

# Houma-Terrebonne Regional Planning Commission

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

**MAY 21, 2020, THURSDAY**

**6:00 P.M.**

**VIA FACEBOOK LIVE, TERREBONNE PARISH CONSOLIDATED GOVERNMENT  
VIA ZOOM TELECONFERENCE**

*See attached Public Notice for details on how to participate and/or view meeting.*

## **A • G • E • N • D • A**

### **I. CONVENE AS THE ZONING AND LAND USE COMMISSION**

**A. INVOCATION & PLEDGE OF ALLEGIANCE**

**B. ROLL CALL**

**C. CONFLICTS DISCLOSURE**

**D. APPROVAL OF MINUTES:**

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of April 16, 2020

**E. COMMUNICATIONS**

**F. PUBLIC HEARING:**

1. Rezone from R-1 (Single-Family Residential) to C-2 (General Commercial), 8338 & 8342 Main Street; Bayou Adoue Rentals, LLC, applicant (*Council District 5 / City of Houma Fire*)

**G. STAFF REPORT**

**H. COMMISSION COMMENTS:**

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

**I. PUBLIC COMMENTS**

**J. ADJOURN**

### **II. CONVENE AS THE REGIONAL PLANNING COMMISSION**

**A. INVOCATION & PLEDGE OF ALLEGIANCE**

**B. ROLL CALL**

**C. CONFLICTS DISCLOSURE**

**D. ACCEPTANCE OF MINUTES:**

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of April 16, 2020

**E. APPROVE EMITTENCE OF PAYMENT FOR THE MAY 21, 2020 INVOICES AND THE TREASURER'S REPORT OF APRIL 2020**

**F. COMMUNICATIONS**

**G. OLD BUSINESS:**

1. a) Subdivision: Thibodaux By-Pass Commercial Park  
Approval Requested: Process D, Minor Subdivision  
Location: 458 Highway 3185, Thibodaux, Terrebonne Parish, LA  
Government Districts: Council District 4 / Schriever Fire District  
Developer: Donnes Real Estate  
Surveyor: David A. Waitz Engineering & Surveying, Inc.  
b) Public Hearing  
c) Consider Approval of Said Application

2. a) Subdivision: Tracts 1 thru 6, Mandalay Oaks Subdivision  
Approval Requested: Process D, Minor Subdivision  
Location: 3495 Bayou Black Drive, Terrebonne Parish, LA  
Government Districts: Council District 7 / Bayou Black Fire District  
Developer: Michael X. St. Martin  
Surveyor: Keneth L. Rembert Land Surveyors  
b) Consider Approval of Said Application

#### **H. APPLICATIONS:**

1. a) Subdivision: Survey and Redivision of Revised Lot 8 of Paul Gros Subdivision belonging to Roger Owen Davis and Jennifer Davis, Creating Lot 8-A and Lot 8-B  
Approval Requested: Process D, Minor Subdivision  
Location: 406 Isle of Cuba Road, Schriever, Terrebonne Parish, LA  
Government Districts: Council District 4 / Schriever Fire District  
Developer: Roger Owen Davis, Jr. & Jennifer Davis  
Surveyor: David A. Waitz Engineering & Surveying, Inc.  
b) Public Hearing  
c) Consider Approval of Said Application
2. a) Subdivision: Lots "A" and "B", Property belonging to Lionel Williams, et ux  
Approval Requested: Process D, Minor Subdivision  
Location: 321 & 323 Jackson Street, Terrebonne Parish, LA  
Government Districts: Council District 1 / City of Houma Fire District  
Developer: Lionel & Velma Williams  
Surveyor: Keneth L. Rembert Land Surveyors  
b) Public Hearing  
c) Variance Request: Variance from the 6,000 minimum square foot requirement  
d) Consider Approval of Said Application
3. a) Subdivision: Tracts 1-A & 1-B, A Redivision of Tract 1 belonging to Carey J. Naquin, et ux  
Approval Requested: Process D, Minor Subdivision  
Location: 1266 Highway 665, Montegut, Terrebonne Parish, LA  
Government Districts: Council District 9 / Montegut Fire District  
Developer: Carey J. Naquin  
Surveyor: Keneth L. Rembert Land Surveyors  
b) Public Hearing  
c) Consider Approval of Said Application
4. a) Subdivision: Stone Creek Subdivision  
Approval Requested: Process D, Minor Subdivision  
Location: 343 Mozart Drive, Terrebonne Parish, LA  
Government Districts: Council District 1 / Grand Caillou Fire District  
Developer: Filemon & Hortencia S. Saldana  
Surveyor: Charles L. McDonald Land Surveyor, Inc.  
b) Public Hearing  
c) Consider Approval of Said Application
5. a) Subdivision: Emerson Subdivision, Phases C & D  
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary  
Location: Emerson Drive, Terrebonne Parish, LA  
Government Districts: Council District 3 / Bayou Cane Fire District  
Developer: Enterprise Capital, LLC  
Surveyor: Milford & Associates, Inc.  
b) Public Hearing  
c) Consider Approval of Said Application
6. a) Subdivision: Tracts "A" and "B", A Redivision of Property belonging to Wade P. and Esther E. Lirette Asset Trust  
Approval Requested: Process D, Minor Subdivision  
Location: 411 & 411-A Ann Carol Street, Terrebonne Parish, LA  
Government Districts: Council District 3 / Bayou Cane Fire District  
Developer: Wade P. Lirette  
Surveyor: T. Baker Smith, LLC  
b) Public Hearing  
c) Consider Approval of Said Application

7. a) Subdivision: Redivision of Tract 1A-2 belonging to Ryan Marmande to create Tracts 1A-2A and 1A-2B  
Approval Requested: Process D, Minor Subdivision  
Location: 1256 Dr. Beatrous Road, Theriot, Terrebonne Parish, LA  
Government Districts: Council District 7 / Bayou Dularge Fire District  
Developer: Ryan Marmande  
Surveyor: Leonard Chauvin P.E., P.L.S., Inc.
  - b) Public Hearing
  - c) Consider Approval of Said Application
8. a) Subdivision: Adley Oaks, Phase A  
Approval Requested: Process C, Major Subdivision-Engineering  
Location: 2508 Coteau Road, Terrebonne Parish, LA  
Government Districts: Council District 4 / Bayou Cane Fire District  
Developer: Dantin Bruce Development  
Engineer: Quality Engineering & Surveying, L.L.C.
  - b) Consider Approval of Said Application

**I. STAFF REPORT**

1. Discussion and possible action with regard to the 2020 American Planning Association's National Planning Conference being cancelled and replaced with NPC20 @ Home that was held April 29-May 1, 2020 via Zoom Teleconference as it pertains to registration fees

**J. ADMINISTRATIVE APPROVAL(S):**

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

**K. COMMITTEE REPORT:**

1. Subdivision Regulations Review Committee

**L. COMMISSION COMMENTS:**

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

**M. PUBLIC COMMENTS**

**N. ADJOURN**



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## TERREBONNE PARISH CONSOLIDATED GOVERNMENT

### HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION PUBLIC NOTICE

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

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

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

#### 1. Facebook

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

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

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

#### 2. Viewing or Listening to the Meeting via Zoom

The Public may view or listen to the meeting on video webinar or teleconference conducted by Zoom. **The Webinar ID for this meeting is 994 0850 2062.** You will not be able to address the Commission during this meeting unless you follow instructions in part 3 below.

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

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

<https://zoom.us/j/99408502062>.

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

3. Click "Join" or "Join Webinar."

4. The meeting should automatically download and launch.

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

1. Dial 1-301-715-8592.

2. When prompted, enter the Webinar ID 994 0850 2062.



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## TERREBONNE PARISH CONSOLIDATED GOVERNMENT

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### 3. Public Addressing the Board

Individuals “Wishing to Address the Commission” will have to fill out a speaker card and email the card to [cpulaski@tpcg.org](mailto:cpulaski@tpcg.org) and/or [bbecnel@tpcg.org](mailto:bbecnel@tpcg.org). A speaker card is attached to this Notice. To prevent participation in the meeting by anonymous or fictitious individuals, you are required to include your name, telephone number, and email address on the card, and you are required to sign and date your card at the bottom. If you do not have printing and/or scanning technology, your typed name will suffice for an electronic signature. **Speaker cards will be accepted until 3:00 p.m. CST on the date of the meeting. Any cards submitted after deadline will not be accepted. Speaker cards submitted without the required information and signature will not be accepted.**

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

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

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



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## TERREBONNE PARISH CONSOLIDATED GOVERNMENT

### **SPEAKER CARD**

**Meeting Date: May 21, 2020**

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

**If you wish to address the Commission relative to:**

☐ **Approval of Minutes**

#### **ZONING & LAND USE AGENDA ITEMS**

☐ **Item F.1 – Rezone from R-1 to C-2, 8338 & 8342 Main Street**

#### **REGIONAL PLANNING COMMISSION AGENDA ITEMS**

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

☐ **Item G.2 – Tracts 1 thru 6, Mandalay Oaks Subdivision**

☐ **Item H.1 – Survey & Redivision of Revised Lot 8 of Paul Gros Subdivision belonging to Roger O. & Jennifer Davis, Creating Lot 8-A and Lot 8-B**

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

☐ **Item H.3 – Tracts 1-A & 1-B, A Redivision of Tract 1 belonging to Carey J. Naquin, et ux**

☐ **Item H.4 – Stone Creek Subdivision**

☐ **Item H.5 – Emerson Subdivision, Phases C & D**

☐ **Item H.6 – Tracts “A” and “B”, A Redivision of Property belonging to Wade P. & Esther E. Lirette Asset Trust**

☐ **Item H.7 – Redivision of Tract 1A-2 belonging to Ryan Marmande to create Tracts 1A-2A and 1A-2B**

☐ **Item H.8 – Adley Oaks, Phase A**

**Please note before submitting speaker card.**

Name: \_\_\_\_\_ Date: \_\_\_\_\_

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

\_\_\_\_\_

I wish to address the Commission regarding:

\_\_\_\_\_

\_\_\_\_\_

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

Signed: \_\_\_\_\_ Dated: \_\_\_\_\_

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

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

**CERTIFICATION IN ACCORDANCE WITH SECTION 4 OF LOUISIANA  
EXECUTIVE PROCLAMATION NUMBER JBE 2020-30 OF MARCH 16, 2020**

I, Kyle D. Faulk, am the Chairman of the Houma-Terrebonne Regional Planning Commission for Terrebonne Parish Consolidated Government, and I do hereby certify as follows:

1. The Houma-Terrebonne Regional Planning Commission has scheduled a regular meeting for Thursday, May 21, 2020 at 6:00 p.m.
2. The agenda for that regular meeting has been published in accordance with law.
3. I am familiar with the Declaration of Public Health Emergency issued by Louisiana Governor John Bel Edwards on March 11, 2020 and the parish-wide declaration of public emergency issued by Terrebonne Parish President Gordon E. Dove on March 12, 2020, in response to spread of novel corona virus into the state of Louisiana; and
4. I have read and am familiar with Proclamation Number JBE 2020-30 dated March 16, 2020 by Louisiana Governor John Bel Edwards which, in part, authorizes a local political subdivision to hold public meetings via teleconference or videoconference during this state of emergency in the event a written certification is issued "that it will otherwise be unable to operate due to quorum requirements."
5. I have read and am familiar with Terrebonne Parish President Gordon E. Dove's Executive Order on Public Meetings issued March 23, 2020, which suspends the two day notice requirement for Houma-Terrebonne Regional Planning Commission meetings and authorizes the Commission to conduct meetings in accordance with Louisiana Proclamation Number JBE 2020-30, Section 4 should the Houma-Terrebonne Regional Planning Commission be unable to obtain a quorum for meeting in person.
6. I have also read and am familiar with Governor Edwards's Proclamation Number 33 JBE 2020 dated March 22, 2020, which orders the citizens of Louisiana to "stay home" except for conducting essential tasks.
7. In light of these orders, I have corresponded via email and/or telephone with all members of the Houma-Terrebonne Regional Planning Commission.
8. Of the nine members of the Houma-Terrebonne Regional Planning Commission, nine members have advised that they are unable to attend in person the Board meeting scheduled for Thursday, May 21, 2020 at 6:00 p.m.
9. Of the nine members of the Houma-Terrebonne Regional Planning Commission, nine members have advised me that they ARE available to attend that meeting via teleconference or video conference.
10. Therefore, the Houma-Terrebonne Regional Planning Commission will be unable, due to quorum requirements, to operate for the meeting scheduled for Thursday, May 21, 2020 at 6:00 p.m. unless the meeting is held via teleconference or video conference.
11. Therefore, in accordance with Section 4 of Louisiana Executive Order JBE 2020-30, and in accordance with Parish President Dove's Executive Order on Public Meetings dated March 23, 2020, I certify that the meeting of the Houma-Terrebonne Regional Planning Commission scheduled for Thursday, May 21, 2020 at 6:00 p.m. shall be conducted via teleconference or video conference and notice shall be published accordingly.

Certified to be true and correct on this 21<sup>st</sup> day of May 2020.

