

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

MARCH 21, 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 February 21, 2019
- 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 February 21, 2019
- E. APPROVE EMITTENCE OF PAYMENT FOR THE MARCH 21, 2019 INVOICES AND TREASURER'S REPORT OF FEBRUARY 2019**
 - 1. Martin & Pellegrin, CPAs to present 2018 Annual Audit for ratification and acceptance
- F. COMMUNICATIONS**
- G. APPLICATIONS:**
 - 1. a) Subdivision: Tracts A & B, A Redivision of Property belonging to Kurt L. Charpentier, et ux
Approval Requested: Process D, Minor Subdivision
Location: 4253 Highway 24, Bourg, Terrebonne Parish, LA
Government Districts: Council District 9 / Bourg Fire District
Developer: Kurt L. Charpentier
Surveyor: Keneth L. Rembert Land Surveyors
 - b) Public Hearing
 - c) Consider Approval of Said Application

2. 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
3. a) Subdivision: Redivision of Property belonging to Bayou Baptist Association
 Approval Requested: Process D, Minor Subdivision
 Location: 1303 Highway 55, Montegut, Terrebonne Parish, LA
 Government Districts: Council District 9 / Montegut Fire District
 Developer: Bayou Baptist Association, c/o Joe Arnold
 Surveyor: Charles L. McDonald Land Surveyor, Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application
4. a) Subdivision: Redivision of Batture Property (2.377 acres) belonging to Robert J. Neil
 Approval Requested: Process A, Raw Land Division
 Location: Batture across from South Terrebonne High School, Terrebonne Parish, LA
 Government Districts: Council District 9 / Bourg Fire District
 Developer: Robert J. Neil
 Surveyor: Providence Engineering & Design, LLC
 - b) Public Hearing
 - c) Consider Approval of Said Application

H. STAFF REPORT

I. ADMINISTRATIVE APPROVAL(S): None

J. 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

K. COMMISSION COMMENTS:

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

L. PUBLIC COMMENTS

M. ADJOURN

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: PLAT SHOWING TRACTS A & B, A REDIVISION OF PROPERTY
BELONGING TO KURT L. CHARPENTIER, ET UX
KURT & LISA CHARPENTIER, 114 TEXAS GULF RD. BOURG, LA
2. Developer's Name & Address: 70343
KURT & LISA CHARPENTIER, 114 TEXAS GULF RD. BOURG, LA
- *Owner's Name & Address: 70343
[* 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: 4253 HWY. 24 BOURG, LA 70343
5. Location by Section, Township, Range: SECTION 9, T17S-R18E
6. Purpose of Development: TO SELL TRACT "A" TO HIS SON
7. Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
8. Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☐ Curb & Gutter
☐ Roadside Open Ditches
☒ Rear Lot Open Ditches
☒ Other
10. Date and Scale of Map:
DATE: 2/7/19 SCALE: 1"=60'
11. Council District:
9 Trosclair / Bourg Fire
12. Number of Lots: 2
13. Filing Fees: \$316⁴⁶

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

KENETH L. REMBERT
Print Applicant or Agent

2/21/19
Date

[Signature]
Signature of Applicant or Agent

The undersigned certifies: initial KC 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.

KURT L. CHARPENTIER
Print Name of Signature

2/21/19

[Signature]
Signature

Revised 3/25/2010

PC19/ 3 - 1 - 13

FLOW BAYOU TERREBONNE



JOB NO. : 045 FIELD BOOK : 438 ADDRESS : BOURG BOUO CAD NAME : KURT-CHARPENTIER-TRACT-A-B-B-BOUO-PC-19-043
DRAWN BY : BM PAGES : 56-58 SURVEY FILE : BASCLERS FOLDER : CHRIS BASCLE ET AL. CRD: KIRK CHARPENTIER-HWY 24-BOURG

THESE TRACTS ARE LOCATED IN ZONES "A5" & "B" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0120, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A5" HAS A BASE FLOOD REQUIREMENT OF 6'). (FIRM INDEX DATE DEC. 16, 1980). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-P106 PLACES A PORTION OF THIS PROPERTY IN ZONES "A" & "AE" WITH A BASE FLOOD REQUIREMENT OF 7'. AREAS OUTSIDE OF THE ABE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION. THE 2006 PRELIMINARY DIRM COMMUNITY NO. 22109C, PANEL NO. 0300 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "AE" AND HAS B.F.E. REQUIREMENTS OF 10' & 11'. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

THIS PROPERTY DRAINS TO DITCHES AND CULVERTS WHICH DRAIN INTO BAYOU TERREBONNE AND TO THE SWAMP IN THE REAR WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

