

Houma-Terrebonne Regional Planning Commission

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

NOVEMBER 18, 2021, THURSDAY

6:00 P.M.

TERREBONNE PARISH SCHOOL DISTRICT BOARD ROOM

201 Stadium Drive, 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 21, 2021

E. COMMUNICATIONS

F. NEW BUSINESS:

1. Planning Approval
Proposed church in a C-3 (Neighborhood Commercial) zoning district, Iglesia Cristiana Pentecostal; 960-D Grand Caillou Road; Maria Cuellar, applicant
2. Planned Unit Development
Placement of 4 units, Emerson Lakes, Phase 1 and Placement of 5 units, Emerson Lakes, Phase 2; Pete-Land Properties, LLC, applicant

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 21, 2021

E. APPROVE REMITTANCE OF PAYMENT FOR THE NOVEMBER 18, 2021 INVOICES, THE TREASURER’S REPORT OF OCTOBER 2021, AND THE AMENDMENT TO THE 2021 BUDGET

F. COMMUNICATIONS

1. Letter from Keneth L. Rembert Land Surveyors, dated November 2, 2021, tabling Emerson Lakes, Phases 3 & 4 indefinitely

G. OLD BUSINESS:

1. a) Subdivision: *Evangeline Oaks Subdivision*
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: Rue des Affaires, Terrebonne Parish, LA
Government Districts: Council District 4 / Bayou Cane Fire District
Developer: Evangeline Business Park, L.L.C.
Surveyor: David A. Waitz Engineering & Surveying, Inc.

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: *Emerson Lakes, Phase 1; Lots 7 thru 11, Block 1, A Redivision of Lots 8, 9, 10, 11 & 12 of Emerson Subdivision*
Approval Requested: Process D, Minor Subdivision
Location: Emerson Drive, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Pete-Land Properties, LLC
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Variance Request: Variance from the required 50' frontage and from the required 6,000 minimum lot size requirement

d) Consider Approval of Said Application
3. a) Subdivision: *Emerson Lakes, Phase 2; Lots 1 thru 5, Block 1, A Redivision of Lot 13 & Revised Lot 12 of Emerson Subdivision-Phase A Enterprise Capital, L.L.C.*
Approval Requested: Process D, Minor Subdivision
Location: Emerson Drive, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Pete-Land Properties, LLC
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Variance Request: Variance from the required 50' frontage and from the required 6,000 minimum lot size requirement

d) Consider Approval of Said Application

H. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: *Division of Property belonging to Bascle Heirs into Tracts B-1, B-2, & B-3*
Approval Requested: Process D, Minor Subdivision
Location: 2339, 2341, 2343, 2345 South Madison Canal Road, Montegut, Terrebonne Parish, LA
Government Districts: Council District 9 / Montegut Fire District
Developer: Ernie J. Bergeron
Surveyor: Soileau Surveying, LLC

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: *Tracts A & B, A Redivision of Property belonging to Wayne B. Harris, et ux*
Approval Requested: Process D, Minor Subdivision
Location: 4779 Bayouside Drive, Chauvin, Terrebonne Parish, LA
Government Districts: Council District 8 & 9 / Little Caillou Fire District
Developer: Wayne B. & Sharron Harris
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: *Lots 11-A thru 11-C, A Redivision of Lot 11 of Barrios Subdivision #2*
Approval Requested: Process D, Minor Subdivision
Location: 1709 Bayou Black Drive, Terrebonne Parish, LA
Government Districts: Council District 7 / City of Houma Fire District
Developer: Leonard J. Folse
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application

4. a) Subdivision: Parcels 11-A thru 11-C, A Redivision of Property belonging to Four Point Holdings, Inc.
Approval Requested: Process D, Minor Subdivision
Location: Wax Bayou West of Houma Navigation Canal, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Four Point Holdings, Inc.
Surveyor: Keneth L. Rembert Land Surveyors
 - b) Public Hearing
 - c) Consider Approval of Said Application
5. a) Subdivision: Cypress Gardens Townhomes
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: 6190 West Main Street, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Richard Development
Surveyor: Delta Coast Consultants, LLC
 - b) Public Hearing
 - c) Variance Request: Variance from the 600' block length maximum to 752' (Section 24.7.6.3)
 - d) Consider Approval of Said Application

I. STAFF REPORT

1. Roll Call with regard to those who have completed the annual Ethics Training Course as required by the State Legislature and the Parish Harassment, Discrimination, & Diversity Training for 2021

J. ADMINISTRATIVE APPROVAL(S):

1. Division of Property belonging to EMP Investments, Inc., Section 6, T16S-R16E and T16S-R17E, Terrebonne Parish, LA
2. Revised Parcels 8 & 10, A Redivision of Parcels 8 & 10 belonging to Four Point Holdings, Inc., Section 22, T20S-R17E, Terrebonne Parish, LA
3. Revised Tract A-2-A and Revised Lot 5, A Redivision of Tract A-2-A & Revised Lot 5 belonging to Bradley J. Robinson, et al, Section 56, T16S-R17E, Terrebonne Parish, LA
4. Lot Line Shift of Lot 7, Block 2, Williamsburg Subdivision, Section 9, T16S-R17E, Terrebonne Parish, LA
5. Tracts 1-B-1 & 1-B-2, A Redivision of Tracts 1-B & A-B-C-D-A belonging to Laurence V. Billiot, et al; Section 3, T18S-R19E and Section 4, T18S-R18E, Terrebonne Parish, LA
6. Revised Parcel 4, A Redivision of Parcel 4 belonging to Kip P. Pierce, Sr., et al; Sections 86 & 87, T15S-R16E, Terrebonne Parish, LA
7. Lot 8-A, Block 5, Add. No. 1 to South Terrebonne Estates Subdivision, A Redivision of Revised Lot 8 & Revised Tract A belonging Dena Eschete Van Zandt, et al, Section 40, T17R-18E, Terrebonne Parish, LA
8. Lot A & Revised Lot 3, A Redivision of Lot 3, Block 1, Phase 2 of Cavaness Estates Subdivision, Property belonging to Courtney A. Dickerson, et al; Section 6, T17S-R17E, Terrebonne Parish, LA
9. Division of Property belonging to Bon Villa Mobile Home Park, L.L.C.; Section 6, T16S-R16E, T16S-R17E, Terrebonne Parish, LA
10. Survey adjoining the East ½ of Tract L to Property of Melanie Foret and West ½ of Tract L to remain with the Property of Lillian Jabaut Lapeyrouse; Section 11, T17S-R18E, Terrebonne Parish, LA
11. Survey of Revised Lots 1-A-2 & 1-A-3, A Redivision of Lot 1-A-3 & Revised Lot 1-A-2 of Block 2 to Lacarpe Industrial Park Subdivision; Section 101, T17S-R17E, Terrebonne Parish, LA

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
MEETING OF OCTOBER 21, 2021

- A. The Chairman, Mr. Kyle Faulk, called the meeting of October 21, 2021 of the HTRPC to order at 6:05 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Dr. Cloutier and the Pledge of Allegiance led by him.
- B. Upon Roll Call, present were: Dr. L.A. “Budd” Cloutier, Jr.; Ms. Rachael Ellender, Secretary/Treasurer; Mr. Kyle Faulk, Chairman; Rev. Corion Gray; Mr. Jan Rogers; and Mr. Barry Soudelier. Absent at the time of Roll Call was: Mr. Ross Burgard; Mr. Robbie Liner, Vice-Chairman; and Mr. Wayne Thibodeaux. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning, Ms. Joan Schexnayder, TPCG Engineering Division; and Mr. Derick Bercegeay, Legal Advisor.
- The Chairman acknowledged Councilman John Amedée in the audience.*
- 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 himself or herself from participating in the debate, discussion, and voting on that matter. *Mr. Bercegeay stated he received a letter as a neighbor of Williamsburg Subdivision, Phase B.*
- D. **APPROVAL OF THE MINUTES:**
1. Ms. Ellender moved, seconded by Dr. Cloutier: “THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of August 19, 2021.”
- The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Rev. Gray, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Burgard, Mr. Liner, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Ms. Ellender moved, seconded by Dr. Cloutier: “THAT the HTRPC remit payment for the October 21, 2021 invoices and approve the Treasurer’s Report of August 2021.”
- The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Rev. Gray, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Burgard, Mr. Liner, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATIONS:**
1. Mr. Pulaski read an email from David A. Waitz Engineering & Surveying, Inc., dated October 21, 2021, requesting to table Item H.5 regarding the conceptual and preliminary application for Process C, Major Subdivision, for Evangeline Oaks Subdivision [See *ATTACHMENT A*].
- a) Dr. Cloutier moved, seconded by Ms. Ellender: “THAT the HTRPC table the conceptual & preliminary application for Process C, Major Subdivision, for Evangeline Oaks Subdivision until the next regular meeting of November 18, 2021 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: YEAS: Dr. Cloutier, Ms. Ellender, Rev. Gray, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Burgard, Mr. Liner, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
2. Mr. Pulaski read a letter from Keneth L. Rembert Land Surveyors, dated October 20, 2021, requesting to table Items H.7 & H.8 regarding the application for Process D, Minor Subdivision, for Emerson Lakes, Phase 1 and the conceptual & preliminary application Process C, Major Subdivision for Emerson Lakes, Phases 3 & 4 until the next regular meeting of November 18, 2021 as per the Developer’s request [See *ATTACHMENT B*].
- a) Dr. Cloutier moved, seconded by Mr. Soudelier: “THAT the HTRPC table the applications for Process D, Minor Subdivision, for Emerson Lakes, Phase 1 and Phases 3 & 4 until the next regular meeting of November 18, 2021 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: YEAS: Dr. Cloutier, Ms. Ellender, Rev. Gray, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr.

Burgard, Mr. Liner, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. OLD BUSINESS:

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

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

1. The Chairman called to order the application by Gary L. Smith for Process D, Minor Subdivision, for Parcels A thru E, A Redivision of Property belonging to the Paul Steele Smith and Anne Marie Smith Joint Living Trust, et al.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property and stated the property was tabled at the last meeting in order to receive approval of the drainage calculations which have since been approved by the Engineering Division.
- b) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval provided upon the submittal of an approval letter from Waterworks.
- c) Mr. Rogers moved, seconded by Rev. Gray: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Parcels A thru E, A Redivision of Property belonging to the Paul Steele Smith and Anne Marie Smith Joint Living Trust, et al conditioned upon the submittal of an approval letter from Waterworks.”

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

H. APPLICATIONS / NEW BUSINESS:

1. The Chairman called to order the Public Hearing for an application by Panda Express, Inc. for Process D, Minor Subdivision, for a Tract being a part of Tract A-1 of the Estate of Carol J. Matherne containing 13.308 acres.

- a) Mr. Ray Flake, Civil Engineering Services, discussed the location and division of property.
- b) There was no one present to speak on the matter.
- c) Mr. Rogers moved, seconded by Dr. Cloutier: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon the signature block, seal and surveyor statement being depicted on the plat, submittal of all utility letters, name of the developer being depicted on the plat, and including a reference to the property being located in a Major Corridor Overlay District and a reference to Section 28-76 of the Parish Zoning Code being depicted on the plat under Zoning Information.
- e) Dr. Cloutier moved, seconded by Mr. Soudelier: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for a Tract being a part of Tract A-1 of the Estate of Carol J. Matherne containing 13.308 acres conditioned upon the signature block, seal and surveyor statement being depicted on the plat, submittal of all utility letters, name of the developer being depicted on the plat, and including a reference to the property being located in a Major Corridor Overlay District and a reference to Section 28-76 of the Parish Zoning Code being depicted on the plat under Zoning Information.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Rev. Gray, Mr. Rogers,

and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Burgard, Mr. Liner, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Chairman called to order the Public Hearing for the conceptual & preliminary application by Northpark, LLC for Process C, Major Subdivision, for Northpark, Phase 2.

- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., discussed the location and division of property.
- b) There was no one from the public present to speak on the matter.
- c) Dr. Cloutier moved, seconded by Mr. Rogers: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval provided upon the submittal of all utility letters.
- e) Dr. Cloutier moved, seconded by Mr. Ellender: "THAT the HTRPC grant conceptual & preliminary approval of the application for Process C, Major Subdivision, for Northpark, Phase 2 conditioned upon the submittal of all utility letters."

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

3. The Chairman called to order the Public Hearing for a conceptual & preliminary application by Citiplace, LLC for Process C, Major Subdivision, for Williamsburg, Phase B.

- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., discussed the location and division of property.
- b) There was no one from the public present to speak on the matter.
- c) Dr. Cloutier moved, seconded by Mr. Rogers: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval provided upon the submittal of all utility letters.
- e) Mr. Rogers moved, seconded by Ms. Ellender: "THAT the HTRPC grant conceptual & preliminary approval of the application for Process C, Major Subdivision, for Williamsburg, Phase B conditioned upon the submittal of all utility letters."

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

4. The Chairman called to order the Public Hearing for a conceptual & preliminary application by Onshore Materials, LLC for Process C, Major Subdivision, for Imperial Landing Subdivision, Phase C.

- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., discussed the location and division of property.
- b) There was no one from the public present to speak on the matter.

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

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Rev. Gray, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Burgard, Mr. Liner, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval provided upon the submittal of all utility letters.
 - e) Mr. Soudelier moved, seconded by Rev. Gray: “THAT the HTRPC grant conceptual & preliminary approval of the application for Process C, Major Subdivision, for Imperial Landing Subdivision, Phase C conditioned upon the submittal of all utility letters.”

