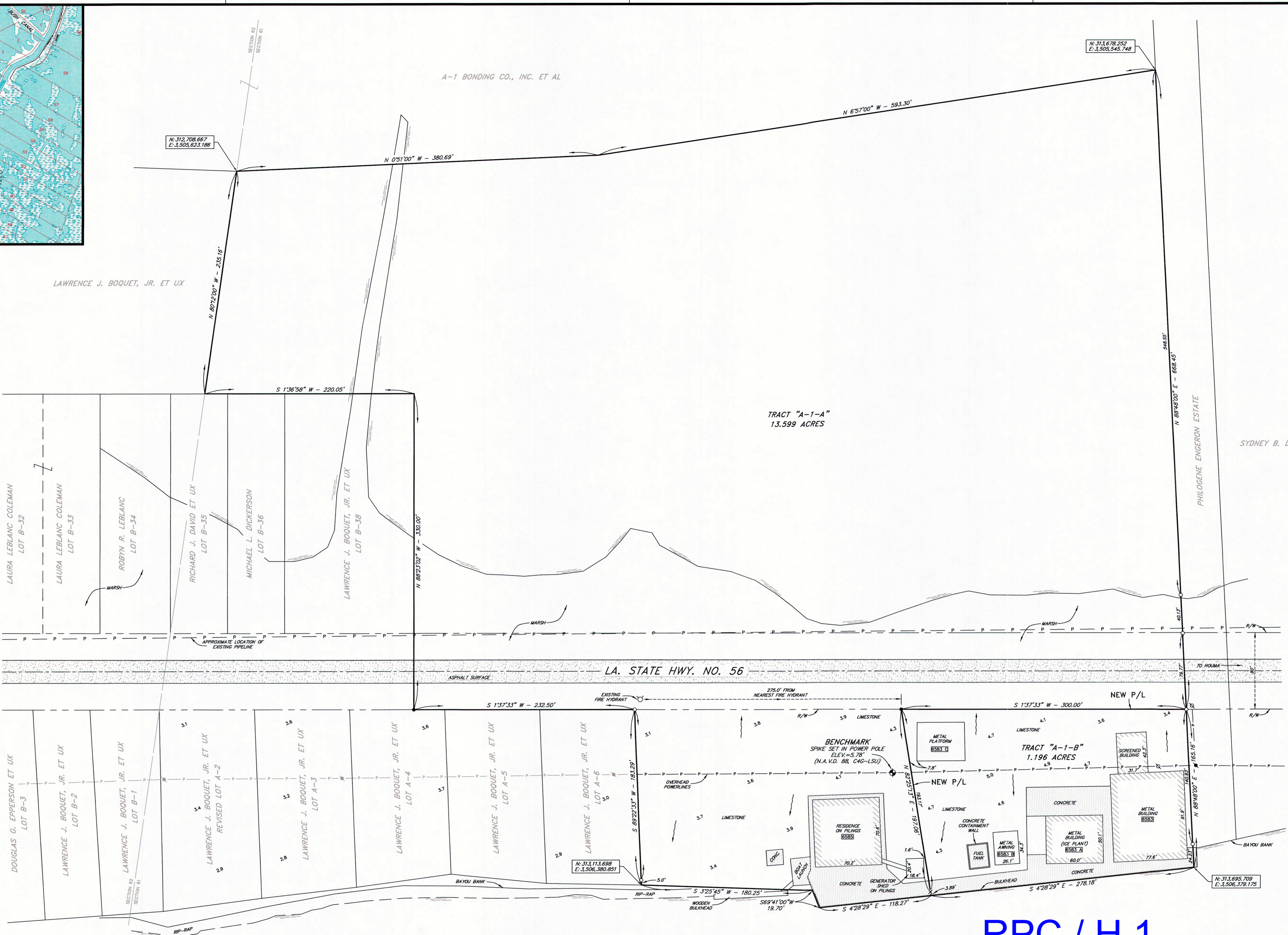
PC22/ 6-1-26

Revised 11/3/2021

RPC / H.1



"VICINITY MAP"



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

FLOOD INFORMATION:
THESE TRACTS ARE LOCATED IN ZONE "V21" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225026, PANEL NO. 0306, SUFFIX "C", AND DATED MAY 1, 1995. (ZONE "V21" HAS A LOWEST HORIZONTAL BEAM REQUIREMENT OF 13"). (FIRM INDEX DATE APRIL 2, 1992). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-105 PLACES THIS PROPERTY IN ZONE "AE" WITH A LOWEST HORIZONTAL BEAM REQUIREMENT OF 14". THE 2021 PRELIMINARY DFPM COMMUNITY NO. 23102C, PANEL NO. 0650 SUFFIX "C" PLACES THIS PROPERTY IN ZONE "AE" AND HAS A B.F.E. REQUIREMENT OF 13". PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE B.F.E. REQUIREMENTS PRIOR TO CONSTRUCTION.