REFERENCE MAPS:
1) THIS SURVEY IS BASED ON MAP ENTITLED "SURVEY OF TRACT 3-A A PORTION OF PROPERTY FOR ISHMAEL P. GUIDRY TO BE PURCHASED BY CONNIE B. LEBOEUF ET UX IN SECTION 9, T17S-R18E TERREBONNE PARISH, LOUISIANA" PREPARED BY KENETH L. REMBERT, PLS AND DATED JUNE 9, 1998. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.
2) MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "SURVEY OF PROPERTY BELONGING TO KURT L. CHARPENTIER, ET UX LOCATED IN SECTION 9, T17S-R18E, TERREBONNE PARISH, LOUISIANA" DATED MAY 19, 2010.
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:
- X CHISELED "X" SET IN CONCRETE
 - INDICATES 5/8" IRON ROD SET
 - INDICATES 5/8" IRON ROD FOUND
 - ⊗ INDICATES 5/8" IRON ROD IN CONC. FOUND
 - ⊙ INDICATES 3/4" IRON PIPE FOUND
 - ⊕ EXISTING POWER POLE
 - ⊖ EXISTING POWER POLE WITH LIGHT
 - ⊙ EXISTING FIRE HYDRANT
 - ⊙ INDICATES SPOT ELEVATION (BASED ON NAVD '88, C4G-LSU)
 - ⊙ INDICATES BENCHMARK SET AT ELEV. 6.47' NAVD '88, C4G-LSU
 - INDICATES DRAINAGE FLOW
- SEWER SYSTEM:
INDIVIDUAL TREATMENT PLANT TO BE USED IN THIS AREA.
COMMUNITY SEWERAGE IS NOT AVAILABLE.

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: *Kurt L. Charpentier*
Surveyor's Name: KENETH L. REMBERT, PROFESSIONAL LAND SURVEYOR
Firm: KENETH L. REMBERT LAND SURVEYORS
Registration Number: 331

DATE	BY	DESCRIPTION
REVISIONS		

2 - TRACTS



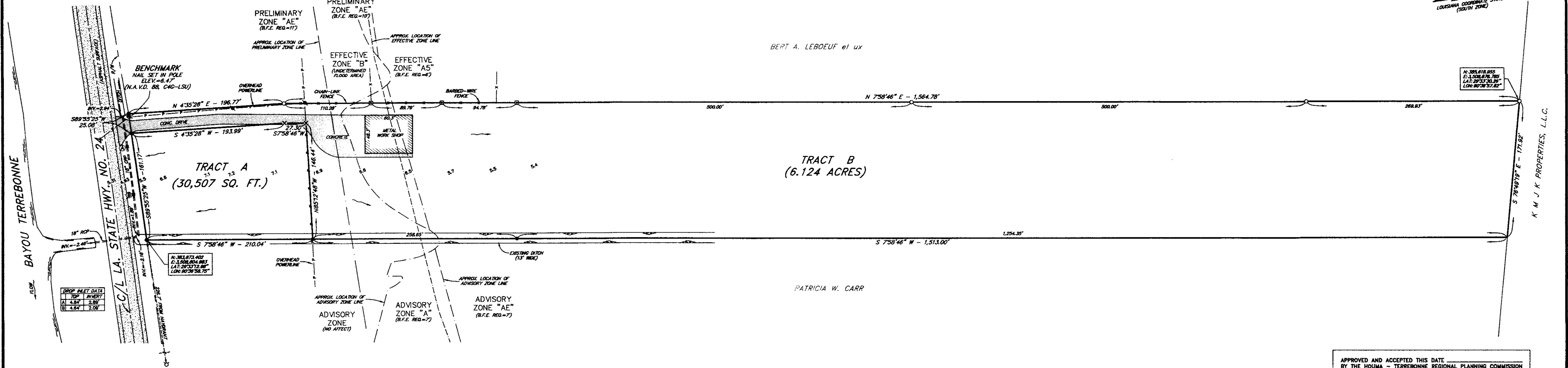
"MINOR SUBDIVISION"
LAND USE: RESIDENTIAL
DEVELOPER: KURT L. CHARPENTIER

PLAT SHOWING TRACTS A & B,
A REDIVISION OF PROPERTY BELONGING TO
KURT L. CHARPENTIER, ET UX
LOCATED IN SECTION 9, T17S-R18E,
TERREBONNE PARISH, LOUISIANA

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

GRAPHIC SCALE
60' 30' 0' 60' 120'

DRAWN: B.M.
CHK'D: K.L.R.
SCALE: 1" = 60'
DATE: 07 FEB 19



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

BY _____ FOR _____

K M J K PROPERTIES, L.L.C.

