

Houma-Terrebonne Regional Planning Commission

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

JUNE 18, 2020, THURSDAY

6:00 P.M.

HOUMA MUNICIPAL AUDITORIUM
880 Verret Street, Houma, Louisiana
(Temperature Screening and Face Masks Required)

and

VIA FACEBOOK LIVE, TERREBONNE PARISH CONSOLIDATED GOVERNMENT
VIA ZOOM TELECONFERENCE

A • G • E • N • D • A

I. CONVENE AS THE ZONING AND LAND USE COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. APPROVAL OF MINUTES:**
 - 1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of May 21, 2020
- E. COMMUNICATIONS**
- F. STAFF REPORT**
- G. COMMISSION COMMENTS:**
 - 1. Planning Commissioners’ Comments
 - 2. Chairman’s Comments
- H. PUBLIC COMMENTS**
- I. ADJOURN**

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. ACCEPTANCE OF MINUTES:**
 - 1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of May 21, 2020
- E. APPROVE EMITTENCE OF PAYMENT FOR THE JUNE 18, 2020 INVOICES AND THE TREASURER’S REPORT OF MAY 2020**
- F. COMMUNICATIONS**
- G. OLD BUSINESS:**
 - 1. a) Subdivision: Thibodaux By-Pass Commercial Park
Approval Requested: Process D, Minor Subdivision
Location: 458 Highway 3185, Thibodaux, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Donnes Real Estate
Surveyor: David A. Waitz Engineering & Surveying, Inc.
b) Public Hearing
c) Consider Approval of Said Application

2. a) Subdivision: Lots "A" and "B", Property belonging to Lionel Williams, et ux
Approval Requested: Process D, Minor Subdivision
Location: 321 & 323 Jackson Street, Terrebonne Parish, LA
Government Districts: Council District 1 / City of Houma Fire District
Developer: Lionel & Velma Williams
Surveyor: Keneth L. Rembert Land Surveyors
 - b) Variance Requests: 1) Variance from the minimum lot size requirement
2) Variance from the fire hydrant distance requirement
 - c) Consider Approval of Said Application
3. a) Subdivision: Stone Creek Subdivision
Approval Requested: Process D, Minor Subdivision
Location: 343 Mozart Drive, Terrebonne Parish, LA
Government Districts: Council District 1 / Grand Caillou Fire District
Developer: Filemon & Hortencia S. Saldana
Surveyor: Charles L. McDonald Land Surveyor, Inc.
 - b) Consider Approval of Said Application

H. APPLICATIONS:

1. a) Subdivision: Tract 1, Property of Indian Ridge Plantation, L.L.C.
Approval Requested: Process D, Minor Subdivision
Location: 3310± Bayou Dularge Road, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Dularge Fire District
Developer: Indian Ridge Plantation, L.L.C.
Surveyor: Keneth L. Rembert Land Surveyors
 - b) Public Hearing
 - c) Variance Requests: 1) Variance from the fire hydrant distance requirement
2) Variance from the minimum lot size requirement
 - d) Consider Approval of Said Application
2. a) Subdivision: Lots 58 thru 61, A Redivision of Parcel 3 belonging to Four Point Holdings, Inc.
Approval Requested: Process D, Minor Subdivision
Location: 1035, 1037, 1039, & 1041 Four Point Road, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Four Point Holdings, Inc.
Surveyor: Keneth L. Rembert Land Surveyors
 - b) Public Hearing
 - c) Variance Request: Variance from the minimum lot size requirement
 - d) Consider Approval of Said Application
3. a) Subdivision: Tracts "A" & "B", A Redivision of Property belonging to Guru Holdings, L.L.C.
Approval Requested: Process D, Minor Subdivision
Location: 1525 Dr. Beatrous Road, Theriot, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Dularge Fire District
Developer: Guru Holdings, L.L.C.
Surveyor: Keneth L. Rembert Land Surveyors
 - b) Public Hearing
 - c) Consider Approval of Said Application
4. a) Subdivision: Revised Lot 21 and Lots 21-A & 21-B, A Redivision of Lots 21 of Magenta Estates West belonging to Richard Hall
Approval Requested: Process D, Minor Subdivision
Location: 451 Crochetville Road, Montegut, Terrebonne Parish, LA
Government Districts: Council District 9 / Montegut Fire District
Developer: Richard Hall
Surveyor: Keneth L. Rembert Land Surveyors
 - b) Public Hearing
 - c) Variance Request: Variance from the minimum lot size requirement
 - d) Consider Approval of Said Application

5. a) Subdivision: Redivision of Tract G of the Redivision of Property belonging to Anne Marie Dupont Boudreaux creating Lot 1, Lot 2, Lot 3, & Lot 4
Approval Requested: Process D, Minor Subdivision
Location: 1634 & 1636 Bull Run Road, Schriever, Terrebonne Parish, LA
Government Districts: Council District 2 / Donner-Chacahoula Fire District
Developer: Anne Marie Dupont Boudreaux
Surveyor: David A. Waitz Engineering & Surveying, Inc.
- b) Public Hearing
- c) Consider Approval of Said Application

I. STAFF REPORT

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

J. ADMINISTRATIVE APPROVAL(S):

1. Revised Campsite 87, Property belonging to Robinson Canal Land Company, Ltd., Section 83, T20S-R18E, Terrebonne Parish, LA
2. Revised Lots 6-A, 7 & 8, Block 2, A Redivision of Lot 6-A and Revised Lots 7 & 8, Lewis Subdivision, Section 102, T17S-R17E, Terrebonne Parish, LA
3. Revised Campsites 92 & 95, Property belonging to Robinson Canal Land Company, Ltd., Section 82, T20S-R18E, Terrebonne Parish, LA
4. Revised Tracts 5 and 6 of Oak Forest Plantation Estates, A Redivision of Property belonging to John F. Fazzio, et al, Sections 80 & 81, T16S-R15E, Terrebonne Parish, LA
5. Revised Tract "FF-1", Property belonging to The Halili Razz Trust, et al, Sections 17 & 20, T20S-R16E, Terrebonne Parish, LA
6. Revised Tract 6-A-1, Revised Tract 7-A-1 and Revised Tract 7-A-2 into Tracts Rev. 2 Tract 6-A-1, Rev. 2 Tract 7-A-1, and Rev. 2 Tract 7-A-2, Sections 2 & 3, T19S-R19E, Terrebonne Parish, LA
7. Redivision of Lots 15, 16, and 17, Block 1 of Roberta Grove Subdivision into Lots 15A, 16A, and 17A, Section 9, T17S-R17E, Terrebonne Parish, LA

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN



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TERREBONNE PARISH CONSOLIDATED GOVERNMENT

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION PUBLIC NOTICE

Following the Declaration of Public Health Emergency, La RS 29:766, by the Governor of the State of Louisiana, John Bel Edwards, and pursuant to Proclamations 27-JBE-2020, the Parish President for Terrebonne Parish, Gordon E. Dove, has declared a State of Emergency within Terrebonne Parish.

As per the attached Certification by Commission Chairman Kyle D. Faulk, and in accordance with Section 4 of Louisiana Executive Proclamation Number JBE 2020-30 of March 16, 2020 and the Parish President's Executive Order on Public Meetings signed March 23, 2020 at 4:50 p.m. and recorded in the Public Record on March 25, 2020 at COB 2600, page 585, Entry No. 1600720, the Houma-Terrebonne Regional Planning Commission meeting scheduled for Thursday, May 21, 2020 at 6:00 p.m. shall be conducted via Zoom tele/video conference and shall be live streamed on Terrebonne Parish Consolidated Government's Facebook page. This meeting will also be conducted at the Houma Municipal Auditorium at 880 Verret Street while practicing social distancing and the wearing of face masks.

This meeting will not include video of the Commission sitting in the Council meeting room. Commission Members, Administration, and their staff will participate remotely from the Houma Municipal Auditorium. When you "view" the meeting, you may or may not be able to actually see a participant, depending on the participant's account settings.

1. Facebook

The Public may view the meeting over live video stream on the Terrebonne Parish Consolidated Government Facebook page. The public can access the page by searching for "Terrebonne Parish" or by typing this link into your browser:

<https://www.facebook.com/tpcg.org/>.

The Facebook page will be used for viewing purposes only. The comments section will be disabled. Public wishing to address the Commission will be administered through Zoom.us. Instructions are below.

2. Viewing or Listening to the Meeting via Zoom

The Public may view or listen to the meeting on video webinar or teleconference conducted by Zoom. **The Webinar ID for this meeting is 95008561314.** You will not be able to address the Commission during this meeting unless you follow instructions in part 3 below.

A. View the Meeting from a PC, Mac, Android, or iPhone device.

1. Enter this link into your browser to join the webinar:

<https://zoom.us/j/95008561314>.

2. When prompted, enter your name and email address.

3. Click "Join" or "Join Webinar." Password: 426627

4. The meeting should automatically download and launch.

B. Listen to the Meeting from any mobile or wired touchtone telephone.

1. Dial 1-301-715-8592.

2. When prompted, enter the Webinar ID 95008561314.



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TERREBONNE PARISH CONSOLIDATED GOVERNMENT

3. Public Addressing the Board

Individuals "Wishing to Address the Commission" can attend the meeting at the Houma Municipal Auditorium or participate via Zoom Teleconferencing. **ALL ATTENDEES will be required to have their temperatures taken prior to entering the proceedings. Individuals with a temperature higher than 100.4 will not be allowed to attend the meeting. ATTENDEES MUST WEAR FACE MASKS.** Individuals "Wishing to Address the Commission" via Zoom Teleconferencing will have to fill out a speaker card and email the card to cpulaski@tpcg.org and/or bbecnel@tpcg.org. A speaker card is attached to this Notice. To prevent participation in the meeting by anonymous or fictitious individuals, you are required to include your name, telephone number, and email address on the card, and you are required to sign and date your card at the bottom. If you do not have printing and/or scanning technology, your typed name will suffice for an electronic signature. **Speaker cards will be accepted until 3:00 p.m. CST on the date of the meeting. Any cards submitted after deadline will not be accepted. Speaker cards submitted without the required information and signature will not be accepted.**

When the Commission staff receives your speaker card in compliance with these instructions, you will be sent an electronic invitation to join the meeting. For this reason, you will need to include a valid email address on your speaker card. **Any cards submitted without a valid email address will not be accepted.**

Individuals "Wishing to Address the Commission" will need to sign into a Zoom account to participate. To sign up for a free account, go to <https://zoom.us/signup>. To sign into your Zoom account, go to <https://zoom.us/signin>. Each individual addressing the Commission shall be limited to 3.0 minutes.

4. This meeting will be the second time the Houma-Terrebonne Regional Planning Commission uses webinar conferencing technology to conduct a public meeting. While every effort is being made to conduct a smooth and inclusive public meeting during this time of emergency, please understand that technology may not always be reliable, whether due to human error or technical error. Please offer your patience and understanding while the Commission launches and improves this new way of connecting to the people of Terrebonne Parish.



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TERREBONNE PARISH CONSOLIDATED GOVERNMENT

SPEAKER CARD

Meeting Date: June 18, 2020

Please complete this card prior to the start of the meeting and email to cpulaski@tpcg.org and/or bbecnel@tpcg.org; or fax to (985) 580-8141. If you can't use either of these options, please contact the Planning & Zoning Department Office at (985) 873-6569 or Houma-Terrebonne Regional Planning Commission at (985) 873-6793 so we can determine another option.

If you wish to address the Commission relative to:

☐ **Approval of Minutes**

ZONING & LAND USE AGENDA ITEMS

☐ **Item H – Public Comment**

REGIONAL PLANNING COMMISSION AGENDA ITEMS

☐ **Item G.1 – Thibodaux By-Pass Commercial Park**

☐ **Item G.2 – Lots “A” and “B”, Property belonging to Lionel Williams, et ux**

☐ **Item G.3 – Stone Creek Subdivision**

☐ **Item H.1 – Tract 1, Property of Indian Ridge Plantation, L.L.C.**

☐ **Item H.2 – Lots 58 thru 61, A Redivision of Parcel 3 belonging to Four Point Holdings, Inc.**

☐ **Item H.3 – Tracts “A” & “B”, A Redivision of Property belonging to Guru Holdings, L.L.C.**

☐ **Item H.4 – Revised Lot 21 and Lots 21-A & 21-B, A Redivision of Lot 21 of Magenta Estates West belonging to Richard Hall**

☐ **Item H.5 – Redivision of Tract G of the Redivision of Property belonging to Anne Marie Dupont Boudreaux creating Lot 1, Lot 2, Lot 3, & Lot 4**

☐ **Item M – Public Comment**

Please note before submitting speaker card.

