

Houma-Terrebonne Regional Planning Commission

Kyle Faulk.....	Chairman
Robbie Liner.....	Vice-Chairman
Rachael Ellender.....	Secretary/Treasurer
Ross Burgard.....	Member
L.A. “Budd” Cloutier, O.D.....	Member
Jan Rogers.....	Member
Barry Soudelier.....	Member
Wayne Thibodeaux.....	Member
Vacancy.....	Member

MAY 20, 2021, THURSDAY

6:00 P.M.

TERREBONNE PARISH COUNCIL MEETING ROOM
Government Tower, 8026 Main Street, 2nd Floor, Houma, Louisiana
(Temperature Screening and Face Masks Required)

A • G • E • N • D • A

I. CONVENE AS THE ZONING & LAND USE COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. APPROVAL OF MINUTES

1. Approval of Minutes of Zoning & Land Use Commission for the Regular Meeting of April 15, 2021

E. COMMUNICATIONS

F. PUBLIC HEARING:

1. Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) 110 Banks Avenue, Lot 47, Block B, Mechanicville Subdivision; Geraldine L. Miller & Gezelda Williams, applicants

G. NEW BUSINESS:

1. Parking Plan:
Construction of 77 additional parking spaces, Synergy Bank; 210 Synergy Center Boulevard, Lot 1, Block 1, Synergy Center Subdivision; Onshore Construction Company, LLC, applicant
2. Preliminary Hearing:
Rezone from OL (Open Land) to C-3 (Neighborhood Commercial) 807, 815, 831, 901, 907 East Street; 108 & 109 Brees Drive; 108 & 109 Fleur De Lis Drive; Terrebonne Parish Consolidated Government, applicant; and call for a Public Hearing on Thursday, June 17, 2021 at 6:00 p.m.

H. STAFF REPORT

I. COMMISSION COMMENTS:

1. Zoning & Land Use Commissioners’ Comments
2. Chairman Comments

J. PUBLIC COMMENTS

K. 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 April 15, 2021

E. APPROVE REMITTANCE OF PAYMENT FOR THE MAY 20, 2021 INVOICES AND THE TREASURER’S REPORT OF APRIL 2021

F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: Redivision of Parcels B, D, F, F1, G, H, and I into Tract A and Lots 1 through 10 of Gulf South Square being a Portion of Lot 172, Honduras Plantation Subdivision
Approval Requested: Process D, Minor Subdivision
Location: 991 Grand Caillou Road, Terrebonne Parish, LA
Government Districts: Council District 1 / City of Houma Fire District
Developer: Arthur A. DeFraités, Jr. & John M. DeFraités
Surveyor: Providence Engineering & Environmental Group, LLC
b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Division of Property belonging to the Estate of W.J. Blanchard, Jr. (Lot 9 + remaining)
Approval Requested: Process D, Minor Subdivision
Location: 4166 West Main Street, Gray, Terrebonne Parish, LA
Government Districts: Council District 4 / Bayou Cane Fire District
Developer: Eartha St. Amant
Surveyor: Charles L. McDonald Land Surveyor, Inc.
b) Variance Request: Variance from the required 25' public road frontage
c) Consider Approval of Said Application
3. a) Subdivision: Redivision of Two Tracts into Tracts A, B, & C on Property belonging to GLCB, L.L.C.
Approval Requested: Process D, Minor Subdivision
Location: 6451, 6453, 6473, 6475, 6481 West Main Street, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Andrée Casey
Surveyor: Providence Engineering & Environmental Group, LLC
b) Public Hearing
c) Variance Request: Variance from the commercial fire hydrant requirements, 190' in lieu of the required 150'
d) Consider Approval of Said Application
4. a) Subdivision: Trinity Commercial Park, Addendum No. 3
Approval Requested: Process D, Minor Subdivision
Location: Easternmost End of Trinity Lane, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Annie 1, L.L.C.
Surveyor: Keneth L. Rembert Land Surveyors
b) Consider Approval of Said Application

H. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Tracts 2-A & 2-B, A Redivision of Tract belonging to Benoit Premium Threading, LLC
Approval Requested: Process D, Minor Subdivision
Location: Southwest Corner of Prospect Boulevard & Coteau Road, Terrebonne Parish, LA
Government Districts: Council District 9 / Bayou Blue Fire District
Developer: Benoit Premium Threading, LLC
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Tracts 5-A, 5-B, & 5-C, A Redivision of Tract 5 of Boudreaux Canal Subd.
Approval Requested: Process D, Minor Subdivision
Location: 6333 Highway 56, Chauvin, Terrebonne Parish, LA
Government Districts: Council District 8 / Little Caillou Fire District
Developer: DAS Technology Solutions.
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application

3. a) Subdivision: Revised Tracts 1 and 2, A Redivision of Property belonging to Joseph C. Landry, Jr.
Approval Requested: Process D, Minor Subdivision
Location: 395 Highridge Drive, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Dularge Fire District
Developer: Joseph C. Landry, Jr.
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: Redivision of Property belonging to Earl H. Cato, et al (Tracts B-1, B-2, 2-E)
Approval Requested: Process D, Minor Subdivision
Location: 133 & 137 Brunet Street, Schriever, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Earl Cato
Surveyor: Charles L. McDonald Land Surveyor, Inc.
b) Public Hearing
c) Variance Request: Variance from the 25' frontage on a public road
d) Consider Approval of Said Application
5. a) Subdivision: Garden Estates Subdivision
Approval Requested: Process D, Minor Subdivision
Location: Intersection of Bayou Gardens Boulevard & Coteau Road, Terrebonne Parish, LA
Government Districts: Council District 4 / Coteau Fire District
Developer: CAVLAND Investments, LLC
Surveyor: Leonard Chauvin P.E., P.L.S., Inc.
b) Public Hearing
c) Consider Approval of Said Application
6. a) Subdivision: Pasture Lane Subdivision, Phase 1
Approval Requested: Process C, Major Subdivision, Phase 1, Conceptual
Location: 100 Pasture Court, Thibodaux, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Cavco Investments, LLC
Surveyor: Leonard Chauvin P.E., P.L.S., Inc.
b) Consider Approval of Said Application
7. a) Subdivision: Benjamin Estates, Phases 1 & 2
Approval Requested: Process C, Major Subdivision, Conceptual & Preliminary
Location: 141 Duplantis Street, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Duplantis Properties, L.L.C.
Surveyor: Acadia Land Surveying, LLC / Duplantis Design Group, P.C.
b) Public Hearing
c) Consider Approval of Said Application
8. a) Subdivision: Division of Tract C into Tract C-1 and Tract C-2 belonging to Briarpatch, Inc.
Approval Requested: Process D, Minor Subdivision
Location: 907 East Street, Terrebonne Parish, LA
Government Districts: Council District 1 / City of Houma Fire District
Developer: Terrebonne Parish Consolidated Government
Surveyor: David A. Waitz Engineering & Surveying, Inc.
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 and the Parish Harassment, Discrimination, & Diversity Training for 2021

J. ADMINISTRATIVE APPROVAL(S):

1. Revised Lot 4, A Redivision of Revised Lot 4, Block 4, Phase 2 of Mulberry Gardens Subdivision and Revised Lot 10, A Redivision of Revised Lot 10, Block 4, of South Point Estates Subdivision, Section 104, T17S-R17E, Terrebonne Parish, LA
2. Revised Lots 3 & 4, A Redivision of Lot 4 and Portions of Lots 3 and 5 of Hollywood Industrial Subdivision, Section 102, T17S-R17E, Terrebonne Parish, LA
3. Lot Line Revision of Property belonging to Gwen Boquet Rogers, et al, Section 56, T18S-R19E, Terrebonne Parish, LA
4. Lot Line Shift between Property belonging to John & Paulette Jackson and Chester J. LeCompte, Section 2, T16S-R16E, Terrebonne Parish, LA
5. Tracts "A" & "B", A Redivision of Property belonging to Estate of John Gustave Verret, et ux, Section 26, T19S-R16E, Terrebonne Parish, LA
6. Revised Lots 20 & 22, A Redivision of Lots 19 thru 22, Block 1 of Chauvin-Carlos Subdivision, Section 6, T17S-R17E, Terrebonne Parish, LA
7. Lot Line Shift between Lot 2, Lot 3, & Lot 4 of Chester Smith Subdivision belonging to the Estate of Eddie J. Lirette, Jr., Section 48, T18S-R19E, Terrebonne Parish, LA
8. Lot Line Shift between Lots 4 & 5 of Block 2, Hotard Subdivision with the Front and Adjacent Portions of Tract "B" of the Redivision of Property belonging to Barbara H. Foret, et al, Section 11, T17S-R18E, Terrebonne Parish, LA
9. Revision of Property Lines between Cavco Investments, LLC and Natchez Joseph Morice, III, Section 79, T15S-R16E, 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

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
MEETING OF APRIL 15, 2021

- A. The Vice-Chairman, Mr. Robbie Liner, called the meeting of April 15, 2021 of the HTRPC to order at 6:07 p.m. at the Municipal Auditorium with the Invocation led by Dr. Cloutier and the Pledge of Allegiance led by him. The Chairman, Mr. Kyle Faulk, was out due to a work commitment.
- B. Upon Roll Call, present was: Mr. Ross Burgard; Dr. L.A. “Budd” Cloutier, Jr.; Ms. Rachael Ellender, Secretary/Treasurer; Mr. Robbie Liner, Vice-Chairman; Mr. Jan Rogers; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Kyle Faulk, Chairman and Mr. Barry Soudelier. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Derick Bercegeay, Legal Advisor.
- C. **CONFLICTS DISCLOSURE:** The Vice-Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse him or herself from participating in the debate, discussion, and voting on that matter. *There were no conflicts to report.*
- D. **ACCEPTANCE OF MINUTES:**
1. Mr. Rogers moved, seconded by Dr. Cloutier: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of March 18, 2021.”
- The Vice-Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and Mr. Soudelier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Ms. Ellender moved, seconded by Dr. Cloutier: “THAT the HTRPC remit payment for the April 15, 2021 invoices and approve the Treasurer’s Report of March 2021.”
- The Vice-Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and Mr. Soudelier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATIONS:**
1. Mr. Pulaski read an email from Providence Engineering & Environmental Group, LLC, dated April 15, 2021, requesting to table Item G.1 regarding Gulf South Square until the next regular meeting of May 20, 2021 [See *ATTACHMENT A*].
- a) Mr. Thibodeaux moved, seconded by Dr. Cloutier: “THAT the HTRPC table the application by Arthur A. DeFraités and John M. DeFraités for the Redivision of Parcels B, D, F, F1, G, H, and I into Tract A and Lots 1 through 10 of Gulf South Square being a portion of Lot 172, Honduras Plantation Subdivision until the next regular meeting of May 20, 2021 as per the Developer’s request [See *ATTACHMENT A*].”
- The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and Mr. Soudelier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
2. Mr. Pulaski read an email from Providence Engineering & Environmental Group, LLC, dated April 13, 2021, requesting to table Item H.5 regarding Property belonging to GLCB, LLC until the next regular meeting of May 20, 2021 [See *ATTACHMENT B*].
- a) Mr. Rogers moved, seconded by Mr. Burgard: “THAT the HTRPC table the application by Andree Casey for the Redivision of Two Tracts into Tract A, B, and C on Property belonging to GLCB, LLC until the next regular meeting of May 20, 2021 as per the Developer’s request [See *ATTACHMENT B*].”
- The Vice-Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and Mr. Soudelier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

G. OLD BUSINESS:

1. *Tabled until the May 20, 2021 meeting.* Redivision of Parcels B, D, F, F1, G, H, and I into Tract A and Lots 1-10 of Gulf South Square being a portion of Lot 172, Honduras Plantation Subdivision. [See *ATTACHMENT A*]

H. APPLICATIONS / NEW BUSINESS:

1. The Vice-Chairman called to order the Public Hearing for an application by Daniel A. Brien for Process D, Minor Subdivision, Division of Property belonging to Daniel A. Brien, or assigns and Bonnie Brien Caro, or Assigns (Tracts A & B).

- a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., discussed the location and division or property.
- b) There was no one from the public to speak on the matter.
- c) Mr. Thibodeaux moved, seconded by Dr. Cloutier: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.
- e) Dr. Cloutier moved, seconded by Mr. Thibodeaux: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Division of property belonging to Daniel A. Brien, or assigns and Bonnie Brien Caro, or assigns."

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

2. The Vice-Chairman called to order the Public Hearing for an application by Eartha St. Amant for Process D, Minor Subdivision, Division of Property belonging to the Estate of W.J. Blanchard, Jr. (Lot 9 + remainder).

- a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., discussed the location and division or property. She stated a fire hydrant needed to be installed and would request the matter be tabled until the next regular meeting but to hold the public hearing first.
- b) There was no one from the public to speak on the matter.
- c) Mr. Thibodeaux moved, seconded by Mr. Rogers: "THAT the Public Hearing be closed."

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

- d) Dr. Cloutier moved, seconded by Ms. Ellender: "THAT the HTRPC table the application for Process D, Minor Subdivision, for the Division of Property belonging to the Estate of W.J. Blanchard, Jr. (Lot 9 + remainder) until the next regular meeting of May 20, 2021 as per the Developer's request."
- e) Mr. Pulaski discussed Blanchard Court being private and access for Lot 9. He requested a note be placed on the plat that Lot 9 be granted access by Blanchard Court.

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

3. The Vice-Chairman called to order the Public Hearing for an application by Corey Williams for Process D, Minor Subdivision, Division of Lot 18, Block 2 of Barrow Street.
 - a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., discussed the location and division or property.
 - b) There was no one from the public to speak on the matter.
 - c) Mr. Rogers moved, seconded by Mr. Burgard: “THAT the Public Hearing be closed.”

The Vice-Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and Mr. Soudelier. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.
 - e) Dr. Cloutier moved, seconded by Ms. Ellender: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Division of Lot 18, Block 2 of Barrow Subdivision.”

The Vice-Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and Mr. Soudelier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
4. The Vice-Chairman called to order the conceptual application by Duplantis Properties, LLC for Process C, Major Subdivision, Benjamin Estates.
 - a) Mr. Evan Geerts, Duplantis Design Group, discussed the location and division or property.
 - b) Discussion was held with regard to breaking up the size of the pond and use as recreational purposes.
 - c) Mr. Pulaski discussed the Staff Report and stated Staff recommended conceptual approval with no conditions.
 - d) Dr. Cloutier moved, seconded by Mr. Rogers: “THAT the HTRPC grant conceptual approval of the application for Process C, Major Subdivision, for Benjamin Estates.”

The Vice-Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and Mr. Soudelier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
5. *Tabled until the May 20, 2021 meeting.* Redivision of Two Tracts into Tracts A, B, and C on Property belonging to GLCB, L.L.C. [See *ATTACHMENT B*]
6. The Vice-Chairman called to order the Public Hearing for an application by Philip J. Duplantis & Gloria B. Duplantis Revocable Living Trust for Process D, Minor Subdivision, for Tract “L”, Property belonging to the Philip J. Duplantis & Gloria B. Duplantis Revocable Living Trust.
 - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division or property. He stated the only utility letter he was missing was Entergy after two requests.
 - b) There was no one from the public to speak on the matter.
 - c) Mr. Rogers moved, seconded by Mr. Burgard: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon municipal addresses being depicted on the plat and submittal of all utility letters.
- e) Mr. Rogers moved, seconded by Dr. Cloutier: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tract “L”, Property belonging to the Philip J. Duplantis & Gloria B. Duplantis Revocable Living Trust conditioned upon municipal addresses being depicted on the plat and submittal of all utility availability letters.”

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

- 7. The Vice-Chairman called to order the Public Hearing for an application by Annie 1, LLC for Process D, Minor Subdivision, Trinity Commercial Park, Addendum No. 3.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division or property. He stated there was a problem with drainage and a swale needed to be dug. He requested the matter be tabled after the public hearing was held.
- b) There was no one from the public to speak on the matter.
- c) Mr. Rogers moved, seconded by Dr. Cloutier: “THAT the Public Hearing be closed.”

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

- d) Discussion was held with regard to six driveways coming from 150' and not good planning. Discussion ensued regarding the t-turnaround would be allowed as a cul-de-sac would be and that the property is not zoned so the property could be sold as residential or commercial regardless.
- e) Discussion ensued regarding residential and commercial fire codes and setbacks as well as the health, safety, and welfare of the residents.
- f) Dr. Cloutier moved, seconded by Mr. Thibodeaux: “THAT the HTRPC table the application for Process D, Minor Subdivision, Trinity Commercial Park, Addendum No. 3 until the next regular meeting of May 20, 2021 as per the Developer’s request.”
- g) It was strongly suggested that the Surveyor relay the message to the Developer that the Commission would like to see a different plan, as to not see six driveways, be submitted at the next meeting.

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

- 8. The Vice-Chairman called to order the Public Hearing for an application by Travis Buquet Home Builders, Inc. requesting conceptual & preliminary approval for Process C, Major Subdivision, Progressive Square Townhomes Subdivision.

- a) Mr. Kevin Rizzo, Delta Coast Consultants, LLC, discussed the location and division or property. He stated the project would be a Planned Unit Development and requested conceptual and preliminary approval provided he submit all the utility availability letters.
- b) The Vice-Chairman recognized Michelle Parfait, 222 Rue d’Iberville, who expressed concerns of access and the extension of Rue d’Iberville being extended that would not allow her kids to continue to play at the end of the street.
- c) Discussion was held regarding the extension of the street at the existing t-turnaround that is similar to other subdivisions when done in phases with this subdivision taking a longer period of time for expansion. Discussion ensued with the street becoming a shortcut to motorists avoiding the traffic light at Polk Street

and possibly looking into a more in-depth review of the average daily traffic counts.

- d) Discussion ensued regarding to reviewing the architectural renderings at the engineering phase.

- e) 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: Mr. Burgard, Dr. Cloutier, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and Mr. Soudelier. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- f) Mr. Pulaski discussed the Staff Report and stated Staff recommended conceptual and preliminary approval provided upon the submittal of all utility availability letters. He read an email into the record from Ms. Phyllis A. Folse, 219 Rue d’Iberville, expressing concerns of traffic, safety, and noise [See *ATTACHMENT C*].

- g) Discussion was held regarding the two subdivisions functioning independently but not aesthetically pleasing, a more extensive traffic study being performed, and architectural renderings needing to be submitted at conceptual and preliminary rather than at engineering.

- h) Mr. Thibodeaux moved: “THAT the HTRPC table the conceptual and preliminary application for Process C, Major Subdivision, Progressive Square Townhomes Subdivision until the next regular meeting of May 20, 2021.” *The motion died to the lack of a second.*

- i) Discussion ensued regarding other existing townhomes and apartments in the area; installation of traffic devices to discourage cut throughs; other existing streets, i.e. Ramey Road & Melissa, that could also be used as a cut through; and labeling all the other roads on the plat to see connectivity and such.

- j) Dr. Cloutier moved, seconded by Mr. Thibodeaux: “THAT the HTRPC grant conceptual and preliminary approval for Process C, Major Subdivision, for Progressive Square Townhomes Subdivision conditioned upon the submittal of all utility service availability letters.”

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

- 9. The Vice-Chairman called to order the Public Hearing for an application by Terrebonne Parish Consolidated Government requesting approval for Process A, Raw Land Division, for the Division of Batture Tracts belonging to Michael J. Samanie, Garret & Becky Hohensee, and an Existing Batture Tract belonging to Summerfield Properties, LLC to be acquired by TPCG for the Hollywood Road Bridge Construction.

- a) Mr. Greg Plaisance, GIS Engineering, LLC, discussed the location and division or property.

- b) The Vice-Chairman recognized Sadeq Gubren, 3411 Bayou Black Drive, who expressed concerns of the bridge being directly across from his home and worried about the safety of his kids and lights shining towards his home.

- c) Discussion was held regarding the installation of a three-way stop or a signalized traffic device at the intersection.

- d) The Vice-Chairman recognized Kenneth Johnson, 3395 Bayou Black Drive, who expressed concerns of tonnage of the bridge and sugar cane trucks.

- e) Mr. Mart Black, TPCG Coastal Restoration and Preservation Director, discussed LA DOTD’s plans and studies of traffic and adequate traffic controls that would be placed on Highway 182.

- f) Discussion ensued with regard to the possibility of highway being safer due to traffic slowing to turn onto the bridge and traffic control devices, tonnage and the bridge being built to highway standards, existing stop signs on Southdown Mandalay Road, and speed limits.

- g) Mr. Thibodeaux moved, seconded by Dr. Cloutier: “THAT the Public Hearing be closed.”

The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and Mr. Soudelier. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- h) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the variance from the minimum lot size requirement and approval of the division with no conditions.
- i) Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT the HTRPC grant approval of the application for Process A, Raw Land Division, Division of Batture Tracts belonging to Michael J. Samanie, Garret & Becky Hohensee, and an Existing Batture Tract belonging to Summerfield Properties, LLC to be acquired by TPCG for the Hollywood Road Bridge Construction with a variance granted from the minimum lot size requirement.”

The Vice-Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and Mr. Soudelier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- I. STAFF REPORT:
 - 1. Staff indicated that Dr. Cloutier, Mr. Faulk, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux had completed the required Ethics Training as of today.
 - a) Mr. Pulaski stated that all Commissioners also had to complete the Parish Harassment, Discrimination, & Diversity Training annually. Mr. Brian Rodrigue, TPCG Information Technology stated that a new video would be filmed in the next week and Staff would get the video out to the Commissioners via a flash drive or link.
- J. ADMINISTRATIVE APPROVALS:

Dr. Cloutier moved, seconded by Mr. Rogers: “THAT the HTRPC acknowledge for the record the following Administrative Approval.”
 - 1. Revised Lot 4, A Redivision of Revised Lot 4, Block 4, Phase 2 of Mulberry Gardens Subdivision and Revised Lot 10, A Redivision of Revised Lot 10, Block 4, of South Point Estates Subdivision, Section 104, T17S-R17E, Terrebonne Parish, LA

The Vice-Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and Mr. Soudelier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- K. COMMITTEE REPORT:
 - 1. Subdivision Regulations Review Committee:
 - a) Mr. Pulaski stated the committee met on April 8, 2021 to discuss rear lot drainage and altering of drainage in single family subdivisions.
 - (1) The committee discussed addressing the rear lot drainage issues through the permit office with grading plans being required and inspections before certificates of occupancy are issued or by changing the regulations to increase the grade of lot rear than currently required.
 - b) Mr. Pulaski stated the initial members appointed to the SRRC in May 2020 were Ms. Ellender and Mr. Soudelier. New members appointed in March 2021 were Mr. Liner and Mr. Ross Burgard which created a four-member committee. Due to work commitments, normal committee meeting times, and the typical three-member committee, Mr. Liner stepped down.
- L. COMMISSION COMMENTS:
 - 1. Planning Commissioners’ Comments: None.
 - 2. Vice-Chairman’s Comments: None.
- M. PUBLIC COMMENTS: None.