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Rev. Gray, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Burgard, Mr. Liner, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. *Tabled until November 18, 2021.* Evangeline Oaks Subdivision. [See *ATTACHMENT A*]
6. The Chairman called to order the Public Hearing for a conceptual & preliminary application by Terrebonne Parish Recreation District No. 1 for Process C, Major Subdivision, for Revised Tract “B”, Property belonging to Terrebonne Parish Recreation District No. 1.
- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyor, discussed the location and division of property.
 - b) There was no one from the public present to speak on the matter.
 - c) Mr. Rogers moved, seconded by Mr. Soudelier: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Rev. Gray, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Burgard, Mr. Liner, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval provided upon the land use (regional park) be depicted on the plat.
 - e) Discussion was held regarding the recreational areas being provided to include a pavilion and lagoons that are existing in the area.
 - f) Dr. Cloutier moved, seconded by Rev. Gray: “THAT the HTRPC grant conceptual & preliminary approval of the application for Process C, Major Subdivision, for Revised Tract “B”, Property belonging to Terrebonne Recreation District No. 1 conditioned upon the proposed land use (regional park) be depicted on the plat.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Rev. Gray, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Burgard, Mr. Liner, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
7. *Tabled until November 18, 2021.* Emerson Lakes, Phase 1; Lots 7 thru 11, Block 1, A Redivision of Lots 8, 9, 10, 11 & 12 of Emerson Subdivision. [See *ATTACHMENT B*]
8. The Chairman called to order the Public Hearing for an application by Pete-Land Properties, L.L.C. for Process D, Minor Subdivision, for Emerson Lakes, Phase 2; Lots 1 thru 5, Block 1, A Redivision of Lot 13 & Revised Lot 12 of Emerson Subdivision, Phase A, Enterprise Capital, L.L.C.
- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, stated he wanted to table this matter also, but the letter wasn’t emailed in time for the meeting.
 - b) Dr. Cloutier moved, seconded by Mr. Soudelier: “THAT the HTRPC table the application for Process D, Minor Subdivision, for Emerson Lakes, Phase 2; Lots

1 thru 5, Block 1, A Redivision of Lot 13 & Revised Lot 12 of Emerson Subdivision, Phase A, Enterprise Capital, L.L.C.”

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

9. *Tabled until November 18, 2021.* Emerson Lakes, Phases 3 & 4. [See *ATTACHMENT B*]
10. The Chairman called to order the Public Hearing for an application by Kent Hebert for Process D, Minor Subdivision, for the Division of Tract 1 & Tract 2 of the Joseph F. Daspit Estate.

- a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., discussed the location and division of property.
- b) The Chairman recognized Jacqueline Trahan Dominic, heir of an adjacent property owner, no address given, stated she was just wanting to know the intention of the property.
- c) Dr. Cloutier moved, seconded by Mr. Rogers: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval provided upon the municipal address being depicted on the plat for Tract 1-B.
- e) Mr. Rogers moved, seconded by Dr. Cloutier: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Division of Tract 1 & Tract 2 of the Joseph F. Daspit Estate conditioned upon the municipal address being depicted on the plat for Tract 1-B.”

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

11. The Chairman called to order the Public Hearing for an application by Charles L. McDonald, Agent for the Applicant, for Process D, Minor Subdivision, for the Redivision of Property belonging to J.B. Cleophas Duplantis, or assigns (Tracts B-1 & B-2).

- a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., 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 Ms. Ellender: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the temporary housing situation currently on the recreation district property with the exception of the portion to be used for the library. He discussed the Staff Report and stated Staff would recommend approval with no conditions.
- e) Mr. Rogers 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 J.B. Cleophas Duplantis, or assigns (Tract B-1 & B-2).”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Rev. Gray, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr.

Burgard, Mr. Liner, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

12. The Chairman called to order the engineering application by Travis Buquet Home Builders, Inc. for Process C, Major Subdivision, for Progressive Square Townhomes Subdivision.

- a) Mr. Corbin Hebert, Delta Coast Consultants, LLC, was present to represent the application.
- b) Ms. Joan Schexnayder, TPCG Engineering Division, read a memo dated October 14, 2021, regarding the punch list items for the development [See *ATTACHMENT C*].
- c) Mr. Hebert stated they would comply with all punch list items.
- d) Dr. Cloutier moved, seconded by Mr. Rogers: "THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision, for Progressive Square Townhomes Subdivision conditioned upon the Developer complying/resolving all punch list items per TPCG Engineering's Memo dated October 14, 2021."

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

I. STAFF REPORT:

1. Staff indicated that the files for the Ethics Training were unavailable at the moment to offer a report as to who completed or not.

J. ADMINISTRATIVE APPROVAL(S):

Dr. Cloutier moved, seconded by Mr. Rogers: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-11."

1. Revised Lots 114 & 115, A Redivision of Lots 114 & 115 of Robinson Canal Camp Sites, Section 84, T20S-R18E, Terrebonne Parish, LA
2. Revised Lot 53, A Redivision of Lots 53 & 54, Phase 2 of Cocodrie Cove Subdivision, Section 86, T21S-R18E, Terrebonne Parish, LA
3. Revised Lots 66, 67, and 68, A Redivision of Lots 66, 67, & 68, Block 3, Waterproof Plantation Estates, Phase 3, Sections 61 & 62, T17S-R16E, Terrebonne Parish, LA
4. Revised Tracts 3-A1 & 2-B2, A Redivision of Tracts 3-A1 & 2-B2 belonging to Boaklyn Properties, LLC, Section 1, T18S-R18E and Section 11, T17S-R18E, Terrebonne Parish, LA
5. Revised Tracts 1 & 2, A Redivision of Tracts 1 & 2 and the Batture Tract belonging to Jesse D. Loescher, et al, Section 9, T17S-R18E, Terrebonne Parish, LA
6. Tracts "A" & "B", Property belonging to the Cannata Corporation, Section 105, T17S-R17E, Terrebonne Parish, LA
7. Raw Land Division of Tract "A" belonging to Polmer Brothers, Ltd., Section 81, T15S-R16E, Terrebonne Parish, LA
8. Raw Land Division, Survey of Tract A-B-C-D-E-F-G-H-I-J-K-L-M-A, A portion of Property belonging to Enterprise Capital, L.L.C., et al, Sections 5, 32, 33, & 101, T17S-R17E, Terrebonne Parish, LA
9. Lots 7, 8, 9, and 10, Block 1, Phase "1" and Revised Lot 12 of Emerson Lakes Subdivision, A Redivision of Lots 8, 9, 10, 11, & 12, Phase A of Emerson Subdivision, Sections 32 & 33, T17S-R17E, Terrebonne Parish, LA WITHDRAWN (Submitted as Process D, Minor Subdivision)
10. Revised Lots 7 & 8, A Redivision of Lots 7 & 8 of Emerson Subdivision, Phases A & B, Sections 32 & 33, T17S-R17E, Terrebonne Parish, LA
11. Division of Property belonging to EMP Investments, Inc., Section 6, T16S-R16E and T16S-R17E, Terrebonne Parish, LA

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:

- a) Dr. Cloutier asked Staff if there were any grants or monies to clean major drainage arteries. He also requested information on the debris pickup along highways. Mr. Pulaski stated the majority of the trucks were contracted by the Parish and that DOTD was responsible for debris pickup along the state highways.

2. Chairman's Comments:

- a) Mr. Faulk and the Commission again thanked Dr. Cloutier for his service on the Planning Commission and that he will be greatly missed.
- b) Mr. Pulaski expressed condolences for former Commissioner, Mr. Jim Erny, due to his recent passing.

M. PUBLIC COMMENTS: None.

- N. Dr. Cloutier moved, seconded by Mr. Rogers: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 7:05 p.m."

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

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

Becky Becnel

Item H.5

From: Jacob Waitz <jacobw@waitzengineering.com>
Sent: Thursday, October 21, 2021 2:40 PM
To: Becky Becnel; Christopher Pulaski
Cc: Joan Schexnayder; Brooke Domangue; Connie Williams; David Waitz
Subject: Evangeline Oaks Subdivision
Attachments: 202110211434.pdf

External Sender

This email is from a sender outside of Terrebonne Parish Consolidated Government's email system. DO NOT click on any links, open any attachments, or reply unless you trust the sender and know the content is safe. If you are unsure or have questions, please contact Information Technology for assistance.

Becky/Chris,

Evangeline Business Park would like to table their subdivision from tonight's meeting and place on the agenda for the meeting on November 18th.

Sincerely,

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

David A. Waitz Engineering and Surveying, Inc.
Civil Engineers & Professional Land Surveyors
1107 Canal Blvd. / P. O. Box 1203
Thibodaux, LA 70302-1203
Phone: 985-447-4017 Fax: 985-447-1998
E-mail: jacobw@waitzengineering.com

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

October 20, 2021

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

Att: Mr. Chris Pulaski:

Re: APPLICATIONS- Items 7 and 9 (Emerson Lakes Subdivision Phases 1, 3 & 4)

Dear Chris:

Please let this letter serve as a request to defer any action on the above items at the meeting of October 21, 2021. The developer would like to make revisions to some of the lot dimensions on the maps.

Thank you.

Sincerely,


Keneth L. Rembert

KL.R/apr



TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

P.O. BOX 2768 • HOUMA, LOUISIANA 70361
985-868-5050 • WWW.TPCG.ORG



October 14, 2021
1st Review
Item No. H-12

TO: **Christopher M. Pulaski**

FROM: **Joan E. Schexnayder, P.E.** *JES*

SUBJECT: **Progressive Square Townhomes Subdivision
Review of Engineering Approval**

The Engineering Division of the Terrebonne Parish Department of Public Works has reviewed the plans and calculations for the above referenced subdivision. The plans and calculations fail to comply with Parish Ordinances and Subdivision Regulations in the following areas:

1. LONO is required to tie into the catchbasin on Progressive Drive.
2. The calculations refer this subdivision as Travis B. Subdivision.
3. Dedication Block needs to be on the plat.
4. Ponds with servitudes need to be shown on the plat.
5. 24.7.1.4.6 Architectural drawings must be submitted to the planning commission for approval.
6. 24.7.6.1.10 LADOTD construction standards for the HS-01 need to be provided.
7. 24.7.6.1.7 Note about Street and Traffic signs as per "Louisiana Manual on Uniform Traffic Control Devices" need to be in the plans.
8. 24.7.5.2. Lights and hydrants need to be depicted on the plat.
9. 24.7.6.2.6 Does not conform to the SDDM:
 - a. IV.D Gutter calculations need to be provided.
 - b. V.A.3 Utility servitudes are not shown on the plan/profile.
 - c. V.A.3 Note 3 on sheet 7 is inconsistent with the calculations.
 - d. V.A.3 Pipe number 128 type is inconsistent with the calculations.
 - e. V.A.3 Finished grade needs to be shown at the right-of-way.
 - f. V.A.4 Servitudes and right-of-ways need to be shown on the drainage plan.
 - g. V.A.4 The same roughness coefficient should not be used for the different pipe types.
 - h. V.A.5 The typical sections shows a different distance to the curb on each side of the street.
 - i. V.B.2 The minimum service life of the culverts needs to be noted in the plans.
 - j. V.B.11 Gutter calculations need to be provided.
 - k. VI.A.9 Adequate access needs to be provided around both ponds.
 - l. VI.A.19 A diagram of the outfall control structure needs to be shown.
 - m. VII.A.27 A written restriction needs to be noted on the final plat stating that no structure, fill or obstructions shall be located within any drainage easement or delineated flood plain.
 - n. VII.A.4 A SWPPP needs to be provided.

Progressive Square Townhomes Subdivision
Review of Engineering Approval
JES Memo to CP dated 10/14/2021

10. 24.5.4.6.7 Approval letters should be provided from the following utilities:
 - a. Waterworks
 - b. Gas Utility
 - c. Electric Utility
 - d. Department of Health and Hospitals for water and sewer
 - e. TPCG Pollution Control
11. 24.7.5.2 Approval from TPCG Utilities for street lights should be provided.

This review does not imply that this subdivision submitted complies with all other requirements of the Parish Codes. Please feel free to contact me if you have any questions or comments.

JES/bbd

cc: Benjamin Elliot, P.E. (email)
Ernest Brown (email)
Engineering Division
Reading File (electronic)
Council Reading File (electronic)

KYLE FAULK
Chairman
ROBBIE LINER
Vice Chairman
RACHAEL ELLENDER
Secretary / Treasurer
ROSS BURGARD
L.A. "BUDD" CLOUTIER, JR., O.D.
PHILLIP LIVAS
JAN ROGERS
BARRY SOUDELIER
WAYNE THIBODEAUX



CHRISTOPHER M. PULASKI, PLA
Director
BECKY M. BECNEL
Minute Clerk
DERICK BERCEGEAY
Legal Advisor
Terrebonne Parish
Consolidated Government
Planning & Zoning Department
www.tpcg.org/planning
Post Office Box 1446
Houma, Louisiana 70361-1446
Phone (985) 873-6793
Fax (985) 580-8141

OCTOBER, 2021

HOUMA TERREBONNE REGIONAL PLANNING COMMISSION

BALANCE BROUGHT FORWARD \$ 61,202.51

EXPENDITURES:

HOUMA-TERR PLANNING COMM. MEMBERS (Per Diems 10/21/2021)	277.02
TPCG (July Postage)	13.62
U.S. POSTAL SERVICE P.O. Box 1-yr.	204.00
THE COURIER (Aug & Sept. Publications)	983.08
IRS 3rd QTR TAXES	191.25
CHASE BANK (Service Fees)	30.00

TOTAL EXPENDITURES	1,698.97	
SUBTOTAL	59,503.54	
ACCOUNTS RECEIVABLE	4,553.36	
ENDING BALANCE		\$ 64,056.90
Chase Bank - Savings Account		\$ 60,756.87
Chase One Bank - Checking Account		3,300.03
TOTAL		\$ 64,056.90

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

ACCOUNTS RECEIVABLE:

Interest on Money Market Account	2.28
Interest on Checking Account	0.04
Delta Coast Consultants, LL Cash	500.00
Panda Restaurant Group, Inc Cash	187.64
David Waitz Engineering & Surveying Inc.	133.64
David Waitz Engineering & Surveying Inc.	170.29
David Waitz Engineering & Surveying Inc.	133.64
David Waitz Engineering & Surveying Inc.	258.25
Keneth L. Rembert Land Surveyors	170.29
Keneth L. Rembert Land Surveyors	310.66
Keneth L. Rembert Land Surveyors	310.66
Keneth L. Rembert Land Surveyors	89.66
Charles L. McDonald Land Surveyor	139.66
Charles L. McDonald Land Surveyor	161.65
Delta Coast Consultants, LLC	860.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Charles L. McDonald Land Surveyor	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
	<u>\$ 4,553.36</u>

Approved by:

RPC / E

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

Outstanding invoices and disbursements

OPERATING ACCOUNT

Date	Invoice Number	Vendor	Description	Amount
11/2/2021	Re-issue lost check	U.S. Postal Service	P.O. Box Fee w/late chg.	229.00
11/18/2021		Dr. L. Arnold Cloutier, Jr.	Per Diem	46.17
11/18/2021		Wayne Thibodeaux	Per Diem	46.17
11/18/2021		Rachael Ellender	Per Diem	46.17
11/18/2021		Kyle D. Faulk	Per Diem	46.17
11/18/2021		Robbie R. Liner	Per Diem	46.17
11/18/2021		Barry Soudelier	Per Diem	46.17
11/18/2021		Jan J. Rogers	Per Diem	46.17
11/18/2021		Ross Burgard	Per Diem	46.17
11/18/2021		Corion D. Gray	Per Diem	46.17
11/18/2021	GZ-01331	TPCG	Postage-Aug. & Sept.	1,359.34
11/18/2021	#4264	The Courier	Advertising	476.00
11/18/2021		Rhonda Samanie	Reimb.Fee P.O. Box	10.00
11/18/2021	105795-21103	American Planning Commission	Dues	733.00

TOTAL OPERATING EXPENDITURES 3,222.87

Date	Invoice	Vendor	Description	Amount
11/18/2021		H-T Reg. Plan Comm	Transfer	5,000.00

11/18/2021			
Date	Approved by:	Title	
11/18/2021		Accountant	
Date	Approved by:	Title	

Receipts November 1, 2021 through November 30, 2021

Maria Cuellar	Cash	10.00
Kenneth L. Rembert Land Surveyors		500.00
Ernie J. Bergeron	Cash	146.99
Kenneth L. Rembert Land Surveyors		332.65
Kenneth L. Rembert Land Surveyors		317.99
Kenneth L. Rembert Land Surveyors		132.33
Delta Coast Consultants, LLC		234.59
Delta Coast Consultants, LLC		9.00
Terrebonne Parish Consolidated Govt.		125.00
Kenneth L. Rembert Land Surveyors		125.00
Kenneth L. Rembert Land Surveyors		125.00
Dustin Martinez		125.00
Kenneth L. Rembert Land Surveyors		125.00
Kenneth L. Rembert Land Surveyors		125.00
Kenneth L. Rembert Land Surveyors		125.00
Kenneth L. Rembert Land Surveyors		125.00
Terrebonne Parish Consolidated Govt.		125.00
Delta Coast Consultants, LLC		125.00
Kenneth L. Rembert Land Surveyors		125.00
Kenneth L. Rembert Land Surveyors		125.00
		<u>3,183.55</u>

Chase Bank Money Market Account Balance \$58,940.42

Chase Bank Checking Account Balance \$5,077.16

OFFERED BY:
SECONDED BY:

ORDINANCE NO. 2

AN ORDINANCE TO AMEND THE 2021 ADOPTED BUDGET OF THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION TO PROVIDE FUNDING FOR THE FOLLOWING ITEMS.

SECTION I

WHEREAS, the Houma – Terrebonne Regional Planning Commission estimated the budget for revenues and various expense accounts, which need to be adjusted respectively, and

WHEREAS, the adjustments will be reflected to various accounts, and

WHEREAS, this amendment would decrease various expense accounts by \$81.00

NOW, THEREFORE BE IT ORDAINED, by the Houma - Terrebonne Regional Planning Commission that the 2021 Adopted Budget be amended for the following:

HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION

	<u>2021 Adopted Budget</u>	<u>Change</u>	<u>2021 Amended Budget</u>
Bank Charges	360	16	376
Travel & Training	2,000	(1,500)	500
Per Diem	5,850	(700)	5,150
Membership Dues	800	(67)	733
Payroll Taxes	900	(130)	770
Meetings & Public Notices	6,500	300	6,800
Postage	3,250	2,000	5,250

THERE WAS RECORDED:

YEAS:

NAYS:

ABSTAINING:

ABSENT:

The Chairman declared the ordinance adopted on this, the 18th day of November, 2021.

Chairman

Vice Chairman or Secretary

Prepared By: Rhonda Samanie
PC File: Planning – Budget Amendment 2021
Date Prepared: 11/18/2021

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 (EMERSON LAKES PHASES 3 & 4)

Dear Chris:

Please let this letter serve as a request to allow the above item to remain on the table indefinitely.

Thank you.

Sincerely,


Keneth L. Rembert

KLR/apr

RPC / F.1

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

☐ Variance(s) (detailed description): _____

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

1. Name of Subdivision: EVANGELINE OAKS SUBDIVISION
2. Developer's Name & Address: EVANGELINE BUSINESS PARK, L.L.C., 1055 ST. CHARLES AVENUE SUITE 120, NEW ORLEANS, LA 70130
- *Owner's Name & Address: EVANGELINE BUSINESS PARK, L.L.C., 1055 ST. CHARLES AVENUE SUITE 120, NEW ORLEANS, LA 70130
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.

SITE INFORMATION:

4. Physical Address: RUE DES AFFAIRES, HOUMA, LA 70364
5. Location by Section, Township, Range: SECTION 7, T16S-R17E
6. Purpose of Development: SINGLE FAMILY RESIDENTIAL
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: September 28, 2021 1" = 100"
11. Council District: 4 Amedee / Bayou Cane Fire
12. Number of Lots: 235
13. Filing Fees: \$258.25

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

RONNIE J. THERIOT, MANAGER

Print Applicant or Agent

Date

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.

RONNIE J. THERIOT, MANAGER

Print Name of Signature

Date

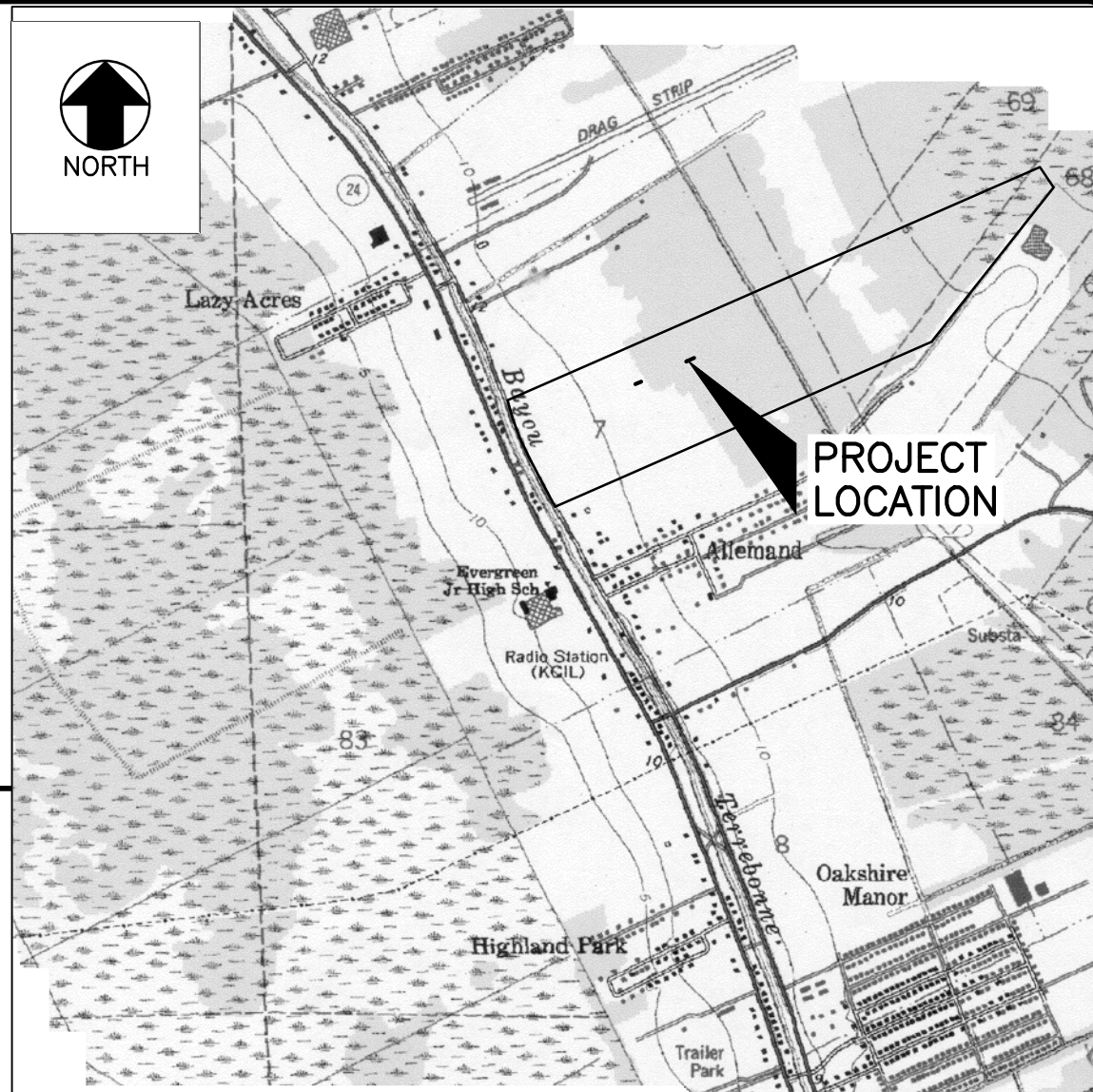
Signature

PC21/ 10 - 5 - 45

Revised 3/25/2010
RPC / G.1

X
X
X
X
X
X

NOTE: REFERENCE BEARING IS
N66°21'59"E ALONG THE SOUTHERN
R/W OF RUE DES AFFAIRES AS
SHOWN ON REFERENCE MAPS.



VICINITY MAP
SCALE 1" = 2000'

EXISTING POND

REMAINING LAND
EVANGELINE BUSINESS PARK, L.L.C.
1,161,718 S.F.
26.669 ACRES

CURRENT EXCAVATION LOCATION:

EXISTING POND EDGE

LEGEND

FOUND PROPERTY MARKER	O
SET 3/4" I.R. (UNLESS NOTED OTHERWISE)	●
EXISTING WATER LINE	— W —
EXISTING GAS LINE	— G —
EXISTING SEWER LINE	— S —
EXISTING OVERHEAD POWER LINE	— E —
EXISTING TELEPHONE LINE	— T —
EXISTING FENCE	— X —
EXISTING POWER POLE W/ LIGHT	⚡
EXISTING POWER POLE	Ø
EXISTING ANCHOR	→
EXISTING TELEPHONE PEDESTAL	⊞
EXISTING WATER VALVE	⊞ WV
EXISTING FIRE HYDRANT	⊞
EXISTING WATER METER	o WM
EXISTING GAS VALVE	o GV
EXISTING GAS METER	⊞ G
EXISTING SEWER MANHOLE	⊞ S
DRAINAGE FLOW	— — — — — →
EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE	— — — — — ⊞ — — — — —
EXISTING SPOT ELEVATION (IN FEET, NAVD 88, GEOID 18)	(X.X)
LAND HOOK	⌋

THESE LOTS ARE LOCATED IN ZONE ____ (ZONE ____ = ____' A.B.F.E.) (AREAS OF MINIMAL FLOODING);
FEMA MAP COMMUNITY PANEL NUMBER xxxxxxxx xxxx C. DATED: APRIL 17, 1985.
XXXXXXXXXX PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-XXX
DATED: FEBRUARY 23, 2006. FLOOD ZONE: ____ A.B.F.E. = ____' AND/OR
LOTS SHOWN ARE OUTSIDE THE LIMIT OF THE 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.

CERTIFICATIONS

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

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

EXCEPT AS SHOWN

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

APPROVED:

APPROVED: James M. Templeton Reg. No. 5129

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: _____

APPROVALS

RONNIE THERIOT – AGENT
EVANGELINE BUSINESS PARK, L.L.C.

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

DEDICATION: THIS IS TO CERTIFY THAT A SERVITUDE OF PASSAGE AND THE RIGHT TO INSTALL, MAINTAIN AND REPLACE ELECTRICAL COMMUNICATIONS AND SEWER AND WATER UTILITIES IS HEREBY CREATED IN FAVOR OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT SOUTH CENTRAL BELT 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 BUT NOT THE UNASSIGNED FEE TITLE OWNERSHIP OF SAID STREET RIGHT-OF-WAY AND SERVITUDES IS EXPRESSLY RETAINED, MINERAL RIGHTS ARE SPECIFICALLY EXCLUDED AND ARE RETAINED IN FULL BY THE OWNER THEREOF.

By: _____
 RONNIE THERIOT – AGENT
 EVANGELINE BUSINESS PARK, L.L.C.

SECTION A-A
N.T.S.

METHOD OF SEWERAGE DISPOSAL-
COMMUNITY SEWER
LAND USE: SINGLE FAMILY RESIDENTIAL

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

DATE OF SURVEY: SEPTEMBER 14, 2020

SCALE IN FEET



100 50 0 100 200 300

DATE	DESCRIPTION	BY
REVISION		

CONCEPTUAL/PRELIMINARY PLAT
235 SINGLE FAMILY RESIDENTIAL LOTS
OWNER/DEVELOPER: EVANGELINE BUSINESS PARK, L.L.C.