/s/Kyle D. Faulk, Chairman

Houma-Terrebonne Regional Planning Commission



**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)**  
**MEETING OF APRIL 16, 2020**

- A. The Chairman, Mr. Kyle Faulk, called the meeting of April 16, 2020 of the HTRPC to order at 6:40 p.m. via live Zoom teleconference broadcast from the Terrebonne Parish Consolidated Government's Facebook page with the Invocation led by Dr. Cloutier and the Pledge of Allegiance led by Ms. Ellender.
- B. Upon Roll Call, present was: Mr. Joseph "Joey" Cehan, Vice-Chairman; Dr. L.A. "Budd" Cloutier, Jr.; Ms. Rachael Ellender; Mr. Kyle Faulk, Chairman, Mr. Robbie Liner; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Keith Kurtz and Mr. Phillip Livas. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, Mr. Laddie Freeman, Legal Advisor, and Ms. Joan Schexnayder, TPCG Engineering Division.
- Per the policy of the certification of the April 16, 2020 Regular Meeting, see the attached certification for the April 16, 2020 Regular Meeting.
- C. **CONFLICTS DISCLOSURE:** The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse him or herself from participating in the debate, discussion, and voting on that matter.
- D. **ACCEPTANCE OF MINUTES:**
1. Dr. Cloutier moved, seconded by Mr. Liner: "THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of February 20, 2020."
- The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Kurtz and Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mr. Liner moved, seconded by Ms. Ellender: "THAT the HTRPC emit payment for the March 19, 2020 invoices, April 16, 2020 invoices, and approve the Treasurer's Report of February and March 2020."
- The Chairman called for a vote on the motion offered by Mr. Liner. THERE WAS RECORDED: THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Kurtz and Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. Dr. Cloutier moved, seconded by Mr. Thibodeaux: "THAT the HTRPC accept the Louisiana Compliance Questionnaire for the 2019 Audit."
- The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Kurtz and Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
2. The Chairman recognized Mr. Pernell Pellegrin, Martin & Pellegrin, CPAs, who presented the 2019 Audit.
- a) Mr. Pellegrin stated the audit was thankfully performed early in spite of the current pandemic and was satisfactory.
- b) Dr. Cloutier moved, seconded by Mr. Thibodeaux: "THAT the HTRPC approve and accept the 2019 Annual Audit."
- The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Kurtz and Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATIONS:**
1. Mr. Pulaski read a letter from David A. Waitz Engineering & Surveying, Inc., dated April 15, 2020, requesting to table Item G.1 with regard to Thibodeaux By-Pass Commercial Park until the next regular meeting of May 21, 2020 as per the Developer's request [See *ATTACHMENT A*].



- a) Dr. Cloutier moved, seconded by Mr. Thibodeaux: “THAT the HTRPC table the application by Donnes Real Estate, Inc. for Process D, Minor Subdivision for Thibodeaux By-Pass Commercial Park until the next regular meeting of May 21, 2020 as per the Developer’s request [See *ATTACHMENT A*].”

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

2. Mr. Pulaski read a letter from David A. Waitz Engineering & Surveying, Inc., dated April 15, 2020, requesting to table Item G.2 with regard to the Redivision of Property belonging to Rebecca Plantation, LLC, Anne Vernon Caldwell Lagarde, and Vernon Lee Caldwell, III into Tract C & remaining property indefinitely as per the Developer’s request [See *ATTACHMENT B*].

- a) Dr. Cloutier moved, seconded by Mr. Cehan: “THAT the HTRPC table the application by Vernon Lee Caldwell, III for Process D, Minor Subdivision for the Redivision of Property belonging to Rebecca Plantation, LLC, Anne Vernon Caldwell Lagarde, and Vernon Lee Caldwell, III into Tract C & remaining property indefinitely as per the Developer’s request [See *ATTACHMENT B*].”

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

3. Mr. Pulaski read a letter from Keneth L. Rembert Land Surveyors, dated April 15, 2020, requesting to table Item G.3 with regard to Tracts 1 thru 6, Mandalay Oaks Subdivision indefinitely as per the Developer’s request [See *ATTACHMENT C*].

- a) Mr. Cehan moved, seconded by Mr. Thibodeaux: “THAT the HTRPC table the application by Michael X. St. Martin for Process D, Minor Subdivision for Tracts 1 thru 6, Mandalay Oaks Subdivision indefinitely as per the Developer’s request [See *ATTACHMENT C*].”

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

G. OLD BUSINESS:

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

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

1. Tabled until May 21, 2020. *Thibodeaux By-Pass Commercial Park* [See *ATTACHMENT A*]
2. Tabled indefinitely. *Redivision of Property belonging to Rebecca Plantation, LLC, Anne Vernon Caldwell Lagarde, and Vernon Lee Caldwell, III into Tract C & remaining property* [See *ATTACHMENT B*]
3. Tabled indefinitely. *Tracts 1 thru 6, Mandalay Oaks Subdivision* [See *ATTACHMENT C*]
4. The Chairman called to order the application by Carroll P. Naquin requesting approval for Process D, Minor Subdivision, for Lots A & B, A Redivision of Property belonging to Carroll Pierre Naquin, et ux.
  - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated the required fire hydrant had been installed since the previous meeting.
  - b) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided the land use (residential) be depicted on the plat.
  - c) Dr. Cloutier moved, seconded by Mr. Thibodeaux: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots A & B, A

Redivision of Property belonging to Carroll Pierre Naquin, et ux conditioned upon the land use (residential) being depicted on the plat.”

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

#### H. APPLICATIONS:

1. The Chairman called to order the Public Hearing for an application by Roy D. Hicks requesting approval for Process D, Minor Subdivision, for Lots 1-1 & 1-2, A Redivision of Property belonging to Roy D. Hicks, et ux.

- a) Mr. Ken L. Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) There was no one from the public to speak on the matter.
- c) Mr. Cehan moved, seconded by Dr. Cloutier: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.
- e) Ms. Ellender moved, seconded by Mr. Soudelier: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots 1-1 & 1-2, A Redivision of Property belonging to Roy D. Hicks, et ux.”

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

2. The Chairman called to order the Public Hearing for an application by Wayne & Tracy Mayon requesting approval for Process D, Minor Subdivision, for the Redivision of Property belonging to Wayne A. Mayon and Tracy Lynn Gary Mayon (Tracts 1, 2, & 4).

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

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.
- e) Mr. Liner moved, seconded by Dr. Cloutier: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Redivision of Property belonging to Wayne A. Mayon and Tracy Lynn Gary Mayon (Tracts 1, 2, & 4).”

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

3. The Chairman called to order the Public Hearing for an application by Linton Road Company, LLC requesting approval for Process D, Minor Subdivision, for Emerson Subdivision, Phases A & B.

- a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyors, discussed the location and division of property. She stated this property was previously submitted to the Planning Commission for 9 lots and are now creating 13 lots.

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

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

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

- d) Discussion was held with regard to the size of the lots for commercial use whereas all of the lots meet the minimum size requirements.

- e) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.

- f) Dr. Cloutier moved, seconded by Mr. Thibodeaux: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Emerson Subdivision, Phases A & B.”

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

#### I. STAFF REPORT:

1. Dr. Cloutier moved, seconded by Mr. Thibodeaux: “THAT the HTRPC ratify the HTRPC 2019 Annual Report.”

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

2. Mr. Pulaski discussed the Mobile Home Park regulations, specifically Chapter 17-28(b) and requested the matter be moved to an upcoming Subdivision Regulations Review Committee for further discussion.

- a) It was also stated that with Mr. Faulk as the new Chairman of the Commission, three Commissioners would need to be appointed to the Committee.

#### J. ADMINISTRATIVE APPROVALS:

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

March 19, 2020 (No Administrative Approvals for April 16, 2020)

1. Tracts B-E-J-C-B & A-B-C-D-S-T-U-V-W-A belonging to Lou Ellen F. Bullock, et al, Section 65, T20S-R18E, Terrebonne Parish, LA
2. Tracts B-E-F-G-H-I-J-C-B & E-K-L-J-I-H-G-F-E, A Redivision of Property belonging to Lou Ellen F. Bullock, et al, Section 65, T20S-R18E, Terrebonne Parish, LA
3. Tracts A, B, & C, A Redivision of Property belonging to Earl N. Louviere, Jr., et al, Section 24, T17S-R16E, Terrebonne Parish, LA
4. Revised Tract 7, A Redivision of Property belonging to Lee Anthony Iver and Rosalie Thibodeaux Lapoint, Section 58, T16S-R15E, Terrebonne Parish, LA
5. Revised Lot 10, A Redivision of Lots 10 & 11, Block 1, Addendum No. 1, Professional Plaza, Section 101, T17S-R17E, Terrebonne Parish, LA
6. Lot Line Shift between Lot 1, Lot 2, & Lot 3 of Beatty Plantation and Lot 1 of Hedgeford Plantation into Lot 1-A, Lot 1-B, Lot 1-C, & Lot 1-D belonging to Newton Joseph Boudreaux, et al, or assigns, Section 3, T16S-R16E & T16S-R17E, Terrebonne Parish, LA
7. Lot Line Shift between Lot 8 & Lot 9, Block 1 of Destiny Place Subdivision, Section 81, T17S-R16E, Terrebonne Parish, LA

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments: None.
2. Chairman's Comments: None.

M. PUBLIC COMMENTS: None.

N. Dr. Cloutier moved, seconded Ms. Ellender: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:28 p.m."

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

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

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

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

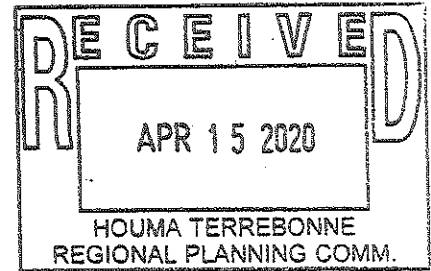
David A. Waitz, P.E., P.L.S.

James M. Templeton, P.L.S.

April 15, 2020

Via: E-Mail: [bbecnel@tpca.org](mailto:bbecnel@tpca.org)

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



Attention: Becky M. Becnel,  
Planning Commission Secretary

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

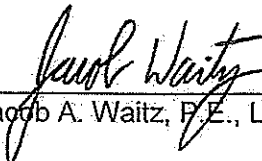
Dear Becky:

We are hereby requesting that you remove Thibodaux By-Pass Commercial Park from the April 16, 2020 agenda of the Houma-Terrebonne Regional Planning Commission meeting. At this time there are several Punch List items are not complete and we request that this development be placed on the May 21, 2020 meeting agenda.

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

Sincerely,

DAVID A. WAITZ  
ENGINEERING & SURVEYING, INC.

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

JAW/jlcf

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

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

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

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

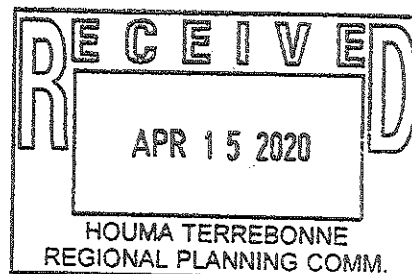
David A. Waitz, P.E., P.L.S.

James M. Templeton, P.L.S.

April 15, 2020

Via: E-Mail: [bbecnel@trcc.org](mailto:bbecnel@trcc.org)

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



Attention: Becky M. Becnel,  
Planning Commission Secretary

RE: WITHDRAWAL OF REQUEST FOR MINOR SUBDIVISION APPROVAL – REDIVISION OF PROPERTY BELONGING TO REBECCA PLANTATION, L.L.C., ANNE VERNON CALDWELL LAGARDE, AND VERNON LEE CALDWELL, III INTO TRACT C & REMAINING PROPERTY LOCATED IN SECTION 9, T16S-R16E, TERREBONNE PARISH, LOUISIANA – DEVELOPER: VERNON LEE CALDWELL, III – ENGINEER'S PROJECT NO. 2019-116

Dear Becky:

We are hereby requesting that you remove the Redivision of Property Belonging to Rebecca Plantation L.L.C., Anne Vernon Caldwell Lagarde, and Vernon Lee Caldwell, III into Tract C & Remaining Property from the April 16, 2020 agenda of the Houma-Terrebonne Regional Planning Commission meeting. At this time the Owner is still addressing issues and we will request at a later date that this development be placed on a future meeting agenda.

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

Sincerely,

DAVID A. WAITZ  
ENGINEERING AND SURVEYING, INC.

A handwritten signature in dark ink, appearing to read "Jacob A. Waitz".

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

JAW/jlf

cc: Mr. Vernon Lee Caldwell, III  
File & Reading File

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

Keneth L. Rembert

LAND SURVEYORS

since 1973

635 SCHOOL ST. HOUMA, LA. 70360  
985- 879-2782 (FAX) 985-879-1641

Hem G.3

April 15, 2020

Houma-Terrebonne Planning & Zoning  
P. O. Box 1446  
Houma, LA 70361

Att: Mr. Chris Pulaski:

Re: OLD BUSINESS ITEM 3, TRACTS 1 THRU 6, MANDALAY OAKS SUBDIVISION

Dear Chris:

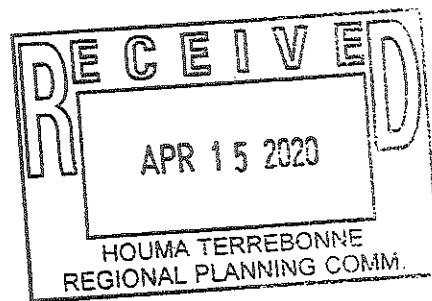
Please let this letter serve as a request to table the above item indefinitely until the fire hydrants can be installed.

