

# Houma-Terrebonne Regional Planning Commission

L. A. "Budd" Cloutier, O.D.....	Chairman
Jeremy Kelley.....	Vice-Chairman
Angi Falgout.....	Secretary/Treasurer
Joseph Cehan, Jr.....	Member
Kyle Faulk.....	Member
Gloria Foret.....	Member
Keith Kurtz.....	Member
Phillip Livas.....	Member
Wayne Thibodeaux.....	Member

**OCTOBER 17, 2019, THURSDAY**

**6:00 P.M.**

**TERREBONNE PARISH COUNCIL MEETING ROOM  
Government Tower, 8026 Main Street, 2<sup>nd</sup> Floor**

**A • G • E • N • D • A**

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

### **A. INVOCATION & PLEDGE OF ALLEGIANCE**

### **B. ROLL CALL**

### **C. CONFLICTS DISCLOSURE**

### **D. APPROVAL OF MINUTES:**

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of September 19, 2019

### **E. COMMUNICATIONS**

### **F. OLD BUSINESS:**

1. Home Occupation:  
Allow for a massage therapy business in an R-1 (Single-Family Residential) zoning district, Tina's Massage Therapy & Body Works; Lot 1, Block 15, Addendum No. 1, Summerfield Place Subdivision, 301 Midland Drive; Christine Evans, applicant (*District 6/City of Houma Fire*)

### **G. NEW BUSINESS:**

1. Planned Building Group:  
Placement of a second commercial structure, 773 Grand Caillou Road; D & F Wings & Burgers, applicant (*District 8/City of Houma Fire*)
2. Planning Approval:  
Church in a C-2 (General Commercial) zoning district, 128 N. Van Avenue; Cristela Delrio, applicant (*District 1/City of Houma Fire*)

### **H. STAFF REPORT**

### **I. COMMISSION COMMENTS:**

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

### **J. PUBLIC COMMENTS**

### **K. ADJOURN**

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

### **A. INVOCATION & PLEDGE OF ALLEGIANCE**

### **B. ROLL CALL**

### **C. CONFLICTS DISCLOSURE**

### **D. ACCEPTANCE OF MINUTES:**

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of September 19, 2019

### **E. APPROVE EMITTENCE OF PAYMENT FOR THE OCTOBER 17, 2019 INVOICES AND TREASURER'S REPORT OF SEPTEMBER 2019**

**F. COMMUNICATIONS**

**G. OLD BUSINESS:**

- 1. a) Subdivision: Redivision of Property belonging to Kenneth H. Wright, et ux  
Approval Requested: Process D, Minor Subdivision  
Location: 6622 West Park Avenue, Terrebonne Parish, LA  
Government Districts: Council District 3 / Bayou Cane Fire District  
Developer: Neta Wright  
Surveyor: Charles L. McDonald Land Surveyor, Inc.  
b) Consider Approval of Said Application
- 2. a) Subdivision: Lot Extension Redivision of Property belonging to Allen D. & Janie Bergeron  
Approval Requested: Process D, Minor Subdivision  
Location: 135 & 143 Square Wolf Lane, Terrebonne Parish, LA  
Government Districts: Council District 5 / Bayou Cane Fire District  
Developer: Allen Bergeron  
Surveyor: Charles L. McDonald Land Surveyor, Inc.  
b) Consider Approval of Said Application
- 3. a) Subdivision: Edgewood Estates Mobile Home Park  
Approval Requested: Process B, Mobile Home Park-Preliminary  
Location: 212 Edgewood Blvd., Terrebonne Parish, LA  
Government Districts: Council District 7 / Bayou Dularge Fire District  
Developer: Juan Clara-Gomez  
Surveyor: Charles L. McDonald Land Surveyor, Inc.  
b) Consider Approval of Said Application
- 4. a) Subdivision: Belmont Place  
Approval Requested: Process C, Major Subdivision-Final  
Location: Westside Boulevard Extension, Terrebonne Parish, LA  
Government Districts: Council District 2 / Bayou Cane Fire District  
Developer: Linton Road Company, LLC  
Engineer: Milford & Associates, Inc.  
b) Consider Approval of Said Application
- 5. a) Subdivision: Acadian Pointe Subdivision, Phase "B"  
Approval Requested: Process C, Major Subdivision-Final  
Location: Acadian Drive, Terrebonne Parish, LA  
Government Districts: Council District 8 / City of Houma Fire District  
Developer: Professional Construction and Leasing, LLC  
Engineer: David A. Waitz Engineering & Surveying, Inc.  
b) Consider Approval of Said Application

**H. APPLICATIONS:**

- 1. a) Subdivision: Division of Property into Tracts I & II belonging to Gail Thibodaux, being portion of Lot 40 of the Waubun, St. George, & Isle of Cuba Plantation Subdivision  
Approval Requested: Process D, Minor Subdivision  
Location: 618 Main Project Road, Schriever, Terrebonne Parish, LA  
Government Districts: Council District 4 / Schriever Fire District  
Developer: Gail Thibodaux  
Surveyor: Leonard Chauvin P.E., P.L.S., Inc.  
b) Public Hearing  
c) Consider Approval of Said Application
- 2. a) Subdivision: Minor Subdivision of Property belonging to Mary C. Frederick (Lots 4B-1, 4B-2, 4B-3, 4B-4, 4B-5, & 4B-6)  
Approval Requested: Process D, Minor Subdivision  
Location: 1798 Dr. Beatrous Road, Theriot, Terrebonne Parish, LA  
Government Districts: Council District 7 / Bayou Dularge Fire District  
Developer: Mary C. Frederick  
Surveyor: GIS Engineering, LLC  
b) Public Hearing  
c) Consider Approval of Said Application

3. a) Subdivision: Redivision of Lot 1 through Lot 10, Block 2 into Lot 1A through 9A, Block 2 and Redivision of Lot 1 through Lot 5, Block 3 into Lot 1A through 4A, Block 3 being a portion of Evangeline Estates, Phase A  
 Approval Requested: Process A, Re-Subdivision  
 Location: North side of Rue Des Affaires, East and West side of Henri Drive and the West side of Adele Drive, Terrebonne Parish, LA  
 Government Districts: Council District 3 / Bayou Cane Fire District  
 Developer: Evangeline Business Park, LLC  
 Surveyor: David A. Waitz Engineering & Surveying, Inc.
  - b) Public Hearing
  - c) Consider Approval of Said Application
4. a) Subdivision: Resubdivision of Tract 3 into Tract 3-A and Tract 3-B, Corridor Properties, LLC  
 Approval Requested: Process D, Minor Subdivision  
 Location: 5040 West Main Street, Terrebonne Parish, LA  
 Government Districts: Council District 4 / Bayou Cane Fire District  
 Developer: Corridor Properties, LLC  
 Surveyor: Acadia Land Surveying, LLC
  - b) Public Hearing
  - c) Consider Approval of Said Application
5. a) Subdivision: Sonoco Living Quarters  
 Approval Requested: Process B, Residential Building Park-Final  
 Location: 5434 West Main Street, Terrebonne Parish, LA  
 Government Districts: Council District 3 / Bayou Cane Fire District  
 Developer: SONOCO  
 Engineer: Milford & Associates, Inc.
  - b) Consider Approval of Said Application

**I. STAFF REPORT**

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

1. Lot Line Shift between Lots 10 & 11 of Caillou Grove Estates, Section 11, T18S-R17E, Terrebonne Parish, LA
2. Lot Line Shift of Property belonging to Robert Boudreaux, or assigns, Section 16, T18S-R18E, Terrebonne Parish, LA
3. Property Line Removal on Property belonging to V&M Tube-Alloy, LP, Section 12, T17S-R17E, Terrebonne Parish, LA
4. Revised Lot 3, Block 11, Addendum No. 3 & Revised Lot 4, Block 8, Addendum No. 2 to Frontlawn Terrace Subdivision, Sections 38 & 39, T17S-R18E, Terrebonne Parish, LA
5. Raw Land, Tracts "A" & "B", Redivision of Property belonging to Myra D. Fanguy, Sections 48, 49, & 50, T18S-R18E, Terrebonne Parish, LA
6. Lot Line Adjustment between Lot 2, the Southwestern 58' of Lot 1, and Tract "A", becoming Revised Lot 2 and Revised Tract "A" belonging to Harvey J. Henry or Assigns, Section 85, T16S-R17E, Terrebonne Parish, LA
7. Lot Line Shift of Property belonging to Bayou Baptist Association, Section 9, T18S-R19E, Terrebonne Parish, LA

**K. COMMITTEE REPORT:**

1. Subdivision Regulations Review Committee
  - a) *Public Hearing*  
 Discussion and possible action with regard to engineering deadline and filing fees for major and minor mobile home parks

**L. COMMISSION COMMENTS:**

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

**M. PUBLIC COMMENTS**

**N. ADJOURN**

## MINUTES

### HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

#### MEETING OF SEPTEMBER 19, 2019

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called to order the regular meeting of September 19, 2019 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:13 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Kyle Faulk.
- B. Upon Roll Call, present were: Mr. Joseph “Joey” Cehan; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. Kyle Faulk; Mrs. Gloria Foret; Mr. Jeremy “Digger” Kelley, Vice-Chairman; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Mrs. Angi Falgout, Secretary/Treasurer; Mr. Keith Kurtz; and Mr. Phillip Livas. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Jacob Dagate, Legal Advisor (Mr. Freeman was out of town), and Ms. Joan Schexnayder, TPCG Engineering Division.
- C. CONFLICTS DISCLOSURE: The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse him or herself from participating in the debate, discussion, and voting on that matter.
1. Mr. Thibodeaux indicated he would have to abstain from Item H.2 because he was an adjacent property owner.
- D. ACCEPTANCE OF MINUTES:
1. Mr. Kelley moved, seconded by Mr. Faulk: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of August 15, 2019.”  
  
The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Faulk, Mrs. Foret, Mr. Kelley, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout, Mr. Kurtz, and Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mr. Kelley moved, seconded by Mr. Faulk: “THAT the HTRPC emit payment for the September 19, 2019 invoices and approve the Treasurer’s Report of August 2019.”  
  
The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Faulk, Mrs. Foret, Mr. Kelley, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout, Mr. Kurtz, and Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. COMMUNICATIONS:
1. Mr. Pulaski read a letter from Milford & Associates, Inc., dated September 18, 2019, requesting to table Item H.6 with regard to Belmont Place Subdivision until the next regular meeting of October 17, 2019 [See *ATTACHMENT A*].
    - a) Mr. Thibodeaux moved, seconded by Mr. Kelley: “THAT the HTRPC table the final application by Linton Road Company, LLC for Process C, Major Subdivision for La Belle Maison until the next regular meeting of October 17, 2019 as per the Developer’s request [See *ATTACHMENT A*].”  
  
The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Faulk, Mrs. Foret, Mr. Kelley, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout, Mr. Kurtz, and Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
  2. Mr. Pulaski read a letter from David A. Waitz Engineering & Surveying, Inc., dated September 11, 2019, requesting to table Item H.7 with regard to Acadian Pointe Subdivision, Phase B until the next regular meeting of October 17, 2019 [See *ATTACHMENT B*].
    - a) Mr. Kelley moved, seconded by Mr. Cehan: “THAT the HTRPC table the final application by Linton Road Company, LLC for Process C, Major Subdivision for Acadian Pointe Subdivision, Phase B until the next regular meeting of October 17, 2019 as per the Developer’s request [See *ATTACHMENT B*].”  
  
The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Faulk, Mrs. Foret, Mr. Kelley, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs.

Falgout, Mr. Kurtz, and Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. OLD BUSINESS:

Mr. Kelley moved, seconded by Mr. Faulk: "That the Old Business be removed from the table and considered at this time."

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

1. The Chairman called to order an application by Neta Wright requesting approval for Process D, Minor Subdivision, for the Redivision of Property belonging to Kenneth H. Wright, et al.

a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., stated the Developer was waiting on the fire hydrant installation. She requested the matter be tabled.

b) Mr. Kelley moved, seconded by Mr. Cehan: "THAT the HTRPC table the application for Process D, Minor Subdivision, for the Redivision of Property belonging to Kenneth H. Wright, et al until the next regular meeting of October 17, 2019 as per the Developer's request."

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

H. APPLICATIONS:

1. The Chairman called to order the Public Hearing for an application by Denise Serigne requesting approval for Process D, Minor Subdivision, for Tracts B1, B2, C1, C2, & C3 belonging to Denise Serigne.

a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated he was aware of the drainage issues per Councilman Darrin Guidry and they will address the drainage by sending all water to the front. He stated Ms. Serigne would also like to end the flooding issues.

b) The Chairman recognized Timmy Badeaux, 115 Myrick Drive, who expressed concerns of drainage and flooding and adding another structure.

c) Mr. Rembert stated shots done on the property show drainage going to the front and Ms. Serigne also wanting to address the drainage.

d) The Chairman recognized Cynthia Ruiz, 105 Myrick Drive, who expressed concerns of flooding that has been existing since 1994.

e) Mr. Pulaski discussed the staff report indicating that an approval letter from the TPCG Engineering Division was received and drainage would be taken care of at the permit stage. He also discussed altering the drainage patterns in approved subdivisions.

f) The Chairman recognized Marianne Matherne, 201 Myrick Drive, who expressed concerns of who was going to guarantee the drainage was fixed. Mr. Pulaski stated it would be addressed through the permitting process.

g) The Chairman recognized Maureen LeCompte, 113 Myrick Drive, who expressed concerns of water in her backyard and rotting grass even though she has drains on her property.

h) Discussion was held with regard to regulations put in place to stop turtle-backing drainage and forcing drainage to the front of the property.

i) The Chairman recognized Councilman Darrin Guidry, District 6, who discussed the neighbors' concerns regarding the drainage issues in the neighborhood.

j) Mr. Rembert stated Ms. Serigne also doesn't want water in her backyard and will get the water to the front.

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

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

- l) Mr. Kelley moved, seconded by Mr. Cehan: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts B1, B2, C1, C2, & C3 belonging to Denise Serigne conditioned upon the vicinity map on the plat be revised to reflect the site location."

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

2. The Chairman called to order the Public Hearing for an application by Allen Bergeron requesting approval for Process D, Minor Subdivision, for the Lot Extension Redivision of Property belonging to Allen D. & Janie Bergeron.

- a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., discussed the location and division of property. She stated the division was only to transfer title and requested a variance from the fire hydrant requirements due to financial hardship on the owner and due to all the existing homes.
- b) The Chairman recognized Samantha Hayes, 135 Square Wolf Lane, who stated Mr. Bergeron was "changing everything they agreed to." The Chairman informed Ms. Hayes that the issues between her and Mr. Bergeron was a civil matter and could not be fixed at the meeting.
- c) The Chairman recognized Mr. Allen Bergeron, 200 Henderson, who discussed the division of property.
- d) Mr. Kelley moved, seconded by Mr. Cehan: "THAT the Public Hearing be closed."

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

- e) Mr. Pulaski discussed the Staff Report and stated Staff recommended denying the variance request due to insufficient hardship indicating the purpose of the distance requirement was to improve the fire protection coverage in older and new subdivisions. He continued to state Staff recommended tabling the application to allow sufficient time for the applicant to install the fire hydrant as per the requirements, submit all utility letters, re-label tracts accordingly, place dimensions from existing structures to property lines on the plat, placement of benchmark on the plat, and depict center natural ground elevations.
- f) Mr. Cehan moved, seconded by Mr. Faulk: "THAT the HTRPC deny the variance from the fire hydrant requirements and table the application for Process D, Minor Subdivision, for Lot Extension Redivision of Property belonging to Allen D. & Janie Bergeron until the next regular meeting of October 17, 2019."

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

3. The Chairman called to order the Public Hearing for an application by Juan Clara-Gomez requesting approval for Process B, Mobile Home Park, for Edgewood Estates Mobile Home Park.

- a) Mr. Juan Clara-Gomez, Developer, discussed the location and proposed mobile home park. He indicated a neighbor gave 10' of property for a better road in the future.
- b) No one from the public was present to speak on the matter.

- c) Mr. Kelley moved, seconded by Mr. Faulk: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the conceptual phase only and tabling the preliminary phase to allow time for the applicant to provide adequate public notice of the hearing, submit a vehicular circulation plan, and provide the remaining information consistent with a complete preliminary phase application.
- e) Discussion was held with regard to Edgewood Boulevard and how it was classified and a vehicular circulation plan would help identify.
- f) Mr. Faulk moved, seconded by Mr. Kelley: “THAT the HTRPC grant approval of the conceptual phase of the application for Process B, Mobile Home Park, for Edgewood Estates Mobile Home Park and table the preliminary phase until the next regular meeting of October 17, 2019.”

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

- 4. The Chairman called to order the Public Hearing for an application by Houma-Terrebonne Airport Commission requesting conceptual & preliminary approval for Process C, Major Subdivision, for UAS Complex Road (Thunderbird Road Extension and Orion Drive).

- a) Mr. Gene Milford, Milford & Associates, Inc., discussed the location and road project. He stated the project was being funded by a federal grant that would bring new services to the airport and no lots were being created.
- b) No one from the public was present to speak on the matter.
- c) Mr. Kelley moved, seconded by Mr. Cehan: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.
- e) Mr. Kelley moved, seconded by Mr. Faulk: “THAT the HTRPC grant conceptual and preliminary approval of the application for Process C, Major Subdivision, for UAS Complex Road (Thunderbird Road Extension and Orion Drive).”
- f) Discussion was held with regard to Orion Drive possibly being renamed Blue Angels or Wright Brothers Drive in a future submittal.

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

- 5. The Chairman called to order the application by DR Development Group, LLC requesting final approval for Process C, Major Subdivision, for La Belle Maison, Phase C.

- a) Mrs. Brooke Domangue, on behalf of the TPCG Engineering Division, read a memo with regard to the subdivision indicating there were no punch list items [See ATTACHMENT C].
- b) Mr. Gene Milford, Milford & Associates, was pleased with the report.

- c) Mr. Kelley moved, seconded by Mr. Faulk: "THAT the HTRPC grant final approval of the application for Process C, Major Subdivision, for La Belle Maison, Phase C [See ATTACHMENT C]."

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

6. Withdrawn. *Belmont Place* [See ATTACHMENT A]  
7. Withdrawn. *Acadian Pointe Subdivision, Phase B* [See ATTACHMENT B]

I. STAFF REPORT: None.

J. ADMINISTRATIVE APPROVALS:

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

1. Revised Lot 2 & Revised Farmettes "U", "V" and "W" of Lot 2 & Farnettes "U", "V" and "W" of Bourg Heights Farnettes, Section 10, T18S-R18E, Terrebonne Parish, LA
2. Revised Lots 3 & 4, A Redivision of Revised Lots 3 & 4, F.J. Matherne Subdivision, Section 41, T17S-R18E, Terrebonne Parish, LA
3. Revised Lots A, B, C, & D, A Redivision of Lots A, B, C, & D belonging to Rodney G. Huffaker, et ux, Section 72, T17S-R16E, Terrebonne Parish, LA
4. Property Line Removal between Tract E and Lot 1 on Property belonging to Bayou Sheet Metal Services, LLC, (3553 Industrial Avenue A), Section 2, T17S-R18E, Terrebonne Parish, LA
5. Revised Lot 2, Block 13 of Mulberry Estates Subdivision, Phase "C", Section 104, T17S-R17E, Terrebonne Parish, LA
6. Tract 1, A Redivision of Property belonging to Louis P. Saia, IV, Section 20, T17S-R18E, Terrebonne Parish, LA
7. Revised Lot 2-O, LE 2-O & LE 2-P of Trinity Commercial Park, Section 4, T16S-R17E, Terrebonne Parish, LA
8. Lot Extension Redivision of Property belonging to Allen D. & Janie Bergeron, Section 6, T17S-R17E, Terrebonne Parish, LA

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:
  - a) Mr. Pulaski stated he had not completed the revisions yet to the mobile home park regulations.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments: None.
2. Chairman's Comments:
  - a) The Chairman reminded the Commissioners to pull out materials for all matters that were tabled if they wanted it to be included in the October meeting packet.