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

REFERENCE MAPS:
1) MAP PREPARED BY KENNETH L. REMBERT, PLS ENTITLED "SURVEY OF TRACTS A-1, A-2, A-3, A-4, A-5 & A-6, A REDIVISION OF TRACT "A" PROPERTY BELONGING TO LAWRENCE J. BOQUET, JR. ET UX LOCATED IN SECTION 61, T20S-R18E, TERREBONNE PARISH, LOUISIANA" DATED MAY 27, 2008.
2) MAP PREPARED BY KENNETH L. REMBERT, PLS ENTITLED "LOT LINE ADJUSTMENT - PLAT SHOWING TRACT "A-2", A REDIVISION OF TRACTS A-2 THRU A-6, PROPERTY BELONGING TO LAWRENCE J. BOQUET, JR. ET UX LOCATED IN SECTION 61, T20S-R18E, TERREBONNE PARISH, LOUISIANA" DATED OCTOBER 30, 2017.

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:**
- ✕ CHISELED "X" SET IN CONCRETE
 - INDICATES 5/8" IRON ROD SET
 - INDICATES 5/8" IRON ROD FOUND
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - EXISTING FIRE HYDRANT
 - INDICATES SPOT ELEVATION (BASED ON NAVD '88, C4G-LSU)
 - ◆ INDICATES BENCHMARK SET AT ELEV. 5.78' NAVD '88
 - INDICATES DRAINAGE FLOW

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

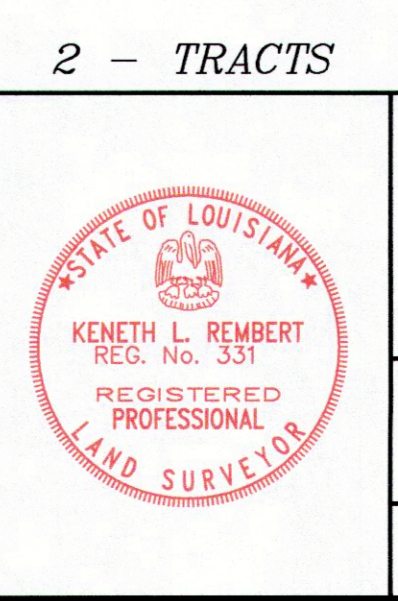
RPC / H.1
Revised

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

"MINOR SUBDIVISION"
LAND USE: RESIDENTIAL & COMMERCIAL
DEVELOPER: LAWRENCE J. BOQUET, JR.

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

Surveyor's Name: Kenneth L. Rembert
Firm: KENNETH L. REMBERT LAND SURVEYORS
Registration Number: 331



DATE	BY	DESCRIPTION
6/2/22	AP	ADDED ADDRESSES
		REVISIONS

2 - TRACTS

PLAT SHOWING TRACTS "A-1-A" & "A-1-B",
A REDIVISION OF TRACT "A-1" BELONGING TO
LAWRENCE J. BOQUET, JR. ET UX
LOCATED IN SECTION 61, T20S-R18E,
TERREBONNE PARISH, LOUISIANA

Kenneth L. Rembert, PLS
A N D S U R V E Y O R S
635 SCHOOL STREET, HOUMA, LOUISIANA 70360
(985) 879-2782 FAX - (985) 879-1641

DRAWN: B.M.
CHK'D: K.L.R.
SCALE: 1" = 50'
DATE: 25 MAY 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. <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: LYNETTE GAUTREUX TRACTS "A" + "B"
- Developer's Name & Address: LYNETTE GAUTREUX, 4555 Hwy 24 Bourg, LA
Owner's Name & Address: SAME 70343
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: DELTA COAST CONSULTANTS, LLC

SITE INFORMATION:

- Physical Address: 4555 Highway 24, Bourg, LA 70344
- Location by Section, Township, Range: SEC. 12 T17S - R18E
- Purpose of Development: SUBDIVIDE INTO 2 LOTS
- 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: 5-27-22 1" = 100'
- Council District / Fire Tax Area: 9 Bourg
- Number of Lots: 2
- Filing Fees: \$ 154.32

CERTIFICATION:

- Prosper Toups, certify this application including the attached date to be true and correct.

PROSPER TOUPS, III
Print Applicant or Agent

[Signature]
Signature of Applicant or Agent

5-27-22
Date

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.