Name: _____ Date: _____

Address, Telephone Number, E-mail address, Affiliation, or Representation:

I wish to address the Commission regarding:

I certify that I am the person submitting this speaker card and that this information is true and correct to the best of my knowledge and ability.

Signed: _____ Dated: _____

For more information, cancellations and updates, individuals can go to the Terrebonne Parish Consolidated Government's webpage at <http://www.tpcg.org>.

BECKY M. BECNEL, MINUTE CLERK
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
(985) 873-6793

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
MEETING OF MAY 21, 2020

- A. The Chairman, Mr. Kyle Faulk, called the meeting of May 21, 2020 of the HTRPC to order at 6:16 p.m. via live Zoom teleconference broadcast from the Terrebonne Parish Consolidated Government's Facebook page with the Invocation led by Dr. Cloutier and the Pledge of Allegiance led by Mr. Cehan.
- B. Upon Roll Call, present was: Mr. Joseph "Joey" Cehan, Vice-Chairman; Dr. L.A. "Budd" Cloutier, Jr.; Ms. Rachael Ellender; Mr. Kyle Faulk, Chairman, Mr. Keith Kurtz; Mr. Robbie Liner; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Phillip Livas. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, Mr. Laddie Freeman, Legal Advisor, and Ms. Joan Schexnayder, TPCG Engineering Division.
- Per the policy of the certification of the May 21, 2020 Regular Meeting, see the attached certification for the May 21, 2020 Regular Meeting.
- C. **CONFLICTS DISCLOSURE:** The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse him or herself from participating in the debate, discussion, and voting on that matter.
- D. **ACCEPTANCE OF MINUTES:**
1. Ms. Ellender moved, seconded by Mr. Soudelier: "THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of April 16, 2020."
- The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Ms. Ellender moved, seconded by Mr. Thibodeaux: "THAT the HTRPC emit payment for the May 21, 2020 invoices and approve the Treasurer's Report of April 2020."
- The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATIONS:**
1. Mr. Pulaski read a letter from David A. Waitz Engineering & Surveying, Inc., dated May 19, 2020, requesting to table Item G.1 with regard to Thibodaux By-Pass Commercial Park until the next regular meeting of June 18, 2020 as per the Developer's request [See *ATTACHMENT A*].
- a) Mr. Liner moved, seconded by Ms. Ellender: "THAT the HTRPC table the application by Donnes Real Estate, Inc. for Process D, Minor Subdivision for Thibodaux By-Pass Commercial Park until the next regular meeting of June 18, 2020 as per the Developer's request [See *ATTACHMENT A*]."
- The Chairman called for a vote on the motion offered by Mr. Liner. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
2. Mr. Pulaski read an email from Quality Engineering & Surveying, LLC, dated May 20, 2020, requesting to table Item G.2 with regard to the engineering application for Adley Oaks, Phase A until the next regular meeting of July 16, 2020 as per the Developer's request [See *ATTACHMENT B*].
- a) Mr. Thibodeaux moved, seconded by Mr. Soudelier: "THAT the HTRPC table the engineering application by Dantin Bruce Development for Process C, Major Subdivision for Adley Oaks, Phase A until the next regular meeting of July 16, 2020 as per the Developer's request [See *ATTACHMENT B*]."
- The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None;

ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. OLD BUSINESS:

Dr. Cloutier moved, seconded by Mr. Kurtz: “That the Old Business be removed from the table and considered at this time.”

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

1. Tabled until May 21, 2020. *Thibodeaux By-Pass Commercial Park* [See ATTACHMENT A]
2. The Chairman called to order the Public Hearing for an application by Michael X. St. Martin requesting approval for Process D, Minor Subdivision, for Tracts 1 thru 6, Mandalay Oaks Subdivision.
 - a) Mr. Ken L. Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property and stated the fire hydrants were installed.
 - b) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.
 - c) Dr. Cloutier moved, seconded by Mr. Thibodeaux: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts 1 thru 6, Mandalay Oaks Subdivision.”

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

H. APPLICATIONS:

1. The Chairman called to order the Public Hearing for an application by Roger Owen Jr. & Jennifer Davis requesting approval for Process D, Minor Subdivision, for the Survey and Redivision of Revised Lot 8 of Paul Gros Subdivision belonging to Roger Owen Davis and Jennifer Davis, creating Lot 8-A and Lot 8-B.
 - a) Mr. James Templeton, David A Waitz Engineering & Surveying, Inc., discussed the location and division of property.
 - b) Discussion was held with regard to a typo on the application stating it was a commercial subdivision.
 - c) There was no one from the public to speak on the matter.
 - d) Mr. Thibodeaux moved, seconded by Dr. Cloutier: “THAT the Public Hearing be closed.”

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

- e) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the submittal of all utility service availability letters including Department of Health, all property corners are monumented and flagged, and the location and description of at least one permanent type benchmark be depicted on the plat.
- f) Ms. Ellender moved, seconded by Dr. Cloutier: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Survey and Redivision of Revised Lot 8 of Paul Gros Subdivision belonging to Roger Owen Davis and Jennifer Davis, creating Lot 8-A and Lot 8-B conditioned upon the submittal of all utility service availability letters including Department of Health, all property corners are monumented and flagged, and the location and description of at least one permanent type benchmark be depicted on the plat.”

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

Mr. Faulk; ABSENT: Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Chairman called to order the Public Hearing for an application by Lionel & Velma Williams requesting approval for Process D, Minor Subdivision, for Lots “A” and “B”, Property belonging to Lionel Williams, et ux.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated he needed to request two variances but only one was listed on the application.
- b) Discussion was held with regard to there probably being two separate sewer taps for the properties.
- c) There was no one from the public to speak on the matter.
- d) Mr. Cehan moved, seconded by Dr. Cloutier: “THAT the Public Hearing be closed.”

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

- e) Mr. Pulaski discussed the variances whereas only one was published and Mr. Freeman stated the variance needs to be on the application and agenda to be considered. Mr. Pulaski discussed the Staff Report and stated Staff would recommend tabling the matter to allow time for the variance requests to be properly advertised.
- f) Dr. Cloutier moved, seconded by Mr. Thibodeaux: “THAT the HTRPC table the application for Process D, Minor Subdivision, for Lots “A” and “B”, Property belonging to Lionel Williams, et ux until the next regular meeting of June 18, 2020.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Liner and Mr. Livas. *Mr. Kurtz reappeared and Mr. Liner disappeared from the teleconference.* THE CHAIRMAN DECLARED THE MOTION ADOPTED.

3. The Chairman called to order the Public Hearing for an application by Carey J. Naquin requesting approval for Process D, Minor Subdivision, for Tracts 1-A & 1-B, A Redivision of Tract 1 belonging to Carey J. Naquin, et ux.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) Discussion was held with regard to no buildings allowed on the batture although it is a right-of-way. Mr. Rembert indicated he would note it on the plat.
- c) There was no one from the public to speak on the matter.
- d) Mr. Cehan moved, seconded by Mr. Kurtz: “THAT the Public Hearing be closed.”

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

- e) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided the municipal address for Tract 1-B be shown on the plat, placement of a note identifying DOTD right-of-way, and a note indicating nothing to be built on Tract 1-B before coming back to the Planning Commission.
- f) Dr. Cloutier moved, seconded by Mr. Soudelier: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts 1-A & 1-B, A Redivision of Tract 1 belonging to Carey J. Naquin, et ux conditioned upon the municipal address for Tract 1-B be shown on the plat, placement of a

note identifying DOTD right-of-way, and a note indicating nothing to be built on Tract 1-B before coming back to the Planning Commission.”

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

4. The Chairman called to order the Public Hearing for an application by Filemon & Hortencia S. Saldana requesting approval for Process D, Minor Subdivision, for Stone Creek Subdivision.

- a) Mr. Gene Milford, Milford & Associates, Inc., discussed the location and division of property. He requested conditional approval provided upon the fire hydrant and sewer lines being installed.
- b) There was no one from the public to speak on the matter.
- c) Dr. Cloutier moved, seconded by Mr. Soudelier: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended denying the variance request because it wasn’t a valid hardship and recommended conditional approval provided upon the installation of the fire hydrant and sewer line as per the approved plans and submittal of a utility service availability letter from Waterworks.
- e) Discussion was held with regard to the subdivision having both curb and gutter and open ditches and the number of driveways off of Grand Caillou Road that would ultimately require permits from DOTD. Discussion ensued with regard to historically tabling matters that required installation of infrastructure.
- f) The Engineer withdrew the variance request.
- g) Dr. Cloutier moved, seconded by Mr. Thibodeaux: “THAT the HTRPC table the application for Process D, Minor Subdivision, for Stone Creek Subdivision until the next regular meeting of June 18, 2020.”

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

5. The Chairman called to order the Public Hearing for an application by Enterprise Capital, LLC requesting conceptual & preliminary approval for Process C, Major Subdivision, for Emerson Subdivision, Phases C & D.

- a) Mr. Gene Milford, Milford & Associates, Inc., discussed the location and division of property. He requested conditional approval provided upon the fire hydrant and sewer lines being installed.
- b) Discussion was held with regard to the lots being residential and commercial and building the road to the appropriate standards.
- c) There was no one from the public to speak on the matter.
- d) Mr. Thibodeaux moved, seconded by Mr. Cehan: “THAT the Public Hearing be closed.”

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

- e) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the submittal of all utility service letters.

- f) Discussion was held with regard to the road's design standards and the right of way being 60' and the details being worked out at the engineering stage.
- g) Dr. Cloutier moved, seconded by Mr. Thibodeaux: "THAT the HTRPC grant approval of the conceptual and preliminary application for Process C, Major Subdivision, for Emerson Subdivision, Phases C & D conditioned upon the submittal of all utility service letters."

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

The Chairman relinquished the chair to the Vice-Chairman at this time - 7:17 p.m.

- 6. The Vice-Chairman called to order the Public Hearing for an application by Wade P. Lirette requesting approval for Process D, Minor Subdivision, for Tracts "A" and "B", A Redivision of Property belonging to Wade P. and Esther E. Lirette Asset Trust.

- a) Mr. Kim Knight, T. Baker Smith, LLC, discussed the location and division of property.
- b) Discussion was held with regard to the Board of Adjustment granting a variance in April for the subject property.
- c) There was no one from the public to speak on the matter.
- d) Dr. Cloutier moved, seconded by Mr. Kurtz: "THAT the Public Hearing be closed."

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

- e) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the submittal of all utility service availability letters.
- f) Dr. Cloutier moved, seconded by Ms. Ellender: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts "A" and "B", A Redivision of Property belonging to Wade P. and Esther E. Lirette Asset Trust conditioned upon the submittal of all utility service letters."

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

- 7. The Vice-Chairman called to order the Public Hearing for an application by Ryan Marmande requesting approval for Process D, Minor Subdivision, for the Redivision of Tract 1A-2 belonging to Ryan Marmande to create Tracts 1A-2A and 1A-2B.

- a) Mr. Tre Chauvin, Leonard Chauvin P.E., P.L.S, Inc., discussed the location and division of property.
- b) There was no one from the public to speak on the matter.
- c) Mr. Soudelier moved, seconded by Dr. Cloutier: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the property corners being monumented and flagged, municipal addresses being depicted on the plat, and submittal of all utility service availability letters.
- e) Ms. Ellender moved, seconded by Dr. Cloutier: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Redivision of Tract 1A-2 belonging to Ryan Marmande to create Tracts 1A-2A and 1A-2B

conditioned upon the property corners being monumented and flagged, municipal addresses being depicted on the plat, and submittal of all utility service availability letters.”

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

8. Tabled until July 16, 2020. *Adley Oaks, Phase A (Engineering)* [See ATTACHMENT B]

I. STAFF REPORT:

1. Due to the Covid-19 pandemic, the 2020 American Planning Association’s National Planning Conference was cancelled and replaced with NPC20 @ Home and was held April 29-May 1, 2020 via Zoom Teleconferencing. Staff requested another motion to approve the registration fees for the teleconference. He indicated that Becky Becnel registered but was unaware if there were any Commissioners who registered.

- a) Dr. Cloutier moved, seconded by Mr. Thibodeaux: “THAT the HTRPC agree to reimburse registration fees for Becky Becnel and up to four (4) Planning Commissioners who may have registered for the NPC20 @ Home Teleconference April 29-May 1, 2020.”

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

J. ADMINISTRATIVE APPROVALS:

Dr. Cloutier moved, seconded by Mr. Thibodeaux: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-7.”