M. PUBLIC COMMENTS: None.

N. Mr. Kelley moved, seconded Mr. Faulk: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:20 p.m."

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

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



**MILFORD & ASSOCIATES, INC.**  
*CIVIL & CONSULTING ENGINEERS*

September 18, 2019

Item H.6

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

ATTN: Mr. Christopher Pulaski

**RE: Belmont Place S/D**  
**Located in Sections 30, 31 & 32 T17S-R17E**  
**Terrebonne Parish, LA**  
**Process C, Major S/D – Final**

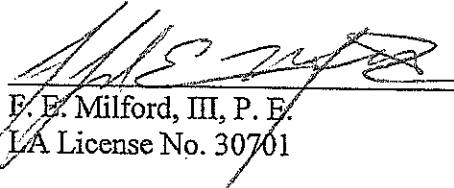
Dear Mr. Pulaski:

We are requesting that the above referenced project, be withdrawn from the meeting agenda, scheduled for Thursday, September 19, 2019, and be placed on the next meeting agenda for October 17, 2019.

If you have any questions or comments, please contact me at your convenience.

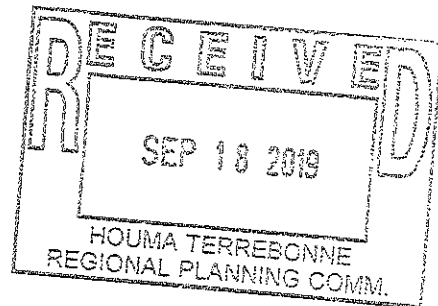
Very truly yours,

**MILFORD & ASSOCIATES, INC.**

  
F. E. Milford, III, P. E.  
LA License No. 30701

FEMIII/sr

cc: 18-33, Reading File  
Robert Aiello



H-TRPC withdrawn from agenda.doc

1538 Polk Street  
Houma, Louisiana 70360  
(985) 868-2561 / FAX (985) 868-2123  
milfordassociate@bellsouth.net

Page 1 of 1

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

Jacob A. Waitz, E.I.

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

James M. Templeton, P.L.S.

September 11, 2019

Item H.7

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

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

Attention: Becky M. Becnel,  
Planning Commission Secretary

RE: WITHDRAWAL OF REQUEST FOR FINAL APPROVAL - ACADIAN POINTE  
SUBDIVISION, PHASE B - LOCATED IN SECTION 105, T17S-R17E, TERREBONNE  
PARISH, LOUISIANA - DEVELOPER: PROFESSIONAL CONSTRUCTION AND  
LEASING, L.L.C. - ENGINEER'S PROJECT NO. 2015-050B

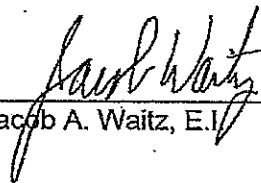
Dear Becky:

We are hereby requesting that you remove Acadian Pointe Subdivision, Phase B from the September 19, 2019 agenda of the Houma-Terrebonne Regional Planning Commission meeting. At this time there are several Punch List items are not complete and we request that this development be placed on the October 17, 2019 meeting agenda.

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

Sincerely,

DAVID A. WAITZ  
ENGINEERING & SURVEYING, INC.



---

Jacob A. Waitz, E.I.

JAW/dth

Cc: Professional Construction and Leasing, 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](mailto:dwaitz@waitzengineering.com)



P.O. BOX 6097  
HOUMA, LOUISIANA 70361  
(985) 868-5050



P.O. BOX 2768  
HOUMA, LOUISIANA 70361

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TERREBONNE PARISH  
CONSOLIDATED GOVERNMENT

---

September 19, 2019  
Item No. H-5

TO: Christopher M. Pulaski  
FROM: Jeanne P. Bray *JPB*  
SUBJECT: La Belle Maison Ph C  
Final Inspection

A representative of the Terrebonne Parish Department of Public Works has inspected the above referenced subdivision. The Engineer and Developer for this subdivision have met the conditions required by the Planning Commission for Final Approval.

Please feel free to contact me at 873-6720 if you have any questions or comments.

cc: Planning Commission  
F.E. Milford, III, P.E.  
Ernest Brown  
Engineering Division  
Reading File  
Council Reading File

Saltwater Fishing Capital of the World®

# 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
- C.  Major Subdivision  
 Conceptual  
 Preliminary  
 Engineering  
 Final
- D.  \*\* Minor Subdivision

\*\* Variance(s) (detailed description):

SEE ATTACHED LETTER

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

*MAP SHOWING THE REDIVISION OF PROPERTY BELONGING TO*

1. Name of Subdivision: KENNETH H. WRIGHT, ET UX
2. Developer's Name & Address: Neta Wright 6622 West Park Avenue Houma, LA 70364  
Kenneth H. and Neta Wright 6622 West Park Avenue Houma, LA 70364
- \*Owner's Name & Address: 70364  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor

### SITE INFORMATION:

4. Physical Address: 6622 West Park Avenue
5. Location by Section, Township, Range: Sections 4, T17S-R17E
6. Purpose of Development: To create two legal lots of record
7. Land Use:  
 Single-Family Residential  
 Multi-Family Residential  
 Commercial  
 Industrial
8. Sewerage Type:  
 Community  
 Individual Treatment  
 Package Plant  
 Other
9. Drainage:  
 Curb & Gutter  
 Roadside Open Ditches  
 Rear Lot Open Ditches  
 Other
10. Date and Scale of Map: 27 February 2019 1"=60'
11. Council District: 3 Michel / Bayou Cane Fire
12. Number of Lots: 2
13. Filing Fees: \$138.64

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

Alisa Champagne  
Print Applicant or Agent

  
Signature of Applicant or Agent

27 February 2019

Date

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

Neta Wright  
Print Name

  
Signature

28 FEBRUARY 2019

Date

PC19/3-2-14

28 February 2019

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

**Re: Variance from Fire Hydrant Spacing**

The developer would like to request a variance from the required fire hydrant spacing due to the fact that there are three hydrants near the property. One is located 278 feet away, and the other two are within 415 feet.



# 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 for a variance from the fire hydrant requirement. See attached letter from the property owner.

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

MAP SHOWING LOT LINE SHFT BETWEEN LOTS 17 & 21, OF  
HENDERSON PARK SUBDIVISION AND PROPERTY BELONGING TO

1. Name of Subdivision: ALLEN & JANIE BERGERON
2. Developer's Name & Address: Allen Bergeron 200 Henderson Street Houma, LA 70364  
\*Owner's Name & Address: Allen Bergeron 200 Henderson Street Houma, LA 70364  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Charles L. McDonald P.O, Box 1390 Gray, LA 70359

### SITE INFORMATION:

4. Physical Address: 135 & 143 Square Wolf Lane
5. Location by Section, Township, Range: Sections 6, T17S-R17E
6. Purpose of Development: To creat two lots of record
7. Land Use:  
\_\_\_\_\_ **\*\*** Single-Family Residential  
\_\_\_\_\_ Multi-Family Residential  
\_\_\_\_\_ Commercial  
\_\_\_\_\_ Industrial
8. Sewerage Type:  
\_\_\_\_\_ **\*\*** Community  
\_\_\_\_\_ Individual Treatment  
\_\_\_\_\_ Package Plant  
\_\_\_\_\_ Other
9. Drainage:  
\_\_\_\_\_ Curb & Gutter  
\_\_\_\_\_ Roadside Open Ditches  
\_\_\_\_\_ Rear Lot Open Ditches  
\_\_\_\_\_ **\*\*** Other
10. Date and Scale of Map: 29 August 2019 Scale 1" = 100'
11. Council District: 5 Prather / Bayou Cane Fire
12. Number of Lots: 2
13. Filing Fees: \$234.12

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

Alisa Champagne  
Print Applicant or Agent

30 August 2019  
Date

Allen D. Bergeron  
Signature of Applicant or Agent

Alisa Champagne

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

Allen D. Bergeron  
Print Name of Signature

8-30-19  
Date

Allen D. Bergeron  
Signature

PC19/ 9 - 2 - 42

August 30, 2019

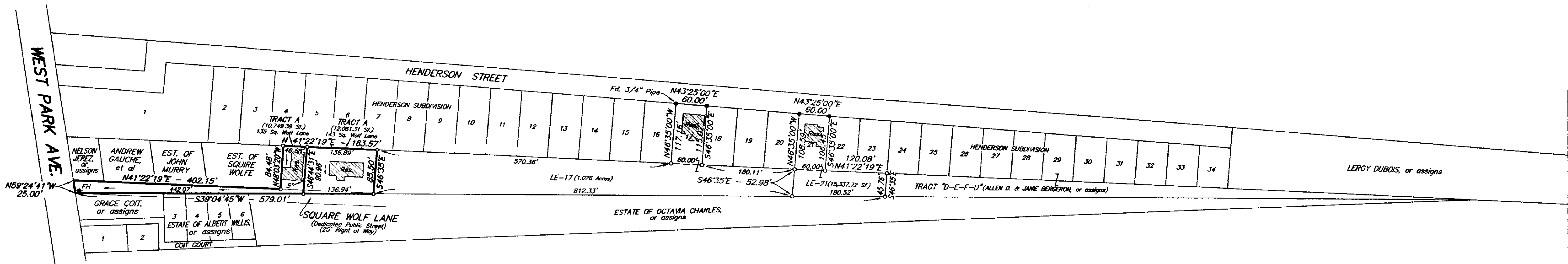
Houma Terrebonne Regional Planning Commission

**RE: Variance from fire hydrant location requirement**

*The property owner is asking for a variance from the fire hydrant location requirement not only because of the financial hardship of installing a hydrant, but also because of the pre-existing conditions of the neighborhood. The residences shown on the survey plat have been existing for many years, and the lots being created are for the transfer title only.*



NOTE: Bearings shown hereon are based on the reference map prepared by T. Baker Smith, C.E., entitled "HENDERSON SUBDIVISION" dated 8/14/1946.



SECTION 98, T17S-R17E

Approved and accepted this date \_\_\_\_\_  
by the Terrebonne Parish Planning Commission

Planning Commission Chairman

**MAP SHOWING LOT EXTENSION REDIVISION  
OF PROPERTY BELONGING TO  
ALLEN D. & JANIE BERGERON  
LOCATED IN SECTION 6, T17S-R17E,  
TERREBONNE PARISH, LOUISIANA**

SCALE: 1" = 100' 29 AUGUST 2019

CHARLES L. McDONALD  
LAND SURVEYOR, INC.  
P O BOX 1390 - GRAY, LA 70359  
TELE (985) 876-4412  
EMAIL: clmsurveyor@aol.com



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

APPROVED: *Charles L. McDonald* REG. P.L.S. No. 3402

**Flood Zone Information:**

This property is situated within Zone "C" as shown on the FEMA Flood Insurance Rate Maps dated 5/1/1985. (Map No. 225206 0405 C). The FEMA Advisory Base Flood Elevation Map (ABFE) dated 2/23/2006 depicts this property outside of the "Limit of ABFE's". (Map No. LA-V100).

**Notes:**

This map does not purport to show any servitudes, rights of way, or pipelines which may affect this property. Title information was provided by the owner. No additional title research was performed by the surveyor.

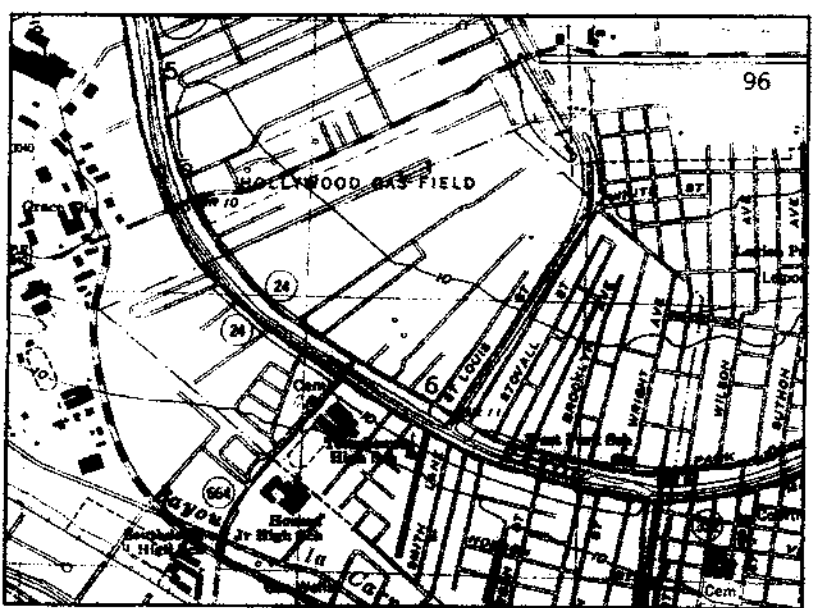
At the owner's request, some property corners are not monumented.

**Proposed Land Use:**

Residential

**Method of Sewer Disposal:**

Community System



Vicinity Map

**Legend:**

- Indicates 1/2" Pipe Fd. unless noted
- Indicates 1/2" Pipe Set Unless Noted
- Indicates Drainage Flow
- FH ♦ Indicates Exist. Fire Hydrant

**ALLEN D. & JANIE BERGERON**

CHARLES L. McDONALD  
LAND SURVEYOR, INC.  
HOUMA, LOUISIANA  
P.O. Box 1390  
Gray, LA 70359  
Ph: (985) 876-4412/Fax: (985) 876-4806

DRAWN: A.M.C.  
CHECKED: C.L.M.  
SCALE: 1" = 100'  
DATE: 29 AUG 19

JOB # 6194

CAD # 61.94

# 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. <input type="checkbox"/> Raw Land            | B. <input checked="" 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 checked="" type="checkbox"/> Conceptual  | <input type="checkbox"/> Engineering                    |
| <input checked="" type="checkbox"/> Preliminary | <input type="checkbox"/> Final                          |
| <input type="checkbox"/> Engineering            | D. <input type="checkbox"/> Minor Subdivision           |
| <input type="checkbox"/> Final                  |   |

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

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

- Name of Subdivision: "EDGEWOOD ESTATES" MOBILE HOME PARK
- Developer's Name & Address: Juan Clara Gomez 218 Henderson Street Houma, LA 70364  
\*Owner's Name & Address: Juan Clara Gomez 218 Henderson Street Houma, LA 70364  
[\* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Charles L. McDonald P.O. Box 1390 Gray, LA 70359

### SITE INFORMATION:

- Physical Address: 212 Edgewood Blvd.
- Location by Section, Township, Range: Section 32, T18S-R17E
- Purpose of Development: To create a minor mobile home park with 5 lots for rentals
- 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: \_\_\_\_\_
- Council District: \_\_\_\_\_
- Number of Lots: 5
- Filing Fees: \_\_\_\_\_

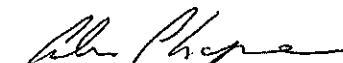
I, AUSA CHAMPAGNE, certify this application including the attached date to be true and correct.

AUSA CHAMPAGNE

Print Applicant or Agent

08/30/2019

Date



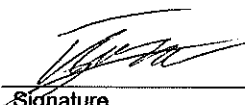
Signature of Applicant or Agent

The undersigned certifies: J.C.G. 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.

Juan Clara Gomez  
Print Name of Signature

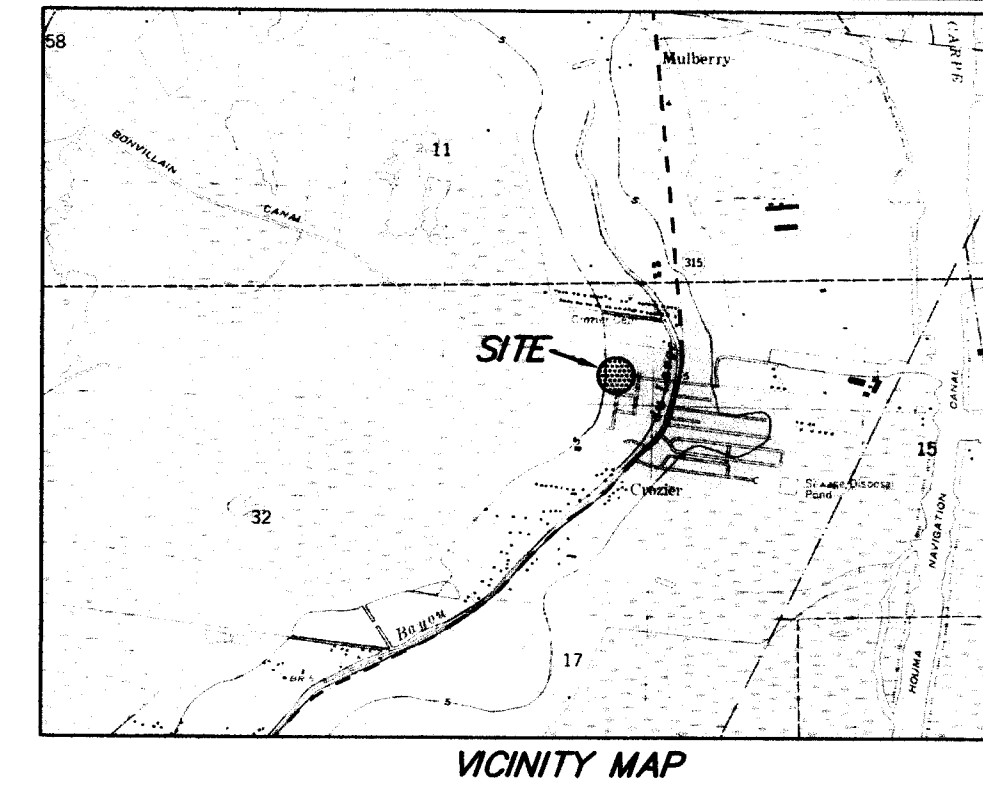
09-03-2019

Date



Signature

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



JAMES McCLEARY, or assigns

N72°53'E - 525.00'

PHILIP CHAUVIN, or assigns

S82°33'07"E - 458.00'

JES INVESTMENTS, L.L.C., or assigns

S72°53'W - 36.00'

S82°33'07"E - 571.66'

EDGEWOOD SUBDIVISION

N82°33'07"W - 406.00'

S72°53'W - 14.25'