X Lynette Gautreaux
Print Name of Signature

X [Signature]
Signature

X 5-27-22
Date

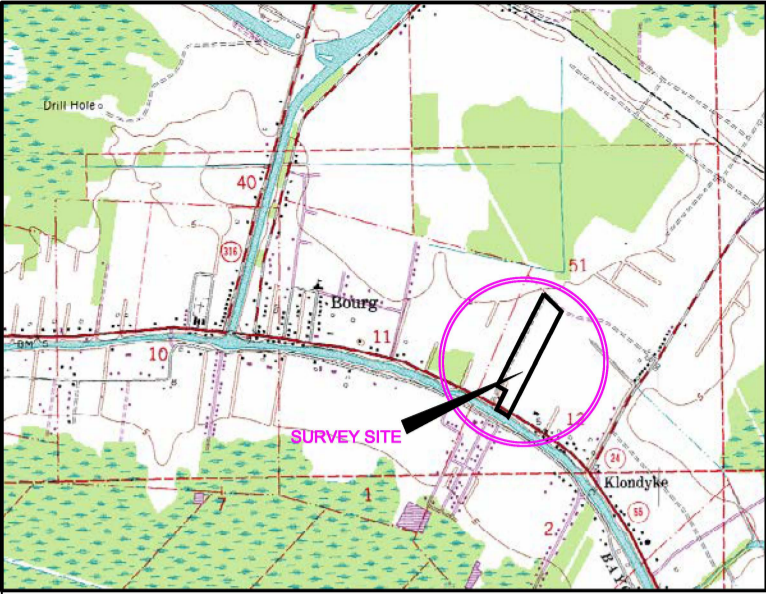
Date

PC221 6 - 2 - 27

Revised 11/3/202

RPC / H.2

TERREBONNE PARISH
T 17 S - R 18 E
SECTION 12



PROJECT VICINITY
1" = 2000'

BEARINGS ARE BASED ON A FIELD SURVEY PERFORMED BY DELTA COAST CONSULTANTS, LLC ON MAY 16, 2022.

REFERENCE MAPS:

- ① PLAT PREPARED BY KENNETH L. REMBERT, SURVEYOR ENTITLED, "SURVEY OF TRACTS "A" AND "B" PROPERTY OF THE ESTATE OF FLORENCE LECOMTE ET AL LOCATED IN SECTIONS 11, 12, & 51, T17S-R18E TERREBONNE PARISH, LOUISIANA," DATED MAY 20, 2002 & REVISED NOV. 19, 2003.
- ② PLAT PREPARED BY KENNETH L. REMBERT, SURVEYOR ENTITLED, "SURVEY OF TRACTS 1 AND 2, REDIVISION OF TRACT A-B-O-D-E-F-A REDIVISION OF PORTION OF PROPERTY BELONGING TO JAMES MCCOMSKY, M.D. IN SECTION 12, T17S-R18E TERREBONNE PARISH, LOUISIANA" DATED FEBRUARY 27, 1995.
- ③ PLAT PREPARED BY CHARLES L. McDONALD LAND SURVEYOR, INC. ENTITLED, "MAP SHOWING THE REDIVISION OF PROPERTY BELONGING TO BARRY J. BELANGER IN SECTIONS 11, 12 & 51, T17S-R18E, TERREBONNE PARISH, LOUISIANA" AND DATED MARCH 23, 2007 AND REVISED JUNE 25, 2007.
- ④ PLAT PREPARED BY "MAP SHOWING SURVEY FOR STEVE A. MATHERNE LOCATED IN SECTION 12, T17S-R18E, TERREBONNE PARISH, LOUISIANA," DATED AUGUST 5, 1976.

LEGEND

- DENOTES 3/4" G.I.P. SET
- DENOTES SURVEY MARKER FOUND
- ⊗ DENOTES POWER POLE
- ⊕ DENOTES EXISTING FIRE HYDRANT

REVISED TRACT "B"
ANGELA CHALVIN BELANGER

N26°58'24"E-1,6861.20'
900.00'

ELLENDER LAND, LLC

TRACT "A"
LYNETTE GAUTREAUX
4561 HIGHWAY 24
BOURG, LA. 70343
(860,258 SQ. FT.)
(15,1574 ACRES)

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

BY _____ FOR _____

THIS PROPERTY IS LOCATED IN ZONES "A3" & "A5" AS SHOWN ON THE FEMA MAP COMMUNITY PANEL 225208 0120C, DATED MAY 1, 1985. (ZONE REQUIREMENT IS ELEVATION 6.0' NGVD29), FEMA 2006 HURRICANE RITA ABFE MAPS PLACE THIS PROPERTY IN ZONE "AE" AND HAS AN ELEVATION REQUIREMENT OF 7.0' NGVD29.

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.