1. Revised Lots D & E, A Redivision of Lots D & E of Broadmoor Heights Commercial Place, Section 2, T17S-R17E, Terrebonne Parish, LA
2. Raw Land Tract "B", Property belonging to Thomas E. Wright, et ux, Section 82, T16S-R17E, Terrebonne Parish, LA
3. Lot "A" and the Remainder of Lot 3 being a Redivision of Tract A-D-E-F-A and a portion of Lot 3, Block 1, Revision No. 2 to Development No. 1 Westside Plaza Subdivision, Section 4, T17S-R17E, Terrebonne Parish, LA
4. Lot Line Adjustment between Lots in Eagle Landing Subdivision, Block 1 transforming smaller lots into larger lots, Section 37, T20S-R17E, Terrebonne Parish, LA
5. Lot Line Adjustment between Lots in Eagle Landing Subdivision, Block 2 transforming smaller lots into larger lots, Section 37, T20S-R17E, Terrebonne Parish, LA
6. Lot Line Shift between Lot 5-A-2 and Lot 5-B-2 of Block 2, Four Point Estates Subdivision, Section 22, T20S-R17E, Terrebonne Parish, LA
7. Redivision of Property belonging to Stacy Gagneaux and Regina Ann Martinolich Legendre, et al, into Lot 1 and Lot 2, Section 78, T15S-R16E, Terrebonne Parish, LA

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:

- a) Mr. Freeman indicated that the Planning Commission needed to ratify the Chairman’s three (3) Commissioners he appointed to the Subdivision Regulations Review Committee.

- (1) Dr. Cloutier moved, seconded by Mr. Kurtz: “THAT the HTRPC add the ratification of the Chairman’s three (3) selections to the Subdivision Regulations Review Committee to the agenda and open to the public for comment.”

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

- (2) There was no one from the public to speak on the matter.
- (3) Dr. Cloutier moved, seconded by Mr. Thibodeaux: “THAT the Public Hearing be closed.”

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

- (4) Dr. Cloutier moved, seconded by Mr. Thibodeaux: “THAT the HTRPC ratify the Chairman’s three (3) selections of Mr. Joey Cehan, Ms. Rachel Ellender, and Mr. Barry Soudelier to serve on the Subdivision Regulations Review Committee.”

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

- b) Mr. Pulaski discussed the meeting held on May 14 with regard to neighbors’ concerns in the Schriever area concerning exemption of mobile home parks or more appropriate regulations to prevent negative impacts to communities.
 - (1) Discussion was held with regard to considering changes to the mobile home park regulations to include a combination of setbacks, buffers, and fire hydrant placement.
 - (2) Mr. Pulaski stated he would draft a proposal and present to the Commission in June to call for a public hearing for July.

L. COMMISSION COMMENTS:

- 1. Planning Commissioners’ Comments:
 - a) Mr. Thibodeaux discussed package plants.
- 2. Chairman’s Comments: None.

M. PUBLIC COMMENTS: None.

- N. Mr. Thibodeaux moved, seconded Mr. Soudelier: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:46 p.m.”

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

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

Item G.1

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

Jacob A. Waitz, P.E., L.S.I.

David A. Waitz, P.E., P.L.S.

James M. Templeton, P.L.S.

May 19, 2020

Via: E-Mail: bbecnel@tpcg.org

Houma-Terrebonne Regional Planning Commission
P. O. Box 1446
Houma, LA 70361-1446

Attention: Becky M. Becnel,
Planning Commission Secretary

RE: REQUEST TO TABLE ITEM – THIBODAUX BY-PASS COMMERCIAL PARK
LOCATED IN SECTIONS 64 & 81, T15S-R16E, TERREBONNE PARISH, LOUISIANA –
DEVELOPER: DONNES REAL ESTATE, INC. – ENGINEER'S PROJECT NO. 2019-
067

Dear Becky:

We are hereby requesting that you table the Thibodaux By-Pass Commercial Park which is on the May 21, 2020 agenda of the Houma-Terrebonne Regional Planning Commission meeting until the next regular meeting on June 18, 2020. At this time we are awaiting approval by the Water District and installation of service by Entergy in the development.

Thank you in advance for your cooperation and assistance in this matter and if you should have any questions or require any additional information, please do not hesitate to contact our office.

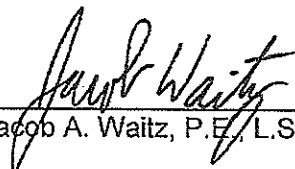


JAW/dth

Cc: Thibodaux By-Pass Commercial Park
File & Reading File

Sincerely,

DAVID A. WAITZ
ENGINEERING & SURVEYING, INC.



Jacob A. Waitz, P.E., L.S.I.

1107 Canal Blvd. • Thibodaux, Louisiana 70301 • (985) 447-4017 (Phone) • (985) 447-1998 (Fax)
7839 Park Ave. • Houma, Louisiana 70364 • (985) 876-0267 (Phone) • (985) 876-0979 (Fax)
Mailing Address: P. O. Box 1203 • Thibodaux, Louisiana 70302-1203 • E-mail: dwaitz@waitzengineering.com

Becky Becnel

Hem H.B

From: Joseph Labbe [JLabbe@gesla.com]
Sent: Wednesday, May 20, 2020 3:45 PM
To: Christopher Pulaski; Becky Becnel
Cc: Ross Bruce; Brian Dantin; Deric Murphy; William Purser; Jeff Diamond
Subject: RE: Adley Oaks - Phase A (Agenda Removal Request)

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Yes sir, that is correct.

Thanks,

Joe Labbé, PLA, CLARB

From: Christopher Pulaski <cpulaski@tpcg.org>
Sent: Wednesday, May 20, 2020 3:43 PM
To: Joseph Labbe <JLabbe@gesla.com>; Becky Becnel <bbecnel@tpcg.org>
Cc: Ross Bruce <ross@dantinbruce.com>; Brian Dantin <brian@dantinbruce.com>; Deric Murphy <DMurphy@gesla.com>; William Purser <WPurser@gesla.com>; Jeff Diamond <JDiamond@gesla.com>
Subject: [EXT]RE: Adley Oaks - Phase A (Agenda Removal Request)

You would like for the item to be tabled until the regular meeting in July correct?

Christopher M. Pulaski, PLA
Terrebonne Parish Planning & Zoning
(985) 873-6569
cpulaski@tpcg.org
"Saltwater Fishing Capital of the World"

From: Joseph Labbe [mailto:JLabbe@gesla.com]
Sent: Wednesday, May 20, 2020 3:36 PM
To: Christopher Pulaski; Becky Becnel
Cc: Ross Bruce; Brian Dantin; Deric Murphy; William Purser; Jeff Diamond
Subject: Adley Oaks - Phase A (Agenda Removal Request)

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Chris,

As discussed earlier, we would like to pull the above mentioned item from tomorrow nights meeting agenda. We would like to be placed on the agenda for the July 16th meeting and based on our conversation we would need to submit any updated plans by the June 22nd deadline in order to make the July meeting.

If there are any questions or if you need anything from us please let me know.

Thanks,

Joe Labbé, PLA, CLARB
Landscape Achitecture | Planning Manager



Mailing Address: 18320 Hwy. 42, Port Vincent, LA 70726
Physical Address: 8385 E. Rushing Rd., Denham Springs, Louisiana 70726
Office: 225-698-1600 | Cell: 225-603-9409
jlabbe@gesla.com | www.gesla.com



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Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

☐ Variance(s) (detailed description): _____

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

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

SITE INFORMATION:

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

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

JEFFREY J. DONNES, PRESIDENT

Print Applicant or Agent

11-4-19

Date


Signature of Applicant or Agent

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

JEFFREY J. DONNES, PRESIDENT

Print Name of Signature

11-4-19

Date


Signature

APPROVED: James M. Templeton Reg. No. 5129

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

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APPLICATION
SUBDIVISION OF PROPERTY

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☐ Conceptual/Preliminary
☐ Engineering
☐ Final
D. ☒ Minor Subdivision

☐ Variance(s) (detailed description):

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

1. Name of Subdivision: LOTS "A" & "B", PROPERTY OF LIONEL WILLIAMS ET UX
LIONEL & VELMA WILLIAMS, 8213 WOODEN WINDMILL COURT
2. Developer's Name & Address: LAS VEGAS NV 89131-1443
*Owner's Name & Address: SAME
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: 321 & 323 JACKSON STREET
5. Location by Section, Township, Range: SECTION 105, T17S-R17E
6. Purpose of Development: _____
7. Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
8. Sewerage Type:
☒ Community
☐ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☒ Curb & Gutter
☐ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
10. Date and Scale of Map: 4/14/2020 Scale: 1"=20'
11. Council District: 1 Navy / COH Fire
12. Number of Lots: 2
13. Filing Fees: \$138⁹⁰

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

KENETH L. REMBERT

Print Applicant or Agent.

4/23/2020

Date


Signature of Applicant or Agent

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

LIONEL WILLIAMS

Print Name of Signature

4/29/2020 | 5:00 PM CDT

Date

DocuSigned by:
X Lionel Williams
Signature

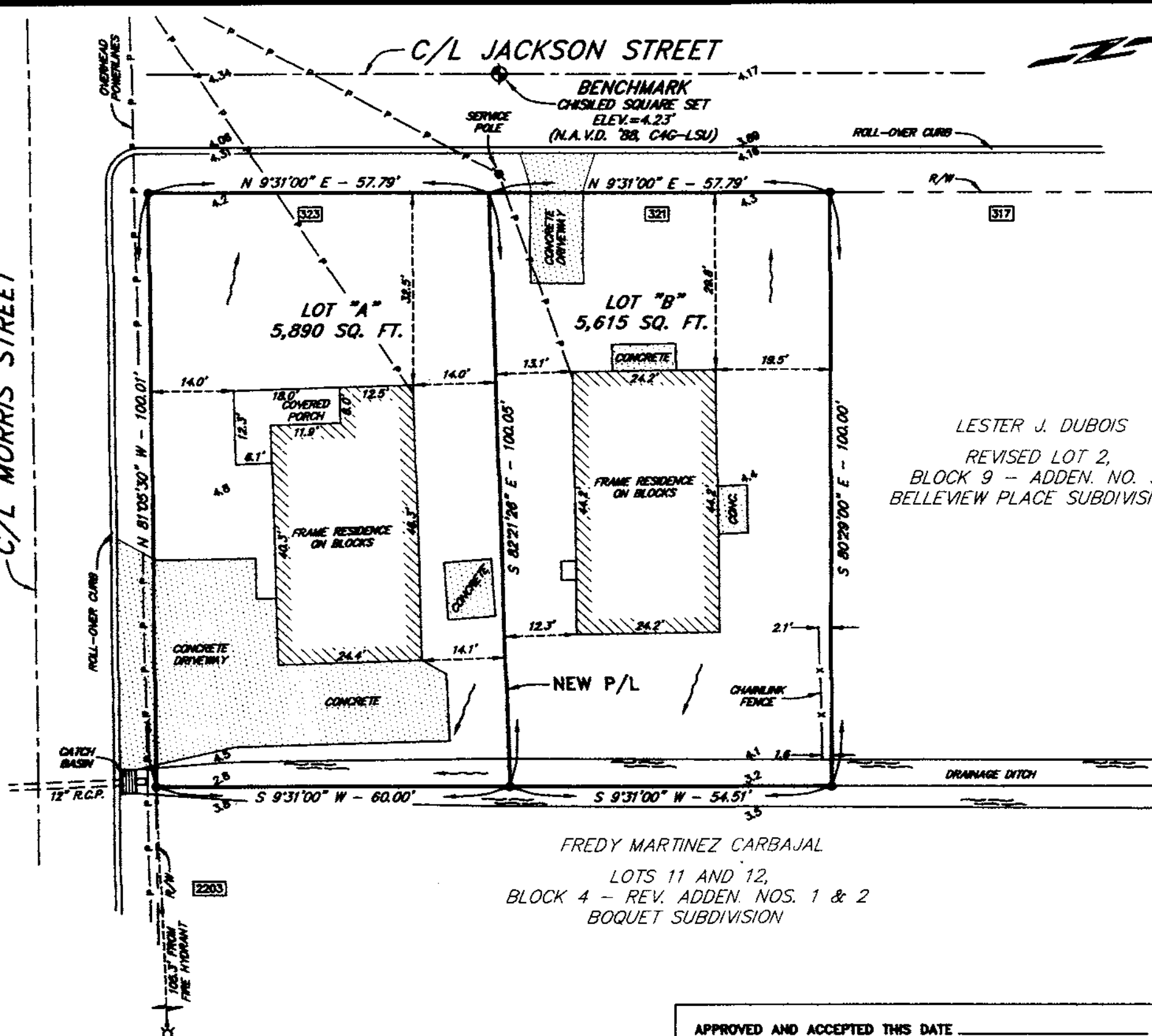
PC20/ 5 - 2 - 14

Revised 3/25/2010



"VICINITY MAP"

C/L MORRIS STREET



FREDY MARTINEZ CARBAJAL

LOTS 11 AND 12,
BLOCK 4 - REV. ADDEN. NOS. 1 & 2
BOQUET SUBDIVISION

SEWER SYSTEM:
COMMUNITY SEWERAGE IS AVAILABLE.

