

Houma-Terrebonne Regional Planning Commission

Robbie Liner.....	Chairman
Jan Rogers.....	Vice-Chairman
Rachael Ellender.....	Secretary/Treasurer
Ross Burgard.....	Member
Kyle Faulk.....	Member
Rev. Corion D. Gray.....	Member
Travion Smith.....	Member
Barry Soudelier.....	Member
Wayne Thibodeaux.....	Member

NOVEMBER 17, 2022, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A

I. CONVENE AS THE ZONING & LAND USE COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIANCE
- B. ROLL CALL
- C. CONFLICTS DISCLOSURE
- D. APPROVAL OF MINUTES
 - 1. Approval of Minutes of Zoning & Land Use Commission for the Regular Meeting of October 20, 2022
- E. COMMUNICATIONS
- F. OLD BUSINESS:
 - 1. Planning Approval:
Establish a church in a C-2 (General Commercial) zoning district; 6903 Alma Street, Lots 1, 2, 3, & 4, Block 2, Garden View Subdivision; Pan de Vida Houma, applicant (*Council District 5 / Bayou Cane Fire*)
- G. STAFF REPORT
- H. COMMISSION COMMENTS:
 - 1. Zoning & Land Use Commissioners’ Comments
 - 2. Chairman 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 October 20, 2022
- E. APPROVE REMITTANCE OF PAYMENT FOR THE NOVEMBER 17, 2022 INVOICES, THE TREASURER’S REPORT OF OCTOBER 2022, AND THE AMENDMENT TO THE 2022 BUDGET
- F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: Revised Parcel 3-A & Lot 55, A Redivision of Parcel 3-A belonging to Four Geaux Louisiana, LLC
Approval Requested: Process D, Minor Subdivision
Location: 1047 Four Point Road, Dulac, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Joann Kaack
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing

c) Variance Request: Variance from the required minimum lot size requirements of 60' frontage and 12,000 square footage for Lot 55

d) Consider Approval of Said Application
2. a) Subdivision: Imperial Landing Subdivision, Phase B
Approval Requested: Process C, Major Subdivision-Final
Location: 441 Duplantis Street, Thibodaux, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Onshore Materials, L.L.C.
Engineer: David A. Waitz Engineering & Surveying, Inc.

b) Consider Approval of Said Application

H. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Redivision of Parcels B, D, F, F1, G, H, & I into Gulf South Square, Tract A & Lots 1-9 (Being a Portion of Lot 172, Honduras Plantation Subdivision)
Approval Requested: Process D, Minor Subdivision
Location: 991 Grand Caillou Road, Terrebonne Parish, LA
Government Districts: Council District 1 / City of Houma Fire District
Developer: Arthur A. DeFraites, Jr.
Surveyor: Providence Engineering & Environmental Group, LLC

b) Public Hearing

c) Consider Approval of Said Application
2. a) Subdivision: Imperial Landing Subdivision, Phase C
Approval Requested: Process C, Major Subdivision-Engineering
Location: Stack Drive, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Onshore Materials, L.L.C.
Engineer: David A. Waitz Engineering & Surveying, Inc.

b) Consider Approval of Said Application
3. a) Subdivision: Summerfield Place Subdivision, Addendum No. 18, Phase B
Approval Requested: Process C, Major Subdivision-Final
Location: Extension of Newsom Drive, Terrebonne Parish, LA
Government Districts: Council District 6 / City of Houma Fire District
Developer: Gadwall Properties, LLC, % Chad Daigle
Engineer: Milford & Associates, Inc.

b) Consider Approval of Said Application

I. STAFF REPORT

J. ADMINISTRATIVE APPROVAL(S):

1. Tracts "A" & "B," belonging to KAK Enterprise, LLC; Section 104, T17S-R17E, Terrebonne Parish, LA (*105 Lamar Drive / Councilman Danny Babin, District 7*)
2. Survey of "N," "O," "P," "Q," and Revised Lot "A," Redivision of Property belonging to Carroll P. Naquin, et ux; Section 12, T17S-R18E and Section 2, T18S-R18E, Terrebonne Parish, LA (*Rural Drive & Country Drive / Councilman Steve Trosclair, District 9*)
3. Survey of Tracts "K," "L," "M," Revised Lot "A," and Revised Lot "C," Redivision of Property belonging to Carroll P. Naquin, et ux; Section 12, T17S-R18E and Section 2, T18S-R18E, Terrebonne Parish, LA (*Rural Drive & Country Drive / Councilman Steve Trosclair, District 9*)
4. Revision of Property Lines for Parcel D, Parcel 32R and Parcel E-2 belonging to Leonard C. Chabert and Patty Chabert, L.L.C.; Section 18, 19, & 32, T18S-R18E and Section 48, T18S-R19E, Terrebonne Parish, LA (*200 Leonard J Court / Councilman Dirk Guidry, District 8*)
5. Survey and Re-Division of Lots 1 through 5, Block 3 of Acadian Villa Subdivision, Addendum No. 2, Phase C into Lot 1A; Sections 77 & 80, T15S-R16E, Terrebonne Parish, LA (*303, 309, 315, 321, & 327 Gabreten Lane / Councilman John Amedée, District 4*)
6. Lots 1 & 2, A Redivision of Property belonging to Hodges Rentals, LLC, et al; Section 4, T17S-R17E, Terrebonne Parish, LA (*6408 & 6418 West Park Ave. / Councilwoman Jessica Domangue, District 5*)

7. Revised Lots 4 & 5, A Redivision of Lot 4 & Revised Lot 5, Block 2, Add. No. 1 to Henry's Subdivision; Sections 56 & 57, T16S-R17E, Terrebonne Parish, LA (*132 & 134 Sharlene Street / Councilman John Amedée, District 4*)
8. Revised Tracts "A" and "B" and Revised Tracts 1 and 3 being a Redivision of Property belonging to Samuel J. Rogers, Sr., et al; Section 85, T16S-R17E, Terrebonne Parish, LA (*Lazy R Court / Councilman John Amedée, District 4*)
9. Revised Tract 5 and Revised Tract 6, A Redivision of Property belonging to Lee Anthony Iver and Corey John Bourgeois; Section 58, T16S-R15E, Terrebonne Parish, LA (*2107 Bull Run Road / Councilman Carl Harding, District 2*)

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
MEETING OF OCTOBER 20, 2022

- A. The Vice-Chairman, Mr. Jan Rogers, called the meeting of October 20, 2022 of the HTRPC to order at 6:16 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Rev. Corion Gray and the Pledge of Allegiance led by Mr. Faulk. He then recognized Councilman John Amedée, District 4, that was in the audience.
- B. Upon Roll Call, present were: Ms. Rachael Ellender, Secretary/Treasurer; Mr. Kyle Faulk; Rev. Corion Gray; Mr. Jan Rogers Vice-Chairman; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Ross Burgard; Mr. Robbie Liner, Chairman; and Mr. Travion Smith. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning; Ms. Joan Schexnayder, TPCG Engineering Division; and Mr. Derick Bercegeay, Legal Advisor. Ms. Brandi Becnel assisted for Mrs. Becky Becnel who could not attend the meeting.
- C. **CONFLICTS DISCLOSURE:** The Vice-Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter. *There were no conflicts to report.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Faulk moved, seconded by Ms. Ellender: “THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of September 15, 2022.”
- The Vice-Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Burgard, Mr. Liner, and Mr. Smith. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Ms. Ellender moved, seconded by Mr. Soudelier: “THAT the HTRPC remit payment for the October 20, 2022 invoices, approve the Treasurer’s Report of September 2022, and approve the amendment to the 2022 Budget.”
- The Vice-Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Burgard, Mr. Liner, and Mr. Smith. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATIONS:**
1. Mr. Pulaski read a letter from Keneth L. Rembert Land Surveyors dated October 20, 2022, requesting to table the application for Four Geaux Louisiana, LLC until the next regular meeting of November 17, 2022 [See *ATTACHMENT A*].
- a) Mr. Faulk moved, seconded by Mr. Thibodeaux: “THAT the HTRPC table the application for Process D, Minor Subdivision, for Revised Parcel 3-A & Lot 55, A Redivision of Parcel 3-A belonging to Four Geaux Louisiana, LLC until the next regular meeting of November 17, 2022 as per the Developer’s request [See *ATTACHMENT A*].”
- The Vice-Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Burgard, Mr. Liner, and Mr. Smith. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. **OLD BUSINESS:**
- Mr. Faulk moved, seconded by Ms. Ellender: “THAT the Old Business be removed from the table and be considered at this time.”
- The Vice-Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Burgard, Mr. Liner, and Mr. Smith. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
1. *Tabled until the next regular meeting of November 17, 2022 as per the Developer’s request.* Revised Parcel 3-A and Lot 55, A Redivision of Parcel 3-A belonging to Four Geaux Louisiana, LLC [See *ATTACHMENT A*].

2. The Vice-Chairman called to order the Public Hearing for the application by Warren C. Carlos requesting approval for Process D, Minor Subdivision, for Tracts “A” thru “K,” A Redivision of Tract II belonging to Warren C. Carlos.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated the matter was tabled in order to allow time for the installation of a fire hydrant which has since been completed.
- b) There was no one from the public to speak on the matter.
- c) Mr. Faulk moved, seconded by Ms. Ellender: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval with no conditions.
- e) Mr. Faulk moved, seconded by Rev. Gray: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts “A” thru “K,” A Redivision of Tract II belonging to Warren C. Carlos.”

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

3. The Vice-Chairman called to order the Public Hearing for an application by Brandon & Jeanne-Claire Carrere requesting approval for Process D, Minor Subdivision, for the Redivision of a 3.265 Acre Tract into Tracts A & B on Property belonging to Brandon & Jeanne-Claire Carrere and Ricardo & Melinda Carrere (Formerly Goldsby-Mathews Trust).