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.

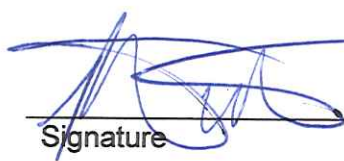
Alisa Champagne
Print Applicant or Agent


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

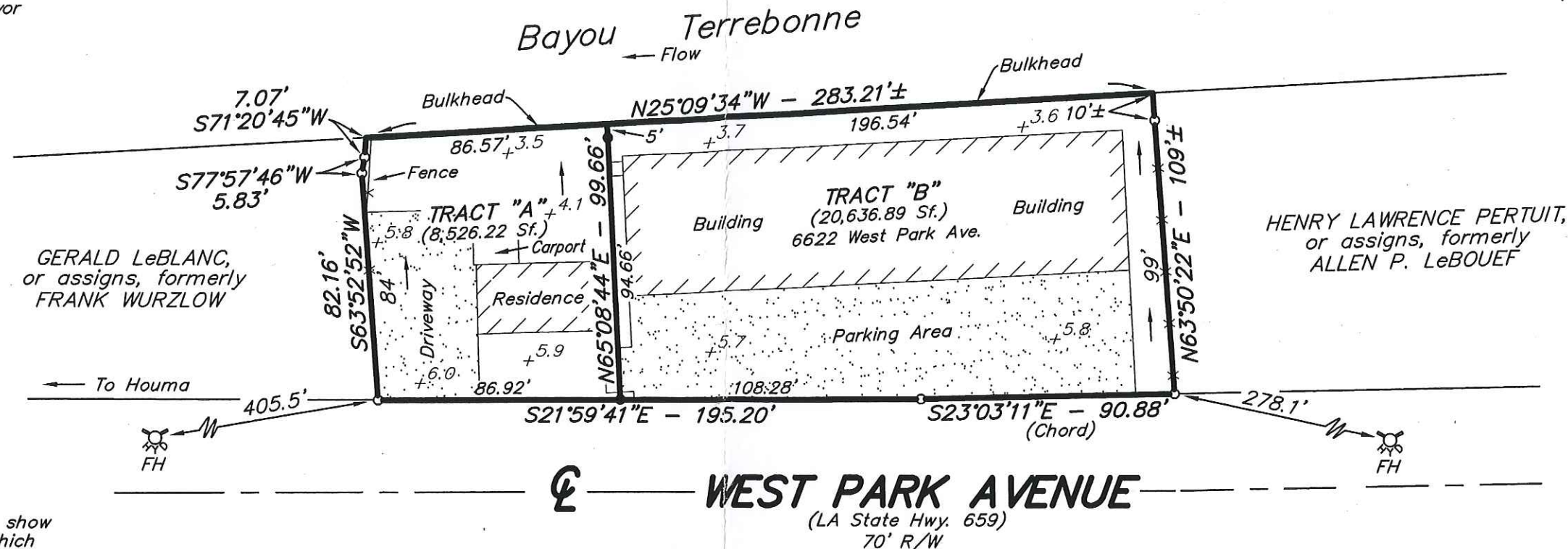
28 February 2019

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'

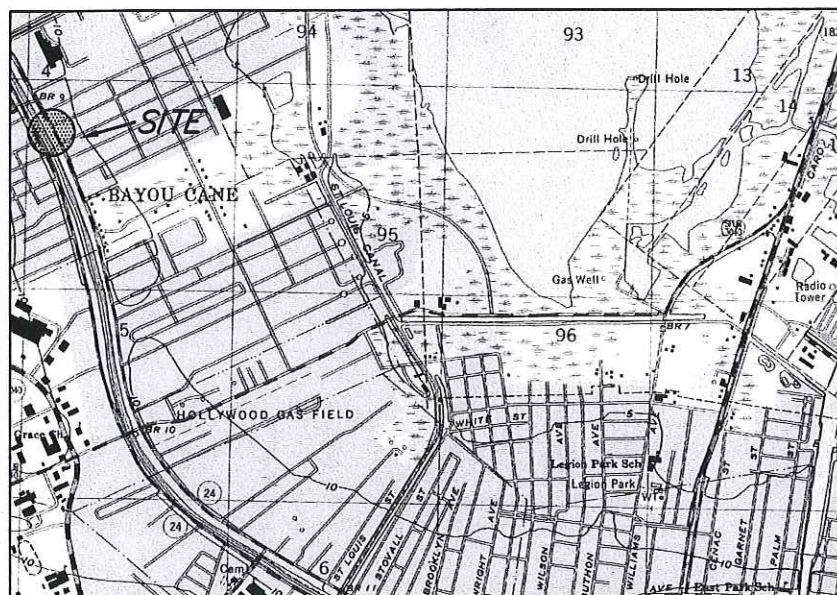
NOTE: All title information shown hereon was provided by the
client and no additional title research was done by Charles L.
McDonald, Land Surveyor, Inc.