THIS SURVEY BASED ON MAP PREPARED BY T. BAKER SMITH & SON ENTITLED
"REVISED ADDENDUM NO. 3 TO BELLEVUE PLACE BEING A SUBDIVISION OF PART
OF PROPERTY BELONGING TO WILLIAM VOSS LOCATED IN SECTION 105, T17S-R17E,
TERREBONNE PARISH, LOUISIANA" AND DATED OCTOBER 17, 1958.
BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

THESE LOTS ARE LOCATED IN ZONE "A1" AS SHOWN ON FEDERAL EMERGENCY
MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C",
AND DATED MAY 19, 1981. (ZONE "A1" HAS A BASE FLOOD REQUIREMENT OF 8').
(FIRM INDEX DATE MAY 19, 1981). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO.
LA-0103 PLACES THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD REQUIREMENT OF 9'.
THE 2008 PRELIMINARY FIRM COMMUNITY NO. 22109C, PANEL NO. 0255 SUFFIX "E"
PLACES THIS PROPERTY IN ZONE "AE" AND HAS A B.F.E. REQUIREMENT OF 8'.
PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE
CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

THIS PROPERTY DRAINS TO A ROADSIDE SUBSURFACE DRAINAGE SYSTEM AND TO
A DRAINAGE DITCH TO THE EAST WHICH IS MAINTAINED BY THE CITY OF
HOUMA. THE OWNERS OF THESE LOTS WILL PROVIDE AND PERPETUALLY
MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

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

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

Surveyor's Signature: *Keneth L. Rembert*

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

Firm: KENETH L. REMBERT LAND SURVEYORS

Registration Number: 331

LEGEND:

- INDICATES 5/8" IRON ROD SET
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- INDICATES SPOT ELEVATION
(BASED ON NAVD '88, CAG-LSU)
- 2203 INDICATES MUNICIPAL ADDRESS
- INDICATES DRAINAGE FLOW



"MINOR SUBDIVISION"
2 - LOTS LAND USE: SINGLE FAMILY RESIDENTIAL

PLAT SHOWING LOTS "A" AND "B",
PROPERTY BELONGING TO
LIONEL WILLIAMS et ux
LOCATED IN SECTION 105, T17S-R17E,
TERREBONNE PARISH, LOUISIANA

Keneth L. Rembert, PLS
— LAND SURVEYORS —
635 SCHOOL STREET, HOUMA, LOUISIANA 70360
(885) 879-2782 FAX - (885) 879-1641



DRAWN: B.M.

CHK'D.: K.L.R.

SCALE: 1" = 20'

DATE: 14 APR 20

Houma Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

☒ Variance(s) (detailed description):

Conditioned upon the installation of Utilities (Fire Hydrant and Sewerline).

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

1. Name of Subdivision: Stone Creek Subdivision
Filemon & Hortencia S Saldana 143 Port Royal St., Houma, LA
2. Developer's Name & Address: 70360
Filemon & Hortencia S Saldana 143 Port Royal St., Houma, LA
*Owner's Name & Address: 70360
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor, Inc.

SITE INFORMATION:

4. Physical Address: 343 Mozart Drive
5. Location by Section, Township, Range: Section 59, T17S-R18E
6. Purpose of Development: Minor Subdivision
7. Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
8. Sewerage Type:
☒ Community
☐ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☒ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
10. Date and Scale of Map:
11. Council District:
1 Navy / Grand Caillou
12. Number of Lots: 11
13. Filing Fees: \$ 316.85

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

Alisa Champagne

Print Applicant or Agent

April 30, 2020

Date



Signature of Applicant or Agent

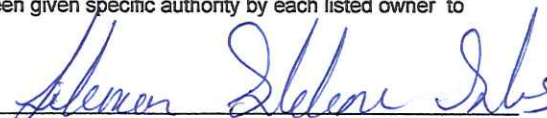
The undersigned certifies: initial 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or FSS initial 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within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

Filemon Saldana Salas

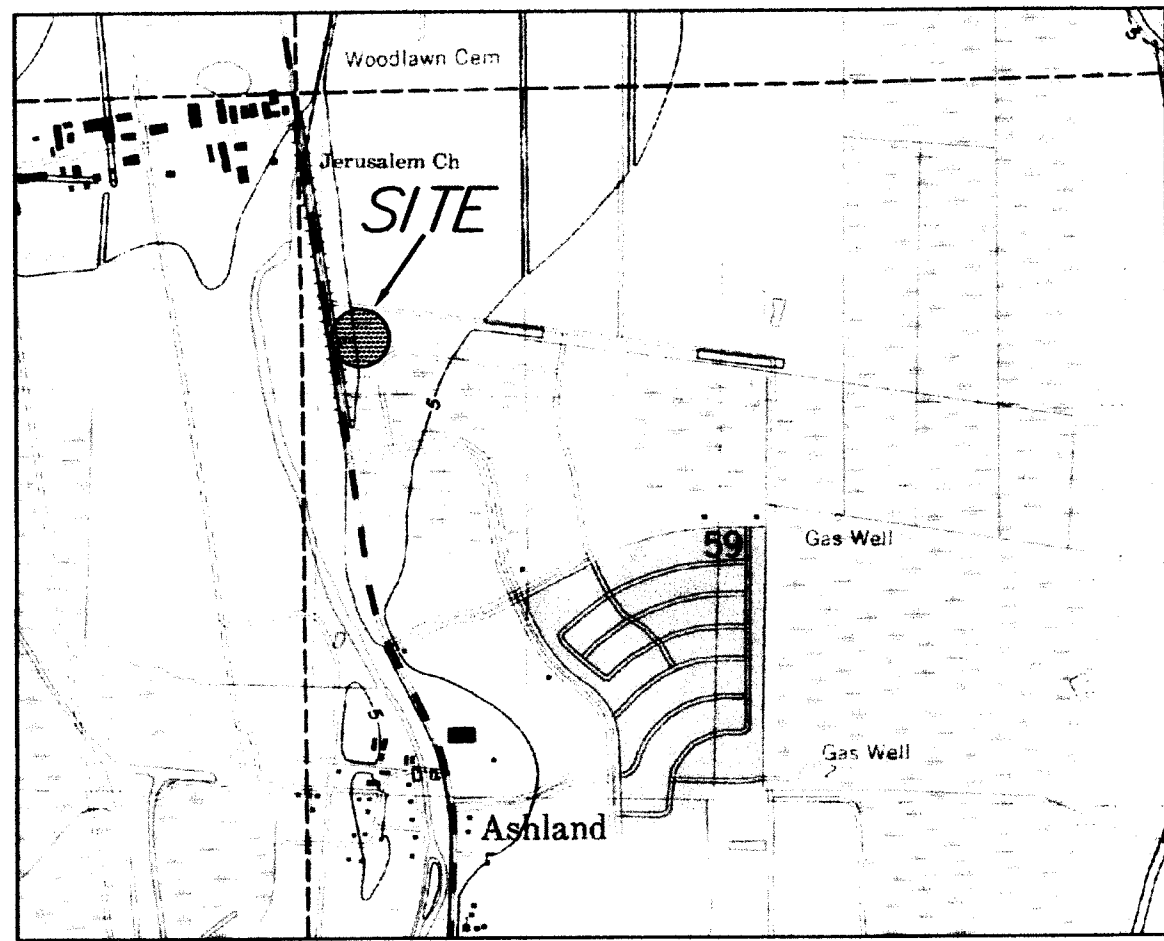
Print Name of Signature

5/4/2020

Date



PC20/ 5 - 4 - 16



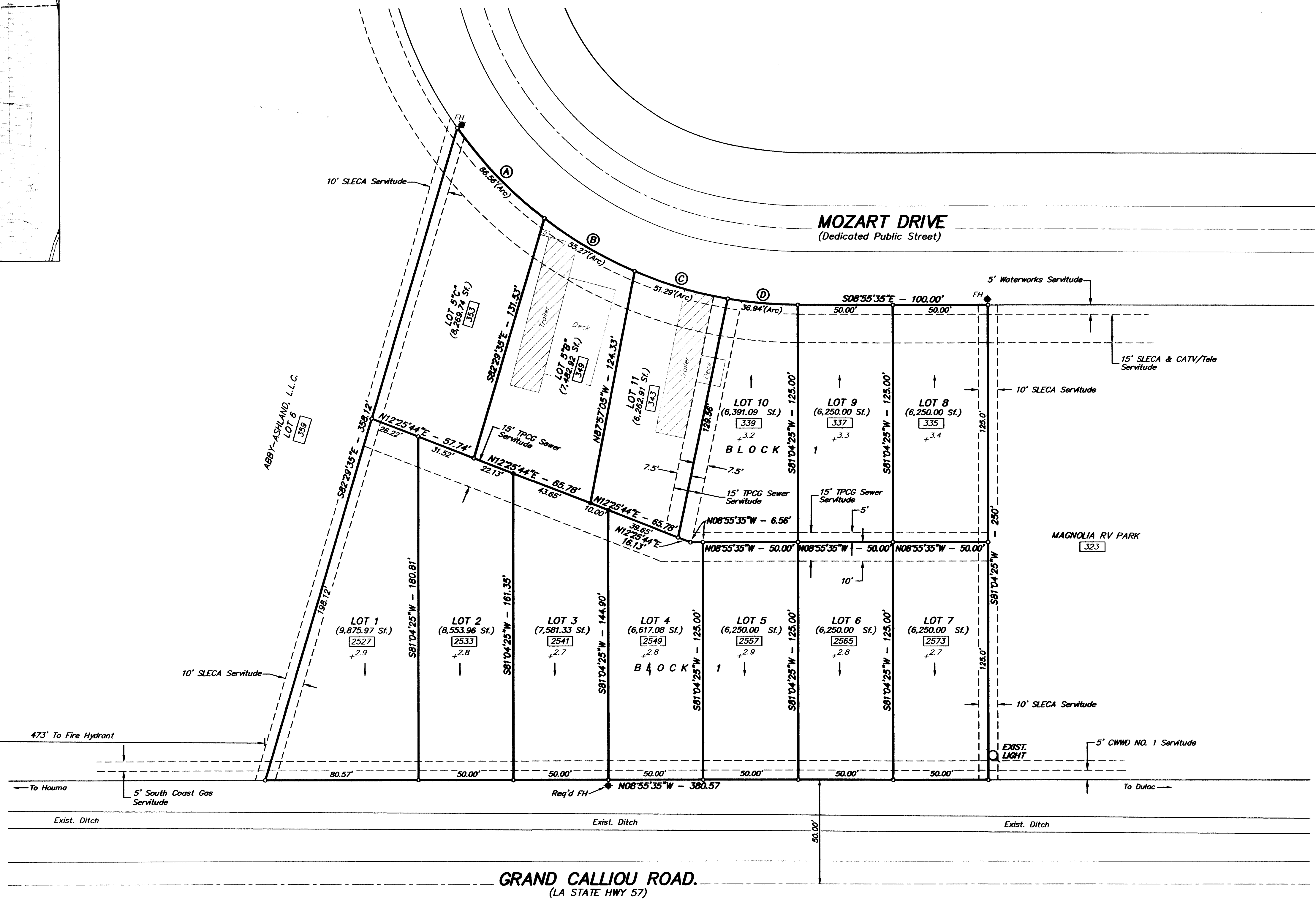
VICINITY MAP

CURVE DATA ①
66.56'(Arc)
220.00'(Radius)
S37°18'15"E(Ch. Brg.)
66.31'(Ch. Dist.)

CURVE DATA ②
55.27'(Arc)
220.00'(Radius)
S21°49'37"W(Ch. Brg.)
54.19'(Ch. Dist.)

CURVE DATA ③
55.53'(Arc)
220.00'(Radius)
S07°33'53"W(Ch. Brg.)
51.18'(Ch. Dist.)

CURVE DATA ④
55.53'(Arc)
220.00'(Radius)
S03°55'31"E(Ch. Brg.)
36.90'(Ch. Dist.)