- a) Mr. Terral Martin, Providence Engineering & Environmental Group, LLC, discussed the location and division of property. He stated the matter was tabled due to some drainage issues which have since been resolved. He stated additional elevations were shot and swale ditches will be installed along the property lines at the permit stage to help drain the lots.
- b) There was no one present to speak on the matter.
- c) Mr. Faulk moved, seconded by Mr. Soudelier: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon the municipal addresses and method of sewerage disposal be depicted on the plat, submittal of all utility letters, and completion of drainage improvements as per TPCG Engineering and inspected by TPCG during the construction process.
- e) Mr. Faulk moved, seconded by Rev. Gray: “THAT the HTRPC grant approval of the application for Process D, Redivision of a 3.265 Acre Tract into Tracts A & B on Property belonging to Brandon & Jeanne-Claire Carrere and Ricardo & Melinda Carrere (Formerly Goldsby-Mathews Trust) conditioned upon the municipal addresses and method of sewerage disposal be depicted on the plat, submittal of all utility letters, and completion of drainage improvements as per TPCG Engineering and inspected by TPCG during the construction process.”

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

4. The Vice-Chairman called to order the Public Hearing for an application by Wayne & Tracy Mayon, requesting approval for Process D, Minor Subdivision, for the Division of Tract 1 (Tracts 1-A & 1-B), Property belonging to Wayne A. Mayon & Tracy Lynn Gary Mayon.
 - a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, discussed the location and division of property. She stated the matter was tabled due to not having submitted the drainage calculations to the TPCG Engineering Division in time; however, they have now been reviewed and approved. She stated they were also waiting on an approval letter from the gas company.
 - b) There was no one present to speak on the matter.
 - c) Rev. Gray moved, seconded by Ms. Ellender: "THAT the Public Hearing be closed."

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

 - d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon the submittal of all utility letters.
 - e) Mr. Soudelier moved, seconded by Mr. Faulk: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Division of Tract 1 (Tracts 1-A & 1-B), Property belonging to Wayne A. Mayon & Tracy Lynn Gary Mayon conditioned upon the submittal of all utility letters."

The Vice-Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Burgard, Mr. Liner, and Mr. Smith. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
5. *Tabled until the next regular meeting of November 17, 2022 as per the Developer's request.* Imperial Landing Subdivision, Phase B [See ATTACHMENT B].
 - a) Mr. Faulk moved, seconded by Mr. Thibodeaux: "THAT the HTRPC table the application for Process C, Major Subdivision, for Imperial Landing Subdivision, Phase B, until the next regular meeting of November 17, 2022 as per the Developer's request [See ATTACHMENT B]."

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

H. APPLICATIONS / NEW BUSINESS:

1. The Vice-Chairman called to order the Public Hearing for an application by Jerry P. & Melissa Thibodaux requesting approval for Process D, Minor Subdivision, for the Lots 1 & 2, A Redivision of Property belonging to Jerry P. Thibodaux, et ux.
 - a) Mr. Ken 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) Rev. Gray moved, seconded by Mr. Soudelier: "THAT the Public Hearing be closed."

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

 - d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval with no conditions.
 - e) Ms. Ellender moved, seconded by Mr. Faulk: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots 1 & 2, A Redivision of Property belonging to Jerry P. Thibodaux, et ux."

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

2. The Vice-Chairman called to order the Public Hearing for an application by Paul Dupre requesting approval for Process D, Minor Subdivision, for Tracts “C” & “D,” A Redivision of Property belonging to P & S Rentals, LLP.

- a) Mr. Ken 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. Faulk moved, seconded by Mr. Soudelier: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon the submittal of all utility service availability letters including the Department of Health.
- e) Rev. Gray moved, seconded by Mr. Faulk: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts “C” & “D,” A Redivision of Property belonging to P & S Rentals, LLP conditioned upon the submittal of all utility service availability letters including the Department of Health.”

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

3. The Vice-Chairman called to order the Public Hearing for an application by Kevin & Samantha Collins requesting approval for Process D, Minor Subdivision, for the Survey and Redivision of Lot 4, Block 5 of Country Estates Subdivision into Lot 4A and Lot 4B.

- a) Mr. Jacob Waitz, David A. Waitz Engineering & Surveying, Inc., discussed the location and division of property. He stated there was no road access directly to Country Estates Drive.
- b) The Vice-Chairman recognized Sandra Pitre, 227 Fernwood Drive, who expressed concerns of the division, placement of mobile homes, and the oak trees with roots and why the original house had to be torn down.
- c) Mr. Pulaski stated the property was not within the zoning district of the parish, but there may be covenants that prohibit mobile homes, but the parish had no control over covenants and there were no ordinances that prohibits trees from being cut down on private property.
- d) The Vice-Chairman recognized Russell Soudelier who stated he had the same concerns as Ms. Pitre and the property was overgrown and full of trash.
- e) Discussion was held with regard to filing a complaint with the Nuisance Abatement Division and contacting their council person.
- f) Mr. Thibodeaux moved, seconded by Mr. Faulk: “THAT the Public Hearing be closed.”

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

- g) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon submittal of all utility service availability letters and the location and description of at least one permanent type benchmark be depicted on the plat.

- h) Mr. Soudelier moved, seconded by Rev. Gray: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Survey and Redivision of Lot 4, Block 5 of Country Estates Subdivision into Lot 4A and Lot 4B conditioned upon the submittal of all utility service availability letters and the location and description of at least one permanent type benchmark be depicted on the plat.”

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

- 4. The Vice-Chairman called to order the Public Hearing for an application by HTA Properties, LLC requesting approval for Process D, Minor Subdivision, for the Survey of a 38.893-acre tract to be removed from Raw Land Designation belonging to HTA Properties, LLC.

- a) Mr. Jacob Waitz, David A. Waitz Engineering & Surveying, Inc., discussed the location and division of property.
- b) The Vice-Chairman recognized Mr. Joseph, 102 Octavia Street, on behalf of his brother, who inquired about what the property was going to be used for and drainage.
- c) Discussion was held regarding the raw land designation being removed from the property and the intention of the property unknown.
- d) The Vice-Chairman recognized Jessie Matthews, 113 Jenna Drive, inquired about a proposed school supposedly being built on the property.
- e) The Vice-Chairman recognized John Casey, 109 Mike Street, who stated that a proposed, small private school, Holy Trinity, would be built on the property that would have ±800 enrollment.
- f) Mr. Soudelier moved, seconded by Mr. Faulk: “THAT the Public Hearing be closed.”

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

- g) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon the submittal of all service availability letters and the location and description of at least one permanent type benchmark be depicted on the plat.
- h) Rev. Gray moved, seconded by Mr. Faulk: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Survey of a 38.893-acre tract to be removed from Raw Land Designation belonging to HTA Properties, LLC conditioned upon the submittal of all service availability letters and the location and description of at least one permanent type benchmark be depicted on the plat.”

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

- 5. The Vice-Chairman called to order the Public Hearing for an application by Ciera Development Company, Inc. requesting conceptual & preliminary approval for Process C, Major Subdivision, for Mandalay Pass Subdivision.

- a) Mr. Jacob Waitz, David A. Waitz Engineering & Surveying, Inc., discussed the location and division of property. He stated this subdivision was submitted over a year ago but was put on hold for different reasons and is being resubmitted as a new application shortening the subdivision up a bit.
- b) The Vice-Chairman recognized Mr. Thomas LeBlanc, 321 Lirette Street, who expressed concerns of drainage and flooding.

c) Mr. Pulaski stated the subdivision would be curb and gutter drainage and would be back to front along the side Lirette Street was on. He also stated the subdivision would only connect to Conrad Street and not to South or Foxland Streets. He further stated that all water would be contained within this subdivision only and would not tie into Hanson Canal.

d) Mr. Faulk moved, seconded by Mr. Soudelier: "THAT the Public Hearing be closed."

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

e) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval.

f) Ms. Ellender moved, seconded by Rev. Gray: "THAT the HTRPC grant conceptual & preliminary approval of the application for Process C, Major Subdivision, for Mandalay Pass Subdivision."

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

6. The Vice-Chairman called to order the Public Hearing for an application by Christopher & Jennifer Palm requesting approval for Process D, Minor Subdivision, for the Re-Subdivision of Property belonging to Christopher M. & Jennifer Palm between the North halves of Lots "1" and "2," Block 114 of Boudreaux's Subdivision.

a) Mr. Prosper Toups, Delta Coast Consultants, LLC, discussed the location and division of property.

b) There was no one present to speak on the matter.

c) Rev. Gray moved, seconded by Mr. Faulk: "THAT the Public Hearing be closed."

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

d) Mr. Pulaski stated the matter could have been submitted administratively but a variance for the minimum lot size was needed. He discussed the Staff Report and stated Staff would recommend approval of the variance and the redivision.

e) Mr. Soudelier moved, seconded by Mr. Faulk: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Re-Subdivision of Property belonging to Christopher M. & Jennifer Palm between the North halves of Lots "1" and "2," Block 114 of Boudreaux's Subdivision with a variance granted from the minimum lot size requirement; 3,120 square feet in lieu of the required 6,000 square feet for both lots."

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

I. STAFF REPORT:

1. The Vice-Chairman called to order the discussion and possible action with regard to the APA Louisiana State Conference to be held November 9-11, 2022 in New Orleans.

a) Mr. Thibodeaux moved, seconded by Mr. Faulk: "THAT the HTRPC authorize sending any and all Commissioners to the APA Louisiana State Conference who wish to attend with no limitations (i.e., hotel accommodations, mileage, etc.)."

b) Mr. Pulaski stated he was still working on the HTRPC credit card, but we wouldn't have it in time for use for this conference.

- c) Discussion was held regarding Planning Commissioner training being held that all need to take within one year of being appointed to the Commission and this was a good opportunity.