N. Dr. Cloutier moved, seconded by Mr. Rogers: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:33 p.m.”

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

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

From: Terral Martin, Jr., PLS <terralmartin@providenceeng.com>
Sent: Thursday, April 15, 2021 12:49 PM
To: Christopher Pulaski
Cc: Becky Becnel
Subject: Re: [E] RE: Gulf South Square - DeFraites - Table to February 18th

External Sender

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Chris,

We need to table this item again. Still waiting to install fire hydrant and provide sewer service to lot 10.

Terral

Sent from my iPhone

On Apr 15, 2021, at 11:54 AM, Christopher Pulaski <cpulaski@tpcg.org> wrote:

Terral,

For official proceedings and record purposes, I need you to formally request to table the item. Your previous email just says "we will probably need to table again" which I'm certain will not suffice for our Legal Counsel. Please reply to all so Becky is cc'd.

Thanks,

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

From: Terral Martin, Jr., PLS <terralmartin@providenceeng.com>
Sent: Wednesday, April 7, 2021 5:25 PM
To: Christopher Pulaski <cpulaski@tpcg.org>
Subject: Re: [E] RE: Gulf South Square - DeFraites - Table to February 18th

External Sender

Becky Becnel

Item H.5

From: Terral Martin, Jr., PLS <terralmartin@providenceeng.com>
Sent: Tuesday, April 13, 2021 11:13 AM
To: Becky Becnel
Cc: Christopher Pulaski
Subject: Buquet Realty
Attachments: Providence Hydrant 6475 West Main.pdf

External Sender

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Becky,

We will table the Buquet Realty Re-division to the May meeting. Bayou Cane Fire Department will be installing a fire hydrant across the street from our development next month. This will allow Tract C to be within the minimum 150' distance from a fire hydrant.

Thank you,

Terral

Terral J. Martin, Jr., PLS
Professional Land Surveyor
terralmartin@providenceeng.com
Main: 985-876-6380
Cell: 985-226-4785
Fax: 985-876-0621
Extension: 174
www.providenceeng.com
Providence Engineering and Environmental Group LLC
1297 St. Charles Street Suite H, Houma, LA 70360



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Christopher Pulaski

From: Christopher Pulaski
Sent: Wednesday, April 14, 2021 9:05 AM
To: Phyllis Folse
Cc: Becky Becnel
Subject: RE: Planning agenda for Thursday April 15

Ms. Folse,

I appreciate you sending me your comments. Regarding the difference of the map on the letter versus the Assessor map, I would imagine that the difference is that the map on the letter shows the proposed lots and how the property would be subdivided whereas the Assessor map just shows it as one large tract which is how it is currently.

You can see a larger version of the proposed subdivision and the application by clicking on the link below which will take you to the Planning Commission online agenda. [RPC MtgPckt Apr 15 2021.pdf \(tpcg.org\)](#)

I will be sure and convey your comments to the Planning Commission during the public hearing portion of that item at tomorrow night's meeting.

Thanks,

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

From: Phyllis Folse <findfilis@msn.com>
Sent: Tuesday, April 13, 2021 5:46 PM
To: Christopher Pulaski <cpulaski@tpcg.org>
Subject: Planning agenda for Thursday April 15

External Sender

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Phyllis A. Folse
219 Rue D Iberville
Houma, La 70360
findfilis@msn.com

April 13, 2021

Mr. Christopher M. Pulaski, PLA
Director
Houma-Terrebonne Regional Planning Commission
P.O. Box 1446
Houma, La 70360

Dear Mr. Christopher M. Pulaski, PLA:

I am contacting you concerning the letter I received concerning the preliminary division of property for Progressive Square Townhomes Subdivision, which is being discussed at Thursday's meeting. I am unable to attend the meeting due to a family obligation but still want my concerns to be heard.

When looking for my new home, I did not want to be in a crowded or busy subdivision with lots of traffic. I was looking for a small quiet neighborhood where I would feel safe. When I found Rue D Iberville, I knew this is where I wanted to be, it had what I was looking for. I continued to visit this quiet neighborhood until Sept 2015 when this home became available for purchase.

As I understand, they are wanting to extend Rue D Iberville for access to these Townhomes. The proposed route will have an extended amount of traffic to be used to get to "Progressive Square Townhomes Subdivision" and will also invite nonresident vehicles seeking shortcuts to avoid the traffic signal at Polk and Tunnel Blvd. Rue D Iberville as it exists, is not designed to take on another couple hundred cars per day. This would in fact be putting a burden upon our safe, quite neighborhood and street.

My home here is my sanctuary, my safe place and feel like this would be taken away from me; there are 2 entrances to Progressive Blvd from Tunnel Blvd, Rue D Iberville AKA The Oaks Townhomes Subdivision should be completely separated from Progressive Square Townhomes Subdivision without having access to/from Rue D Iberville.

Also, please be advised that the map on the back side of the letter does not agree with the map on the Assessor's site.

Thanking you in advance for your consideration!

Phyllis A Folsie

God Bless!

KYLE FAULK
Chairman

ROBBIE LINER
Vice Chairman

RACHAEL ELLENDER
Secretary / Treasurer

ROSS BURGARD

L.A. "BUDD" CLOUTIER, JR., O.D.

PHILLIP LIVAS

JAN ROGERS

BARRY SOUDELIER

WAYNE THIBODEAUX



CHRISTOPHER M. PULASKI, PLA
Director

BECKY M. BECNEL
Minute Clerk

DERICK BERCEGEAY
Legal Advisor

Terrebonne Parish
Consolidated Government
Planning & Zoning Department
www.tpcg.org/planning

Post Office Box 1446
Houma, Louisiana 70361-1446
Phone (985) 873-6793
Fax (985) 580-8141

APRIL, 2021

HOUMA TERREBONNE REGIONAL PLANNING COMMISSION

BALANCE BROUGHT FORWARD 56,140.38

EXPENDITURES:

HOUMA-TERR PLANNING COMM. MEMBERS
(April Per Diems) 277.02

TPCG
(Legal) 375.00

THE COURIER
(Publications) 720.67

MARTIN & PELLEGRIN
(2020 Audit) 2,750.00

TERREBONNE PARISH CLERK OF COURT
(Service Fees) 125.00

CHASE BANK
(Service Fees) 30.00

TOTAL EXPENDITURES	4,277.69
SUBTOTAL	51,862.69
ACCOUNTS RECEIVABLE	2,614.15
ENDING BALANCE	54,476.84

Chase Bank - Savings Account	48,368.31
Chase One Bank - Checking Account	6,108.53
TOTAL	54,476.84

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
2021 - APRIL TREASURER'S REPORT
PAGE 2

ACCOUNTS RECEIVABLE:

Interest on Money Market Account	2.11
Interest on Checking Account	0.04
Faith Baptist Church of Dulac, Inc.	10.00
Geraldine Miller	25.00
Charles L. McDonald Land Surveyor, Inc.	201.56
Charles L. McDonald Land Surveyor, Inc.	171.00
Charles L. McDonald Land Surveyor, Inc.	264.20
Charles L. McDonald Land Surveyor, Inc.	171.00
Charles L. McDonald Land Surveyor, Inc.	145.88
Charles L. McDonald Land Surveyor, Inc.	171.00
Duplantis Design Group, P.C.	75.00
Buquet Realty Co. Inc.	166.76
Keneth L. Rembert Land Surveyors	316.88
Keneth L. Rembert Land Surveyors	372.56
Delta Coast Consultants, LLC	151.56
GIS Engineering, LLC / Joseph Chauvin	194.60
Keneth L. Rembert Land Surveyors	125.00
Milford & Associates, Inc.	50.00

\$	2,614.15
----	----------

Approved by:

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

Outstanding invoices and disbursements

OPERATING ACCOUNT

Date	Invoice Number	Vendor	Description	Amount
5/20/2021		Dr. L. Arnold Cloutier, Jr.	Per Diem	46.17
5/20/2021		Wayne Thibodeaux	Per Diem	46.17
5/20/2021		Rachael Ellender	Per Diem	46.17
5/20/2021		Kyle D. Faulk	Per Diem	46.17
5/20/2021		Robbie R. Liner	Per Diem	46.17
5/20/2021		Barry Soudelier	Per Diem	46.17
5/20/2021		Jan J. Rogers	Per Diem	46.17
5/20/2021		Ross Burgard	Per Diem	46.17
5/20/2021	GZ-01312	TPCG	March Postage	5.56
5/20/2021	GZ-01314	TPCG	April Postage	727.14
5/20/2021	300237264	The Courier	April Ads	497.07
5/20/2021	Re-issue	Rachael Ellender	Outstanding cks	138.51

TOTAL OPERATING EXPENDITURES

1,737.64

Date	Invoice	Vendor	Description	Amount
5/20/2021		H-T Reg. Plan Comm	Transfer	

5/20/2021

Date

Approved by:

Title

Rhonda Samani

Accountant

5/20/2021

Date

Approved by:

Title

RPC / E

Receipts May 1, 2021 through May 31, 2021

Terrebonne Parish Consolidated Government	46.00
Onshore Construction Company, LLC	50.00
Keneth L. Rembert Land Surveyors	138.92
Keneth L. Rembert Land Surveyors	138.92
Keneth L. Rembert Land Surveyors	145.88
Charles L. McDonald Land Surveyor	159.80
Leonard Chauvin P.E., PLS	323.84
Leonard Chauvin P.E., PLS	269.88
Duplantis Design Gourp, P.C.	116.76
Terrebonne Parish Consolidated Government	145.88
Keneth L. Rembert Land Surveyors	125.00
Charles L. McDonald Land Surveyor	125.00
Charles L. McDonald Land Surveyor	125.00
John G. Verret Jr	125.00
Keneth L. Rembert Land Surveyors	125.00
Charles L. McDonald Land Surveyor	125.00
Natalie or Keith Bergeron	125.00
Leonard Chauvin P.E., PLS	125.00
Keneth L. Rembert Land Surveyors	125.00
DB Adley Oaks LLC	100.00
	<hr/> <hr/>
	2,760.88

Chase Bank Money Market Account Balance \$51,129.19

Chase Bank Checking Account Balance \$4,140.04

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

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. X Minor Subdivision

Variance(s) (detailed description):

1. Name of Subdivision: Gulf South Square

2. Developer's Name & Address: Arthur A. De Fraites, Jr. and John M. DeFraites

*Owner's Name & Address: 991 Grand Caillou Road, Houma, LA 70363
[* All owners must be listed, attach additional sheet if necessary]

3. Name of Surveyor, Engineer, or Architect: Terral J. Martin, Jr. P.L.S.

4. Physical Address: 991 Grand Caillou Road

5. Location by Section, Township, Range: Section 105, T17S-R17E

6. Purpose of Development: To reconfigure lot lines.

7. Land Use:

 Single-Family Residential

 Multi-Family Residential

 X Commercial

 Industrial

8. Sewerage Type:

 X Community

 Individual Treatment

 Package Plant

 Other

9. Drainage:

 X Curb & Gutter

 Roadside Open Ditches

 Rear Lot Open Ditches

 Other

10. Date and Scale of Map:
12/1/2020, Scale: 1" = 60'

11. Council District:
3

12. Number of Lots: 10

13. Filing Fees: \$250.28

TERRAL J. MARTIN JR.
Print Applicant or Agent
12/8/2020
Date


Signature of Applicant or Agent

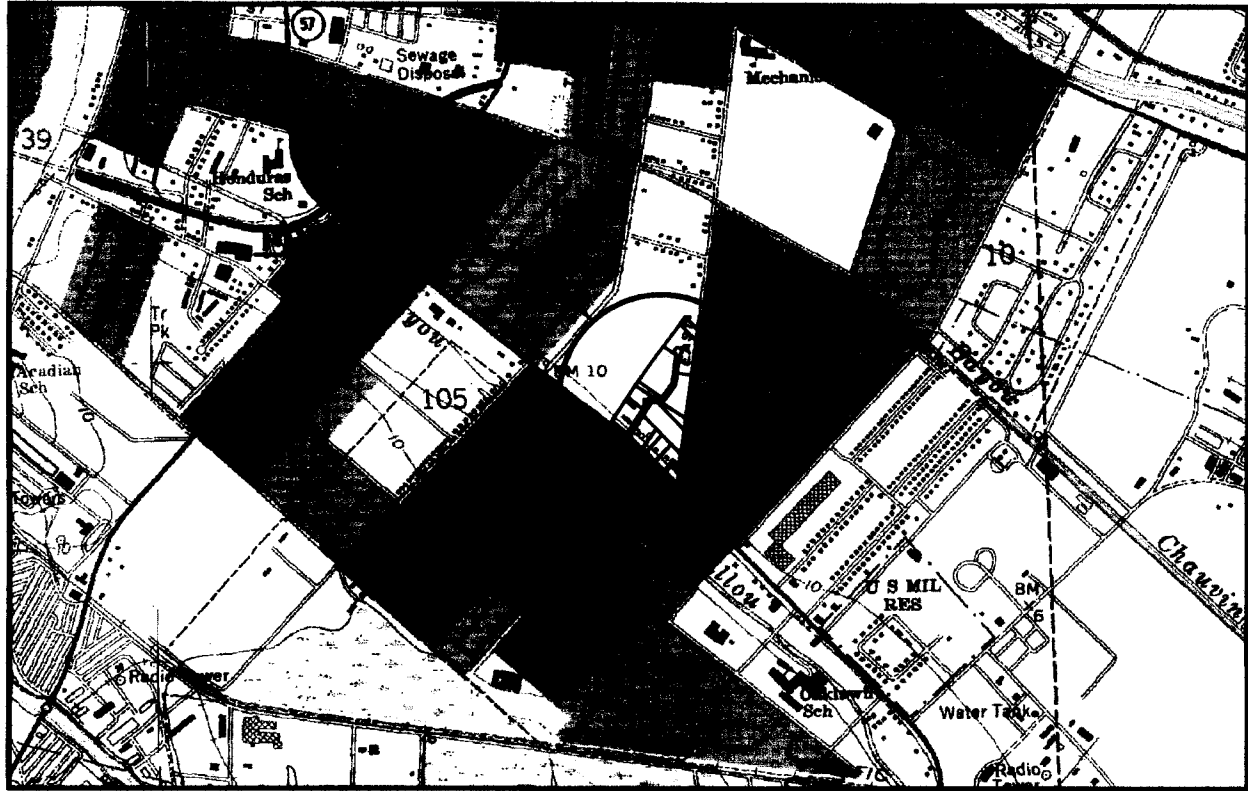
ARTHUR A. DE FRANCES, JR.
Print Name of Signature
12/8/2020
Date

Signature Arthur G. Prater Jr.

LINE	CURVE	BEARING	DISTANCE	ARC DIST.	RADIUS	CH. BEARING	CH. DIST.
A-B		S 32°58'10" W	306.84'				
	B-C			86.40'	205.04'	N 18°35'31" E	85.76'
	C-D			15.44'	11.50'	N 44°59'12" E	14.31'
D-E		N 83°27'09" E	81.82'				
E-F		S 83°27'09" W	52.38'				
	F-G			43.76'	51.50'	S 59°06'45" W	42.45'
G-H		S 34°46'21" W	172.90'				
	H-I			24.51'	51.50'	S 21°08'08" W	24.28'
I-J		S 07°29'55" W	296.08'				
	J-K			9.27'	10.00'	S 34°03'50" W	8.94'
	K-L			199.85'	40.00'	S 82°30'05" E	48.00'
	L-M			9.27'	10.00'	N 19°03'59" W	8.94'
M-N		S 55°13'39" E	157.22'				
N-O		S 36°20'00" E	285.11'				
O-P		S 44°12'19" E	242.71'				
P-Q		S 07°30'27" W	940.30'				
Q-E		N 44°05'11" W	407.20'				

CURVE	ARC DIST.	RADIUS	CH. BEARING	CH. DIST.
1	60.02'	40.0'	S 79°52'08" E	54.55'
2	49.38'	40.0'	N 21°46'37" E	46.30'
3	90.44'	40.0'	N 78°21'47" E	72.37'

COORDINATE TABLE		
NAD83/LA 1702 SOUTH ZONE		
POINT	NORTHING	EASTING
A	393,789.559	3,484,386.757
B	394,046.982	3,484,553.736
C	394,128.264	3,484,581.077
D	394,138.383	3,484,591.192
E	394,147.713	3,484,672.475
F	394,153.684	3,484,724.510
G	394,175.477	3,484,760.940
H	394,317.500	3,484,859.548
I	394,340.150	3,484,868.305
J	394,633.700	3,484,906.945
K	394,641.110	3,484,911.954
L	394,647.374	3,484,864.365
M	394,638.920	3,484,867.287
N	394,728.589	3,484,738.139
O	394,961.538	3,484,930.368
P	394,787.610	3,485,078.498
Q	393,855.235	3,484,955.769






VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES:

1. ALL BEARINGS ARE GRID AND REFERENCED TO THE "LOUISIANA COORDINATE SYSTEM OF NAD 1983, LA 1702 SOUTH ZONE (CORS 11) GEOID 12A. (BEARINGS GRID)
ALL DISTANCES ARE REFERENCED TO THE FOLLOWING PLAT:
A. SURVEY OF PROPERTY BELONGING TO CLAY DUPONT ET AL, LOCATED IN LOT 172 HONDURAS PLANTATION SUBDIVISION, SECTION 105, T17S-R17E, TERREBONNE PARISH, LOUISIANA. PREPARED BY GULF SOUTH ENGINEERS, INC. AND DATED 12/26/72, REV. 7/28/75.
B. SURVEY SHOWING PROPERTY LINE SHIFT OF PARCELS E, F, G, H, & I, OF PROPERTY BELONGING TO ARTHUR A. DEFRAITES, JR., JOHN M. DEFRAITES AND DEVLAND CORPORATION, BEING A PORTION OF LOT 172 OF HONDURAS PLANTATION SUBDIVISION LOCATED IN SECTION 105, T17S-R17E, TERREBONNE PARISH, LOUISIANA. PREPARED BY PROVIDENCE, GSE ASSOCIATES, LLC. AND DATED JUNE 23, 2015 REV JULY 22, 2015.
2. 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.
3. THIS SURVEY IS IN ACCORDANCE WITH "CLASS D" SURVEY CLASSIFICATION REQUIREMENTS OF THE LOUISIANA STANDARDS OF PRACTICE FOR ROUTE SURVEYS. THE PLAT AND FIELD SURVEYS 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 INCLUDES, BUT IS NOT LIMITED TO, SURVEYS OF FARM LANDS, RURAL AREAS, & ROUTE SURVEYS.
4. THE NATIONAL FLOOD INSURANCE MAP SHOWS THIS PROPERTY TO BE IN ZONE "C" AS PER COMMUNITY PANEL NUMBER 220220 MAP 0005 C AND DATED MAY 19, 1981. ZONE C - REQUIRES NO BASE FLOOD ELEVATION. RITA FLOOD MAP #LA C-103 DATED FEBRUARY 23, 2006 - REQUIRES NO ADVISORY BASE FLOOD ELEVATION.
5. NO STRUCTURE, FILL, OR OBSTRUCTION SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLAIN.

LEGEND:

-  - FOUND 3/4" GALV. IRON PIPE
 - SET 3/4" GALV. IRON PIPE
 - DENOTES DRAINAGE SERVITUDE
 LOT 7

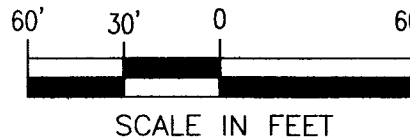
RPC / G.1

CERTIFICATION:

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

BY: PLANNING DIRECTOR

BY: CHAIRMAN



			Providence Engineering and Environmental Group LLC					
			Brian Ruggs (225) 766-7400			1257 St. Charles Street, Suite H Shreveport, LA 70506 (985) 874-6380		
			www.providenceeng.com			Kenner (504) 454-2730		
			- Drawings -			1 OF 1		
			DESIGNED: TJM, JR.			DETAILED:		
DATE			DESCRIPTION			CHECKED:		
			BY			DATE: DEC. 1, 2020		
						SCALE: 1" = 60'		
						PLOT SCALE: 1:1		

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 from 25' frontage on a public road.

Blanchard Court was created by partition dated July 6, 1961 for access

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

- Name of Subdivision: Map Showing the Division of Property Belonging to W.J. Blanchard, Jr.
- Developer's Name & Address: Eartha St. Amant 4166 West Main Street Gray, LA 70359
*Owner's Name & Address: Estate of W.J. Blanchard Jr 4166 West Main Street Gray, LA 70359
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor, Inc.

SITE INFORMATION:

- Physical Address: 4166 West Main Street Gray, LA 70359
- Location by Section, Township, Range: Section 6, T16S-R16E
- Purpose of Development: To create Lot 9 on Blanchard Court as depicted on the plat.
- 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: November 4, 2020 / Scale = 1" = 200'
- Council District: _____
- Number of Lots: 2
- Filing Fees: _____

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

Alisa Champagne

Print Applicant or Agent

March 25, 2021

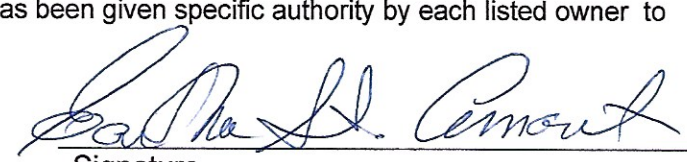
Date


Signature of Applicant or Agent

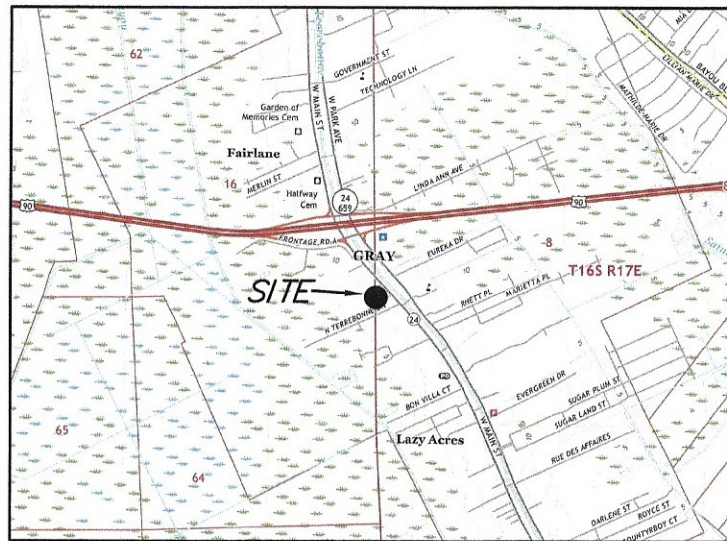
The undersigned certifies: , initial 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, initial or initial 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included 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.