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
D. ☐ ** Minor Subdivision

☐ Variance(s) (detailed description):

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

1. Name of Subdivision: MAP SHOWING THE REDIVISION OF PROPERTY BELONGING TO BAYOU BAPTIST ASSOCIATION
2. Developer's Name & Address: Joe Arnold c/o Bayou Baptist Association 4494 West Main Street Gray, LA 70359
*Owner's Name & Address: Bayou Baptist Association 4494 West Main Street Gray, LA 70359
[* 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: 1303 Highway 55 Montegut, LA 70377
5. Location by Section, Township, Range: Sections 9, T18S-R19E
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: 9 February 2019 1"=60'
11. Council District: 9 Troclair / Montegut Fire
12. Number of Lots: 2
13. Filing Fees: \$152.28

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

Alisa Champagne

Print Applicant or Agent

27 February 2019

Date

[Signature]

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.

Joe Arnold

Print Name

2-27-19

Date

[Signature]

Signature

PC19/ 3 - 3 - 15

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

CURVE (A)
249.96'(Arc)
1,833.02'(Radius)
N31°53'12"E(Ch. Brg.)
249.77'(Ch. Dist.)

CURVE (B)
25.91'(Arc)
1,833.02'(Radius)
N36°11'53"E(Ch. Brg.)
25.91'(Ch. Dist.)

GENERAL NOTES:

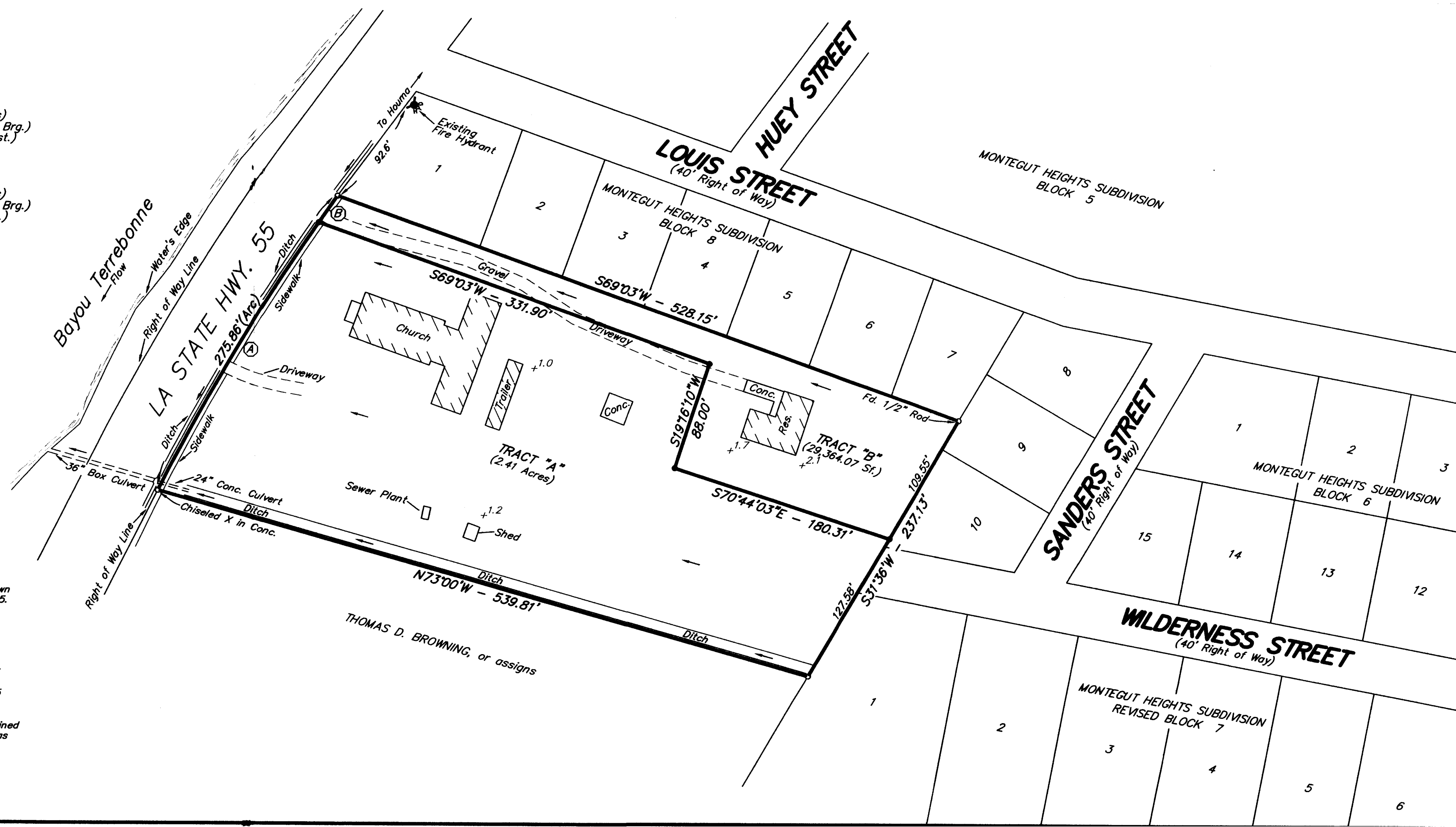
NOTE: This map does not purport to show all servitudes and/or right of ways which may affect this property.