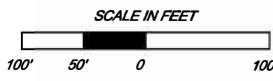
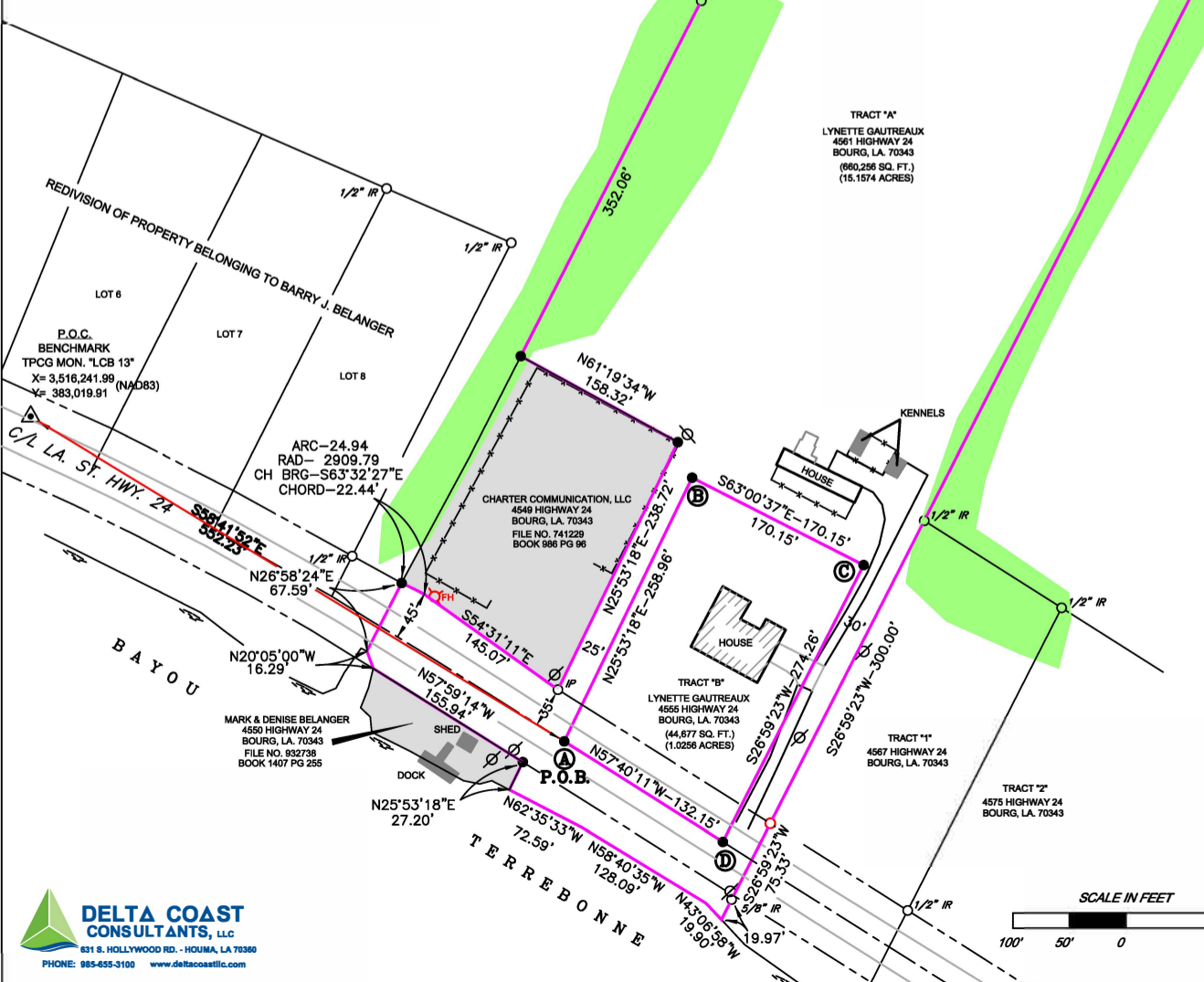
METHOD OF SEWAGE DISPOSAL: TREATMENT PLANT
LAND USE: SINGLE FAMILY RESIDENTIAL
DEVELOPER: LYNETTE GAUTREAUX

EXHIBIT A
SUBDIVISION OF PROPERTY BELONGING TO
LYNETTE A. GAUTREAUX
INTO TRACT "A" AND TRACT "B"
LOCATED IN SECTION 12, T17S-R18E,
TERREBONNE PARISH, LOUISIANA

HOUMA, LA. MAY 27, 2022
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 MOST RECENT STANDARDS OF PRACTICE FOR LAND SURVEYORS AS SET FORTH BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE ACCURACY SPECIFICATIONS AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH RURAL AREA SURVEYS INDICATED IN THE ABOVE STANDARDS.

RPC / H.2

APPROVED: _____
PROSPER J. TOUPS, III
LA. LAND SURVEYOR REG. NO. 4967



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: West Manchester Addendum No. 3, Phase B
- Developer's Name & Address: Tri-State Land Company, P.O. Box 9158, Houma, LA 70361
Owner's Name & Address: Tri-State Land Company, P.O. Box 9158, Houma, LA 70361
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: Milford & Associates, Inc.

SITE INFORMATION:

- Physical Address: End of Exeter Run
- Location by Section, Township, Range: Section 74, T17S-R16E
- Purpose of Development: Single-Family Residential Subdivision
- 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:
20MAY22 Scale: 1" = 30'
- Council District / Fire Tax Area:
District 6 / Bayou Cane
- Number of Lots: 6
- Filing Fees: \$118.98

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

May 26, 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.

Tommy Hebert
Print Name of Signature

May 26, 2022
Date


Signature

RPC / H.3

Revised 11/3/2021

PC22/ 6 - 3 - 28

PROJECT NO.	PARISH	SHEET NO.
22-42	TERREBONNE	1



VICINITY MAP

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 _____

CERTIFICATION
 I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE LOUISIANA REVISED STATUTES AND TERREBONNE PARISH REGULATIONS AND HEREBY APPROVE THE SAME.

FLOYD E. MILFORD III, P.E.

CERTIFICATION
 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, I HEREBY APPROVE THE SAME.