**BEECHWOOD DRIVE**  
(Dedicated Public Street)  
50' R/W

To Hwy. 315

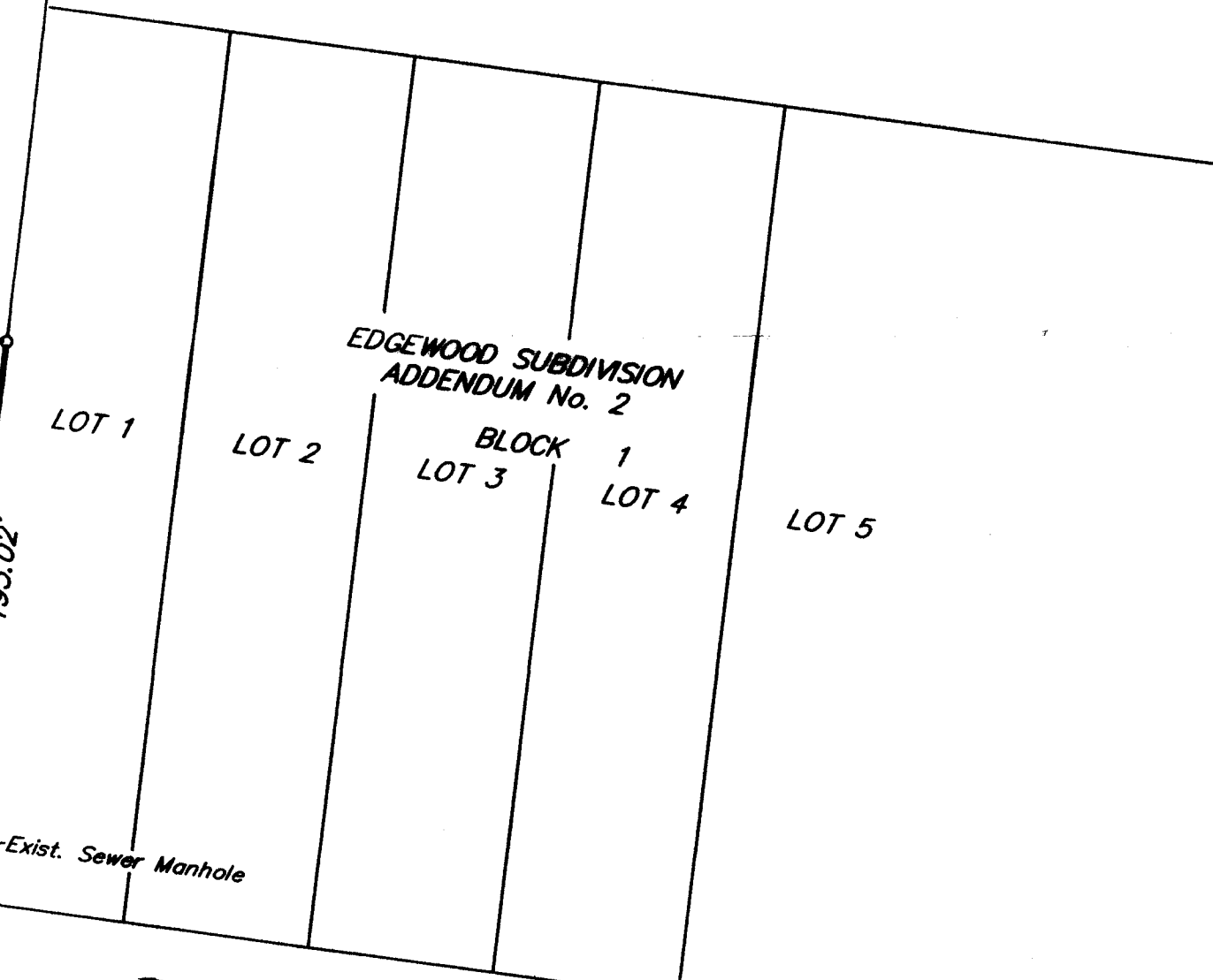
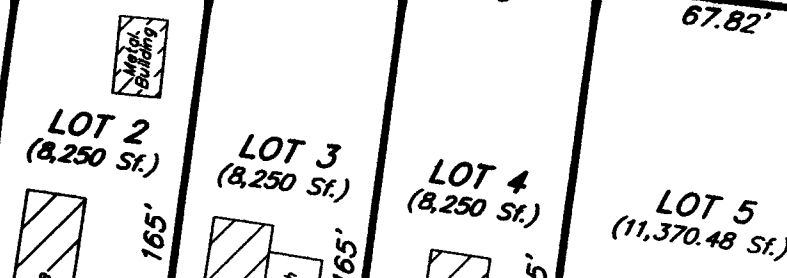
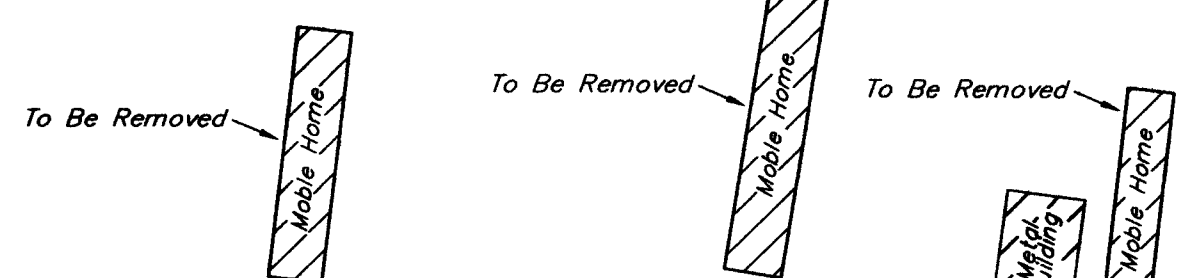
LOT 1  
REMAINING PORTION OF TRACT "B"  
JUAN CLARA GOMEZ  
(8.66 Acres)

c & j. PROPERTIES, L.L.C., or assigns

S72°53'W - 300.00'

EDGEWOOD SUBDIVISION

282.18' S82°33'07"E - 500.00'



N82°33'07"W - 859.69'

Exist. 50' Servitude of Passage

N72°53'E - 9.74'

N72°53'E - 20.26'

**EDGEWOOD COURT**  
(30' R/W For Passage and Utilities)  
N82°33'07"W - 285.00'  
N82°33'07"W - 315.40'

**MONITOR DRIVE**  
(Dedicated Public Street)  
50' R/W

TRACT "A"  
DIANNE HEBERT, or assigns

ISREAL AND PATRICIA TURNER, or assigns

TRACT "A"  
DIANNE HEBERT, or assigns

**EDGEWOOD BOULEVARD**  
(Dedicated Public Street)  
60' R/W

571.52' To Hwy. 315

**Reference Maps:**

NOTE: This map does not purport to show all servitudes and/or right of ways which may affect this property.  
NOTE: This property is situated within ZONES "A3, B & C", as shown on the F.E.M.A. Flood Insurance Rate Map dated May 1, 1985. (Map No. 225206 0415 C)  
NOTE: All title information shown hereon was provided by the client and no additional title research was done by Charles L. McDonald, Land Surveyor, Inc.  
NOTE: METHOD OF SEWER DISPOSAL IS COMMUNITY SYSTEM

**Reference Maps:**

"MAP SHOWING THE REDIVISION OF PROPERTY BELONGING TO HAROLD HEBERT, ETAL" prepared by Charles L. McDonald, Land Surveyor, Inc. dated 7 March 1993.  
"ADDENDUM No. 2 TO EDGEWOOD SUBDIVISION" prepared by Charles L. McDonald, Land Surveyor, Inc. dated 29 Feb. 1988.

**CONCEPTUAL & PRELIMINARY PLAN FOR "EDGEWOOD ESTATES" A MINOR MOBILE HOME PARK BEING THE REDIVISION OF PROPERTY BELONGING TO JUAN CLARA-GOMEZ LOCATED IN SECTION 32, T18S-R17E, TERREBONNE PARISH, LOUISIANA**

SCALE: 1" = 50' 5 AUGUST 2019

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



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

APPROVED: *Charles L. McDonald* REG. P.L.S. No. 3402

**LEGEND**

- Indicates 1/2" Rod Fd. Unless Noted
- Indicates 1/2" Pipe Set Unless Noted
- FHxx Indicates Exist. Fire Hydrant
- Indicates Traffic Flow

PROPOSED LAND USE  
SINGLE FAMILY RESIDENTIAL  
(Mobile Home Park)

DATE	REVISION	BY

**CONCEPTUAL & PRELIMINARY PLAN "EDGEWOOD ESTATES" A MINOR MOBILE HOME PARK**  
Developer: JUAN CLARA GOMEZ

CHARLES L. McDONALD  
LAND SURVEYOR, INC.  
HOUMA, LOUISIANA  
P.O. Box 1390  
Gray, LA 70359  
Ph: (985) 876-4412 / Fax: (985) 876-4806

DRAWN: A.M.C.  
CHECKED: G.L.M.  
SCALE: 1" = 50'  
DATE: 5 AUG 2019

JOB # 6358 CAD # 6358

# 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: BELMONT PLACE
- Developer's Name & Address: LINTON ROAD COMPANY, L.L.C., 300 BENTON ROAD, BOSSIER CITY, LA 71111
- \*Owner's Name & Address: LINTON ROAD COMPANY, L.L.C., 300 BENTON ROAD, BOSSIER CITY, LA 71111  
(\* All owners must be listed, attach additional sheet if necessary)
- Name of Surveyor, Engineer, or Architect: MILFORD & ASSOCIATES, INC.

### SITE INFORMATION:

- Physical Address: WESTSIDE BLVD EXTENSION
- Location by Section, Township, Range: SECTION 30, 31, & 32, T17S-R17E
- Purpose of Development: SINGLE-FAMILY RESIDENTIAL LOTS
- Land Use:  
 Single-Family Residential  
 Multi-Family Residential  
 Commercial  
 Industrial
- Drainage:  
 Curb & Gutter  
 Roadside Open Ditches  
 Rear Lot Open Ditches  
 Other
- Number of Lots: 132
- Sewerage Type:  
 Community  
 Individual Treatment  
 Package Plant  
 Other
- Date and Scale of Map: \_\_\_\_\_
- Council District: 2
- Filing Fees: \$1,000.00

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

8/30/19

Date

  
Signature of Applicant or Agent

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

Robert M. Aiello

Print Name of Signature

8/27/19

Date

  
Signature

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

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

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

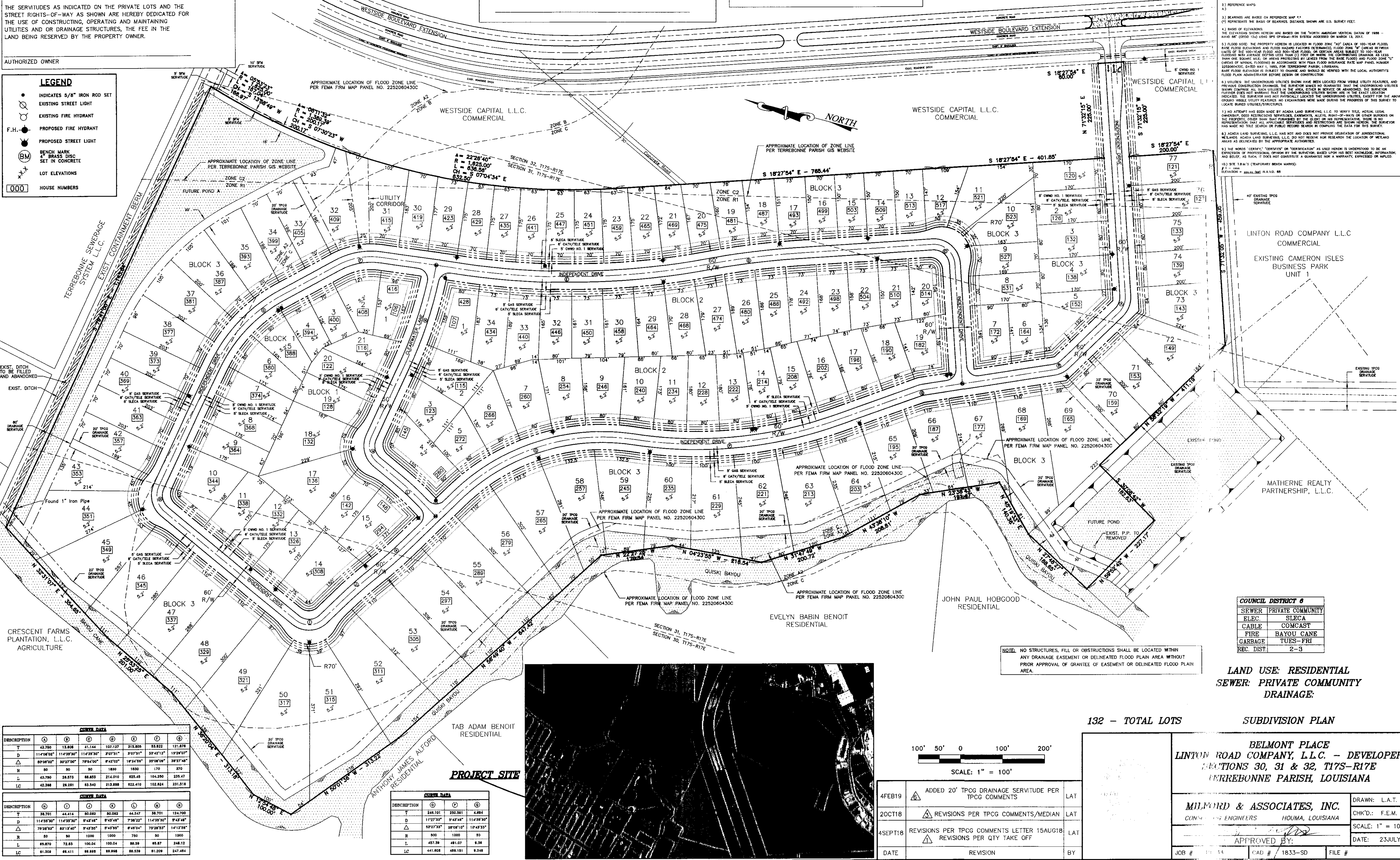
This is to certify that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent minimum STANDARDS OF PRACTICE FOR LAND SURVEYORS as set forth by the STATE OF LOUISIANA BOARD OF REGISTRATION FOR PROFESSIONAL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

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

WESTSIDE CAPITAL L.L.C.  
 COMMERCIAL

**LEGEND**

- INDICATES 5/8" IRON ROD SET
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- F.H. ○ PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- BENCH MARK BY 4" BRASS DISC SET IN CONCRETE
- LOT ELEVATIONS
- HOUSE NUMBERS



- NOTES:
- 1) ZONING: R1 (SINGLE FAMILY RESIDENTIAL FAMILY DETACHED) & C2 (COMMERCIAL, CONVENTIONAL DISTRICT) SETBACK LINES SHALL BE VERIFIED BY THE OWNER, DEVELOPER AND OR CONTRACTOR PRIOR TO ANY CONSTRUCTION. AS AN ALTERNATE, THE SETBACKS MAY BE VERIFIED BY THE SURVEYOR. ZONING AND SETBACKS ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S ZONING DEPARTMENT BEFORE ANY DESIGN OR CONSTRUCTION.
  - 2) REFERENCE MAPS: A)
  - 3) BEARINGS ARE BASED ON REFERENCE MAP \*\*\*
  - 4) REPRESENTS THE BASE OF BEARINGS, DISTANCE SHOWN ARE U.S. SURVEY FEET.
  - 5) ELEVATIONS SHOWN HEREON ARE BASED ON THE "NORTH AMERICAN VERTICAL DATUM OF 1988 - NAVD 83" (CORS 12A) BENCH MARK OPERATED BY SYSTEM ADJESSED ON MARCH 13, 2017.
  - 6) FLOOD ZONE: THE PROPERTY HEREON IS LOCATED IN FLOOD ZONE "A" (AREA OF 100-YEAR FLOOD, BASE FLOOD ELEVATION AND FLOOD HAZARD FACTORS DETERMINED), FLOOD ZONE "B" (AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTH OF LESS THAN (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD AND FLOOD ZONE "C" (AREAS OF MINIMAL FLOODING) IN ACCORDANCE WITH FEMA FLOOD INSURANCE RATE MAP PANEL NUMBER 22520604300, DATED MAY 1, 1985, FOR TERREBONNE PARISH, LOUISIANA. BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S FLOOD PLAN ADMINISTRATION BEFORE DESIGN OR CONSTRUCTION.
  - 7) NO ATTEMPT HAS BEEN MADE BY ACADA LAND SURVEYING, L.L.C. TO VERIFY THE ACTUAL LEGAL COMPOSITION, DEED RESTRICTIONS, EASEMENTS, ALIENS, RIGHT-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE. THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVICEDS AND RESTRICTIONS ARE SHOWN. OTHER BURDENS HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPIING THE DATA FOR THIS SERVIDE.
  - 8) ACADA LAND SURVEYING, L.L.C. HAS NOT AND DOES NOT PROVIDE DELINEATION OF JURISDICTIONAL BOUNDARIES. ACADA LAND SURVEYING, L.L.C. DOES NOT RECEIVE OR RESEARCH THE LOCATION OF WETLAND AREAS AS DELINEATED BY THE APPROPRIATE AUTHORITIES.
  - 9) THE WORDS "CERTIFY", "CERTIFICATE" OR "CERTIFICATION" AS USED HEREON IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED.
  - 10) SITE 1/4" S (TEMPORARY MARKS)
  - 11) ELEVATION - BENCH MARK H.A. 68

LINTON ROAD COMPANY L.L.C.  
 COMMERCIAL

EXISTING CAMERON ISLES  
 BUSINESS PARK  
 UNIT 1

MATHERNE REALTY  
 PARTNERSHIP, L.L.C.

**COUNCIL DISTRICT 6**

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

**LAND USE: RESIDENTIAL**  
**SEWER: PRIVATE COMMUNITY**  
**DRAINAGE:**

132 - TOTAL LOTS

SUBDIVISION PLAN

**BELMONT PLACE**  
**LINTON ROAD COMPANY, L.L.C. - DEVELOPER**  
 SECTIONS 30, 31 & 32, T17S-R17E  
 TERREBONNE PARISH, LOUISIANA

**MILFORD & ASSOCIATES, INC.**  
 CONSULTING ENGINEERS HOUMA, LOUISIANA

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

DATE: 23JUL18

JOB # \_\_\_\_\_ CAD # 1833-SD FILE # \_\_\_\_\_

**SURVEY DATA**

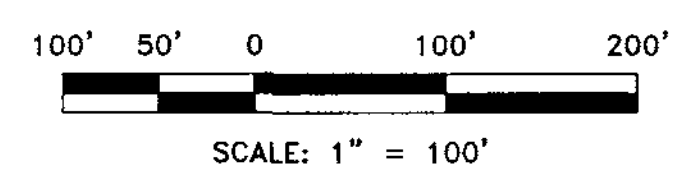
DESCRIPTION	A	B	C	D	E	F	G
T	43.750	13.828	41.144	107.127	315.888	53.822	121.878
D	11°4'08"02"	11°4'35"30"	11°4'35"30"	3°07'51"	3°07'51"	33°42'12"	19°39'07"
Δ	80°08'02"	30°27'00"	70°34'00"	8°42'02"	19°34'58"	30°08'09"	38°37'48"
R	50	50	100	1000	1000	170	370
L	43.750	28.573	68.853	214.010	625.45	104.350	235.47
LC	42.388	28.281	68.540	213.888	622.410	102.824	231.518