NOTE: This property is situated within ZONES "A12", as shown on the F.E.M.A. Flood Insurance Rate Map dated May 1, 1985. (Map No. 225206 0130 C) Req'd. EL. 9.0'

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.

Reference Map: "MAP SHOWING SURVEY OF A CERTAIN TRACT OF LAND BEING A PORTION OF THE SANDERS PLANTATION" prepared by T. Baker Smith and Son, Inc. dated 11/17/1965 and recorded at map no. 2054, cob 414, folio 536.

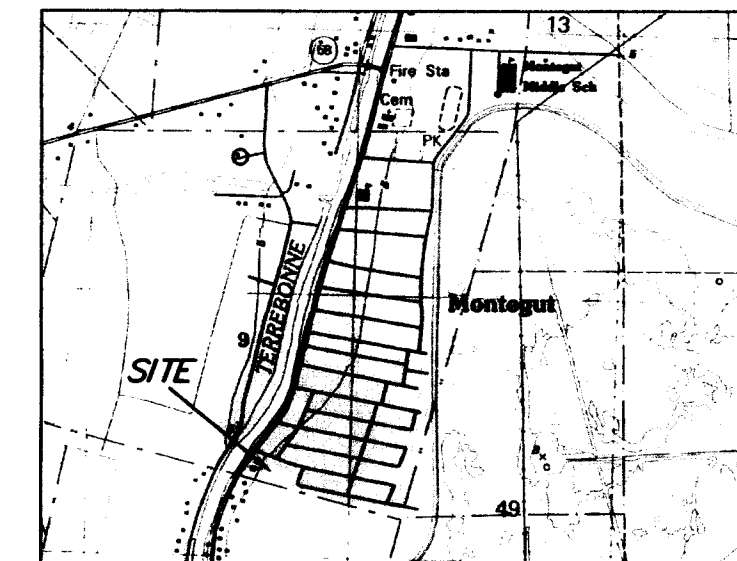
NOTE: The lots shown hereon drain into the D.O.T.D. maintained roadside ditch which drains directly into Bayou Terrebonne, as indicated by the drainage arrows shown hereon.



LEGEND

○ Indicates 3/4" Pipe Fd.
Unless Noted
● Indicates 1/2" Pipe Set
Unless Noted

FH Indicates Fire Hydrant
— Indicates Drainage Flow
+0.0 Indicates Elevation



VICINITY MAP

Address: 1303 HIGHWAY 55
MONTEGUT, LA 70377

PROPOSED LAND USE
SINGLE FAMILY RESIDENTIAL
and COMMERCIAL

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

BY _____ FOR _____

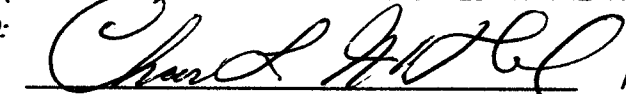
MAP SHOWING THE REDIVISION OF PROPERTY BELONGING TO BAYOU BAPTIST ASSOCIATION LOCATED IN SECTION 9, T18S-R19E, TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 60'

5 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:  REG. P.L.S. No. 3402

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
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C. ☐ Major Subdivision
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☐ 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:

- Name of Subdivision: RE-DIVISION OF BATTURE PROPERTY BELONGING TO ROBERT NEIL
- Developer's Name & Address: ROBERT NEIL, PO BOX 727, BOURG, LA 70343
*Owner's Name & Address: ROBERT NEIL, PO BOX 727, BOURG, LA 70343
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: TERRAL J. MARTIN, JR., P.L.S.