Thank you.

Sincerely,

  
Elizabeth Arceneaux

Administrative Assistant





**CERTIFICATION IN ACCORDANCE WITH SECTION 4 OF LOUISIANA  
EXECUTIVE PROCLAMATION NUMBER JBE 2020-30 OF MARCH 16, 2020**

I, Kyle D. Faulk, am the Chairman of the Houma-Terrebonne Regional Planning Commission for Terrebonne Parish Consolidated Government, and I do hereby certify as follows:

1. The Houma-Terrebonne Regional Planning Commission has scheduled a regular meeting for Thursday, April 16, 2020 at 6:00 p.m.
2. The agenda for that regular meeting has been published in accordance with law.
3. I am familiar with the Declaration of Public Health Emergency issued by Louisiana Governor John Bel Edwards on March 11, 2020 and the parish-wide declaration of public emergency issued by Terrebonne Parish President Gordon E. Dove on March 12, 2020, in response to spread of novel corona virus into the state of Louisiana; and
4. I have read and am familiar with Proclamation Number JBE 2020-30 dated March 16, 2020 by Louisiana Governor John Bel Edwards which, in part, authorizes a local political subdivision to hold public meetings via teleconference or videoconference during this state of emergency in the event a written certification is issued "that it will otherwise be unable to operate due to quorum requirements."
5. I have read and am familiar with Terrebonne Parish President Gordon E. Dove's Executive Order on Public Meetings issued March 23, 2020, which suspends the two day notice requirement for Houma-Terrebonne Regional Planning Commission meetings and authorizes the Commission to conduct meetings in accordance with Louisiana Proclamation Number JBE 2020-30, Section 4 should the Houma-Terrebonne Regional Planning Commission be unable to obtain a quorum for meeting in person.
6. I have also read and am familiar with Governor Edwards's Proclamation Number 33 JBE 2020 dated March 22, 2020, which orders the citizens of Louisianan to "stay home" except for conducting essential tasks.
7. In light of these orders, I have corresponded via email and/or telephone with all members of the Houma-Terrebonne Regional Planning Commission.
8. Of the nine members of the Houma-Terrebonne Regional Planning Commission, nine members have advised that they are unable to attend in person the Board meeting scheduled for Thursday, April 16, 2020 at 6:00 p.m.
9. Of the nine members of the Houma-Terrebonne Regional Planning Commission, nine members have advised me that they ARE available to attend that meeting via teleconference or video conference.
10. Therefore, the Houma-Terrebonne Regional Planning Commission will be unable, due to quorum requirements, to operate for the meeting scheduled for Thursday, April 16, 2020 at 6:00 p.m. unless the meeting is held via teleconference or video conference.
11. Therefore, in accordance with Section 4 of Louisiana Executive Order JBE 2020-30, and in accordance with Parish President Dove's Executive Order on Public Meetings dated March 23, 2020, I certify that the meeting of the Houma-Terrebonne Regional Planning Commission scheduled for Thursday, April 16, 2020 at 6:00 p.m. shall be conducted via teleconference or video conference and notice shall be published accordingly.

Certified to be true and correct on this 16<sup>th</sup> day of April 2020.

  
\_\_\_\_\_  
Kyle D. Faulk, Chairman

Houma-Terrebonne Regional Planning Commission

# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

☐ Variance(s) (detailed description): \_\_\_\_\_

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

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

### SITE INFORMATION:

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


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

JEFFREY J. DONNES, PRESIDENT

Print Applicant or Agent

11-4-19

Date

  
Signature of Applicant or Agent

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

JEFFREY J. DONNES, PRESIDENT

Print Name of Signature

11-4-19

Date

  
Signature



DESIGNED: JMT	DETAILED: CJA	TRACED:
CHECKED: JMT	CHECKED: JMT	CHECKED:
DATE: MARCH 10, 2020      FILE: F:\DWG\2019\19-057\RECORD DRAWINGS\PLAT.DWG      JOB NO: 2019-057		

# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

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☐ Final
- B. ☐ Mobile Home Park  
☐ Residential Building Park  
☐ Conceptual/Preliminary  
☐ Engineering  
☐ Final  
D. ☒ Minor Subdivision

☐ Variance(s) (detailed description):

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

1. Name of Subdivision: PLAT SHOWING TRACTS 1 THRU 6, Mandalay Oaks Subdivision  
MICHAEL X. ST. MARTIN 3495 BAYOU BLACK DR. HOUMA, LA  
2. Developer's Name & Address: 70360  
MICHAEL X. ST. MARTIN 3495 BAYOU BLACK DR. HOUMA, LA  
\*Owner's Name & Address: 70360  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

### SITE INFORMATION:

4. Physical Address: 3495 BAYOU BLACK DR. HOUMA, LA 70360  
5. Location by Section, Township, Range: SECTIONS 63, 64, 65 & 104, T17S-R17E  
6. Purpose of Development: TO 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: 11/18/19 SCALE: 1"=100'  
11. Council District:  
7 Marmande / Bayou Black Fire
12. Number of Lots: 6  
13. Filing Fees: \$ 316.46

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

KENETH L. REMBERT  
Print Applicant or Agent

11/27/19  
Date

[Signature]  
Signature of Applicant or Agent

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

MICHAEL X. ST. MARTIN  
Print Name of Signature

11/27/19  
Date

Michael X. St. Martin  
Signature

Revised 3/25/2010

PC19/ 12 - 1 - 60





TRACT  
(±178.1 A  
REMAINING

# 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  
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☐ 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:

*SURVEY AND REDIVISION OF REVISED LOT 8 OF PAUL GROS  
SUBDIVISION, BELONGING TO ROGER OWEN DAVIS AND JENNIFER*

1. Name of Subdivision: DAVIS, CREATING LOT 8-A AND LOT 8-B
2. Developer's Name & Address: ROGER OWEN DAVIS, JR. & JENNIFER DAVIS  
ROGER OWEN DAVIS, JR. & JENNIFER DAVIS, 406 ISLE OF  
\*Owner's Name & Address: CUBA ROAD, SCHRIEVER, LA 70395  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.

### SITE INFORMATION:

4. Physical Address: 406 ISLE OF CUBA ROAD, SCHRIEVER, LA 70395
5. Location by Section, Township, Range: SECTION 133, T15S-R16E & SECTION 72, T16S-R16E
6. Purpose of Development: TO CREATE A COMMERCIAL SUBDIVISION
7. Land Use:  
☒ Single-Family Residential  
☐ Multi-Family Residential  
☐ Commercial  
☐ Industrial
8. Sewerage Type:  
☐ Community  
☒ Individual Treatment  
☐ Package Plant  
☐ Other
9. Drainage:  
☐ Curb & Gutter  
☒ Roadside Open Ditches  
☐ Rear Lot Open Ditches  
☐ Other
10. Date and Scale of Map: April 15, 2020 1" = 40'
11. Council District: 4 Amedee / Schriever Fire
12. Number of Lots: 2
13. Filing Fees: \$ 138<sup>90</sup>

I, ROGER OWEN DAVIS & JENNIFER DAVIS, certify this application including the attached date to be true and correct.