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

J. ADMINISTRATIVE APPROVAL(S):

Mr. Faulk moved, seconded by Mr. Thibodeaux: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-8."

1. Lot Line Adjustment of the Property of Saia Woodlawn Ranch, Inc.; Section 15, T17S-R18E & Section 56, T18S-R18E, Terrebonne Parish, LA (*3950 Highway 56 / Councilman Dirk Guidry, District 8*)
2. Revised Lot 5, Lots "A" & "B," A Redivision of Property belonging to MD Dagat Properties, L.L.C., et al; Section 38, T17S-R17E, Terrebonne Parish, LA (*1121 Barrow Street / Councilman John Navy, District 1*)
3. Map showing Additional Property to be acquired by Amy Price from Price Seafood, Inc.; Section 13, T19S-R18E, Terrebonne Parish, LA (*5740 Highway 56, Lot 3 / Councilman Dirk Guidry, District 8*)
4. Revised Tracts "C" thru "F" and Revised Tract "2" being a Redivision of Property belonging to Samuel J. Rogers, Sr., et ux; Section 85, T16S-R17E, Terrebonne Parish, LA (*Lazy R Court / Councilman John Amedée, District 4*)
5. Revision of Lot Lines between Tract B and Lumen Christi Retreat Center, Creating Tract B-1 for 2M Enterprises, L.L.C.; Section 13, T16S-R16E, Terrebonne Parish, LA (*2845 Highway 311, Schriever / Councilman Carl Harding, District 2*)
6. Survey & Division of Lot 4, Lot 5, the Easternmost 70' of Lot 3, and the Westernmost 30' of Lot 6, Block 2 of Medical Services Complex into Lot 4A and Lot 5A belonging to The Willows; Section 12, T17S-R17E, Terrebonne Parish, LA (*110 Picone Road / Councilman John Navy, District 1*)
7. Revised Tracts 2-A and 2-B2, into Revised-2 Tract 2-A and Revised-2 Tract 2-B2; Section 1, T18S-R18E and Section 11, T17S-R18E, Terrebonne Parish, LA (*4440 Country Drive, Bourg / Councilman Steve Trosclair, District 9*)
8. Lot Line Shift between Lots 2 & 3, Block 2 of Synergy Center Subdivision; Section 3, T17S-R17E, Terrebonne Parish, LA (*1876 & 1862 Martin Luther King Blvd. / Councilman Gerald Michel, District 3*)

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:
 - a) Mr. Thibodeaux inquired about the commenting period for the recovery planning meetings. Mr. Pulaski stated people can still comment via email, recoveryplan@tpcg.org, and consultants are sorting through the final results. He stated it was a seven-month process overall and should be wrapped up by March/April 2023.
 - b) Mr. Pulaski also discussed the Comprehensive Plan Update and the committee the Chairman delegated to serve on the steering committee.
2. Vice-Chairman's Comments: None.

M. PUBLIC COMMENTS: None.

N. Mr. Faulk moved, seconded unanimously: “THAT there being no further business to come before the HTRPC, the meeting be adjourned at 7:04 p.m.”

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



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

Keneth L. Rembert
LAND SURVEYORS
since 1973
635 SCHOOL ST. HOUMA, LA. 70360
985-879-2782 (FAX) 985-879-1641

October 20, 2022

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

Att: Mr. Chris Pulaski:

Re: OLD BUSINESS ITEM 1, REVISED parcel 3-A & Lot 55, Property of Four Geaux
Louisiana, L.L.C.

Dear Chris:

Please let this letter serve as a request to allow the above item to remain on the table and not be considered at the meeting of October 20, 2022. The Board of Health issue has not been resolved yet.

Thank you.

Sincerely,


Keneth L. Rembert

KLR/apr

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.

October 10, 2022

VIA: E-MAIL: bbecnel@tpcg.org

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

Attention: Becky M. Becnel,
Minute Clerk - Planning Commission

RE: WITHDRAWAL OF REQUEST FOR FINAL PLAT APPROVAL – **IMPERIAL LANDING SUBDIVISION, PHASE "B"** – LOCATED IN SECTION 77, T15S-R16E, TERREBONNE PARISH, LOUISIANA - DEVELOPER: ONSHORE MATERIALS, L.L.C. – ENGINEER'S PROJECT NO. 2018-099

Dear Becky:

We are hereby requesting that you remove Imperial Landing Subdivision, Phase "B" from the October 20, 2022 agenda of the Houma-Terrebonne Regional Planning Commission meeting. At this time the development is not fully complete and we request that this development be placed on the November 17, 2022 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.



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

JAW/dth
Cc: Onshore Materials, L.L.C.
File & Reading File

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

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htpcinfo@tpcg.org

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- | | |
|---|--|
| A. <input type="checkbox"/> Raw Land | B. <input type="checkbox"/> Mobile Home Park |
| <input type="checkbox"/> Re-Subdivision | <input type="checkbox"/> Residential Building Park |
| C. <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Conceptual/Preliminary |
| <input type="checkbox"/> Conceptual | <input type="checkbox"/> Engineering |
| <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Engineering | D. <input checked="" type="checkbox"/> Minor Subdivision |
| <input type="checkbox"/> Final | |

Variance(s) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

X from the minimum lot size requirements (see attached)

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

- Name of Subdivision: REVISED PARCEL 3-A & LOT 55, A REDIVISION OF PARCEL 3-A BELONGING TO FOUR GEUX LOUISIANA, LLC
- Developer's Name & Address: Joann Kaack 20173 Lowe Davis Rd, Covington, LA 70435
- Owner's Name & Address: Four Geux Louisiana, LLC 20173 Lowe Davis Rd Covington, LA 70435
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

- Physical Address: 1047 FOUR POINT ROAD
- Location by Section, Township, Range: SECTIONS 22 & 27, T20S-R17E
- Purpose of Development: RECONFIGURE LOT LINES
- 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
- Planned Unit Development: ☐ Y ☐ N ☒
- Date and Scale of Map: DATE: 6/24/22 SCALE: 1"=40'
- Council District / Fire Tax Area: 7 Babin / Gr. Caillou Fire
- Number of Lots: 2
- Filing Fees: \$132.33

CERTIFICATION:

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

KENETH L. REMBERT
Print Applicant or Agent

[Signature]
Signature of Applicant or Agent

6/27/22
Date

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

FOUR GEUX LOUISIANA, LLC
by: JOANN KAACK
Print Name of Signature

X [Signature]
Signature

6/27/22
Date

Revised (1/3/2021)

RPC / G.1

PC22/ 7 - 2 - 31

Keneth L. Rembert

LAND SURVEYORS

since 1973

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

November 2, 2021

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

Att: Mr. Chris Pulaski:

Re: OLD BUSINESS ITEM (LOT 55 OF PARCEL 3A) PROPERTY OF FOUR GEAUX
PROPERTIES, LLC, 1047 FOUR POINT ROAD

Dear Chris:

At this past month's meeting we tabled the above item. The landowner is working with the Board of Health to get them to lift their objection at this time. Please let this letter serve as a request for a variance in allowing this lot to be approved even though it is less than the required square footage in size.

Thank you.