SITE INFORMATION:

- Physical Address: N/A (ACROSS FROM SOUTH TERREBONNE HIGH SCHOOL)
- Location by Section, Township, Range: SECTION 6, T17S-R18E
- Purpose of Development: SELL PART OF BATTURE
- Land Use:
☐ Single-Family Residential
☐ Multi-Family Residential
☒ Commercial
☐ Industrial
- Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
- Drainage:
☐ Curb & Gutter
☐ Roadside Open Ditches
☐ Rear Lot Open Ditches
☒ Other
- Date and Scale of Map: 2/22/19 SCALE: 1"=50'
- Council District: 5 9 Trosclair / Bourg Fire
- Number of Lots: 3
- Filing Fees: \$138.⁶⁴

I, Terral J. Martin, Jr., certify this application including the attached date to be true and correct.

Terral J. Martin, Jr.

Print Applicant or Agent

2/26/19

Date

Terral J. Martin, Jr.
Signature of Applicant or Agent

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

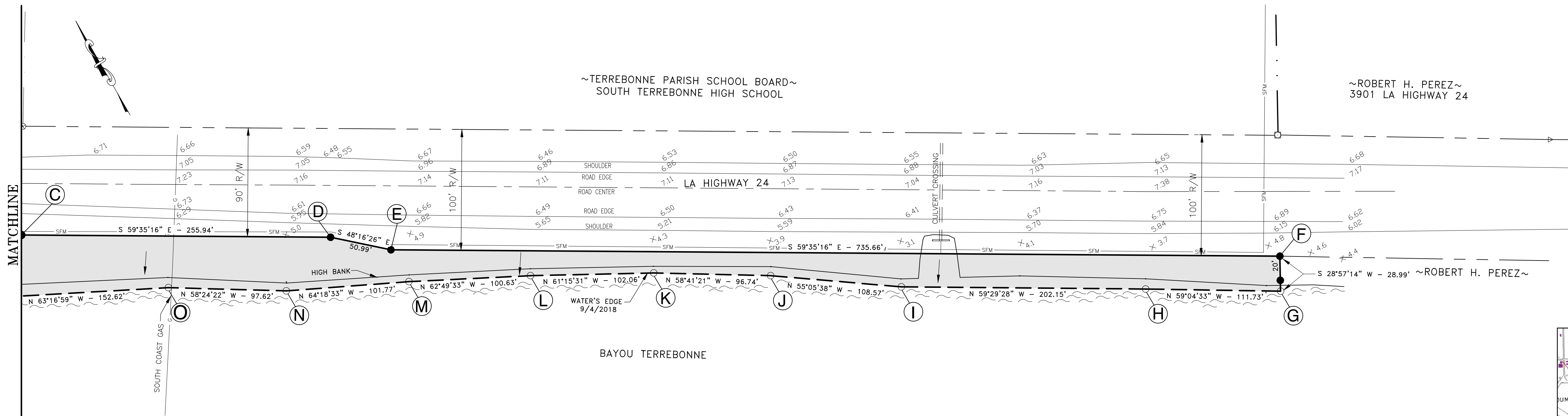
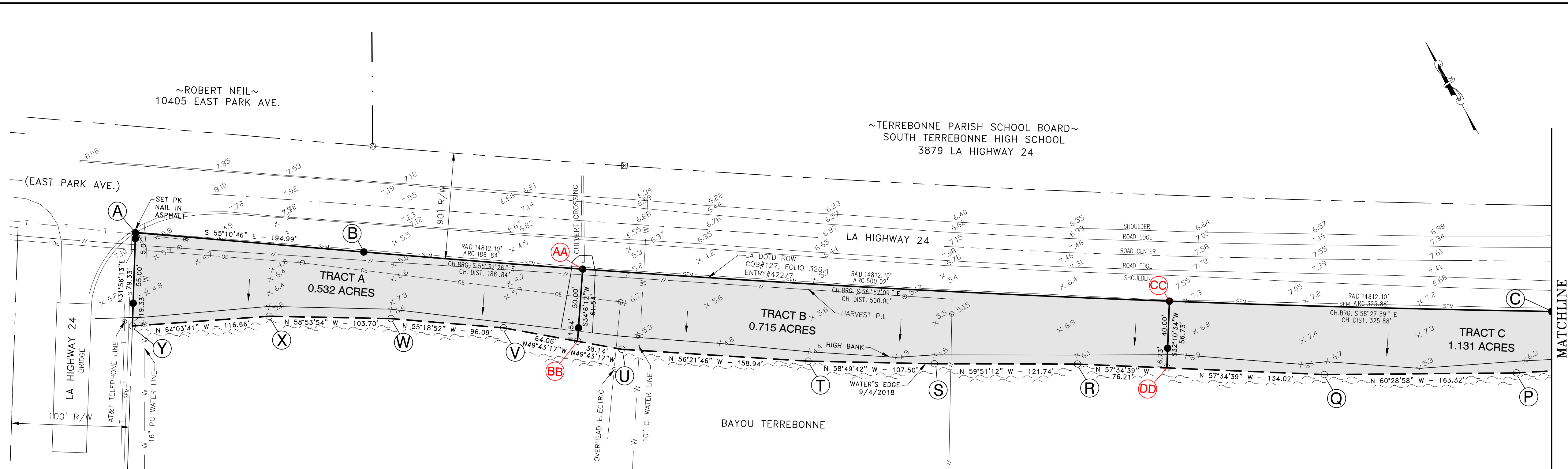
Robert Neil

