

Houma-Terrebonne Regional Planning Commission

L. A. "Budd" Cloutier, O.D.....	Chairman
Jeremy Kelley	Vice-Chairman
Angi Falgout.....	Secretary/Treasurer
Joseph Cehan, Jr.....	Member
Kyle Faulk.....	Member
Gloria Foret.....	Member
Keith Kurtz.....	Member
Phillip Livas.....	Member
Wayne Thibodeaux.....	Member

JUNE 20, 2019, THURSDAY

6:00 P.M.

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

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 23, 2019
- E. COMMUNICATIONS**
- F. NEW BUSINESS:**
 - 1. Planning Approval:
Establish a church in an C-3 (Neighborhood Commercial) zoning district; 413 Grand Caillou Road;
Triple L Investments, LLC, applicant (*District 1/City of Houma Fire*)
- G. STAFF REPORT**
- H. COMMISSION COMMENTS:**
 - 1. Planning Commissioners' Comments
 - 2. Chairman's 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 23, 2019
- E. APPROVE EMITTENCE OF PAYMENT FOR THE JUNE 20, 2019 INVOICES AND TREASURER'S REPORT OF MAY 2019**
- F. COMMUNICATIONS**

G. OLD BUSINESS:

1. a) Subdivision: Redivision of Property belonging to Kenneth H. Wright, et ux
Approval Requested: Process D, Minor Subdivision
Location: 6622 West Park Avenue, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Neta Wright
Surveyor: Charles L. McDonald Land Surveyor, Inc.

b) Public Hearing
c) Variance Request: Fire hydrant spacing requirements
d) Consider Approval of Said Application
2. a) Subdivision: Lots 6A-1 and 6A-2, Block 6, Addendum No. 2, A Redivision of Revised Lot 6A of Hollywood Fields Subdivision
Approval Requested: Process D, Minor Subdivision
Location: 310 Venture Blvd., Terrebonne Parish, LA
Government Districts: Council District 6 / Bayou Cane Fire District
Developer: Scott G. & Rana Moise
Surveyor: Keneth L. Rembert Land Surveyors

b) Consider Approval of Said Application
3. a) Subdivision: Redivision of Property belonging to Alfred J. LeBouef (Lots 17-A & 17-B)
Approval Requested: Process D, Minor Subdivision
Location: 111 Horseshoe Road, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Bruce LeBouef
Surveyor: Charles L. McDonald Land Surveyor, Inc.

b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: Evangeline Estates, Phase A
Approval Requested: Process C, Major Subdivision-Final
Location: Rue Des Affaires, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Evangeline Business Park, LLC
Engineer: David A. Waitz Engineering & Surveying, Inc.

b) Consider Approval of Said Application

H. APPLICATIONS:

1. a) Subdivision: Revised Lots 11 & 12, Redivision of Lots 11, 12, & 13, Block 16, Crescent Park Addition
Approval Requested: Process D, Minor Subdivision
Location: 203 Crescent Blvd., Terrebonne Parish, LA
Government Districts: Council District 2 / City of Houma Fire District
Developer: Robert J. Sobert
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Variance Request: Variance for sub-standard sized lot (Revised Lot 12 has only 4,639 sq.ft.)
d) Consider Approval of Said Application
2. a) Subdivision: Lots 5-A & 5-B, A Redivision of Lot 5, Block 22 of Crescent Park Addition to the City of Houma
Approval Requested: Process D, Minor Subdivision
Location: 701 Morningside Ave. & 1711 Boston Lane, Terrebonne Parish, LA
Government Districts: Council District 1 / City of Houma Fire District
Developer: Gibson Homes, LLC
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Variance Request: Variance for sub-standard sized lot (Lot 5-A has 4,516 sq. ft. & Lot 5-B has 2,984 sq. ft.)
d) Consider Approval of Said Application

3. a) Subdivision: Lots A thru G, A Redivision of Property belonging to Rodney G. Huffaker, et ux
Approval Requested: Process D, Minor Subdivision
Location: 1637 Savanne Road, Terrebonne Parish, LA
Government Districts: Council District 6 / Bayou Cane Fire District
Developer: Rodney G. Huffaker
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing

c) Consider Approval of Said Application

4. a) Subdivision: Division of Property belonging to Patricia Gouner Gilbert
Approval Requested: Process D, Minor Subdivision
Location: 4552 North Bayou Black Drive, Gibson, Terrebonne Parish, LA
Government Districts: Council District 2 / Bayou Black Fire District
Developer: Patricia Gouner Gilbert
Surveyor: Allen R. Woodard, P.L.S.

b) Public Hearing

c) Consider Approval of Said Application

I. STAFF REPORT

1. Roll Call with regard to those who have completed the annual Ethics Training Course as required by the State Legislature for 2019

J. ADMINISTRATIVE APPROVAL(S):

1. Survey and Redivision of portions of Lot 17 & 18, Block 14 of Addendum No. 2 to Ridgefield Heights, Section 78, T15S-R16E, Terrebonne Parish, LA
2. Revised Lot 7, A Redivision of Lots 6, 7, & 7A pf Duplantis Subdivision, Section 13, T18S-R18E, Terrebonne Parish, LA
3. Tracts 5-A and 5-C, A Redivision of Revised Tract 5 of the Estate of Francois Labit, Section 24, T17S-R18E, Terrebonne Parish, LA
4. Lot Line Shift between Lots 1 & 2, Block 1 of Phase A to Charlotte Village Subdivision, Section 6, T16S-R16E and Section 6, T16S-R17E, Terrebonne Parish, LA
5. Lot Line Adjustment between Tracts 4-A & 4-B into Revised Tract 4-A and Revised Tract 4-B of Property belonging to Daniel J. LeBlanc, et al, Section 61, T16S-R14E and Section 72, T16S-R15E, Terrebonne Parish, LA

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee
 - a) *Public Hearing*
Discussion and possible action with regard to engineering deadline and filing fees for major and minor mobile home parks

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
MEETING OF MAY 23, 2019

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called to order the regular meeting of May 23, 2019 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:08 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Kyle Faulk.
- B. Upon Roll Call, present were: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mrs. Angi Falgout, Secretary/Treasurer; Mr. Kyle Faulk; Mrs. Gloria Foret; Mr. Jeremy “Digger” Kelley, Vice-Chairman; and Mr. Keith Kurtz. Absent at the time of Roll Call was: Mr. Joseph “Joey” Cehan; Mr. Phillip Livas; and Mr. Wayne Thibodeaux. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, Mr. Laddie Freeman, Legal Advisor, and Ms. Joan Schexnayder, TPCG Engineering Division.
- 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. Mr. Faulk moved, seconded by Mr. Kurtz: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of April 25, 2019.”
- The Chairman called for a vote on the motion offered by Mr. Faulk. **THERE WAS RECORDED: YEAS:** Mrs. Falgout, Mr. Faulk, Mrs. Foret, Mr. Kelley, Mr. Kurtz; **NAYS:** None; **ABSTAINING:** Dr. Cloutier; **ABSENT:** Mr. Cehan, Mr. Livas & Mr. Thibodeaux. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. Mrs. Falgout moved, seconded by Mr. Kelley: “THAT the HTRPC emit payment for the May 23, 2019 invoices and approve the Treasurer’s Report of April 2019.”
- The Chairman called for a vote on the motion offered by Mrs. Falgout. **THERE WAS RECORDED: YEAS:** Mrs. Falgout, Mr. Faulk, Mrs. Foret, Mr. Kelley, Mr. Kurtz; **NAYS:** None; **ABSTAINING:** Dr. Cloutier; **ABSENT:** Mr. Cehan, Mr. Livas & Mr. Thibodeaux. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- F. **COMMUNICATIONS:**
1. Mr. Pulaski read a letter from Charles L. McDonald Land Surveyor, Inc., dated May 23, 2019, requesting to table Item G.1 with regard to the Redivision of Property belonging to Kenneth H. Wright, et ux until the next regular meeting of June 20, 2019 [See *ATTACHMENT A*].
- a) Mrs. Falgout moved, seconded by Mr. Kelley: “THAT the HTRPC table the application by Neta Wright for Process D, Minor Subdivision for the Redivision of Property belonging to Kenneth H. Wright, et ux until the next regular meeting of June 20, 2019 as per the Developer’s request [See *ATTACHMENT A*].”
- The Chairman called for a vote on the motion offered by Mrs. Falgout. **THERE WAS RECORDED: YEAS:** Mrs. Falgout, Mr. Faulk, Mrs. Foret, Mr. Kelley, Mr. Kurtz; **NAYS:** None; **ABSTAINING:** Dr. Cloutier; **ABSENT:** Mr. Cehan, Mr. Livas & Mr. Thibodeaux. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
2. Mr. Pulaski read a letter from Charles L. McDonald Land Surveyor, Inc., dated May 22, 2019, requesting to table Item H.1 with regard to the Redivision of Property belonging to Alfred J. LeBouef (Lots 17-A & 17-B) until the next regular meeting of June 20, 2019 [See *ATTACHMENT B*].
- a) Mr. Faulk moved, seconded by Mr. Kurtz: “THAT the HTRPC table the application by Bruce LeBouef for Process D, Minor Subdivision for the Redivision of Property belonging to Alfred J. LeBouef (Lots 17-A & 17-B) until the next regular meeting of June 20, 2019 as per the Developer’s request [See *ATTACHMENT B*].”
- The Chairman called for a vote on the motion offered by Mr. Faulk. **THERE WAS RECORDED: YEAS:** Mrs. Falgout, Mr. Faulk, Mrs. Foret, Mr. Kelley, Mr. Kurtz; **NAYS:** None; **ABSTAINING:** Dr. Cloutier; **ABSENT:** Mr. Cehan, Mr. Livas & Mr. Thibodeaux. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**

3. Mr. Pulaski read a letter from David A. Waitz Engineering & Surveying, Inc., dated May 20, 2019, requesting to table Item H.3 with regard to Evangeline Estates Subdivision, Phase A, until the next regular meeting of June 20, 2019 [See *ATTACHMENT C*].

- a) Mrs. Falgout moved, seconded by Mr. Faulk: “THAT the HTRPC table the final approval application by Bruce LeBouef for Process C, Major Subdivision for Evangeline Estates, Phase A, until the next regular meeting of June 20, 2019 as per the Developer’s request [See *ATTACHMENT C*].”