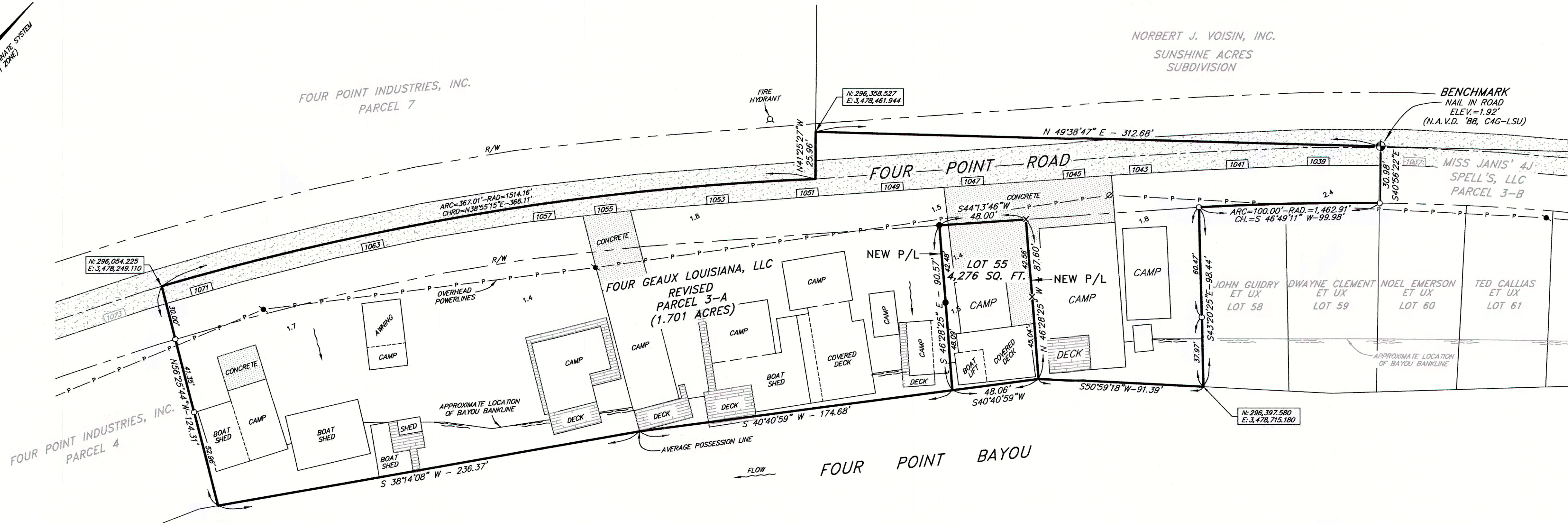
Sincerely,



Keneth L. Rembert

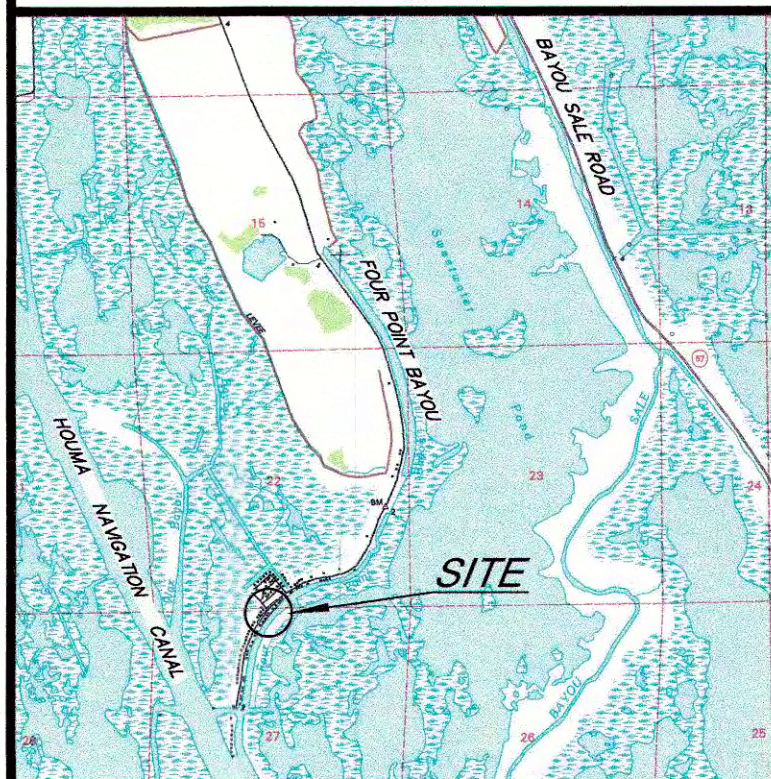
KLR/apr

RPC / G.1



RPC / G.1

"VICINITY MAP"



SEWER SYSTEM:

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

DRAINAGE NOTE:

THIS PROPERTY DRAINS TO FOUR POINT BAYOU WHICH NEEDS NO MAINTENANCE.
THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY
MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

FLOOD INFORMATION:

THIS PROPERTY IS LOCATED IN ZONE "A15" AS SHOWN ON FEDERAL EMERGENCY
MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0315, SUFFIX "C",
AND DATED MAY 1, 1985. (ZONE "A15" HAS BASE FLOOD REQUIREMENTS OF 11' & 12').
(FIRM INDEX DATE APRIL 2, 1992). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO.
LA-1103 PLACES THIS PROPERTY IN ZONE "AE" WITH BASE FLOOD REQUIREMENTS OF 12' & 13'.
THE 2021 PRELIMINARY DFIRM COMMUNITY NO. 22109C, PANEL NO. 0650 SUFFIX "E"
PLACES THIS PROPERTY IN ZONE "VE" AND HAS B.F.E. REQUIREMENTS OF 15'.
PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE
CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

REFERENCE MAPS:

MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "PLAT SHOWING PARCEL 3,
PROPERTY OF FRANK O. CAMINITA, ET AL AND FOUR POINT INDUSTRIES, INC. IN SECTIONS
22 & 27, T20S-R17E, TERREBONNE PARISH, LOUISIANA" DATED NOVEMBER 1, 2019.
BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

THIS OFFICE WAS NOT FURNISHED WITH AN ABSTRACT OF THE PROPERTY THEREFORE
THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS
OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE PROPERTY SURVEYED.

LEGEND:

- INDICATES CHISELED X SET
- INDICATES 5/8" IRON ROD SET
- INDICATES 5/8" IRON ROD FOUND
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING FIRE HYDRANT
- INDICATES BENCHMARK
- INDICATES SPOT ELEVATION
- INDICATES MUNICIPAL ADDRESS
- INDICATES DRAINAGE FLOW

ALL SURVEY CONTROL IS US FEET, ESTABLISHED BY GPS OBSERVATIONS
AND POST PROCESSED WITH NGS C4G USING GEOID 18. THE VERTICAL
DATUM IS NAVD '88 AND THE HORIZONTAL DATUM IS NAD 83, LOUISIANA
SOUTH ZONE 1702.

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

Surveyor's Signature: *Keneth L. Rembert*

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

Firm: KENETH L. REMBERT LAND SURVEYORS

Registration Number: 331

2 - PARCELS



"MINOR SUBDIVISION"

LAND USE: CAMP SITES

PLAT SHOWING REVISED PARCEL 3-A & LOT 55,
A REDIVISION OF PARCEL 3-A BELONGING TO
FOUR GEAX LOUISIANA, LLC
IN SECTIONS 22 & 27, T20S - R17E
TERREBONNE PARISH, LOUISIANA

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



GRAPHIC SCALE

40' 20' 0 40' 80'

DRAWN: B.M.

CHK'D.: K.L.R.

SCALE: 1" = 40'

DATE: 24 JUN 22

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@tpcg.org

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- | | |
|--|--|
| A. <input type="checkbox"/> Raw Land | B. <input type="checkbox"/> Mobile Home Park |
| <input type="checkbox"/> Re-Subdivision | <input type="checkbox"/> Residential Building Park |
| C. <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Conceptual/Preliminary |
| <input type="checkbox"/> <input type="checkbox"/> Conceptual | <input type="checkbox"/> Engineering |
| <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Engineering | D. <input type="checkbox"/> Minor Subdivision |
| <input checked="" type="checkbox"/> Final | |

Variance(s) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

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

- Name of Subdivision: IMPERIAL LANDING SUBDIVISION, PHASE "B"
- Developer's Name & Address: ONSHORE MATERIALS, L.L.C., 127 LINCOLN LANE, THIBODAUX, LA 70301
Owner's Name & Address: ONSHORE MATERIALS, L.L.C., 127 LINCOLN LANE, THIBODAUX, LA 70301
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.

SITE INFORMATION:

- Physical Address: 441 DUPLANTIS STREET, THIBODAUX, LA 70301
- Location by Section, Township, Range: SECTION 77, T15S-R16E
- 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
- Planned Unit Development: Y ☒ N ☐
- Date and Scale of Map:
SEPTEMBER, 2022 1" = 100'
- Council District / Fire Tax Area:
4 / Schriever
- Number of Lots: 71
- Filing Fees: \$1,000.00

CERTIFICATION:

I, JOSHUA ARABIE, MEMBER OF ONSHORE MATERIALS, L.L.C., certify this application including the attached data to be true and correct.

JOSHUA ARABIE, MEMBER

Print Applicant or Agent

08/29/2022

Date

[Signature]
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 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.

JOSHUA ARABIE, MEMBER OF ONSHORE MATERIALS, L.L.C.

Print Name of Signature

08/29/2022

Date

[Signature]
Signature

PC22/ 9 - 6 - 48

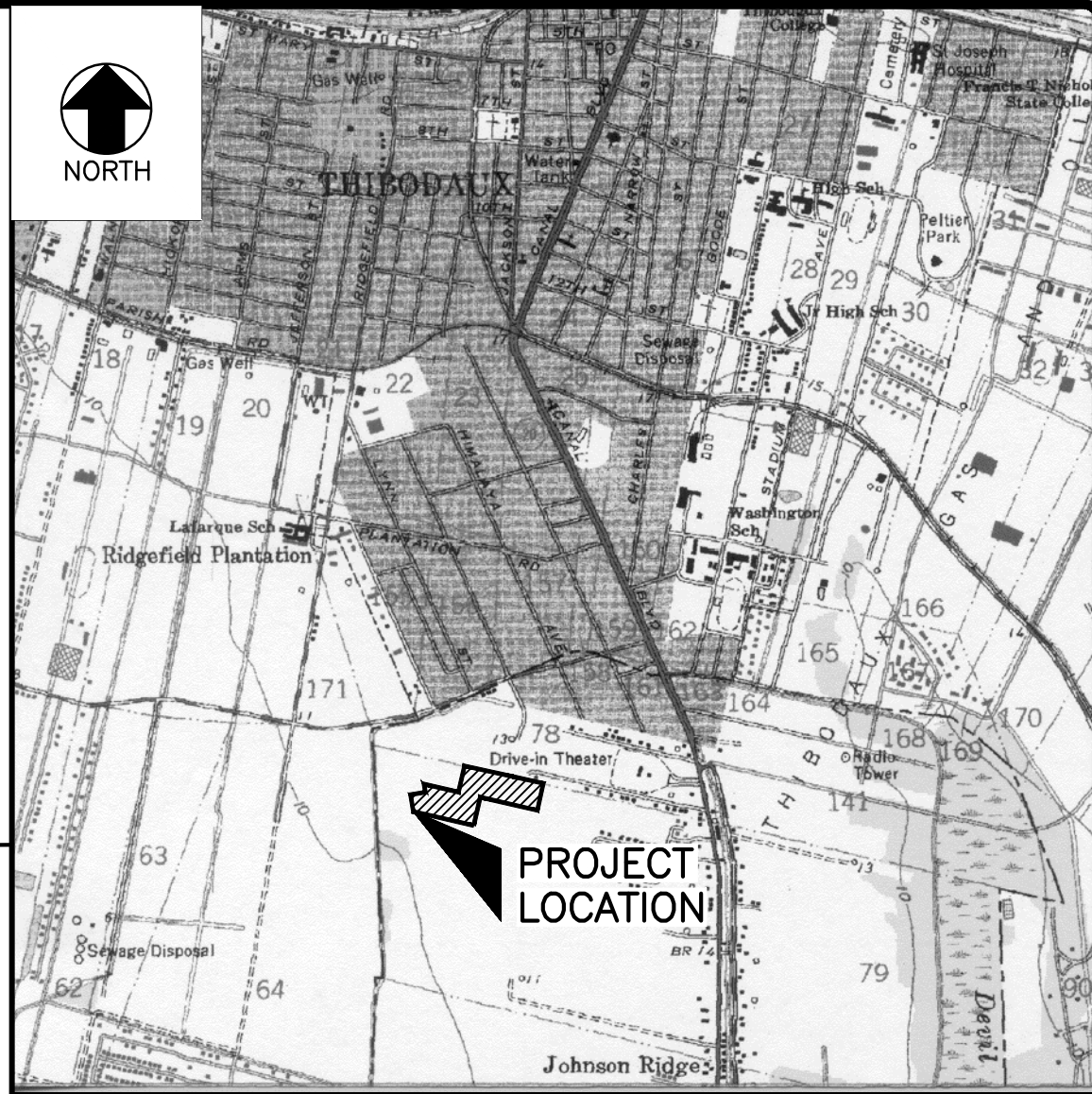
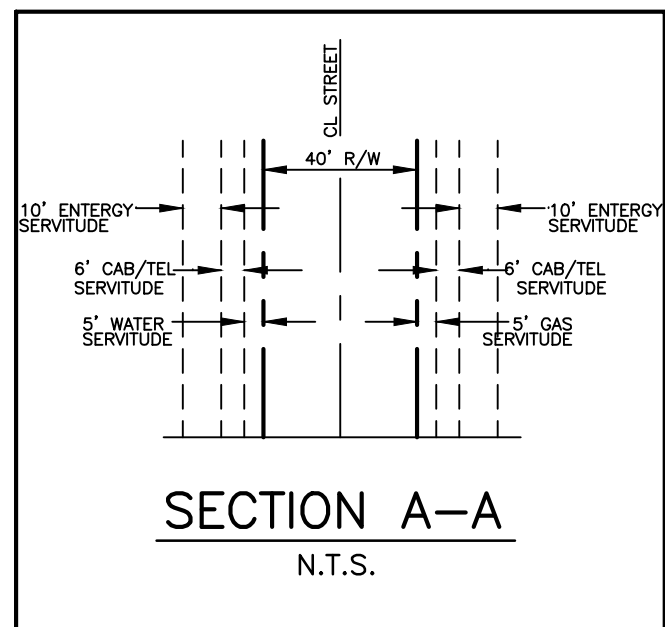
RPC / G.2