Eartha St. Amant
Print Name of Signature

March 29, 2021
Date


Signature

RPC / G.2



Vicinity Map

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

Reference Map: "MAP SHOWING SURVEY OF THE PROPERTY OF SYLVRE PORTIER, et al, J.W. BLANCHARD, JR., et al. CYPRIEN BOURG, et al and ANATOLE LANDRY, JR., et al" prepared by Michael Gene Burke dated June 12, 1968 and recorded at entry no. 347933

NOTE: This property is situated within ZONE "A1, B & C", as shown on the F.E.M.A. Flood Insurance Rate Map dated May 1, 1985. (Map No. 225206 0410 C)

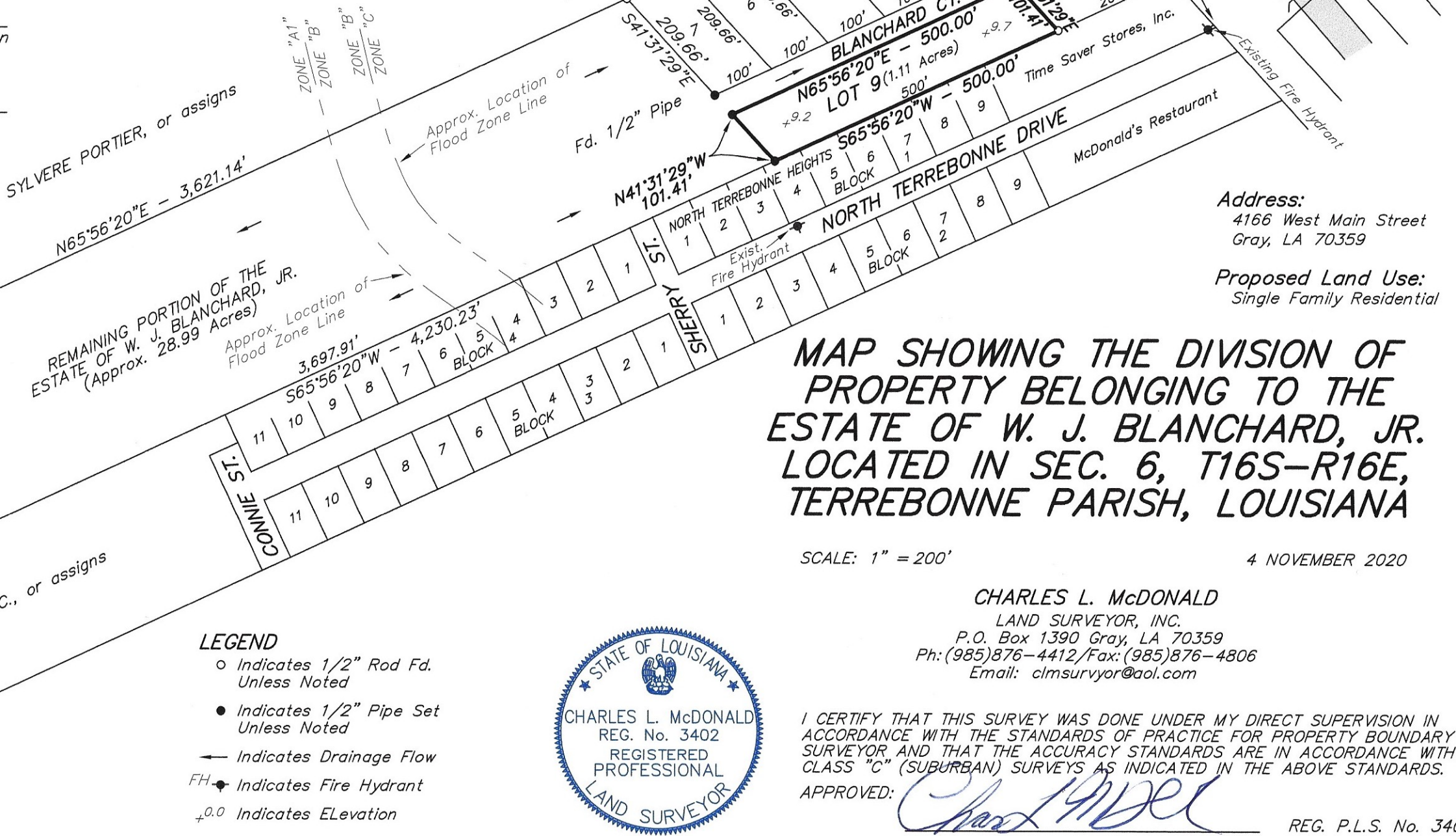
NOTE: This map does not purport to show all servitudes and/or right of ways which may affect this property.

NOTE: All title information shown hereon was provided by the client and no additional title research was done by the surveyor.

Approved and accepted this date _____
by the Houma Terrebonne Regional Planning Commission

By: _____ For: _____

NOTE: The property shown hereon drains toward the front into the DOTD maintained roadside ditch along LA State Hwy. 24 and in the rear toward the swamp. The property owners shall maintain all necessary/required drainage structures.



MAP SHOWING THE DIVISION OF PROPERTY BELONGING TO THE ESTATE OF W. J. BLANCHARD, JR. LOCATED IN SEC. 6, T16S-R16E, TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 200'

4 NOVEMBER 2020

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

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):

Tract C - Nearest Fire Hydrant 190' away. Minimum for Commercial is 150'.

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

- Name of Subdivision: TRACTS A, B, C
- Developer's Name & Address: Andree Casey, PO Box 7053, Houma, LA 70361
*Owner's Name & Address: Buquet Realty Company, Inc., PO Box 7053, Houma, LA 70361
[* 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: 6451, 6453, 6473, 6475, 6481 West Main Street, Houma, LA
- Location by Section, Township, Range: Section 4, T17S-R17E
- Purpose of Development: To separate the buildings.
- 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: 3/26/2021, Scale: 1" = 40'
- Council District: 3 Michel / Bayou Cane Fire
- Number of Lots: 3
- Filing Fees: \$166.76

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
3/29/21
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.

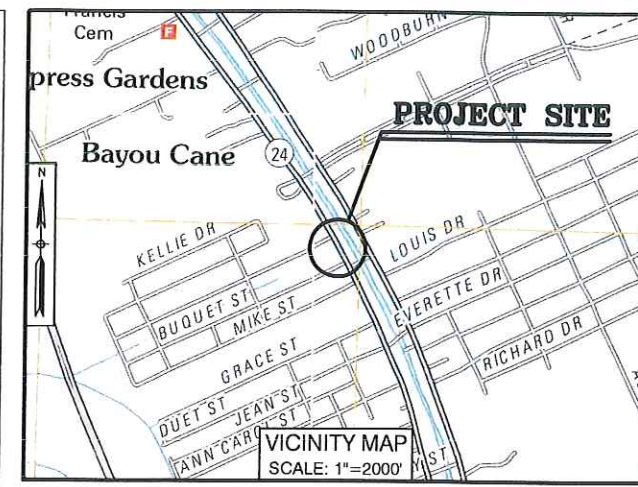
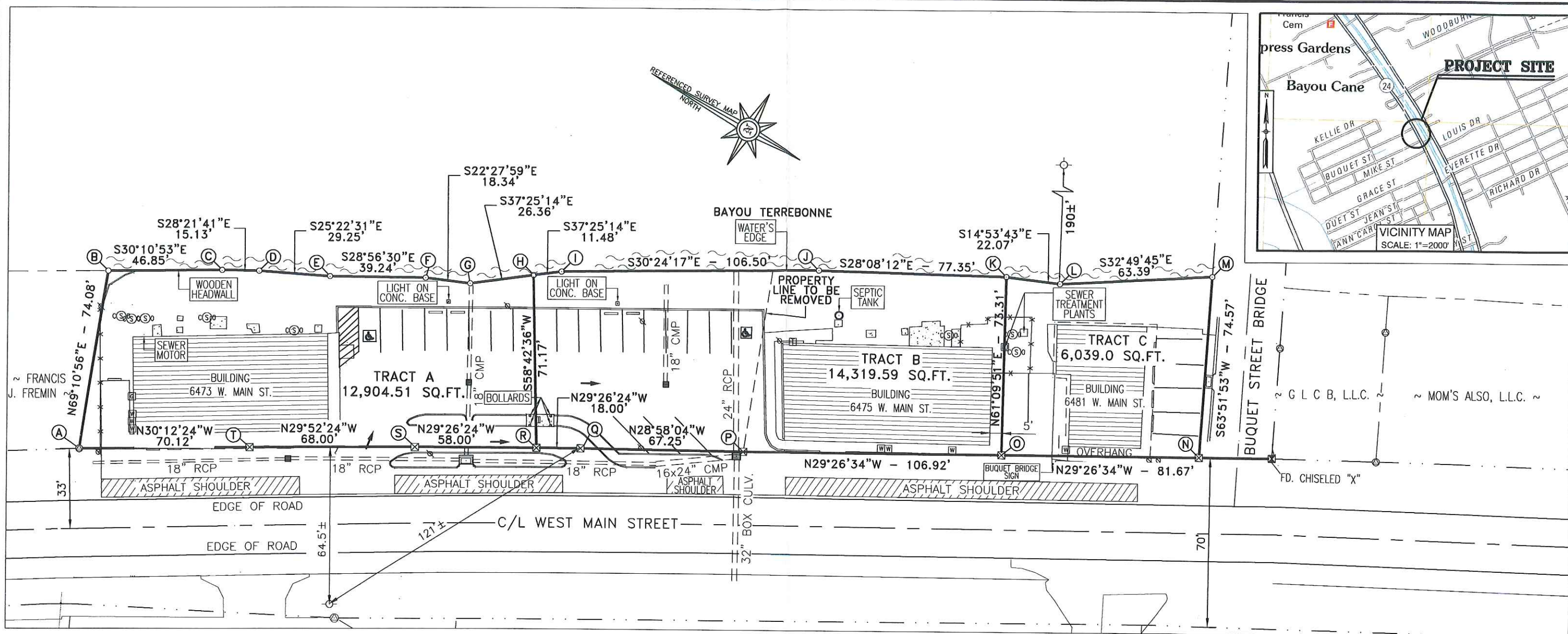
Andree Buquet-Casey
Print Name of Signature
3-29-21
Date

Andree Buquet-Casey
Signature

PC21/ 4 - 5 - 15

Revised 3/25/2010

RPC / G.3



GENERAL NOTES:

1. BEARINGS AND DISTANCES ARE BASED ON GPS OBSERVATIONS WITH THE FOLLOWING CRITERIA: US STATE PLANE NAD83, LOUISIANA 1702 SOUTH ZONE, GEOID MODEL 12B.

- A. "SURVEY OF PROPERTIES BELONGING TO THE TERREBONNE PARISH SCHOOL BOARD AND JAMES J. BUQUET, SR. PREPARED BY BERNARD B. DAVIS AND DATED DEC. 15, 1950.
B. "MAP SHOWING SURVEY OF BATTURE LOT ON PROPERTY OF ESTATE OF DALGUS BUQUET DESIGNATED AS "A-B-C-D" TO BE ACQUIRED BY JAMES BUQUET JR. AND LOCATED IN SECTION 4, T17S-R17E, TERREBONNE PARISH, LOUISIANA, DATED JUNE 4, 1957. PREPARED BY T. BAKER SMITH, C.E.

2. THIS SURVEY IS IN ACCORDANCE WITH "CLASS C" 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. THEREFORE, THE MEASUREMENTS AND OTHER DATA INDICATED ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

3. THE PROPERTY IS LOCATED IN ZONES "C" AND "A2" AS DESIGNATED ON F.E.M.A. F.I.R.M. PANEL #220220 0265 C AND DATED MAY 1, 1985. ZONE "C" REQUIRES NO BASE FLOOD ELEVATION. ZONE "A2" REQUIRES A +4.00 BASE FLOOD ELEVATION. ADVISORY BASE FLOOD INFORMATION: THE PROPERTY IS LOCATED IN ZONES "C" AND "A" AS DESIGNATED BY RITA FLOOD MAP #LA R102 DATED FEBRUARY 23, 2006. ZONE "C" NO A.B.F.E. ZONE "A" ADVISES A +5.00 A.B.F.E.

4. 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.

LEGEND:

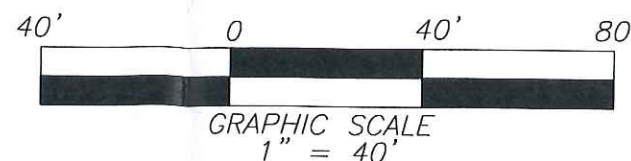
- - CORNER FALLS ON WATER'S EDGE
- ⊙ - FOUND 3/4" IRON PIPE
- ⊗ - FOUND CHISELED "X"
- ⊗ - SET CHISEL "X"
- - SET 3/4" IRON PIPE
- - DROP INLET
- ⊕ - FIRE HYDRANT
- ⊗ - GAS METER
- ⊗ - MAILBOX
- ⊗ - POWER POLE
- ⊗ - SEWER CLEANOUT
- ⊗ - TELEPHONE PEDESTAL
- ⊗ - WATER METER
- X—X— - FENCE

RE-DIVISION OF TWO TRACTS INTO TRACTS A, B, AND C ON PROPERTY BELONGING TO GLCB, L.L.C.

LOCATED IN SECTION 4, T17S-R17E
TERREBONNE PARISH, LOUISIANA
SOUTHEASTERN LAND DISTRICT
WEST OF THE MISSISSIPPI RIVER

SCALE: 1" = 40'

DATE: MARCH 26, 2021



CERTIFICATION:

APPROVED AND ACCEPTED BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION

BY:

RPC / G.3

Prepared By:



PROVIDENCE
Providence Engineering and
Environmental Group LLC

Baton Rouge (225) 766-7400
1297 St. Charles Street, Suite H
Houma, LA 70363 (985) 876-6380
Kenner (504) 454-1710

www.providenceeng.com
• Engineers • Surveyors •

PRELIMINARY
FOR REVIEW ONLY
TERRAL J. MARTIN, JR.
License No. 5030
PROFESSIONAL
LAND SURVEYOR
TERRAL J. MARTIN, JR.
PROFESSIONAL LAND SURVEYOR
LA. LICENSE NO. 5030

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: TRINITY COMMERCIAL PARK ADDENDUM #3
2. Developer's Name & Address: ANNIE I, LLC, P.O.BOX 869, HOUMA, LA 70361
*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

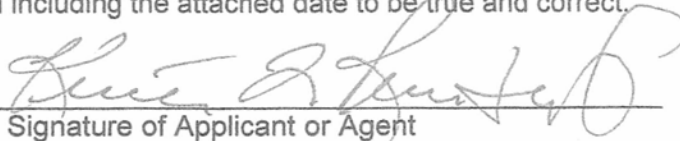
SITE INFORMATION:

4. Physical Address: EASTERNMOST END OF TRINITY LANE
5. Location by Section, Township, Range: SECTION 4, T16S-R17E
6. Purpose of Development: CREATE 6 LOTS FOR SALE
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: 3/29/2021 Scale: 1"=100'
11. Council District: _____
12. Number of Lots: 6
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

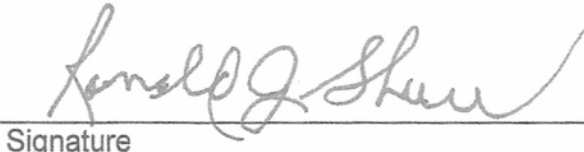
3/29/2021
Date

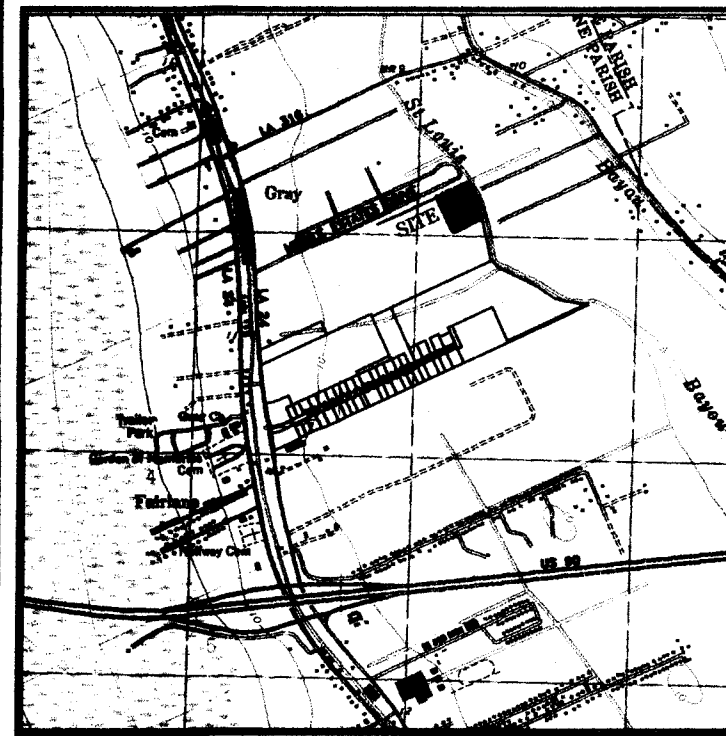

Signature of Applicant or Agent

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.

ANNIE I, L.L.C. BY RONNIE SHAW
Print Name of Signature

3/29/2021
Date


Signature



VICINITY MAP

40' SERVITUDE OF PASSAGE
ON LOT 11 IN FAVOR OF LOTS 10 & 12
FOR ACCESS TO AND FROM
TRINITY LANE

PROPOSED R/W

EXISTING R/W

REFERENCE MAPS:

- 1) "SURVEY OF TRACTS 1 THROUGH 6 PROPERTY OF MRS. ALLIE A. ROBINHAUX ET AL SECTIONS 4 & 5, T16S-R16E TERREBONNE PARISH, LOUISIANA" PREPARED BY KENNETH L. REMBERT, SURVEYOR AND DATED APRIL 6, 1977.
- 2) "MOBILE ESTATES A MOBILE HOME SUBDIVISION A SUBDIVISION OF PROPERTY LOCATED IN SECTION 3, T16S - R16E & SECTION 3, T16S - R17E TERREBONNE PARISH, LOUISIANA" PREPARED BY THETA II ENTERPRISES, INC. AND DATED FEBRUARY 6, 1994.
- 3) "STATE PROJECT NO. 855-06-15 HOUMA-SCHRIEVER HIGHWAY (Ld 3052 - GRAY) TERREBONNE PARISH LA 859" PREPARED BY CARL HECK ENGINEERS, INC. DATED JULY 7, 1982 AND LAST REVISED APRIL 20, 1983.
- 4) "PLAT SHOWING REVISED PHASES C & D A PORTION OF TRINITY COMMERCIAL PARK ADD. 2 IN SECTION 4, T16S-R17E TERREBONNE PARISH, LOUISIANA" PREPARED BY KENNETH L. REMBERT, SURVEYOR AND DATED OCTOBER 18, 2016.

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 1616182 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENNETH L. REMBERT SURVEYORS.

THIS PROPERTY DRAINS TO EXISTING DITCHES ON THIS PROPERTY THEN TO ST. LOUIS CANAL IN THE REAR WHICH ARE MAINTAINED BY TERREBONNE PARISH CONSOLIDATED GOVERNMENT. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

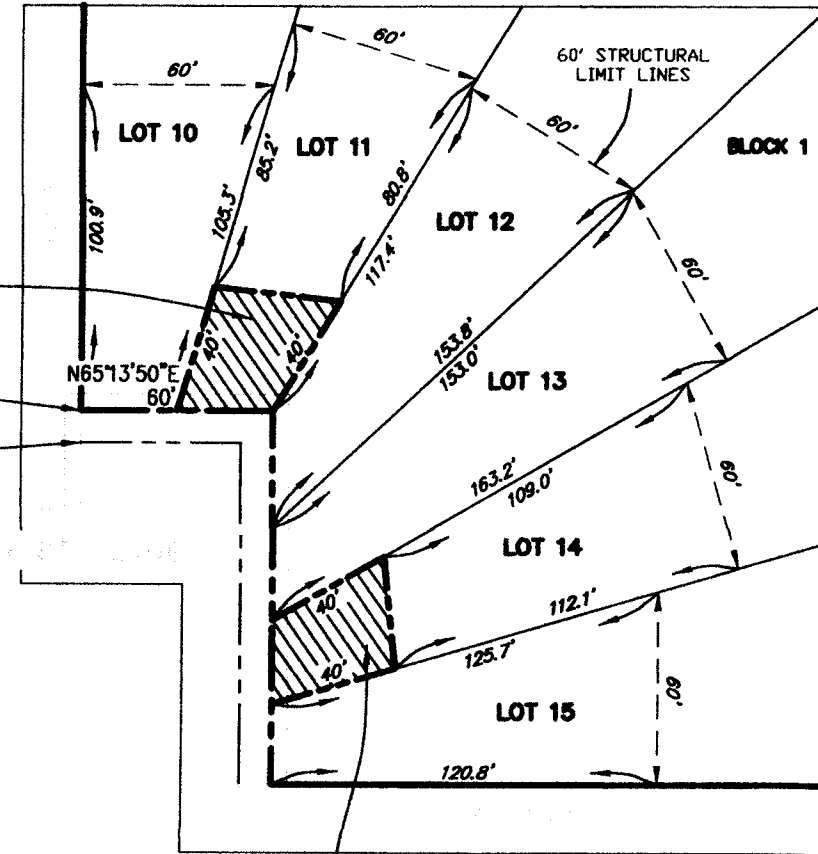
THESE LOTS ARE LOCATED IN ZONE "A" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0405, SUFFIX "C", DATED MAY 1, 1985 AND INDEXED APRIL 2, 1982. (ZONE "A" HAS A BASE FLOOD REQUIREMENT OF 5'). F.E.M.A. 2008 ADVISORY PANEL NO. LA-1101 DOES NOT AFFECT THIS PROPERTY.