ROGER OWEN DAVIS & JENNIFER DAVIS

Print Applicant or Agent

4/23/20  
Date

[Signature]  
Signature of Applicant or Agent

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

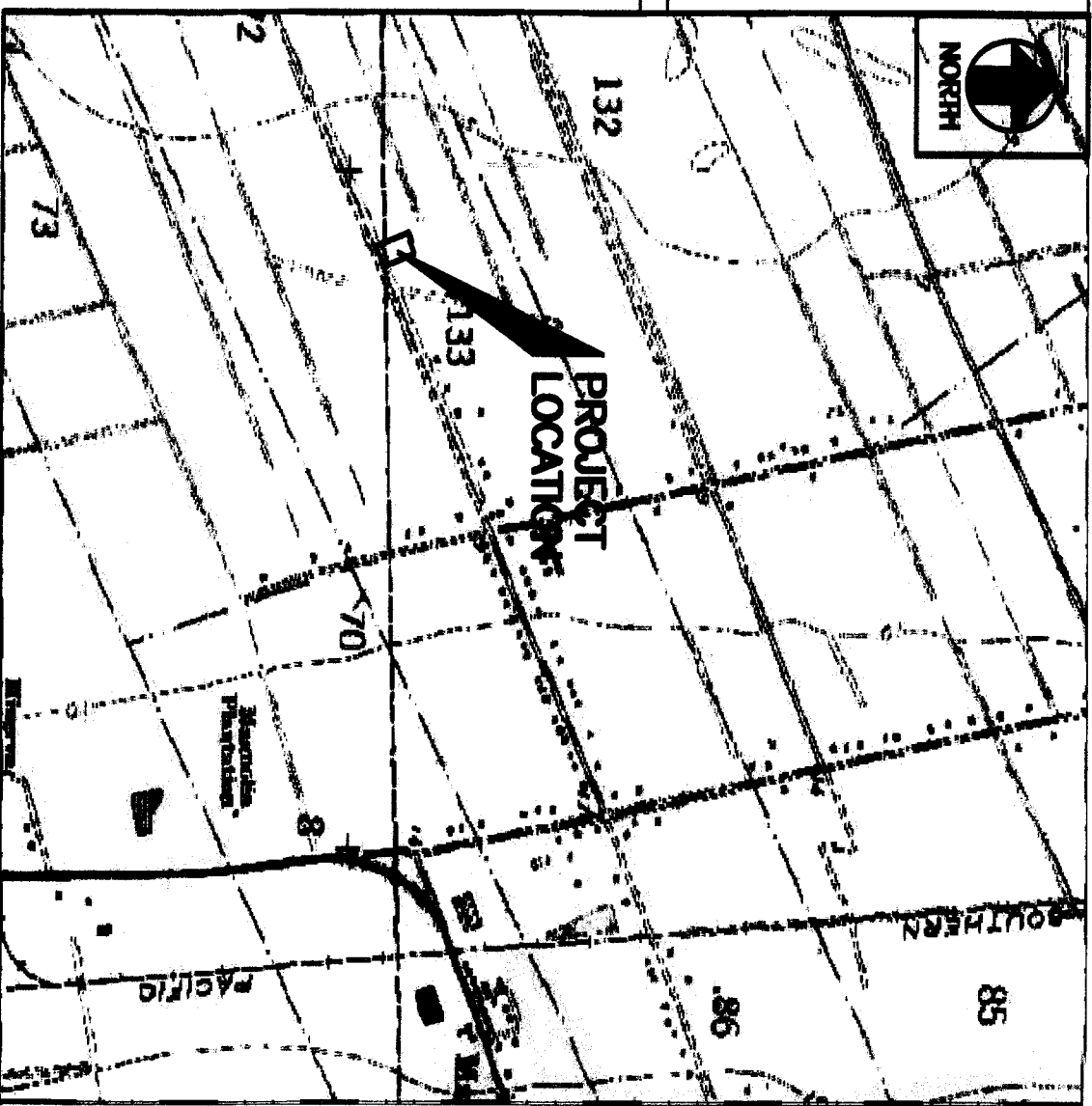
ROGER OWEN DAVIS & JENNIFER DAVIS

Print Name of Signature

4/23/20  
Date

PC20/ 5 - 1 - 13





**VICINITY MAP**  
SCALE 1" = 2000'

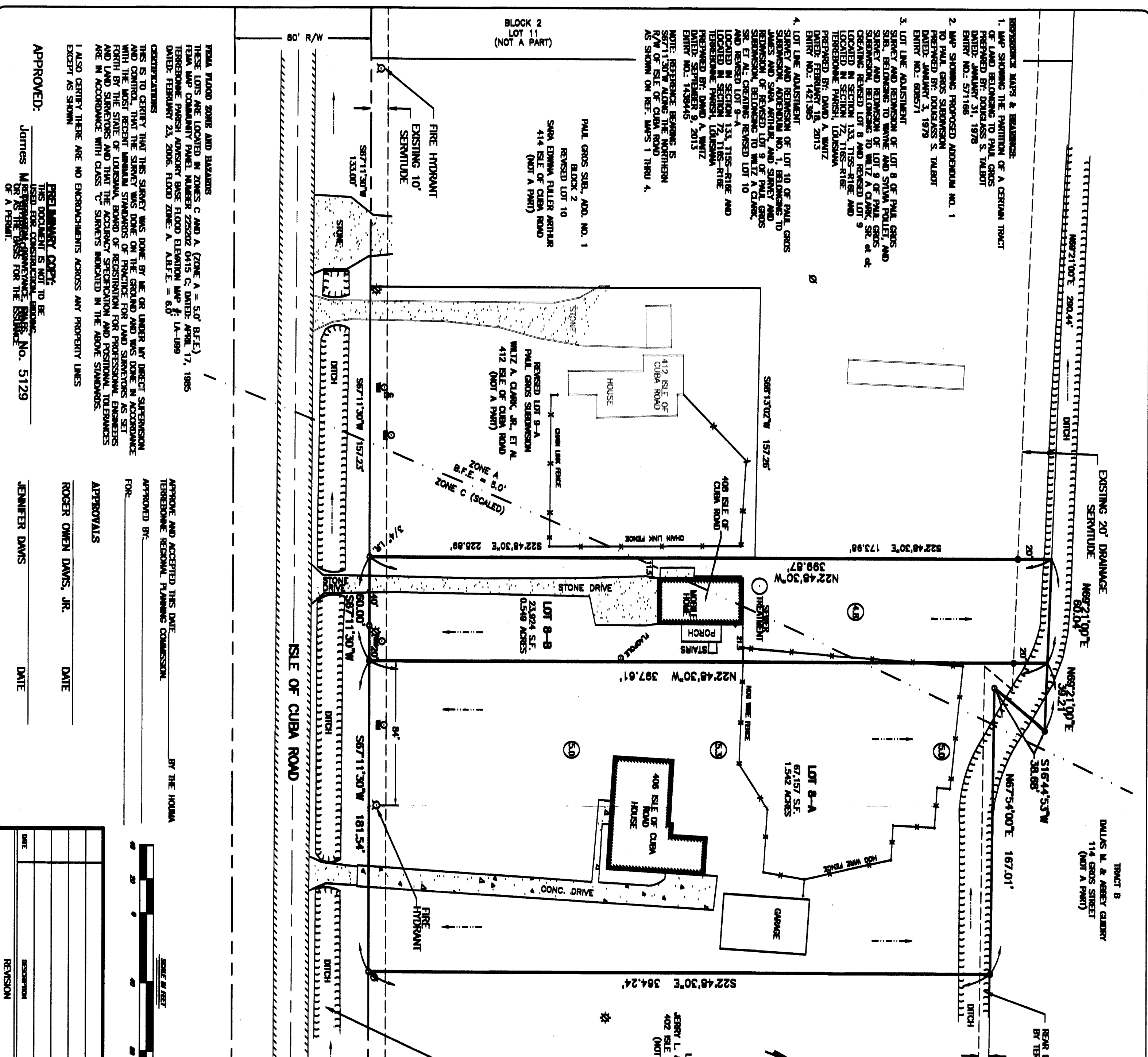
**LEGEND**

- FOUND 1/2" LP. (UNLESS NOTED OTHERWISE)
- SET 3/4" LP.
- EXISTING CHAIN LINK FENCE
- EXISTING POWER POLE W/ LIGHT
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING GAS METER
- DRAINAGE FLOW
- LAND HOOK
- SPOT ELEVATION (IN FEET, MWD 88, GRID 18)

**PRELIMINARY COPY:**  
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, RECORDING, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

**BUILDING SETBACK NOTE:**  
FRONT LINE: 20' SETBACK  
SIDE LINE: 5' SETBACK  
REAR LINE: 25' SETBACK  
  
LAND USE: SINGLE FAMILY RESIDENTIAL  
METHOD OF SEWERAGE DISPOSAL: INDIVIDUAL SEWER TREATMENT PLANT

**NOTE:**  
THIS PLAT DOES NOT PURPORT TO SHOW ALL EASEMENTS, SERVITUDES AND/OR RIGHTS OF ANY KIND THAT MAY OR MAY NOT EXIST ON THIS PROPERTY. THIS PLAT DOES NOT PURPORT TO SHOW ALL UNRECORDED LIENS AND/OR OTHER INTERESTS THAT MAY OR MAY NOT EXIST ON THIS PROPERTY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE ABSTRACT AND TITLE OPINION.



APPROVE AND ACCEPTED THIS DATE: \_\_\_\_\_ BY THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION.

APPROVED BY: \_\_\_\_\_ FOR: \_\_\_\_\_

**APPROVALS**  
ROGER OWEN DAVIS, JR. DATE \_\_\_\_\_

**APPROVED:** James M. Waitz DATE \_\_\_\_\_

SCALE IN FEET  
0 20 40 60 80 100 120

DATE	REVISION

**SURVEY AND REDIVISION OF REVISED LOT 8 OF PAUL GROS SUBDIVISION, BELONGING TO ROGER OWEN DAVIS AND JENNIFER DAVIS, CREATING LOT 8-A AND LOT 8-B LOCATED IN SECTION 133, T16S-R16E AND LOCATED IN SECTION 72, T16S-R16E TERREBONNE PARISH, LOUISIANA**

**DAVID A. WAITZ**  
TERREBONNE AND SUBDIVISION, INC.  
Civil Engineering & Professional Land Surveyors  
1107 Canal Blvd., Terrebonne, Louisiana 70560 (808) 447-4017  
DWAITZ@ATTN:TERREBONNE.COM  
1107 CANAL BLVD. TERREBONNE, LA 70560  
(808) 447-4017 OFFICES  
(808) 447-1888 FAX  
DWAITZ@ATTN:TERREBONNE.COM

**PRELIMINARY COPY:**  
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, RECORDING, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

**REMARKS:**  
THESE LOTS ARE LOCATED IN ZONES C AND A (ZONE A = 5.0' B.F.E.)  
TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP # LA-1099  
DATED: FEBRUARY 23, 2006. FLOOD ZONE: A. A.B.F.E. = 6.0'  
  
COOPERATIONS:  
THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL THAT THE STANDARDS OF THE GROUND AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT ANNUAL STANDARDS OF RECORDING FOR LAND SURVEYORS AS SET FORTH BY THE STATE OF LOUISIANA. I HAVE REVIEWED THE SURVEY FOR PROFESSIONAL STANDARDS AND LAND SURVEYORS AND THAT THE ACCURACY, SPECIFICATION AND POSITIONAL RELIANCE 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



Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Ph. (985) 873-6793 - Fax (985) 580-8141

APPLICATION  
SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

☒ Variance(s) (detailed description):

These lots are a little less than 6000 sq. ft. in size. A variance is requested.

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

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

SITE INFORMATION:

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

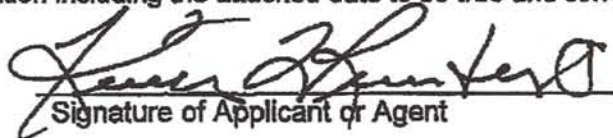
I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent.

4/23/2020

Date

  
Signature of Applicant or Agent

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

LIONEL WILLIAMS

Print Name of Signature

4/29/2020 | 5:00 PM CDT

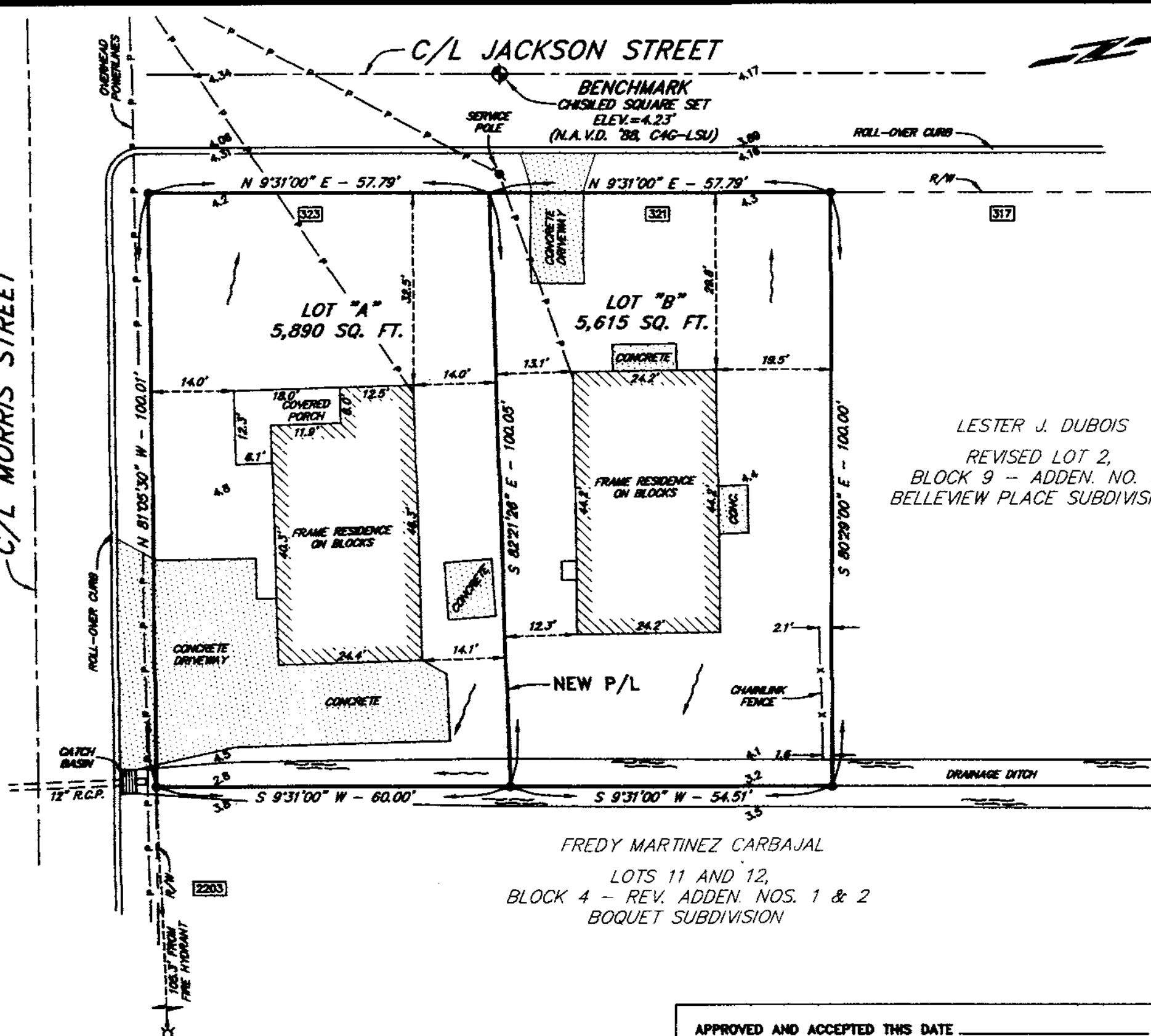
Date

DocuSigned by:  
Lionel Williams  
Signature



"VICINITY MAP"

C/L MORRIS STREET



LESTER J. DUBOIS  
REVISED LOT 2,  
BLOCK 9 - ADDEN. NO. 3  
BELLEVIEW PLACE SUBDIVISION

FREDY MARTINEZ CARBAJAL

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

SEWER SYSTEM:  
COMMUNITY SEWERAGE IS AVAILABLE.

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

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

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

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

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

Surveyor's Signature: *Keneth L. Rembert*

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

Firm: KENETH L. REMBERT LAND SURVEYORS

Registration Number: 331

LEGEND:

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



## "MINOR SUBDIVISION"

2 - LOTS

LAND USE: SINGLE FAMILY RESIDENTIAL

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

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



DRAWN: B.M.

CHK'D: K.L.R.

SCALE: 1" = 20'

DATE: 14 APR 20

JOB NO. : 141 FIELD BOOK : 451 ADDRESS : JACKSON ST CAD NAME : ERNEKA-MULLIGAN-321-JACKSON-ST-PC\_20-141  
DRAWN BY : BM PAGES : 1-4 SURVEY FILE : "321-JACK" FOLDER : BELLEVIEW PLACE





APPLICATION  
SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

☐ Variance(s) (detailed description):

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

1. Name of Subdivision: TRACTS 1-A & 1-B, A REDIVISION OF CAREY J. NAQUIN ET UX  
PROPERTY
2. Developer's Name & Address: CAREY J. NAQUIN, 395 TIGERLILY DR., HOUMA, LA 70360  
\*Owner's Name & Address: CAREY J & ROSE NAQUIN, 395 Tigerlily Drive, HOUMA, LA 70360  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: 1266 HWY. 665, POINT AU CHIEN AREA
5. Location by Section, Township, Range: SECTIONS 56 & 59, T18S-R19E
6. Purpose of Development: DIVIDE BATTURE (TR. 1-B) FROM LANDSIDE TRACT (TR. 1-A)
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: 3/10/2020 SCALE: 1"=30'
11. Council District: 9 Trosclair / Montegut Fire
12. Number of Lots: 2
13. Filing Fees: \$ 316.85

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

KENETH L. REMBERT  
Print Applicant or Agent

4/22/2020  
Date

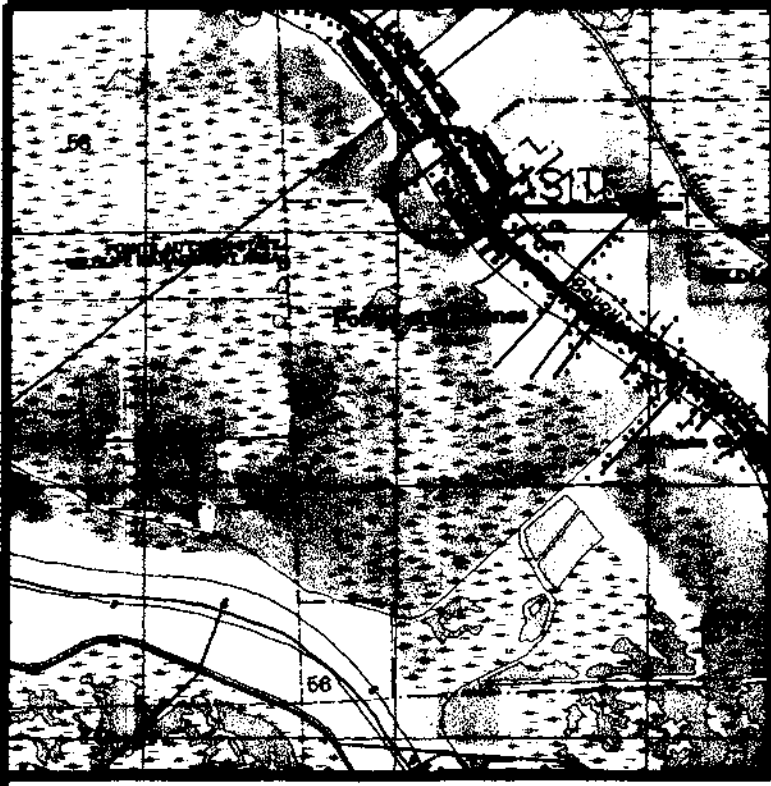
[Signature]  
Signature of Applicant or Agent

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.