The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mrs. Falgout, Mr. Faulk, Mrs. Foret, Mr. Kelley, Mr. Kurtz; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Cehan, Mr. Livas & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. OLD BUSINESS:

Mr. Kelley moved, seconded by Mrs. Falgout: “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 Mr. Kelley. THERE WAS RECORDED: YEAS: Mrs. Falgout, Mr. Faulk, Mrs. Foret, Mr. Kelley, Mr. Kurtz; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Cehan, Mr. Livas & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

1. Withdrawn. *Redivision of Property belonging to Kenneth H. Wright, et ux* [See *ATTACHMENT A*]

2. The Chairman called to order the application by Irvin J. Naquin requesting approval for Process D, Minor Subdivision, for Tract T-1A, T-1B, & T-1C, A Redivision of Tract T-1 belonging to Irvin J. Naquin.

- a) Mr. Kim Knight, T. Baker Smith, LLC, stated the matter was tabled at the last meeting due to fire hydrant installation. He informed the Commission that the hydrant was installed.

- b) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval provided upon the submittal of an approval letter from the Board of Health.

- c) Mr. Kurtz moved, seconded by Mrs. Falgout: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tract T-1A, T-1B, & T-1C, A Redivision of Tract T-1 belonging to Irvin J. Naquin conditioned upon the submittal of an approval letter from the Board of Health.”

The Chairman called for a vote on the motion offered by Mr. Kurtz. THERE WAS RECORDED: YEAS: Mrs. Falgout, Mr. Faulk, Mrs. Foret, Mr. Kelley, Mr. Kurtz; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Cehan, Mr. Livas & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. APPLICATIONS:

1. Withdrawn. *Redivision of Property belonging to Alfred J. LeBouef (Lots 17-A & 17-B)* [See *ATTACHMENT A*]

2. The Chairman called to order the Public Hearing for an application by Craig A. Major requesting approval for Process D, Minor Subdivision, for Tracts G-1 and G-2, A Redivision of Tract A-B-C-D-A belonging to Craig A. Major.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He noted that gas was not available and he would note it on the plat.

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

- c) Mrs. Falgout moved, seconded by Mr. Faulk: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mrs. Falgout, Mr. Faulk, Mrs. Foret, Mr. Kelley, Mr. Kurtz; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Cehan, Mr. Livas & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval.
 - e) Mrs. Falgout moved, seconded by Mr. Faulk: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts G-1 and G-2, A Redivision of Tract A-B-C-D-A belonging to Craig A. Major.”

The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mrs. Falgout, Mr. Faulk, Mrs. Foret, Mr. Kelley, Mr. Kurtz; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Cehan, Mr. Livas & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- 3. Withdrawn. *Evangeline Estates Subdivision, Phase A* [See ATTACHMENT C]
- I. STAFF REPORT:
 - 1. The Chairman requested the names of the Commissioners who had yet to complete the required annual Ethics Training Course. The Minute Clerk stated that Mrs. Falgout, Mr. Faulk, and Mr. Kurtz had not yet completed the training and were encouraged to do so as soon as possible.
- J. ADMINISTRATIVE APPROVALS:
Mr. Kelley moved, seconded by Mr. Kurtz: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-7.”
 - 1. Revised Lots 10, 11, 12, 13 & 14, A Redivision of Lots 10, 11, 12, 13 & 14. Bayou Dularge Estates Subdivision
 - 2. Revised Lots 4, 5, & 14, A Redivision of Revised Lots 4, 5, & 14, Bayou Dularge Estates Subdivision, Section 24, T19S-R16E, Terrebonne Parish, LA
 - 3. Lot Line Shift between Tract A-1-B and Tract "A" by C McDonald, PLS, Section 84, T15S-R16E, Terrebonne Parish, LA
 - 4. Revised Tracts "A", "B", & "D", A Redivision of Tracts "A", "B", & "D", Property belonging to S & A Capital Investments, LLC, Sections 7 & 8, T16S-R17E, Terrebonne Parish, LA
 - 5. Tracts 3-A & 3-B, A Division of Tract 3 of a Redivision of Property belonging to the Estate of Francois Labit, Section 24, T17S-R18E, Terrebonne Parish, LA
 - 6. Tracts "A" & "B", A Redivision of Property belonging to Pat M. Olivier, Section 11, T16S-R16E, Terrebonne Parish, LA
 - 7. Revised Tracts "2-A" & "2-B", A Redivision of Tracts "2-A" & "2-B", being a portion of Tract 21 of the Division of Waubun, St. George and Isle of Cuba Plantations, Section 84, T15S-R16E, Terrebonne Parish, LA

The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mrs. Falgout, Mr. Faulk, Mrs. Foret, Mr. Kelley, Mr. Kurtz; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Cehan, Mr. Livas & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- K. COMMITTEE REPORT:
 - 1. Subdivision Regulations Review Committee:
 - a) Mr. Pulaski stated that a meeting hadn’t been scheduled so there was nothing to report as of yet, but one would be scheduled soon.
- L. COMMISSION COMMENTS:
 - 1. Planning Commissioners’ Comments:
 - a) Mr. Kelley discussed Highway 311 issues and was informed it was a state highway. Mr. Pulaski suggested completing two surveys that were available online to help address issues in Terrebonne Parish as well as calling their State Representatives.
 - 2. Chairman’s Comments: None.
- M. PUBLIC COMMENTS: None.
- N. Mr. Kelley moved, seconded Mr. Faulk: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 6:25 p.m.”

The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mrs. Falgout, Mr. Faulk, Mrs. Foret, Mr. Kelley, Mr. Kurtz; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Cehan, Mr. Livas & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

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

Charles L. McDonald

Land Surveyor, Inc.

P O Box 1390

Gray, Louisiana 70359

Tele: (985) 876-4412 Fax: (985) 876-4806

Charles L. McDonald, PLS

Galen F. Bollinger, PLS

May 23, 2019

Houma Terrebonne Regional Planning Commission

Attn: Becky Becnel

P O Box 1446

Houma, LA 70361

Re: May 23, 2019 Agenda Item G.1. a) – Redivision of Property
belonging to Kenneth H. Wright, et ux / Process D. Minor
Subdivision / 6622 West Park Avenue, Terrebonne Parish, LA /
Council District 3 / Bayou Cane Fire District / Neta Wright /
Charles L. McDonald Land Surveyor, Inc.

Dear Becky:

I'm requesting that the above referenced agenda item on the May 23,
2019 Planning Commission's agenda be tabled until the June 20,
2019's agenda.

Feel free to call me if you have any questions.

Sincerely,



Alisa Champagne,
(agent for Neta Wright)

Item G.1.

Charles L. McDonald

Land Surveyor, Inc.

P O Box 1390

Gray, Louisiana 70359

Tele: (985) 876-4412 Fax: (985) 876-4806

Charles L. McDonald, PLS

Galen F. Bollinger, PLS

May 22, 2019

Houma Terrebonne Regional Planning Commission

Attn: Becky Becnel

P O Box 1446

Houma, LA 70361

Re: May 23, 2019, Agenda Item H.1.a) – Redivision of Property
belonging to Alfred J. LeBouef (Lots 17-A & 17-B) / Process D.
Minor Subdivision / 111 Horseshoe Road, Terrebonne Parish, LA
/ Council District 4 / Schriever Fire District / Bruce LeBouef /
Charles L. McDonald Land Surveyor, Inc.

Dear Becky:

I'm requesting that the above referenced agenda item on the May 23,
2019 Planning Commission's agenda be tabled until the June 2019's
agenda.

Feel free to call me if you have any questions.

Sincerely,



Alisa Champagne,
(agent for Bruce LeBouef)

Item H.1

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

Item #.3

Jacob A. Waitz, E.I.

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

James M. Templeton, P.L.S.

May 20, 2019

Via: E-Mail: bbecnel@tpcq.org

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

Attention: Becky M. Becnel,
Planning Commission Secretary

RE: WITHDRAWAL OF REQUEST FOR FINAL APPROVAL - EVANGELINE ESTATES
SUBDIVISION, PHASE A LOCATED IN SECTION 7, T16S-R17E, TERREBONNE
PARISH, LOUISIANA - DEVELOPER: EVANGELINE BUSINESS PARK, L.L.C. -
ENGINEER'S PROJECT NO. 2017-059

Dear Becky:

We are hereby requesting that you remove Evangeline Estates Subdivision, Phase A from the May 23, 2019 agenda of the Houma-Terrebonne Regional Planning Commission meeting. At this time the Punch List items are not complete and we request that this development be placed on the June 20, 2019 meeting agenda.

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.

Sincerely,

DAVID A. WAITZ
ENGINEERING & SURVEYING, INC.


Jacob A. Waitz, E.I.

JAW/dth
cc: Evangeline Business Park, L.L.C.
File & Reading File

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

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
D. ☐ ** Minor Subdivision

☐ Variance(s) (detailed description):

SEE ATTACHED LETTER

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

1. Name of Subdivision: MAP SHOWING THE REDIVISION OF PROPERTY BELONGING TO KENNETH H. WRIGHT, ET UX

2. Developer's Name & Address: Neta Wright 6622 West Park Avenue Houma, LA 70364
Kenneth H. and Neta Wright 6622 West Park Avenue Houma, LA 70364
*Owner's Name & Address: 70364

[* All owners must be listed, attach additional sheet if necessary]

3. Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor

SITE INFORMATION:

4. Physical Address: 6622 West Park Avenue

5. Location by Section, Township, Range: Sections 4, T17S-R17E

6. Purpose of Development: To create two legal lots of record

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:
27 February 2019 1"=60'

11. Council District:
3 Michel / Bayou Cane Fire

12. Number of Lots: 2

13. Filing Fees: \$138.64

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

Alisa Champagne
Print Applicant or Agent


Signature of Applicant or Agent

27 February 2019
Date

The undersigned certifies: NW 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or 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.