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

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

LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES 5/8" IRON ROD FOUND
- INDICATES 1/2" IRON ROD FOUND
- INDICATES 3/4" IRON PIPE FOUND
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING FIRE HYDRANT
- 3.3' INDICATES SPOT ELEVATION
- 204 INDICATES MUNICIPAL ADDRESS
- ⊕ BENCHMARK 4" BRASS DISK POSITION IN CONCRETE
- INDICATES POWERLINE



INSET "A"
SCALE: 1" = 60'

NOTE: ACCESS TO TRINITY LANE IS LIMITED TO
THE PASSAGES SHOWN.

BLOCK 1

LOT 7
68,504 SQ. FT.

LOT 8
68,456 SQ. FT.

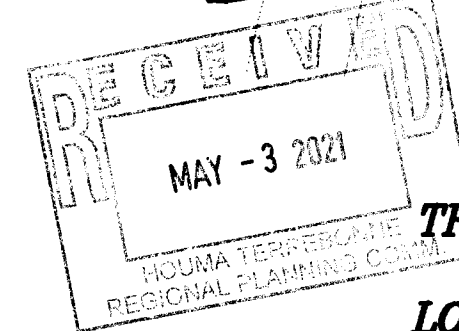
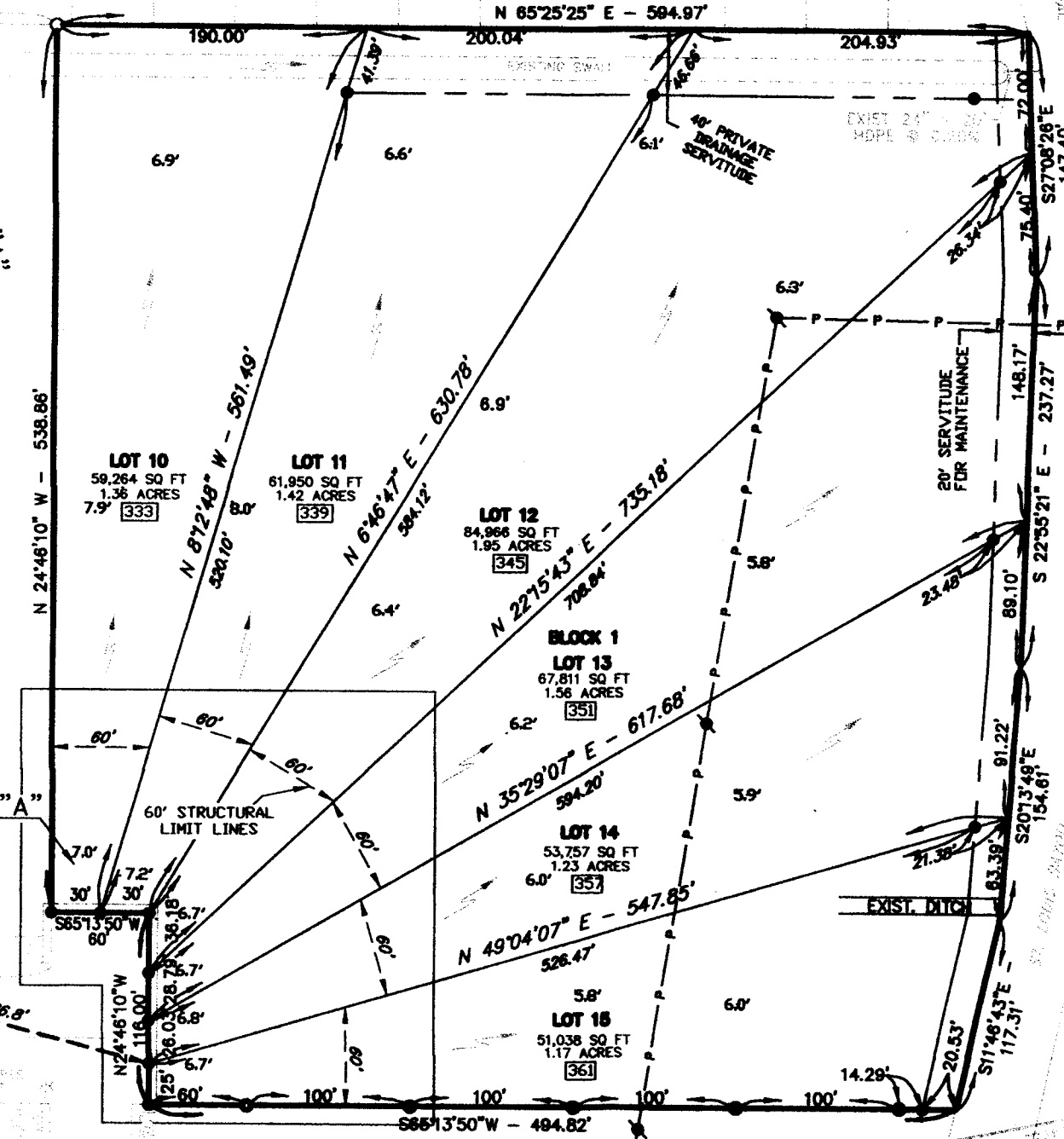
TRINITY COMMERCIAL PARK
ADDENDUM NO. 2
PHASE A

ZONE "A"
(REQUIREMENT
OF ZONE "C")

SEE
INSET "A"

ZONE "C"

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION
IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND
SURVEYS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE
WITH CLASS "C" (SUBURBAN) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.
APPROVED: *Kenneth L. Rembert* REG. P.L.S. No. 331
KENNETH L. REMBERT, P.L.S.



OB4

NOTE: NO STRUCTURE, FILL OR OBSTRUCTION
SHALL BE LOCATED WITHIN ANY DRAINAGE
EASEMENT OR DELINEATED FLOOD PLANE
MINIMUM ACCESS CULVERT SIZE REQUIRED IS 15"
SEWER: INDIVIDUAL

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

BY _____ FOR _____

DEVELOPER:
ANNIE 1, LLC

LAND USE:
LOTS - 6 RESIDENTIAL USE

MINOR SUBDIVISION PLAN
TRINITY COMMERCIAL PARK ADD. 3
PROPERTY OF ANNIE 1, LLC
LOCATED IN SECTION 4, T16S-R17E
TERREBONNE PARISH, LOUISIANA

JOB NO. 1120 FIELD BOOK: ADDRESS: TRINITY LANE CAD NAME: SHAW-TRINITY-COMMERCIAL-PARK-L10-15-PC_21-120
DRAWN BY: AP/BN PAGES: SURVEY FILE: SHAW-PEL FOLDER: TRINITY COMMERCIAL PARK

MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS
HOUMA, LOUISIANA

DATE: 29MAR21

CHECKED BY: F.E.M. III

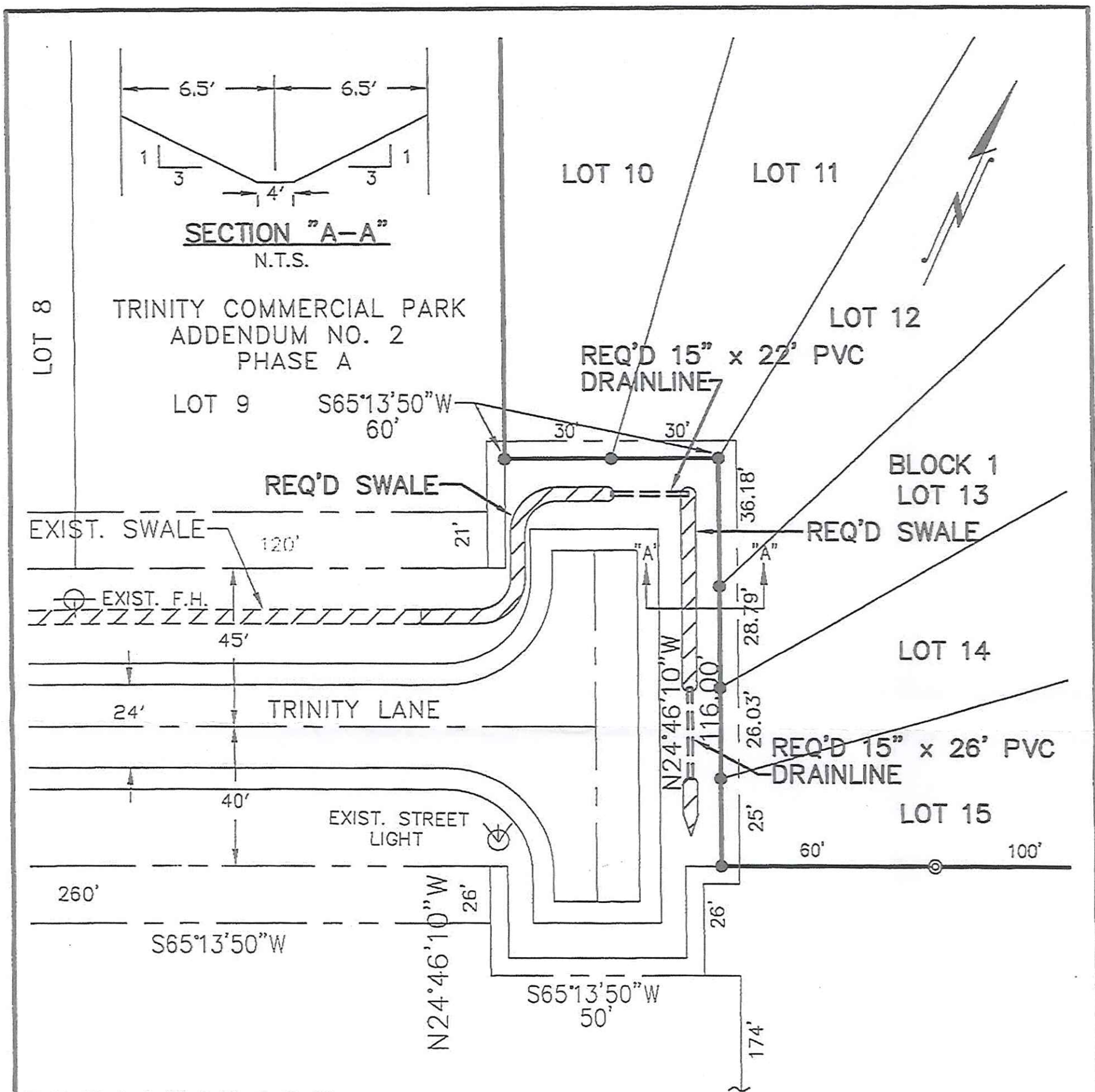
DRAWN BY: D.A.B.

SCALE: 1" = 100'

CAD NO.: 2115 SD
MINOR

JOB NO.: 21-15

RPC / G.4



PRELIMINARY

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

TRINITY COMMERCIAL PARK ADDENDUM # 3
PROPERTY OF ANNIE 1, LLC
LOCATED IN SECTION 4, T16S - R17E
TERREBONNE PARISH, LOUISIANA

JOB #: 21-15 2115-TURN AROUND_ DETAIL_1	MILFORD & ASSOCIATES, INC. Civil & Consulting Engineers 1538 Polk St. Houma, LA 70360	DRAWN: L.A.T. CHECKED: F.E.M. III SCALE: 1" = 40' DATE: 27APR21
---	---	--



RPC /G.4

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: TRACTS 2-A & 2-B, A REDIVISION OF TRACT 2 BELONGING TO BENOIT PREMIUM THREADING, L.L.C.
2. Developer's Name & Address: BENOIT PREMIUM THREADING, L.L.C.
P.O. BOX 2618 HOUMA, LA 70361
- *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: SOUTHWEST CORNER OF PROSPECT AVE. & COTEAU ROAD
5. Location by Section, Township, Range: SECTION 23, T17S-R18E
6. Purpose of Development: SALE OF TRACTS
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: 04/08/2021 SCALE: 1"=100'
11. Council District:
9 Terrebonne / Bayou Blue Fire
12. Number of Lots: 2
13. Filing Fees: \$ 138.92

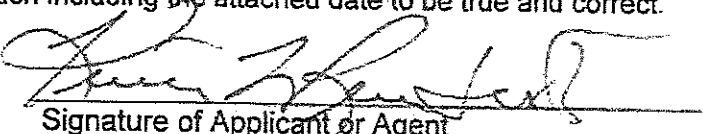
I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

04/26/2021

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 * PCK 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.

BENOIT PREMIUM THREADING, L.L.C.

PATRICK KNIGHT

Print Name of Signature

* Patrick Knight
Signature

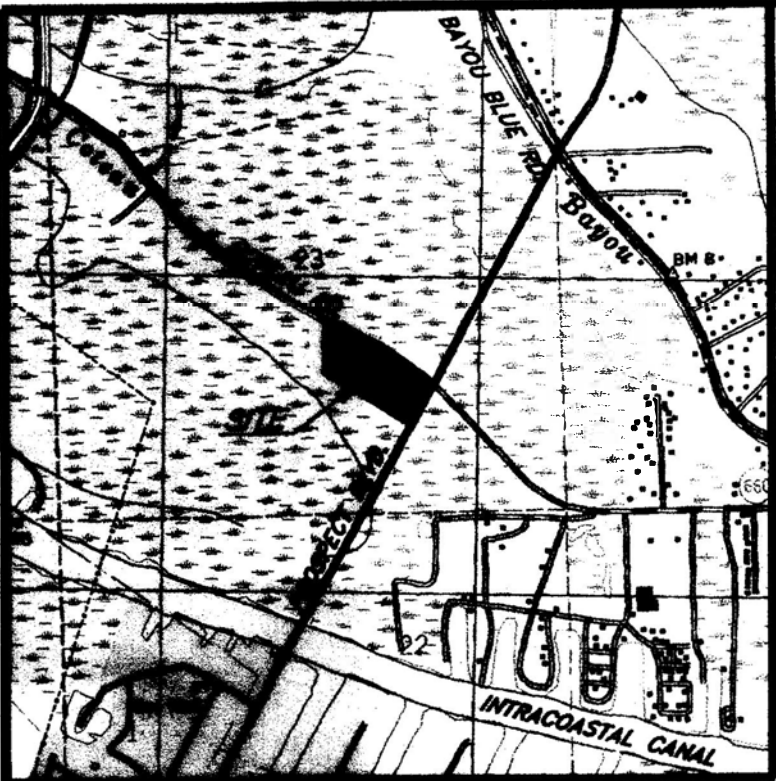
04/26/2021

Date

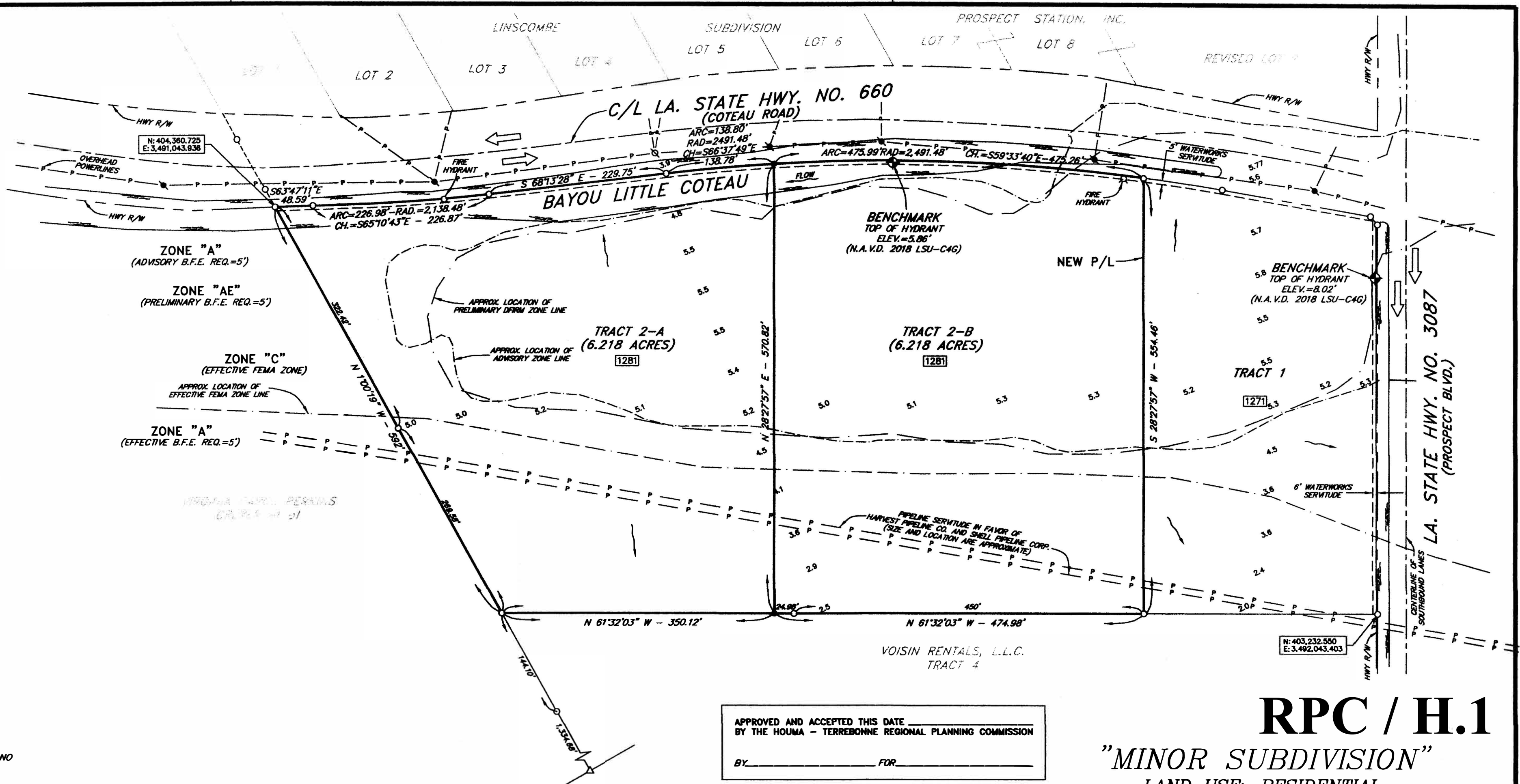
PC21/ 5 - 1 - 20

Revised 3/25/2016

RPC / H.1



"VICINITY MAP"



NATURAL GAS: NOT AVAILABLE

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

THIS PROPERTY DRAINS TO HIGHWAY WHICH IS MAINTAINED BY THE STATE OF LA., TO BAYOU LITTLE COTEAU AND TO THE SWAMP IN THE SOUTH WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THIS PLAT IS BASED ON A MAP PREPARED BY KENETH L. REMBERT, SURVEYOR ENTITLED "PLAT SHOWING TRACTS 1 & 2, BELONGING TO BENOIT PREMIUM THREADING, L.L.C. LOCATED IN SECTION 23, T17S-R18E, TERREBONNE PARISH, LOUISIANA" DATED DECEMBER 27, 2018 REV. 1/9/2019. BEARINGS SHOWN HEREON ARE BASED ON NAD'83, LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

THESE TRACTS ARE LOCATED IN ZONES "A" & "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0255, 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-R104 PLACES A PORTION OF THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 5'.

AREAS OUTSIDE OF THE ABOVE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE.

THE 2008 PRELIMINARY FIRM COMMUNITY NO. 22109C, PANEL NO. 0260 SUFFIX "E" PLACES A PORTION OF THIS PROPERTY IN ZONE "AE" AND HAS A B.F.E. REQUIREMENT OF 5'. 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 5/8" IRON ROD FOUND
 - INDICATES 1-1/2" IRON PIPE FOUND
 - △ INDICATES CONC. POST
 - INDICATES GRATE BAR
 - ⊕ EXISTING POWER POLE
 - ⊕ EXISTING POWER POLE WITH LIGHT
 - ⊕ EXISTING FIRE HYDRANT
 - INDICATES SPOT ELEVATION (BASED ON NAVD '88, C4G-LSU)
 - ⊕ INDICATES BENCHMARK (BASED ON NAVD '88, C4G-LSU)
 - INDICATES DRAINAGE FLOW
 - [1281] INDICATES MUNICIPAL ADDRESS

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

BY _____ FOR _____

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.

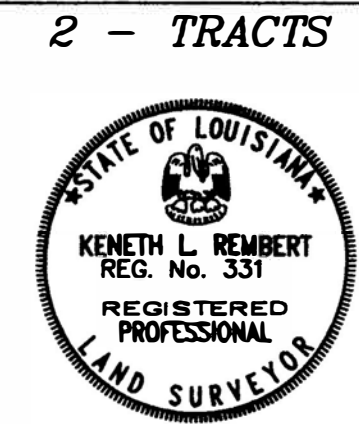
Surveyor's Signature: _____

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

Firm: KENETH L. REMBERT LAND SURVEYORS

Registration Number: 331

DATE	BY	DESCRIPTION
REVISIONS		



RPC / H.1

"MINOR SUBDIVISION"

LAND USE: RESIDENTIAL

DEVELOPER: BENOIT PREMIUM THREADING, L.L.C.