**SURVEY DATA**

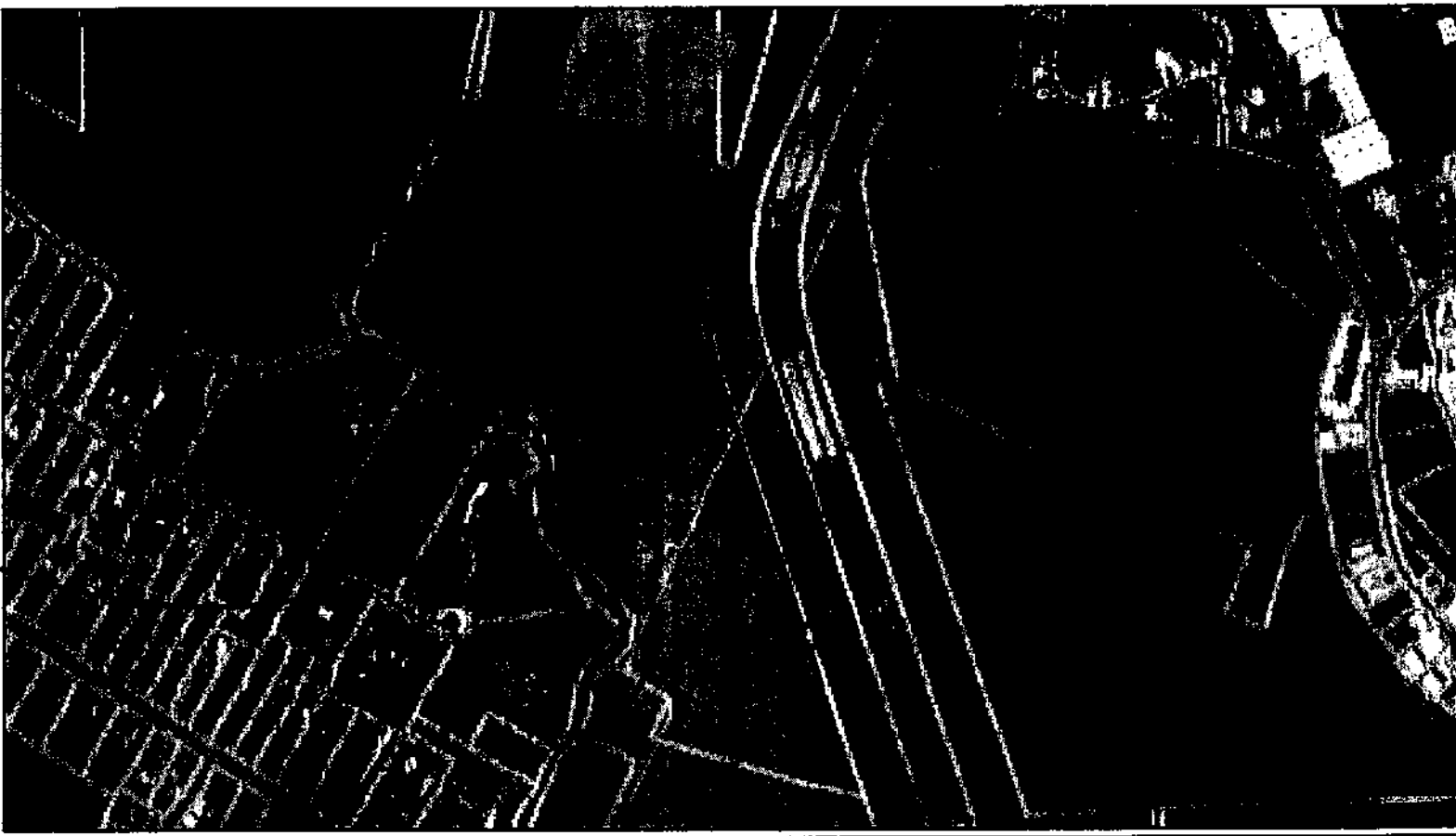
DESCRIPTION	A	B	C	D	E	F	G
T	38.701	24.414	50.882	50.882	44.347	38.701	124.700
D	11°4'35"30"	11°4'35"30"	9°43'48"	9°43'48"	7°30'22"	11°4'35"30"	9°43'48"
Δ	79°28'53"	82°13'40"	9°43'50"	9°43'50"	8°48'04"	79°28'53"	1°12'58"
R	50	50	1000	1000	750	50	1000
L	69.870	72.83	100.04	100.04	80.59	69.87	246.12
LC	61.208	66.411	88.888	88.888	66.539	61.208	247.484

**SURVEY DATA**

DESCRIPTION	A	B	C	D	E	F	G
T	246.101	252.981	4.494				
D	11°27'38"	9°43'48"	11°43'50"				
Δ	82°27'38"	28°08'10"	10°43'53"				
R	500	1000	50				
L	457.38	481.07	8.38				
LC	441.808	466.151	9.348				



DATE	REVISION	BY
4FEB19	ADDED 20' TPCG DRAINAGE SERVIDE PER TPCG COMMENTS	LAT
20OCT18	REVISIONS PER TPCG COMMENTS/MEDIAN	LAT
4SEPT18	REVISIONS PER TPCG COMMENTS LETTER 15AUG18	LAT
	REVISIONS PER QTY TAKE OFF	LAT



**PROJECT SITE**

# 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: ACADIAN POINTE SUBDIVISION, PHASE "B"
2. Developer's Name & Address: PROFESSIONAL CONSTRUCTION AND LEASING, L.L.C.,  
1418 TIGER DRIVE, THIBODAUX, LA 70301
- \*Owner's Name & Address: PROFESSIONAL CONSTRUCTION AND LEASING, L.L.C.  
1418 TIGER DRIVE, THIBODAUX, LA 70301  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING &  
SURVEYING, INC.

### SITE INFORMATION:


4. Physical Address: ACADIAN DRIVE
5. Location by Section, Township, Range: SECTION 105, T17S-R17E
6. Purpose of Development: PLANNED UNIT DEVELOPMENT (PUD)
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: February 5, 2018 1" = 30'
11. Council District: B Guidry / COH Fire
12. Number of Lots: 30
13. Filing Fees: \$425.00



I, David Waitz, P.E., certify this application including the attached date to be true and correct.

David Waitz, P.E., Agent

Print Applicant or Agent

8/29/19  
Date

  
Signature of Applicant or Agent

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

Donald B. Olivier, II, Manager of Professional  
Construction and Leasing, L.L.C.

Print Name of Signature

PC19/ 9 - 7 - 47

Revised 3/25/2010

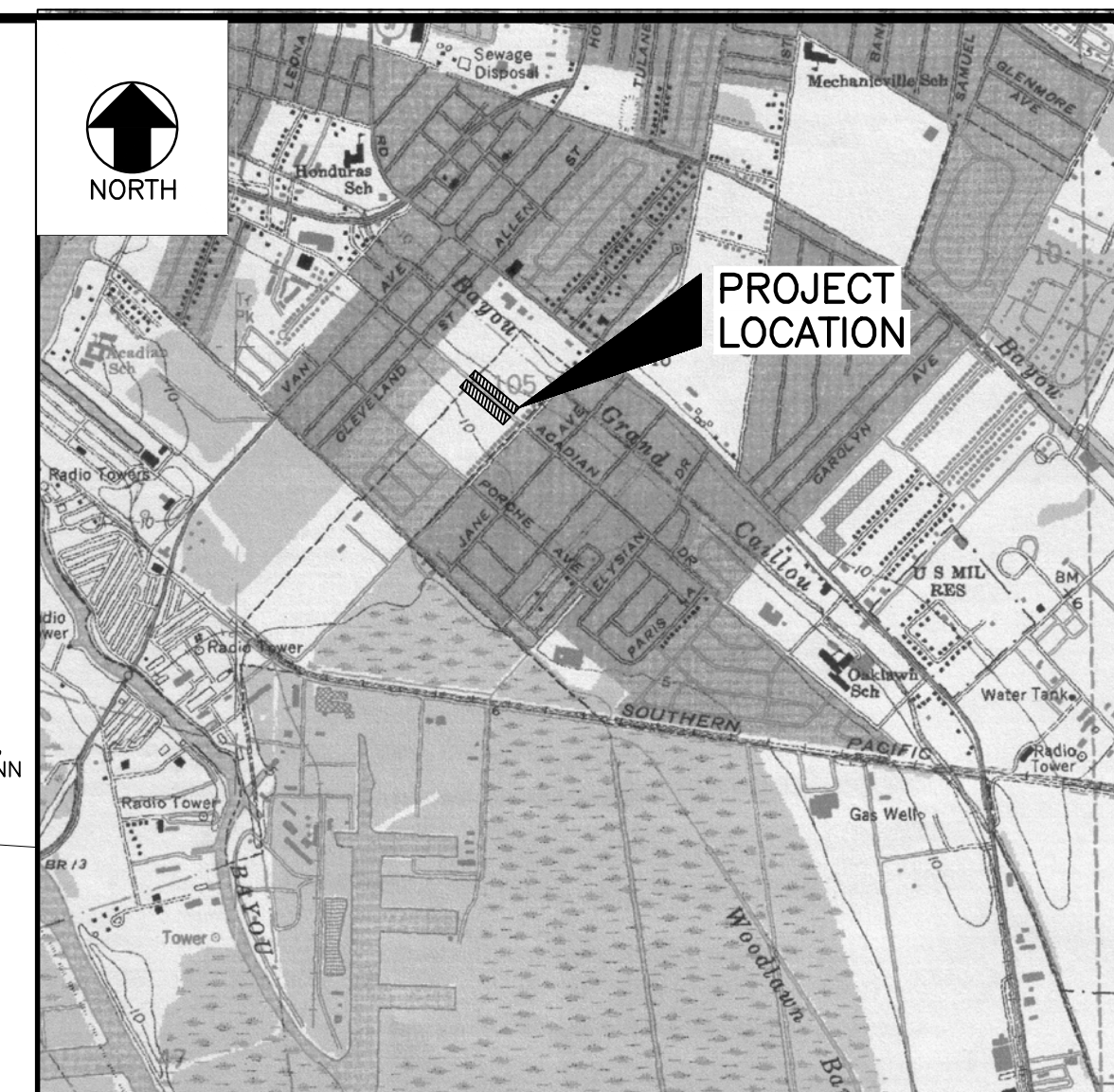
**REFERENCE MAPS & BEARINGS:**

1. SURVEY OF TRACT 2 - PROPERTY BELONGING TO ALPHONSE J. CENAC, JR. ET AL SECTION 105, T17S-R17E TERREBONNE PARISH, LOUISIANA PREPARED BY: KENETH REMBERT DATED: JUNE 20, 1996 ENTRY NO.: 1481250
2. SURVEY OF TRACT 3 - PROPERTY BELONGING TO ALPHONSE J. CENAC, JR. ET AL SECTION 105, T17S-R17E TERREBONNE PARISH, LOUISIANA PREPARED BY: KENETH REMBERT DATED: JUNE 21, 1996 ENTRY NO.: 1481249
3. MAP SHOWING TRACTS 1 THRU 8 SECTION 105, T17S-R17E TERREBONNE PARISH, LOUISIANA PREPARED BY: KENETH REMBERT DATED: APRIL 23, 1990 ENTRY NO.: 625777
4. REVISED ADDENDUM NO. 1 TO HOUMA EAST SUBDIVISION SECTION 105, T17S-R17E TERREBONNE PARISH, LOUISIANA PREPARED BY: KENETH REMBERT DATED: NOVEMBER 29, 1971 ENTRY NO.: 411254
5. ACADIAN POINT SUBDIVISION - PHASE A LOCATED SECTION 105, T17S-R17E TERREBONNE PARISH, LOUISIANA PREPARED BY: DAVID A. WAITZ DATED: SEPTEMBER 28, 2015 ENTRY NO.: 1529640

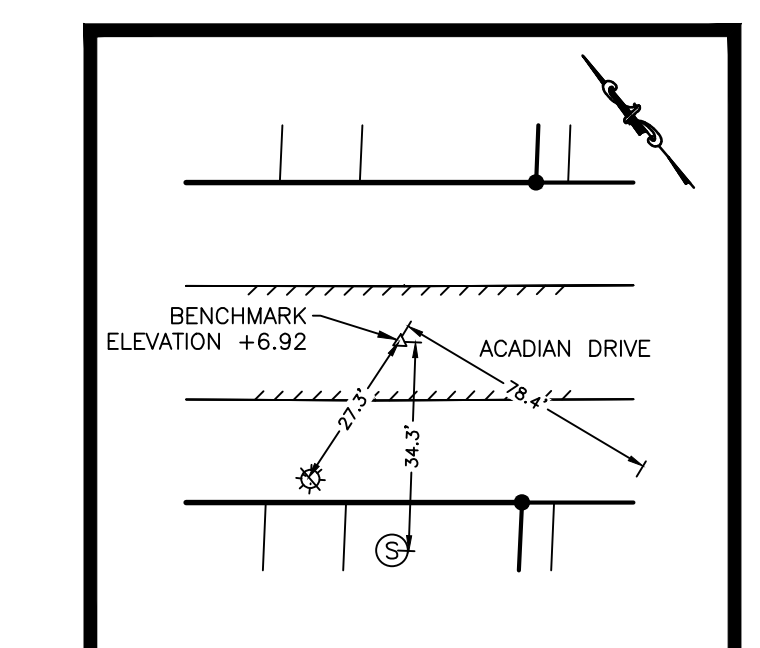
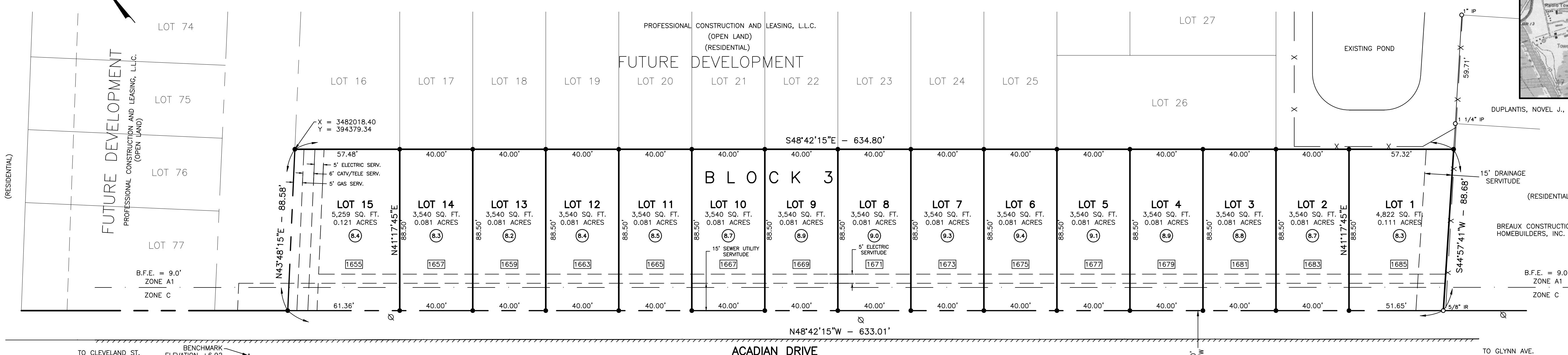
NOTE: REFERENCE BEARING IS N48°42'15"W ALONG THE R/W OF ACADIAN DRIVE AS SHOWN ON REF. MAP NO. 2.

**LEGEND**

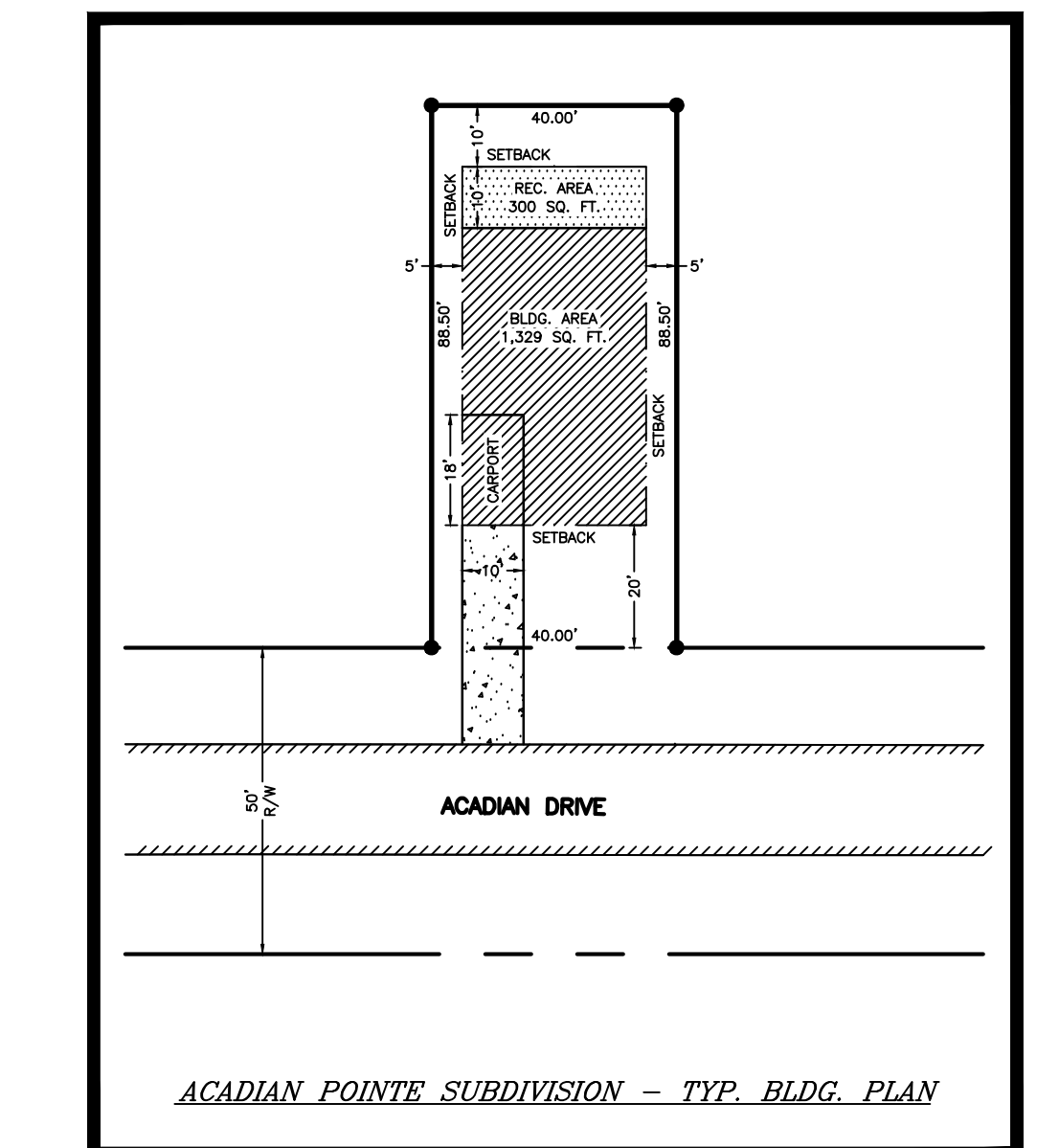
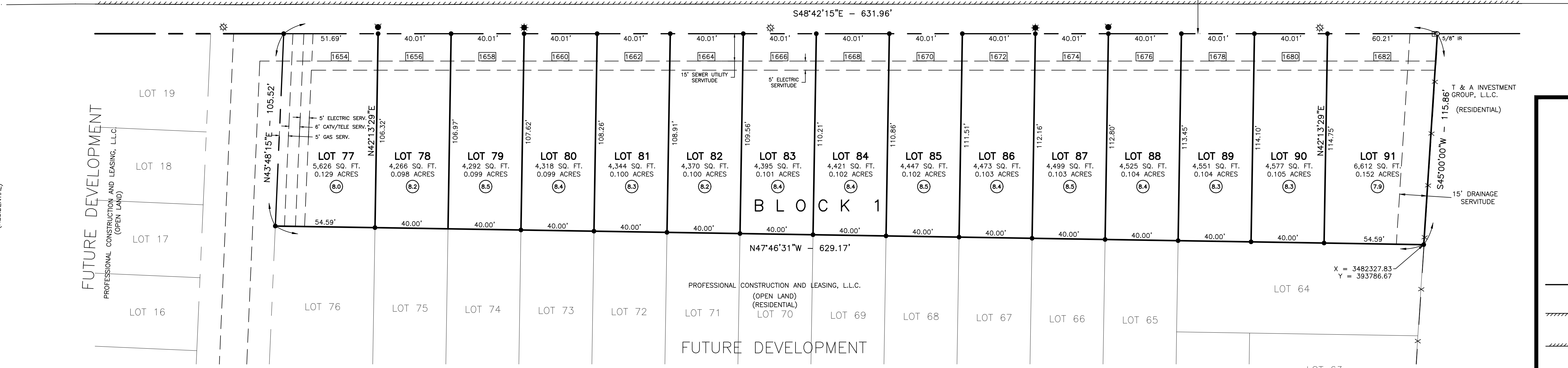
- FOUND PROPERTY MARKER ○
- SET 3/4" I.R. ●
- EXISTING WATER LINE — W —
- EXISTING GAS LINE — G —
- EXISTING SEWER LINE — S —
- EXISTING OVERHEAD POWER LINE — E —
- EXISTING TELEPHONE LINE — T —
- EXISTING FENCE — X —
- EXISTING POWER POLE W/ LIGHT ⚡
- NEW POWER POLE W/ LIGHT ⚡
- EXISTING POWER POLE ○
- EXISTING ANCHOR →
- EXISTING TELEPHONE PEDESTAL □
- EXISTING WATER VALVE ○
- EXISTING FIRE HYDRANT ●
- NEW FIRE HYDRANT ●
- EXISTING WATER METER ○
- EXISTING GAS VALVE ○
- EXISTING GAS METER ○
- EXISTING SEWER MANHOLE ○
- EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE ○
- CENTER LOT ELEVATIONS (IN FEET, NAVD 88, GEOID 12A) ○
- DRAINAGE FLOW →
- PHYSICAL ADDRESS [XXXX]
- 2" DIAMETER BRASS DISK (IN FEET, NAVD 88, GEOID 12A) (DATE SET OCTOBER 07, 2019) △