Neta Wright
Print Name


Signature

28 FEBRUARY 2019
Date

PC19/3-2-14

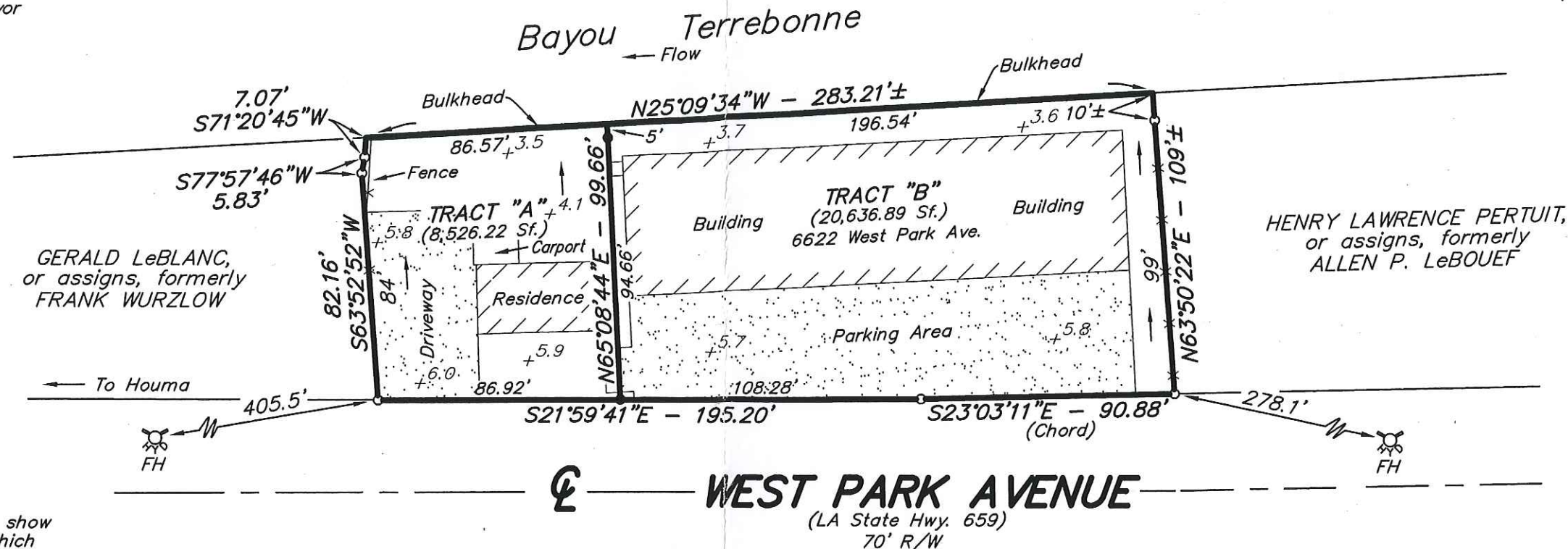
28 February 2019

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

Re: Variance from Fire Hydrant Spacing

The developer would like to request a variance from the required fire hydrant spacing due to the fact that there are three hydrants near the property. One is located 278 feet away, and the other two are within 415 feet.

NOTE: BEARINGS INDICATED HEREON ARE
BASED ON THE REFERENCED SURVEY MAP:
"SURVEY OF TRACT "A-B-C-D-E-F-A" IN
THE POSSESSION OF BRYANT S. COLE"
prepared by Kenneth L. Rembert, Surveyor
dated August 12, 2015.



GENERAL NOTES:

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 "C & 2", as shown
on the F.E.M.A. Flood Insurance Rate Map dated May 1, 1985.
(Map No. 225206 0265 C) Zone "A2" EL. 4.0'

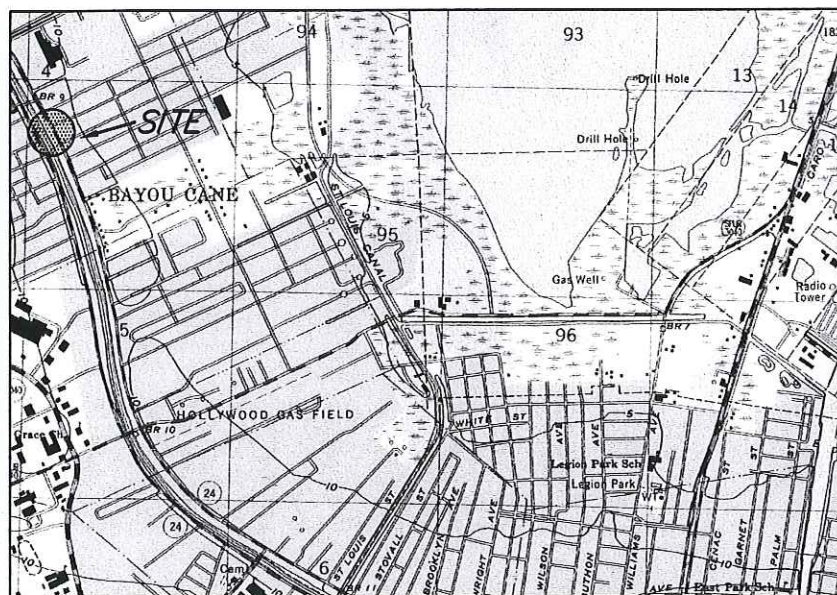
NOTE: All title information shown hereon was provided by the
client and no additional title research was done by Charles L.
McDonald, Land Surveyor, Inc.

NOTE: The property shown hereon drains into Bayou Terrebonne
as indicated by the drainage arrows shown hereon.

PROPOSED LAND USE
SINGLE FAMILY RESIDENTIAL
and COMMERCIAL

**MAP SHOWING THE REDIVISION
OF PROPERTY BELONGING TO
KENNETH H. WRIGHT, ET UX
LOCATED IN SECTION 4, T17S - R17E,
TERREBONNE PARISH, LOUISIANA**

VICINITY MAP



APPROVED AND ACCEPTED THIS DATE _____
BY THE TERREBONNE PARISH PLANNING COMMISSION

BY _____ FOR _____

LEGEND

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



SCALE: 1" = 50'

27 FEBRUARY 2019

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

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

CAD #6330

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: LOTS 6A-1 & 6A-2, BLOCK 6, ADDENDUM 2, HOLLYWOOD FIELDS SUBD.
2. Developer's Name & Address: SCOTT G. & RANA MOISE, 310 VENTURE BLVD., HOUMA, 70360
*Owner's Name & Address: SAME
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: 310 VENTURE BLVD., HOUMA, LA
5. Location by Section, Township, Range: SECTION 84, T17S-R17E
6. Purpose of Development: OWNER WANTS TO SELL A PORTION OF THIS PROPERTY
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: 3/18/19 SCALE: 1"=60'
11. Council District: 6 Guidry / Bayou Lane Fire
12. Number of Lots: 2
13. Filing Fees: \$ 343.74

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

KENETH L. REMBERT

Print Applicant or Agent

3/26/19

Date

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

SCOTT G. MOISE

Print Name of Signature

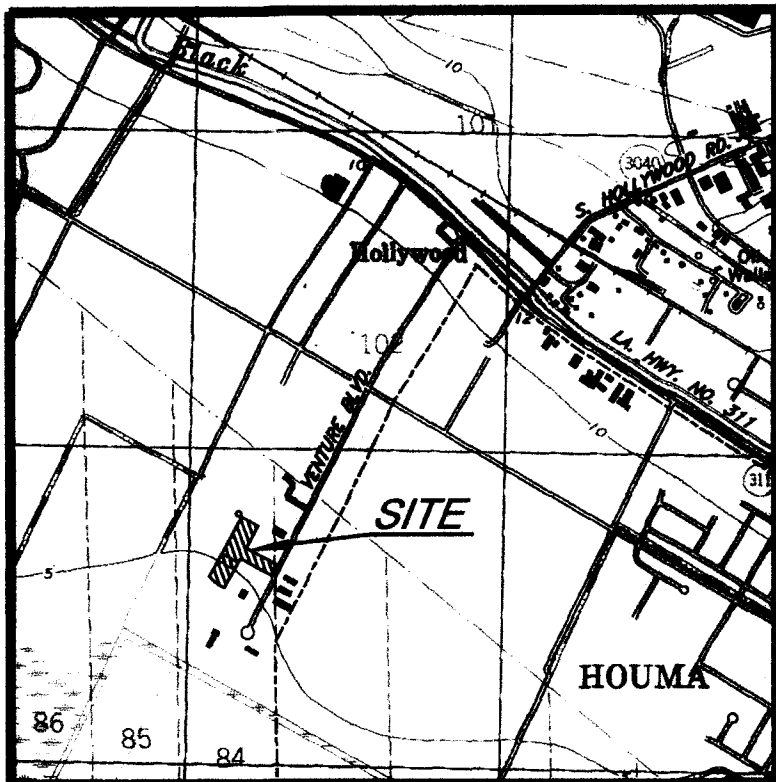
3/26/19

Date

Signature

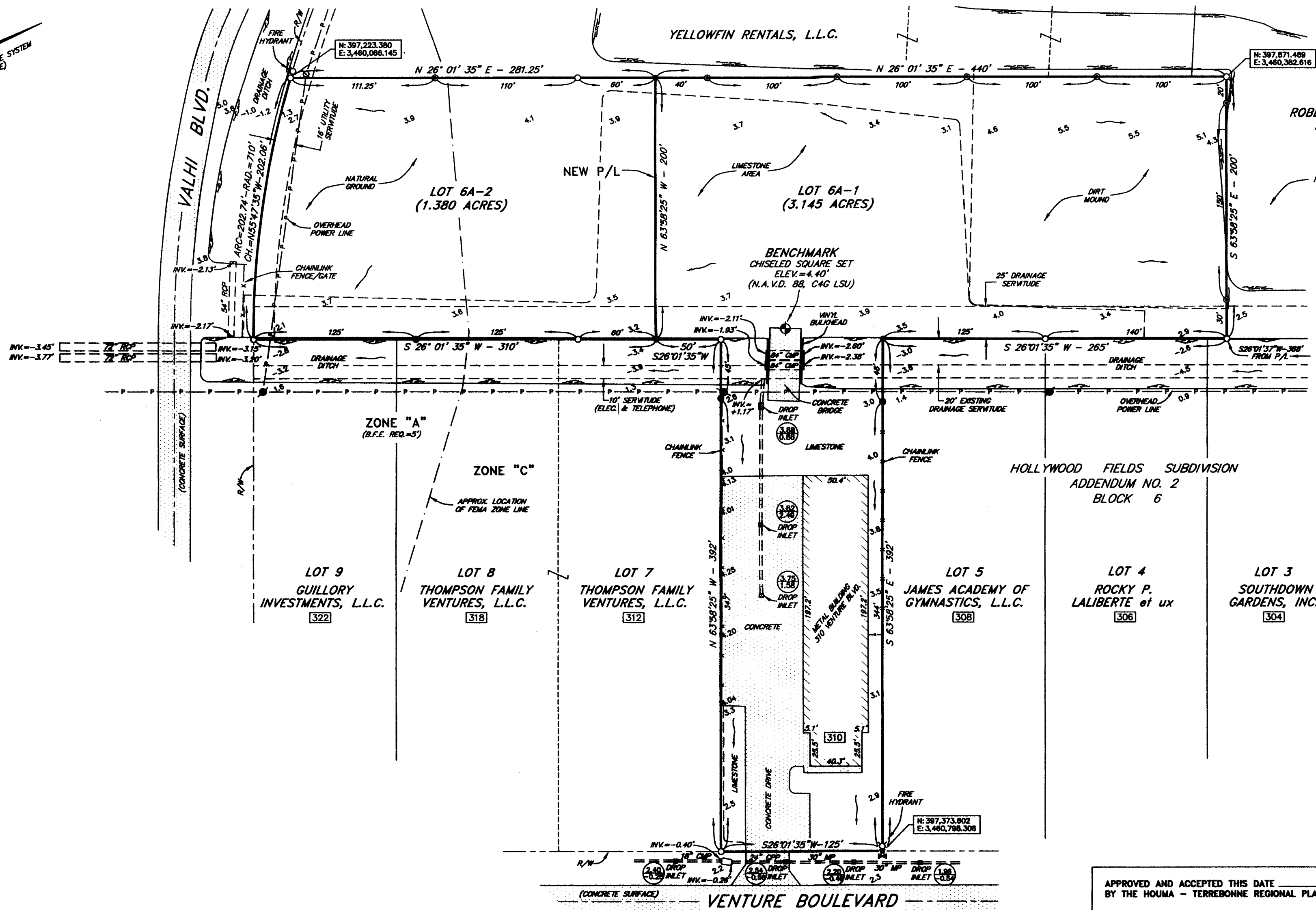
Revised 3.25.2010

PC19/ 4 - 1 - 17



"VICINITY MAP"