Revised 11/3/2021

LANDRY-GAUTREAUX SUBDIVISION
PROPERTY OF PRUDENT P. LANDRY
AND JAMES E. GAUTREAUX IN SECTION 77, T15S-R16E
TERREBONNE PARISH, LA
BY: GEORGE BERGERON, JR. DATED: JULY 16, 1955
SURVEY MAP SHOWING PROPERTY CLAIMED BY BENJAMIN ROTH, JR., IN SECTION 78, T15S-R16E,
TERREBONNE PARISH, LOUISIANA
BY: CARL E. HECK DATED: JUNE 02, 1970
MAP SHOWING A PORTION OF THE PROPERTY BELONGING TO PRUDENT P. LANDRY, OR ASSIGNS SITUATION IN SECTION 77,
T15S-R16E, TERREBONNE PARISH, LOUONNE PARISH, LA
DATED: DECEMBER 02, 1986 ENTRY# 794890
SURVEY OF A 37.88 ACRE TRACT - PROPOSED PURCHASE OF DONALD BOURGEOIS LOCATED IN SECTION 77, T15S-R16E
TERREBONNE PARISH, LOUISIANA BY: DAVID L. MARTINEZ (TBAKER SMITH & SON, INC.) DATED: MAY 24, 1994
SUADE STATES "PHASE A" BELONGING TO BOURGEOIS LAND COMPANY, INC. LOCATED IN SECTION 77, T15S-R16E
TERREBONNE PARISH, LOUISIANA BY: DAVID L. MARTINEZ (TBAKER SMITH & SON, INC.) DATED: JUNE 17, 1994 REVISED:
MARCH 06, 1995 ENTRY# 855057
RAW LAND DIVISION - RIDGEFIELD, INC. RAW LAND DIVISION CREATING RAW LAND TRACT 1, RAW LAND TRACT 2, AND RAW
LAND TRACT 3, BEING TO RIDGEFIELD, INC. LOCATED IN SECTIONS 155, 156 & 157, T15S-R16E LAFOURCHE PARISH,
LOUISIANA BY: JAMES M. TEMPLEMAN DATED: DAVID A. WAITZ ENGINEERING & SURVEYING, INC. DATED: MARCH 09, 2017
ENTRY# 12362923
EXHIBIT "A" 82' WIDE RIGHT OF WAY FOR FUTURE ROAD AND UTILITIES - BELONGING TO BNR, JR., L.L.C. LOCATED IN
SECTION 78, T15S-R16E TERREBONNE PARISH, LOUISIANA BY: DAVID A. WAITZ DATED: AUGUST 03, 2017
SUBDIVISION AND SUBDIVISION ADJACENT TO THE PROPERTY BELONGING TO BNR, JR., L.L.C. LOCATED IN SECTIONS 77 & 78, T15S-R16E TERREBONNE PARISH, LOUISIANA
BY: DAVID A. WAITZ DATED: OCTOBER 17, 2018.

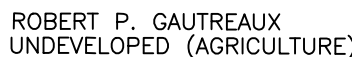
BENJAMIN N. ROTH, JR. FAMILY, L.L.C.
UNDEVELOPED (AGRICULTURE)

CURVE	ARC	RADIUS	CHORD
A	17.84°	58.5'	S18°21'52"E-17.87'
B	51.02°	58.5'	S52°08'03"E-49.42'
C	18.11°	58.5'	S20°20'03"E-17.87'
D	29.06°	18.5'	S32°07'04"E-26.16'
E	29.06°	18.5'	S57°52'56"W-26.16'
F	29.23°	18.5'	S32°23'18"E-26.29'
G	28.89°	18.5'	N57°36'42"E-26.04'
H	29.23°	18.5'	N32°23'18"W-26.29'
I	28.89°	18.5'	N57°36'42"E-26.04'
J	18.02°	18.5'	N74°26'42"E-17.31'
K	29.42°	50.0'	N63°23'46"E-50.29'
L	52.47°	50.0'	S69°33'04"E-50.29'
M	50.11°	50.0'	S1°30'26"E-43.60'
N	38.17°	50.0'	S34°12'30"W-37.25'
O	37.04°	50.0'	S77°147"W-36.20'
P	52.03°	50.0'	N51°40'09"E-49.72'
Q	18.02°	18.5'	N14°05'27"W-17.31'



VICINITY MAP
SCALE 1" = 2000'

FOUND PROPERTY MARKER (UNLESS NOTED OTHERWISE)	○
SET 3/4" I.R.	●
EXISTING WATER LINE	— W —
EXISTING GAS LINE	— G —
EXISTING SEWER LINE	— S —
EXISTING OVERHEAD POWER LINE	— E —
EXISTING TELEPHONE LINE	— T —
EXISTING FENCE	— X —
EXISTING POWER POLE W/ LIGHT	⊗
EXISTING POWER POLE	∅
EXISTING ANCHOR	→
EXISTING TELEPHONE PEDESTAL	⊞
EXISTING WATER VALVE	● W
EXISTING FIRE HYDRANT	⊙
EXISTING WATER METER	○ WM
EXISTING GAS VALVE	● GV
EXISTING GAS METER	⊙ GM
EXISTING SEWER MANHOLE	⊗
EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE	⊞



THESE LOTS ARE LOCATED IN ZONE "C".
 DATE: FEBRUARY 23, 2006; FLOOD ZONE: 0395 C; DATED: MAY 1, 1985
 TERREBORNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-1999
 DATED: FEBRUARY 23, 2006; FLOOD ZONE: ALL AREAS OUTSIDE
 THE LIMIT OF A.B.F.E.
 FOR AREAS OUTSIDE THE ABOVE LIMITS, PLEASE REFER TO THE COMMUNITY'S
 EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE

CERTIFICATIONS

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

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

APPROVED: David A. Waitz Reg. No. 4744

I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT, STATE OF LOUISIANA, AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT, AND I HEREBY APPROVE THE SAME.

BY: _____
TERREBONNE PARISH CONSOLIDATED GOVERNMENT

APPROVED BY: _____
FOR: _____

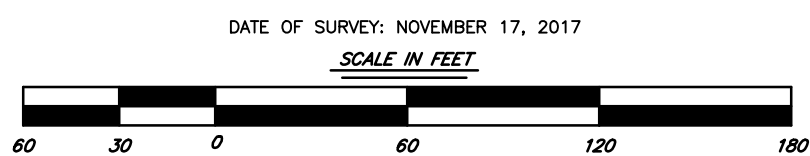
NOTE:
THE DRAINAGE DITCH ALONG THE EAST SIDE OF LOT 5 BLOCK 2, THE REAR OF LOTS 1, 4, AND 5 OF BLOCK 2, AND THE NORTH SIDE OF LOT 1 MAY HAVE A 24" SMOOTHED WALLED CULVERT INSTALLED IF DESIRED BY THE LOT OWNER. AS A RESULT, THE DRAINAGE SERVITUDE WILL BE REDUCED TO 15'.

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

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

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

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



DATE	DESCRIPTION	BY
REVISION		

FINAL PLAT
A SINGLE FAMILY RESIDENTIAL DEVELOPMENT
OWNER/DEVELOPER: ONSHORE MATERIALS, L.L.C.