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



**DETAIL #1**  
N.T.S.



**ACADIAN POINTE SUBDIVISION - TYP. BLDG. PLAN**

**FEMA FLOOD ZONE AND HAZARDS**  
THESE LOTS ARE LOCATED IN ZONES C AND A1. (ZONE A1 B.F.E. = 9.0')  
FEMA MAP COMMUNITY PANEL NUMBER 225209 0265 C, DATED: MAY 1, 1985  
TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP # LA-Q103  
DATED: FEBRUARY 23, 2006; FLOOD ZONE: ALL AREAS OUTSIDE THE LIMIT OF A.B.F.E.  
NOTE: FOR AREAS OUTSIDE THE ABOVE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE

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

**CERTIFICATION:**  
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

DATE OF SURVEY: MAY 11, 2015  
SCALE IN FEET  
30 15 0 30 60 90

**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.

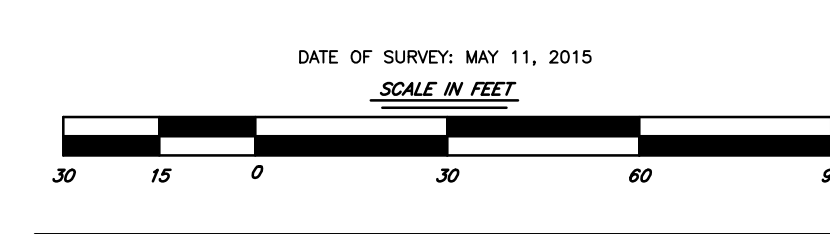
THIS IS TO CERTIFY THAT A SERVITUDE OF PASSAGE AND THE RIGHT TO INSTALL, MAINTAIN DRAINAGE, ELECTRICAL, COMMUNICATION, GAS, SEWER & WATER UTILITIES IS HEREBY CERTIFIED IN FAVOR OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT SOUTH CENTRAL BELL VISION CABLE AND THE CITY OF HOUMA OVER AND IN ALL THESE 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.

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

I ALSO CERTIFY THERE ARE NO ENCROACHMENTS ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN  
**PRELIMINARY COPY:**  
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.  
APPROVED: James M. Templeton Reg. No. 5129

BY: \_\_\_\_\_  
PROFESSIONAL CONSTRUCTION AND LEASING, L.L.C. DATE \_\_\_\_\_

**APPROVALS**  
PROFESSIONAL CONSTRUCTION AND LEASING, L.L.C. DATE \_\_\_\_\_



DATE	DESCRIPTION	BY

**FINAL PLAT**  
**RESIDENTIAL PLANNED UNIT DEVELOPMENT (CLUSTER HOUSING)**  
**OWNER: PROFESSIONAL CONSTRUCTION AND LEASING, L.L.C.**  
**ACADIAN POINTE SUBDIVISION - PHASE "B"**  
**LOCATED IN SECTION 105, T17S-R17E**  
**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  
DWAITZ@BELLSOUTH.NET  
DESIGNED: JMT  
CHECKED: JMT  
DATE: FEBRUARY 14, 2019  
FILE: F:\DWG\2015\15-050\PHASE B\RECORD DRAWINGS\PLAT.DWG  
JOB NO: 15-050

# 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): \_\_\_\_\_

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

*A DIVISION OF PROPERTY INTO TRACTS I & II BELONGING TO GAIL THIBODAUX, BEING A PORTION OF LOT 40 OF THE WAUBUN, ST. GEORGE & ISLE OF CUBA PLANTATION SUBDIVISION LOCATED IN SECTION 86 & 87, T15S-R16E & SECTIONS 70 7 8, T16S-R16E*

1. Name of Subdivision: TERREBONNE PARISH, LOUISIANA
2. Developer's Name & Address: GAIL THIBODAUX 618 MAIN PROJECT RD SCHIEVER LA 70395  
\*Owner's Name & Address: GAIL THIBODAUX 618 MAIN PROJECT RD SCHIEVER LA 70395  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: LEONARD CHAUVIN P.E., P.L.S., INC. 627 JACKSON STREET THIBODAUX LA 70301

### SITE INFORMATION:

4. Physical Address: 618 MAIN PROJECT ROAD SCHRIEVER LA 70395
5. Location by Section, Township, Range: SECTION 86 T15S-R16E
6. Purpose of Development: CREATE NEW LOT OF RECORD
7. Land Use:  
 Single-Family Residential  
 Multi-Family Residential  
 Commercial  
 Industrial
8. Sewerage Type:  
 Community  
 Individual Treatment  
 Package Plant  
 Other
9. Drainage:  
 Curb & Gutter  
 Roadside Open Ditches  
 Rear Lot Open Ditches  
 Other
10. Date and Scale of Map: 1'-100"
11. Council District: DISTRICT 4 Dryden/Schriever Fire
12. Number of Lots: 2
13. Filing Fees: \_\_\_\_\_

I, Jeremy Shaw, certify this application including the attached date to be true and correct.

Jeremy Shaw  
Print Applicant or Agent

9/27/19  
Date

Jeremy Shaw  
Signature of Applicant or Agent

The undersigned certifies: J.J. 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.

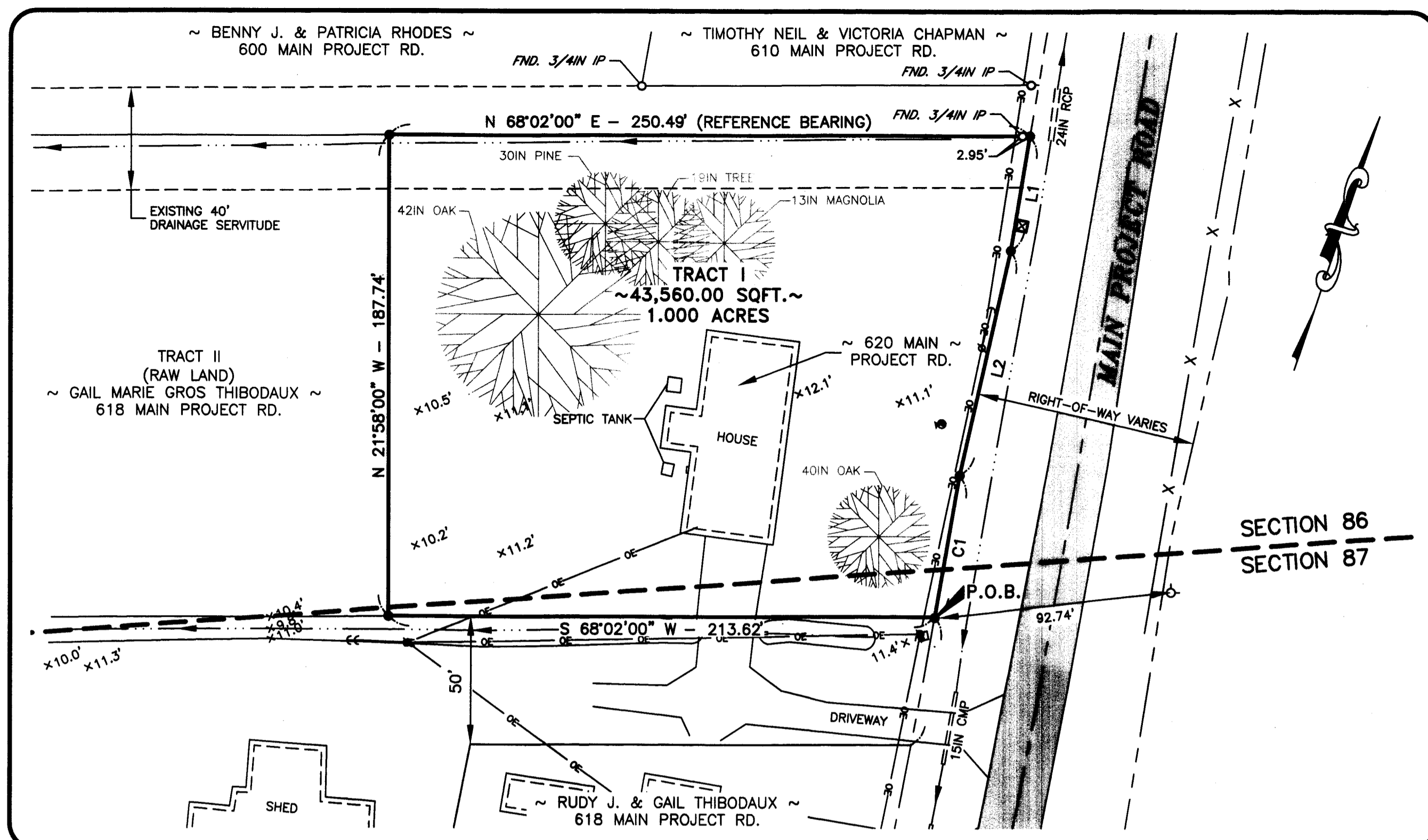
Gail Thibodaux  
Print Name of Signature

Gail Thibodaux  
Signature

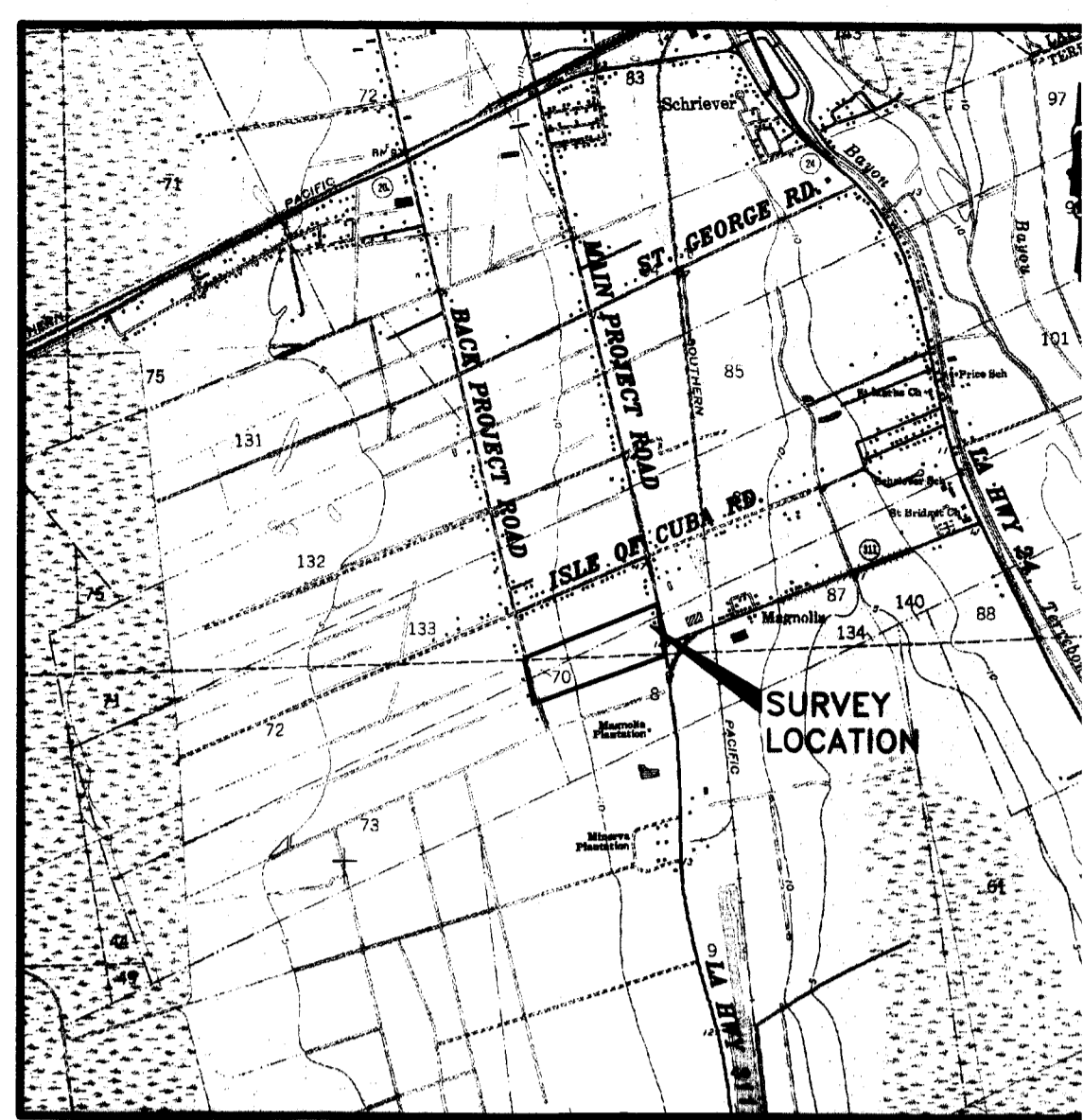


**NOTES:**

- 1.) REFERENCE MAPS AND BEARING:  
 A.) MAP SHOWING RESUBDIVISION OF TRACT I OF CHAUVIN FAMILY SUBDIVISION INTO TRACT I, TRACT 1-A, TRACT 1-B & TRACT 1-C LOCATED IN SECTION 86, T15S-R16E, TERREBONNE PARISH, LOUISIANA, PREPARED BY LEONARD CHAUVIN P.E., P.L.S., INC. AND DATED MARCH 27, 2013.  
 B.) BOUNDARY AND SUBDIVISION MAP PORTION OF TERREBONNE PROJECT TERREBONNE PARISH, LA, PREPARED BY U.S. DEPARTMENT OF AGRICULTURE FARM SECURITY ADMINISTRATION DISTRICT 4 AND DATED JULY 21, 1945.  
 C.) RIGHT OF WAY MAP STATE PROJECT NO. 855-03-07 F.A.P. NO. RS-351-1(003) CENTRAL - ST. BRIDGET HWY. TERREBONNE PARISH LA 311" PREPARED BY STATE OF LOUISIANA DEPARTMENT OF HIGHWAYS AND DATED DECEMBER 3, 1975.
- 2.) REFERENCE BEARING DETERMINED FROM REFERENCE MAP A.
- 3.) THE EXISTING ROADSIDE DITCHES SHOWN DRAIN TO THE EXISTING FORCED DRAINAGE PUMP STATION D-28 AND ARE MAINTAINED BY TERREBONNE PARISH FORCED DRAINAGE DEPARTMENT.
- 4.) THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ALL EXISTING SERVITUDES, EASEMENTS, AND/OR RIGHTS-OF-WAY WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.
- 5.) THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- 6.) THIS TRACT IS LOCATED IN ZONE C, AN AREA OF MINIMAL FLOODING INDICATED BY FEMA MAP COMMUNITY PANEL NUMBER 225206 0415 C DATED MAY 1, 1985. ADVISORY BASE FLOOD ELEVATION MAP LA-V99 AND LA-U99, DATED FEBRUARY 23, 2006 INDICATES THIS TRACT IS LOCATED OUTSIDE THE LIMITS OF STUDY.  
 \*FOR AREAS OUTSIDE OF THE A.B.F.E. LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE.
- 7.) PROPERTY WILL BE USED AS SINGLE FAMILY/RESIDENTIAL.
- 8.) SEWERAGE DISPOSAL: INDIVIDUAL TREATMENT PLANT.



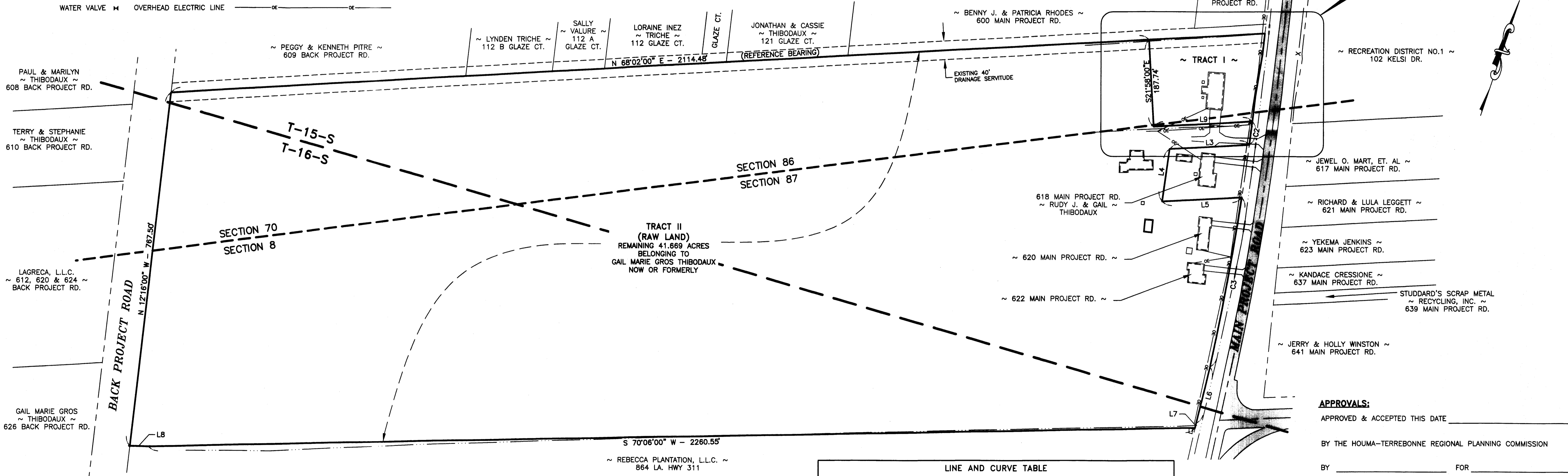
**DETAIL A**  
SCALE: 1"=40'



**VICINITY MAP**  
SCALE: 1"=3,000'

**LEGEND:**

- |                       |       |                        |                   |
|-----------------------|-------|------------------------|-------------------|
| GROUND ELEVATION      | x 0.0 | POWER POLE             | Ø                 |
| FOUND AS NOTED        | ○     | FIRE HYDRANT           | ⊕                 |
| SET 5/8" IRON ROD     | ●     | ROAD CENTERLINE        | — — — — —         |
| TELEPHONE PEDESTAL    | □     | RIGHT-OF-WAY LINE      | — — — — —         |
| RIGHT-OF-WAY MONUMENT | ⊠     | CHAINLINK FENCELINE    | - X - X - X - X - |
| WATER METER           | ⊕     | CENTERLINE DITCH       | — — — — —         |
| WATER VALVE           | ⊕     | OVERHEAD ELECTRIC LINE | — — — — —         |



**APPROVALS:**  
 APPROVED & ACCEPTED THIS DATE \_\_\_\_\_  
 BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION  
 BY \_\_\_\_\_ FOR \_\_\_\_\_

**CERTIFICATION:**  
 I HEREBY 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 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.