LOUISIANA COORDINATE SYSTEM
(SOUTH ZONE)



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

DRAINAGE NOTE:
THIS PROPERTY DRAINS TO ROADSIDE DITCHES, CULVERTS AND A DITCH
THAT CROSSES THROUGH THE PROPERTY WHICH IS MAINTAINED BY
TERREBONNE PARISH. THE OWNERS OF THESE TRACTS WILL PROVIDE AND
PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

ALL SURVEY CONTROL IS US FEET, ESTABLISHED BY GPS OBSERVATIONS
AND POST PROCESSED WITH NGS C4G USING GEOD 12B. THE VERTICAL
DATUM IS NAVD '88 AND THE HORIZONTAL DATUM IS NAD 83, LOUISIANA
SOUTH ZONE 1702.

THIS TRACT IS LOCATED IN ZONES "C" & "A" AS SHOWN ON FEDERAL EMERGENCY
MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0430, SUFFIX "C",
AND DATED MAY 1, 1985. (ZONE "A" HAS A BASE FLOOD REQUIREMENT OF 5').
(FIRM INDEX DATE APRIL 2, 1992). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL
NO. LA-0101 PLACES THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'.
THE 2008 PRELIMINARY DFRM COMMUNITY NO. 22109C, PANEL NO. 0123 SUFFIX "E"
DOES NOT AFFECT THIS PROPERTY.
PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE
CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

REFERENCE MAPS:

- 1) THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 683425 AS FILED IN THE
TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS
MADE BY KENETH L. REMBERT SURVEYORS.
 - 2) MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "SURVEY OF REVISED LOT 6A OF
BLOCK 6 ADDENDUM NO. 2 TO HOLLYWOOD FIELDS SUBDIVISION LOCATED IN SECTIONS 83 &
84, T17S-R17E, TERREBONNE PARISH, LOUISIANA" DATED OCTOBER 13, 2010, REVISED MAY 17, 2011.
- NO OTHER TITLE RESEARCH WAS MADE BY KENETH L. REMBERT, LAND SURVEYORS.
BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

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

LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES 5/8" IRON ROD FOUND
- INDICATES 5/8" IRON ROD PREVIOUSLY SET
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING FIRE HYDRANT
- INDICATES WATER VALVE
- INDICATES SPOT ELEVATION
(BASED ON NAVD '88, 2006)
- INDICATES BENCHMARK SET
- INDICATES DRAINAGE FLOW
- INDICATES MUNICIPAL ADDRESS

SOME MARKERS SHOWN FROM PREVIOUS SURVEY.

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		

2 - LOTS



"MINOR SUBDIVISION"
LAND USE: COMMERCIAL
DEVELOPER: SCOTT G. MOISE

PLAT SHOWING LOTS 6A-1 AND 6A-2,
BLOCK 6, ADDENDUM NO. 2
A REDIVISION OF REVISED LOT 6A OF
HOLLYWOOD FIELDS SUBDIVISION
LOCATED IN SECTION 84, T17S-R17E,
TERREBONNE PARISH, LOUISIANA

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



GRAPHIC SCALE



DRAWN: B.M.

CHK'D: K.L.R.

SCALE: 1" = 60'

DATE: 18 MAR 19

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
D. ☒ Minor Subdivision

☐ Variance(s) (detailed description):

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

MAP SHOWING THE REDIVISION OF PROPERTY BELONGING TO ALFRED

1. Name of Subdivision: J. LEBOUF
2. Developer's Name & Address: Bruce LeBouef 111 HorseShoe Road, Schriever, LA 70395
*Owner's Name & Address: Bruce LeBouef 111 HorseShoe Road, Schriever, LA, 70395
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor

SITE INFORMATION:

4. Physical Address: 111 Horseshoe Road
5. Location by Section, Township, Range: Sections 71 & 72, T15S-R16E
6. Purpose of Development: To create two legal lots of record
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: 24 April 2019 1"=200'
11. Council District: 4 Dryden / Schriever Fire
12. Number of Lots: 2
13. Filing Fees: \$159.10

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

Alisa Champagne

Print Applicant or Agent

24 April 2019

Date

Alisa Champagne

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 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.

Bruce J. LeBouef

Print Name

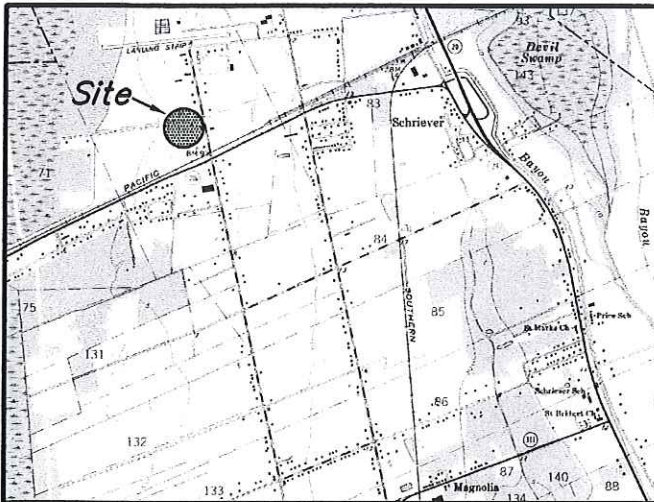
24 APRIL 2019

Date

Bruce J. LeBouef

Signature

PC19/ 5 - 1 - 24



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 ZONES "A", as shown on the F.E.M.A. Flood Insurance Rate Map dated May 1, 1985. (Map No. 225206 0415 C)

NOTE: All title information shown hereon was provided by the client and no additional title research was done by Charles L. McDonald, Land Surveyor, Inc.

NOTE: The lots shown hereon drain toward the front of the property into the T.P.C.G. maintained roadside ditch along Horseshoe Road and on the rear of the property into the T.P.C.G. maintained drainage ditch as shown by the drainage arrows hereon.

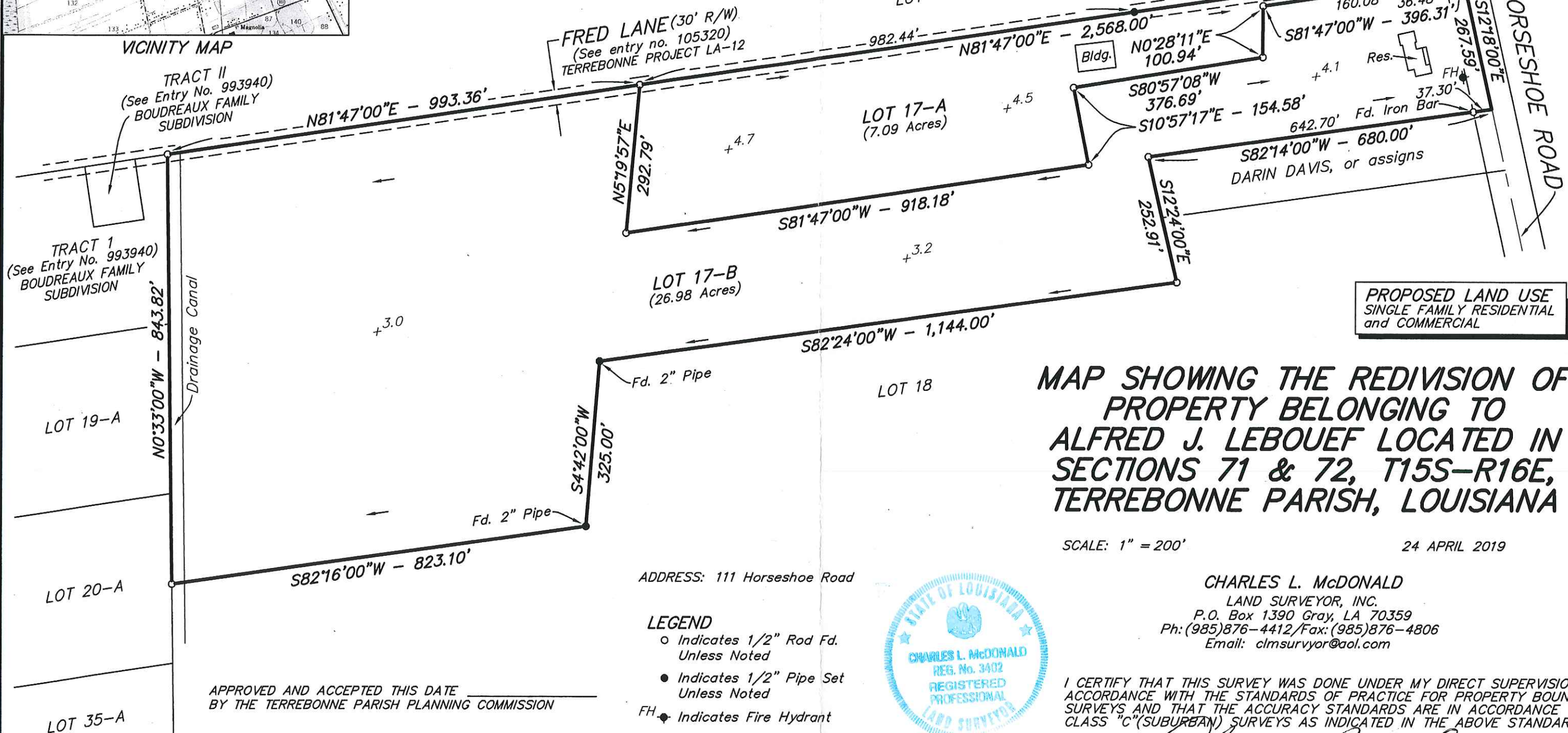
Reference Maps:

"TERREBONNE PROJECT LA-12 WAUBUN (NORTH OF SO. PAC. R.R.)" prepared by U.S. Department of Agriculture Farm Security Administration Office of District Engineer District 4. recorded at entry no. 105320.