CAREY J. NAQUIN  
Print Name of Signature

4/23/2020  
Date

[Signature]  
Signature



VICINITY MAP

HENRY J. ELLENDER HEIRS, L.L.C.

TERREBONNE PARISH SCHOOL BOARD

ST. CHARLES CATHOLIC CHURCH

CAREY J. NAQUIN ET UX

TRACT 1-A  
(4.365 ACRES)

CAREY J. NAQUIN ET UX

TRACT 1-B  
(23,947 SQ. FT.)  
(0.550 ACRES)

TRACT 2  
MORGAN J. SUMMERALL, III ET UX

BARRY J. BLANK ET UX

SEWER: INDIVIDUAL TREATMENT PLANTS

THESE LOTS DRAIN TO THE REAR, ROAD SIDE DITCH ALONG LA. STATE HWY. NO. 665 AND TO BAYOU POINTE AU CHIEN WHICH NEEDS NO MAINTENANCE. OWNERS WILL PROVIDE AND PERPETUALLY MAINTAIN DRAINAGE COURSES NECESSARY TO REACH THESE TRACTS.

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 224414 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENNETH L. REMBERT SURVEYORS.

BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

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

THIS PROPERTY IS LOCATED IN ZONE "A15" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 228208, PANEL NO. 0130, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A15" HAS A BASE FLOOD REQUIREMENT OF 9'). F.E.M.A. 2008 ADVISORY PANEL NO. LA-N108 PLACES THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD ELEVATION OF 10'. THE 2008 PRELIMINARY FIRM COMMUNITY NO. 22109C, PANEL NO. 0475 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD REQUIREMENT OF 13'.

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.

JOB NO. 1 34 FIELD BOOK: 446 ADDRESS: POINTE AU CHIEN CAD NAME: NAQUIN-TERREBONNE-REC-DIST. 20-84  
DRAWN BY: AP PAGES: 07-08 SURVEY FILE: 1 REC-#PDC FOLDER: TERREBONNE REC. DIST. 6- SURVEY TRACT 1

- LEGEND:
- INDICATES 5/8" IRON ROD SET
  - INDICATES 5/8" IRON ROD FOUND
  - INDICATES 3/4" IRON PIPE FOUND
  - INDICATES 3/4" IRON PIPE FOUND
  - ▲ INDICATES FLAT BAR FOUND
  - ▲ EXISTING FIRE HYDRANT
  - ▲ EXISTING POWER POLE WITH LIGHT
  - ▲ EXISTING POWER POLE
  - 3.3' INDICATES SPOT ELEVATION (NAVD C4G DATUM)
  - 888 INDICATES MUNICIPAL ADDRESS
  - ◆ INDICATES DRAINAGE FLOW
  - ◆ INDICATES BENCHMARK

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

BY \_\_\_\_\_ FOR \_\_\_\_\_

AP	4/23/20	"MINOR SUBDIVISION"
REVISIONS		



MINOR SUBDIVISION"  
LAND USE: RECREATIONAL AREA  
SURVEY OF TRACTS 1-A & 1-B  
A REDIVISION OF TRACT 1  
BELONGING TO CAREY J. NAQUIN ET UX  
IN SECTIONS 56 & 59, T18S - R19E  
TERREBONNE PARISH, LOUISIANA  
MARCH 10, 2020 SCALE: 1" = 30'

*Kenneth L. Rembert*  
KENNETH L. REMBERT, SURVEYOR  
635 SCHOOL ST., HOUMA, LA.  
PH. (985) 879-2782



# Houma Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

☒ Variance(s) (detailed description):

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

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

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

### SITE INFORMATION:

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

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

Alisa Champagne

Print Applicant or Agent

April 30, 2020

Date

  
Signature of Applicant or Agent

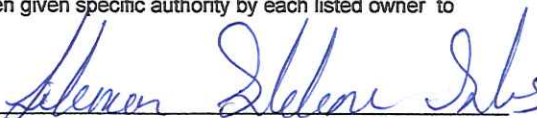
The undersigned certifies: initial 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or FSS initial 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within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

Filemon Saldana Salas

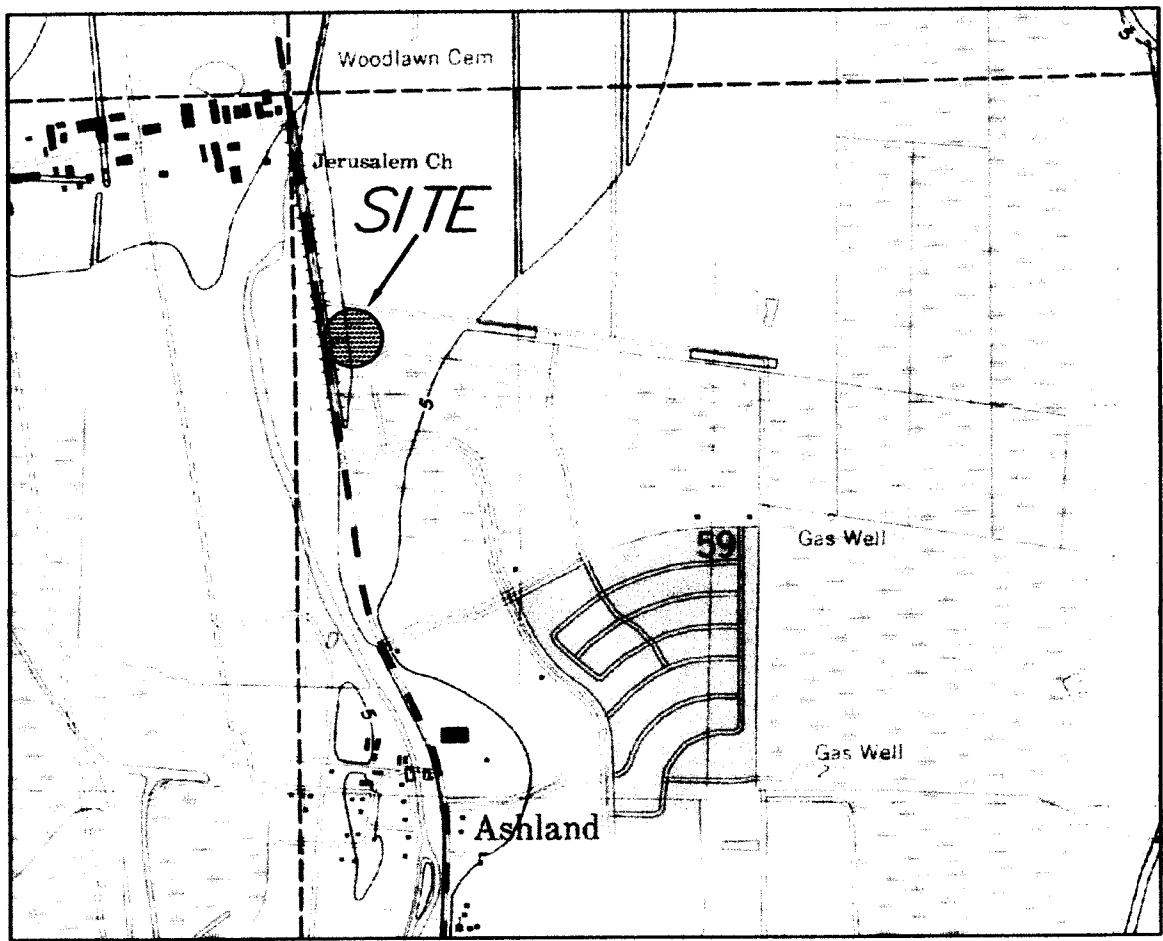
Print Name of Signature

5/4/2020

Date



PC20/ 5 - 4 - 16



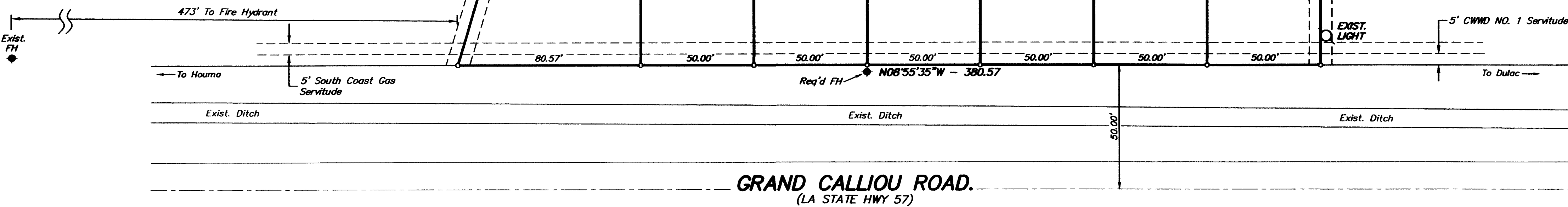
VICINITY MAP

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

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

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

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



APPROVED AND ACCEPTED THIS DATE 30 APRIL 2020  
BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION

BY \_\_\_\_\_ FOR \_\_\_\_\_

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

SCALE: 1" = 60'

30 APRIL 2020

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

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

APPROVED: *Charles L. McDonald*

REG. P.L.S. No. 3402

**GENERAL NOTES:**

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

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

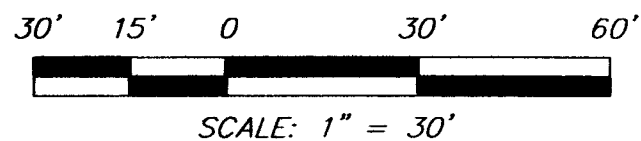
NOTE: This property is situated within ZONE "B, C & A2", as shown on the F.E.M.A. Flood Insurance Rate Map dated May 1, 1985. (Map No. 225206 0430 C) ZONE "A2" Req'd B.F.E. EL. 5.0'

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

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

**LEGEND**

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



DATE	REVISION	BY



**MINOR SUBDIVISION PLAN**  
**SINGLE FAMILY RESIDENTIAL**  
**TOTAL LOTS - 13**

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

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

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

JOB # 6456 CAD # 6456 FILE # 6456



# Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Ph. (985) 873-6793 – Fax (985) 580-8141

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

☐ Variance(s) (detailed description): \_\_\_\_\_

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

1. Name of Subdivision: EMERSON SUBDIVISION PHASE C & D  
2. Developer's Name & Address: ENTERPRISE CAPITAL, L.L.C. - 300 BENTON RD., BOSSIER CITY, LA 71112  
\*Owner's Name & Address: ENTERPRISE CAPITAL, L.L.C. - 300 BENTON RD., BOSSIER CITY, LA 71112  
[\* All owners must be listed, attach additional sheet if necessary]  
3. Name of Surveyor, Engineer, or Architect: MILFORD & ASSOCIATES, INC.

### SITE INFORMATION:

4. Physical Address: EMERSON DRIVE  
5. Location by Section, Township, Range: SECTION 32, T17S-R17E  
6. Purpose of Development: SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL  
7. Land Use:  
☒ Single-Family Residential  
☐ Multi-Family Residential  
☒ Commercial  
☐ Industrial  
8. Sewerage Type:  
☒ Community  
☐ Individual Treatment  
☐ Package Plant  
☐ Other  
9. Drainage:  
☒ Curb & Gutter  
☐ Roadside Open Ditches  
☐ Rear Lot Open Ditches  
☐ Other  
10. Date and Scale of Map: 4 MAY 20 SCALE: 1" = 50'  
11. Council District: 3  
12. Number of Lots: 28  
13. Filing Fees: \$95.85

I, F.E. MILFORD, III, certify this application including the attached date to be true and correct.