2 - TRACTS

PLAT SHOWING TRACTS 2-A & 2-B, A REDIVISION OF TRACT 2 BELONGING TO BENOIT PREMIUM THREADING, L.L.C. LOCATED IN SECTION 23, T17S-R18E, TERREBONNE PARISH, LOUISIANA

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

DRAWN: AP
CHK'D: K.L.R.
SCALE: 1" = 100'
DATE: 8APR21

GRAPHIC SCALE
100' 50' 0 100' 200'

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 5-A, 5-B & 5-C, a redivision of Tract 5 of Boudreaux Canal Subdivision
2. Developer's Name & Address: DAS Technology Solutions 214 W. Cornerview St Gonzales, LA 70737
DAS Technology Solutions 214 W. Cornerview St. Gonzales, LA
*Owner's Name & Address: 70737
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

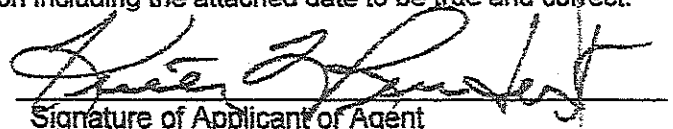
SITE INFORMATION:

4. Physical Address: 6333 Highway 56 Chauvin, LA 70344
5. Location by Section, Township, Range: Section 27, T19S-R18E
6. Purpose of Development: Create Tracts to sell
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: 4/21/21 SCALE: 1"=20'
11. Council District: S Gvidry / Little Caillou
12. Number of Lots: 3
13. Filing Fees: \$ 138.92

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

KENETH L. REMBERT
Print Applicant or Agent

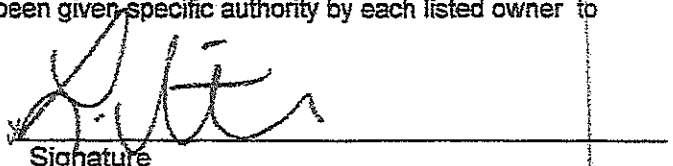
4/27/21
Date


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 L.V. 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.

LINDY VITRANO
Print Name of Signature

4/21/21
Date


Signature

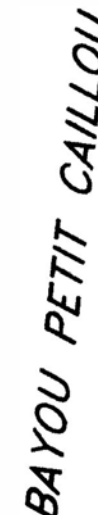
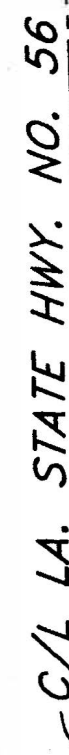
Revised 3/25/2010

PC21/ 5 - 2 - 21

RPC / H.2



**LOUISIANA COORDINATE SYSTEM
(SOUTH ZONE)**



RPC / H.2

DATE: 21 APR 2



JOB NO. : 139 FIELD BOOK : 452 ADDRESS : 6333 HWY 56 CAD NAME : LINDY-VITRANO-DAS-TECHNOLOGY-LOT-5-BOUDREAUX-CANAL-SUBD_21-139
DRAWN BY : BM PAGES : 47-48 SURVEY FILE : "BOUD-CAN" FOLDER : BOUDREAUX CANAL TRACTS CRD: LINDY VITRANO-BOUDREAUX CANAL-ST. MARTIN PROPERTY

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: REVISED TRACTS 1 AND 2, A REDIVISION OF PROPERTY BELONGING TO JOSEPH C. LANDRY, JR.
2. Developer's Name & Address: JOSEPH C. LANDRY, JR. 395 Highridge Dr. Houma, LA 70363
JOSEPH C. LANDRY, JR. & MARY C. LANDRY 395 Highridge Dr.
*Owner's Name & Address: Houma, LA 70363
[* 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: 395 Highridge Dr. Houma, LA 70363
5. Location by Section, Township, Range: Section 18, T18S-R17E
6. Purpose of Development: To create a Tract for sale
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: 4/22/21 SCALE: 1"=30'
11. Council District:
1 Babin / Bayou Dularge Fire
12. Number of Lots: 2
13. Filing Fees: \$ 316.88

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

KENETH L. REMBERT

Print Applicant or Agent

4/30/21

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 X 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.

JOSEPH C. LANDRY, JR.

Print Name of Signature

4/30/21

Date

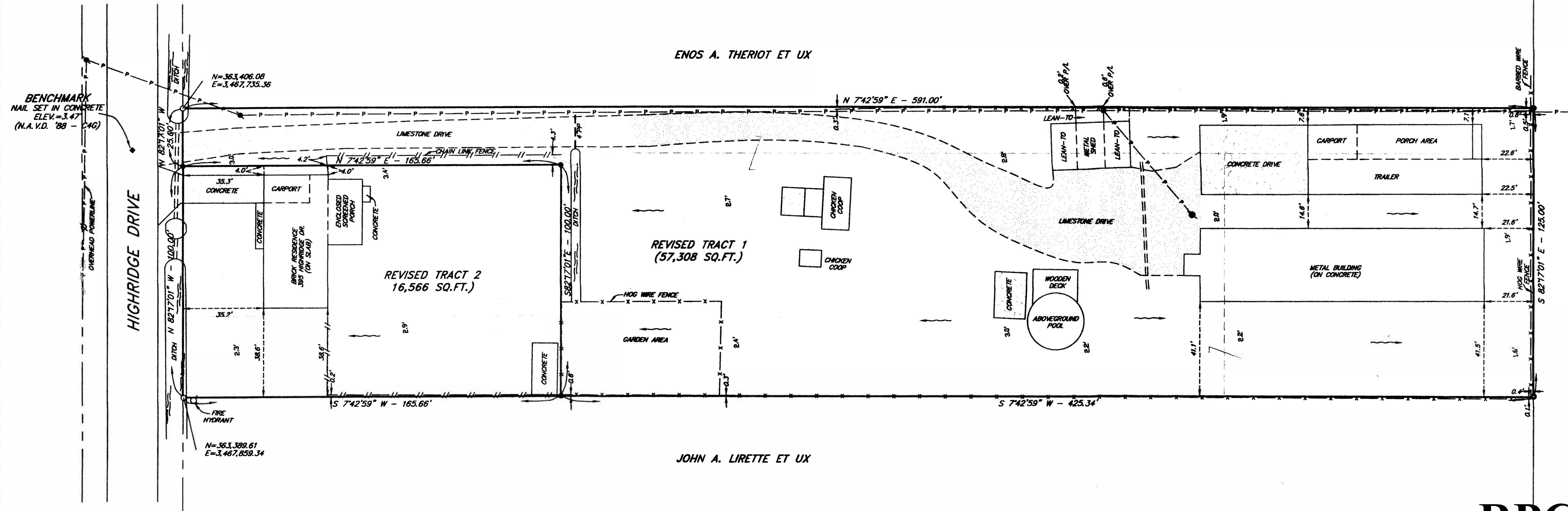
X Joseph C. Landry, Jr.
Signature

PC21/ 5 - 3 - 22

Revised 3/25/2010

RPC / H.3

LOUISIANA COORDINATE SYSTEM
SOUTH ZONE



SEWER SYSTEM:
COMMUNITY SEWERAGE IS AVAILABLE.

THIS PROPERTY DRAINS TO DITCHES IN THE FRONT WHICH ARE MAINTAINED BY THE PARISH 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.

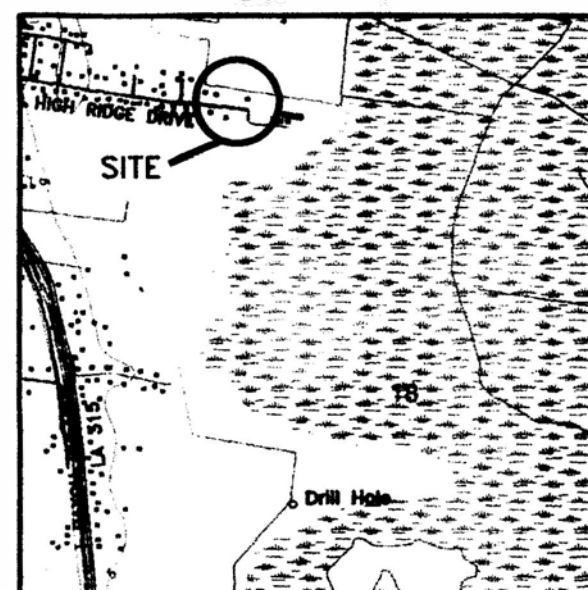
THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.

THIS SURVEY BASED ON MAP BY DE FRAITES ASSOCIATES CONSULTING ENGINEERS ENTITLED "SURVEY PLAT SHOWING PROPERTY OF MRS. H.A. KING SECTION 18, T18S, R17E TERREBONNE PARISH, LA" DATED FEBRUARY 22, 1961. NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

THESE TRACTS ARE LOCATED IN ZONE "A" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0290, SUFFIX "C", DATED MAY 1, 1985 INDEXED APRIL 2, 1992. (ZONE "A" HAS A PARISH BASE REQUIREMENT OF 7') F.E.M.A. FEB. 23, 2006 ADVISORY PANEL, NO. LA-N102 PLACES THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 7'. THE 2008 PRELIMINARY FIRM COMMUNITY NO. 22109C, PANEL NO. 0450 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "AE" AND HAS A B.F.E. REQUIREMENT OF 11'.

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 "D" (RURAL) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

VICINITY MAP



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

BY _____ FOR _____

LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES 5/8" IRON ROD FOUND
- INDICATES 3/4" IRON PIPE FOUND
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING FIRE HYDRANT
- 33 INDICATES SPOT ELEVATION (BASED ON NAVD '88, C4G DATUM)
- ⊕ INDICATES NAIL SET IN CONCRETE AT ELEV. 5.47' NAVD '88 - C4G DATUM
- INDICATES DRAINAGE FLOW

GRAPHIC SCALE



RPC / H.3

"MINOR SUBDIVISION"

LAND USE: RESIDENTIAL DEVELOPER: JOSEPH C. LANDRY JR.

SURVEY OF REVISED TRACTS 1 AND 2
A REDIVISION OF PROPERTY BELONGING TO
JOSEPH C. LANDRY JR.
LOCATED IN SECTION 18, T18S-R17E
TERREBONNE PARISH, LOUISIANA

APRIL 22, 2021

SCALE: 1" = 30'

Keneth L. Rembert
KENETH L. REMBERT, SURVEYOR
635 SCHOOL ST., HOUMA, LA.



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 from 25' frontage on a public road. Brunet Street
right of way is only 40' wide. There is not enough right of way to get the 25' required minimum frontage.

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

- Name of Subdivision: Map Showing the Redivision of Property belonging to Earl H. Cato, Et Al
- Developer's Name & Address: Earl Cato 133 Brunet Street Schriever, LA 70395
*Owner's Name & Address: Earl & Carolyn Cato 133 Brunet Street Schriever, LA 70395
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor, Inc.

SITE INFORMATION:

- Physical Address: 133 & 137 Brunet Street
- Location by Section, Township, Range: Section 83, T15S-R16E
- Purpose of Development: To create Lot 9 on Blanchard Court as depicted on the plat.
- 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: May 3, 2021 / Scale = 1" = 100'
- Council District: 4 Amedee / Schriever Fire
- Number of Lots: 3
- Filing Fees: \$ 159.80

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

Alisa Champagne

Print Applicant or Agent

May 3, 2021

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, initial 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.

Earl H Cato
Print Name of Signature


Signature

5-3-2021
Date

PC21/ 5 - 4 - 23

RPC / H.4

Revised 3/25/2010

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

GENERAL NOTES:

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

REFERENCE MAP: "MAP SHOWING THE REDIVISION OF PROPERTY BELONGING TO EARL CATO" prepared by Charles L. McDonald, Land Surveyor, Inc. dated 2 September 1997.

NOTE: This property is situated within ZONE "C", as shown on the F.E.M.A. Flood Insurance Rate Map dated May 1, 1985. (Map No. 225206 0415 C)

SEWER NOTE:

NOTE: The tracts shown hereon shall utilize the existing drainage ditches shown hereon for sewer discharge as indicated by the drainage arrows. The property owners shall maintain all necessary private drainage structures to said discharge destination.

Vicinity Map

LEGEND

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

Address:

133 Brunet St. (Lot 2-E)
137 Brunet St. (Tract B-1)
216 Brunet St. (Tract B-2)

Proposed Land Use:

Single Family Residential

Approved and accepted this date _____
by the Houma Terrebonne Regional Planning Commission

By: _____ For: _____

MAP SHOWING THE REDIVISION OF PROPERTY BELONGING TO EARL H. CATO, ET AL LOCATED IN SECTION 83, T15S-R16E, TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 100'

3 MAY 2021

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

**RPC / H.4
REVISED**

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:

[Signature]

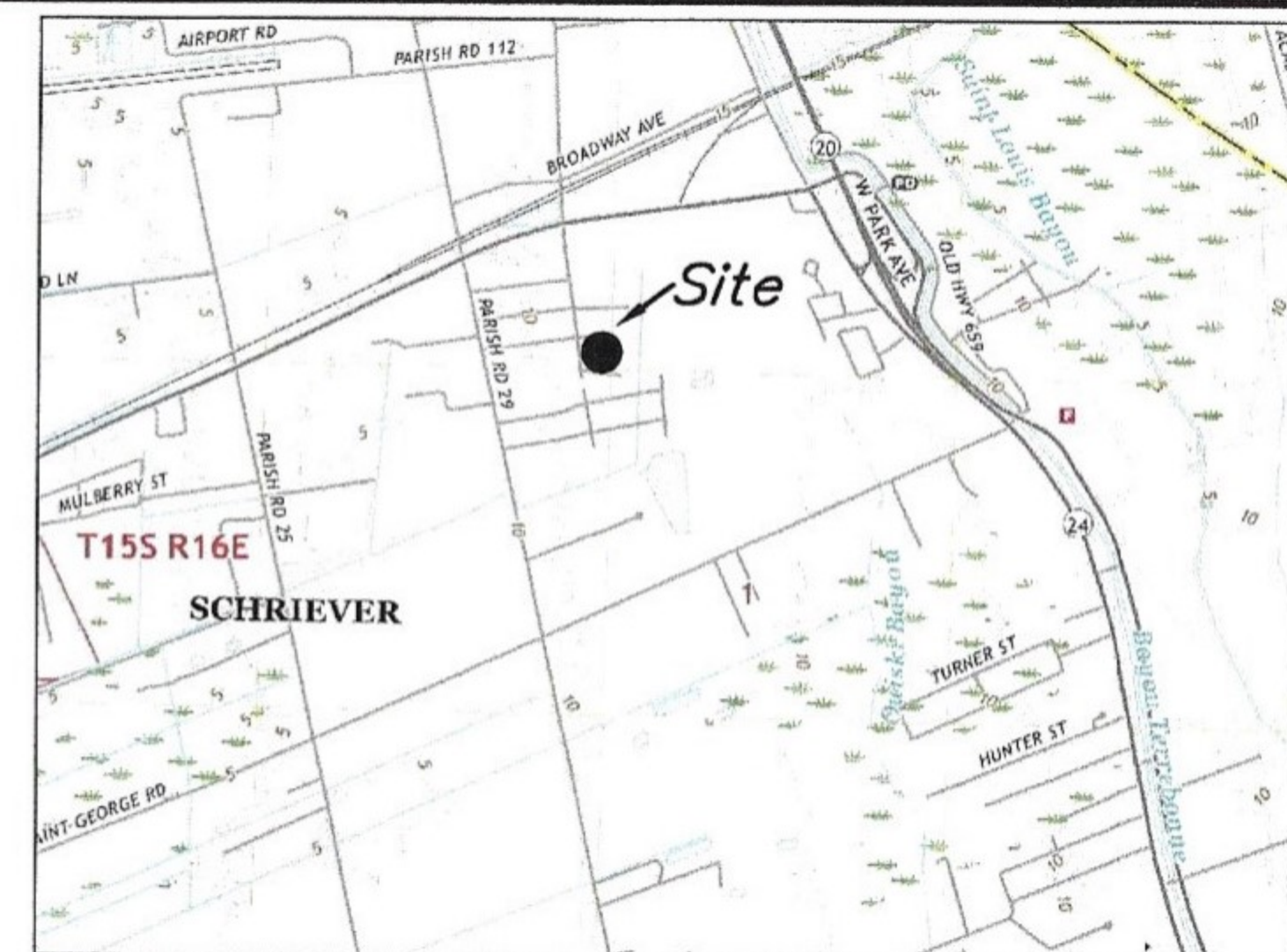
REG. P.L.S. No. 3402

CAD #EARL CATO


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

NOTE: This property is situated within ZONE "C", as shown on the F.E.M.A. Flood Insurance Rate Map dated May 1, 1985. (Map No. 225206 0415 C)

NOTE: The tracts shown hereon shall utilize the existing drainage ditches shown hereon for sewer discharge as indicated by the drainage arrows. The property owners shall maintain all necessary private drainage structures to said discharge destination.



Vicinity Map

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

133 Brunet St. (Lot 2-E)
137 Brunet St. (Tract B-1)
216 Brunet St. (Tract B-2)

Proposed Land Use:
Single Family Residential

Approved and accepted this date _____
by the Houma Terrebonne Regional Planning Commission

By: _____ For: _____

MAP SHOWING THE REDIVISION
OF PROPERTY BELONGING
TO EARL H. CATO, ET AL
LOCATED IN SECTION 83, T15S—R16E,
TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 100'

3 MAY 2021

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

RPC / H.4 REVISED

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

CAD #EARL CATO

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: Garden Estates Subdivision (7.868 Acres)
2. Developer's Name & Address: CAVLAND Investments, LLC, 125 Manchester Dr., Houma, LA 70360
*Owner's Name & Address: CAVLAND Investments, LLC, 125 Manchester Dr., Houma, LA 70360
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Leonard Chauvin PE, PLS, Inc., 627 Jackson St., Thibodaux, LA 70301

SITE INFORMATION:

4. Physical Address: At the intersection of Bayou Gardens Blvd. and Coteau Road
5. Location by Section, Township, Range: Sections 56, 85, & 86, T16S-R17E
6. Purpose of Development: Single-Family Residential 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: April 30, 2021 1" = 60'
11. Council District: District 4 Amedee / Coteau Fire
12. Number of Lots: 17 Lots
13. Filing Fees: \$296 + \$27.84 = \$323.84

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

LEONARD J. CHAUVIN

Print Applicant or Agent

Date

5/3/21

Leonard J. Chauvin

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.

Print Name of Signature

Gwendolyn L. Caviness
5-3-2021

Signature

Gwendolyn L. Caviness

Date

PC21/ 5 - 5 - 24

RPC / H.5

Revised 3/25/2010

NOTES:

- 1) REFERENCE MAP AND BEARING:
A. "SURVEY OF TRACTS 1 & 2 PREPARED FOR THE JAMES COLQUITT HARPER TUV DATED 5/22/12 LOCATED IN SECTIONS 56, 85, 86, & 89, T16S-R17E TERREBONNE PARISH, LOUISIANA"
PREPARED BY: T. BAKER SMITH, INC.
DATED: 07/15/20
- 2) VERTICAL DATUM - NAVD 88 - GEOID 18
- 3) THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ALL EXISTING SERVITUDES, EASEMENTS, AND/OR RIGHTS-OF-WAY WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.
- 4) THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- 5) SEWERAGE DISPOSAL - INDIVIDUAL SEWER TREATMENT PLANT

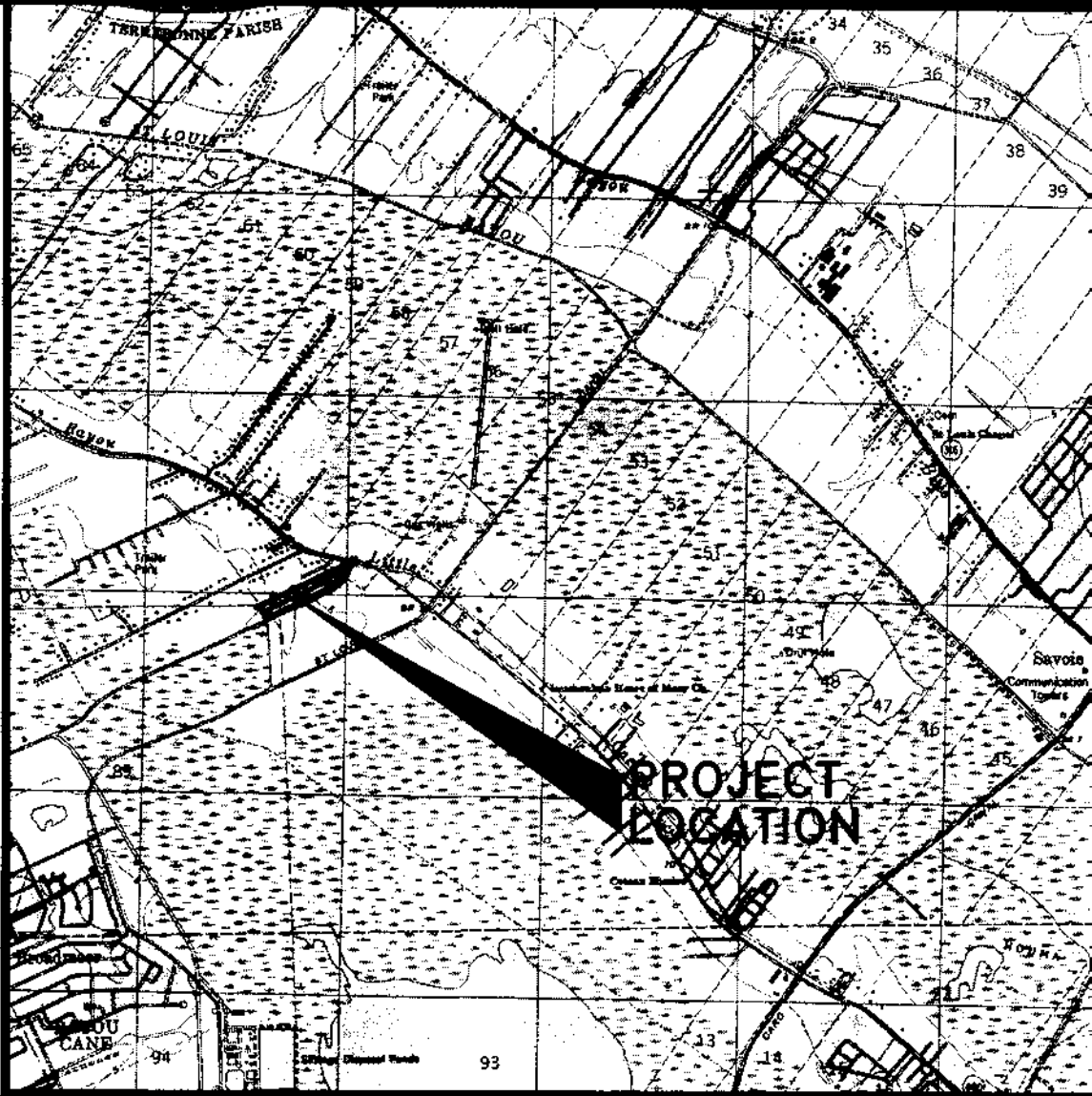
UTILITY NOTE:

A DILIGENT EFFORT HAS BEEN MADE TO SHOW ALL UTILITIES, HOWEVER OTHERS MAY BE PRESENT. THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE LOCATIONS OF FEATURES ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO CONSTRUCTION.