"BOUDREAUX FAMILY SUBDIVISION" survey and division of a portion of Farm Unit 17 Terrebonne Project RR-LA-12" prepared by Leonard J. Chauvin, Jr., Inc. dated January 28, 1997.

NOTE: METHOD OF SEWER DISPOSAL IS INDIVIDUAL TREATMENT PLANT

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



MAP SHOWING THE REDIVISION OF PROPERTY BELONGING TO ALFRED J. LEBOUF LOCATED IN SECTIONS 71 & 72, T15S-R16E, TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 200'

24 APRIL 2019

ADDRESS: 111 Horseshoe Road

LEGEND

- Indicates 1/2" Rod Fd. Unless Noted
- Indicates 1/2" Pipe Set Unless Noted
- FH ♦ Indicates Fire Hydrant
- Indicates Drainage Flow
- +0.0 Indicates Elevation



CHARLES L. McDONALD

LAND SURVEYOR, INC.

P.O. Box 1390 Gray, LA 70359

Ph: (985)876-4412/Fax: (985)876-4806

Email: clmsurveyor@aol.com

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

APPROVED AND ACCEPTED THIS DATE _____
BY THE TERREBONNE PARISH PLANNING COMMISSION

BY _____ FOR _____

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

☐ Variance(s) (detailed description): _____

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

1. Name of Subdivision: EVANGELINE ESTATES, PHASE A
EVANGELINE BUSINESS PARK, L.L.C., P.O. BOX 1668, HOUMA,
2. Developer's Name & Address: LA 70361
EVANGELINE BUSINESS PARK, L.L.C., P.O. BOX 1668, HOUMA,
- *Owner's Name & Address: LA 70361
[* 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: RUE DES AFFAIRES, HOUMA, LA 70364
5. Location by Section, Township, Range: SECTIONS 7, 69 & 82, T16S-R17E
6. Purpose of Development: PLANNED UNIT 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: APRIL 29, 2019 1" = 40'
11. Council District: _____
12. Number of Lots: 29
13. Filing Fees: \$410.00

RONNIE J. THERIOT,
I, MANAGER, certify this application including the attached data to be true and correct.

RONNIE J. THERIOT, MANAGER

Print Applicant or Agent

4/25/19

Date

[Signature]
Signature of Applicant or Agent

The undersigned certifies: [Signature] 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.

RONNIE J. THERIOT, MANAGER

Print Name of Signature

4/25/19

Date

[Signature]
Signature

PC19/ 5 - 3 - 26

DESIGNED: JAW	DETAILED: JED	TRACED:
CHECKED: DAW	CHECKED: DAW	CHECKED:
DATED: APRIL 29, 2019 FILE: F:\DWGS\2017\17-059\PHASE A\RECORD DRAWINGS\PLAT.DWG JOB NO: 17-059		

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):

VARIANCE REQUESTED FOR SUB-STANDARD SIZED LOT (REVISED LOT 12 HAS ONLY 4639 SQ. FT.).

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

1. Name of Subdivision: REVISED LOTS 11 & 12, A REDIVISION OF LOTS 11, 12 & 13, BLOCK 16 OF CRESCENT PARK ADDITION
2. Developer's Name & Address: ROBERT J. SOBERT, 28 AUSTIN DR., HOUMA, LA 70360
ROBERT J. SOBERT, 28 AUSTIN DR., HOUMA, LA 70360
*Owner's Name & Address: (SEE ADDITIONAL LIST OF OWNERS ATTACHED)
[* 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: 203 CRESCENT BLVD.
5. Location by Section, Township, Range: SECTION 101, T17S-R17E
OWNER WANTS TO RE-ARANGE PROPERTY LINES FOR MORTGAGE PURPOSES.
6. Purpose of Development: PURPOSES.
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: 4/30/19 SCALE: 1"=20'
11. Council District: 2 / COH
12. Number of Lots: MAKING 2 FROM 3
13. Filing Fees: \$ 145.46

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

KENETH L. REMBERT
Print Applicant or Agent

5/17/19
Date


Signature of Applicant or Agent

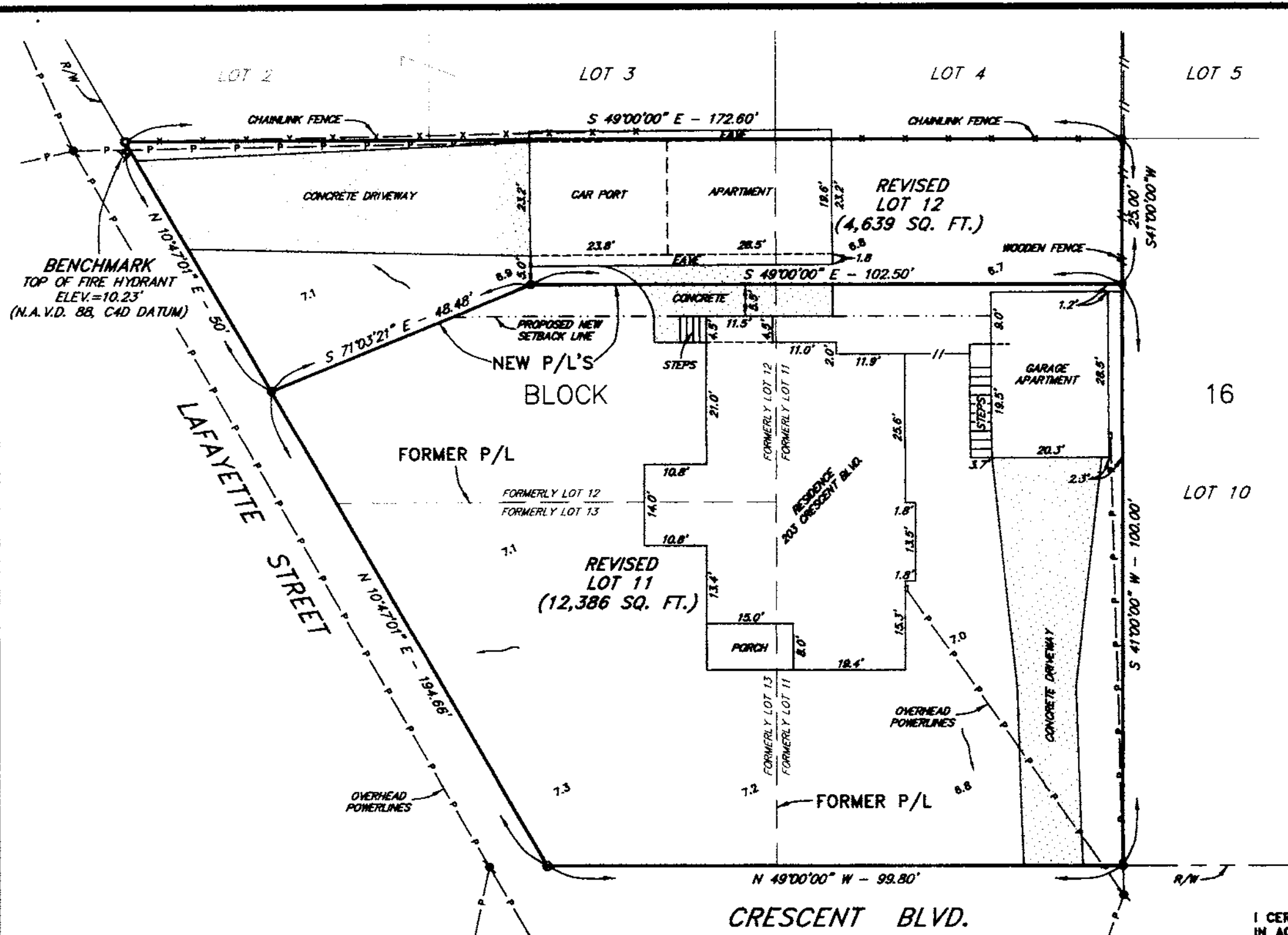
The undersigned certifies: 1 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or A.S. 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal,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

ROBERT J. SOBERT
Print Name of Signature

5/17/19


Signature

PC19/ 6 - 1 - 21



"VICINITY MAP"

1

GRAPHIC SCALE

20' 10' 0' 20' 40'

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.

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

BY _____ FOR _____

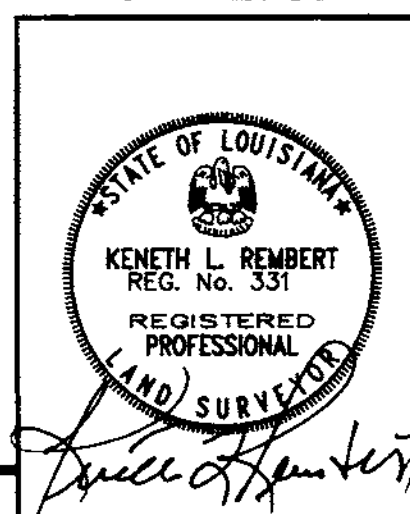
"MINOR SUBDIVISION"
DEVELOPER: ROBERT SOBORT
LAND USE: RESIDENTIAL

2 - LOTS

<p>PLAT SHOWING REVISED LOTS 11 & 12, REDIVISION OF LOTS 11, 12 & 13, BLOCK 16 OF CRESCENT PARK ADDITION LOCATED IN SECTION 101, T17S-R17E, TERREBONNE PARISH, LOUISIANA</p>	
<p>Keneth L. Rembert, PLS — LAND SURVEYORS — 635 SCHOOL STREET, HOUMA, LOUISIANA 70360 (985) 879-2782 FAX - (985) 879-1641</p>	<p>DRAWN: B.M. CHK'D.: K.L.R. SCALE: 1" = 20' DATE: 30 APR 19</p>

LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES 3/4" IRON PIPE FOUND
- INDICATES 1" IRON PIPE FOUND
- EXISTING POWER POLE
- EXISTING SERVICE POLE
- EXISTING FIRE HYDRANT
- INDICATES SPOT ELEVATION (BASED ON NAVD '88, C4G)
- INDICATES BENCHMARK AT ELEV. 10.23' NAVD '88
- INDICATES DRAINAGE FLOW



NOTE:
THIS PROPERTY DRAINS TO ROADSIDE CATCH BASINS WHICH IS MAINTAINED BY TERREBONNE PARISH. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

SEWER SYSTEM:
COMMUNITY SEWERAGE IS AVAILABLE IN THIS AREA.
A SERVITUDE FOR PASSAGE AND MAINTENANCE IS HEREBY GRANTED FOR THE EXISTING SEWER LINES SERVING THE BUILDINGS SHOWN HEREON. THIS SERVITUDE IS PROVIDED TO THE OWNERS OF EACH OF THESE LOTS.