F.E. MILFORD, III  
Print Applicant or Agent

05/04/20  
Date

  
Signature of Applicant or Agent

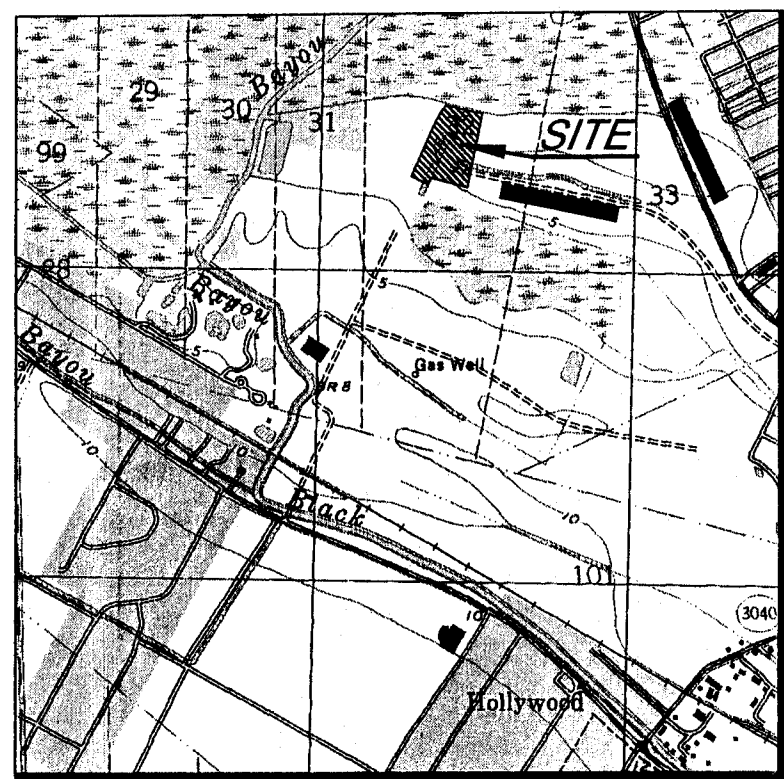
The undersigned certifies: that he/she is the owner of the entire land included within the proposal, and concurs with the Application, or that 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal,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

ROBERT AIELLO  
Print Name of Signature

05/01/20  
Date

  
Signature





"VICINITY MAP"

PROJECT NO.	PARISH	SHEET NO.
20-04	TERREBONNE	1



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

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

AUTHORIZED OWNER

APPROVED AND ACCEPTED 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, AND,

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

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

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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

LEGEND	
•	INDICATES 5/8" IRON ROD SET
⊙	EXISTING STREET LIGHT
⊙	EXISTING FIRE HYDRANT
F.H.	PROPOSED FIRE HYDRANT
⊙	PROPOSED STREET LIGHT
BM	BENCH MARK
4"	4" BRASS DISC SET IN CONCRETE
•••	LOT ELEVATIONS
0000	HOUSE NUMBERS

COUNCIL DISTRICT 6	
SEWER	PRIVATE COMMUNITY
ELEC.	SLECA
CABLE	COMCAST
FIRE	BAYOU CANE
GARBAGE	TUES-FRI
REC. DIST.	2-3

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

PHASE C - COMMERCIAL & RESIDENTIAL  
PHASE D - RESIDENTIAL

PHASE C - 14 LOTS  
PHASE D - 14 LOTS  
TOTAL LOTS - 28 LOTS

CONCEPTUAL & PRELIMINARY  
SUBDIVISION PLAN

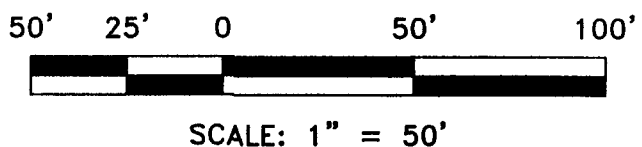
EMERSON SUBDIVISION  
PHASE C & D  
PROPERTY BELONGING TO  
ENTERPRISE CAPITAL, L.L.C.  
SECTION 32, T17S - R17E  
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.  
CONSULTING ENGINEERS HOUMA, LOUISIANA

DRAWN: L.A.T.  
CHK'D.: F.E.M. III  
SCALE: 1" = 50'  
DATE: 4MAY20

APPROVED BY:

JOB # 20-04 CAD # 2004-C&P1 FILE #



NOTE: 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.

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

LEGEND	
•	INDICATES METAL POLE WITH CONCRETE BASE
⊙	EXISTING POWER POLE
⊙	EXISTING ANCHOR POLE

DATE	REVISION	BY

# 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 "A" & "B", redivision of Wade P. and Esther E. Lirette Asset Trust property
2. Developer's Name & Address: Wade P. Lirette, 411-A Ann Carol Street, Houma, LA 70360  
\*Owner's Name & Address: Wade P. Lirette, 411-A Ann Carol Street, Houma, LA 70360  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: T. Baker Smith, LLC

### SITE INFORMATION:

4. Physical Address: 411 & 411-A Ann Carol Street, Houma, LA 70360
5. Location by Section, Township, Range: Section 4, T17S-R17E
6. Purpose of Development: To create two separate tracts of record for mortgage purposes
7. Land Use:  
☒ Single-Family Residential  
☐ Multi-Family Residential  
☐ Commercial  
☐ Industrial
8. Sewerage Type:  
☒ Community  
☐ Individual Treatment  
☐ Package Plant  
☐ Other
9. Drainage:  
☒ Curb & Gutter  
☐ Roadside Open Ditches  
☐ Rear Lot Open Ditches  
☐ Other
10. Date and Scale of Map: May 4, 2020 Scale: 1" = 30'
11. Council District:
12. Number of Lots: 2
13. Filing Fees:

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

Kim A. Knight

Print Applicant or Agent

5-04-20

Date

Kim Knight  
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.

Wade P. Lirette

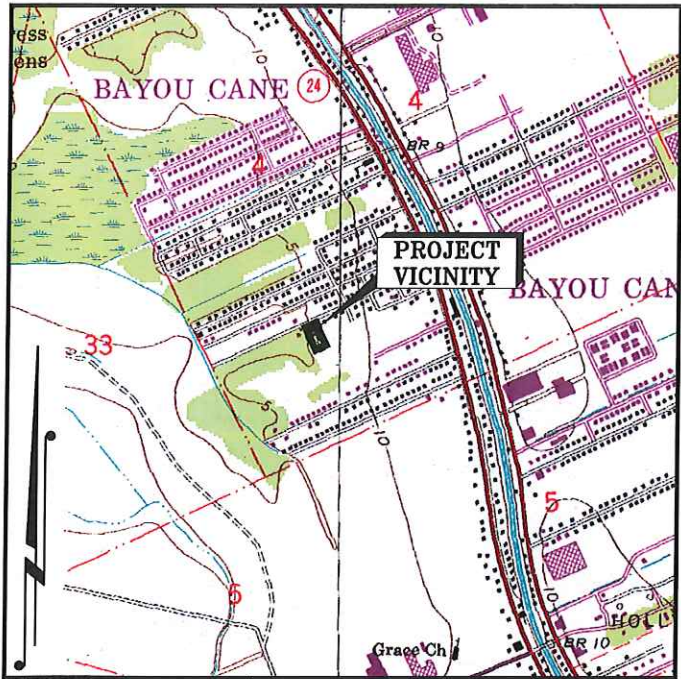
Print Name of Signature

5-04-20

Date

Wade P. Lirette  
Signature





VICINITY MAP  
SCALE: 1" = 2,000'

BASIS OF BEARINGS:

GEODETIC ORIENTATION DERIVED FROM GPS OBSERVATIONS MADE AT THE PROJECT LOCATION. GEODETIC BEARINGS SHOWN HEREON ARE BASED ON THE LOUISIANA COORDINATE SYSTEM, SOUTH ZONE 1983 DATUM, U.S. SURVEY FOOT. NEAREST "CORS" STATION USED FOR PROJECT CONTROL IS STATION "HOUMA".

SURVEYORS NOTES:

- THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.
- THIS PROPERTY IS LOCATED IN ZONE "C" (AN AREA OF MINIMAL FLOODING), AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0430, SUFFIX "C", AND DATED MAY 1, 1985. F.E.M.A. 2006 RITA ADVISORY PANEL NO. LA-R202 DOES NOT AFFECT THIS PROPERTY.

REFERENCE MAPS:

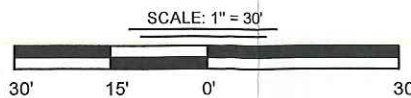
- "SURVEY OF LOTS 1 AND 2 BLOCK 1 OF TRINIDAD ESTATES AND LOT 10B BLOCK 1 OF ENTERPRISE COMMERCIAL PLACE LOCATED IN SECTIONS 4 & 33, T17S-R17E, TERREBONNE PARISH, LOUISIANA" BY KENETH L. REMBERT, DATED DECEMBER 30, 2002 AND FILED UNDER ENTRY NO. 1139240 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE.
- "TRINIDAD ESTATES A SUBDIVISION OF PROPERTY BELONGING TO W. ALEX OSTHEIMER et al LOCATED IN SECTION 4, T17S-R17E, TERREBONNE PARISH, LOUISIANA" BY GULF SOUTH ENGINEERS, INC., DATED DECEMBER, 1974 AND FILED UNDER ENTRY NO. 554952 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE.
- "ENTERPRISE COMMERCIAL PLACE, ARTHUR OSTHEIMER, L.L.C., DEVELOPER IN SECTION 4 & 33, T17S-R17E, TERREBONNE PARISH, LOUISIANA" DATED AUGUST 2, 1996 AND FILED UNDER ENTRY NO. 1024696 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE.

LEGEND:

- INDICATES 3/4" IRON PIPE SET
- INDICATES 5/8" IRON ROD FOUND
- INDICATES 3/4" IRON PIPE FOUND
- EXISTING POWER POLE WITH LIGHT
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING "CORS" STATION
- [411] INDICATES MUNICIPAL ADDRESS



**T. BAKER SMITH**  
A CENTURY OF SOLUTIONS  
412 South Van Ave, Houma, LA 70363  
(855)868-1050 - tbsmith.com

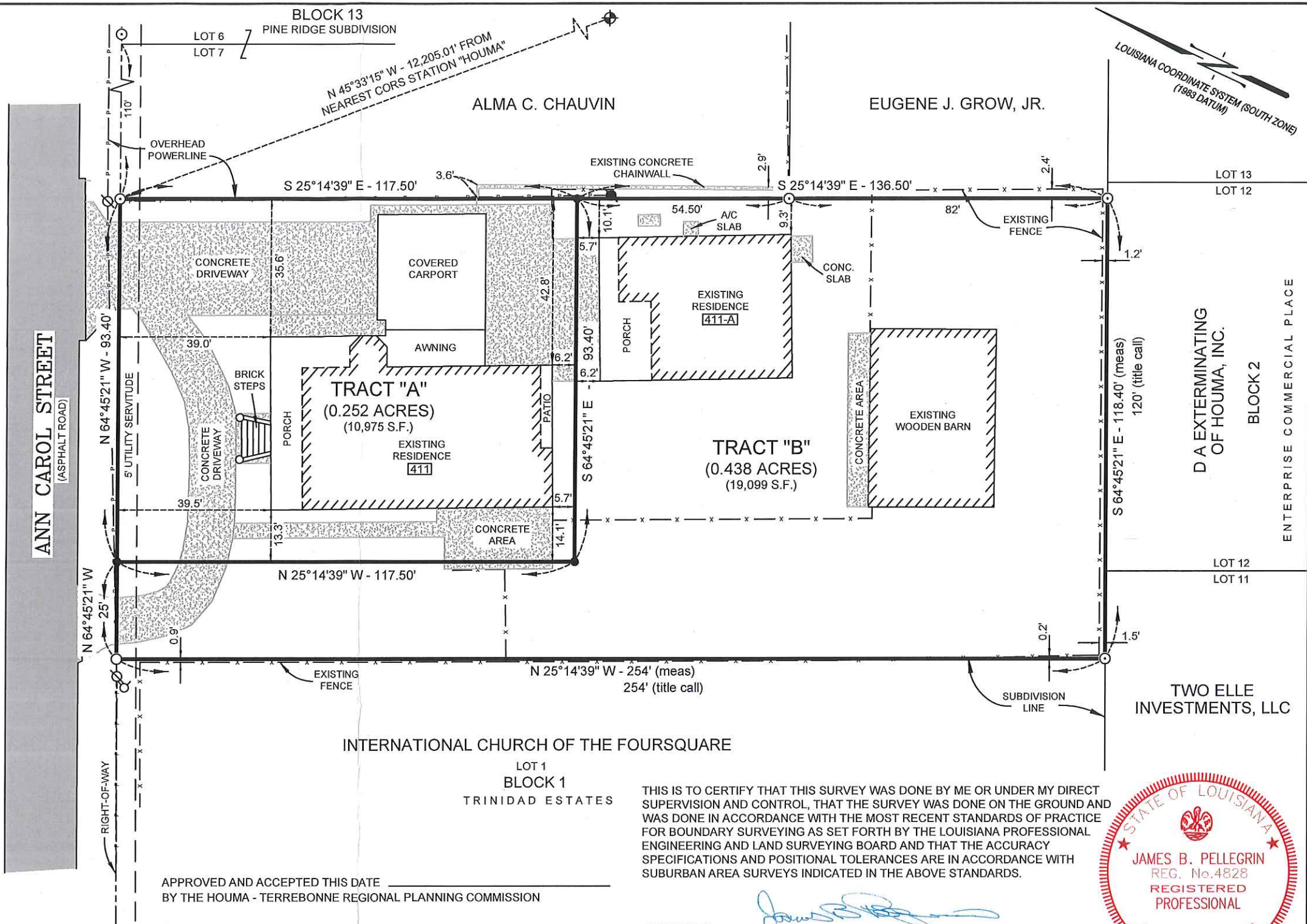


REV. NO:	00	REV. DATE:	--/--	REV. BY:	--
REVISION DESCRIPTION:					

DRAWN BY:	KAK	APPROVED BY:	JBP
DATE:	05/04/2020	JOB NO:	2020.0261
DRAWING NAME:	2020.0261_BS01.dwg		
PROJECTION:	PROJECTION		
GEO. DATUM:	NAD83   VERT. DATUM: NAVD88 (G18)		
GRID UNITS:	US SURVEY FEET		
SHEET NO:	1	OF	1

TRACTS "A" AND "B"

A REDIVISION OF PROPERTY BELONGING TO  
THE WADE P. AND ESTHER E. LIRETTE ASSET TRUST  
LOCATED IN SECTION 4, T17S-R17E  
TERREBONNE PARISH, LOUISIANA

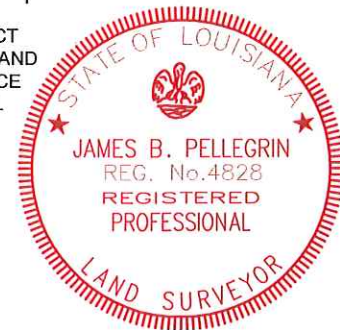


APPROVED AND ACCEPTED THIS DATE \_\_\_\_\_  
BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION

BY \_\_\_\_\_ FOR \_\_\_\_\_

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT STANDARDS OF PRACTICE FOR BOUNDARY SURVEYING AS SET FORTH BY THE LOUISIANA PROFESSIONAL ENGINEERING AND LAND SURVEYING BOARD AND THAT THE ACCURACY SPECIFICATIONS AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH SUBURBAN AREA SURVEYS INDICATED IN THE ABOVE STANDARDS.