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

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

APPROVED: _____

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

BY _____ FOR _____

PRELIMINARY

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

LAND USE: SINGLE FAMILY RESIDENTIAL

CONCEPTUAL & PRELIMINARY
 SUBDIVISION PLAN

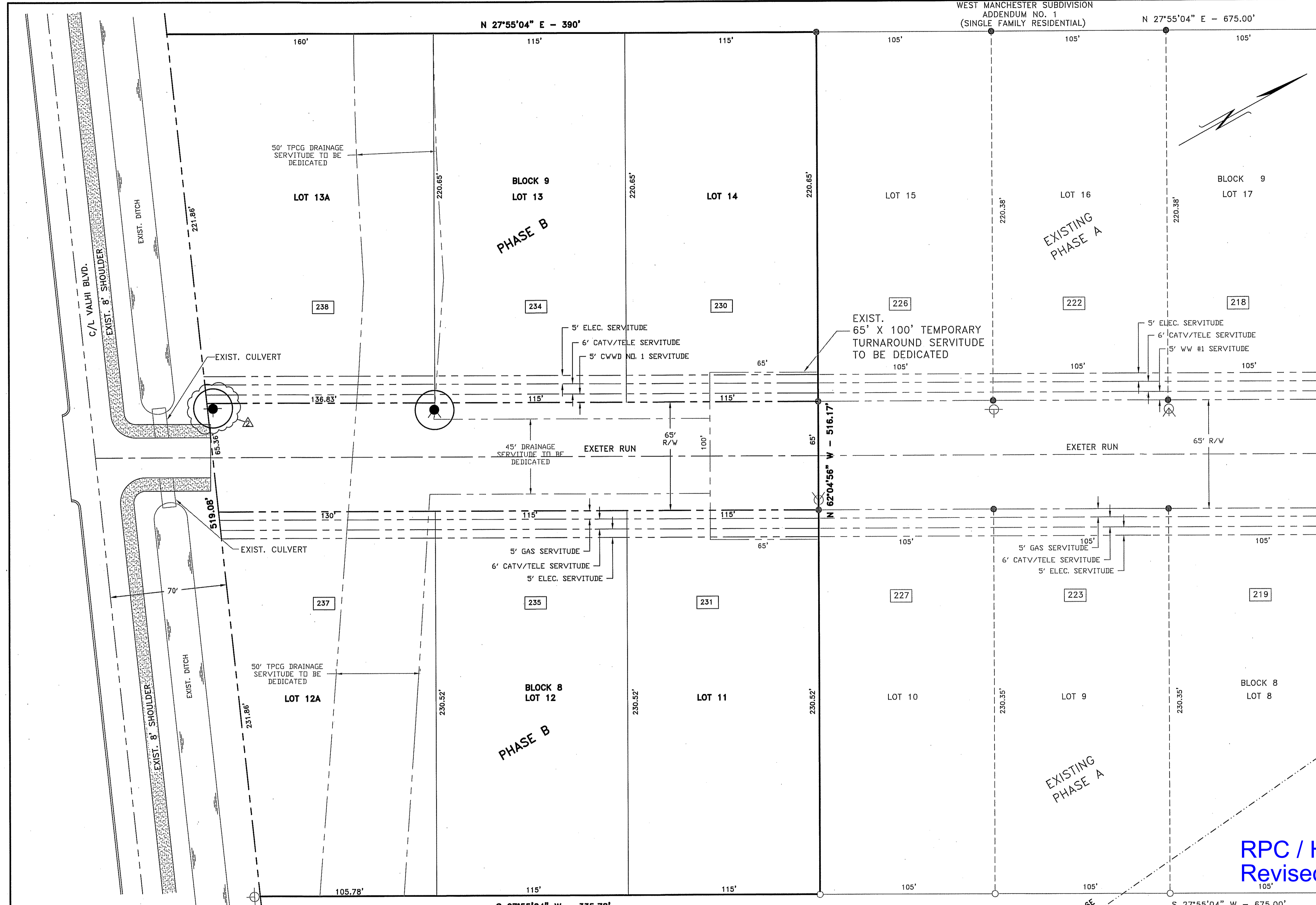
TOTAL LOTS - 6

WEST MANCHESTER SUBDIVISION
 ADDENDUM NO. 3, PHASE B
 TRI-STATE LAND COMPANY - DEVELOPER
 SECTION 74, T17S - R16E
 TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.
 CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY: _____
 JOB # 22-42 CAD # 2242-CP FILE #

DRAWN: L.A.T.
 CHK'D: F.E.M. III
 SCALE: 1" = 30'
 DATE: 20MAY22



RPC / H.3
 Revised 06082022

LEGEND

- INDICATES 5/8" IRON ROD SET
- INDICATES IRON MARKER FOUND
- ⊕ EXISTING POWER POLE
- ⊕ EXISTING POWER POLE WITH LIGHT
- ⊕ EXISTING FIRE HYDRANT
- 3.3' INDICATES SPOT ELEVATION
- F.H. ● PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- ⊕ BENCH MARK 4" BRASS DISC SET IN CONCRETE
- x3.0 LOT ELEVATIONS
- 999 HOUSE NUMBERS

- GENERAL NOTES:**
- FIRST FLOOR ELEVATION WILL BE MINIMUM 18" ABOVE Q STREET
 - STREET SIGNS TO CONFORM TO THE MANUAL OF TRAFFIC CONTROL DEVICES (LATEST EDITION)
 - CONSTRUCTION TO CONFORM TO LOUISIANA STANDARD SPECIFICATION FOR ROADS AND BRIDGES, LATEST EDITION, WHERE APPLICABLE.