EVANGELINE OAKS SUBDIVISION
LOCATED IN SECTIONS 7, 68, 69, & 82
T16S-R17E
TERREBONNE PARISH, LOUISIANA

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

1107 CANAL BLVD.
THIBODAUX, LA 70301
(985) 447-4017 OFFICE
(985) 447-1998 FAX
DWAITZ@WAITZENGINEERING.COM

DESIGNED: JAW	DETAILED:	TRACED:
CHECKED: JAW	CHECKED: JMT	CHECKED:
DATE: SEPTEMBER 28, 2021 FILE: F:\DWGS\2021\21-064\PLAT.DWG JOB NO: 2021-06		

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

☒ Variance(s) (detailed description):

request variance - lot widths less than 50' to construct townhomes & less than 6,000 sq. ft.

in size.

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

1. Name of Subdivision: EMERSON LAKES PHASE 1, LOTS 7 THRU 11, BLOCK 1, A REDIVISION OF LOTS 8, 9, 10, 11 & 12, OF EMERSON SUBDIVISION
2. Developer's Name & Address: PETE-LAND PROPERTIES, LLC, 7825 WEST PARK AVE HOUMA, LA 70364
- *Owner's Name & Address: ENTERPRISE CAPITAL, LLC, 300 Benton Rd Bossier City, LA 71111
[* 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: EMERSON DRIVE
5. Location by Section, Township, Range: SECTIONS 32 & 33, T17S-R17E
6. Purpose of Development: TOWN HOMES
7. Land Use:
☐ Single-Family Residential
☒ Multi-Family Residential
☐ Commercial
☐ Industrial
8. Sewerage Type:
☒ Community (PRIVATE)
☐ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☐ Curb & Gutter
☐ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
10. Date and Scale of Map: DATE: 8/25/21 SCALE: 1"=30'
11. Council District: 3 Michel / Bayou Cane Fire
12. Number of Lots: 15
13. Filing Fees: \$310.66

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

KENETH L. REMBERT
Print Applicant or Agent

10/5/21
Date

The undersigned certifies: ☒ 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.

ENTERPRISE CAPITAL, LLC
by: Robert M. Aiello

Print Name of Signature

10/5/21

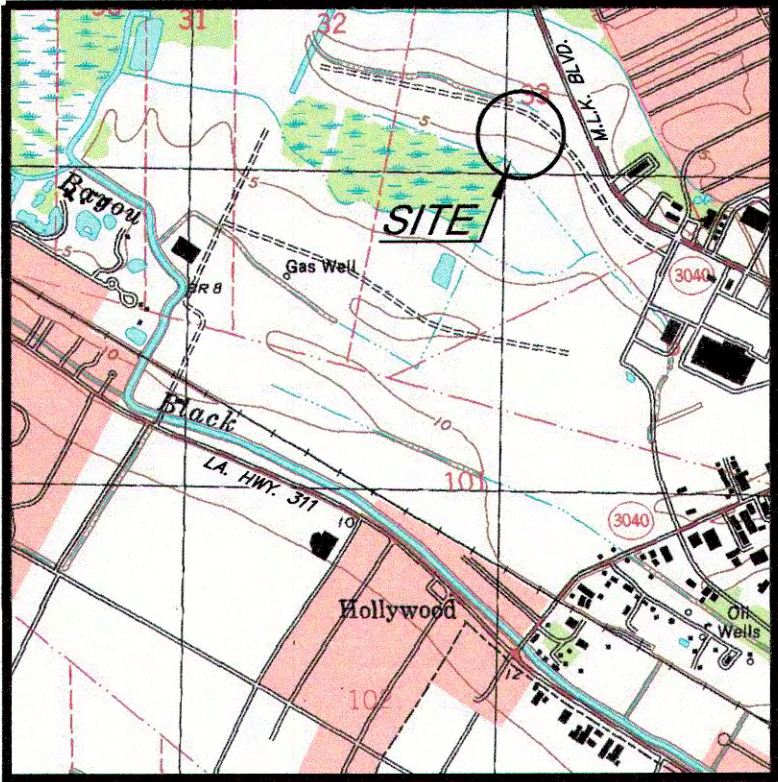
Date.

Robert M. Aiello
Signature

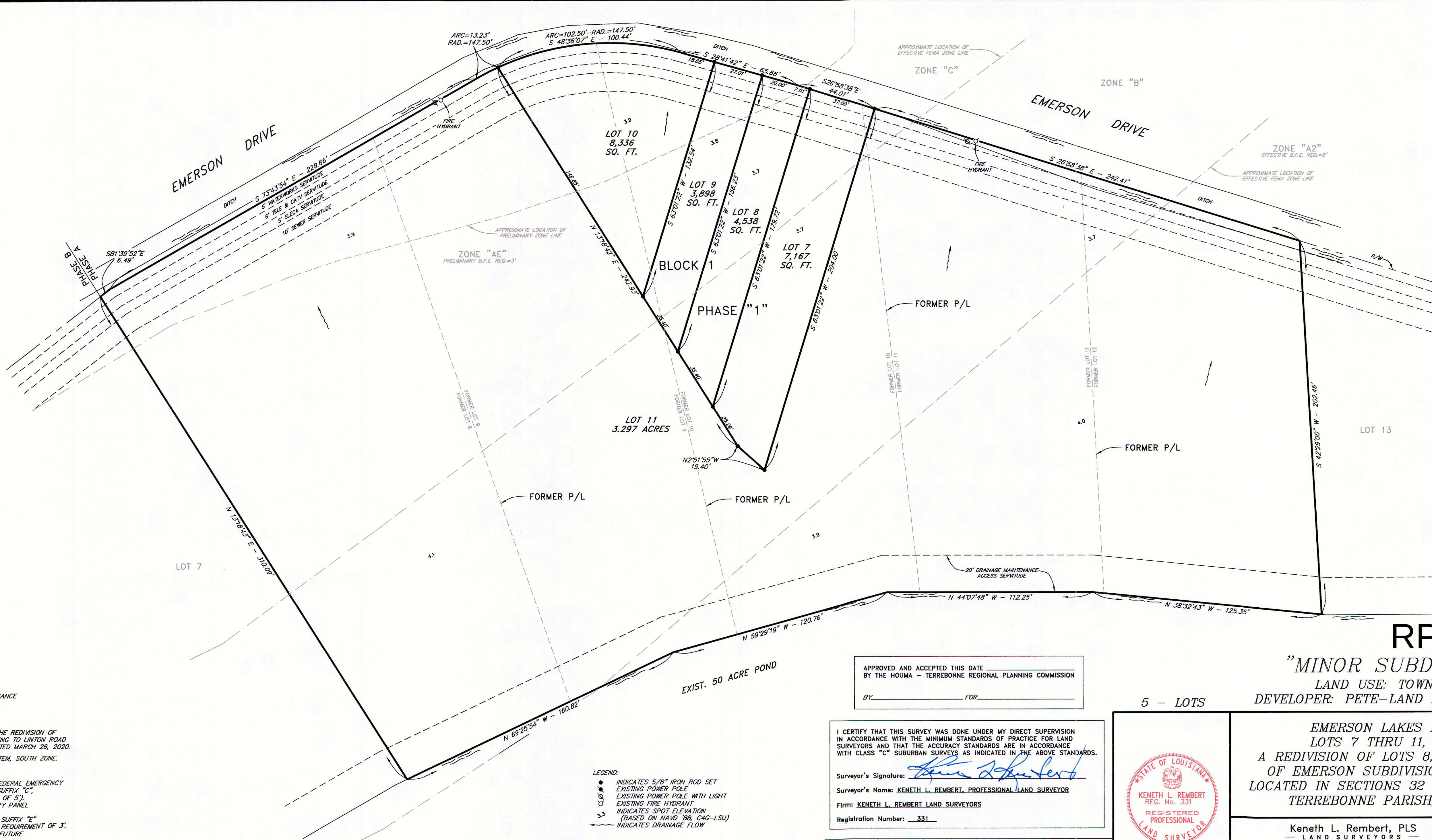
PC21/ 10 - 7 - 47

Revised 3/25/2016

RPC / G.2



"VICINITY MAP"



SEWER SYSTEM:
PRIVATE COMMUNITY SEWERAGE IS AVAILABLE.

DRAINAGE NOTE:
THIS PROPERTY DRAINS TO ROADSIDE DITCHES WHICH NEEDS NO MAINTENANCE THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

REFERENCE MAP:
1) MAP PREPARED BY CHARLES L. McDONALD ENTITLED "MAP SHOWING THE REDIVISION OF LOTS 1 THROUGH 9 OF EMERSON SUBDIVISION-PHASES A & B BELONGING TO LINTON ROAD COMPANY, L.L.C. LOCATED IN SECTIONS 32 & 33, T17S-R17E" AND DATED MARCH 26, 2020. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

FLOOD INFORMATION:
THIS PROPERTY IS LOCATED IN ZONES "A2", "B" & "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0430, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A2" HAS A BASE FLOOD REQUIREMENT OF 5'). (FIRM INDEX DATE APRIL 2, 1992). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-R101 DOES NOT AFFECT THIS PROPERTY. THE 2021 PRELIMINARY DFIRM COMMUNITY NO. 22109C, PANEL NO. 0235 SUFFIX "E" PLACES A PORTION OF THIS PROPERTY IN ZONE "AE" AND HAS A B.F.E. REQUIREMENT OF 3'. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE B.F.E. REQUIREMENTS PRIOR TO CONSTRUCTION.

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

JOB NO. : 391 FIELD BOOK : ADDRESS : EMERSON DRIVE CAD NAME : EMERSON-TOWN-HOMES-PHASE-1-21-391
DRAWN BY : BM PAGES : SURVEY FILE : "MATHCOMP.TXT" FOLDER : EMERSON SUBDIVISION EXT CRD: EMERSON EXTENSION SUBDIVISION

- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - EXISTING FIRE HYDRANT
 - INDICATES SPOT ELEVATION (BASED ON NAVD '88, C4G-LSU)
 - 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.

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

BY: _____ FOR: _____

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

Surveyor's Signature: *Keneth L. Rembert*
Surveyor's Name: KENETH L. REMBERT, PROFESSIONAL LAND SURVEYOR
Firm: KENETH L. REMBERT LAND SURVEYORS
Registration Number: 331

DATE	BY	DESCRIPTION
REVISIONS		

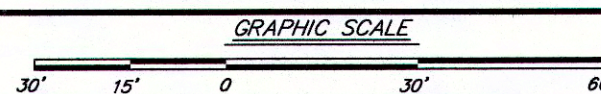
5 - LOTS



RPC / G.2
"MINOR SUBDIVISION"
LAND USE: TOWN HOMES
DEVELOPER: PETE-LAND PROPERTIES, LLC

EMERSON LAKES PHASE 1,
LOTS 7 THRU 11, BLOCK 1
A REDIVISION OF LOTS 8, 9, 10, 11 & 12,
OF EMERSON SUBDIVISION - PHASE A
LOCATED IN SECTIONS 32 & 33, T17S-R17E,
TERREBONNE PARISH, LOUISIANA

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



DRAWN: B.M.
CHK'D: K.L.R.
SCALE: 1" = 30'
DATE: 25 AUG 21

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):

request variance - lot widths less than 50' to construct townhomes. & lots less than 6,000 sq. ft. in size.

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

1. Name of Subdivision: Emerson Lakes Phase 2, lots 1 thru 5, Block 1, a redivision of Lot 13 & revised Lot 12 of Emerson Subdivision - Phase A Enterprise Capital, L.L.C.
2. Developer's Name & Address: PETE-LAND PROPERTIES, LLC 7825 West Main St Houma, LA 70364
- *Owner's Name & Address: ENTERPRISE CAPITAL, L.L.C. 300 Benton Rd Bossier City, LA 71111
[* 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: EMERSON DRIVE
5. Location by Section, Township, Range: SECTIONS 32 & 33, T17S-R17E
6. Purpose of Development: TOWN HOMES
7. Land Use:
☐ Single-Family Residential
☒ Multi-Family Residential
☐ Commercial
☐ Industrial
8. Sewerage Type:
☒ Community (Private)
☐ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
10. Date and Scale of Map: Date: 8/26/21 Scale: 1"=20'
11. Council District: 3
12. Number of Lots: 5
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