APPROVED: \_\_\_\_\_  
JAMES B. PELLEGRIN  
REG. LA. PROFESSIONAL LAND SURVEYOR NO. 4828



DEVELOPER: WADE P. LIRETTE  
LAND USE: SINGLE-FAMILY RESIDENTIAL



# 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  
*LJC/bmb III*

☐ Variance(s) (detailed description): \_\_\_\_\_

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

1. Name of Subdivision: MAP SHOWING REDIVISION OF TRACT 1A-2 BELONGING TO RYAN MARMANDE TO CREATE TRACTS 1A-2A AND 1A-2B LOCATED IN SECTIONS 26, 27, 28, & 29 T18S-R17E, TERREBONNE PARISH, LOUISIANA
2. Developer's Name & Address: RYAN MARMANDE - 1256 DOCTOR BEATROUS RD THERIOT LA 70397
- \*Owner's Name & Address: RYAN MARMANDE - 1256 DOCTOR BEATROUS RD THERIOT LA 70397  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: LEONARD CHAUVIN P.E., P.L.S., INC. - 627 JACKSON STREET THIBODAUX, LA 70301

### SITE INFORMATION:

4. Physical Address: 1256 DOCTOR BEATROUS RD THERIOT LA 70397
5. Location by Section, Township, Range: SECTIONS 26, 27, 28, & 29, T18S-R17E,
6. Purpose of Development: REDIVISION
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: 05/04/2020
11. Council District: 4 7 Babin / Bayou Lafarge
12. Number of Lots: 2
13. Filing Fees: 152.80

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

LEONARD J. CHAUVIN III

Print Applicant or Agent

5/4/2020

Date

[Signature]

Signature of Applicant or Agent

The undersigned certifies: RM 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.

Ryan Marmande  
Print Name of Signature

[Signature]  
Signature

5/4/2020

PC20/ 5 - 7 - 19





# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

- A. ☐ Raw Land  
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☒ 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:

- Name of Subdivision: Adley Oaks Phase A
- Developer's Name & Address: Dantin Bruce Development  
\*Owner's Name & Address: \_\_\_\_\_  
[\* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Quality Engineering & Surveying, L.L.C.

### SITE INFORMATION:

- Physical Address: 2508 Coteau Road, Houma, LA 70364
- Location by Section, Township, Range: Sections 84 & 85, T16S-R17E
- Purpose of Development: Single Family Residential
- 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: April 2020 - Scale: 1"=100'
- Council District: 4 - Dryden / Coteau Fire
- Number of Lots: 78
- Filing Fees: \$860.00

I, Ross Bruce, certify this application including the attached date to be true and correct.

Ross Bruce

Print Applicant or Agent

5/6/2020

Date

Ross Bruce

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.

ROSS D BRUCE

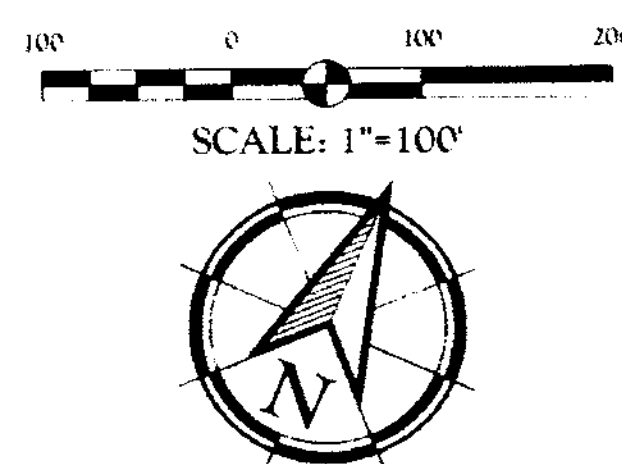
Print Name of Signature

5/6/2020

Date

Ross Bruce

Signature



LOT TABLE		
LOT NO.	SQ. FT.	ACREAGE
1	7500.00	0.17
2	7500.00	0.17
3	7500.00	0.17
4	7500.00	0.17
5	7500.00	0.17
6	7500.00	0.17
7	7500.00	0.17
8	7500.00	0.17
9	7500.00	0.17
10	7500.00	0.17
11	7500.00	0.17
12	7500.00	0.17
13	7500.00	0.17
14	7500.00	0.17
15	7500.00	0.17
16	7500.00	0.17
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79	7500.00	0.17
80	7500.00	0.17
81	7500.00	0.17
82	7500.00	0.17
83	7500.00	0.17
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85	7500.00	0.17
86	7500.00	0.17
87	7500.00	0.17
88	7500.00	0.17
89	7500.00	0.17
90	7500.00	0.17
91	7500.00	0.17
92	7500.00	0.17
93	7500.00	0.17
94	7500.00	0.17
95	7500.00	0.17
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97	7500.00	0.17
98	7500.00	0.17
99	7500.00	0.17
100	7500.00	0.17

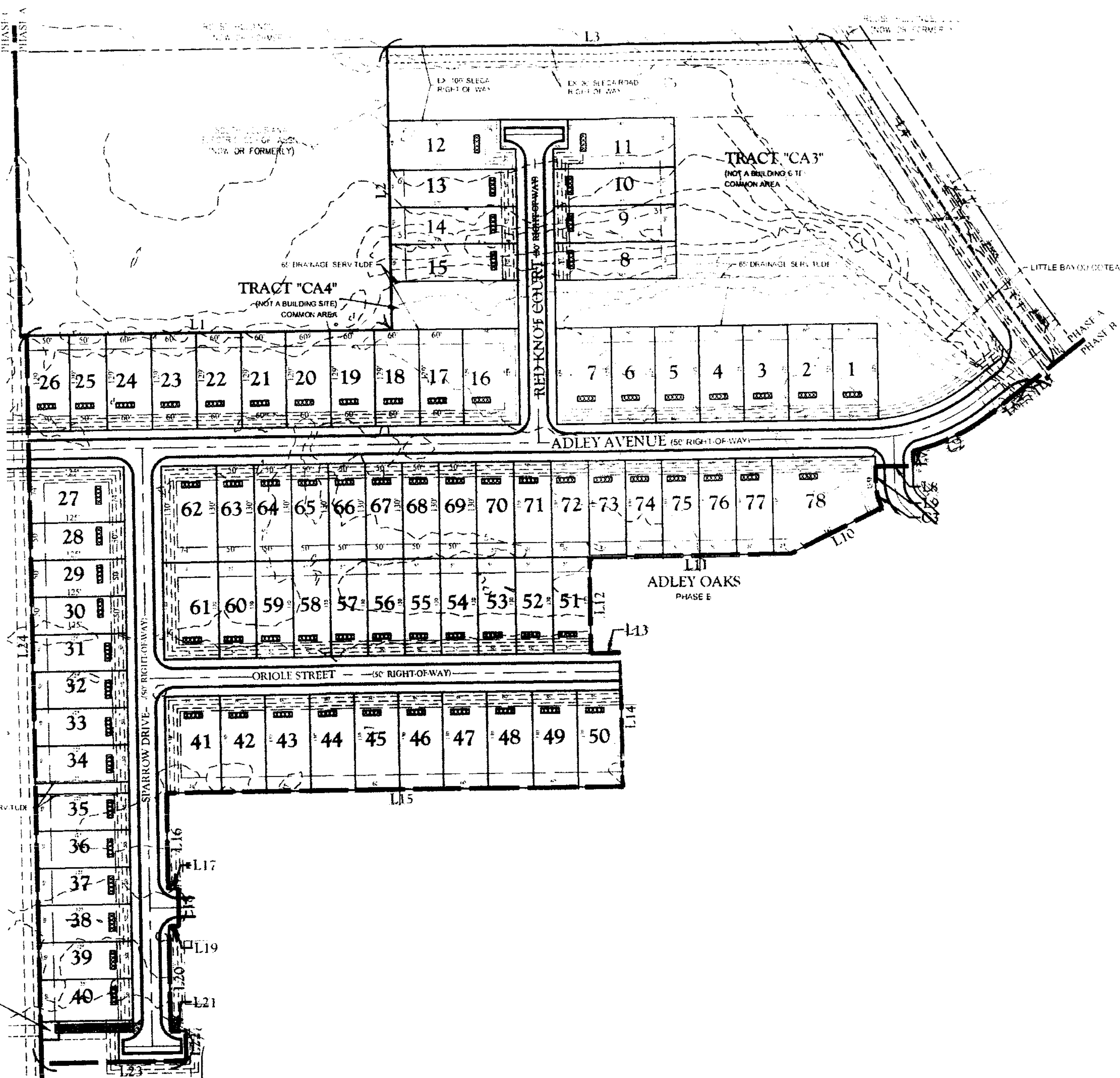
LINE TABLE		
LINE	LENGTH	BEARING
L1	49.58	N65°22'00"E
L2	382.38	N24°43'00"W
L3	604.04	N65°26'10"E
L4	333.16	S56°14'30"E
L5	50.00	S27°11'30"W
L6	58.95	S28°15'20"W
L7	20.28	S24°34'34"E
L8	50.00	S65°25'20"W
L9	22.15	S24°34'34"E
L10	37.48	S39°03'36"W
L11	275.59	S65°25'20"W
L12	136.00	S24°34'34"E
L13	40.00	N65°25'26"E
L14	80.00	S24°34'34"E
L15	674.00	S65°25'20"W
L16	30.00	S24°34'34"E
L17	13.50	N65°25'26"E
L18	50.00	S24°34'34"E
L19	11.50	S65°25'20"W
L20	47.00	S24°34'34"E
L21	20.00	N65°25'26"E
L22	40.00	S24°34'34"E
L23	194.79	S65°12'42"W
L24	88.10	N24°47'18"W

CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C1	92.66	1809.86	96.41	192.58	00°54'47"
C2	17.24	275.00	59.51	16.33	024°25'11"
C3	34.51	75.00	17.57	34.21	026°12'56"