REFERENCE MAP:

MAP PREPARED BY JAMES S. WEBB, C.E. ENTITLED "CRESCENT PARK ADDITION TO THE CITY OF HOUMA, LA. PARISH OF TERREBONNE BEING THE PROPERTY OF PEOPLES SUGAR CO. INC. AND DATED APRIL 3, 1924. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

THIS PROPERTY IS LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0265, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). (FIRM INDEX DATE APRIL 2, 1992). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-Q102 DOES NOT AFFECT THIS PROPERTY. THE 2008 PRELIMINARY DFIRM COMMUNITY NO. 22109C, PANEL NO. 0255 SUFFIX "E" DOES NOT AFFECT THIS PROPERTY. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

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

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):

VARIANCE REQUESTED FOR SUB-STANDARD SIZED LOT (, LOT 5-A HAS 4,516 SQ. FT. LOT 5-B HAS 2,984 SQ. FT.)

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

1. Name of Subdivision: LOTS 5-A & 5-B, A REDIVISION OF LOT 5, BLOCK 22, CRESCENT PARK
ADDITION TO THE CITY OF HOUMA, LA
2. Developer's Name & Address: GIBSON HOMES, LLC, 7724 PARK AVE., HOUMA, LA 70360
*Owner's Name & Address: SAME
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

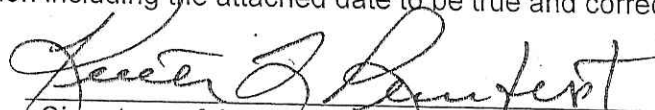
SITE INFORMATION:

4. Physical Address: 701 MORNINGSIDES AVE. & 1711 BOSTON LANE, HOUMA, LA
5. Location by Section, Township, Range: SECTION 101, T17S-R17E
6. Purpose of Development: TO HAVE STRUCTURES ON SEPARATE LOTS.
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: MAY 16, 2019 SCALE: 1"=20'
11. Council District: 1 / COH Fire
12. Number of Lots: 2
13. Filing Fees: \$138.64

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

KENETH L. REMBERT
Print Applicant or Agent


5/21/19
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 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.

GIBSON HOMES, L.L.C. BY KEVIN GIBSON
Print Name of Signature

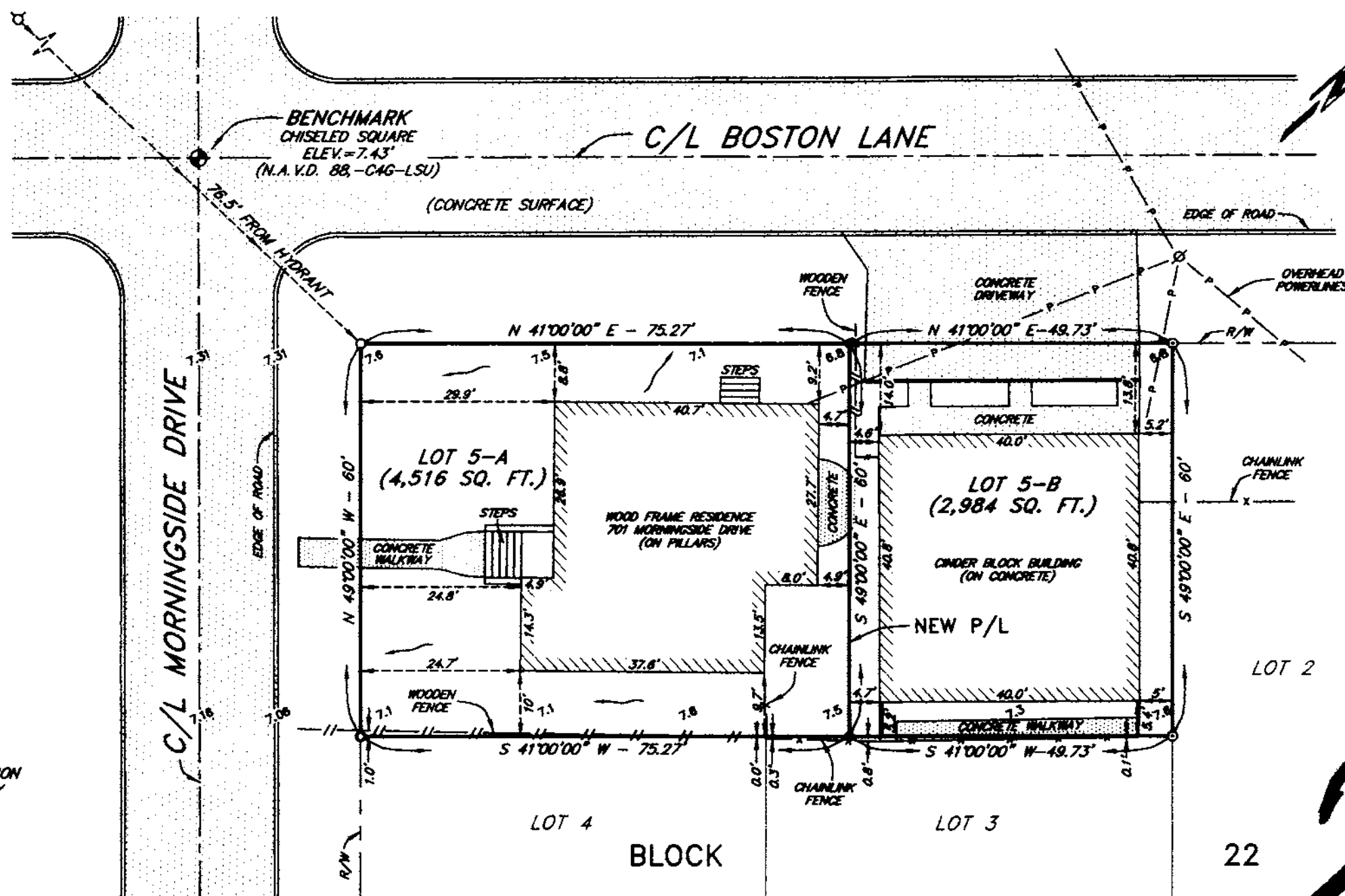
5/22/19
Date


Signature

PC19/ 6 - 2 - 28



"VICINITY MAP"



SEWER SYSTEM:
COMMUNITY SEWERAGE IS AVAILABLE IN THIS AREA.

REFERENCE MAP:
MAP PREPARED BY JAMES S. WEBB, C.E. ENTITLED "CRESCENT PARK ADDITION TO THE CITY OF HOUMA, LA. PARISH OF TERREBONNE BEING THE PROPERTY OF PEOPLES SUGAR CO. INC." AND DATED APRIL 3, 1924.
INFORMATION SHOWN HEREON ARE BASED ON SAID MAP AND NO OTHER RESEARCH WAS DONE BY KENETH L. REMBERT-LAND SURVEYORS.

DRAINAGE NOTE:
THIS PROPERTY DRAINS TO ROADSIDE DRAINAGE CATCH BASINS WHICH IS MAINTAINED BY THE PARISH OF TERREBONNE.
THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THESE LOTS ARE LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C", AND DATED MAY 19, 1981. (ZONE "C" IS AN AREA OF MINIMAL FLOODING).
F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-0102 DOES NOT AFFECT THIS PROPERTY.
THE 2008 PRELIMINARY DIRM COMMUNITY NO. 22109C, PANEL NO. 0255 SUFFIX "E" DOES NOT AFFECT THIS PROPERTY.
PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

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

LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES 3/4" IRON PIPE FOUND
- INDICATES 1/2" IRON PIPE FOUND
- 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)
- INDICATES BENCHMARK AT ELEV. 7.43'-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: *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		

JOB NO. : 209 FIELD BOOK : LOOSE ADDRESS : 701 MORNINGSIDE DR. CAD NAME : GIBSON-HOMES-701-MORNINGSIDE-PC_19-209
DRAWN BY : BM PAGES : LEAF SURVEY FILE : "701-MORN" FOLDER : CRESCENT PARK ADDITION

2 - LOTS



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

"MINOR SUBDIVISION"
LAND USE: RESIDENTIAL
DEVELOPER: LACY GIBSON

PLAT SHOWING LOTS 5-A & 5-B,
A REDIVISION OF LOT 5, BLOCK 22 OF
CRESCENT PARK ADDITION TO
THE CITY OF HOUMA
LOCATED IN SECTION 101, T17S-R17E,
TERREBONNE PARISH, LOUISIANA

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



DRAWN: B.MARTIN
CHK'D.: K.L.R.
SCALE: 1" = 20'
DATE: 16 MAY 19

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: LOTS A, B, C, D, E, F & G, PROPERTY OF RODNEY HUFFAKER ET UX
2. Developer's Name & Address: RODNEY G. HUFFAKER, 1637 SAVANNE RD., HOUMA, LA 70360
RODNEY & TERESA HUFFAKER 1637 SAVANNE RD., HOUMA, LA
*Owner's Name & Address: 70360
[* 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: 1637 SAVANNE RD.
5. Location by Section, Township, Range: SECTION 72, T17S-R16E
6. Purpose of Development: Mr. Huffaker wants to put his childrens lots in
7. Land Use: X Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
8. Sewerage Type: ☐ Community
X Individual Treatment
☐ Package Plant
☐ Other
9. Drainage: ☐ Curb & Gutter
X Roadside Open Ditches
X Rear Lot Open Ditches
☐ Other
10. Date and Scale of Map: 5/21/19 SCALE "1"=100'
11. Council District: 6 / Bayou Cane Fire
12. Number of Lots: 7
13. Filing Fees: \$ 316.46

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

KENETH L. REMBERT

Print Applicant or Agent

5/29/19

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.