[Signature]
Signature of Applicant or Agent

8/27/2021
Date

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

ENTERPRISE CAPITAL, LLC

by: Robert M. Aiello

Print Name of Signature

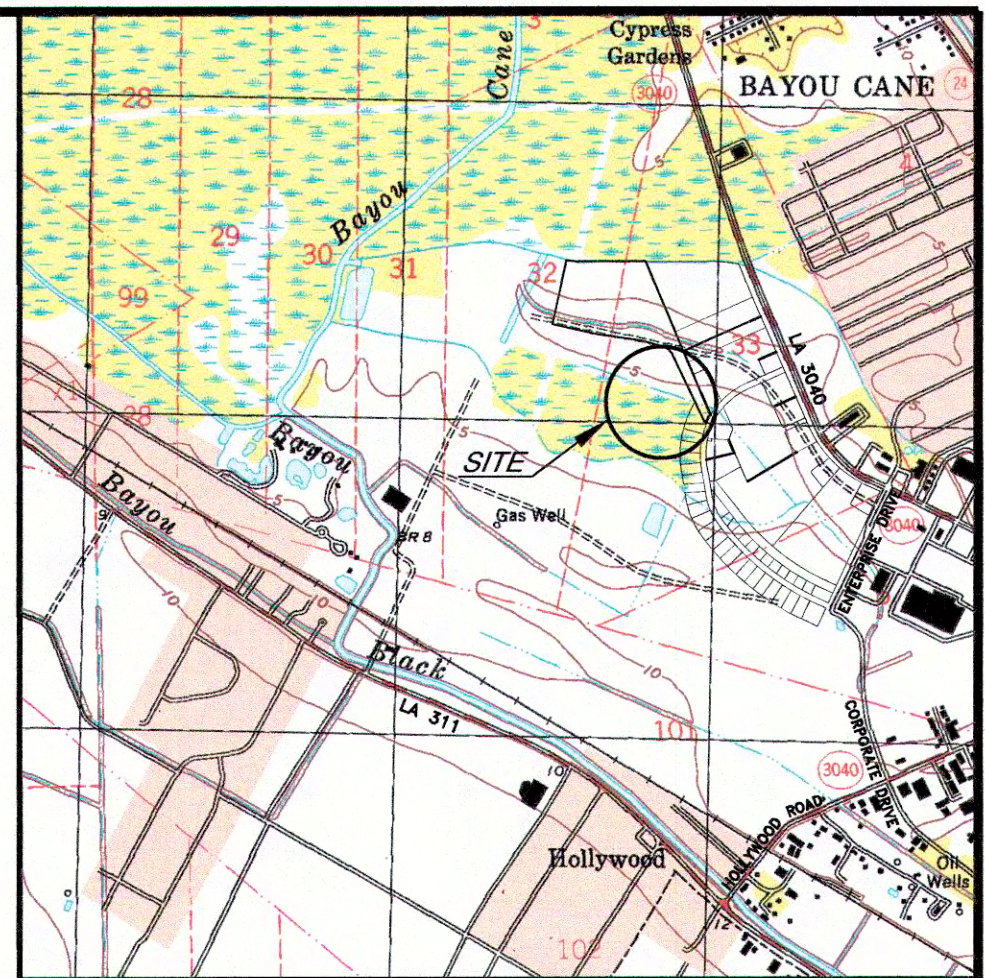
[Signature]
Signature

8/27/21
Date

PC21/ 10 - 8 - 48

Revised 3/25/2010

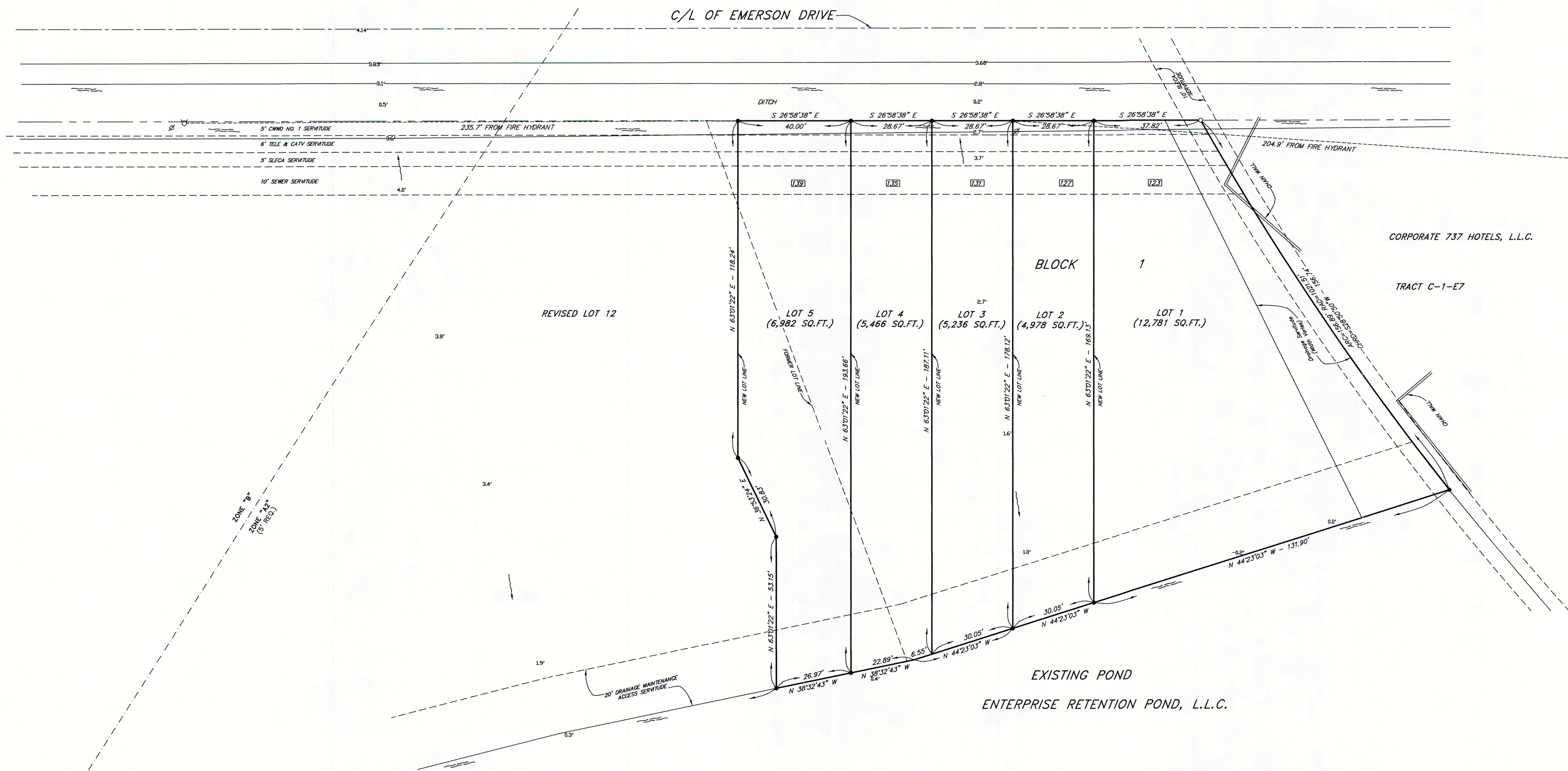
RPC / G.3



"VICINITY MAP"

AB HOUMA OWNER, LLC

C/L OF EMERSON DRIVE



CORPORATE 737 HOTELS, L.L.C.

TRACT C-1-E7

EXISTING POND
ENTERPRISE RETENTION POND, L.L.C.

RPC / G.3

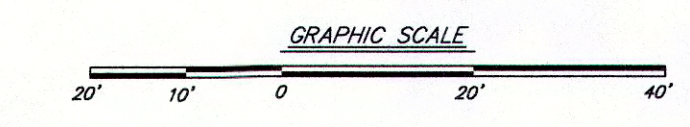
"MINOR SUBDIVISION"

LAND USE: TOWN HOMES
DEVELOPER: PETE-LAND PROPERTIES, LLC
EMERSON LAKES PHASE 2,
LOTS 1 THRU 5, BLOCK 1
A REDIVISION OF LOT 13 & REVISED LOT 12
OF EMERSON SUBDIVISION - PHASE A
ENTERPRISE CAPITAL, L.L.C.
IN SECTIONS 32 & 33, T17S - R17E,
TERREBONNE PARISH, LOUISIANA

AUGUST 26, 2021
REVISED: OCTOBER 20, 2021

SCALE: 1" = 20'

Keneth L. Rembert
KENETH L. REMBERT, SURVEYOR
635 SCHOOL ST., HOUMA, LA.
985-879-2782



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

- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - INDICATES 5/8" IRON ROD FOUND
 - EXISTING SERVICE POLE
 - EXISTING POWER POLE WITH LIGHT
 - EXISTING FIRE HYDRANT
 - INDICATES SPOT ELEVATION (BASED ON NAVD 88, C4G)
 - INDICATES DRAINAGE FLOW
 - 139 INDICATES ADDRESS

SEWER SYSTEM:
PRIVATE COMMUNITY SEWERAGE TO BE USED IN THIS AREA.

THIS PROPERTY DRAINS TO THE ROADSIDE DITCH THAT IS MAINTAINED BY THE PARISH AND TO THE POND IN THE REAR. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

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

THESE LOTS ARE LOCATED IN ZONES "B" & "A2" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225208, PANEL NO. 0430, SUFFIX "C", DATED MAY 1, 1988. INDEXED APRIL 2, 1992 (ZONE "A2" HAS A BASE FLOOD REQUIREMENT OF 5'). F.E.M.A. FEB. 23, 2006 ADVISORY PANEL NO. LA-R101 DOES NOT AFFECT THIS PROPERTY. THE 2021 PRELIMINARY FIRM COMMUNITY NO. 22109C, PANEL NO. 0235 SUFFIX "E" PLACES A PORTION OF THIS PROPERTY IN ZONE "AH" WITH A BASE FLOOD ELEVATION OF 3'.

THIS PLAT BASED ON A PLAT PREPARED BY CHARLES L. McDONALD, SURVEYOR ENTITLED "MAP SHOWING THE REDIVISION OF LOTS 1 THROUGH 9 OF EMERSON SUBDIVISION - PHASES A & B BELONGING TO LINTON ROAD COMPANY, L.L.C. LOCATED IN SECTIONS 32 & 33, T17S R17E, TERREBONNE PARISH, LOUISIANA DATED 26 MARCH 2020. BEARINGS SHOWN ARE BASED ON SAID MAP.

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.

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

Variance(s) (detailed description): _____

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

- Name of Subdivision: Bascle Heirs Property
- Developer's Name & Address: Ernie J. Bergeron, 301 Shady View Lane, Covington, La 70433
*Owner's Name & Address: Connie Bascle Leboeuf, et al, 4241 Hwy. 24, Bourg, 70343
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Joshua Soileau, PLS

SITE INFORMATION:

- Physical Address: 2339,2341,2343 & 2345 South Madison Canal Road, Montegut, La 70377
- Location by Section, Township, Range: SEC. 61, T19S-R18E
- Purpose of Development: Multiple Camps on one lot
- 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: 08/20/2021, 1"=200, INSET 1"=100'
- Council District: 9 Trosclair / Montegut Fire
- Number of Lots: 3
- Filing Fees: _____

Revised 3/25/2010

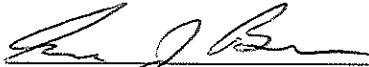
PC21/ 11 - 1 - 53

RPC / H.1

I, Ernie J. Bergeron, certify this application including the attached data to be true and correct.

Ernie J. Bergeron

Print Applicant or Agent



Signature of Applicant or Agent

10/12/2021

Date

The undersigned certifies: 1) That he/she is the owner of the entire land included within the proposal,

initial

and concurs with the Application, ER



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.

Ernie J. Bergeron

Print Name of Signature



Signature

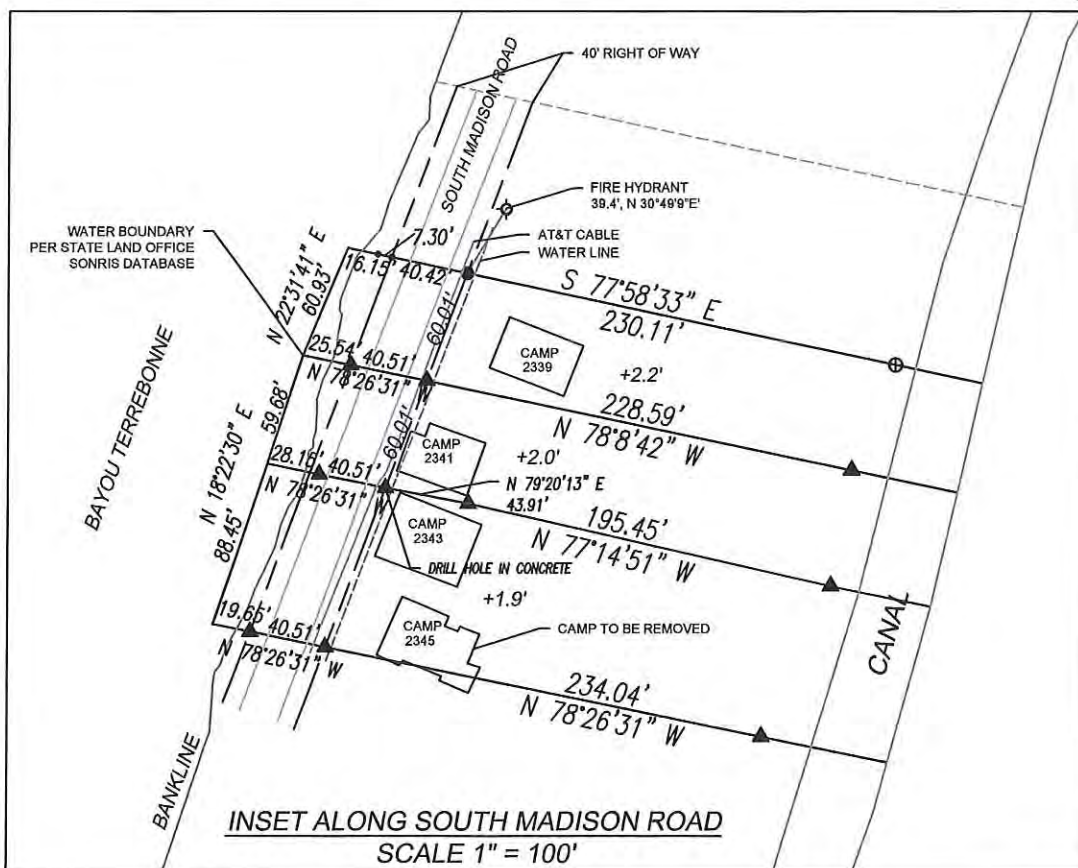
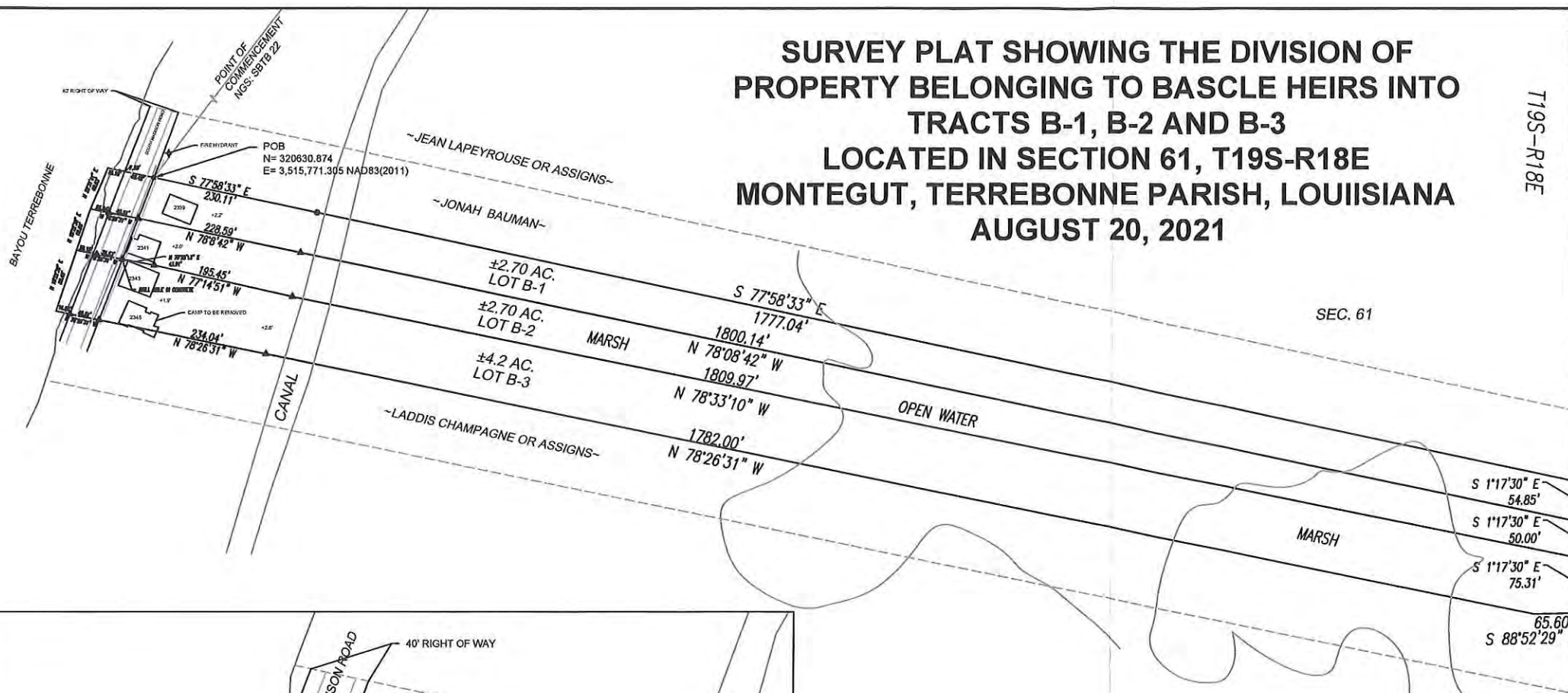
10/12/2021