NOTE:
 This property is situated within Zone "C" as shown on the F.E.M.A. Flood Insurance Rate Map dated May 1, 1985. (Flood Rate Map No. 225206 0430 C)

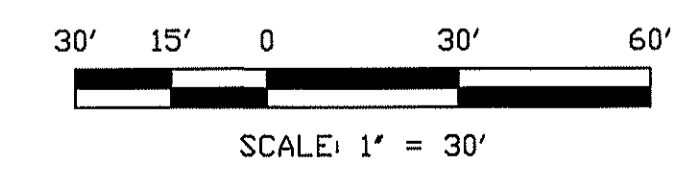
FEMA Advisory Panel LA-R101 places this property in Zone "A" with a base flood requirement of 6'.

BLOCK 8		BLOCK 9	
LOT	AREA	LOT	AREA
11	26,495	14	25,375
12	26,495	13	25,375
12A	27,181	13A	32,747

NAVD' 88, EPOCH 2004

OPEN DITCH, INDIVIDUAL SEWER, & GRAVITY DRAINAGE

THIS PROPERTY SHALL DRAIN TO ROADSIDE DITCHES ON THIS PROPERTY THEN TO HANSON CANAL WHICH WILL BE MAINTAINED BY TERREBONNE PARISH CONSOLIDATED GOVERNMENT. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.



DATE	REVISION	BY
JUNE22	REVISIONS PER DHM COMMENTS NEW FIRE HYD. LOCATION	LAT

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: Layne Mobile Home Park
- Developer's Name & Address: Louisiana Realty Development, LLC
3419 Bancroft Ave. Houma LA 70363
Owner's Name & Address: Louisiana Realty Development, LLC
3419 Bancroft Ave., Houma LA 70363
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: Milford & Associates, Inc.

SITE INFORMATION:

- Physical Address: 1281 Coteau Road
- Location by Section, Township, Range: Section 23, T17S-R18E
- Purpose of Development: Mobile Home Park
- 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: 20 MAY 22 1" = 40'
- Council District / Fire Tax Area: 9 / Bayou Blue
- Number of Lots: 33
- 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
May 26, 2022
Date

[Signature]
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.

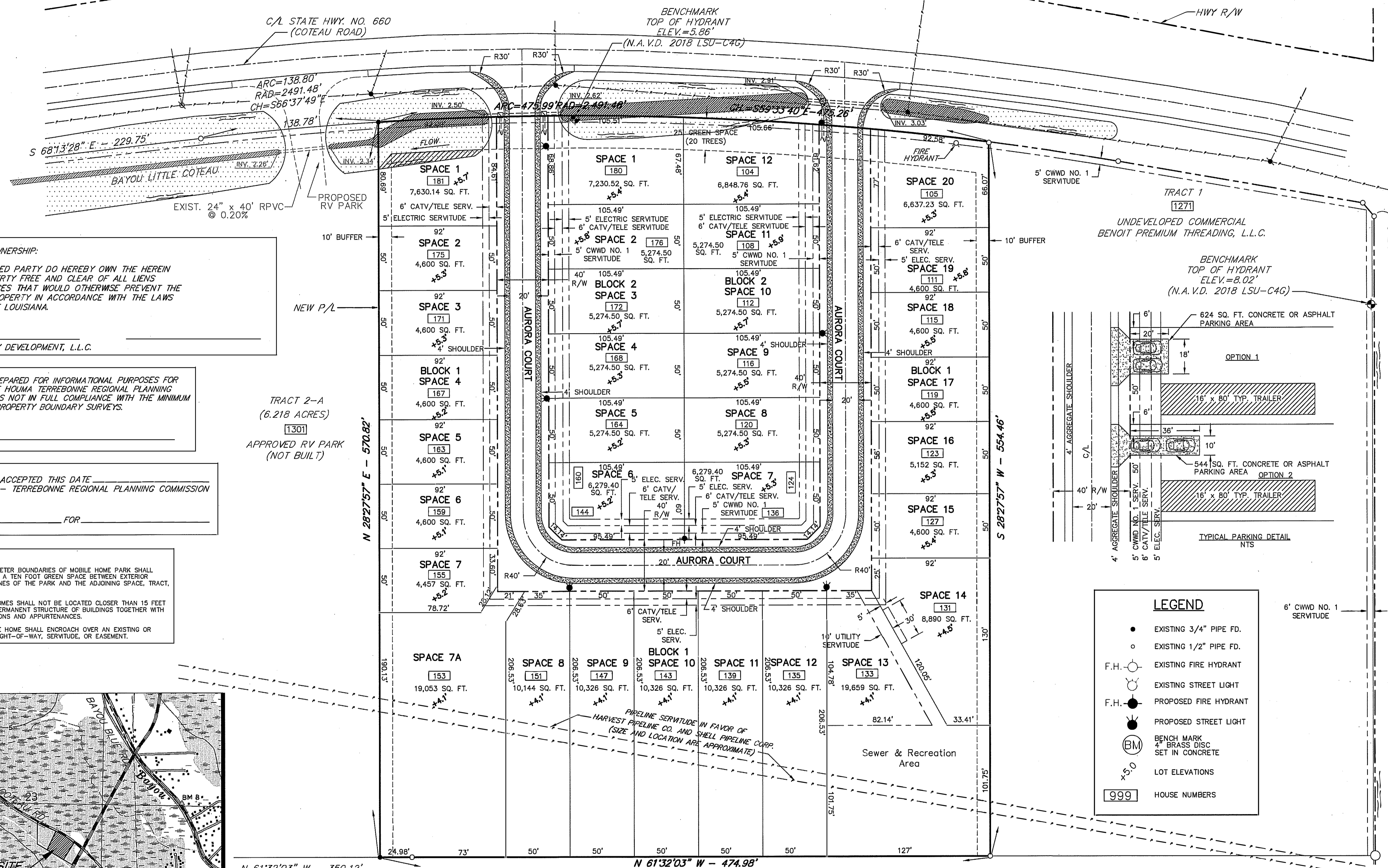
Steve R. Layne
Print Name of Signature
May 26, 2022
Date