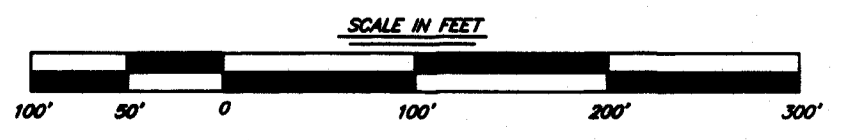
**DEDICATION:**  
 THIS IS TO CERTIFY THAT I, THE UNDERSIGNED OWNER, DO HEREBY IRREVOCABLY OFFER FOR DEDICATION AND MAINTENANCE TO THE LAFOURCHE PARISH COUNCIL OR THE PUBLIC UTILITY COMPANY OR SPECIAL DISTRICT HAVING JURISDICTION, THE PERPETUAL USE FOR PROPER PURPOSES INCLUDING, BUT NOT LIMITED TO, DRAINAGE,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

**OWNER:**  
 GAIL THIBODAUX

LINE/CURVE NO.	BEARING	LENGTH	ARC LENGTH	DELTA	RADIUS	CRD. BEARING	CRD. LENGTH
L1	S12°26'12"E	45.27'					
L2	S9°15'01"E	89.95'					
L3	S68°07'24"W	173.23'					
L4	S10°47'52"E	114.13'					
L5	N68°07'24"E	172.20'					
L6	S4°53'01"E	125.11'					
L7	S6°12'26"E	10.55'					
L8	S72°37'00"W	42.10'					
L9	N68°02'00"E	213.62'					
C1		56.18'		0°33'58"	5,684.58'	S12°09'13"E	56.18'
C2		50.83'		0°30'56"	5,684.58'	S11°36'46"E	50.83'
C3		371.33'		3°44'34"	5,684.58'	S8°19'59"E	371.27'

**PRELIMINARY**  
 APPROVED: JEREMY J. SHAW REG. NO. 5182  
**LEONARD CHAUVIN P.E., P.L.S., INC.** PRELIMINARY DOCUMENT:  
 CIVIL ENGINEER - LAND SURVEYOR  
 627 JACKSON ST. THIBODAUX, LA.  
 PHONE: (985) 449-1376

**SURVEY SHOWING**  
 A DIVISION OF PROPERTY INTO TRACTS I & II BELONGING TO GAIL THIBODAUX, BEING A PORTION OF LOT 40 OF THE WAUBUN, ST. GEORGE & ISLE OF CUBA PLANTATION SUBDIVISION LOCATED IN SECTIONS 86 & 87, T15S-R16E & SECTIONS 70 & 8, T16S-R16E TERREBONNE PARISH, LOUISIANA  
 DATE JULY 23, 2019



# 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: Mary C. Frederick Division
- Developer's Name & Address: Mary C. Frederick - 1753 Bayou Dularge Rd. Theroit, LA 70397  
\*Owner's Name & Address: Mary C. Frederick - 1753 Bayou Dularge Rd. Theroit, LA 70397  
[\* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: John Plaisance, II, P.L.S., P.E.

### SITE INFORMATION:

- Physical Address: 1798 Doctor Beatrains Rd. Theroit, LA 70397
- Location by Section, Township, Range: Section 65, T-19-S, R-17-E
- Purpose of Development: Residential
- Land Use:  
 Single-Family Residential  
 Multi-Family Residential  
 Commercial  
 Industrial
- Sewerage Type:  
 Community  
 Individual Treatment  
 Package Plant  
 Other
- Drainage:  
 Curb & Gutter  
 Roadside Open Ditches  
 Rear Lot Open Ditches  
 Other
- Date and Scale of Map: 9/25/19 1"=60'
- Council District: Marmande 7 / Bayou Dularge Fire
- Number of Lots: 6
- Filing Fees: \$330.10

I, Mary C. Frederick certify this application including the attached date to be true and correct.

Mary C. Frederick  
Print Applicant or Agent

Mary C. Frederick  
Signature of Applicant or Agent

9-23-2019  
Date

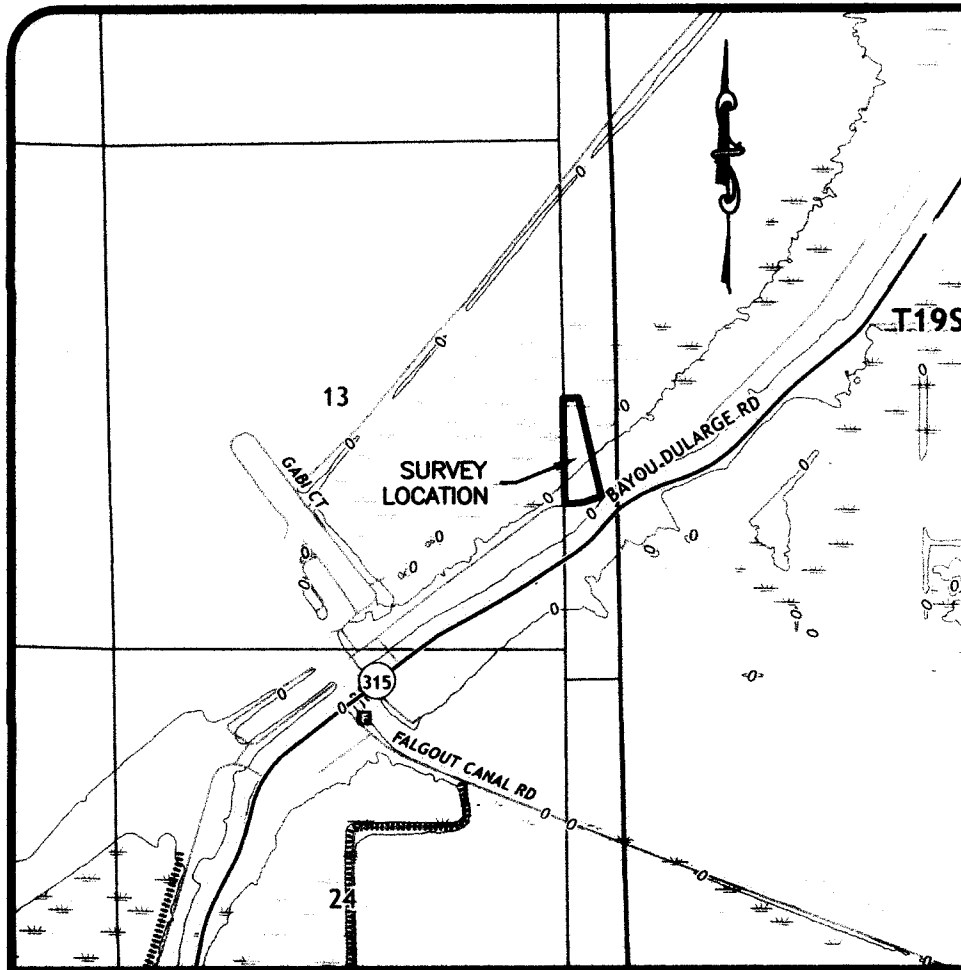
The undersigned certifies: mcf 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal,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

Mary C. Frederick  
Print Name of Signature

Mary C. Frederick  
Signature

9-23-2019  
Date

PC19/ 10 - 2 - 49



VICINITY MAP  
LAKE THERIOT QUAD SCALE: 1" = 2000'

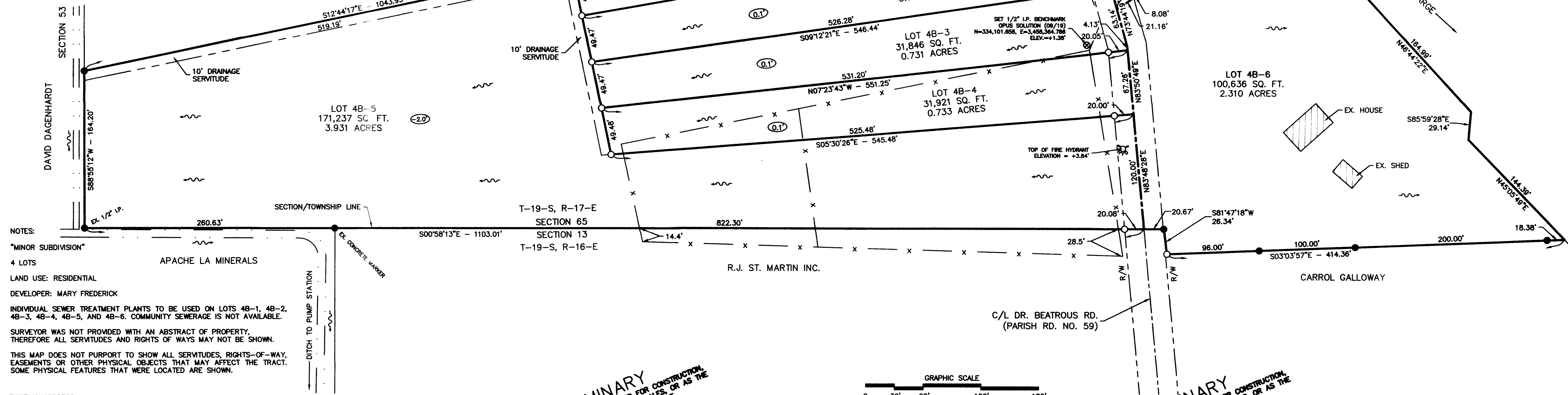
COMMUNITY # 225206, PANEL #0475C,  
FLOOD ZONE A15, B.F.E. +9',  
FIRM INDEX DATE APRIL 2, 1992  
2008 PRELIMINARY DFORM COMMUNITY NO. 22109C  
PANEL NO. 0425 SUFFIX "E", ZONE AE, B.F.E. +12 & +13'  
A.B.F.E. MAPS, PANEL LA L101  
ZONE AE, DATE OF MAP 2/23/06  
B.F.E. +10'

BEARINGS AND DISTANCES ARE GRID, LA SOUTH ZONE, NAD83 (1992)  
BASED ON BENCHMARK HAVING COORDINATES OF  
N=334,101.658, E=3,458,364.786, ELEV.= +1.37  
NAVD 88, OPUS SOLUTION 09/2019

- LEGEND:
- EX. 5/8" IRON ROD (UNLESS OTHERWISE NOTED)
  - SET 1/2" IRON PIPE
  - DRAINAGE ARROW
  - ⊗ EX. FIRE HYDRANT
  - ⊗ APPROXIMATE LOT ELEVATION, DATE OF SURVEY
  - - - EX. FENCE

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

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BASIS FOR THE ISSUANCE OF A PERMIT.

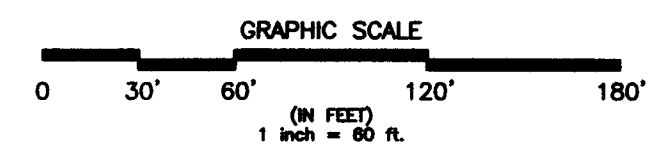


NOTES:  
"MINOR SUBDIVISION"  
4 LOTS  
LAND USE: RESIDENTIAL  
DEVELOPER: MARY FREDERICK  
INDIVIDUAL SEWER TREATMENT PLANTS TO BE USED ON LOTS 4B-1, 4B-2, 4B-3, 4B-4, 4B-5, AND 4B-6. COMMUNITY SEWERAGE IS NOT AVAILABLE.  
SURVEYOR WAS NOT PROVIDED WITH AN ABSTRACT OF PROPERTY, THEREFORE ALL SERVITUDES AND RIGHTS OF WAYS MAY NOT BE SHOWN.  
THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHTS-OF-WAY, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT. SOME PHYSICAL FEATURES THAT WERE LOCATED ARE SHOWN.

EXISTING ADDRESS:  
1798 DR. BEATROUS RD.  
THERIOT, LA 70397

REFERENCE MAPS:  
1. SURVEY OF TRACTS 1B, 2B, 3B AND 4B REDIVISION OF PROPERTY BELONGING TO ELAINE FREDERICK ET AL IN SECTIONS 51, 52, 65 & 71, T19S-R17E TERREBONNE PARISH, LOUISIANA. BY KENETH L. REMBERT, PLS, DATED MARCH 26, 2004.  
2. SURVEY OF TRACTS 1A, 2A, 3A, AND 4A REDIVISION OF PROPERTY BELONGING TO ELAINE FREDERICK ET AL IN SECTIONS 51, 52, 65 & 71, T19S-R17E TERREBONNE PARISH, LOUISIANA. BY KENETH L. REMBERT, PLS, DATED MARCH 26, 2004.  
3. SURVEY OF REVISED TRACT 3B-2 PROPERTY BELONGING TO MARY FREDERICK OLIVIER et als LOCATED IN SECTION 65, T19S-R17E, TERREBONNE PARISH, LOUISIANA. BY KENETH L. REMBERT, P.L.S. DATED APRIL 28, 2008.  
4. PLAT SHOWING LOTS 1 THRU 12 - A REDIVISION OF REVISED TRACT 3B-1a BELONGING TO ROBERT J. CARRILES et ux LOCATED IN SECTION 65, T19S-R17E, TERREBONNE PARISH, LOUISIANA. BY KENETH L. REMBERT, PLS, DATED JULY 22, 2019.

DRAINAGE NOTE: THIS PROPERTY DRAINS TO HIGHWAY WHICH IS MAINTAINED BY THE PARISH OF TERREBONNE, TO BAYOU DULARGE, AND TO THE SWAMP IN THE REAR WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.



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

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BIDDING, RECORDATION, CONVEYANCES, SALES, OR AS THE  
BASIS FOR THE ISSUANCE OF A PERMIT.

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



**ENGINEERING LLC**

Coastal Design & Infrastructure  
197 Elysian Drive  
Houma, LA 70363  
O: (985) 219-1000 | F: (985) 475-7014  
Firm Licenses: EF.0005905, VF.0000814

ENGINEERING • PLANNING • ENVIRONMENTAL CONSULTING

REVISIONS		
No.	Description	Date

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

I, \_\_\_\_\_ CERTIFY THAT THIS PLAT REPRESENTS MY ACTUAL WORK AND COMPLES WITH THE APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY, AS DEFINE IN L.A.C., TITLE 46, PART 14, CHAPTER 29  
JOHN J. PLAISANCE, II, PLS #4669

THIS DOCUMENT IS THE PROPERTY OF GSI ENGINEERING, LLC (GISE). IT IS ONLY TO BE USED IN CONNECTION WITH WORK BEING PERFORMED BY GISE OR THE APPROVED CONTRACTOR. REPRODUCTION IN WHOLE OR IN PART FOR ANY PURPOSE OTHER THAN WORK PERFORMED BY GISE OR THE APPROVED CONTRACTOR IS FORBIDDEN EXCEPT BY EXPRESS WRITTEN PERMISSION OF GISE. IT IS TO BE SAFEGUARDED AGAINST BOTH DELIBERATE AND INADVERTENT DISCLOSURE TO ANY THIRD PARTY.

**MARY C. FREDERICK DIVISION**

SURVEY PLAT SHOWING A  
MINOR SUBDIVISION OF  
PROPERTY BELONGING TO  
MARY C. FREDERICK  
  
BEING IN SECTION 65,  
T-19-S, R-17-E,  
THERIOT,  
TERREBONNE PARISH,  
LOUISIANA

Project No.	39130-5000-1031
Date	SEPTEMBER 25, 2019
Scale	1" = 60'
Designed By	JJP, II
Drawn By	GJP
Checked By	JJP, II
Plot Date	September 25, 2019

SHEET NO.  
1 OF 1

U:\wp681\lead\designs\SURVEYS - 2013\GPS BASE MAPS\GPS\_DULARGE.dwg

# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

- A.  Raw Land  
 Re-Subdivision
- B.  Mobile Home Park  
 Residential Building Park
- 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:

*LOT LINE SHIFTS - REDIVISION OF LOT 1 THROUGH LOT 10, BLOCK 2 INTO LOT 1A THROUGH LOT 9A, BLOCK 2 AND REDIVISION OF LOT 1 THROUGH LOT 5, BLOCK 3 INTO LOT 1A THROUGH LOT 4A, BLOCK 3 BEING A PORTION OF EVANGELINE ESTATES, PHASE A LOCATED IN*

1. Name of Subdivision: SECTION 7, T16S-R17E, TERREBONNE PARISH, LOUISIANA  
EVANGELINE BUSINESS PARK, L.L.C., P. O. BOX 1668, HOUMA, LA 70361
2. Developer's Name & Address: LA 70361  
EVANGELINE BUSINESS PARK, L.L.C., P. O. BOX 1668, HOUMA, LA 70361
- \*Owner's Name & Address: LA 70361  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: JAMES M. TEMPLETON, P.L.S.

### SITE INFORMATION:

*NORTH SIDE OF RUE DES AFFAIRES, EAST AND WEST SIDE OF HENRI DRIVE AND THE WEST SIDE OF ADELE DRIVE IN EVANGELINE ESTATES, PHASE A, HOUMA, LA 70364*

4. Physical Address: SECTION 7, T16S-R17E
5. Location by Section, Township, Range: TO INCREASE THE LOT SIZES
6. Purpose of Development: SECTION 7, T16S-R17E
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 11, 2019 1" = 40'
11. Council District: 3 Michel / Bayou Cane fire
12. Number of Lots: 12
13. Filing Fees: \$125.00

JAMES M. TEMPLETON,  
I, P.L.S., AGENT, certify this application including the attached date to be true and correct.

JAMES M. TEMPLETON, P.L.S., AGENT  
Print Applicant or Agent  
9/30/2019  
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  RJT 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.