Date

Revised 3/25/2010

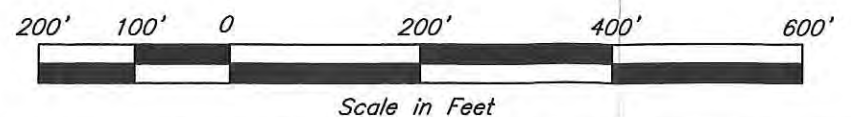
RPC / H.1

**SURVEY PLAT SHOWING THE DIVISION OF
PROPERTY BELONGING TO BASCLE HEIRS INTO
TRACTS B-1, B-2 AND B-3
LOCATED IN SECTION 61, T19S-R18E
MONTEGUT, TERREBONNE PARISH, LOUISIANA
AUGUST 20, 2021**



SOILEAU SURVEYING, LLC
716 HIGHWAY 308
THIBODAUX, LA 70301
(337)515-8621
soileausurveying@gmail.com

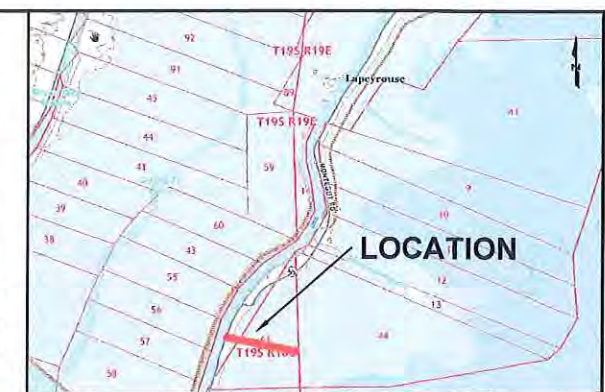
- LEGEND**
- DENOTES 3/4" IRON PIPE FOUND
 - ▲ DENOTES 5/8" IRON ROD SET OR AS NOTED
 - DENOTES 1" IRON PIPE FOUND
 - ⊕ DENOTES FOUND PROPERTY MARKER
 - ⊙ DENOTES LIGHT POLE
 - ⊕ DENOTES FIRE HYDRANT
 - +1.00' DENOTES ELEVATION NAVD88



Approved & Accepted this date _____
by the Houma-Terrebonne Regional Planning Commission
By _____ For _____



RPC
H.1



REFERENCE MAPS:

1. MAP ENTITLED "SURVEY OF A PORTION OF TRACT 1 AND 2 LOCATED IN SECTION 61, T19S-R18E, TERREBONNE PARISH, LOUISIANA" BY KENETH L. REMBERT. DATED FEBRUARY 27, 1991.
2. MAP ENTITLED "PLAN SHOWING LOCATION OF PROPERTY OF ANDREW S. BASCLE IN SECTION 61 T19S-R18E AS DETERMINED FROM ABSTRACT OF TITLE AND LATEST APPROVED GOVERNMENT SURVEYS." BY T. BAKER SMITH CIVIL ENGINEER. DATED JULY 25, 1931.

NOTES:

1. THESE TRACTS OF LAND ARE LOCATED IN ZONE V21 AS SHOWN ON THE F.E.M.A FLOOD INSURANCE MAP, COMMUNITY PANEL NO. 2252060145C DATED MAY 01, 1985. BASE FLOOD ELEVATION FOR ZONE V21 IS 14 & 15 FEET NGVD29.
2. THESE TRACTS OF LAND ARE LOCATED IN ZONE VE ELEVATION 15 FEET NGVD29 AS SHOWN ON THE RITA ADVISORY MAP NO. LA-K106 AND ZONE VE ELEVATION 16 AS SHOWN ON MAP NO. K-107, DATED FEBRUARY 23, 2006.
3. TRACTS OF LANDS ARE LOCATED OUTSIDE OF A FORCED DRAINAGE AREA.
4. THIS PLAT DOES NOT PURPORT TO SHOW ALL EXISTING SERVITUDES, EASEMENTS, RIGHTS-OF-WAYS, RESTRICTIVE COVENANTS, AND/OR REGULATIONS OF GOVERNING AUTHORITIES WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.
5. LAND USE: RECREATIONAL CAMPS & VACANT MARSH LAND.
6. SEWER TREATMENT TYPE IS INDIVIDUAL TREATMENT PLANT.
7. 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 SURVEYS AS SET FORTH BY THE LOUISIANA PROFESSIONAL ENGINEERS AND LAND SURVEYORS BOARD AND THAT THE ACCURACY SPECIFICATIONS AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH CLASS "D" SURVEYS INDICATED IN THE ABOVE STANDARDS
8. COORDINATES SHOWN HEREON ARE BASED ON THE LOUISIANA COORDINATE SYSTEM, SOUTH ZONE 2011 DATUM, US SURVEY FOOT.
9. POINT OF COMMENCEMENT: NGS DESIGNATION- SBTB 22, PID AH6355, STATE PLANE COORDINATES NAD83(2011) NORTH 321,798.85 , EAST 3,516,652.47 U.S. SURVEY FEET. POINT OF BEGINNING: NORTH 320,630.874 , EAST 3,515,771.305 U.S. SURVEY FEET . GEOID 12B, EPOCH 2010.00, ELEVATIONS NAVD88
10. THE BASIS OF BEARING IS LOUISIANA STATE PLANE COORDINATE SYSTEM NAD83(2011) SOUTH ZONE(1702). ALL BEARINGS AND DISTANCES SHOWN ARE MEASURED EXCEPT WHERE NOTED. ALL DISTANCES ARE GRID.
11. TRACT B-1 & B- 2 EACH CONTAIN ± 2.70 ACRES AND TRACT B-3 CONTAINS ± 4.2 ACRES
12. THIS SURVEY IS VALID ONLY IF THE PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

APPROVED: _____ Date 8-20-21
Joshua K. Soileau
REGISTERED PROFESSIONAL LAND SURVEYOR
LA LICENSE NO. 5179

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

☐ Variance(s) (detailed description):

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

1. Name of Subdivision: PLAT SHOWING TRACTS A & B, PROPERTY OF WAYNE B. HARRIS
WAYNE B. & SHARRON HARRIS, 145 GLENHILL LANE, HOUMA,
LA 70363
2. Developer's Name & Address: LA 70363
*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

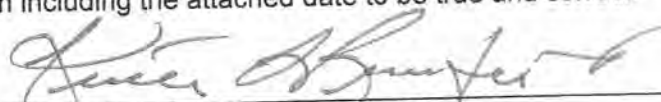
SITE INFORMATION:

4. Physical Address: 4779 BAYOUSIDE DRIVE, CHAUVIN, LA
5. Location by Section, Township, Range: SECTION 20, T18S-R19E
6. Purpose of Development: CREATE 2 TRACTS FOR SALE
7. Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
8. Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☒ Rear Lot Open Ditches
☐ Other
10. Date and Scale of Map:
DATE: 10/22/21 SCALE: 1"=100'
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

11/01/21
Date

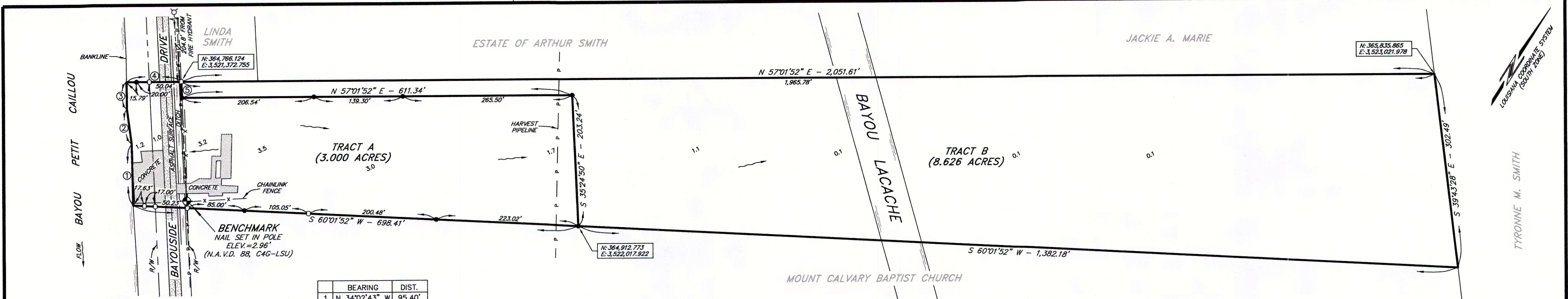

Signature of Applicant or Agent

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

Print Name of Signature

11/01/21
Date


Signature

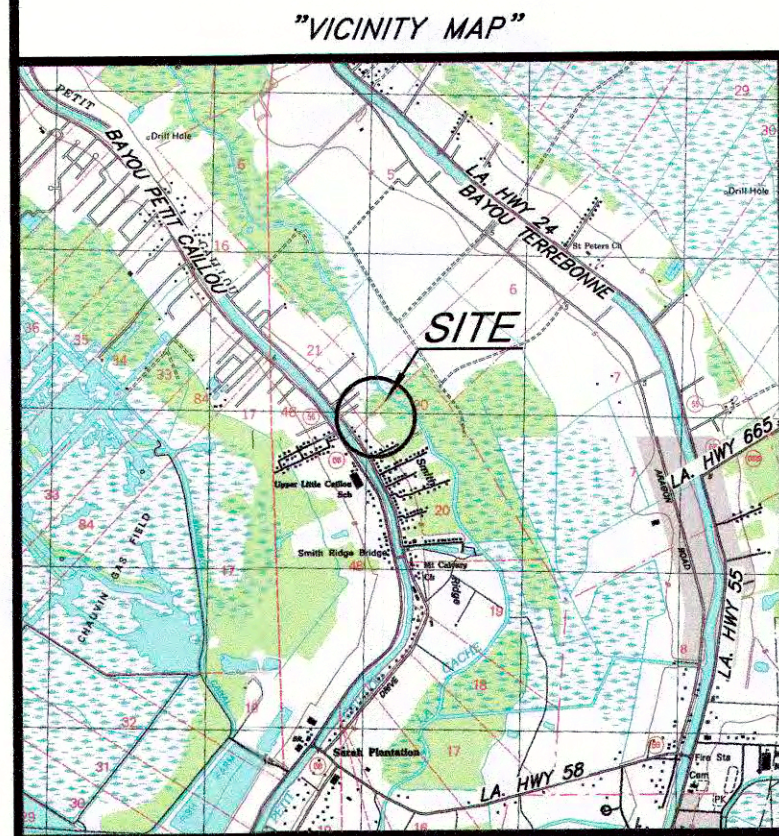


	BEARING	DIST.
1	N 34°02'43" W	95.40'
2	N 40°30'38" W	54.52'
3	N 33°39'26" W	42.07'
4	N 57°01'52" E	85.83'
5	S 35°24'50" E	25.02'

- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - INDICATES 5/8" IRON ROD FOUND
 - ⊙ EXISTING POWER POLE WITH LIGHT
 - ⊙ EXISTING FIRE HYDRANT
 - 3.3 INDICATES SPOT ELEVATION (BASED ON NAVD '88, C4G-LSU)
 - ⊕ INDICATES SPIKE IN POWERPOLE AT ELEV. 2.96' NAVD '88
 - INDICATES DRAINAGE FLOW

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

BY _____ FOR _____



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

REFERENCE MAP:
MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "SURVEY OF PROPERTY BELONGING TO LOUIS P. KLINGMAN, JR. et al LOCATED IN SECTION 20, T18S-R19E, TERREBONNE PARISH, LOUISIANA" DATED FEBRUARY 11, 1998.