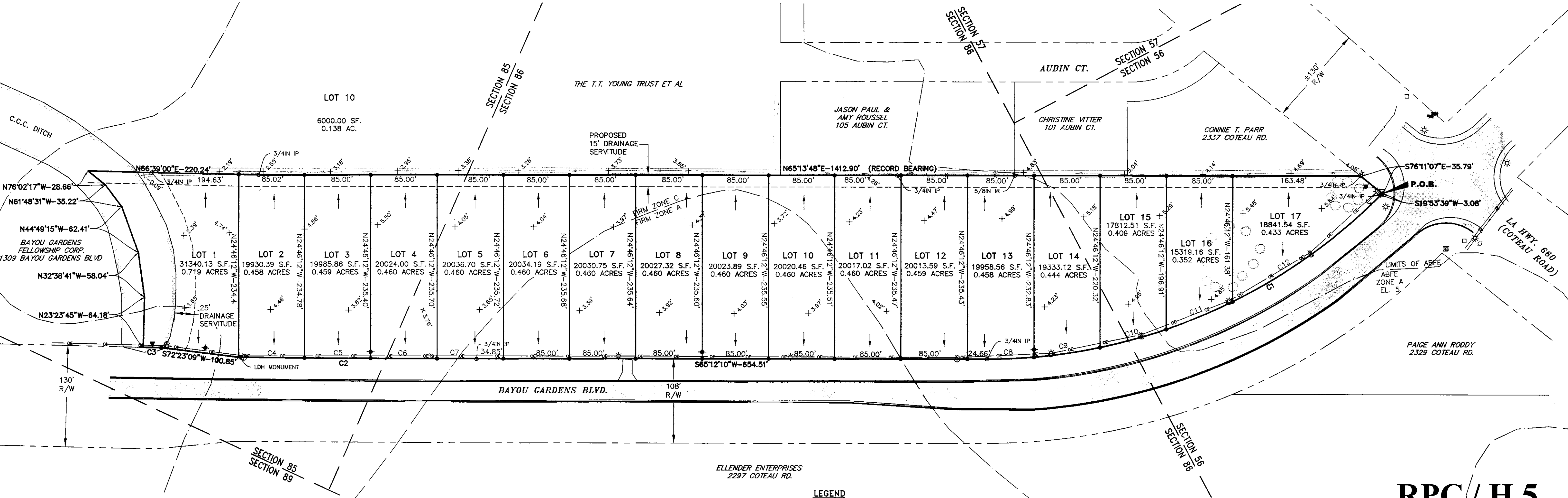
FEMA FLOOD ZONE AND HAZARDS:

- 1) THESE LOTS ARE LOCATED IN ZONE C AND ZONE A
FEMA MAP COMMUNITY PANEL NUMBER 225206 0245 C DATED: MAY 1, 1985
- 2) FLOOD ZONES DETERMINED FROM ADVISORY BASE FLOOD ELEVATION MAP LA-S102 INDICATES PROJECT IS LOCATED IN ABFE ZONE A (EL. 5) AND OUT OF LIMITS DATED FEBRUARY 23, 2006. FOR AREAS OUTSIDE THE STUDY LIMITS REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION.

CURVE DATA TABLE			
CURVE NO.	RADIUS	ARC	CHORD
C1	709.94'	561.45'	S45°32'49"W-546.93' (CALL) S42°32'49"W-546.93' (FOUND)
C2	22864.31'	305.17'	S65°35'06"W-305.17'
C3	22853.31'	23.13'	S66°14'47"W-23.13'
C4	22864.31'	85.02'	S65°51'39"W-85.02'
C5	22864.31'	85.00'	S65°38'52"W-85.00'
C6	22864.31'	85.00'	S65°26'05"W-85.00'
C7	22864.31'	50.15'	S65°15'56"W-50.15'
C8	709.94'	60.42'	S62°45'58"W-60.40'
C9	709.94'	85.97'	S56°51'33"W-85.92'
C10	709.94'	88.22'	S49°49'48"W-88.17'
C11	709.94'	92.19'	S42°33'00"W-92.12'
C12	709.94'	234.66'	S29°21'39"W-233.59'



VICINITY MAP
SCALE 1" = 2000'



PRELIMINARY DOCUMENT:

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY, FOR SUBMITTAL TO THE TERREBONNE PARISH PLANNING COMMISSION. THE PRELIMINARY DOCUMENT SHALL NOT BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT. THIS MAP DOES NOT MEET ALL STANDARDS SET FORTH BY THE LOUISIANA BOARD FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

DEDICATION

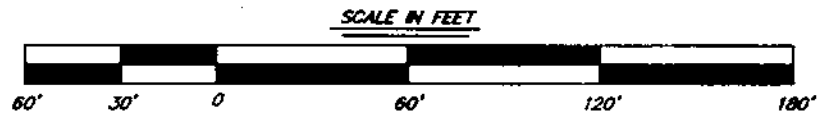
THIS IS TO CERTIFY THAT I THE UNDERSIGNED AND OWNER, DO HEREBY IRREVOCABLY OFFER FOR DEDICATION AND MAINTENANCE TO THE TERREBONNE PARISH COUNCIL OR THE PUBLIC UTILITY COMPANY OR SPECIAL DISTRICT HAVING JURISDICTION, THE PERPETUAL USE FOR PROPER PURPOSES INCLUDING, BUT NOT LIMITED TO DRAINAGE, REMOVAL OF SEWAGE, UTILITIES, PARISH USES SERVITUDES THAT ARE SHOWN ON THIS SUBDIVISION PLAT. NO TREES, SHRUBS OR PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR OTHER IMPROVEMENT BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT OF WAY AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSES FOR WHICH THE SERVITUDE OR RIGHT OF WAY WAS GRANTED.

APPROVALS:

APPROVED & ACCEPTED THIS DATE _____

BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION

BY _____ FOR _____



DATE	DESCRIPTION	REVISION

APPROVALS:

OWNER/DEVELOPER - CAVLAND INVESTMENTS LLC DATE _____

PRELIMINARY PLAT
SINGLE FAMILY RESIDENTIAL LOTS (17 LOTS)

GARDEN ESTATES SUBDIVISION (7.868 ACRES)
LOCATED IN SECTIONS 56, 85, & 86 T16S-R17E
TERREBONNE PARISH, LOUISIANA



LEONARD CHAUVIN P.E., P.L.S., INC.
CIVIL ENGINEER - LAND SURVEYOR
627 JACKSON ST. THIBODAUX, LA.
PHONE: (985) 449-1376

DESIGNED: LJC III	DETAILED: JLN	TRACED:
CHECKED: LJC III	CHECKED: LJC III	CHECKED:
DATE: APRIL 30, 2021		

APPROVED: **PRELIMINARY**

LEONARD J. CHAUVIN, JR.

CAVLAND INVESTMENTS, LLC

DATE

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: Pasture Lane Subdivision Phase 1 (7.526 Acres)
2. Developer's Name & Address: Cavco Investments, LLC, 125 Manchester Dr., Houma, LA 70360
- *Owner's Name & Address: Cavco Investments, LLC, 125 Manchester Dr., Houma, LA 70360
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Leonard Chauvin PE, PLS, Inc., 627 Jackson St., Thibodaux, LA 70301

SITE INFORMATION:

4. Physical Address: 100 Pasture Ct., Thibodaux, LA 70301
5. Location by Section, Township, Range: Section 79, T15S - R16E
6. Purpose of Development: Single Family Residential Subdivision
7. Land Use:
- X Single-Family Residential
- Multi-Family Residential
- Commercial
- Industrial
8. Sewerage Type:
- X Community
- Individual Treatment
- Package Plant
- Other
9. Drainage:
- X Curb & Gutter
- Roadside Open Ditches
- Rear Lot Open Ditches
- Other
10. Date and Scale of Map: April 30, 2021 1" = 60'
11. Council District: District 2 Harding / Schriever Fire
12. Number of Lots: 43
13. Filing Fees: \$75 + \$194.88 = \$269.88

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

LEONARD J. CHAUVIN III

Print Applicant or Agent

5/3/21
Date

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 BC 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.

Gwendolyn L. Cavaness
Print Name of Signature

Print Name of Signature

5-3-2021

Date _____

Guendolen R. Cavass
Signature

Signature

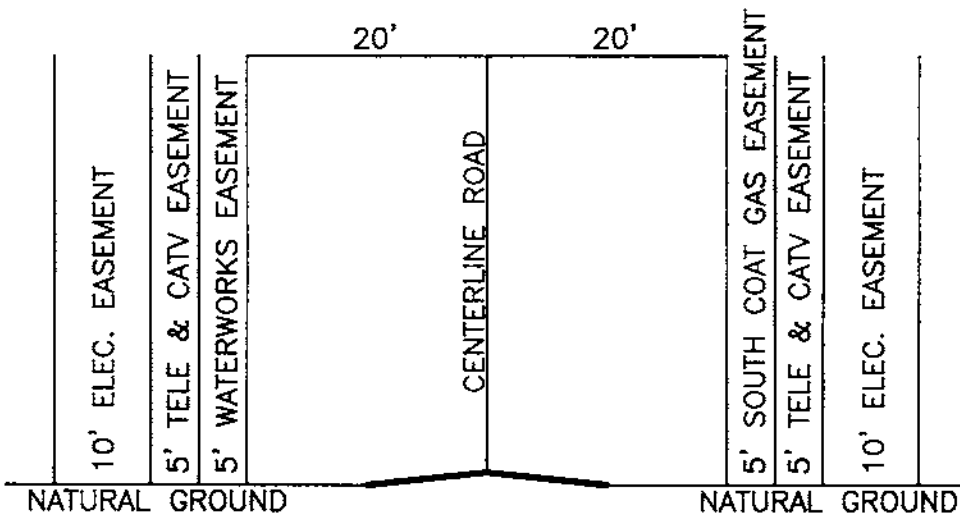
PC21/ 5 - 10 - 25

RPC / H.6

Revised 3/25/2010

NOTES:

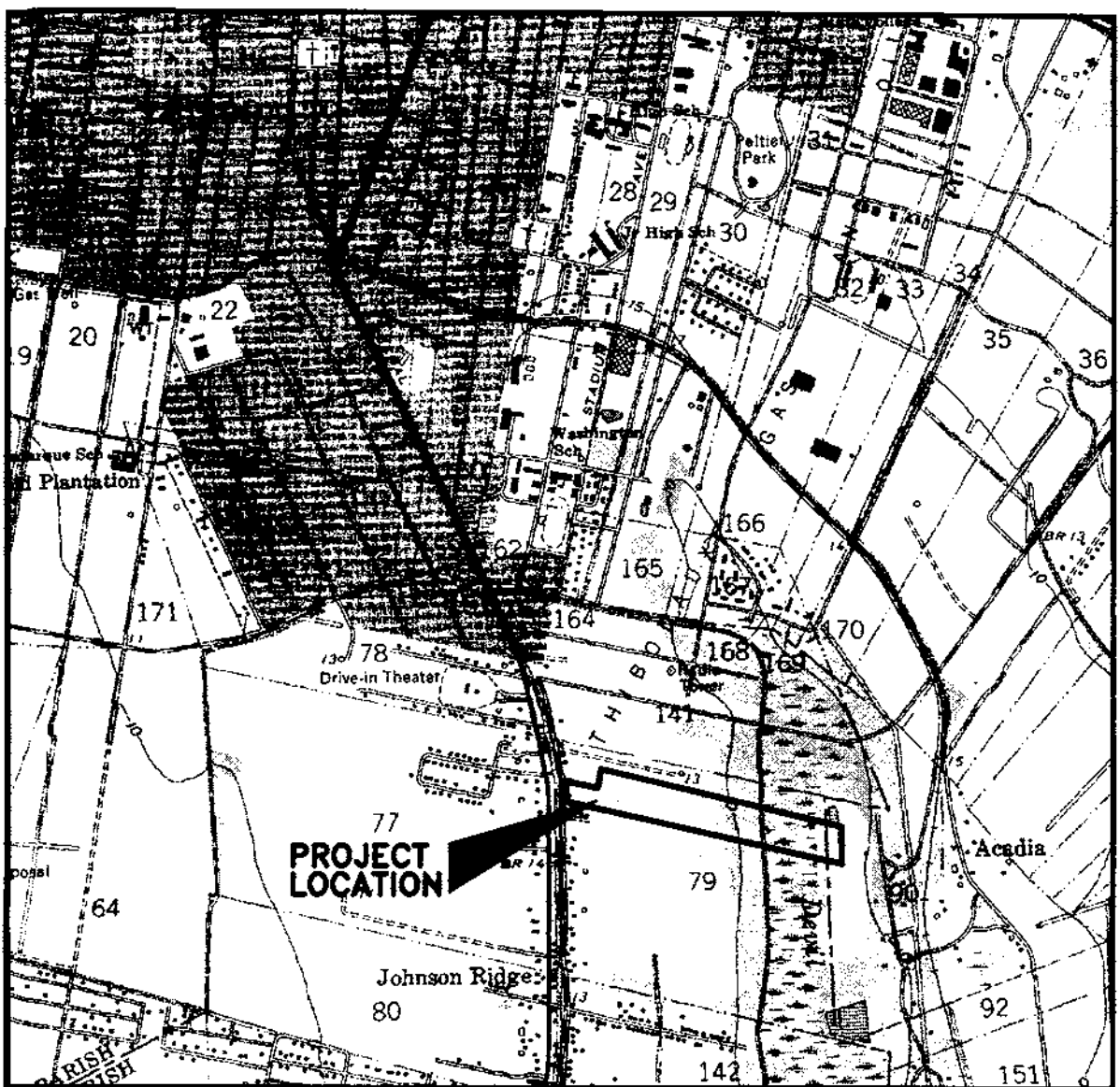
- 1) REFERENCES
- A) "A SURVEY OF A 28.01 ACRE TRACT LOCATED IN SECTION 79, T15S-R16E, TERREBONNE PARISH, LOUISIANA"
PREPARED BY: ALLEN R. WOODARD
DATED: 4/09/07
- B) "JOLIE OAKS SUBDIVISION, PHASE 1 A TOWN HOME DEVELOPMENT EVERETT - DEVELOPER SECTION 79, T15S - R16E, TERREBONNE PARISH, LOUISIANA"
PREPARED BY: MILFORD & ASSOCIATES, INC.
DATED: DECEMBER 4, 2000
ENTRY #1196954
- 2) ACCORDING TO ADVISORY BASE FLOOD ELEVATION MAP LA-W99 DATED FEBRUARY 23, 2006, PHASE 1 OF PASTURE LANE SUBDIVISION IS LOCATED OUTSIDE LIMITS OF ABFE. *FOR AREAS OUTSIDE THE STUDY LIMITS REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION WHERE APPLICABLE.
- 3) ACCORDING TO FEMA MAP COMMUNITY PANEL NUMBER 225206 0385 C AND 0395 C, DATED MAY 1, 1985 PROPERTY IS LOCATED IN ZONE C
- 4) ELEVATIONS SHOWN IN NAVD 88 - GEOID 18
- 5) SEWERAGE DISPOSAL - COMMUNITY SEWER TREATMENT SYSTEM
- 6) ALL LOTS ARE GRADED TO DRAIN INTO THE STREET RIGHT OF WAY AND INTO PROPOSED DRAINAGE SERVITUDES.



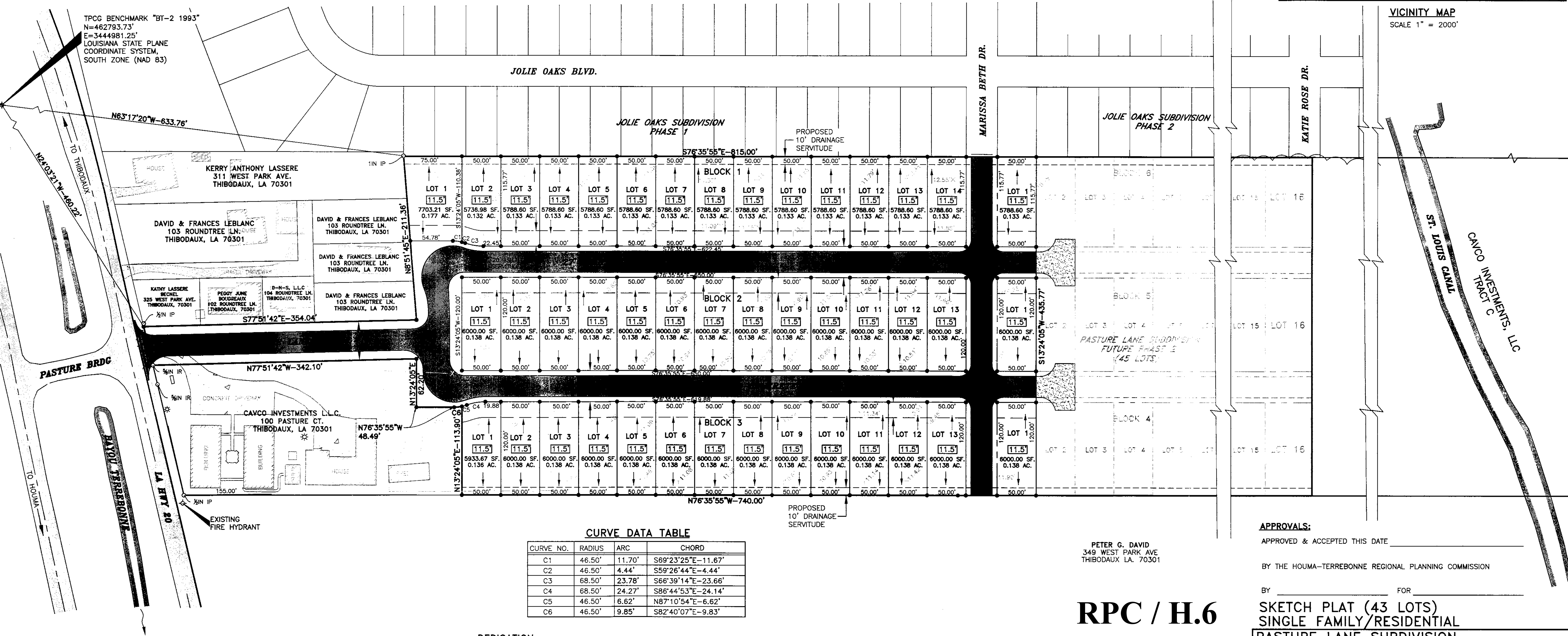
LEGEND



FOUND AS NOTED
SET 5/8" I.R.
EXISTING POWER POLE
EXISTING LIGHT POLE
PROPOSED LIGHT POLE
EXISTING FIRE HYDRANT
PROPOSED CENTER LOT ELEVATIONS
DRAINAGE DIRECTION



VICINITY MAP
SCALE 1" = 2000'



CURVE DATA TABLE			
CURVE NO.	RADIUS	ARC	CHORD
C1	46.50'	11.70'	S69°23'25"E-11.67'
C2	46.50'	4.44'	S59°26'44"E-4.44'
C3	68.50'	23.78'	S66°39'14"E-23.66'
C4	68.50'	24.27'	S86°44'53"E-24.14'
C5	46.50'	6.62'	N87°10'54"E-6.62'
C6	46.50'	9.85'	S82°40'07"E-9.83'

DEDICATION:

THIS IS TO CERTIFY THAT I THE UNDERSIGNED AND OWNER, DO HEREBY IRREVOCABLY OFFER FOR DEDICATION AND MAINTENANCE TO THE TERREBONNE PARISH COUNCIL OR THE PUBLIC UTILITY COMPANY OR SPECIAL DISTRICT HAVING JURISDICTION, THE PERPETUAL USE FOR PROPER PURPOSES INCLUDING, BUT NOT LIMITED TO DRAINAGE, REMOVAL OF SEWAGE, UTILITIES, PARISH USES SERVITUDES THAT ARE SHOWN ON THIS SUBDIVISION PLAT. NO TREES, SHRUBS OR PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR OTHER IMPROVEMENT BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT OF WAY AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSES FOR WHICH THE SERVITUDE OR RIGHT OF WAY WAS GRANTED.

PETER G. DAVID
349 WEST PARK AVE
THIBODAUX LA. 70301

RPC / H.6



DATE	DESCRIPTION	BY
	REVISION	

APPROVALS:

APPROVED & ACCEPTED THIS DATE _____

BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION

BY _____ FOR _____

SKETCH PLAT (43 LOTS)
SINGLE FAMILY/RESIDENTIAL
PASTURE LANE SUBDIVISION
"PHASE 1" (7.526 ACRES) (43 LOTS)
LOCATED IN SECTION 79, T15S-R16E
TERREBONNE PARISH, LOUISIANA



LEONARD CHAUVIN P.E., P.L.S., INC.
CIVIL ENGINEER - LAND SURVEYOR
627 JACKSON STREET THIBODAUX

DESIGNED: LJC III	DETAILED: JLN	TRACED:
CHECKED: LJC III	CHECKED: LJC III	CHECKED:
DATE: APRIL 30, 2021		

PRELIMINARY DOCUMENT:

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY, FOR SUBMITTAL TO THE TERREBONNE PARISH PLANNING COMMISSION. THE PRELIMINARY DOCUMENT SHALL NOT BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT. THIS MAP DOES NOT MEET ALL STANDARDS SET FORTH BY THE LOUISIANA BOARD FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

APPROVED: **PRELIMINARY**

LEONARD J. CHAUVIN, JR.

OWNER

DATE

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:

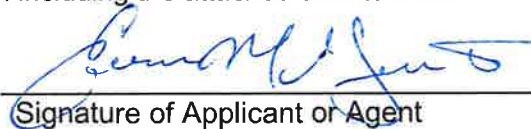
- Name of Subdivision: Benjamin Estates
- Developer's Name & Address: Duplantis Properties, L.L.C.; 192 Acadia Woods Dr., Thibodaux, LA
*Owner's Name & Address: BNR, JR. LLC; P.O. Box 306, Thibodaux, LA 70302
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Acadia Land Surveying; Duplantis Design Group, P.C.

SITE INFORMATION:

- Physical Address: 141 Duplantis Street, Thibodaux, LA
- Location by Section, Township, Range: Section 78, Township 15 South - Range 16 East
- Purpose of Development: Single Family Residential Development
- 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: 05/03/2021, 1" = 60' plotted on D sheet
- Council District: 4
- Number of Lots: 107
- Filing Fees: \$116.76

I, Evan M. Geerts, certify this application including the attached date to be true and correct.