PC19/ 10 - 3 - 50

RONNIE J. THERIOR, MANAGER

Print Name of Signature

9/28/19

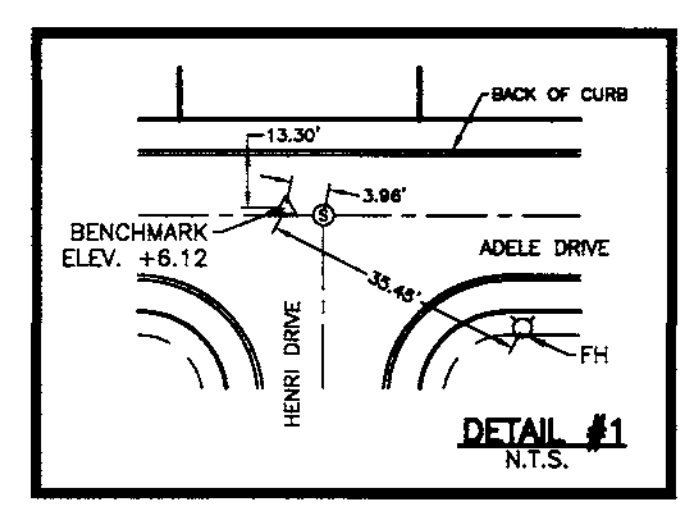
Date



Signature

**REFERENCE MAPS & BEARINGS:**  
 1. MAP SHOWING THE PROPERTY OF THE ESTATE OF ERNEST J. AYO IN SECTIONS 7, 82 & 69, T16S-R17E, TERREBONNE PARISH, LA. PREPARED BY: ROBERT R. WRIGHT DATED: OCTOBER 29, 1969  
 2. EVANGELINE BUSINESS PARK COMMERCIAL DEVELOPMENT DIVISION OF PROPERTY BELONGING TO EVANGELINE BUSINESS PARK, L.L.C., LOCATED IN SECTIONS 7, 69 & 82, T16S-R17E, TERREBONNE PARISH, LOUISIANA PREPARED BY: T. BAKER SMITH & SON, INC. DATED: OCTOBER 4, 2004  
 3. EVANGELINE BUSINESS PARK COMMERCIAL DEVELOPMENT DIVISION OF PROPERTY BELONGING TO EVANGELINE BUSINESS PARK, L.L.C., LOCATED IN SECTIONS 7, 69 & 82, T16S-R17E, TERREBONNE PARISH, LOUISIANA PREPARED BY: DAVID A. WAITZ DATED: JUNE 30, 2006 ENTRY NO. 1243361  
 4. EVANGELINE BUSINESS PARK COMMERCIAL DEVELOPMENT LOT LINE SHIFT DIVISION OF LOT 3 AND LOT 2-A OF EVANGELINE BUSINESS PARK INTO LOT 3-A AND LOT 2-A-1 LOCATED IN SECTIONS 7, 69 & 82, T16S-R17E, TERREBONNE PARISH, LOUISIANA PREPARED BY: DAVID A. WAITZ DATED: MARCH 1, 2007  
 5. EVANGELINE BUSINESS PARK - PHASE 2 COMMERCIAL DEVELOPMENT DIVISION OF PROPERTY BELONGING TO EVANGELINE BUSINESS PARK, L.L.C. LOCATED IN SECTIONS 7, 69, & 82, T16S-R17E, TERREBONNE PARISH, LOUISIANA PREPARED BY: DAVID A. WAITZ DATED: APRIL 30, 2007 ENTRY #1340514 & #1343576  
 6. DIVISION OF PROPERTY BELONGING TO EVANGELINE BUSINESS PARK, L.L.C. LOCATED IN SECTIONS 7, 69 & 82, T16S-R17E, TERREBONNE PARISH, LA. PREPARED BY: DAVID A. WAITZ DATED: FEBRUARY 22, 2017

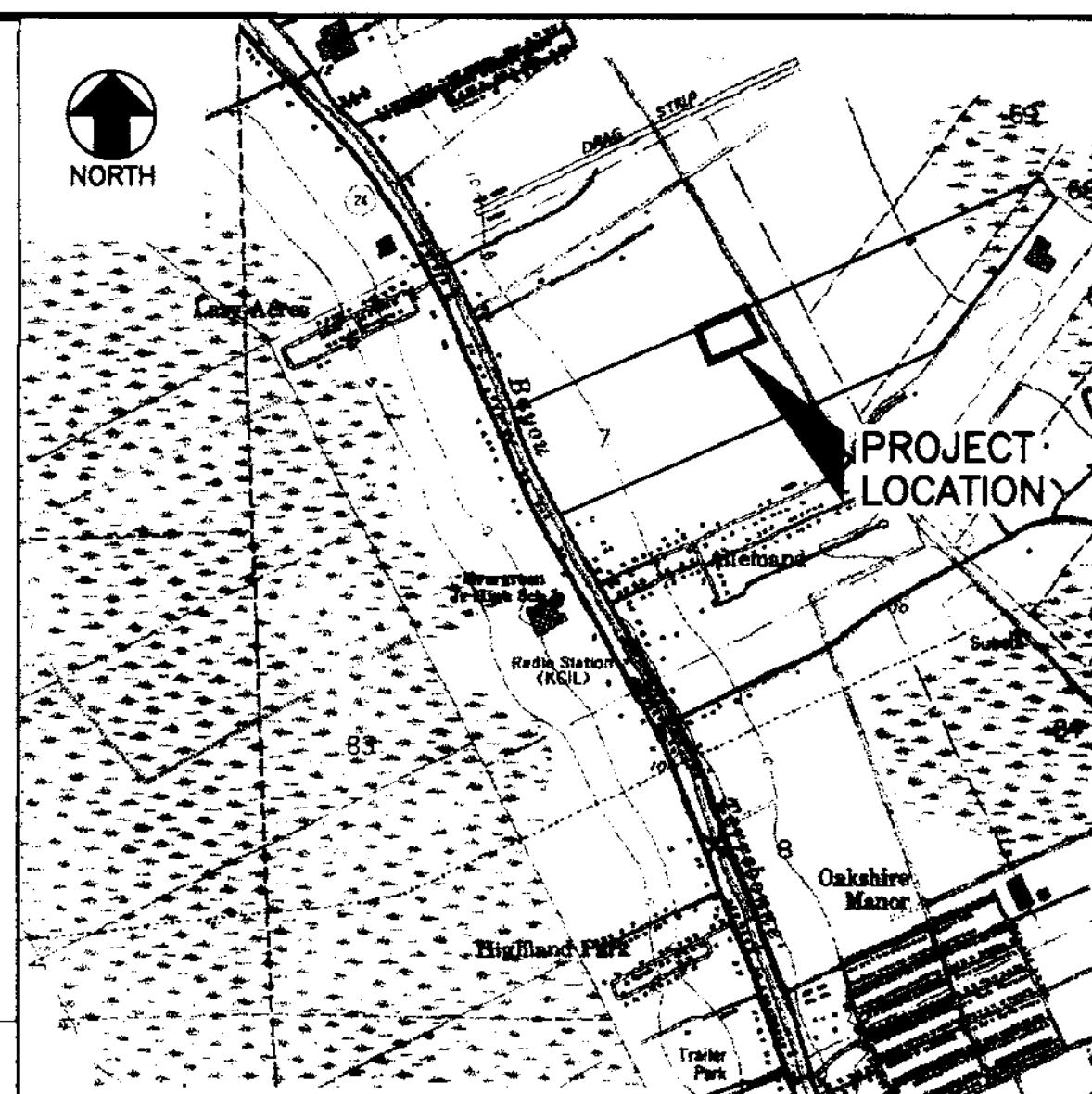
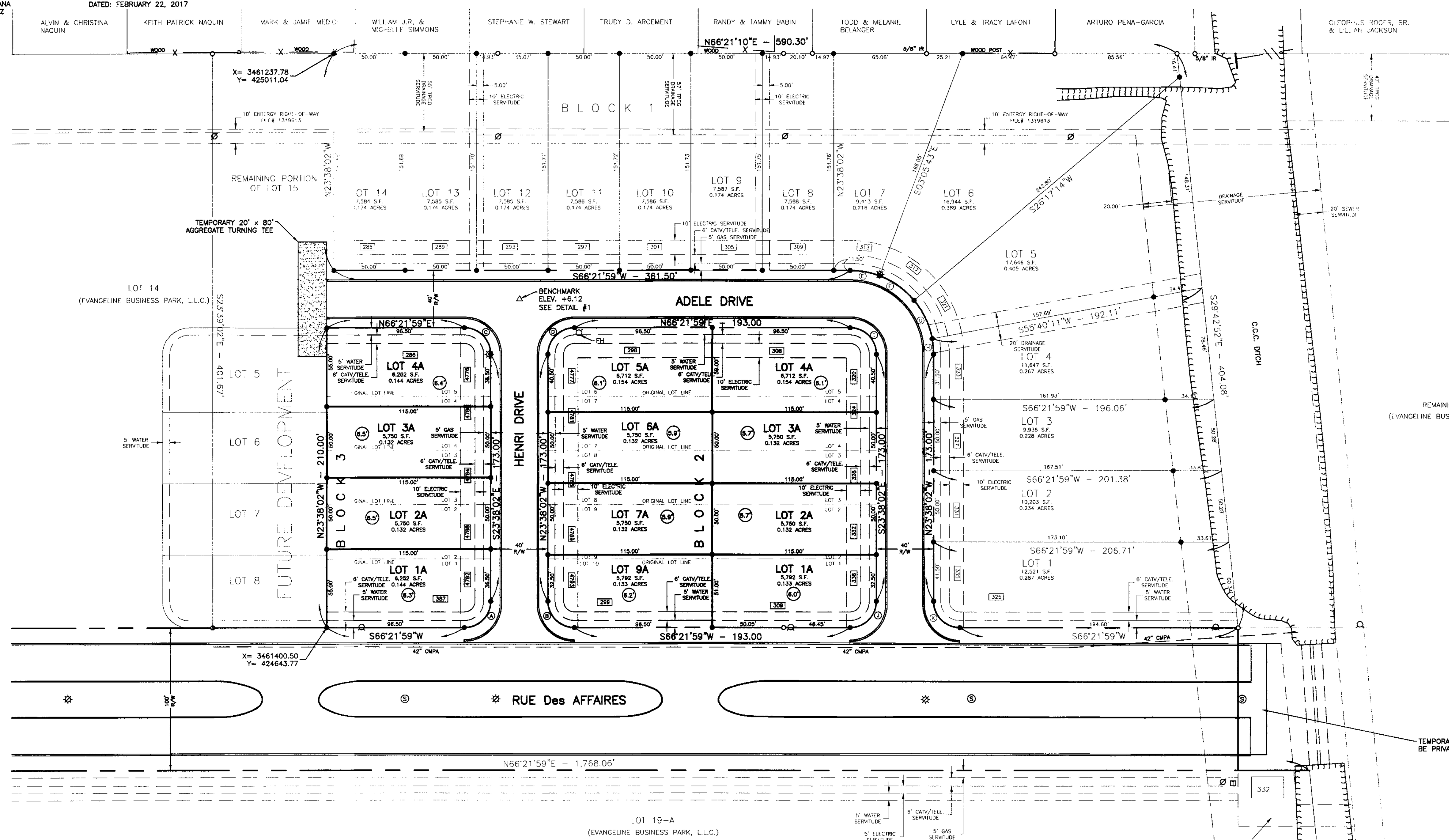
6. EVANGELINE ESTATES - PHASE A LOCATED IN SECTION 7, T16S-R17E, TERREBONNE PARISH, LA. PREPARED BY: DAVID A. WAITZ DATED: APRIL 29, 2019 ENTRY #1586206  
 NOTE: REFERENCE BEARING IS N66°21'59"E ALONG THE SOUTHERN 3/4 OF RUE DES AFFAIRES AS SHOWN ON REF. MAP 4.



**CURVE DATA TABLE**

CURVE	ARC	RADIUS	CHORD
A	29.06'	18.50'	S21°21'59"W-26.16'
B	29.06'	18.50'	N68°38'01"W-26.16'
C	29.06'	18.50'	S68°38'01"E-26.16'
D	29.06'	18.50'	N21°21'59"E-26.16'
E	29.97'	58.50'	S78°38'08"W-20.86'
F	30.00'	58.50'	N78°24'15"W-29.67'
G	30.00'	58.50'	N49°01'18"W-28.67'
H	10.92'	58.50'	N28°58'55"W-10.91'
I	29.06'	18.50'	S68°38'01"E-26.16'
J	29.06'	18.50'	S21°21'59"W-26.16'
K	29.06'	18.50'	N68°38'01"W-26.16'

**SOUTHERN ESTATES SUBDIVISION**



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

- LEGEND**
- FOUND PROPERTY MARKER ○
  - 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 ⦿
  - EXISTING FIRE HYDRANT ⦿
  - EXISTING WATER METER ⦿
  - EXISTING GAS VALVE ⦿
  - EXISTING GAS METER ⦿
  - EXISTING SEWER MANHOLE ⦿
  - EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE ⦿
  - CENTER LOT ELEVATIONS (IN FEET, NAVD 88, GEOID 03) ⊙
  - DRAINAGE FLOW →
  - MUNICIPAL ADDRESS □

**FEMA FLOOD ZONE AND HAZARDS**  
 THESE LOTS ARE LOCATED IN ZONE C, AREAS OF MINIMAL FLOODING  
 FEMA MAP COMMUNITY PANEL NUMBER 225206 0410 C, DATED: MAY 1, 1985  
 TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP # LA-1101  
 DATED: FEBRUARY 23, 2006; FLOOD ZONE: AREAS OUTSIDE THE LIMIT OF A.B.F.E.

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 STATEMENTS.

I ALSO CERTIFY THERE ARE NO ENCROACHMENTS ACROSS ANY PROPERTY LINES

**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: James M. Templeton Reg. No. 5129

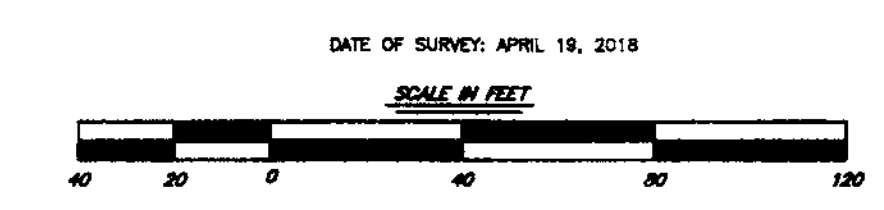
NOTE: THIS PLAT DOES NOT PURPORT TO SHOW ALL EASEMENTS, SERVITUDES AND/OR RIGHTS-OF-WAY THAT MAY OR MAY NOT EXIST ON THIS PROPERTY. THIS PLAT DOES NOT PURPORT TO SHOW ALL UNDERGROUND UTILITIES AND/OR PIPELINES THAT MAY OR MAY NOT EXIST ON THIS PROPERTY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A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

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

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

**APPROVALS**  
 RONNIE THERIOT - AGENT  
 EVANGELINE BUSINESS PARK, L.L.C.

NOTES:  
 -NO STRUCTURE, FILL, OR OBSTRUCTION SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OF DELINEATED FLOOD PLAIN.  
 -THIS DEVELOPMENT HAS COMMUNITY SEWER.



DATE OF SURVEY: APRIL 18, 2018

DATE	DESCRIPTION	BY	CHECKED	DATE
	DESIGNED	JAW	DAW	
	CHECKED	DAW	JED	
	TRACED	JED	DAW	

**LOT LINE SHIFT**  
**FINAL PLAT**  
**RESIDENTIAL PLANNED UNIT DEVELOPMENT**  
 OWNER/DEVELOPER: EVANGELINE BUSINESS PARK, L.L.C.

**REDIVISION OF LOT 1 THROUGH LOT 10, BLOCK 2 INTO LOT 1A THROUGH LOT 9A, BLOCK 2 AND REDIVISION OF LOT 1 THROUGH LOT 5, BLOCK 3 INTO LOT 1A THROUGH LOT 4A, BLOCK 3 BEING A PORTION OF EVANGELINE ESTATES - PHASE A LOCATED IN SECTION 7, T16S-R17E TERREBONNE PARISH, LOUISIANA**

**DAVID A. WAITZ**  
**ENGINEERING AND SURVEYING, INC.**  
 Civil Engineers & Professional Land Surveyors  
 Thibodaux, Louisiana  
 1107 CANAL BLVD.  
 THIBODAUX, LA 70080  
 (985) 447-4017 OFFICE  
 (985) 447-1998 FAX  
 DWAITZ@WAITZENGSURVEYING.COM

DATED: SEPTEMBER 11, 2018 FILE: F:\DWG\2017\17-098\PHASE A\LOT LINE SHIFT\PLAT.dwg JOB NO: 17-098

# Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361  
Ph. (985) 873-0703 - Fax (985) 580-8141

## 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) (detailed description):

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

- Name of Subdivision: Plot Showing Administrative Resubdivision of Tract 3 into 3-A and 3-B
- Developer's Name & Address: Corridor Properties  
 \*Owner's Name & Address: Corridor Properties, 504 North Acadia Road Suite 200, Thibodaux, La. 70301  
(\* All owners must be listed, attach additional sheet if necessary)
- Name of Surveyor, Engineer, or Architect: Michael P. Blanchard - Acadia Land Surveying, L.L.C.

### SITE INFORMATION:

- Physical Address: 5040 West Main Street
- Location by Section, Township, Range: 7 Section, T16S - R17E
- Purpose of Development: Re-division of land for development purposes
- Land Use:
 

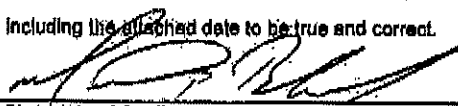
<input type="checkbox"/> Single-Family Residential
<input type="checkbox"/> Multi-Family Residential
<input checked="" type="checkbox"/> Commercial
<input type="checkbox"/> Industrial
- Sewerage Type:
 

<input checked="" type="checkbox"/> Community
<input type="checkbox"/> Individual Treatment
<input type="checkbox"/> Package Plant
<input type="checkbox"/> Other
- Drainage:
 

<input checked="" type="checkbox"/> Curb & Gutter
<input checked="" type="checkbox"/> Roadside Open Ditches
<input type="checkbox"/> Rear Lot Open Ditches
<input type="checkbox"/> Other
- Date and Scale of Map: 05/18/2019
- Council District: \_\_\_\_\_
- Number of Lots: 2
- Filing Fees: \_\_\_\_\_

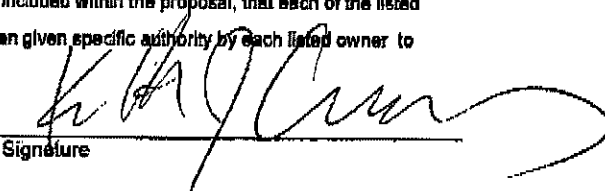
I, Michael P. Blanchard, certify this application including the attached data to be true and correct.

Michael P. Blanchard  
Print Applicant or Agent  
06/26/2019  
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 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.

Kenneth S. Cruse  
Print Name of Signature  
09/10/19  
Date

  
Signature

# Corridor Properties

September 18, 2019

Houma- Terrebonne Regional Planning Commission

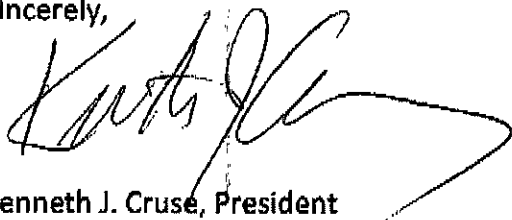
This notice is to inform you that Kenneth J. Cruse is the President of Corridor Properties, LLC.

Corridor Properties, LLC is owned by Centipede Properties, LLC and Amicus, LLC.

As the President of Corridor Properties, LLC Kenneth J. Cruse is authorized to sign the application for subdivision of property.