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

DRAINAGE NOTE:
THIS PROPERTY DRAINS TO A ROADSIDE DITCH WHICH DRAINS TO BAYOU PETIT CAILLOU AND TO BAYOU LACACHE IN THE REAR WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

FLOOD INFORMATION:
THESE TRACTS ARE LOCATED IN ZONE "A15" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NOS. 0120 & 0140, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A15" HAS A BASE FLOOD REQUIREMENT OF 8'). (FIRM INDEX DATE APRIL 2, 1992). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-0107 PLACES THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD REQUIREMENT OF 9'. THE 2021 PRELIMINARY DFIRM COMMUNITY NO. 22109C, PANEL NO. 0300 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "AE" AND HAS A B.F.E. REQUIREMENT OF 13'. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

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

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: *[Signature]*

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

Firm: KENETH L. REMBERT LAND SURVEYORS

Registration Number: 331

DATE	BY	DESCRIPTION
REVISIONS		

2 - TRACTS



"MINOR SUBDIVISION"

LAND USE: RESIDENTIAL
DEVELOPER: WAYNE B. HARRIS

2 - TRACTS

PLAT SHOWING TRACTS A & B,
A REDIVISION OF PROPERTY BELONGING TO
WAYNE B. HARRIS et ux
LOCATED IN SECTION 20, T18S-R19E,
TERREBONNE PARISH, LOUISIANA

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

DRAWN: B.M.
CHK'D.: K.L.R.
SCALE: 1" = 100'
DATE: 22 OCT 21

GRAPHIC SCALE
100' 50' 0 100' 200'

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

☐ Variance(s) (detailed description):

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

- Name of Subdivision: LOTS 11-A THRU 11-C, A REDIVISION OF LOT 11 OF BARRIOS #2
- Developer's Name & Address: LEONARD J. FOLSE P.O. BOX 2914 HOUMA, LA 70361
*Owner's Name & Address: LEONARD J. FOLSE P.O. BOX 2914 HOUMA, LA 70361
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

- Physical Address: 1709 BAYOU BLACK DR HOUMA, LA
- Location by Section, Township, Range: SECTION 104, T17S-R17E
- Purpose of Development: CREATE 2 TRACTS OR SALE
- 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:
DATE: 10/11/21 SCALE: 1"=30'
- Council District:

- Number of Lots: 3
- 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

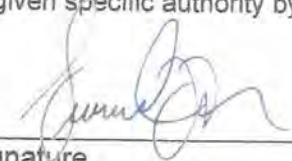
10/28/21
Date


Signature of Applicant or Agent

The undersigned certifies: x LJF 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.

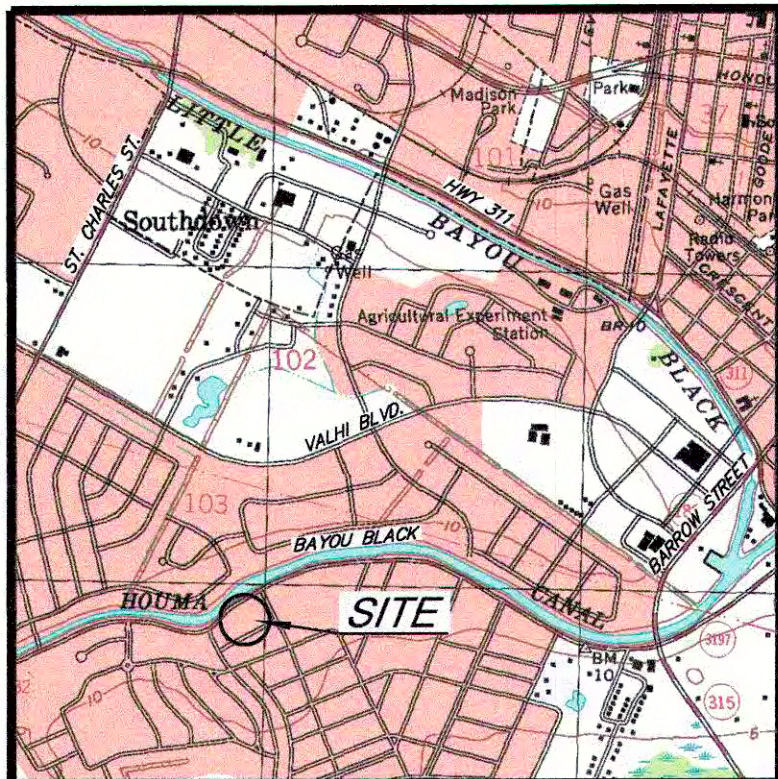
LEONARD J. FOLSE
Print Name of Signature

10/11/21
Date

x 
Signature

RPC / H.3

Revised 3/25/2010



"VICINITY MAP"



SEWER SYSTEM:
COMMUNITY SEWERAGE IS AVAILABLE.

REFERENCE MAP:
MAP PREPARED BY J.A. LOVELL, C.E. ENTITLED "MAP OF BARRIOS SUBDIVISION NO. 2 PART OF CRESCENT PLANTATION SECTION 104, T17S-R17E" AND DATED JANUARY 28, 1946. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

DRAINAGE NOTE:
THIS PROPERTY DRAINS TO BAYOU BLACK THROUGH ROADSIDE DITCHES ALONG HIGHWAY AND TO JULY STREET AT THE REAR WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

FLOOD INFORMATION:
THESE LOTS ARE LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C", AND DATED MAY 19, 1981. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. FEB. 23, 2006 ADVISORY PANEL NO. LA-Q102 DOES NOT AFFECT THIS PROPERTY. THE 2021 PRELIMINARY DFIRM COMMUNITY NO. 22109C, PANEL NO. 0253 SUFFIX "E" DOES NOT AFFECT THIS PROPERTY. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

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

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

Surveyor's Signature: _____

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

Firm: **KENETH L. REMBERT LAND SURVEYORS**

Registration Number: **331**

LEGEND:

- X CHISELED "X" SET IN CONCRETE
- INDICATES 5/8" IRON ROD SET
- INDICATES 5/8" IRON ROD FOUND
- ⊙ INDICATES 3/4" IRON PIPE FOUND
- ⊗ INDICATES 1/2" IRON PIPE FOUND
- ⊕ EXISTING POWER POLE WITH LIGHT
- ⊙ EXISTING FIRE HYDRANT
- 3.3 INDICATES SPOT ELEVATION (BASED ON NAVD '88, C4G-LSU)
- ⊕ INDICATES CHISELED SQUARE SET ELEV. 7.96' NAVD '88 C4G
- 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.

DONALD R. MASSEY
NORTHERNMOST OF
LOT 8

CLAYTON E. LOVELL et ux
SOUTHERNMOST OF
LOT 8

LOT 11-A
29,685 SQ. FT.

LOT 11-C
6,000 SQ. FT.

LOT 11-B
6,000 SQ. FT.

BENJI LECOMPTÉ
LOT 13

JO ANN
COIGNET
LOT 14

RPC / H.3

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

BY _____ FOR _____

"MINOR SUBDIVISION"

LAND USE: RESIDENTIAL
DEVELOPER: LEONARD J. FOLSE

3 - LOTS



PLAT SHOWING LOTS 11-A THRU 11-C,
A REDIVISION OF LOT 11 OF
BARRIOS SUBDIVISION #2
SECTION 104, T17S - R17E
TERREBONNE PARISH, LOUISIANA

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



DRAWN: B.M.

CHK'D.: K.L.R.

SCALE: 1" = 30'

DATE: 11 OCT 21

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: PARCELS 11-A THRU 11-C, PROPERTY OF FOUR POINT HOLDINGS, INC.
FOUR POINT HOLDINGS, INC., 20173 LOWE DAVIS RD.
2. Developer's Name & Address: COVINGTON, LA 70435
*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:

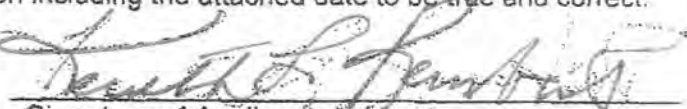
4. Physical Address: WAX BAYOU WEST OF HOUMA NAVIGATION CANAL
5. Location by Section, Township, Range: SECTIONS 27 & 34, T20S-R17E
6. Purpose of Development: DIVIDE FAMILY PROPERTY
7. Land Use:
CAMP
SITES ☐ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
8. Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☐ Curb & Gutter
☐ Roadside Open Ditches
☐ Rear Lot Open Ditches
BAYOU ☐ Other
10. Date and Scale of Map: 10/07/21 SCALE: 1"=200'
11. Council District:
12. Number of Lots: 3
13. Filing Fees:

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

KENETH L. REMBERT
Print Applicant or Agent

10/28/21

Date

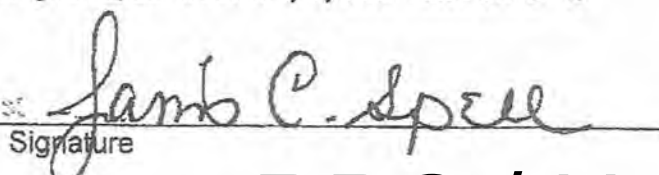

Signature of Applicant or Agent

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

FOUR POINT HOLDINGS, INC. BY
JANIS C. SPELL

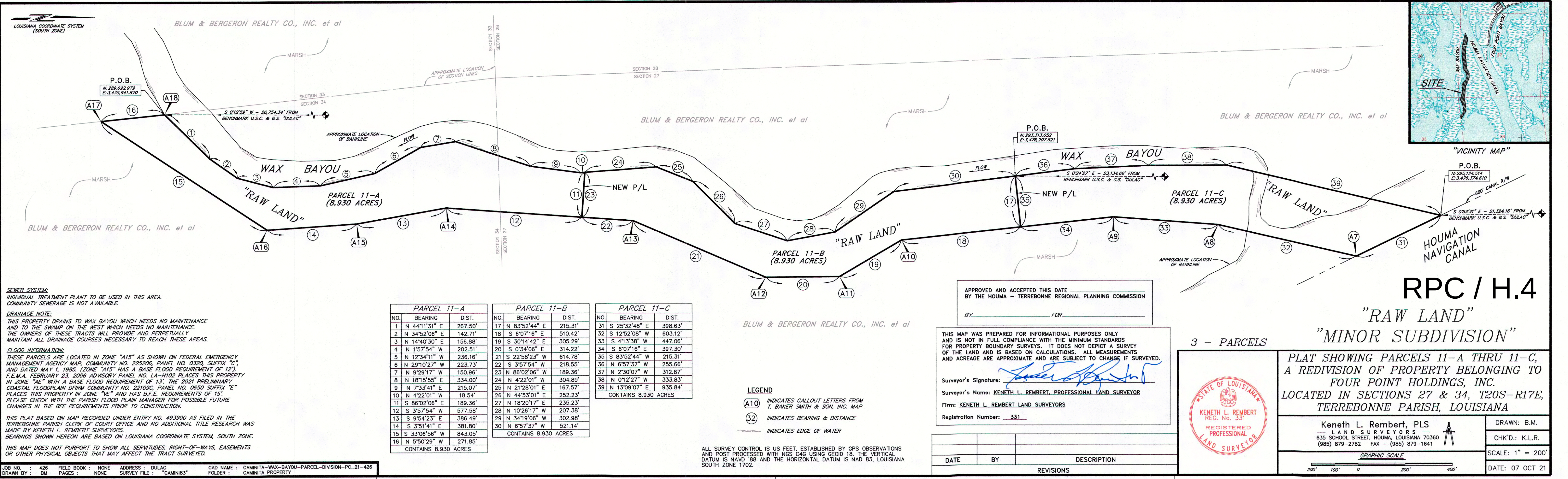
Print Name of Signature

10/28/21


Signature

RPC / H.4

Revised 3-25-2011



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

DRAINAGE NOTE:
THIS PROPERTY DRAINS TO WAX BAYOU WHICH NEEDS NO MAINTENANCE
AND TO THE SWAMP ON THE WEST WHICH NEEDS NO MAINTENANCE.
THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY
MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

FLOOD INFORMATION:
THESE PARCELS ARE LOCATED IN ZONE "A15" AS SHOWN ON FEDERAL EMERGENCY
MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0320, SUFFIX "C",
AND DATED MAY 1, 1985. (ZONE "A15" HAS A BASE FLOOD REQUIREMENT OF 12').
F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-H102 PLACES THIS PROPERTY
IN ZONE "AE" WITH A BASE FLOOD REQUIREMENT OF 13'. THE 2021 PRELIMINARY
COASTAL FLOODPLAIN DIRM 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.

THIS PLAT BASED ON MAP RECORDED UNDER ENTRY NO. 493900 AS FILED IN THE
TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS
MADE BY KENETH L. REMBERT SURVEYORS.
BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

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

PARCEL 11-A			PARCEL 11-B			PARCEL 11-C		
NO.	BEARING	DIST.	NO.	BEARING	DIST.	NO.	BEARING	DIST.
1	N 44°11'31" E	267.50'	17	N 83°52'44" E	215.31'	31	N 25°32'48" E	398.63'
2	N 34°52'06" E	142.71'	18	S 6°07'16" E	510.42'	32	S 12°52'08" W	603.12'
3	N 14°40'30" E	156.88'	19	S 30°14'42" E	305.29'	33	S 4°13'38" W	447.06'
4	N 1°57'54" W	202.51'	20	S 0°34'06" E	314.22'	34	S 6°07'16" E	397.30'
5	N 12°34'11" W	236.16'	21	S 22°58'23" W	614.78'	35	S 83°52'44" W	215.31'
6	N 29°10'27" W	223.73'	22	S 3°57'54" W	218.55'	36	N 6°57'37" W	255.66'
7	N 9°29'17" W	150.96'	23	N 86°02'06" W	189.36'	37	N 2°30'07" W	312.87'
8	N 18°15'55" E	334.00'	24	N 4°22'01" W	304.89'	38	N 0°12'27" W	333.83'
9	N 7°33'41" E	215.07'	25	N 21°28'01" E	167.57'	39	N 13°09'07" E	935.84'
10	N 4°22'01" W	18.54'	26	N 44°53'01" E	252.23'	CONTAINS 8.930 ACRES		
11	S 86°02'06" E	189.36'	27	N 18°20'17" E	235.23'			
12	S 3°57'54" W	577.58'	28	N 10°26'17" W	207.38'			
13	S 9°54'23" E	386.49'	29	N 34°19'06" W	302.98'			
14	S 3°51'41" E	381.80'	30	N 6°57'37" W	521.14'			
15	S 33°06'56" W	843.05'	CONTAINS 8.930 ACRES					
16	N 5°50'29" W	271.85'						
CONTAINS 8.930 ACRES								

- LEGEND**
- (A10) INDICATES CALLOUT LETTERS FROM T. BAKER SMITH & SON, INC. MAP
 - (32) INDICATES BEARING & DISTANCE
 - INDICATES EDGE OF WATER

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.