[Signature]
Signature

PC22/ 6 - 4 - 29

RPC / H.4

Revised 11/3/2021



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

LOUISIANA REALTY DEVELOPMENT, L.L.C.

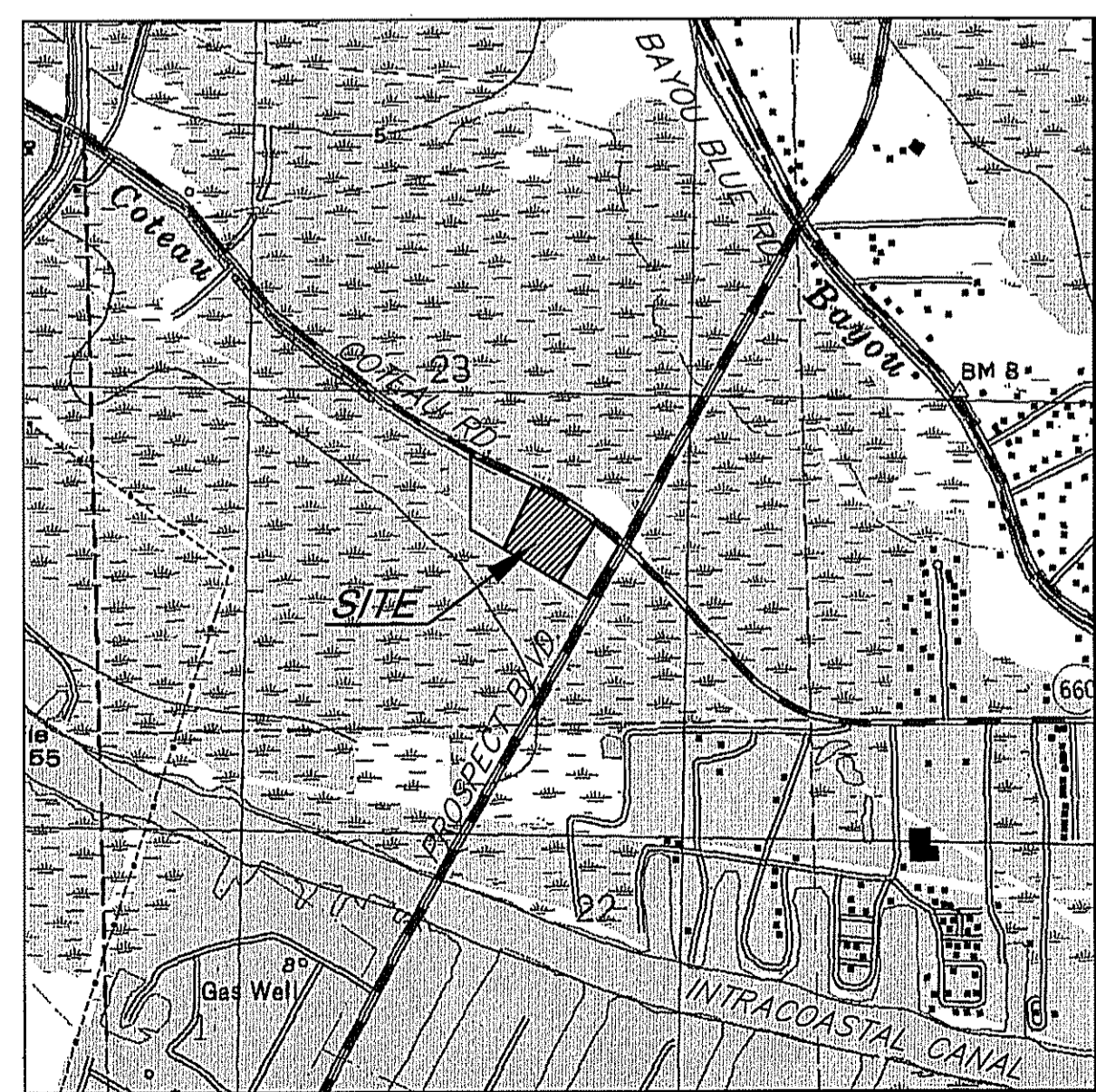
THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES FOR SUBMITTAL TO THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