RODNEY G. HUFFAKER

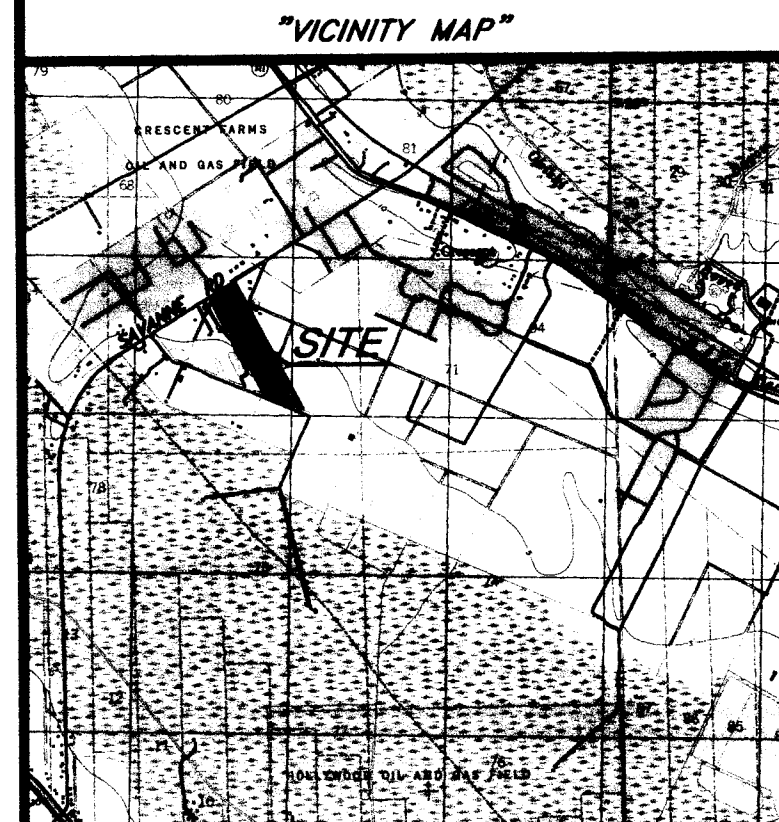
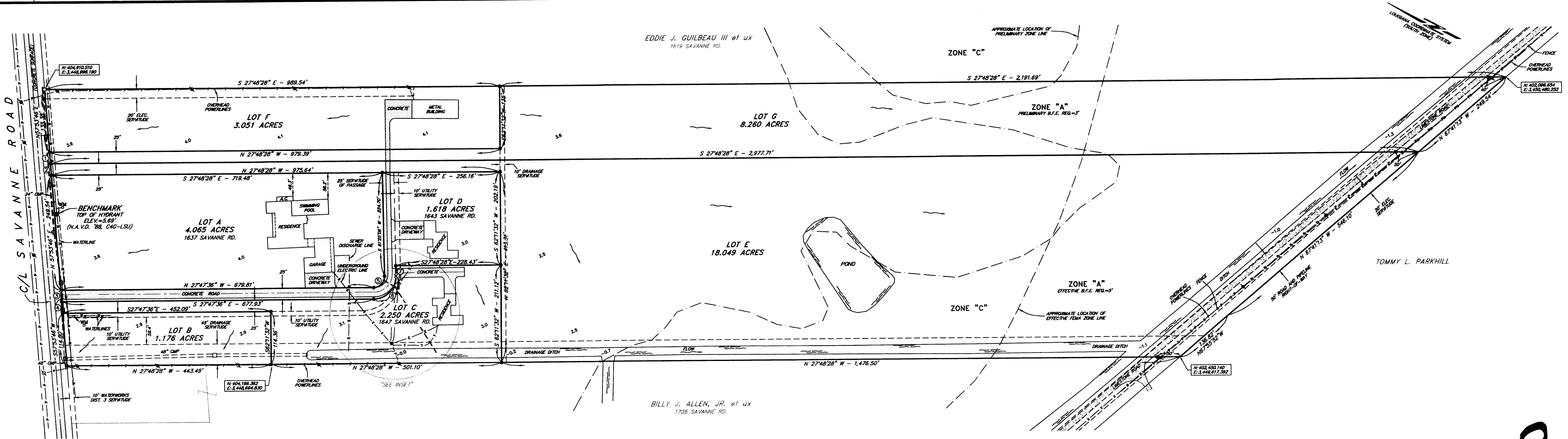
Print Name of Signature

5/29/19

Date

[Signature]
Signature

PC19/ 6 - 3 - 29



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

DRAINAGE NOTE:
TRACTS A, B & F DRAIN TO THE COVERED DITCH ALONG SAVANNE ROAD.
TRACTS C, D, E & G DRAIN TO EXISTING LARGE DITCHES ALONG THE SOUTHERN
AND WESTERN SIDES OF THESE TRACTS WHICH DRAIN AWAY FROM THIS PROPERTY.
THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY
MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

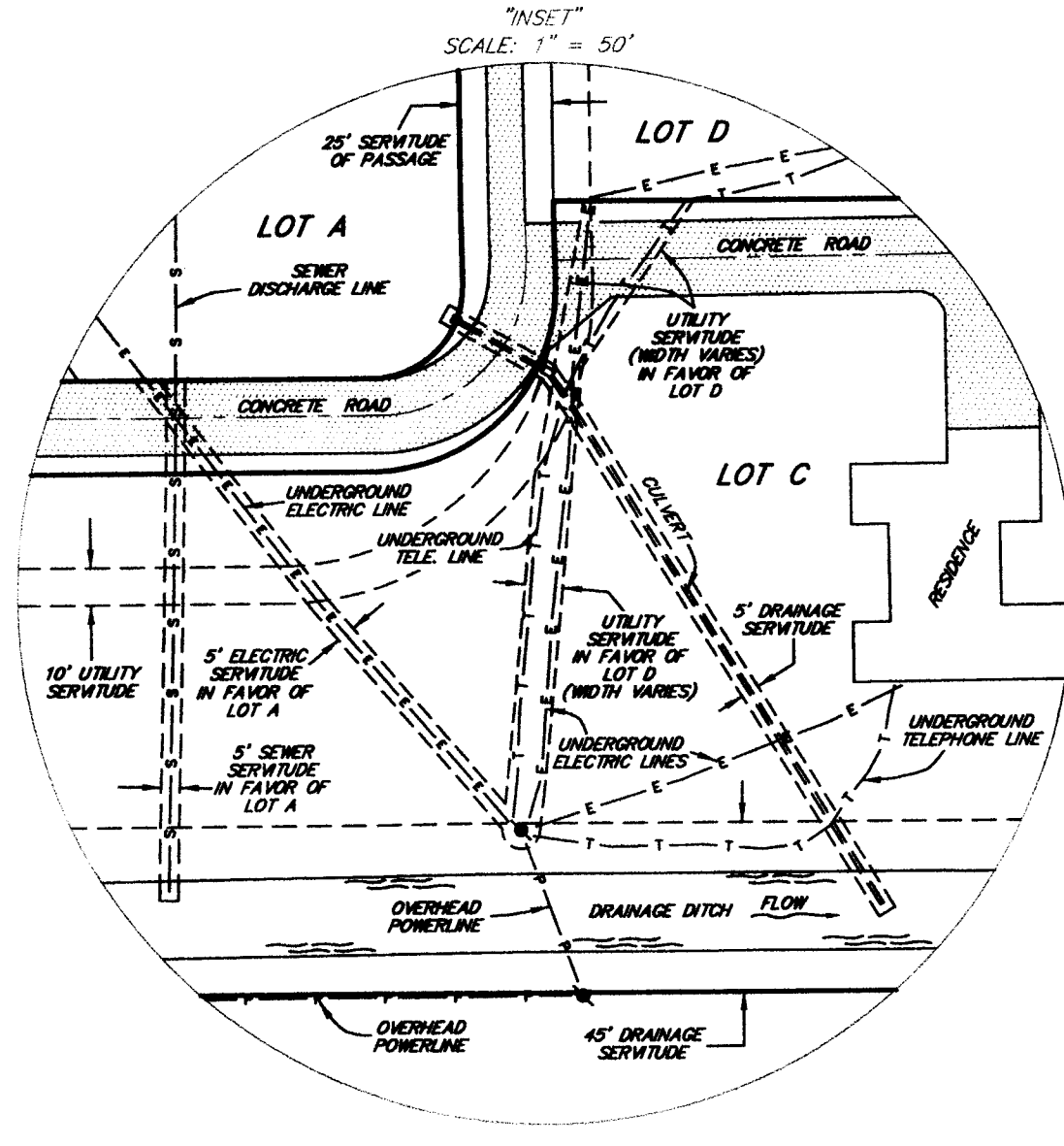
REFERENCE MAPS:

- 1) MAP PREPARED BY T. BAKER SMITH & SON, INC. ENTITLED "SURVEY OF A 38.4725 ACRE TRACT BEING A PORTION OF PROPERTY BELONGING TO JAMES ROBBINS LOCATED IN SECTION 72, T17S-R16E" AND DATED AUGUST 23, 1990.
- 2) MAP PREPARED BY PROSPER J. TOUPS ENTITLED "SHIFT OF LOT LINE BELONGING TO RODNEY HUFFAKER, ET UX LOCATED IN SECTION 72, T17S-R16E, TERREBONNE PARISH, LOUISIANA" DATED NOVEMBER 23, 2010.

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

THESE LOTS ARE LOCATED IN ZONES "A" & "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0430, SUFFIX "C", DATED MAY 1, 1985. (ZONE "A" HAS A BASE FLOOD REQUIREMENT OF 5'). (FIRM INDEX DATE APRIL 2, 1992). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-R100 PLACES THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'. THE 2008 PRELIMINARY DIRM COMMUNITY NO. 22100C, PANEL NO. 0235, SUFFIX "E" PLACES A PORTION OF THIS PROPERTY IN ZONE "AE" AND HAS A B.F.E. REQUIREMENT OF 3'. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE B.F.E. 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.