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

BY _____ FOR _____

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY
AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS
FOR PROPERTY BOUNDARY SURVEYS. IT DOES NOT DEPICT A SURVEY
OF THE LAND AND IS BASED ON CALCULATIONS. ALL MEASUREMENTS
AND ACREAGE ARE APPROXIMATE AND ARE SUBJECT TO CHANGE IF SURVEYED.

Surveyor's Signature: *[Signature]*
Surveyor's Name: KENETH L. REMBERT, PROFESSIONAL LAND SURVEYOR
Firm: KENETH L. REMBERT LAND SURVEYORS
Registration Number: 331

DATE	BY	DESCRIPTION
REVISIONS		



3 - PARCELS

"RAW LAND"
"MINOR SUBDIVISION"

PLAT SHOWING PARCELS 11-A THRU 11-C,
A REDIVISION OF PROPERTY BELONGING TO
FOUR POINT HOLDINGS, INC.
LOCATED IN SECTIONS 27 & 34, 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
200' 100' 0 200' 400'

DRAWN: B.M.
CHK'D.: K.L.R.
SCALE: 1" = 200'
DATE: 07 OCT 21

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

☒ Variance(s) (detailed description):

Variance from the 600-ft. block length maximum (Sec 24.7.6.3). Maximum block length will be 752-ft

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

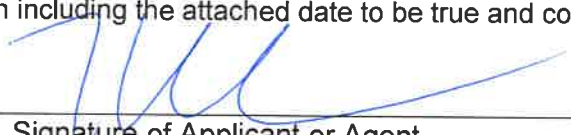
- Name of Subdivision: Cypress Gardens Townhomes
- Developer's Name & Address: Richard Development, P.O. Box 4035, Houma, LA 70361
*Owner's Name & Address: Henry J. and Sharon Richard, P.O. Box 4035, Houma, LA 70361
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Delta Coast Consultants, LLC

SITE INFORMATION:

- Physical Address: 6190 West Main Street
- Location by Section, Township, Range: Sections 2 & 4, T17S-R17E
- Purpose of Development: Residential Planned Unit Development Townhomes
- Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
- Sewerage Type:
☒ Community
☐ Individual Treatment
☐ Package Plant
☐ Other
- Drainage:
☒ Curb & Gutter
☐ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
- Date and Scale of Map: November 1, 2021, 1:60
- Council District: District 3, Gerald Michel
- Number of Lots: 52
- Filing Fees: \$243.59

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

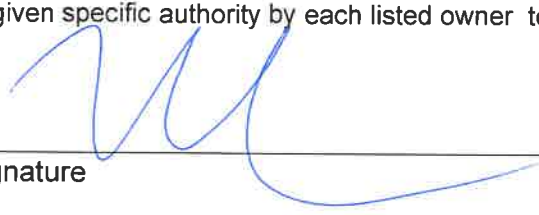
Henry J. Richard
Print Applicant or Agent


Signature of Applicant or Agent

November 4, 2021
Date

The undersigned certifies: initial HJR 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.

Henry J. Richard
Print Name of Signature


Signature

November 4, 2021
Date

RPC / H.5

Revised 3/25/2010

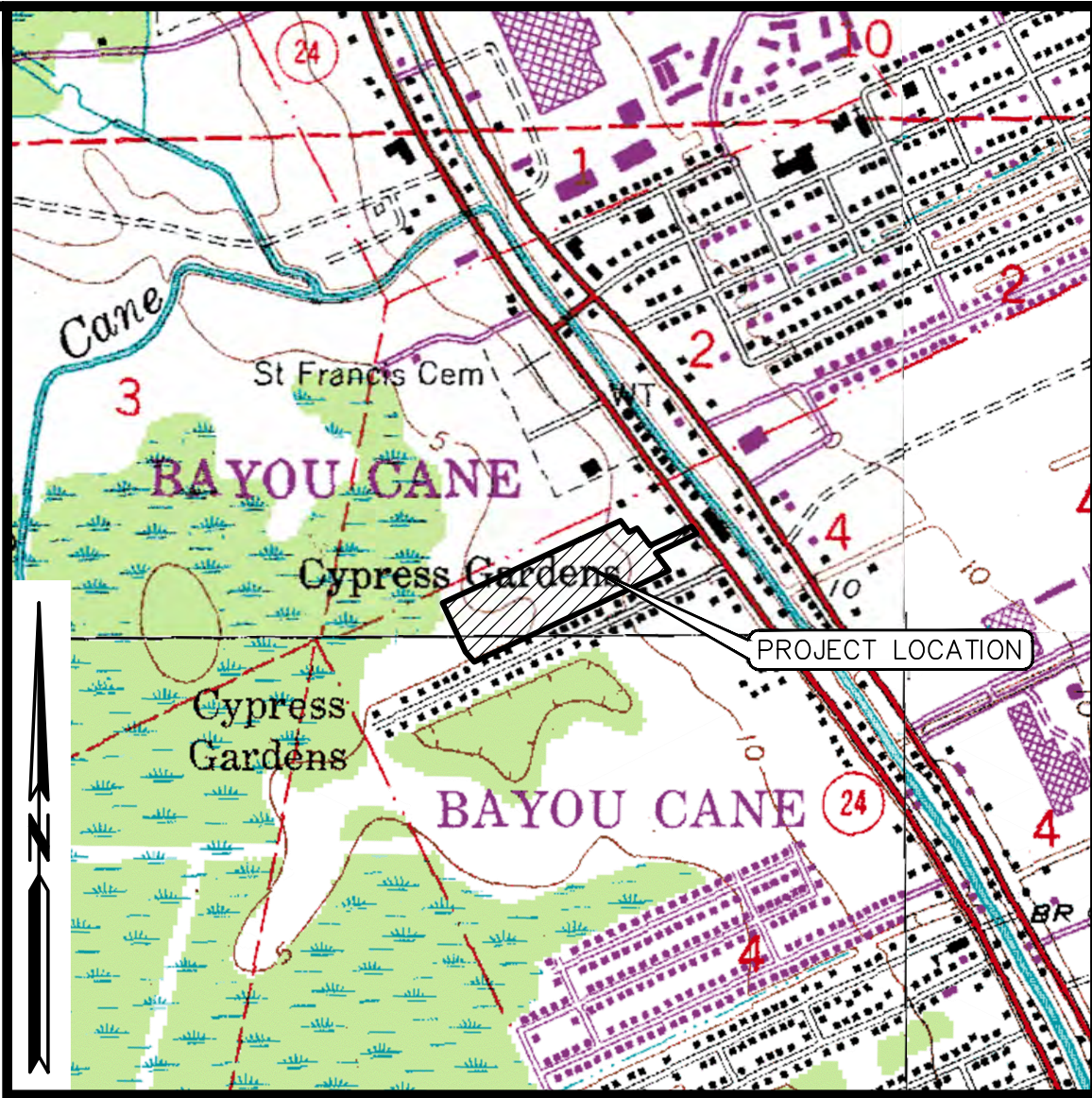
APPROVED: **PRELIMINARY**

PROSPER J. TOUPS, III
L.A. LAND SURVEYOR REG. NO. 4967

APPROVED AND ACCEPTED THIS DATE _____

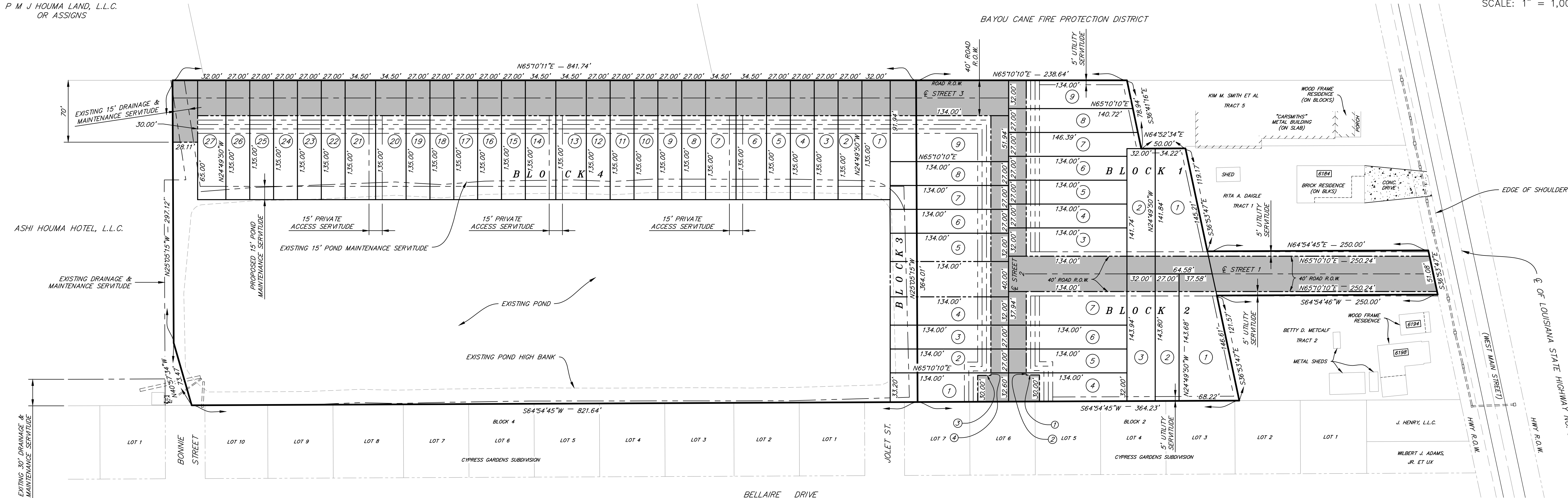
BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION

BY _____ FOR _____



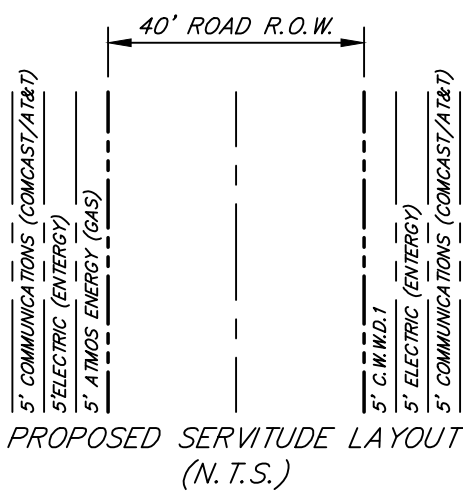
VICINITY MAP
SCALE: 1" = 1,000'

P M J HOUMA LAND, L.L.C.
OR ASSIGNS



BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 4		13	
LOT TABLE		LOT TABLE		LOT TABLE		LOT TABLE			
LOT #	SQUARE FOOTAGE	LOT #	SQUARE FOOTAGE	LOT #	SQUARE FOOTAGE	LOT #	SQUARE FOOTAGE		
1	7,012	1	7,595	1	4,409	1	4,320	1	4,658
2	4,425	2	3,881	2	3,618	2	3,645	2	4,658
3	4,288	3	4,604	3	3,618	3	3,645	3	3,645
4	3,618	4	4,328	4	4,288	4	3,645	4	3,645
5	3,618	5	3,618	5	4,288	5	3,645	5	4,658
6	3,618	6	3,618	6	3,618	6	4,658	6	4,658
7	3,879	7	5,084	7	3,618	7	4,658	7	3,645
8	3,876			8	3,618	8	3,645	8	3,645
9	4,395			9	12,320	9	3,645	9	3,645
						10	3,645	10	3,645
						11	3,645	11	3,645
						12	3,645	12	4,320

TABLE	
COURSE	BEARING & DISTANCE
1	N65°10'10.50"E - 15.00'
2	S24°49'49.50"E - 2.44'
3	S65°10'10.50"W - 15.00'
4	S24°49'49.50"E - 2.85'



DELTA COAST
CONSULTANTS, LLC
631 S. HOLLYWOOD RD.
HOUMA, LA 70360

PHONE: 985-655-3100

www.deltacoastllc.com

RPC / H.5

"MAJOR SUBDIVISION"
"CONCEPTUAL & PRELIMINARY PLAN"
LAND USE: TOWNHOUSE (RESIDENTIAL)
PLANNED UNIT DEVELOPMENT
DEVELOPER: RICHARD DEVELOPMENT

DATE: NOVEMBER 1, 2021
HOUMA, LOUISIANA
CYPRESS GARDENS TOWNHOMES
SUBDIVISION OF TRACT "A" & "B" OF
HENRY J. RICHARD ET UX
LOCATED IN SECTION 2 & 4, T17S-R17E,
TERREBONNE PARISH, LOUISIANA.

SCALE: 1" = 60'
0 60 120 180

FILE: P:\2021\2021.089\DWG\PRODUCTION\SUBDIVISION PLAT\00_2021.089_SUBDIVISION PLAT_R3(27FT).DWG