Evan M. Geerts for Duplantis Design Group, PC
Print Applicant or Agent


Signature of Applicant or Agent

05-03-2021
Date

The undersigned certifies: initials 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, initials 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 J. Roth
Print Name of Signature

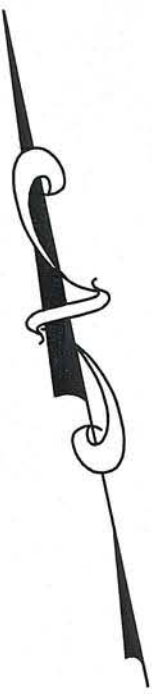

Signature

05-03-2021
Date

RPC / H.7

Owners of BNR, JR. LLC:

- Ann Roth Foret
- Alida Roth Chatham
- Benjamin N. Roth, III
- Thomas M. Roth
- Eugene N. Roth
- Richard J. Roth
- Mark B. Roth

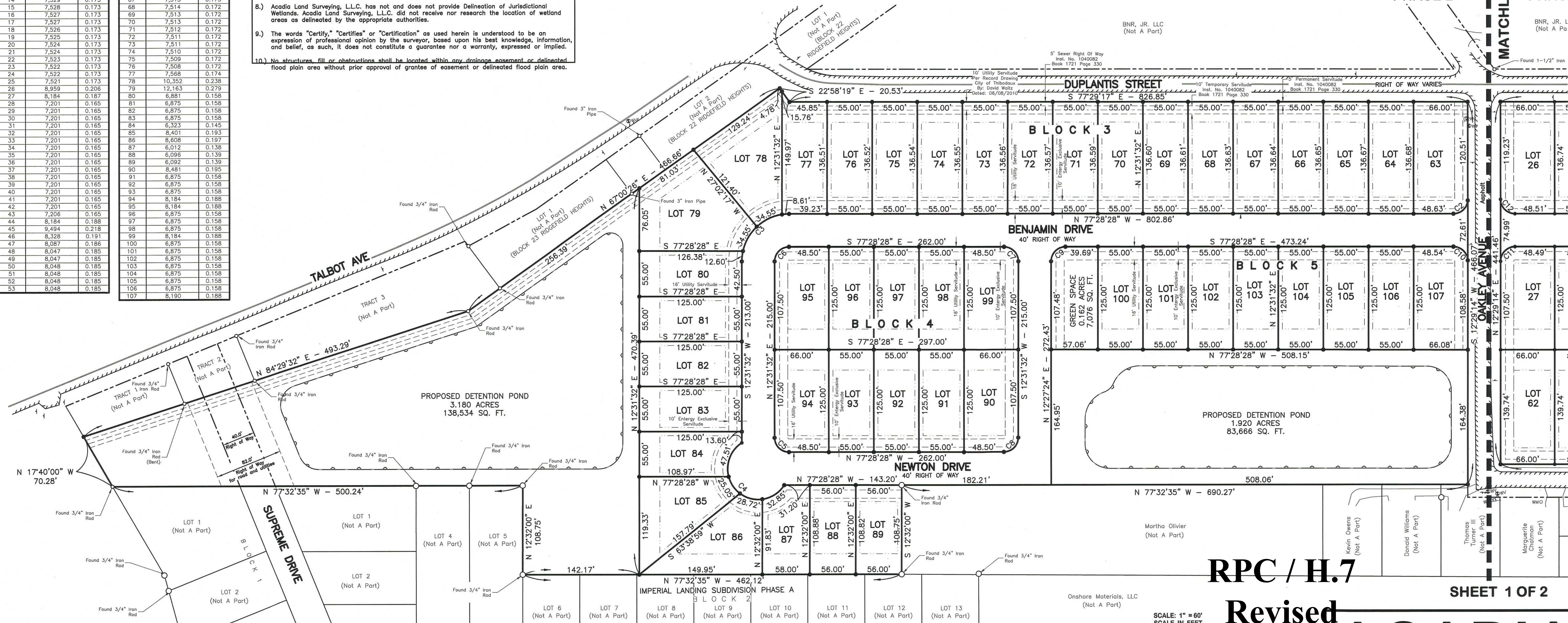


LOT AREA TABLE		
LOT	SQUARE FEET	ACRES
1	8,197	0.186
2	6,875	0.158
3	6,875	0.158
4	6,875	0.158
5	6,875	0.158
6	11,203	0.257
7	13,828	0.317
8	7,808	0.179
9	7,807	0.179
10	7,807	0.179
11	7,531	0.173
12	7,530	0.173
13	7,529	0.173
14	7,529	0.173
15	7,528	0.173
16	7,527	0.173
17	7,527	0.173
18	7,526	0.173
19	7,525	0.173
20	7,524	0.173
21	7,524	0.173
22	7,523	0.173
23	7,522	0.173
24	7,522	0.173
25	7,521	0.173
26	8,958	0.206
27	8,184	0.187
28	7,201	0.165
29	7,201	0.165
30	7,201	0.165
31	7,201	0.165
32	7,201	0.165
33	7,201	0.165
34	7,201	0.165
35	7,201	0.165
36	7,201	0.165
37	7,201	0.165
38	7,201	0.165
39	7,201	0.165
40	7,201	0.165
41	7,201	0.165
42	7,201	0.165
43	7,206	0.165
44	8,184	0.188
45	9,494	0.218
46	8,328	0.191
47	8,087	0.186
48	8,047	0.185
49	8,047	0.185
50	8,048	0.185
51	8,048	0.185
52	8,048	0.185
53	8,048	0.185

LOT AREA TABLE		
LOT	SQUARE FEET	ACRES
54	8,048	0.185
55	8,049	0.185
56	8,049	0.185
57	8,049	0.185
58	8,049	0.185
59	8,049	0.185
60	8,050	0.185
61	8,050	0.185
62	9,223	0.212
63	8,963	0.206
64	7,517	0.173
65	7,516	0.173
66	7,516	0.173
67	7,515	0.173
68	7,514	0.172
69	7,513	0.172
70	7,513	0.172
71	7,512	0.172
72	7,511	0.172
73	7,511	0.172
74	7,510	0.172
75	7,509	0.172
76	7,508	0.172
77	7,568	0.174
78	10,352	0.238
79	12,163	0.279
80	6,881	0.158
81	6,875	0.158
82	6,875	0.158
83	6,875	0.158
84	6,323	0.145
85	8,401	0.193
86	8,608	0.197
87	6,012	0.138
88	6,096	0.139
89	6,092	0.139
90	8,481	0.195
91	6,875	0.158
92	6,875	0.158
93	6,875	0.158
94	8,184	0.188
95	8,184	0.188
96	6,875	0.158
97	6,875	0.158
98	6,875	0.158
99	8,184	0.188
100	6,875	0.158
101	6,875	0.158
102	6,875	0.158
103	6,875	0.158
104	6,875	0.158
105	6,875	0.158
106	6,875	0.158
107	8,190	0.188

NOTES:

- Zoning: None
Setback lines shall be verified by the owner, developer and or contractor prior to any construction, as an abstract has not been performed by the surveyor. Zoning and setbacks are subject to change and should be verified with the local authority's Permit Office before any design or construction.
- Reference Maps:
 - Plot Showing Resubdivision of Property Belonging to Benjamin Roth, Jr. Family, LLC into Tracts A-1 (Raw Land), A-2, A-3, & A-4 Benjamin Roth, Jr. Family, LLC. Subdivision Located in Section 78, T15S-R16E, Terrebonne Parish, Louisiana. Prepared by: Acadia Land Surveying, LLC Dated: May 19, 2015 Entry No. 1484032
 - Imperial Landing Subdivision - Phase A Located in Sections 77 & 78, T15S-R16E, Terrebonne Parish, Louisiana. Prepared by: David A. Waltz Dated: January 3, 2020 Entry No. 1595838
 - Raw Land Division Creating Raw Land Tract 1, Raw Land Tract 2, and Raw Tract 3, Belonging to Ridgefield, Inc. Located in Sections 155, & 157, T15S-R16E Lafourche Parish, Louisiana. Prepared by: David A. Waltz Dated: March 9, 2017 Entry No. 1236229
- Basis of Bearings:
The bearings shown hereon are based on the "Louisiana Coordinate System of 1983 South Zone - NAD 83" using GPS C4Gnet-RTN System accessed on March 18, 2021.
(*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.
- Flood Note: The property hereon is located in Flood Zone "C" (Areas of minimal flooding. No shading.) in accordance with FEMA Flood Insurance Rate Map Panel Number 2252060395C, dated May 1, 1985, for Terrebonne Parish, Louisiana; The property is located outside the limits of the ABFE zone in accordance with Panel LA-W99 dated February 23, 2006 of the Hurricane Rita Advisory Base Flood Elevation (ABFE) Maps for Terrebonne Parish.
Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.
- Utilities: Acadia Land Surveying, L.L.C. made no attempt to locate visible utilities or evidence of buried utilities as part of this survey, implied.
- No attempt has been made by Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions, servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
- Acadia Land Surveying, L.L.C. has not and does not provide Delineation of Jurisdictional Wetlands. Acadia Land Surveying, L.L.C. did not receive nor research the location of wetland areas as delineated by the appropriate authorities.
- The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.
- No structures, fill or obstructions shall be located within any drainage easement or delineated flood plain area without prior approval of grantee of easement or delineated flood plain area.



LEGEND	
FOUND PROPERTY CORNER (AS NOTED)	○
SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE)	●
EXISTING POWER POLE	⊙
EXISTING POWER POLE WITH LIGHT	⊙*
EXISTING GUY ANCHOR	→
EXISTING ELECTRIC PEDESTAL	⊙
EXISTING CHAIN LINK FENCE	—
EXISTING SEWER MANHOLE	⊙
EXISTING SUBSURFACE DRAINAGE	=====
EXISTING AREA INLET CATCH BASIN	■

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

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

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

BY _____ FOR _____

I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PARISH OF TERREBONNE AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT.

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

CONCEPTUAL AND PRELIMINARY
PLAT SHOWING RESUBDIVISION
OF
BENJAMIN ESTATES
PHASES 1 & 2
LOCATED IN SECTION 78,
TOWNSHIP 15 SOUTH - RANGE 16 EAST
TERREBONNE PARISH, LOUISIANA

CERTIFICATION:
This is to certify that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the Standards of Practice for Boundary Surveys as set forth by the State of Louisiana, Board of Registration for Professional Engineers and Land Surveyors and that the accuracy specification and positional tolerances are in accordance with Class "C" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

Michael P. Blanchard, P.L.S., Reg. No. 4861

This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

ACADIA

LAND SURVEYING, LLC

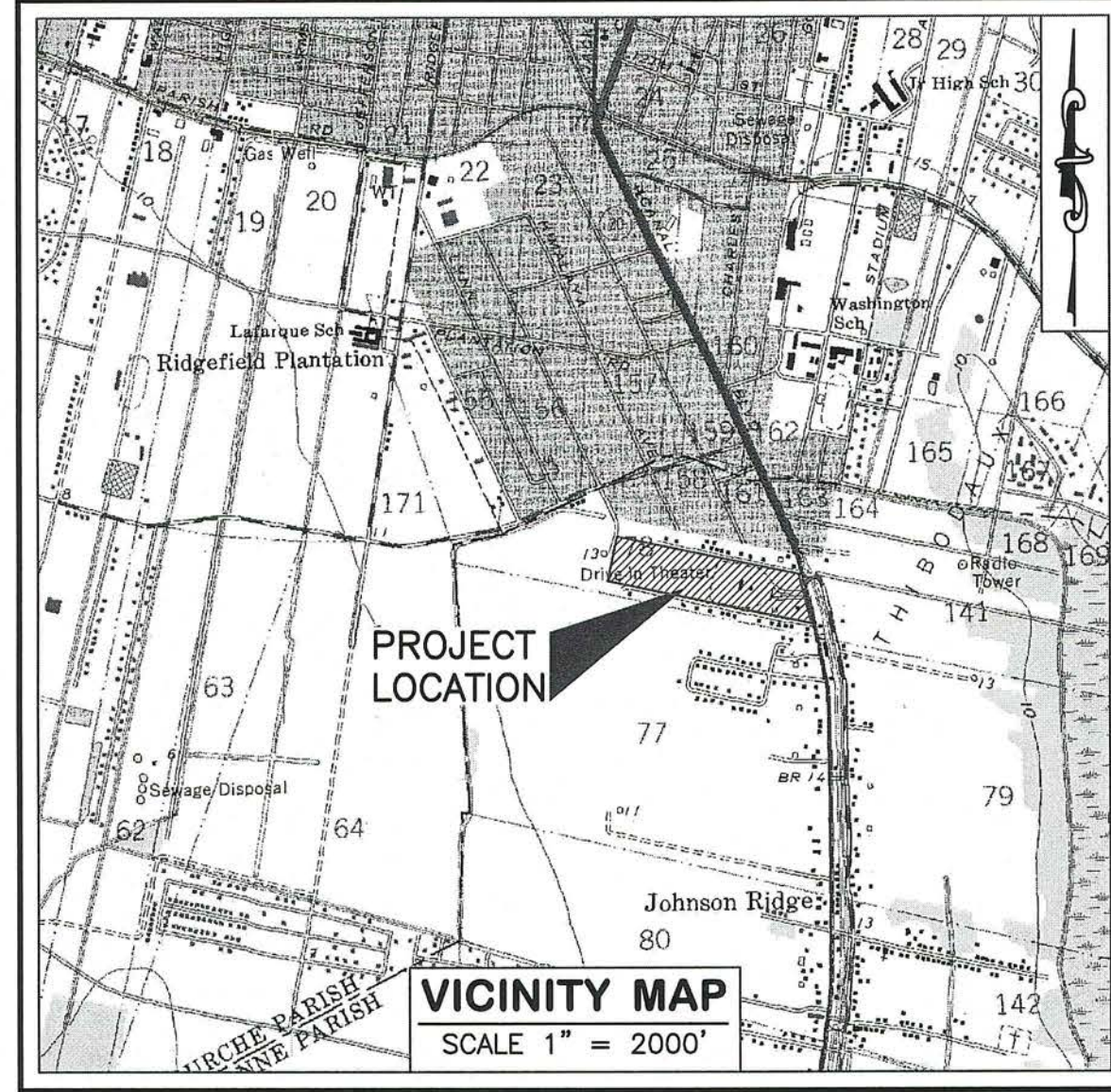
LOUISIANA • MISSISSIPPI • TEXAS

206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301

Phone • (985) 449-0094 Fax • (985) 449-0085

EMAIL: ACADIA@ACADIALANDSURVEYING.COM

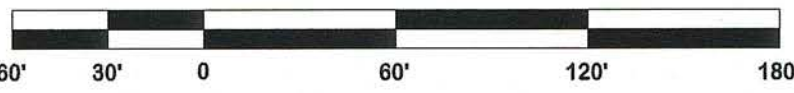
DATE	CHECKED BY: MPB	REVISION DESCRIPTION	APPROVED BY: MPB	INT.
FIELD BOOK: xxx, PG xx-xx	FIELD WORK COMPLETED ON: MARCH 18, 2021	ALS FILE: 2021/21-01-208/21-308RS.dwg		



PHASE 2 PHASE 1

SHEET 1 OF 2

RPC / H.7
Revised



NOTES:

- Zoning: None
Setback lines shall be verified by the owner, developer and or contractor prior to any construction, as an abstract has not been performed by the surveyor. Zoning and setbacks are subject to change and should be verified with the local authority's Permit Office before any design or construction.
- Reference Maps:
A.) Plot Showing Resubdivision of Property Belonging to Benjamin Roth, Jr. Family, LLC into Tracts A-1 (Raw Land), A-2, A-3, & A-4 Benjamin Roth, Jr. Family, LLC. Subdivision Located in Section 78, T15S-R16E, Terrebonne Parish, Louisiana Prepared by: Acadia Land Surveying, LLC Dated: May 19, 2015 Entry No. 1484032
B.) Imperial Landing Subdivision - Phase A Located in Sections 77 & 78, T15S-R16E, Terrebonne Parish, Louisiana Prepared by: David A. Waltz Dated: January 3, 2020 Entry No. 1595838
C.) Raw Land Division Creating Raw Land Tract 1, Raw Land Tract 2, and Raw Tract 3, Belonging to Ridgefield, Inc. Located in Sections 155, & 157, T15S-R16E Lafourche Parish, Louisiana Prepared by: David A. Waltz Dated: March 9, 2017 Entry No. 1236229
- Basis of Bearings:
The bearings shown hereon are based on the "Louisiana Coordinate System of 1983 South Zone - NAD 83" using GPS C4net-RTN System accessed on March 18, 2021.
(*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.
- Flood Note: The property hereon is located in Flood Zone "C" (Areas of minimal flooding. No shading.) in accordance with FEMA Flood Insurance Rate Map Panel Number 2252060395C, dated May 1, 1985, for Terrebonne Parish, Louisiana; The property is located outside the limits of the ABFE zone in accordance with Panel LA-W99 dated February 23, 2006 of the Hurricane Rita Advisory Base Flood Elevation (ABFE) Maps for Terrebonne Parish. Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction
- Utilities: Acadia Land Surveying, L.L.C. made no attempt to locate visible utilities or evidence of buried utilities as part of this survey. Implied.
- No attempt has been made by Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
- Acadia Land Surveying, L.L.C. has not and does not provide Delineation of Jurisdictional Wetlands. Acadia Land Surveying, L.L.C. did not receive nor research the location of wetland areas as delineated by the appropriate authorities.
- The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.
- No structures, fill or obstructions shall be located within any drainage easement or delineated flood plain area without prior approval of grantees of easement or delineated flood plain area.

T 15 S - R 16 E
SECTION 78GENERAL INFORMATION
BENJAMIN ESTATES

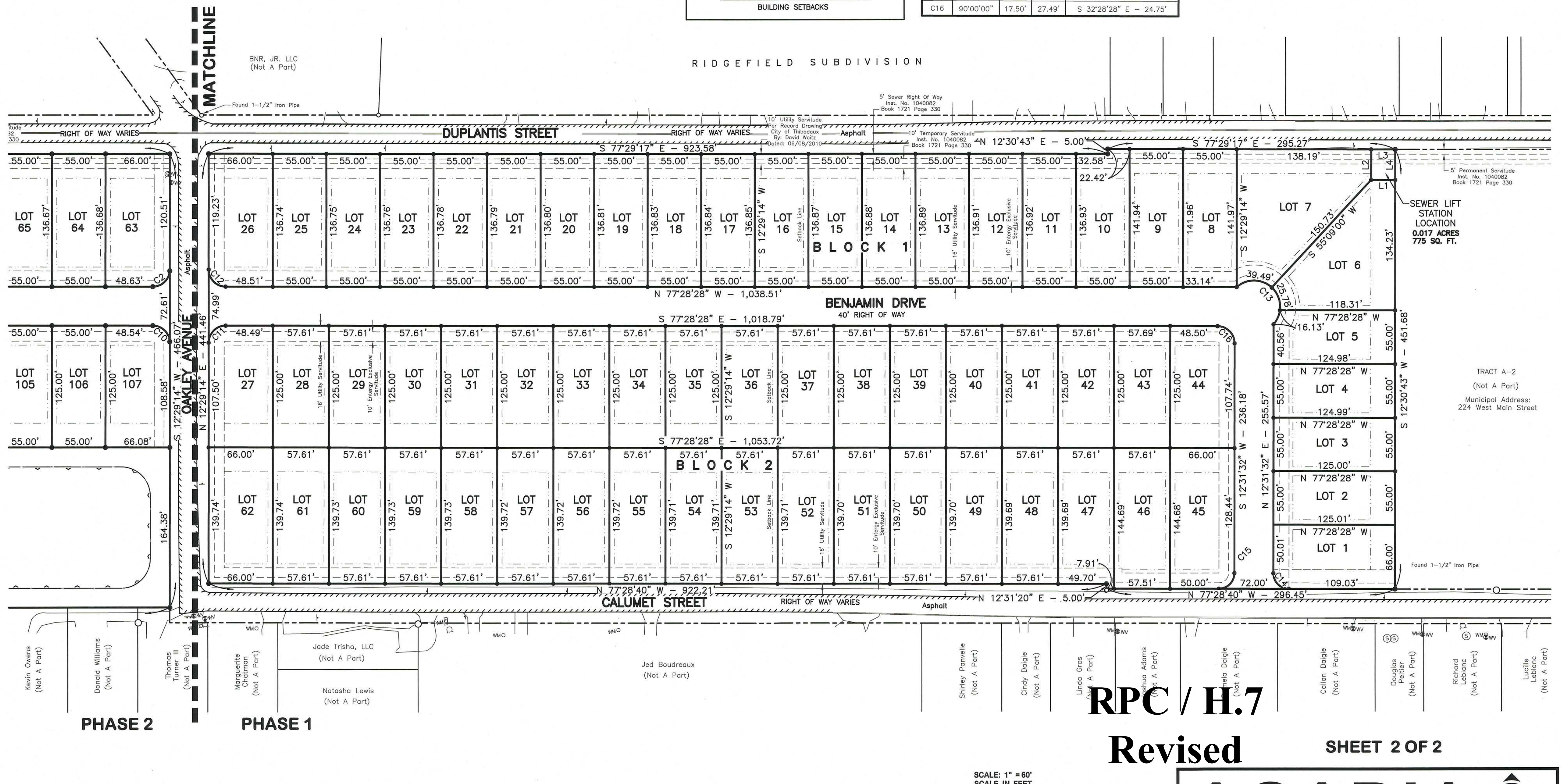
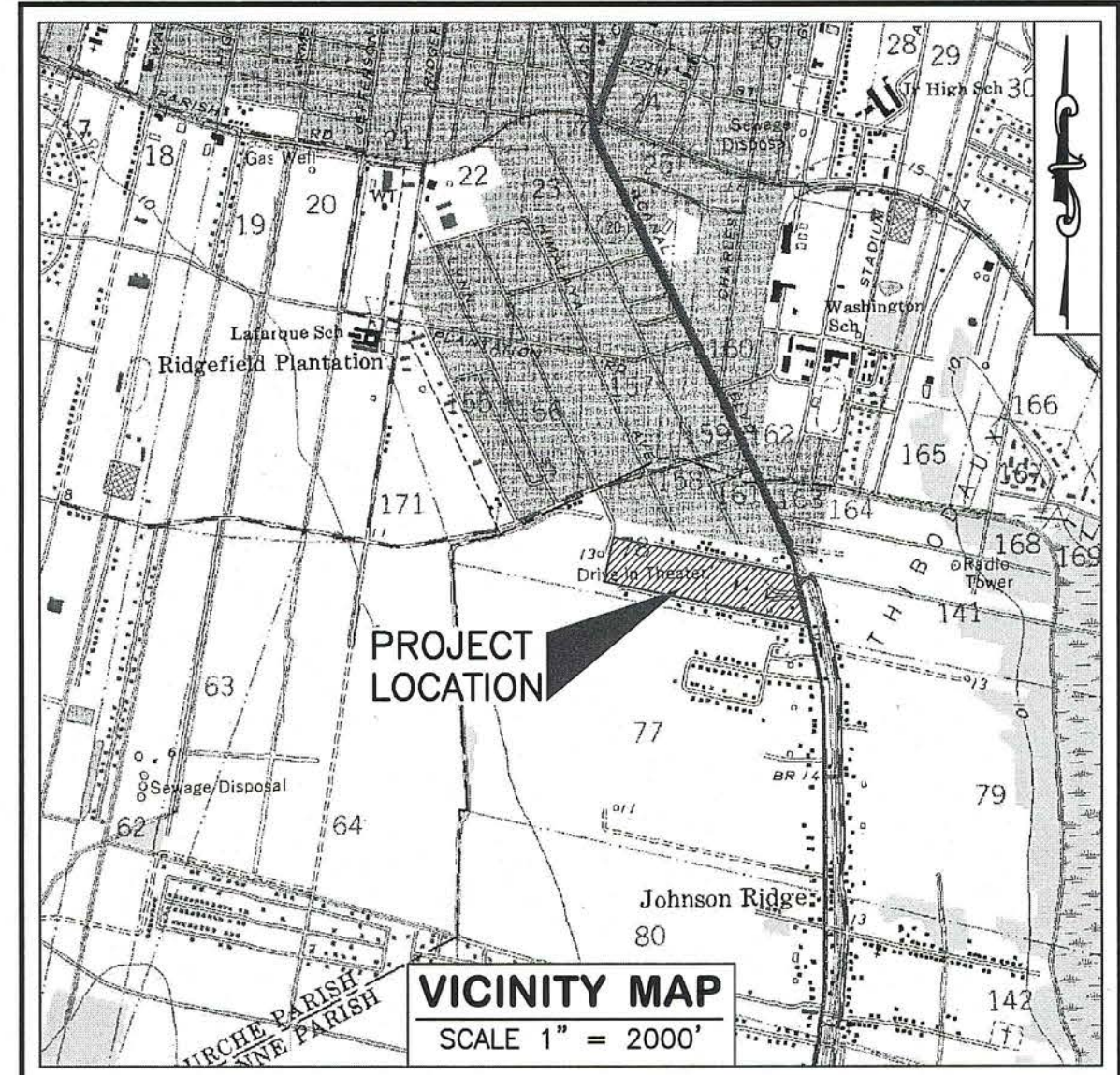
RESIDENTIAL	107
LAND USE	NUMBER OF LOTS
SUB-SURFACE	CITY OF THIBODAUX
DRAINAGE	SEWER
ENERGY	CHARTER
ELECTRIC	CABLE
FIRE	GARBAGE
SOUTH COAST GAS	
GAS	
FRONT: 20'	
REAR: 25'	
SIDE: 5' (16' Along Corner Lots)	
BUILDING SETBACKS	