BEARING & DISTANCE DATA	
1	N 57°53'46" E - 25.07'
2	N 57°53'46" E - 25.07'
3	N 57°53'46" E - 25.07'
4	N 57°53'46" E - 25.07'
5	ARC=38.04' - RAD=24.00', CH=N 73°10'58" W - 34.18'
6	ARC=77.65' - RAD=49.00', CH=N 73°11'05" W - 69.78'
7	N 61°25'06" E - 22.15'

LEGEND:

- X CHISELED "X" IN CONCRETE SET INDICATES 3/8" IRON ROD SET
- INDICATES 3/4" IRON PIPE FOUND
- EXISTING POWER POLE WITH LIGHT
- EXISTING FIRE HYDRANT
- INDICATES WATER METER
- INDICATES DROP INLET
- INDICATES SPOT ELEVATION (BASED ON NAVD '88, 2006)
- INDICATES BENCHMARK AT ELEV. 5.69' 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: *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: RESIDENTIAL
DEVELOPER: RODNEY G. HUFFAKER

PLAT SHOWING LOTS A THRU G,
A REDIVISION OF PROPERTY BELONGING TO
RODNEY G. HUFFAKER et ux
LOCATED IN SECTION 72, T17S-R16E,
TERREBONNE PARISH, LOUISIANA

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

GRAPHIC SCALE

100' 50' 0 100' 200'

DRAWN: B.MARTIN

CHK'D: K.L.R.

SCALE: 1" = 100'

DATE: 03 JUN 19

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: Division of Property belonging to Patricia Gaurner Gilbert
2. Developer's Name & Address: Patricia Gaurner Gilbert, 4532 N. Bayou Black Dr. Gibson LA 70356
*Owner's Name & Address: Same
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Allen R Woodard

SITE INFORMATION:

4. Physical Address: 4552 North Bayou Black Drive Gibson, La.
5. Location by Section, Township, Range: Section 28, T17S-R16E
6. Purpose of Development: Settling Permanent Family Home
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: April 4, 2019 (Scale Bar)
11. Council District: 2 / Bayou Black Five
12. Number of Lots: 2
13. Filing Fees: \$146.46

I, Allen R Woodard, certify this application including the attached data to be true and correct.

Allen R Woodard
Print Applicant or Agent
May 11, 2019
Date

Allen R Woodard
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 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.

Allen R Woodard
Print Name of Signature
May 11, 2019
Date

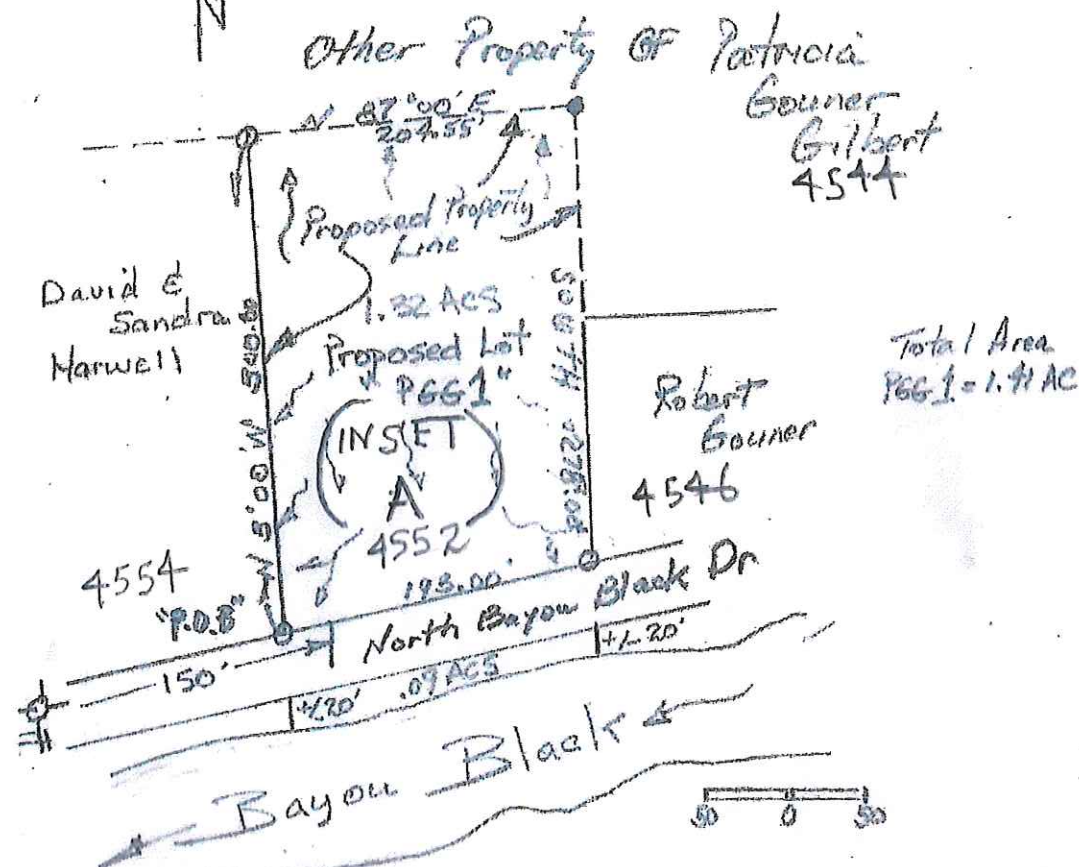
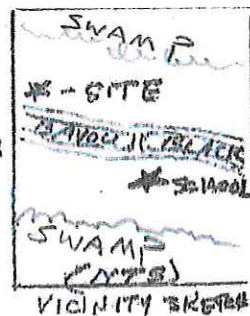
Allen R Woodard
Signature

PC19/ 6 - 4 - 30

ALLEN ROSCOE WOODARD, PROFESSIONAL LAND SURVEYOR

200 RINGO COCKE ROAD SCHRIEVER, LOUISIANA 70395**885-860-1667**

Roscoepls@gmail.com



Flood Zone mapping for this location found on Comm/panel no. 225206 0440 C, zone C, no BFE, and Hurricane Rita advisory mapping as LA R98, zone A, ABFE 6 ft.

LEGEND O denotes IP Found
● denotes IR set
-o- Hydrant
Brgs Retracted

Reference Maps: 1. Chain of title as recorded in tpg Clerk of Court Office

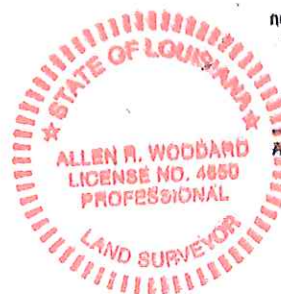
2. TPCG Tax Assessor data & GIS

Map Showing Survey of Division of Property belonging to Patricia Gouner Gilbert in Section 28, T17S-R16E Terrebonne Parish, Louisiana

I certify that this survey was performed on the ground by me in accordance with the most recent minimum standards for Rural Surveys by the LASBP/ELS & no encroachments exist across property lines

Approved

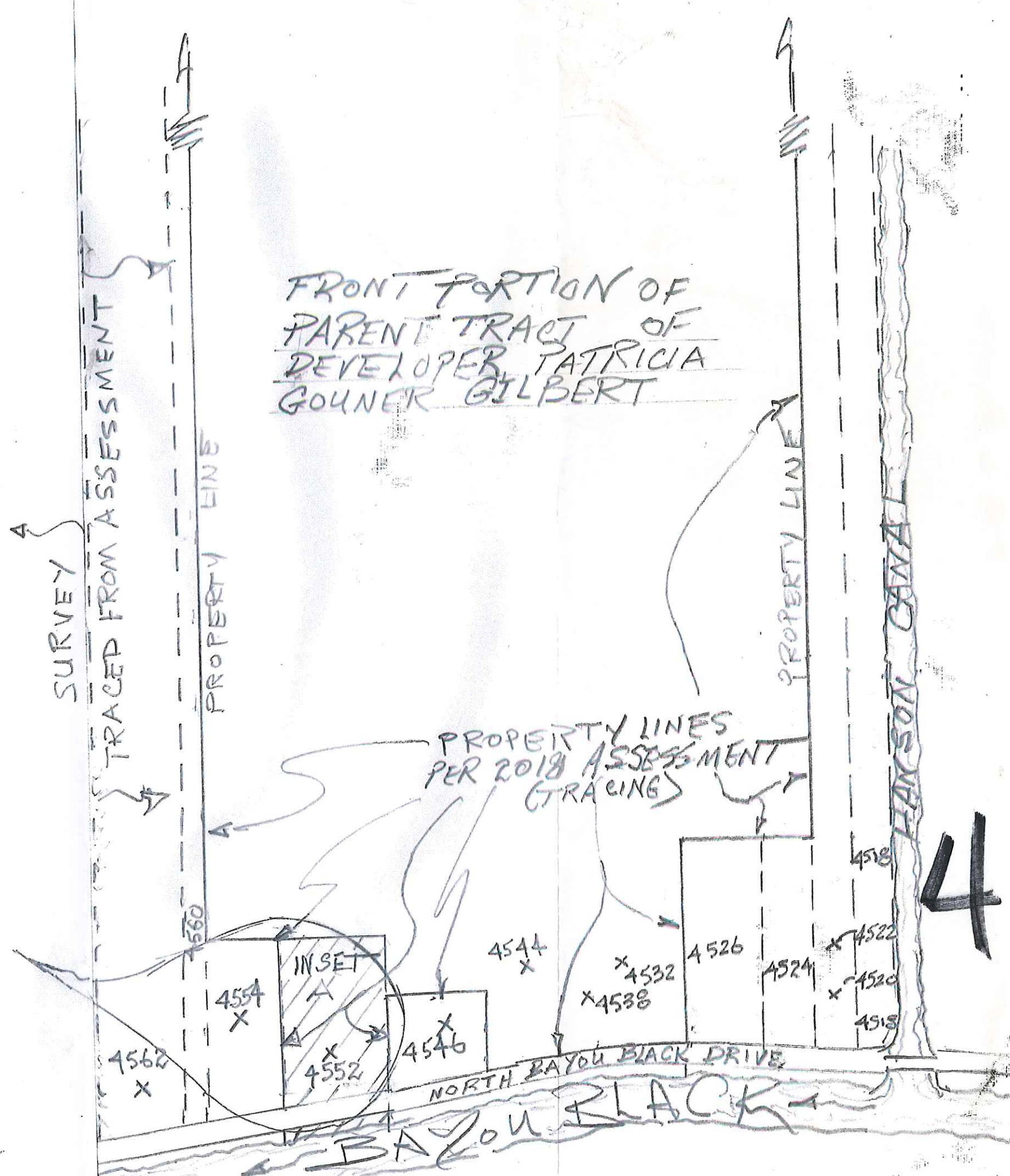
Allen R. Woodard, PLS
ALLEN R. WOODARD
LICENSE NO. 4850
PROFESSIONAL
APR 4, 2019
LAND SURVEYOR



Allen Roscoe Woodard, PLS

Registration No. 4650

ALLEN R. WOODARD
LICENSE NO. 4850
PROFESSIONAL
LAND SURVEYOR



4