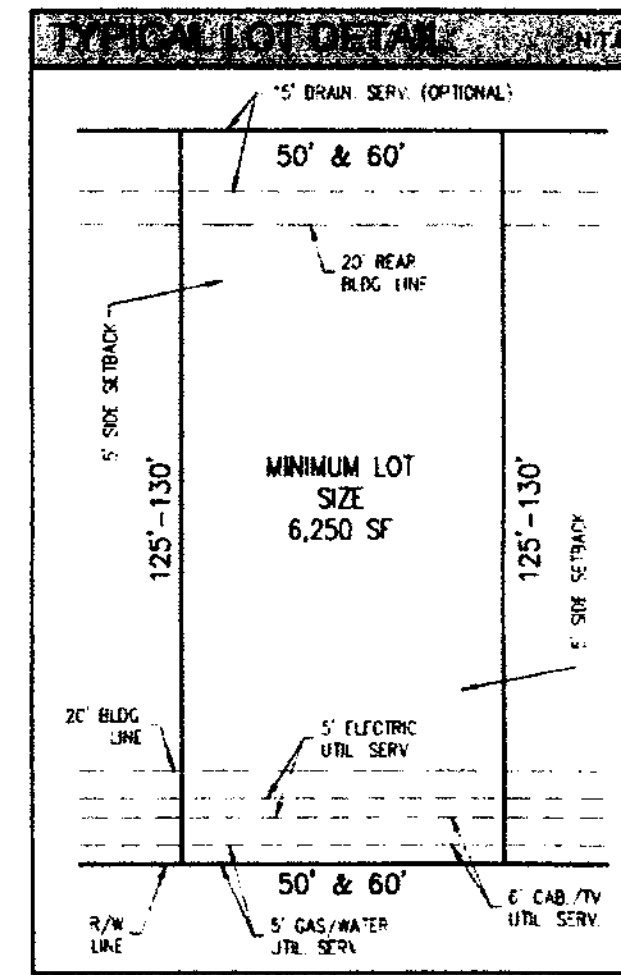
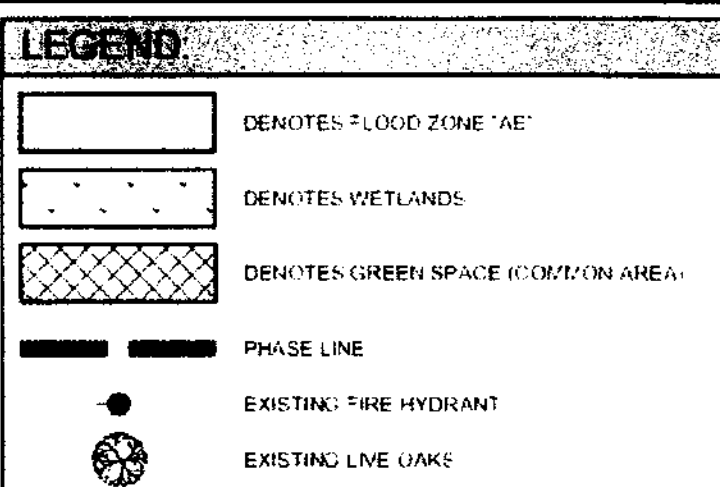
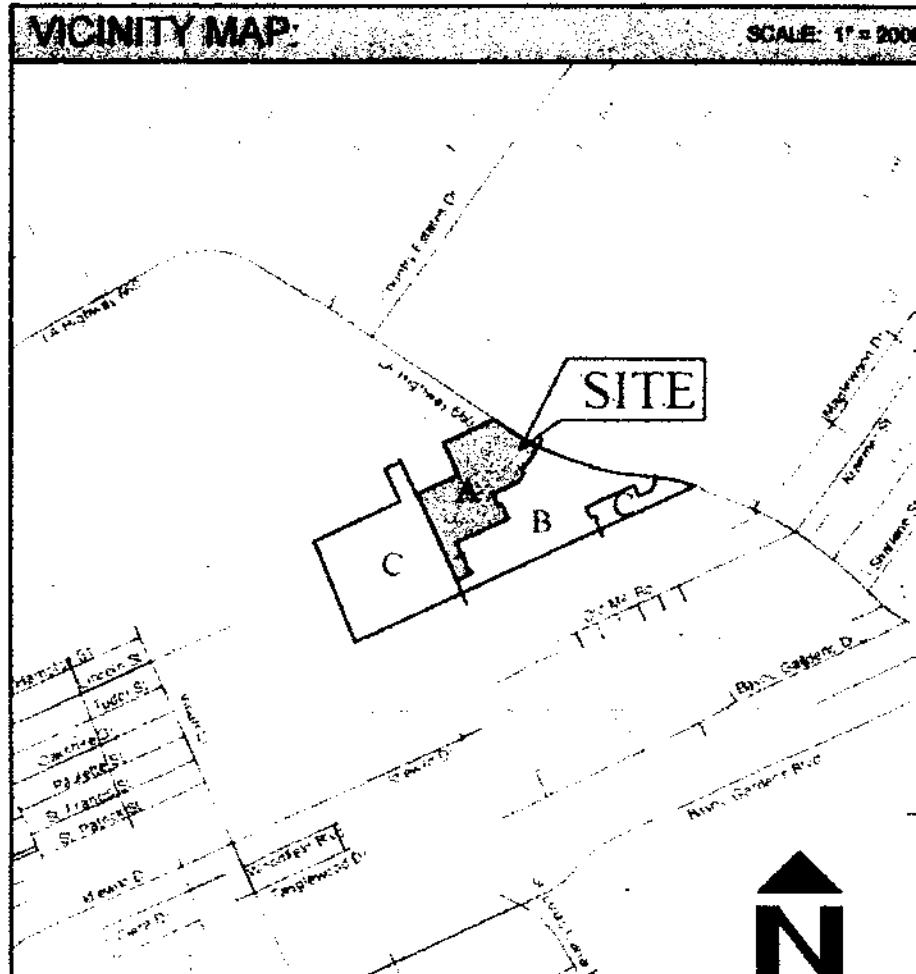
THIS PROPERTY IS IN ZONES "C" & "A2" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 225060045C WHICH BEARS AN EFFECTIVE DATE OF MAY 1985. ZONE "A2" HAS A BASE FLOOD REQUIREMENT OF 5'. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S FLOOD PLAIN ADMINISTRATOR BEFORE ANY DESIGN OR CONSTRUCTION.

- 1) THE PLAT SHOWN HEREON HAS BEEN PREPARED FOR THE PURPOSE OF IDENTIFYING FOR APPROVAL AND PRELIMINARY PLAN FOR THE DEVELOPMENT OF A RESIDENTIAL SUBDIVISION. LOT DIMENSIONS SHOWN HEREON ARE APPROXIMATE AND ARE SUBJECT TO CHANGE AS DICTATED BY A DETAILED SURVEY AND DESIGN.
- 2) BUILDING LINES AND SERVITUDES SHOWN HEREON PRESENTLY CONFORM TO THE SUBDIVISION REGULATIONS OF TERREBORNE PARISH LATEST EDITION. ALL SERVITUDES SHALL BE DEDICATED AS REQUIRED.
- 3) ALL SERVITUDES REQUIRED FOR THE CONFORMITY OF THIS DEVELOPMENT TO ORDINANCES AND REGULATIONS SHALL BE DETERMINED DURING THE PREPARATION OF THE FINAL PLAT AND SHALL BE SHOWN THEREON.
- 4) PRELIMINARY ANALYSIS OF RECEIVING OUTFALLS INDICATE ADEQUATE CAPACITY EXISTS FOR STORM WATER RUNOFF FROM THIS PROPOSED DEVELOPMENT AND THE INCREASE IN SAID STORM WATER RUNOFF SHALL NOT BE SIGNIFICANT DUE TO THE PROPOSED DEVELOPMENT.
- 5) STORM WATER COLLECTION AND DISCHARGE WILL BE DESIGNED IN ACCORDANCE WITH THE STORM DRAINAGE DESIGN MANUAL AS AMENDED FOR TERREBORNE PARISH AND COMMON ENGINEERING PRACTICE. SPECIFIC SERVITUDES REQUIRED TO ACCOMMODATE ANY IMPROVEMENTS WILL BE DETERMINED DURING THE DESIGN PHASE OF THE PROJECT AND DEDICATED UPON FILING OF THE FINAL PLAT. NO OFFSITE DRAINAGE EXISTS.
- 6) SANITARY SEWER DISPOSAL SHALL BE VIA GRAVITY COLLECTION SYSTEM TO BE CONNECTED TO EXISTING APPROVED GRAVITY SEWER SYSTEM. THE ULTIMATE DISPOSITION SHALL BE INTO THE TERREBORNE PARISH POLLUTION CONTROL WASTEWATER TREATMENT FACILITY.
- 7) THE SYSTEMS SHOWN HEREON ARE FOR THE PURPOSE OF ESTABLISHING A CONCEPTUAL DESIGN ONLY. THE ENGINEER AND/OR DEVELOPER RESERVE THE RIGHT TO ALTER THESE PRELIMINARY DESIGNS AS DICTATED BY A DETAILED ENGINEERING DESIGN.
- 8) THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXISTING LOCATION, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES AND STRUCTURES AND SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY THE FAILURE TO DO SO.
- 9) NO ATTEMPT HAS BEEN MADE BY QUALITY ENGINEERING, LLC, TO VERIFY TITLE ACTUAL LEGAL OWNERSHIP SERVITUDES EASEMENTS RIGHTS OF WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.
- 10) ALL TRAFFIC CONTROL DEVICES MUST BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH THE MUTCD AND TRAFFIC ENGINEERING DIVISION REQUIREMENTS.
- 11) THE BASE FLOOD ELEVATION SHOWN HEREON IS SUBJECT TO CHANGE. THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE DEPARTMENT OF PUBLIC WORKS OF TERREBORNE PARISH.
- 12) ALL LOTS MUST HAVE A SEWER WYE. THE COST OF WHICH MUST BE BORNE BY THE PROPERTY OWNER OR SUBDIVIDER IF NO SEWER WYE EXISTS.

- PUBLIC DEDICATION**
- THE STREETS AND RIGHTS OF WAY SHOWN HEREON IF NOT PREVIOUSLY DEDICATED HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR UTILITIES, DRAINAGE, SEWAGE REMOVAL, OR OTHER PROPER PURPOSE FOR GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS, OR OTHER PLANTS MAY BE CUT, REMOVED, OR DESTROYED. NO BUILDING, FENCE, STRUCTURE, OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH SERVITUDE OR RIGHT OF WAY IS GRANTED.
- UTILITY NOTE**
- PUBLIC UTILITIES AND SERVICES WILL BE PROVIDED WITHIN THE STREET RIGHT OF WAY FRONT AND REAR SERVITUDES.
- FILL NOTE**
- APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF THE SUBDIVISION REGULATIONS ARE ADDRESSED.
- DIMENSION NOTE**
- THE PLAT SHOWN HEREON HAS BEEN PREPARED FOR THE PURPOSE OF IDENTIFYING FOR APPROVAL AND PRELIMINARY PLAN FOR THE DEVELOPMENT OF A RESIDENTIAL SUBDIVISION. ALL BEARINGS AND DIMENSIONS SHOWN HEREON ARE APPROXIMATE AND ARE SUBJECT TO CHANGE AS DICTATED BY A DETAILED SURVEY AND DESIGN.
- DRAINAGE NOTE**
- STORM DRAINAGE SHALL BE DESIGNED IN ACCORDANCE WITH THE STORM DRAINAGE DESIGN MANUAL AS AMENDED FOR TERREBORNE PARISH AND COMMON ENGINEERING PRACTICE. THE STORM WATER SHALL BE COLLECTED BY DRAINS AND UNDERGROUND PIPES AND TRANSPORTED TO THE AREA OF THE OUTFALL INTO THE WATERWAYS.
- SEWAGE NOTE**
- PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM. UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY POLLUTION CONTROL, TERREBORNE PARISH.



GENERAL SITE NOTES:	
EXISTING ZONING	UNINCORPORATED
SITE ADDRESS	1705 GATEWAY ROAD
ACREAGE	6.66 ACRES
	PHASE A: 12.72 AC
	PHASE B: 0.75 AC
	PHASE C: 0.72 AC
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
N. OF LOTS	17 RESIDENTIAL & COMMON AREA TRACTS
	PHASE A: 78
	PHASE B: 67
	PHASE C: 52
EXISTING SETBACKS	AS INDICATED ON DRAWING
STREETS	2" WITH CURB AND GUTTER
SIDEWALKS	4" THICK 6" WIDE CONCRETE
SEWER	COMMUNITY
FIRE DEPARTMENT	CITY
WASTE MANAGEMENT	CURBSIDE PICKUP TUESDAY AND FRIDAY
ELECTRIC COMPANY	SLC
GAS COMPANY	AT&T ENERGY
TELEPHONE	VERIZON
CABLE TV	COMCAST
WATER SUPPLY	UNINCORPORATED WATERWORKS
SCHOOL DISTRICTS	ELEMENTARY: COTEAU BAYOU BLUE JUNIOR HIGH: EVERGREEN HIGH: H.L. BOURGEOIS



**PRELIMINARY PLAN**

THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, SALES, CONVEYANCE, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

**CERTIFICATION:**

THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:501 ET SEQ. AND CONFORMS TO PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS PLAT IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS C SURVEY AND IT WAS THE INTENT TO SUBDIVIDE THIS SURVEYED TRACT INTO THE PLATTED SUBDIVISION. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR HIS REQUIRED SUBDIVISION OF PROPERTY ONLY AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT THE SAME.

PRELIMINARY DOCUMENT FOR REVIEW ONLY  
This document is not to be used for construction, bidding, recordation, conveyance, sales, or as the basis for the issuance of a permit.

SETH J. MOSBY  
PROFESSIONAL LAND SURVEYOR NO. 5073

DATE

**ORIGINAL APPROVAL**

APPROVED AND ACCEPTED THIS DATE 8/26/2019

BY THE HOUMA-TERREBORNE REGIONAL PLANNING COMMISSION

BY S. BECKY BECNEL FOR MASTER PROPOSAL & CONCEPTUAL PRELIMINARY APPROVAL

**APPROVAL**

APPROVED AND ACCEPTED THIS DATE 3/20/2020

BY THE HOUMA-TERREBORNE REGIONAL PLANNING COMMISSION

Becky Becnel Master & C&P Approvals

TITLE: CONCEPTUAL and PRELIMINARY PLAN

PROJECT: ADLEY OAKS PHASE A

DESCRIPTION: LOCATED IN SECTIONS 84 & 85, TOWNSHIP 16 SOUTH, RANGE 17 EAST, SOUTHEASTERN WEST OF THE MISSISSIPPI RIVER LAND DISTRICT, TERREBORNE PARISH, LOUISIANA

CLIENT: DANTIN BRUCE DEVELOPMENT  
4451 BLUEBONNET BLVD., SUITE G  
BATON ROUGE, LOUISIANA 70809

**QUALITY**  
Engineering & Surveying, LLC

10228 Hwy 40 Port Allen, LA 70758  
225.682.1088 | www.qualitysurveying.com | info@qualitysurveying.com

DWG Path: \\2025-Projects\19-001-Adley Oaks\Drawings\19-001-Adley Oaks - Phase A

Project No: 19-001 Date: DECEMBER 2019 Sheet: 2 OF 4

Drawn By: AKR Checked By: JLL