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

BY _____ FOR _____

STONE CREEK SUBDIVISION
MAP SHOWING THE REDIVISION OF
LOTS 4 & 5, BLOCK 1, PHASE 1
OF ASHLAND NORTH SUBDIVISION
LOCATED IN SECTION 59, T17S-R18E,
TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 60'

30 APRIL 2020

CHARLES L. McDONALD
LAND SURVEYOR, INC.
P.O. Box 1390 Gray, LA 70359
Ph: (985)876-4412/Fax: (985)876-4806
Email: clmsurvey@aol.com

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

APPROVED: *Charles L. McDonald*

REG. P.L.S. No. 3402

LEGEND
○ Indicates 1/2" Pipe Set
Unless Noted
● Indicates 1/2" Rod Fd.
Unless Noted
FH ● Indicates Exist. Fire Hydrant
● Indicates Exist. Light Pole
— Indicates Drainage Flow
+0.0 Indicates Natural Ground Elevation

GENERAL NOTES:

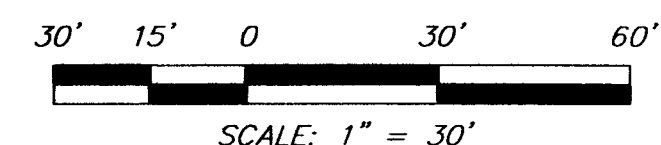
NOTE: BEARINGS INDICATED HEREON ARE BASED ON SURVEY MAP
ENTITLED: "EMERSON SUBDIVISION PHASES A & B" prepared by
Milford & Associates dated 14 September 2015 and revised 30
September 2016. Map is recorded at entry no. 1519823.

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

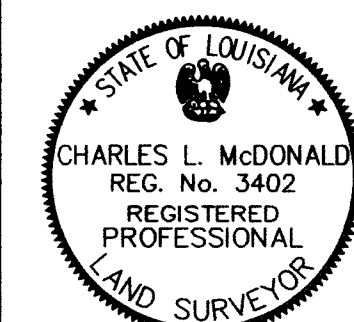
NOTE: This property is situated within ZONE "B, C & A2", as
shown on the F.E.M.A. Flood Insurance Rate Map dated May 1,
1985. (Map No. 225206 0430 C) ZONE "A2" Req'd B.F.E. EL. 5.0'

Note: The tracts shown hereon drain into the Parish maintained
drainage system within Ashland North Subdivision and into the
DOTD maintained roadside ditch along Grand Calliou Road (LA
State Hwy. No. 57) as indicated by the drainage arrows shown
hereon.

NOTE: Method of sewer disposal for this
development will be through Terrebonne
Sewerage System, LLC



DATE	REVISION	BY



MINOR SUBDIVISION PLAN
SINGLE FAMILY RESIDENTIAL
TOTAL LOTS - 13

STONE CREEK SUBDIVISION
HORTENCIA SALDANA - DEVELOPER
ASHLAND NORTH SUBDIVISION
LOCATED IN SECTION 59, T17S - R18E
TERREBONNE PARISH, LOUISIANA

CHARLES L. McDONALD
LAND SURVEYOR, INC.
P.O. Box 1390 Gray, LA 70359
Ph: (985)876-4412/Fax: (985)876-4806
Email: clmsurvey@aol.com

DRAWN: AMC
CHK'D: C.L.M.
SCALE: 1" = 30'
DATE: 30 APRIL 20

JOB # 6456 CAD # 6456 FILE # 6456

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

☒ Variance(s) (detailed description):

DRY HYDRANT 259' FROM SITE, REQUEST VARIANCE LOT SMALLER THAN 12,000 SQ. FT.
~~REQUEST VARIANCE SINCE THIS LOT WILL BE USED AS A DOCKING SITE.~~

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

- Name of Subdivision: TRACT 1, PROPERTY OF INDIAN RIDGE PLANTATION, L.L.C.
INDIAN RIDGE PLANTATION, L.L.C., P.O. BOX 550, HOUMA, LA
- Developer's Name & Address: 70361
*Owner's Name & Address: SAME
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

- Physical Address: 3310+/- BAYOU DULARGE ROAD
- Location by Section, Township, Range: SECTION 17, T20S-R16E
- Purpose of Development: CREATE A LOT FOR DOCKING & MOORING PURPOSES
- Land Use:
☐ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☒ (Docking & Mooring)
- Drainage:
☐ Curb & Gutter
☐ Roadside Open Ditches
☒ Rear Lot Open Ditches
☐ Other
- Sewerage Type:
☐ Community
☐ Individual Treatment
☐ Package Plant
☒ NONE Other
- Date and Scale of Map: 5/8/2020 SCALE: 1"=10'
- Council District: _____
- Number of Lots: 1
- Filing Fees: _____

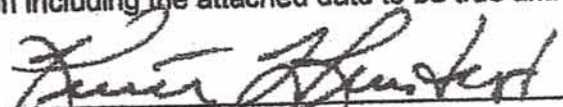
I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

5/29/2020

Date

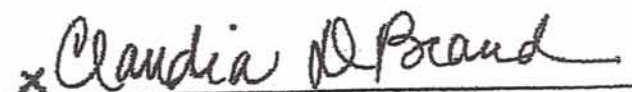

Signature of Applicant or Agent

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

submit and sign this Application on their behalf.

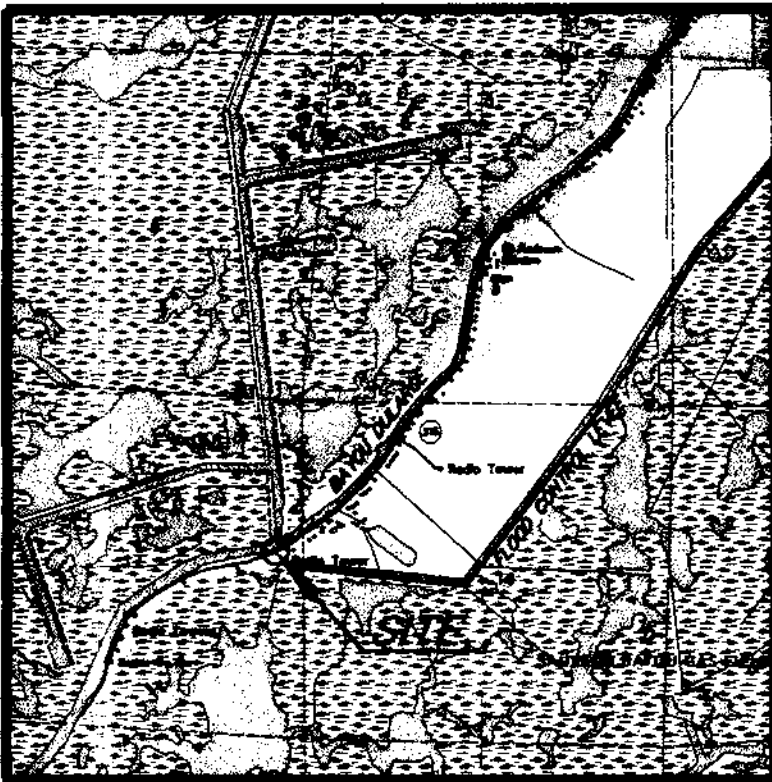
INDIAN RIDGE PLANTATION, L.L.C. BY
CLAUDIA BRAUD

Print Name of Signature

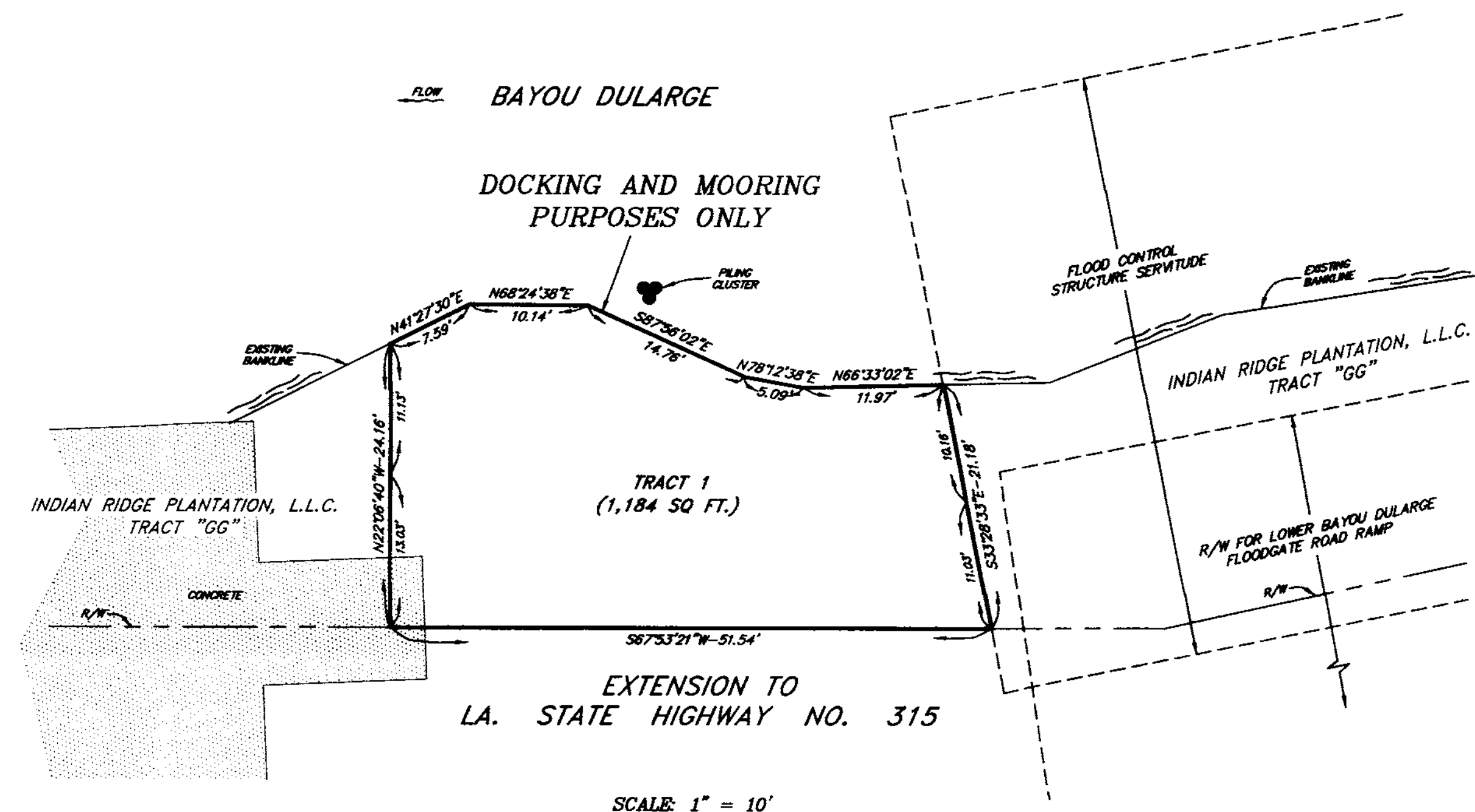
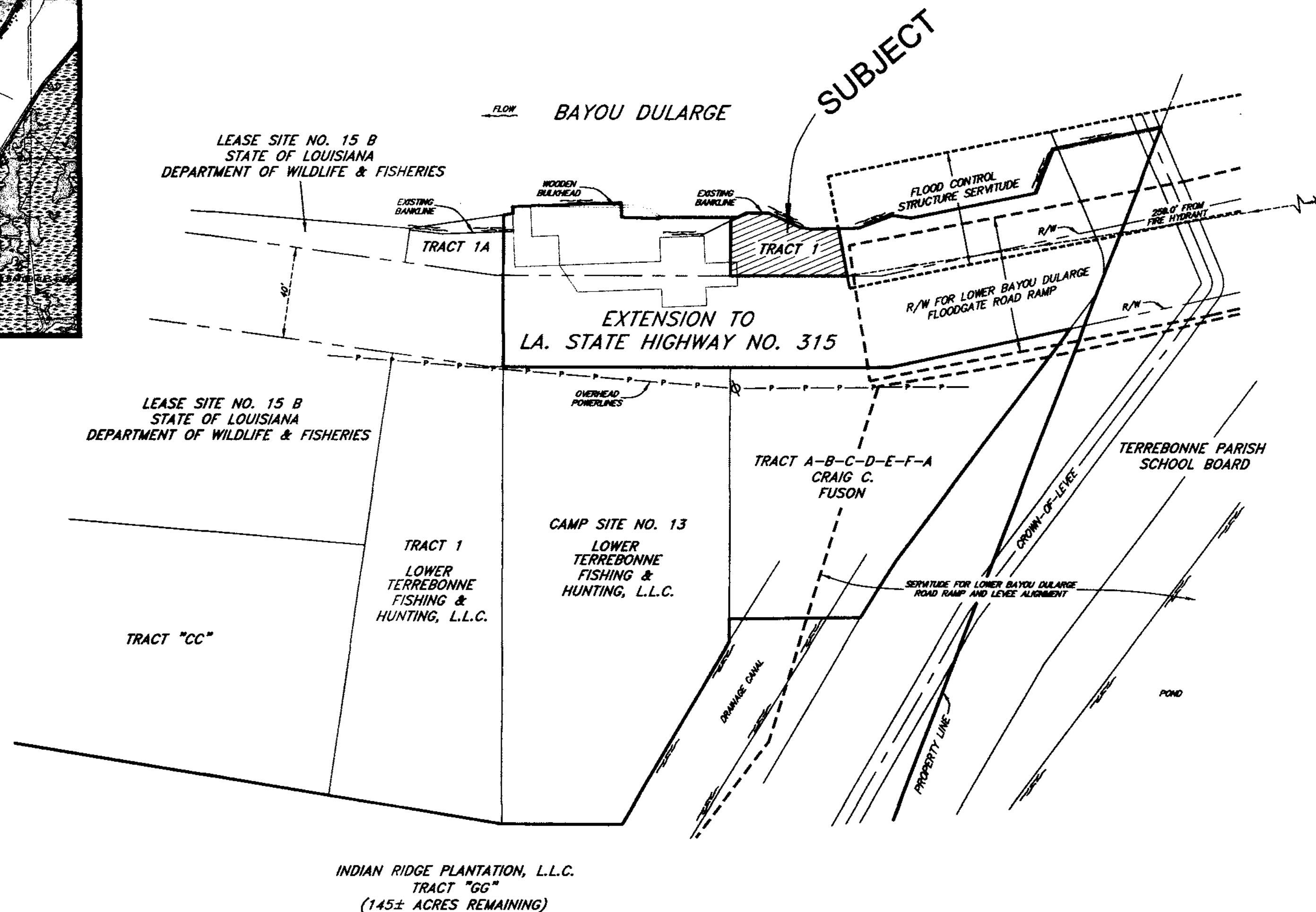