Print Name of Signature

Robert Neil
Signature

2-28-19
Date

PC19/ 3 - 4 - 16



GENERAL NOTES:

- BEARINGS AND DISTANCES ARE BASED ON GPS OBSERVATIONS WITH THE FOLLOWING CRITERIA:
US STATE PLANE NAD83 (CORS 11), LOUISIANA 1702 SOUTH ZONE, GEOID MODEL 12b. (GRID BEARINGS)
- DISTANCES ARE REFERENCE TO THE PLATS ENTITLED:
A. "MAP SHOWING DIVISION OF A PORTION OF PROPERTY FOR F.E. BOUDREAUX-LOCATED IN SECTIONS 5, 6, 29, T17S-R18E OF TERREBONNE PARISH, LOUISIANA." PREPARED BY T. BAKER SMITH & SON, INC. AND DATED DECEMBER 12, 1974.
B. "LOT LINE SHIFT - SURVEY AND RE-DIVISION OF PROPERTY BELONGING TO TERREBONNE PARISH SCHOOL BOARD AND ROBERT J. NEIL, LOCATED IN SECTIONS 6 & 29, T17S-R18E, TERREBONNE PARISH, LOUISIANA." PREPARED BY DAVID A. WAITZ ENGINEERING AND SURVEYING INC. AND DATED OCTOBER 14, 2014.
C. STATE OF LOUISIANA DEPARTMENT OF TRANSPORTATION & DEVELOPMENT OFFICE OF HIGHWAYS RIGHT-OF-WAY MAP STATE PROJECT NO. 65-90-40-SOUTH TERREBONNE TURNING LANES, TERREBONNE PARISH, LA 24. PREPARED BY ALEX THERIOT, JR. DATED FEB. 3, 1983.
- THIS SURVEY IS IN ACCORDANCE WITH "CLASS D" SURVEY CLASSIFICATION REQUIREMENTS OF THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS. THE PLAT AND FIELD SURVEY WERE PREPARED AND PERFORMED UNDER MY SUPERVISION AND THEREFORE THE MEASUREMENTS AND OTHER DATA INDICATED ARE CORRECT TO THE BEST OF MY KNOWLEDGE. CLASS D SURVEY: SURVEYS OF ALL REMAINING PROPERTIES WHICH CANNOT BE CLASSIFIED AS A, B, OR C SURVEYS. THIS INCLUDES, BUT IS NOT LIMITED TO, SURVEYS OF FARM LANDS AND RURAL AREAS.
- THE PROPERTY IS LOCATED IN ZONE "A4" AS DESIGNATED ON F.E.M.A. F.I.R.M. PANEL #225206 0255 C, DATED MAY 1, 1985. ZONE "A4" REQUIRES A +5.00' BASE FLOOD ELEVATION. THE PROPERTY IS LOCATED IN ZONE "AE" AS DESIGNATED ON HURRICANE RITA SURGE INUNDATION AND ADVISORY FLOOD ELEVATION MAP NUMBER LA-Q105, DATED FEBRUARY 23, 2006. ZONE "AE" ADVISORY BASE FLOOD ELEVATION: +6.0' NGVD29.
- THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, AND/OR RIGHTS-OF-WAY WHICH MAY AFFECT SAID TRACTS EXCEPT AS OTHERWISE SHOWN HEREON.
- THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

CERTIFICATION:

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

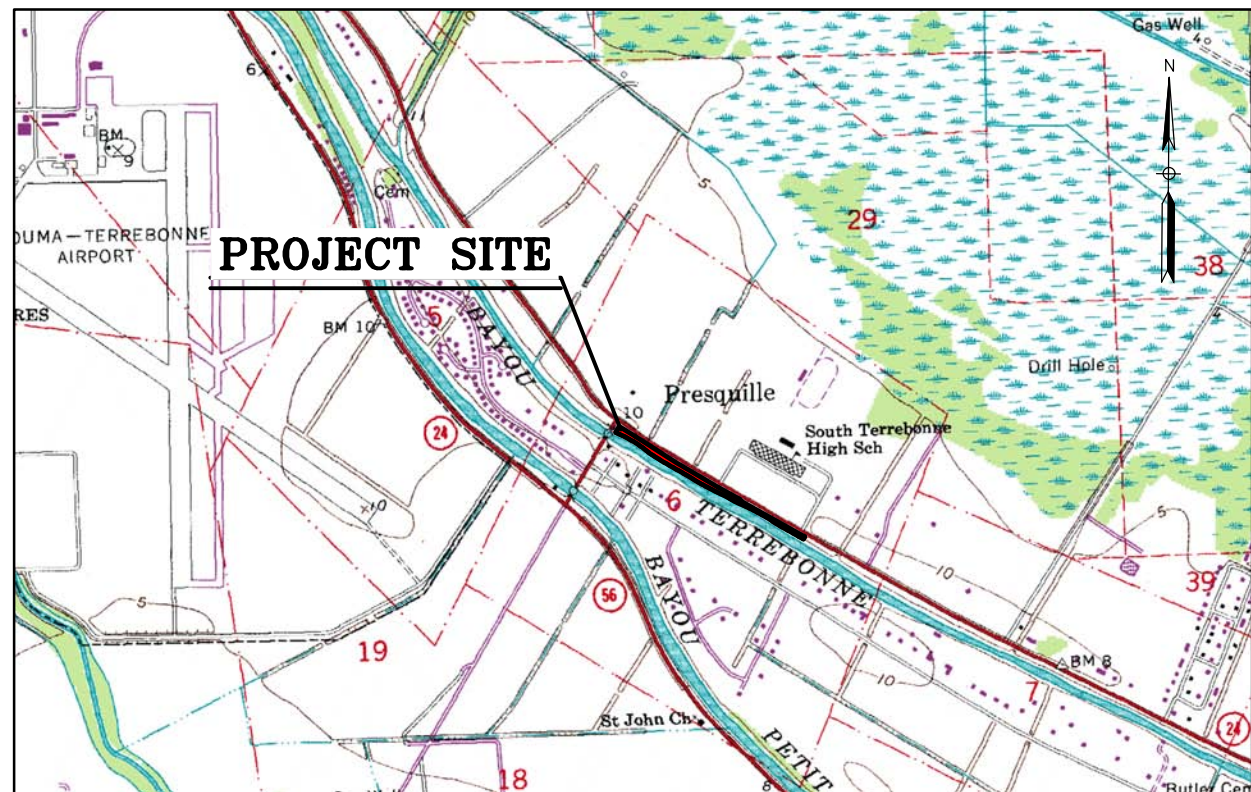
FINAL APPROVAL

DRAINAGE NOTE:

PROPERTY DRAINS OVERLAND TO BAYOU TERREBONNE.

LEGEND

- - SET 3/4" IRON PIPE (UNLESS NOTED)
- ⊗ - FOUND CONCRETE LA HWY DOTD
- ⊕ - FOUND 3/4" IRON ROD
- ⊖ - FOUND 2" IRON PIPE
- ⊙ - FOUND 1/2" IRON ROD
- ⊕ - FOUND 1-1/4" IRON PIPE
- - CORNER NOT SET (POINT ON WATER'S EDGE)
- × 4.3 - GROUND ELEVATIONS (NAVD88 - GEOID12B)
- ⚡ - POWER POLE
- - DRAINAGE FLOW



VICINITY MAP
SCALE: 1"=2000'

SHEET TITLE:		RE-DIVISION OF BATTURE PROPERTY BELONGING TO ROBERT J. NEIL 2.377 ACRES LOCATED IN SECTION 6 T17S-R18E TERREBONNE PARISH, LOUISIANA	
STAMP: 		PROVIDENCE Providence Engineering and Design, LLC Baton Rouge (225) 766-7000 Houma (707) 876-0380 www.providenceeng.com	
DESIGNED: TJM, JR. DATE: FEB. 22, 2019 JOB NO.: 548-002-GSE		CHECKED: [Signature] SCALE: 1" = 50' PLOT SCALE: 1:1 FILE NAME: NEIL BATTURE SURVEY-RESUB.dwg	
DATE		1 OF 1	