IMPERIAL LANDING SUBDIVISION – PHASE B
LOCATED IN SECTION 77 T15S–R16E
TERREBONNE PARISH, LOUISIANA

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

THIBODAUX, LA 70301
(985) 447-4017 OFFICE
(985) 447-1998 FAX
DWAITZ1@BELLSOUTH.NET

DESIGNED: JAW	DETAILED: JED	TRACED:
CHECKED: DAW	CHECKED: JMT	CHECKED:
DATE: MARCH 12, 2019		
FILE: F:\DWGS\2018\18-099\PLAT.dwg		JOB NO: 18-099

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@tpcg.org

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) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

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

1. Name of Subdivision: GULFSOUTH SQUARE
2. Developer's Name & Address: Devland Corporation, 991 Grand Caillou Road, Houma, LA 70363
Owner's Name & Address: Arthur A. De Fraites, Jr. (Pres. Dev. Corp.), 991 Grand Caillou Road, Houma, LA 70363
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: Terral J. Martin, Jr. PLS

SITE INFORMATION:

4. Physical Address: 1001 Grand Caillou Road, Houma, LA 70363
5. Location by Section, Township, Range: SECTION 105, T17S-R17E
6. Purpose of Development: TO RECONFIGURE LOT LINES
7. Land Use:
☐ Single-Family Residential
☐ Multi-Family Residential
☒ Commercial
☐ Industrial
8. Sewerage Type:
☒ Community
☐ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☒ Curb & Gutter
☐ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
10. Planned Unit Development: Y ☐ N ☒
11. Date and Scale of Map: 10/6/2022, SCALE 1"=60'
12. Council District / Fire Tax Area: 1 / City of Houma
13. Number of Lots: 10
14. Filing Fees: \$265.76

CERTIFICATION:

I, TERRAL J. MARTIN, JR., certify this application including the attached date to be true and correct.

TERRAL J. MARTIN, JR.
Print Applicant or Agent

11/2/2022
Date

[Signature]
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 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.

ARTHUR A. DE FRAITES, JR., (PRES. DEV. CORP.)
Print Name of Signature

[Signature]
Signature

11/2/2022
Date

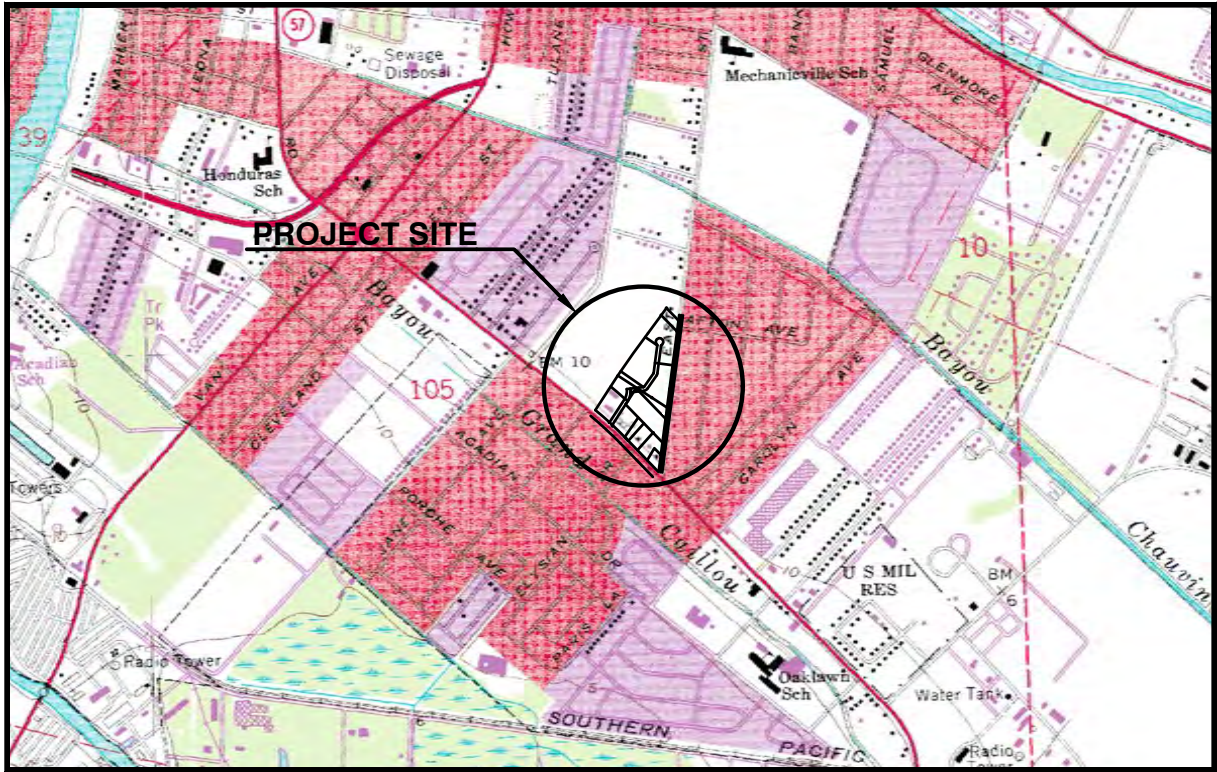
RPC / H.1

Revised 11/3/2021

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

CURVE	ARC DIST.	RADIUS	CH. BEARING	CH. DIST.
1	60.02'	40.0'	N 79°52'08" E	54.55'
2	139.82'	40.0'	S 54°30'31" W	78.75'

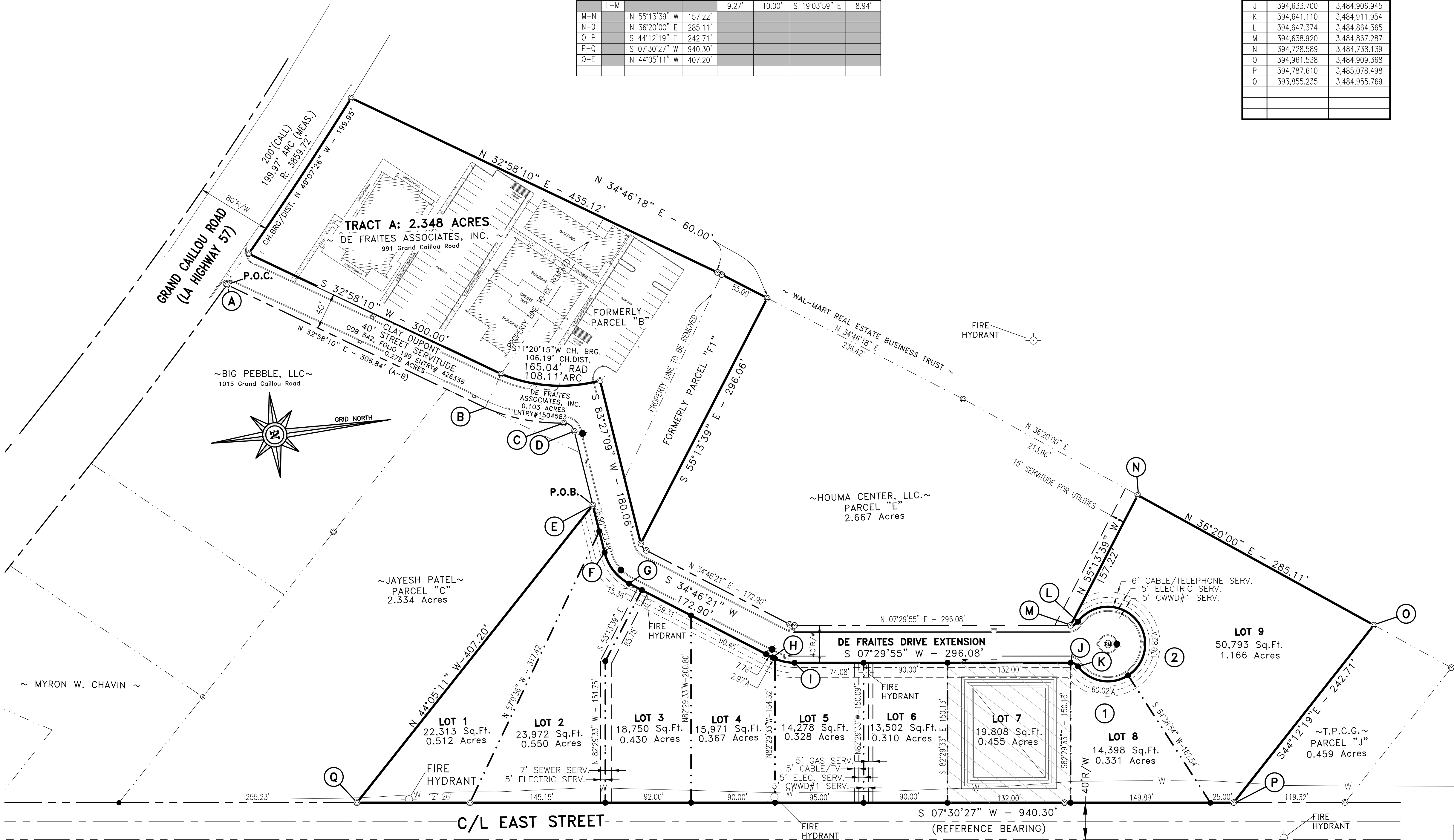
COORDINATE TABLE		
NAD83/LA 1702 SOUTH ZONE		
POINT	NORTHING	EASTING
A	393,789.559	3,484,386.757
B	394,046.982	3,484,553.736
C	394,128.264	3,484,581.077
D	394,138.383	3,484,591.192
E	394,147.713	3,484,672.475
F	394,153.684	3,484,724.510
G	394,175.477	3,484,760.940
H	394,317.500	3,484,859.548
I	394,340.150	3,484,868.305
J	394,633.700	3,484,906.945
K	394,641.110	3,484,911.954
L	394,647.374	3,484,864.365
M	394,638.920	3,484,867.287
N	394,728.589	3,484,738.139
O	394,961.538	3,484,909.368
P	394,787.610	3,485,078.498
Q	393,855.235	3,484,955.769



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES:

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



LEGEND:

- - FOUND 3/4" GALV. IRON PIPE
- - SET 3/4" GALV. IRON PIPE
- ▨ - DENOTES DRAINAGE SERVITUDE LOT 7
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING

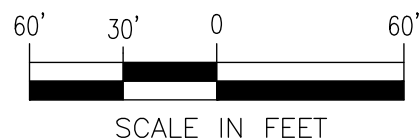
RPC / H.1

CERTIFICATION:

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

BY: PLANNING DIRECTOR

BY: CHAIRMAN



DATE	DESCRIPTION	REVISIONS

SHEET TITLE: RE-DIVISION	
STAMP: 	
RE-DIVISION OF PARCEL'S B, D, F, F1, G, H, AND I INTO GULF SOUTH SQUARE TRACT A AND LOTS 1 THROUGH 9 (BEING A PORTION OF LOT 172, HONDURAS PLANTATION SUBDIVISION) LOCATED IN SECTION 105, T17S-R17E, TERREBONNE PARISH, LOUISIANA	
Prepared By:	SHEET NUMBER: 1 OF 1
DESIGNED: TJM, JR. DATE: OCT. 06, 2022 JOB NO.: 816-032-GSE	CHECKED: SCALE: 1" = 60' PLOT SCALE: 1:1 FILE NAME:

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@tpcg.org

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- | | |
|--|--|
| A. <input type="checkbox"/> Raw Land | B. <input type="checkbox"/> Mobile Home Park |
| <input type="checkbox"/> Re-Subdivision | <input type="checkbox"/> Residential Building Park |
| C. <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Conceptual/Preliminary |
| <input type="checkbox"/> <input type="checkbox"/> Conceptual | <input type="checkbox"/> Engineering |
| <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input checked="" type="checkbox"/> Engineering | D. <input type="checkbox"/> Minor Subdivision |
| <input type="checkbox"/> Final | |

Variance(s) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

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

- Name of Subdivision: IMPERIAL LANDING SUBDIVISION, PHASE C
- Developer's Name & Address: ONSHORE MATERIALS, L.L.C., 127 LINCOLN LANE, THIBODAUX, LA 70301
Owner's Name & Address: ONSHORE MATERIALS, L.L.C., 127 LINCOLN LANE, THIBODAUX, LA 70301
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.

SITE INFORMATION:

- Physical Address: STACK DRIVE, THIBODAUX, LA 70301
- Location by Section, Township, Range: SECTIONS 77 & 78, T15S-R16E
- 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
- Planned Unit Development: Y ☒ N ☐
- Date and Scale of Map:
2022 1" = '
- Council District / Fire Tax Area:
4 Amedee / Schriever
- Number of Lots: 32
- Filing Fees: \$860.00

CERTIFICATION:

I, JOSHUA ARABIE, MEMBER, certify this application including the attached date to be true and correct.

JOSHUA ARABIE, MEMBER

Print Applicant or Agent

10/18/2022

Date

[Signature]
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 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.

JOSHUA ARABIE, MEMBER

Print Name of Signature

10/18/2022

Date

[Signature]
Signature

RPC / H.2

PC22/ 11 - 2 - 56

Revised 11/3/2021

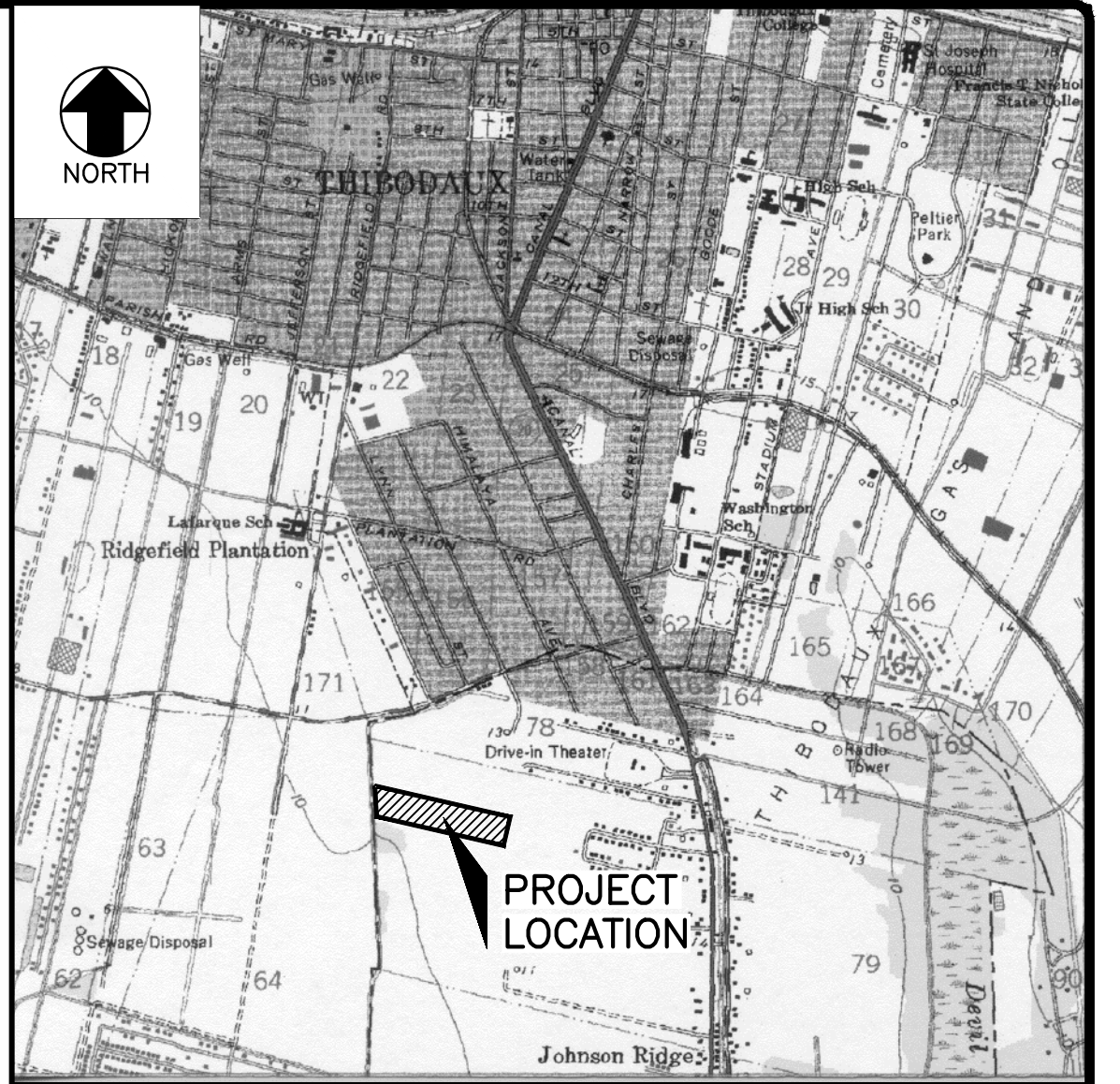
LANDRY-GAUREAUX SUBDIVISION
PROPERTY OF PRUDENT P. LANDRY
AND JAMES E. GIVENS, JR.
TERREBONNE PARISH, LA
BY: GEORGE BERGERON, DATED: JULY 16, 1955
RAW MAP SHOWING A PORTION OF THE PROPERTY BELONGING TO PRUDENT P. LANDRY, OR ASSIGNS SITUATED IN SECTION 77, 1155-1816, TERREBONNE PARISH, LOUISIANA
PROPERTY CLAIMED BY BENJAMIN ROTH, JR., IN SECTION 78, 1155-1816.
TERREBONNE PARISH, LOUISIANA
BY: CARL E. HEDGECOCK, JUNE 02, 1970
MAP SHOWING A PORTION OF THE PROPERTY BELONGING TO PRUDENT P. LANDRY, OR ASSIGNS SITUATED IN SECTION 77, 1155-1816, TERREBONNE PARISH, LOUISIANA
BY: CARL E. HEDGECOCK, JUNE 02, 1970
DATED: DECEMBER 02, 1986. ENTRY 794890
SURVEY OF A 38.78 ACRE TRACT - PROPOSED PURCHASE OF DONALD BOURGEOIS LOCATED IN SECTION 77, 1155-1816 TERREBONNE PARISH, LOUISIANA
BY: DAVID A. WAITZ, DATED: MAY 19, 1987
DATED: MAY 24, 1994
SUGARLAND ESTATES "PHASE A" BELONGING TO BOURGEOIS LAND SURVEY, INC. LOCATED IN SECTION 1155-1816 TERREBONNE PARISH, LOUISIANA BY: DAVID A. MARTINEZ (TBAKER SMITH & SON, INC. DATED: JUNE 17, 1994 REVISED: MARCH 06, 1995 ENTRY # 855057
RAW LAND DIVISION - RIDGEFIELD, INC. RAW LAND DIVISION CREATING A 15.56 ACRE TRACT IN SECTION 1155-1816 AND RAW LAND TRACT BELONGING TO RIDGEFIELD, INC. LOCATED IN SECTIONS 155, 156 & 157 1155-1816 LAFOURCHE PARISH, LOUISIANA
BY: E. J. NUNN, DATED: MAY 19, 1994
DATED: MARCH 09, 2017. ENTRY 12362293
EXHIBIT "A" 82' WIDE RIGHT OF WAY FOR FUTURE ROAD AND UTILITIES BELONGING TO BNR, JR., L.L.C. LOCATED IN SECTION 78, 1155-1816 TERREBONNE PARISH, LOUISIANA
BY: DAVID A. WAITZ DATED: AUGUST 03, 2017

8. FINAL PLAT
IMPERIAL LANDING SUBDIVISION
LOCATED IN SECTIONS 77 & 78, T15S-R16E
TERREBONNE PARISH, LOUISIANA
BY: DAVID A. WAITZ DATED: JANUARY 03, 2020
ENTRY# 1601985
9. IMPERIAL LANDING SUBDIVISION - PHASE B
LOCATED IN SECTION 77, T15S-R16E
TERREBONNE PARISH, LOUISIANA
BY: DAVID A. WAITZ DATED: MARCH 12, 2019
ENTRY#