Signature

5/29/2020

Date



"VICINITY MAP"



SCALE: 1" = 10'

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

THIS TRACT IS LOCATED IN ZONE "A15" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0500, SUFFIX "C", AND DATED MAY 1, 1983. (ZONE "A15" HAS A BASE FLOOD REQUIREMENT OF 12"). (FORM INDEX DATE: APRIL 2, 1992). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-189 PLACES THIS PROPERTY IN ZONE "A1" WITH A BASE FLOOD REQUIREMENT OF 13". THE 2006 PRELIMINARY DFRM COMMUNITY NO. 221090, PANEL NO. 0625 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "VE" AND HAS A B.F.E. REQUIREMENT OF 14". PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

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

JOB NO. : 185 FIELD BOOK : NONE ADDRESS : BAYOU DULARGE CAD NAME : ST-MARTIN-TRACT-9-A-INDIAN-RIDGE-DULARGE-PC-20-185
DRAWN BY : BM PAGES : NONE SURVEY FILE : "A-ST-R83" FOLDER : CHRIS ST. MARTIN-BATTURE TRACT

REFERENCE MAPS:

- 1) MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "INDIAN RIDGE CAMPSITES- LOCATED IN BAYOU DULARGE SECTION 17, T20S-R16E" AND DATED MAY 29, 2002.
- 2) MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "SURVEY OF PARCEL 1 BELONGING TO INDIAN RIDGE PLANTATION, L.L.C. LOCATED IN SECTION 17, T20S-R16E, TERREBONNE PARISH, LOUISIANA" DATED MAY 8, 2020.

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

THIS PROPERTY DRAINS TO BAYOU DULARGE WHICH NEED NO MAINTENANCE. THE OWNERS OF THIS TRACT WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THIS AREA.

LEGEND:

- 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, 2006)
- INDICATES BRASS DISK SET AT ELEV. 2.66' 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.

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

Surveyor's Signature: *Keneth L. Rembert*

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

Firm: KENETH L. REMBERT LAND SURVEYORS

Registration Number: 331

DATE	BY	DESCRIPTION
		REVISIONS

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

BY _____ FOR _____

"MINOR SUBDIVISION"
LAND USE: DOCKING AND MOORING

SURVEY OF TRACT 1
PROPERTY OF
INDIAN RIDGE PLANTATION, L.L.C.
LOCATED IN SECTION 17, T20S-R16E,
TERREBONNE PARISH, LOUISIANA

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

DRAWN: B.M.

CHK'D: K.L.R.

SCALE: 1" = 40'

DATE: 29 MAY 20

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. ☐ Raw Land
☐ Re-Subdivision
C. ☐ Major Subdivision
☐ Conceptual
☐ Preliminary
☐ Engineering
☐ Final
- B. ☐ Mobile Home Park
☐ Residential Building Park
☐ Conceptual/Preliminary
☐ Engineering
☐ Final
D. ☒ Minor Subdivision
- ☒ Variance(s) (detailed description):

THESE LOTS ARE LESS THAN 12,000 SQ. FT. IN SIZE, VARIANCE REQUESTED.

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

1. Name of Subdivision: LOTS 58 THRU 61, PROPERTY OF FOUR POINT HOLDINGS, INC.
FOUR POINT HOLDINGS, INC., P.O. BOX 17205, HATTISBURG,
2. Developer's Name & Address: MS 39404-7205
*Owner's Name & Address: SAME
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: 1035, 1037, 1039 & 1041 FOUR POINT RD.
5. Location by Section, Township, Range: SECTIONS 22&27, T20S-R17E
6. Purpose of Development: CAMP OWNERS WANT TO BUY LAND UNDER THEIR CAMPS
7. Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
8. Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☐ Curb & Gutter
☐ Roadside Open Ditches
☒ Rear Lot Open Ditches
☐ Other
10. Date and Scale of Map: 5/18/2020 SCALE: 1"=20'
11. Council District:
12. Number of Lots: 4 PLUS
REMAINDER
13. Filing Fees: \$125.00

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

KENETH L. REMBERT

Print Applicant or Agent

5/21/2020

Date


Signature of Applicant or Agent

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

FOUR POINT HOLDINGS, INC. BY:

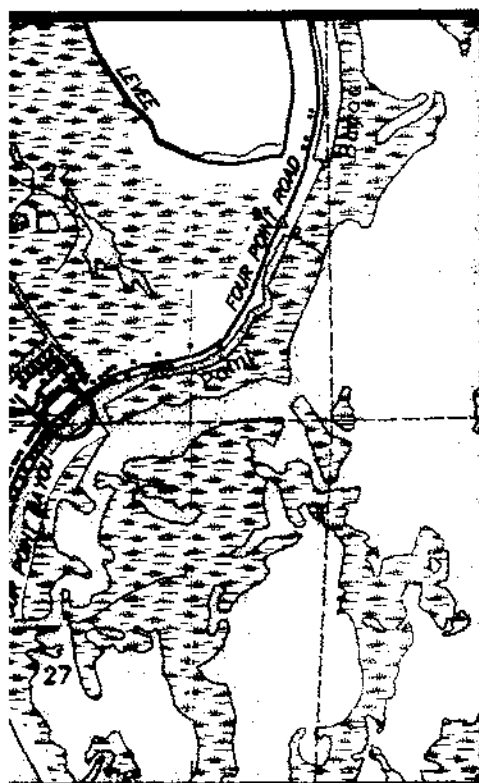
JANIS C. SPELL

Print Name of Signature

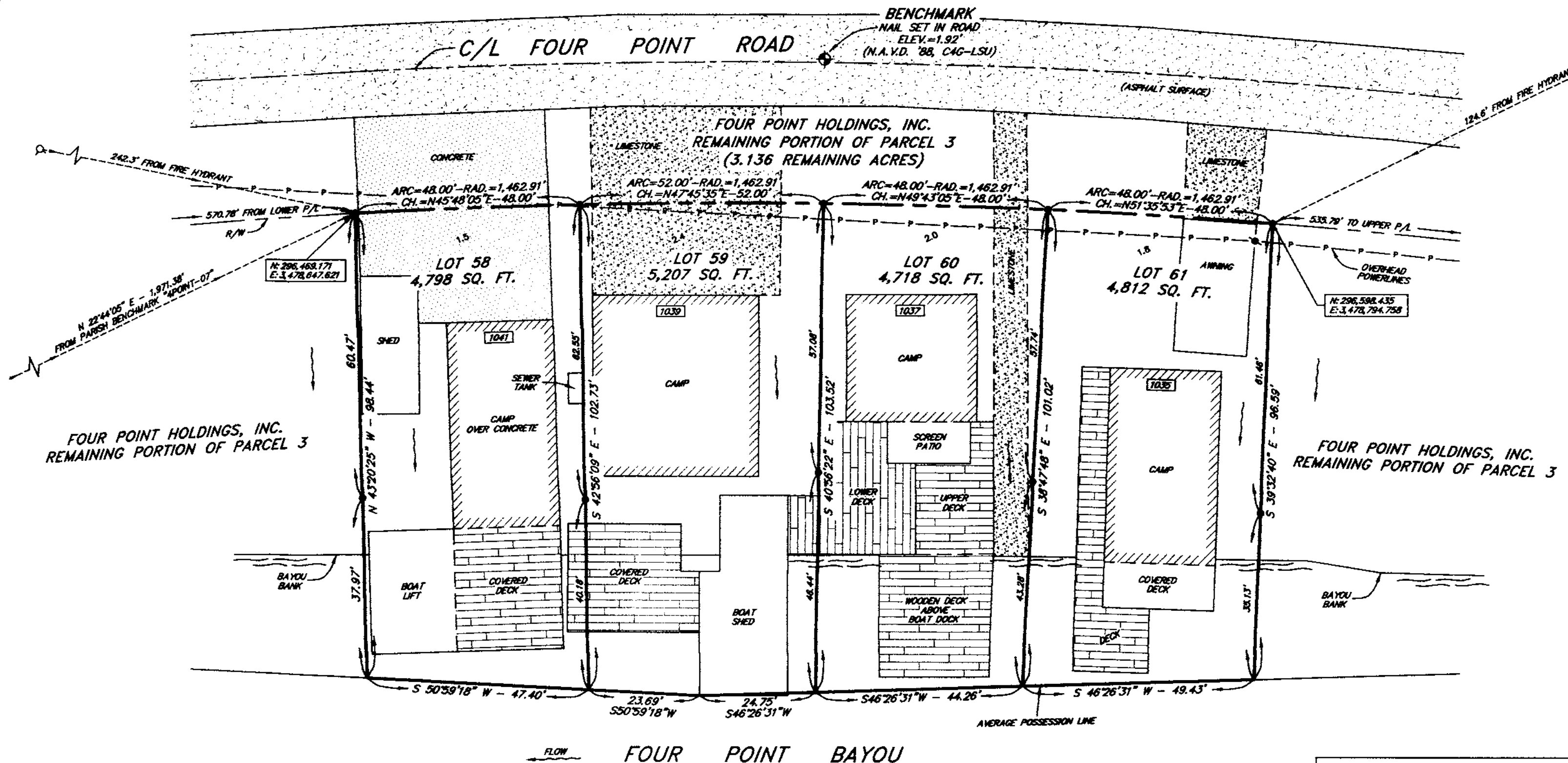
X Jan C. Spell
Signature

5/21/2020

Date



VICINITY MAP



ATED IN ZONE "A15" AS SHOWN ON FEDERAL EMERGENCY
MAP, COMMUNITY NO. 225206, PANEL NO. 0320, SUFFIX "C",
S. (ZONE "A15" HAS A BASE FLOOD REQUIREMENT OF 12').
16, 1980). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO.
PROPERTY IN ZONE "AE" WITH A BASE FLOOD REQUIREMENT OF 13'.
DPRM COMMUNITY NO. 22109C, PANEL NO. 0650 SUFFIX "E"
IN ZONE "VE" AND HAS B.F.E. REQUIREMENTS OF 15'.
E PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE
REQUIREMENTS PRIOR TO CONSTRUCTION.

TO FOUR POINT BAYOU WHICH IS MAINTAINED BY THE STATE OF
OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN
NECESSARY TO REACH THIS AREA.

ER ENTRY NO. 493900 AS FILED IN THE TERREBONNE PARISH CLERK OF
NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS.
REMBERT SURVEYORS.
TRECEN ARE BASED ON SAID MAP AND ROTATED TO GRID, 1983 DATUM.