TRACT 2-A (6.218 ACRES) 1301
 APPROVED RV PARK (NOT BUILT)

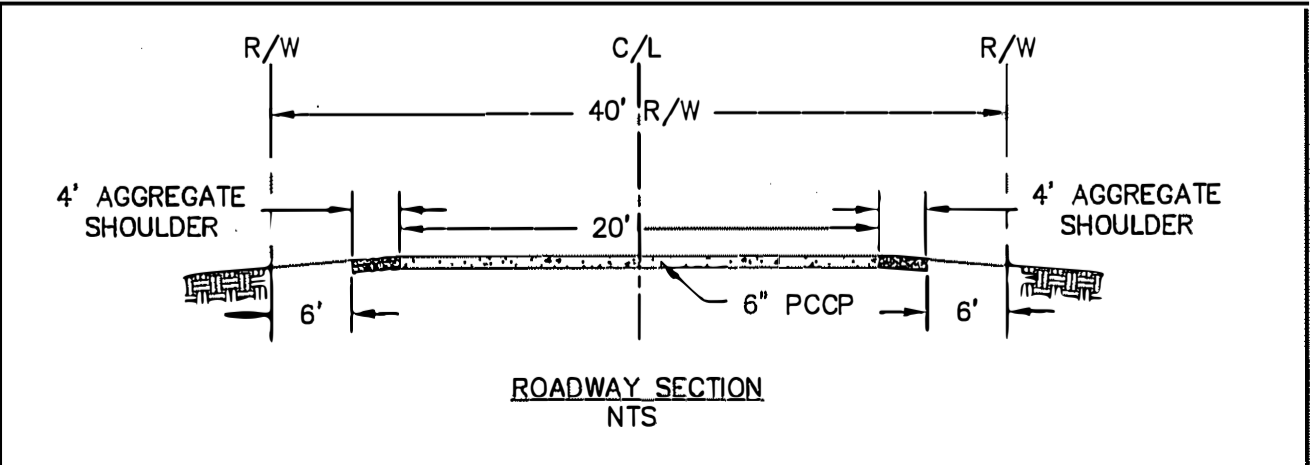
APPROVED AND ACCEPTED THIS DATE BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION

BY _____ FOR _____

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

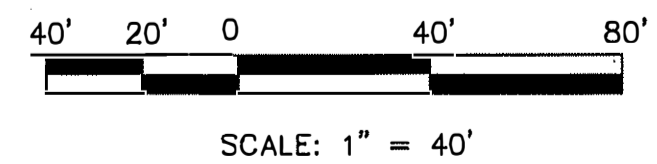


VICINITY MAP



COUNCIL DISTRICT 9
 BAYOU BLUE FIRE DISTRICT
 GARBAGE COLLECTION TUESDAY - FRIDAY

UTILITY PROVIDERS
 WATER - CONSOLIDATED WATERWORKS
 SEWER - TPCG
 ELECT - ENERGY
 CABLE - COMCAST
 GAS - NONE



DATE	REVISION	BY

LEGEND

- EXISTING 3/4" PIPE FD.
- EXISTING 1/2" PIPE FD.
- F.H. ○ EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- F.H. ● PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- BM 4" BRASS DISC SET IN CONCRETE
- x.50 LOT ELEVATIONS
- 999 HOUSE NUMBERS

REQUIRED SET BACKS
 FRONT 16'
 SIDE 5'
 REAR 5'

LAND USE: MOBILE HOME PARK
 DRAINAGE: ROADSIDE
 SEWER: PRIVATE/COMMUNITY

RPC / H.4 TOTAL SPACES - 33 SUBDIVISION PLAN

LAYNE MOBILE HOME PARK
 LOUISIANA REALTY DEVELOPMENT, L.L.C. - DEVELOPER
 LOCATED IN SECTION 23, T17S-R18E,
 TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.
 CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY: *[Signature]*

STATE OF LOUISIANA
 FLOYD E. MILFORD, III
 LICENSE NO. 30701
 PROFESSIONAL ENGINEER
 CIVIL ENGINEERING

DRAWN: L.A.T.
 CHK'D: F.E.M. III
 SCALE: 1" = 40'
 DATE: 20MAY22

JOB # 22-18 CAD # 2218-SD FILE #