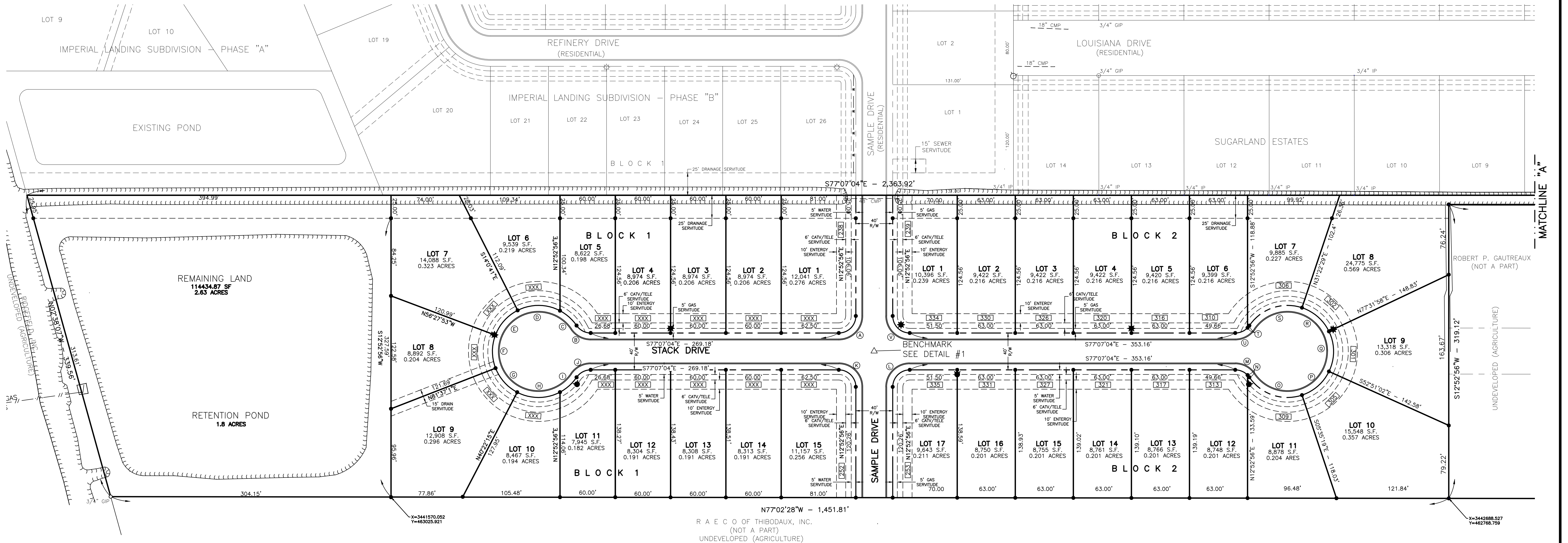
NOTE:
BEARINGS AND/OR COORDINATES ARE BASED ON THE
LOUISIANA COORDINATE SYSTEM OF 1983 SOUTH ZONE, U.S. FEET.
THE PRIMARY REFERENCE STATION USED IS PID = AU0286, STAMPED "CLUB"
AND HAVING THE FOLLOWING COORDINATES:
NORTHING = 467,947.13; EASTING = 3,454,859.98

FOUND PROPERTY MARKER	O	EXISTING WATER VALVE
SET 3/4" I.R.	●	EXISTING FIRE HYDRANT
EXISTING WATER LINE	— W —	PROPOSED FIRE HYDRANT
EXISTING GAS LINE	— G —	EXISTING WATER METER
EXISTING SEWER LINE	— S —	EXISTING GAS VALVE
EXISTING OVERHEAD POWER LINE	— E —	EXISTING GAS METER
EXISTING TELEPHONE LINE	— T —	EXISTING SEWER MANHOLE
EXISTING FENCE	— X —	EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE
EXISTING POWER POLE W/ LIGHT	⚡	EXISTING ANCHOR
PROPOSED POWER POLE W/ LIGHT	⚡	EXISTING TELEPHONE PEDESTAL
EXISTING POWER POLE	Ø	
MUNICIPAL ADDRESS	XXXX	CENTER LOT ELEVATION

CURVE DATA TABLE			
CURVE	ARC	RADIUS	CHORD
A	29'06"	18.50'	S57°52'56"W - 26.16'
B	18'02"	18.50'	N49°12'59"W - 17.31'
C	24.41'	50.00'	N35°18'7"W - 24.17'
D	47.54'	50.00'	N76°39'1"W - 45.96'
E	37.05'	50.00'	S54°45'03"W - 36.21'
F	35.58'	50.00'	S54°45'03"W - 35.77'
G	35.99'	50.00'	S29°02'12"E - 35.22'
H	48.27'	50.00'	S77°11'16"E - 46.42'
I	24.21'	50.00'	N61°33'59"E - 24.17'
J	18'02"	18.50'	N74°50'51"E - 17.31'
K	23.06'	50.00'	N70°04'26"E - 22.96'
L	29'06"	18.50'	N57°52'56"W - 26.16'
M	14.90'	18.50'	S54°02'36"E - 14.50'
N	3.12'	18.50'	S26°08'33"E - 3.11'
O	14.74'	50.00'	S58°24'19"E - 60.31'
P	40.00'	50.00'	N61°35'01"E - 38.94'
Q	45.00'	50.00'	N12°52'56"E - 43.50'
R	40.00'	50.00'	N54°09'09"W - 38.94'
S	64.74'	50.00'	S85°10'19"W - 60.31'
T	3.12'	18.50'	S74°15'31"E - 3.11'
U	14.90'	18.50'	S79°48'31"W - 14.50'
V	29'06"	18.50'	N37°02'04"W - 26.16'



VICINITY MAP
SCALE 1" = 2000'



THESE LOTS ARE LOCATED IN ZONE C.
FEMA MAP COMMUNITY PANEL NUMBER 225206 0395 C; DATED: MAY 1, 1985
TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-W99
DATED: FEBRUARY 23, 2006; FLOOD ZONE: ALL AREAS OUTSIDE
THE LIMIT OF A.B.F.E.

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

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

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

APPROVED: David A. Waitz Reg. No. 4744

I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT, STATE OF LOUISIANA, AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT, AND I HEREBY APPROVE THE SAME

BY: _____
TERREBONNE PARISH CONSOLIDATED GOVERNMENT

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

APPROVED BY: _____

FOR: _____

JOSHUA L. ARABIE – AGENT
ONSHORE MATERIALS, L.L.C.

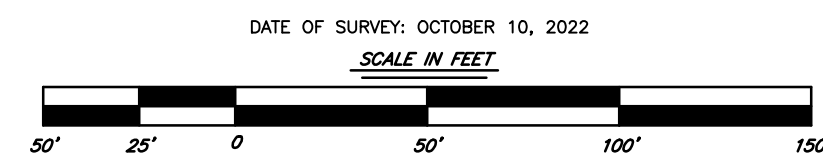
DATE _____

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

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

BY: _____

NOTE:
THESE LOTS WILL BE CONNECTED TO
COMMUNITY SEWERAGE.



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

			DAVID A. WAITZ ENGINEERING AND SURVEYING, INC. <i>Civil Engineers & Professional Land Surveyors</i> Thibodaux, Louisiana	THIBODAUX, LA 70301 (985) 447-4017 OFFICE (985) 447-1998 FAX D\WAITZ1@BELLSOUTH.NET	
			DESIGNED: JAW	CHECKED: JED	TRACED:
			CHECKED: DAW	CHECKED: JMT	CHECKED:
DATE	DESCRIPTION	BY	DATE: JUNE 06, 2022 FILE: F:\DWG\S\2019\19-015\CONSTRUCTION DRAWINGS\PLAT.dwg JOB NO: 19-015		
	REVISION				

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@tpcg.org

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- | | |
|--|--|
| A. <input type="checkbox"/> Raw Land | B. <input type="checkbox"/> Mobile Home Park |
| <input type="checkbox"/> Re-Subdivision | <input type="checkbox"/> Residential Building Park |
| C. <input checked="" type="checkbox"/> Major Subdivision | <input type="checkbox"/> Conceptual/Preliminary |
| <input type="checkbox"/> Conceptual | <input type="checkbox"/> Engineering |
| <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Engineering | D. <input type="checkbox"/> Minor Subdivision |
| <input checked="" type="checkbox"/> Final | |

Variance(s) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

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

- Name of Subdivision: Summerfield Addendum No. 18, Phase B
- Developer's Name & Address: Gadwall Properties, LLC
182 Winter Quarters Dr., Houma, LA 70360
Owner's Name & Address: Gadwall Properties, LLC
182 Winter Quarters Dr., Houma, LA 70360
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: Milford & Associates, Inc.

SITE INFORMATION:

- Physical Address: Extension of Newson Drive, Houma, LA
- Location by Section, Township, Range: Sections 74, 82 and 103, T17S-R17E
- Purpose of Development: Single-Family Residential Subdivision
- 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
- Planned Unit Development: ☐ Y ☐ N ☒
- Date and Scale of Map:
27OCT22 1" = 60'
- Council District / Fire Tax Area:
District 6 / Bayou Cane
- Number of Lots: 35
- Filing Fees: \$500.00

CERTIFICATION:

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

Floyd E. Milford, III
Print Applicant or Agent

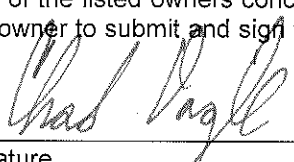
31OCT22
Date


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 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.

Chad Daigle
Print Name of Signature

31OCT22
Date


Signature

RPC / H.3