KENETH L. REMBERT, PLS ENTITLED "MINOR SUBDIVISION-PLAT SHOWING
A REDIVISION OF PROPERTY BELONGING TO FRANK O. CAMINITA, et al AND
ES, INC. LOCATED IN SECTIONS 22 & 27, T20S-R17E, TERREBONNE PARISH,
LOUISIANA" DATED NOVEMBER 1, 2019.

KENETH L. REMBERT, PLS ENTITLED "PLAT SHOWING PARCEL 3, PROPERTY OF
et al AND FOUR POINT INDUSTRIES, INC. LOCATED IN SECTIONS 22 & 27, T20S-R17E,
LOUISIANA" DATED NOVEMBER 1, 2019.

TRECEN ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

REPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS
JECTS THAT MAY AFFECT THE TRACT SURVEYED.

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

LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES EXISTING POWER POLE
- INDICATES EXISTING FIRE HYDRANT
- INDICATES SPOT ELEVATION
- (BASED ON NAVD '88, CAG-LSU)
- INDICATES NAIL SET IN ROAD
- AT ELEV. 1.92' NAVD '88
- INDICATES DRAINAGE FLOW

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

DATE	BY	DESCRIPTION
REVISIONS		

4 - LOTS

LAND USE: CAMP SITES



PLAT SHOWING LOTS 58 THRU 61
A REDIVISION OF PARCEL 3 BELONGING TO
FOUR POINT HOLDINGS, INC.
LOCATED IN SECTIONS 22 & 27, T20S
TERREBONNE PARISH, LOUISIANA

Keneth L. Rembert, PLS
— LAND SURVEYORS —
635 SCHOOL STREET, HOUMA, LOUISIANA 70360
(885) 879-2782 FAX - (885) 879-1641



DRAWN BY
CHECKED BY
SCALE
DATE:

APPLICATION
SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

☐ Variance(s) (detailed description):

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

1. Name of Subdivision: TRACTS "A" & "B", PROPERTY OF GURU HOLDINGS, L.L.C.
GURU HOLDINGS, L.L.C., 6883 AIRLINE HWY., BATON ROUGE,
2. Developer's Name & Address: LA 70805
*Owner's Name & Address: SAME
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: 1525 DR. BEATROUS ROAD, THERIOT, LA
5. Location by Section, Township, Range: SECTION 58, T19S-R17E
6. Purpose of Development: SEPARATE THE BATTURE PROPERTY FROM LANDSIDE
7. Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
8. Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☒ Rear Lot Open Ditches
☐ Other
10. Date and Scale of Map: 5/11/2020 SCALE: 1"=50'
11. Council District: 7 Babin / Bayou Dularge
12. Number of Lots: 2
13. Filing Fees: \$ 323.80

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

KENETH L. REMBERT

Print Applicant or Agent

5/23/2020

Date

[Signature]
Signature of Applicant or Agent

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

GURU HOLDINGS, L.L.C. BY: LEE M. WARE

Print Name of Signature

5/23/2020

Date

[Signature]
Signature

PC20/ 6 - 3 - 23

Houma-Terrebonne Regional Planning Commission

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

APPLICATION
SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

☒ Variance(s) (detailed description): LOTS 21A & 21B ARE LESS THEN 12,000SQ. FT EACH.
REQUEST VARIANCE BECAUSE THESE ARE LOTS FOR DOCKING ONLY.

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

1. Name of Subdivision: REVISED LOT 21 AND LOTS 21-A & 21-B, MAGENTA ESTATES WEST
RICHARD HALL, 4533 CHERRY CREEK RD., SHREVEPORT, LA
2. Developer's Name & Address: 71107
*Owner's Name & Address: SAME
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: 451 CROCHETVILLE ROAD
5. Location by Section, Township, Range: SECTION 9, T18S-R19E
6. Purpose of Development: CREATE 2 DOCKING & MOORING SITES FOR SALE TO NEIGHBORS.
7. Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☒ Industrial
8. Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☒ NONE Other
9. Drainage:
☐ Curb & Gutter
☐ Roadside Open Ditches
☒ Rear Lot Open Ditches
☐ Other
10. Date and Scale of Map: 5/27/2020 SCALE: 1"=30'
11. Council District:
12. Number of Lots: 3
13. Filing Fees:

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

KENETH L. REMBERT
Print Applicant or Agent

5/29/2020
Date

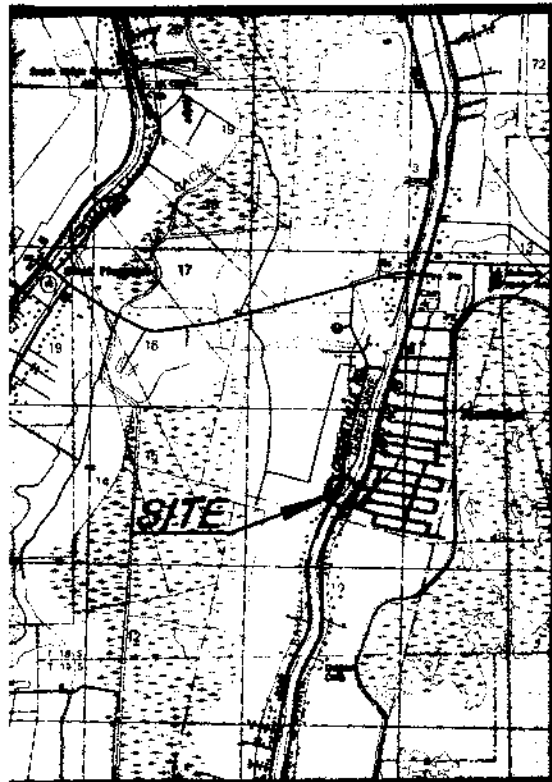
[Signature]
Signature of Applicant or Agent

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

RICHARD L. HALL
Print Name of Signature

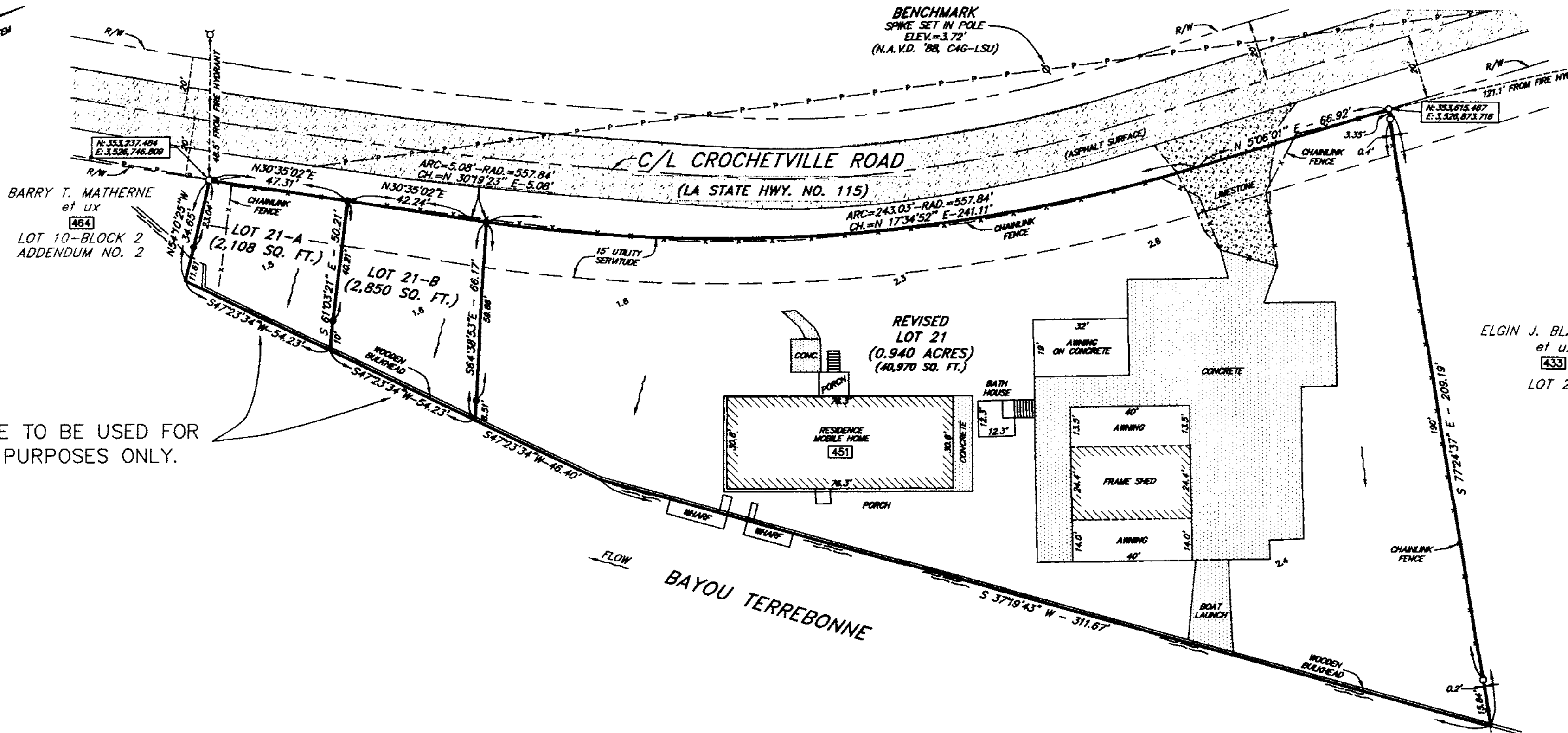
5/29/2020
Date

[Signature]
Signature



"VICINITY MAP"

LOUISIANA COORDINATE SYSTEM
(SOUTH ZONE)



NOTE:
LOTS 21-A & 21-B ARE TO BE USED FOR
DOCKING AND MOORING PURPOSES ONLY.

MENT PLANT TO BE USED ONLY ON REVISED LOT 21.
NOT APPROVED FOR LOTS 21-A AND 21-B.
AGE IS NOT AVAILABLE.

CATED IN ZONE "A12" AS SHOWN ON FEDERAL EMERGENCY
NCY MAP, COMMUNITY NO. 225206, PANEL NO. 0130, SUFFIX "C",
1, 1985. (ZONE "A12" HAS A BASE FLOOD REQUIREMENT OF 9').
"APRIL 2, 1992). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL
ICES THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD REQUIREMENT OF 10'.
WARY DIRM COMMUNITY NO. 22109C, PANEL NO. 0475 SUFFIX "E"
PERTY IN ZONE "AE" AND HAS A B.F.E. REQUIREMENT OF 13'.
TH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE
BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

RAINS TO BAYOU TERREBONNE WHICH IS MAINTAINED BY THE PARISH
THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY
WMAGE COURSES NECESSARY TO REACH THESE AREAS.

BY UNDER ENTRY NO. 643044 AS FILED IN THE TERREBONNE PARISH CLERK
E.

BY KENETH L. REMBERT, PLS ENTITLED "SURVEY OF LOT 21 MAGENTA
SUBDIVISION LOCATED IN SECTION 9, T18S-R19E,
IRISH, LOUISIANA" DATED MAY 1, 2000.

N HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

OT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS
AL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.

LEGEND:

- 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, CAG-LSU)
- INDICATES BENCHMARK SET
- INDICATES DRAINAGE FLOW
- 451 INDICATES MUNICIPAL ADDRESS

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.

Surveyor's Signature: *Kenneth L. Rembert*

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

Firm: KENETH L. REMBERT LAND SURVEYORS

Registration Number: 331

3 - LOTS



"MINOR SUBDIVISION"
LAND USE: RESIDENTIAL,
DOCKING AND MOORING

PLAT SHOWING REVISED LOT 21 AND LOTS 21-A
A REDIVISION OF LOT 21 OF MAGENTA ESTATE
BELONGING TO RICHARD HALL
LOCATED IN SECTION 9, T18S-R19E,
TERREBONNE PARISH, LOUISIANA

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

GRAPHIC SCALE



FIELD BOOK : LOOSE ADDRESS : 451 CROCHETVILLE CAD NAME : RICHARD-HALL-CROCHETVILLE-RD-MONTEGUT-PC_20-192
PAGES : LEAF SURVEY FILE : "MAGENTA" FOLDER : MAGENTA ESTATES WEST CRD: RICHARD HALL-CROCHETVILLE RD-LOT 21

DATE	BY	DESCRIPTION
		REVISIONS

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) (detailed description): _____

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

1. Name of Subdivision: SURVEY AND REDIVISION OF TRACT "G" OF THE REDIVISION OF PROPERTY BELONGING TO ANNE MARIE DUPONT BOUDREAUX, CREATING LOT 1, LOT 2, LOT 3 AND LOT 4
2. Developer's Name & Address: ANNE MARIE DUPONT BOUDREAUX, 1636 BULL RUN ROAD, SCHRIEVER, LA 70395
- *Owner's Name & Address: ANNE MARIE DUPONT BOUDREAUX, 1636 BULL RUN ROAD, SCHRIEVER, LA 70395
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.