LINE TABLE

LINE	BEARING	LENGTH
L1	N 77°28'28" W	24.65'
L2	N 12°30'43" E	31.44'
L3	S 77°29'17" E	24.65'
L4	S 12°30'43" W	31.44'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C2	85°42'00"	17.50'	26.18'	S 59°40'32" W - 23.80'
C3	90°00'00"	57.50'	90.32'	S 57°31'32" W - 81.32'
C4	205°12'11"	37.45'	134.13'	S 32°34'25" E - 73.10'
C5	90°00'00"	17.50'	27.49'	N 32°28'28" W - 24.75'
C6	90°00'00"	17.50'	27.49'	N 57°31'32" E - 24.75'
C7	89°59'58"	17.50'	27.49'	S 32°28'27" E - 24.75'
C8	90°00'01"	17.50'	27.49'	S 57°31'32" W - 24.75'
C9	90°04'08"	17.50'	27.51'	N 57°29'28" E - 24.76'
C10	86°28'22"	17.50'	26.41'	S 34°14'17" E - 23.98'
C11	90°00'00"	17.50'	27.49'	N 57°31'32" E - 24.75'
C12	89°58'05"	17.50'	27.48'	N 32°29'26" W - 24.74'
C13	173°26'28"	26.89'	81.40'	N 32°16'02" W - 53.69'
C14	90°00'12"	16.00'	25.13'	N 32°28'34" W - 22.63'
C15	89°59'48"	16.00'	25.13'	S 57°31'26" W - 22.63'
C16	90°00'00"	17.50'	27.49'	S 32°28'28" E - 24.75'

RPC / H.7
Revised

SHEET 2 OF 2

LEGEND

- FOUND PROPERTY CORNER (AS NOTED)
- SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE)
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING GUY ANCHOR
- EXISTING ELECTRIC PEDESTAL
- EXISTING CHAIN LINK LINE
- EXISTING SEWER MANHOLE
- EXISTING SUBSURFACE DRAINAGE
- EXISTING AREA INLET CATCH BASIN

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

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

AUTHORIZED OWNER

APPROVED AND ACCEPTED ON THIS DATE

BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION

I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PARISH OF TERREBONNE AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT.

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

CONCEPTUAL AND PRELIMINARY
PLAT SHOWING RESUBDIVISIONOF
BENJAMIN ESTATES
PHASES 1 & 2LOCATED IN SECTION 78,
TOWNSHIP 15 SOUTH - RANGE 16 EAST
TERREBONNE PARISH, LOUISIANA

CERTIFICATION:

This is to certify that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the Standards of Practice for Professional Engineers and Land Surveyors and that the accuracy specification and positional tolerance are in accordance with Class "C" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

Michael P. Blanchard, P.L.S.,
Reg. No. 4861
05/18/2021

This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

ACADIA LAND SURVEYING, LLC

LOUISIANA • MISSISSIPPI • TEXAS

206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301

Phone: (985) 449-0094 Fax: (985) 449-0085

EMAIL: ACADIA@ACADIALANDSURVEYING.COM

DATE	REVISION DESCRIPTION	APPROVED BY: MPB	INT.
DRAWN BY: CMH	CHECKED BY: MPB		
FIELD BOOK: xxx, pg xx-xx	FIELD WORK COMPLETED ON: MARCH 18, 2021	ALS FILE: 2021/21-01-208/21-208RS.dwg	

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 TRACT C, MECHANICVILLE
2. Developer's Name & Address: TPCG
*Owner's Name & Address: BRIARPATCH, INC. 7849 PARK AV, HOUMA, LA 70364
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: DAVID A. WATZ, INC.

SITE INFORMATION:

4. Physical Address: 907 EAST STREET, HOUMA, LA 70363
5. Location by Section, Township, Range: SEC 9, T17S - R17E
6. Purpose of Development: CREATE NEW LOT FOR HPD SUBSTATION
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: 1/2/12 1" = 30' - 0"
11. Council District:
1 Navy / CoH Fire
12. Number of Lots: 2
13. Filing Fees: \$145.88

I, CHRISTOPHER PULASKI, certify this application including the attached data to be true and correct.

CHRISTOPHER PULASKI
Print Applicant or Agent
4/30/12
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.

Carmen Watz
Print Name of Signature
5/5/12
Date

[Signature]
Signature

PC21/ 5 - 8 - 21

Revised 3/25/2010

RPC / H.8

1. MAP SHOWING PROPOSED PURCHASE BY TERREBONNE PARISH SCHOOL BOARD FROM A.J. ELLENDER BEING IN SECTION 9, 1175-171E IN THE CITY OF HOUMA, LOUISIANA. DATE: JANUARY 3, 1962 BY: T. BAKER SMITH & SON INC.

2. BARROW SUBDIVISION BEING A SUBDIVISION OF PROPERTY BELONGING TO THE ESTATE OF R.R.BARROW, INC. LOCATED IN THE PARISH OF TERREBONNE, LA. IN SECTION 105 1175-171E DATE: OCTOBER 30, 1952 BY: T. BAKER SMITH

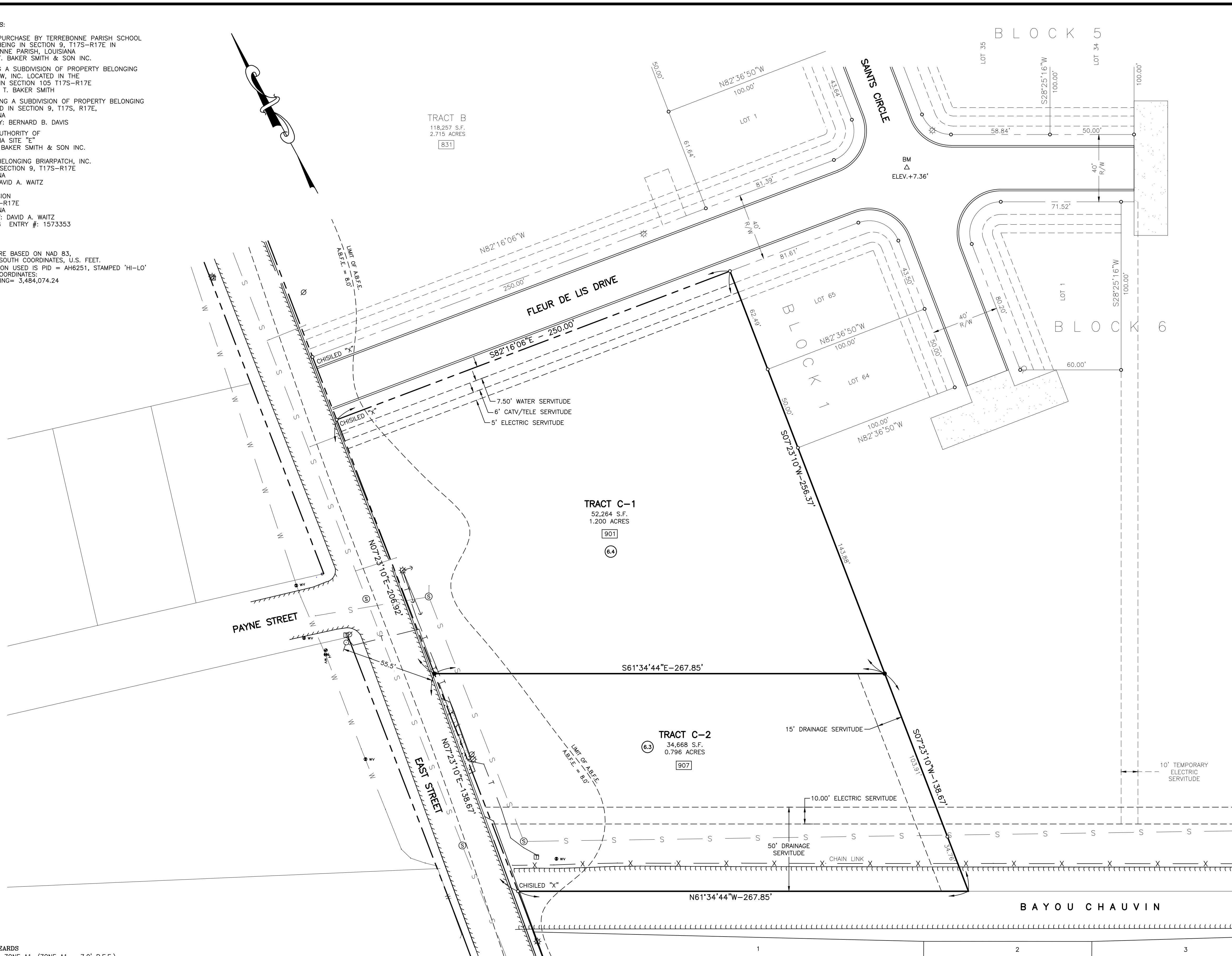
3. OLEANDER SUBDIVISION BEING A SUBDIVISION OF PROPERTY BELONGING TO HALLETTE B. COLE LOCATED IN SECTION 9, 1175, 171E, TERREBONNE PARISH, LOUISIANA DATE: NOVEMBER 12, 1952 BY: BERNARD B. DAVIS

4. PROPERTY MAP HOUSING AUTHORITY OF THE CITY OF HOUMA, LOUISIANA DATE: "12" DATE: APRIL 12, 1967 BY: T. BAKER SMITH & SON INC.

5. REDIVISION OF PROPERTY BELONGING BRIARPATCH, INC. CITY OF HOUMA, LOCATED IN SECTION 5, 1175-171E TERREBONNE PARISH, LOUISIANA DATE: AUGUST 1, 2011 BY: DAVID A. WAITZ

6. PARKWOOD PLACE SUBDIVISION LOCATED IN SECTION 9, 1175-171E TERREBONNE PARISH, LOUISIANA DATE: JANUARY 02, 2012 BY: DAVID A. WAITZ REVISED: DECEMBER 05, 2018 ENTRY #: 1573353

NOTE:
BEARINGS AND COORDINATES ARE BASED ON NAD 83,
STATE PLANE 1702 LOUISIANA SOUTH COORDINATES, U.S. FEET.
THE PRIMARY REFERENCE STATION USED IS PID = AH6251, STAMPED 'HI-LO'
AND HAVING THE FOLLOWING COORDINATES:
NORTHING = 394,048.70; EASTING = 3,484,074.24



THESE LOTS ARE LOCATED IN ZONE A1. (ZONE A1 = 7.0' B.F.E.)
FEMA MAP COMMUNITY PANEL NUMBER 220220 0005 C; DATED: MAY 19, 1981
TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-0103 & LA-0104
DATED: FEBRUARY 23, 2006; FLOOD ZONE: AE AND AREAS OUTSIDE
THE LIMIT OF A.B.F.E.; A.B.F.E. = 8.0'

NOTE: FOR AREAS OUTSIDE THE ABFE LIMITS, PLEASE REFER TO THE COMMUNITY'S
EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE

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 **PRELIMINARY COPY.**

THIS DOCUMENT IS NOT TO BE
USED FOR CONSTRUCTION, BIDDING,
RECORDATION, CONVEYANCE, SALES,
OR AS THE BASIS FOR THE ISSUANCE
OF A PERMIT.

APPROVED:

David A. Waitz

Req. No. 4744

THIS IS TO CERTIFY THAT THE SERVITUDE OF PASSAGE AND THE RIGHT TO INSTALL, MAINTAIN DRAINAGE, ELECTRICAL, COMMUNICATION, GAS & WATER UTILITIES IS HEREBY CREATED IN FAVOR OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT, BELL SOUTH, TIME WARNER CABLE, ENTERGY, ATMOS GAS, AND THE CITY OF HOUMA OVER AND IN ALL THESE CERTAIN STREETS AND SERVITUDES AS NAMED HEREON AND/OR SHOWN ON THIS PLAT OF SUBMISSION AND BELONGING TO THE UNDERSIGNED FEE TITLE OWNERSHIP OF SAID STREET RIGHT-OF-WAY AND SERVITUDES IS EXPRESSLY RETAINED, MINERAL RIGHTS ARE SPECIFICALLY EXCLUDED AND ARE RETAINED IN FULL BY THE OWNER THEREOF.

BY: _____
CARMEN E. WAITZ - MANAGER
BRIARPATCH, INC.

- NO STRUCTURE, FILL, OR OBSTRUCTION SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OF DELINEATED FLOOD PLAIN.
- METHOD OF SEWERAGE DISPOSAL—
THESE TRACTS WILL CONNECT TO MUNICIPAL SEWER.

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

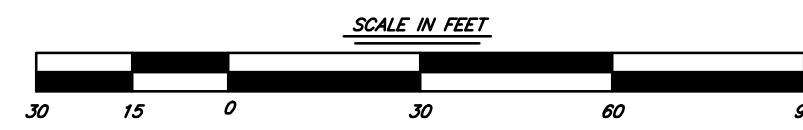
APPROVED BY: _____
FOR: _____

OWNER

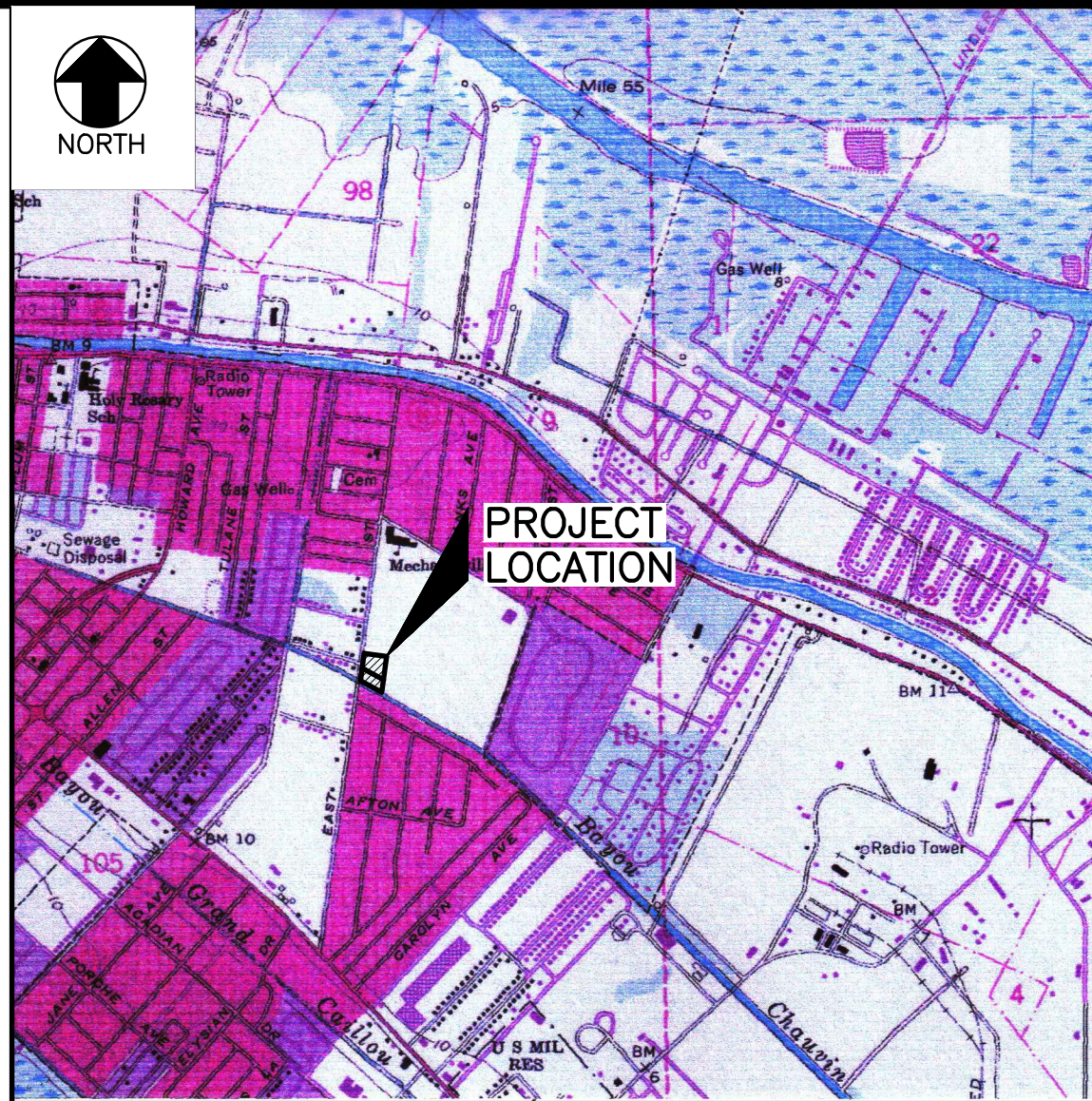
DATE _____

FRONT LINE: 25' SETBACK
SIDE LINE: 5' SETBACK
REAR LINE: 20' SETBACK

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.



DATE	DESCRIPTION	
REVISION		



VICINITY MAP

NOTE: NO STRUCTURE, FILL, OR OBSTRUCTION SHALL BE LOCATED
WITHIN ANY DRAINAGE EASEMENT OF DELINEATED FLOOD PLAIN

FOUND PROPERTY MARKER	○
SET 3/4" I.R.	●
(UNLESS NOTED OTHERWISE)	
EXISTING WATER LINE	— W —
EXISTING GAS LINE	— G —
EXISTING SEWER LINE	— S —
EXISTING OVERHEAD POWER LINE	— E —
EXISTING TELEPHONE LINE	— T —
EXISTING FENCE	— X —
EXISTING POWER POLE W/ LIGHT	⊗
EXISTING POWER POLE	⊘
EXISTING ANCHOR	→
EXISTING TELEPHONE PEDESTAL	⌘
EXISTING WATER VALVE	⊙WV
EXISTING FIRE HYDRANT	⊙
EXISTING WATER METER	⊙WM
EXISTING GAS VALVE	⊙GV
EXISTING GAS METER	⊙GM
EXISTING SEWER MANHOLE	⊙
EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE	— ⊙ —
MUNICIPAL ADDRESS	123
CENTER LOT ELEVATION (IN FEET NAVD 88 DATUM, GEOID 03)	ⓧ
2" DIAMETER BRASS DISK (IN FEET, NAVD 88 DATUM, GEOID 03) (DATE SET JULY 11, 2017)	BM △

RPC / H.8

Revised

FINAL PLAT
LAND USE: COMMERCIAL/HPD SUBSTATION
OWNER: BRIARPATCH, INC.

DIVISION OF TRACT C INTO TRACT C-1
AND TRACT C-2 BELONGING
TO BRIARPATCH, INC.
LOCATED IN SECTION 9, T17S-R17E
TERREBONNE PARISH, LOUISIANA

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

DESIGNED: DAW	DETAILED: JED	TRACED:
CHECKED: DAW	CHECKED: DAW	CHECKED:
DATE: MAY 10, 2021 FILE: F:\DWGS\2019\19-132\PLAT.DWG JOB NO: 19-132		