SITE INFORMATION:

4. Physical Address: 1634 & 1636 BULL RUN ROAD, SCHRIEVER, LA 70395
5. Location by Section, Township, Range: SECTIONS 4 & 5, T16S-R15E
6. Purpose of Development: TO CREATE A MINOR SUBDIVISION
7. Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
8. Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
10. Date and Scale of Map: JUNE 1, 2020 1" = 100'
11. Council District: 2 Harding / Donner-Chacahoula Fire
12. Number of Lots: 4
13. Filing Fees: \$323.80

ANNE MARIE DUPONT BOUDREAUX
I, BOUDREAUX, certify this application including the attached date to be true and correct.

ANNE MARIE DUPONT BOUDREAUX
Print Applicant or Agent

Anne Marie Dupont Boudreaux
Signature of Applicant or Agent

May 31, 2020
Date

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

ANNE MARIE DUPONT BOUDREAUX
Print Name of Signature

Anne Marie Dupont Boudreaux
Signature

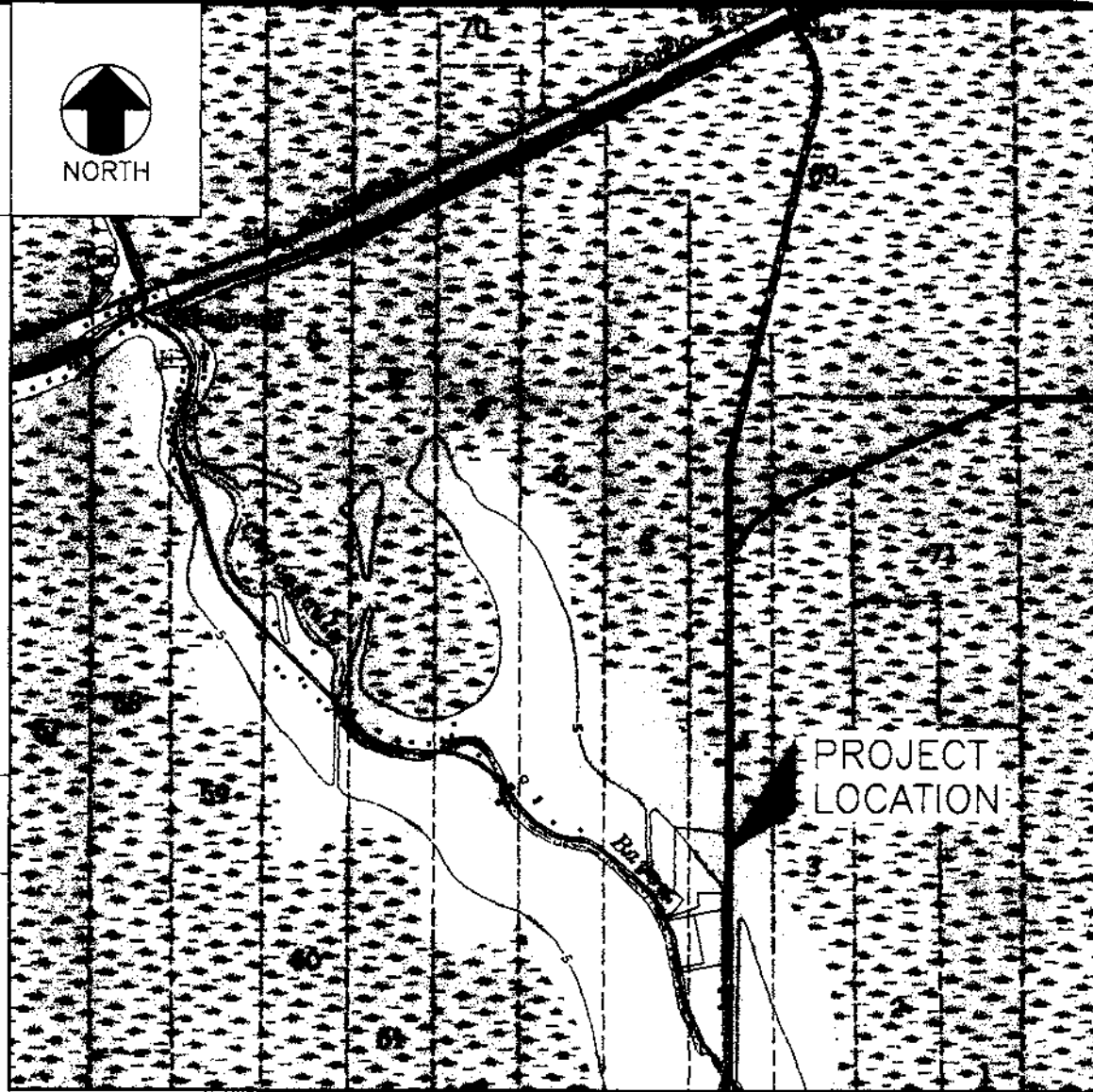
May 31, 2020
Date

PC20/ 6 - 5 - 25

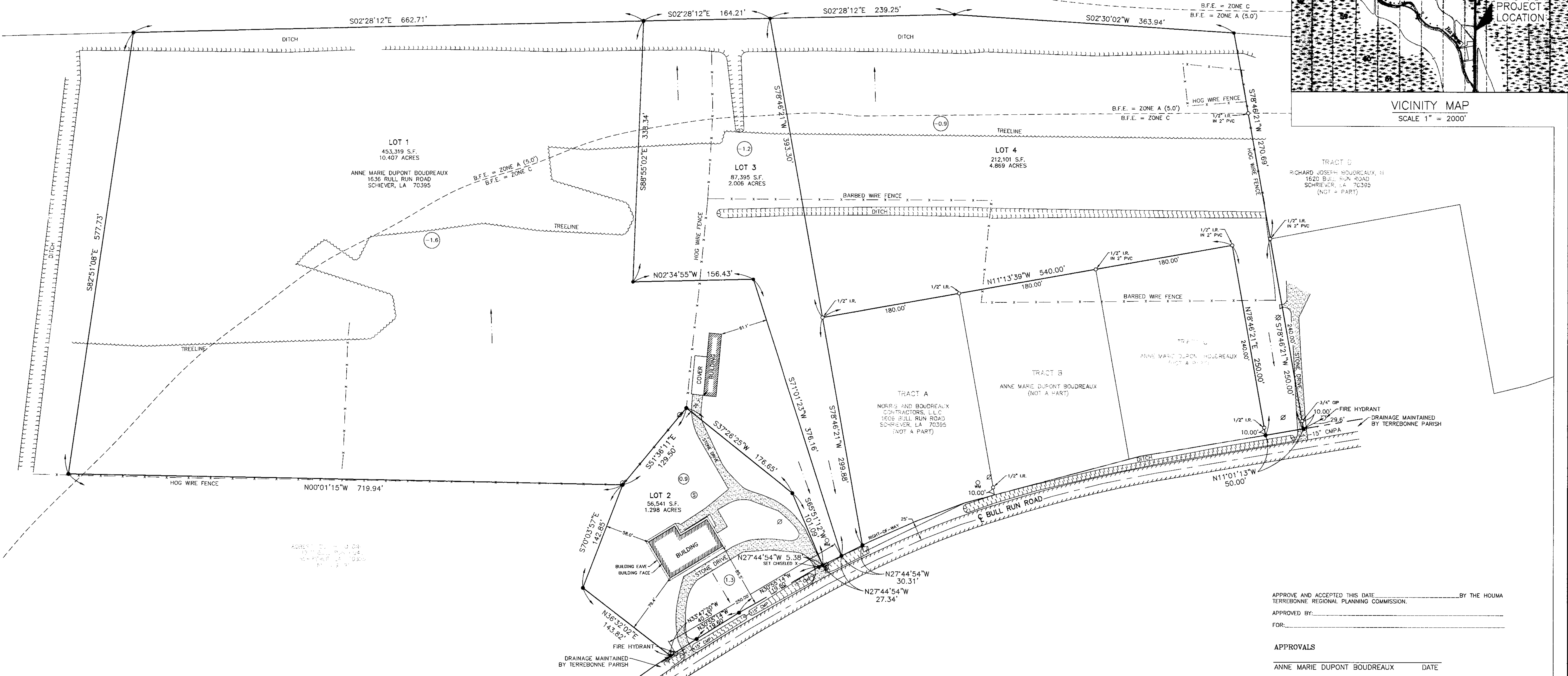
Revised 3/25/2010

REFERENCE MAPS & BEARINGS:
1. DIVISION OF PROPERTY BELONGING TO ANNE MARIE DUPONT BOUDREUX LOCATED IN SECTIONS 4, 5, & 6, T16S-R15E TERREBONNE PARISH, LOUISIANA BY: ALLEN WOODARD DATED: MARCH 31, 1995 ENTRY NO 1056431
2. DIVISION OF PROPERTY BELONGING TO ANNE MARIE DUPONT BOUDREUX LOCATED IN SECTIONS 4, 5, & 6, T16S-R15E TERREBONNE PARISH, LOUISIANA BY: ALLEN WOODARD DATED: JULY 17, 2000
3. MAP SHOWING THE REDIVISION OF PROPERTY BELONGING TO MRS. CAROLYN (HAROLD) BOUDREUX, ET AL LOCATED IN SECTIONS 5 & 6, T16S-R15E TERREBONNE PARISH, LOUISIANA BY: CHARLES L. McDONALD DATED: DECEMBER 6, 2000 ENTRY NO 1089035
4. RE-DIVISION OF PROPERTY BELONGING TO ANNE MARIE DUPONT BOUDREUX LOCATED IN SECTIONS 4, 5, & 6, T16S-R15E TERREBONNE PARISH, LOUISIANA BY: ALLEN R. WOODARD DATED: SEPTEMBER 17, 2012 REVISED: JANUARY 8, 2013 ENTRY NO 1417288

NOTE:
BEARINGS AND/OR COORDINATES ARE BASED ON NAD 83, STATE PLANE 1702 LOUISIANA SOUTH COORDINATES, U.S. FEET, WHICH ARE BASED ON ONLINE POSITIONING USER SERVICE (O.P.U.S.) SOLUTION FILE NO. 2020_061.TPS, OP1590755704204 HAVING THE COORDINATES OF NORTHING = 432,369.74; EASTING = 3,420,727.06



VICINITY MAP
SCALE 1" = 2000'



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

APPROVALS

ANNE MARIE DUPONT BOUDREUX DATE _____

FEMA FLOOD ZONE AND HAZARDS
THESE LOTS ARE LOCATED IN ZONE C. (AREAS OF MINIMAL FLOODING) AND ZONE A (ZONE A = 5.0' B.F.E.). FEMA MAP COMMUNITY PANEL NUMBER 225206 0555 C & 225206 0560. DATED: APRIL 17, 1985. TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-T97 & MAP #: LA-U97 DATED: FEBRUARY 23, 2006. FLOOD ZONE: A. A.B.F.E. = 6.0'.

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

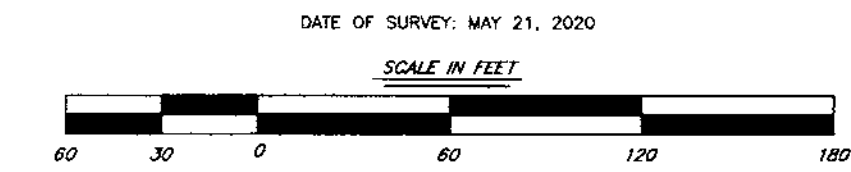
I ALSO CERTIFY THERE ARE NO ENCROACHMENTS ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN

APPROVED: James M. Templeton Reg. No. 5129

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

LEGEND

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



DATE	DESCRIPTION	BY
	REVISION	

SURVEY AND REDIVISION OF TRACT G OF THE REDIVISION OF PROPERTY BELONGING TO ANNE MARIE DUPONT BOUDREUX, CREATING LOT 1, LOT 2, LOT 3, & LOT 4 LOCATED IN SECTIONS 4 & 5, T16S-R15E TERREBONNE PARISH, LOUISIANA

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

DESIGNED: JMT
CHECKED: JMT
DATE: JUNE 01, 2020
DETAILED: CJA
CHECKED: JMT
FILE: F:\DWG5\2020\20-061\20-061.DWG
JOB NO: 2020-061