If you have any questions please contact 985-448-3700

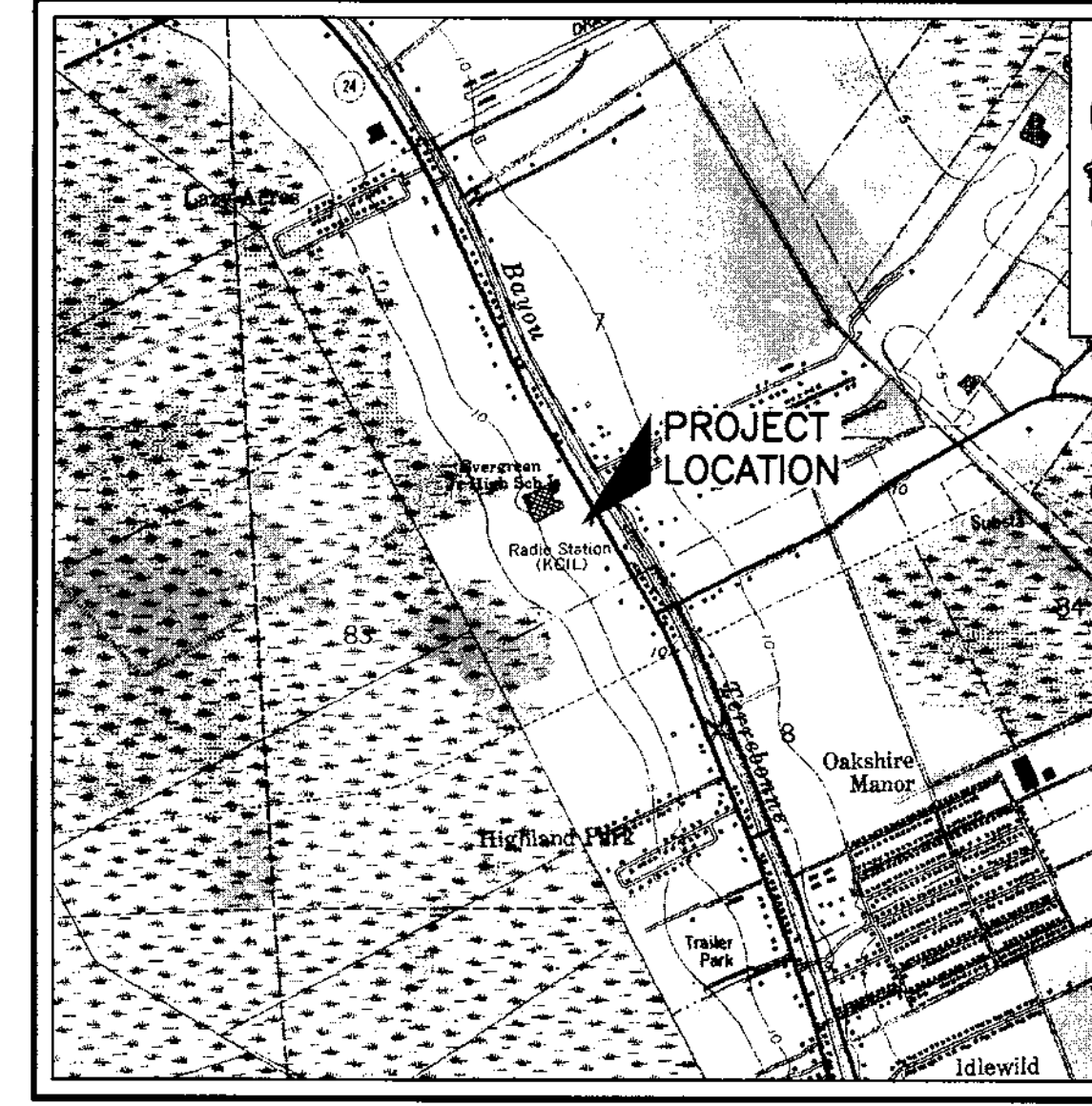
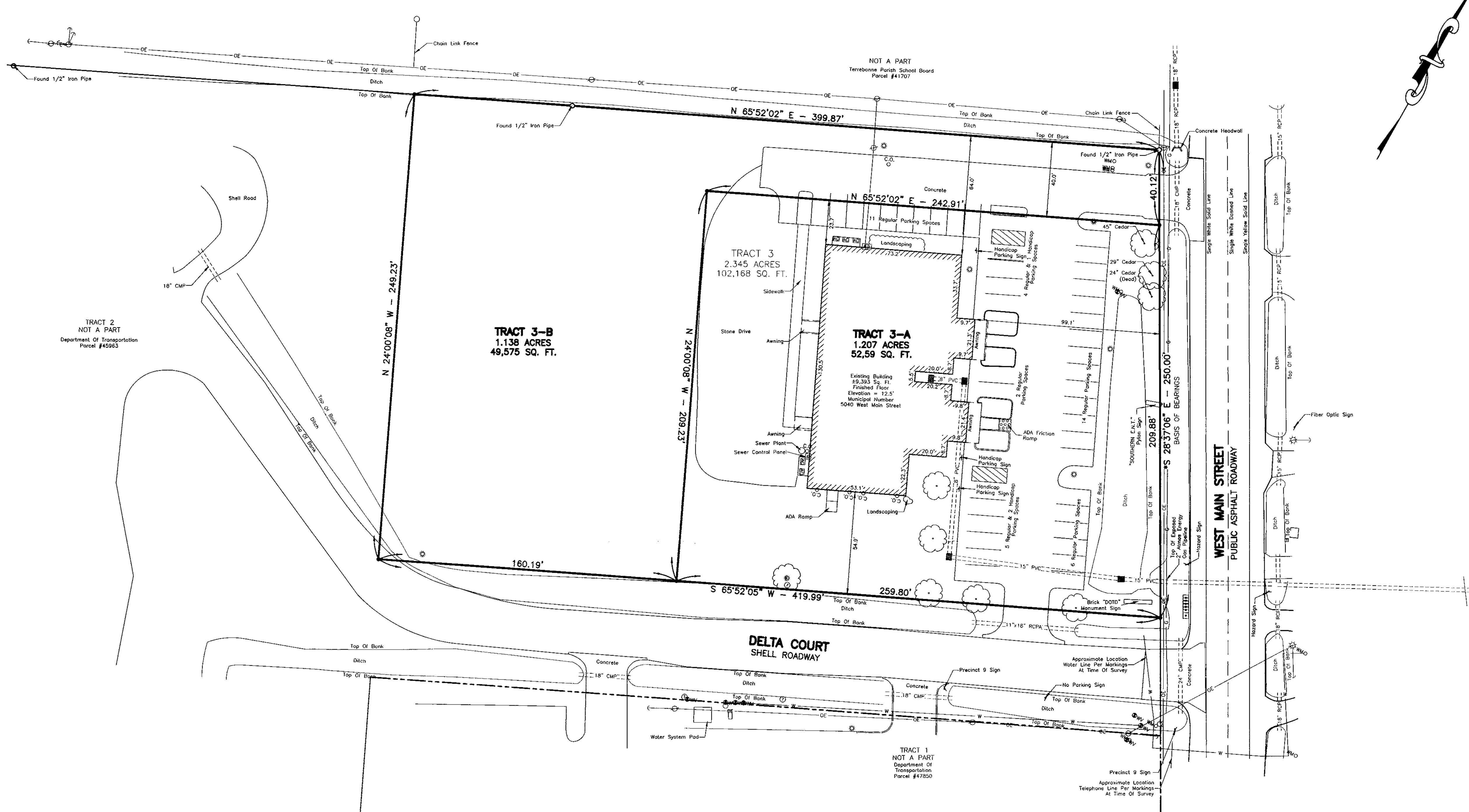
Sincerely,



Kenneth J. Cruse, President

**Physical Address: 5040 W. Main St. Houma, La 70360**  
**Mailing Address: 604 N. Acadia Rd. Suite 200 Thibodaux, La 70301**  
**Phone: 985-448-3700**  
**Fax: 985-448-3900**





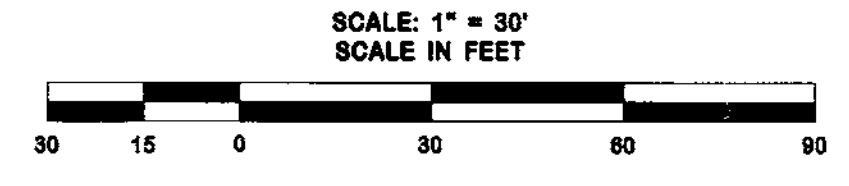
VICINITY MAP  
SCALE 1" = 2000'

NOTES:

- 1.) Zoning: Commercial. Setback lines shall be verified by the owner, developer and/or contractor prior to any construction, as an abstract has not been performed by the surveyor. Zoning and setbacks are subject to change and should be verified with the local authority's Zoning Department before any design or construction.
- 2.) Reference Maps: A.) Survey of Property For E.A. Oathamer, Jr. ET AL, Section 7, T16S, R17E, Terrebonne Parish, Louisiana prepared by Kenneth L. Rembert, Surveyor dated April 11, 1989. Recorded May 1, 1989, COB 1188, folio 854, Instrument #845111.
- 3.) Basis of Bearings: Bearings are based on Reference Map "A" (\*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.
- 4.) Basis of Elevations: The elevations shown hereon are based on the "North American Vertical Datum of 1988 - NAVD 88" (Geoid 12a) using GPS C40net-RTN System accessed on January 31, 2019.
- 5.) Flood Note: The property hereon is located in Flood Zone "C" in accordance with FEMA Flood Insurance Rate Map Panel Number 225206 0410 C, dated May 1, 1985, for Terrebonne Parish, Louisiana. The property is located outside the limits of the ABFE zone in accordance with Panel LA-110 dated February 23, 2006 of the Hurricane Rita Advisory Base Flood Elevation (ABFE) Maps for Terrebonne Parish. Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.
- 6.) Utilities: The utilities shown have been located from visible utility features, evidence of buried utilities, and previous construction drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. Furthermore, the surveyor does not warrant that the utilities shown are in the exact location indicated. No excavations were made during the progress of this survey to locate buried utilities/ structures.
- 7.) No attempt has been made by Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions, servitudes, easements, ditches, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
- 8.) Acadia Land Surveying, L.L.C. has not and does not provide Delineation of Jurisdictional Wetlands. Acadia Land Surveying, L.L.C. did not receive nor research the location of wetland areas as delineated by the appropriate authorities.
- 9.) The words "Certify," "Certifies" or "Certification" as used hereon is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.

PLAT SHOWING RESUBDIVISION  
OF  
TRACT 3  
INTO  
TRACT 3-A AND TRACT 3-B  
LOCATED IN SECTION 7,  
TOWNSHIP 16 SOUTH - RANGE 17 EAST  
TERREBONNE PARISH, LOUISIANA

LEGEND		
FOUND PROPERTY CORNER (AS NOTED)	○	ELEVATION OF TOP OF STRUCTURE TOP = 18.00
SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE)	●	ELEVATION OF BOTTOM OF STRUCTURE INV. = 15.00
EXISTING POWER POLE	⊗	EXISTING SPOT ELEVATION X 10.63
EXISTING POWER POLE WITH LIGHT	⊗*	ELEVATION OF TOP OF CURB 18.50 TC
EXISTING PARKING LOT LIGHT	⊗*	ELEVATION OF FACE OF CURB 18.00 FC
EXISTING GUY ANCHOR	→	EXISTING GROUND CONTOUR LINE ---5---
EXISTING ELECTRIC PEDESTAL	⊞	EXISTING SEWER MANHOLE ⊙
EXISTING OVERHEAD POWER LINE	—○—	EXISTING SEWER CLEANOUT ⊙
EXISTING TELEPHONE PEDESTAL	⊞	EXISTING DRAINAGE MANHOLE ⊙
EXISTING TELEPHONE MANHOLE	⊙	EXISTING SUBSURFACE DRAINAGE =====
EXISTING TELEPHONE LINE	—T—	EXISTING AREA INLET CATCH BASIN ■
EXISTING GAS METER	GM ⊞	EXISTING CURB INLET CATCH BASIN □
EXISTING GAS VALVE	⊙GV	EXISTING FIRE HYDRANT ⊞
EXISTING GAS LINE	—G—	EXISTING WATER METER WM ⊙
EXISTING CHAIN LINK FENCE	—○—	EXISTING WATER VALVE ⊙WV
EXISTING BARRIER POST	⊙	EXISTING WATER LINE —W—
EXISTING MAILBOX	⊞	EXISTING REINFORCED CONCRETE PIPE 18" RCP
EXISTING GRAPE MYRTLE (UNLESS NOTED)	⊙	EXISTING CORRUGATED METAL PIPE 24" CMP
		EXISTING POLYVINYL CHLORIDE PIPE 12" PVC



FUTURE LAND USE: COMMERCIAL  
DEVELOPER: CORRIDOR PROPERTIES  
SEWERAGE: PUBLIC

Approved & Accepted Administratively this date \_\_\_\_\_  
by the Houma-Terrebonne Regional Planning Commission  
By \_\_\_\_\_  
By \_\_\_\_\_

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

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

Michael Benford, PS, Reg. No. 4861  
This map is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

**ACADIA**

**LAND SURVEYING, LLC**  
LOUISIANA • MISSISSIPPI • TEXAS  
206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301  
Phone • (985) 449-0094 Fax • (985) 449-0085  
EMAIL • ACADIA@ACADIALANDSURVEYING.COM

DATE	REVISION DESCRIPTION	APPROVED BY: MPB	INT.
DRAWN BY: DAT	CHECKED BY: DPC		
FIELD BOOK: 353, PG 39-41	FIELD WORK COMPLETED ON: JANUARY 31, 2019	ALS FILE: 2019/19-1176/19-1176.dwg	

# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

- A.  Raw Land  
 Re-Subdivision
- 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): \_\_\_\_\_

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

1. Name of Subdivision: SONOCO LIVING QUARTERS
2. Developer's Name & Address: SONOCO 5450 WEST MAIN ST., HOUMA, LA 70360  
J & D SONTHEIMER PROPERTIES, L.L.C.
- \*Owner's Name & Address: 5450 WEST MAIN ST., HOUMA, LA 70360  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: MILFORD & ASSOCIATES, INC.

### SITE INFORMATION:

4. Physical Address: 5434 WEST MAIN ST., HOUMA, LA 70360
5. Location by Section, Township, Range: SECTION 9, T16S-R17E
6. Purpose of Development: PROVIDE LIVING QUARTERS FOR EMPLOYEES
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: 30 SEPT 19 1" = 50'
11. Council District: 3 / Bayou Cane
12. Number of Lots: 5 Spaces
13. Filing Fees: \$50.00

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

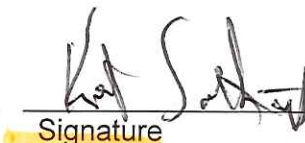
FLOYD E. MILFORD, III  
Print Applicant or Agent

  
Signature of Applicant or Agent

September 30, 2019  
Date

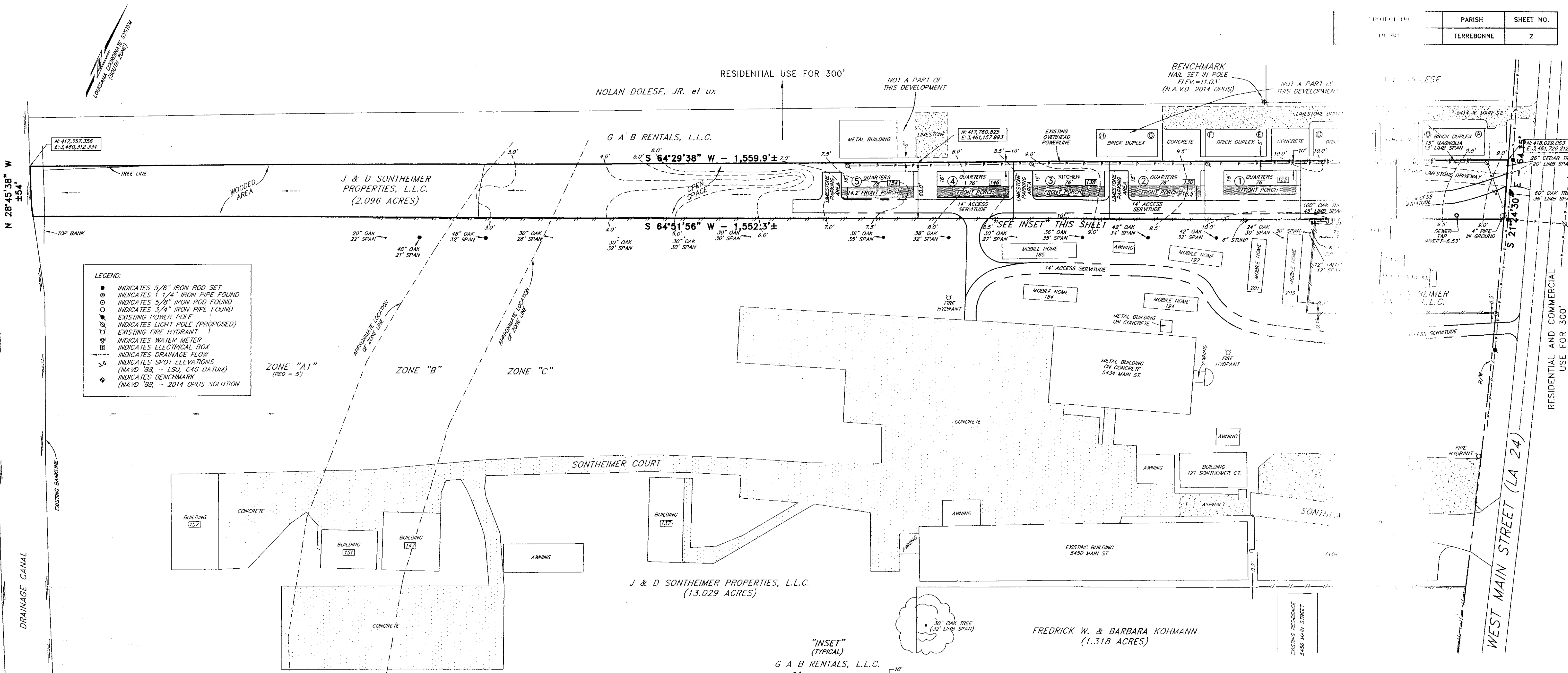
The undersigned certifies:  1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or  2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal,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

KENT SONTHEIMER  
Print Name of Signature

  
Signature

September 30, 2019  
Date

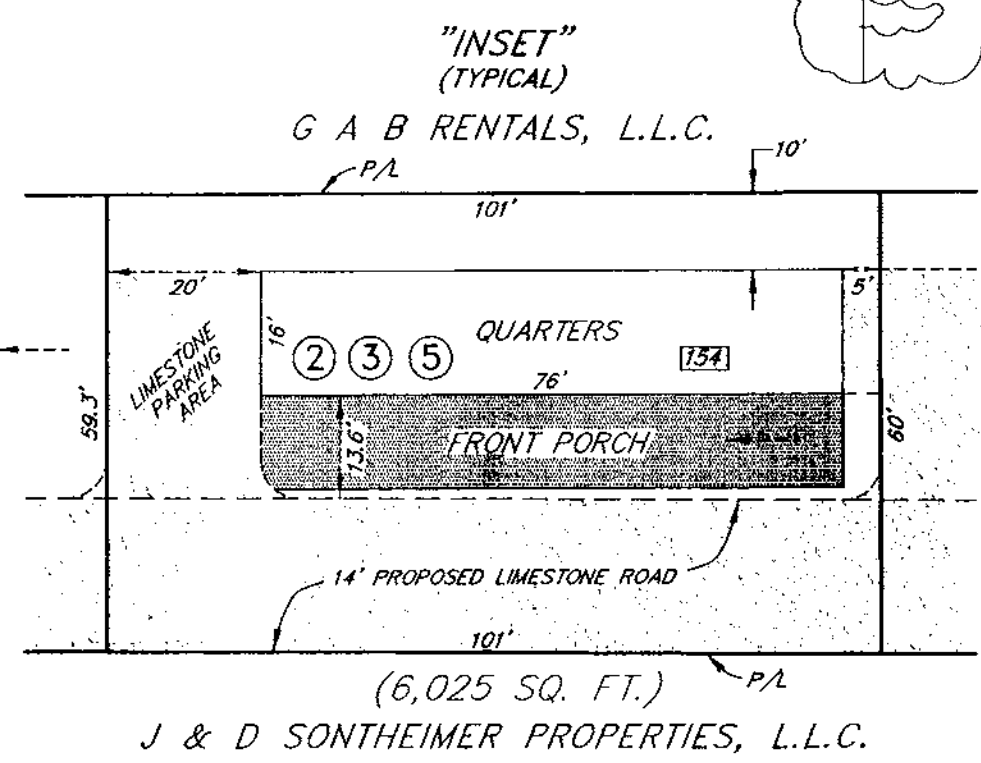
PC19/ 10 - 5 - 52



- LEGEND:**
- INDICATES 5/8" IRON ROD SET
  - INDICATES 1 1/4" IRON PIPE FOUND
  - INDICATES 5/8" IRON ROD FOUND
  - INDICATES 3/4" IRON PIPE FOUND
  - EXISTING POWER POLE
  - EXISTING LIGHT POLE (PROPOSED)
  - EXISTING FIRE HYDRANT
  - EXISTING WATER METER
  - EXISTING ELECTRICAL BOX
  - EXISTING DRAINAGE FLOW
  - INDICATES SPOT ELEVATIONS (NAVD '88, - LSU, C4G DATUM)
  - ◆ INDICATES BENCHMARK (NAVD '88, - 2014 OPUS SOLUTION)

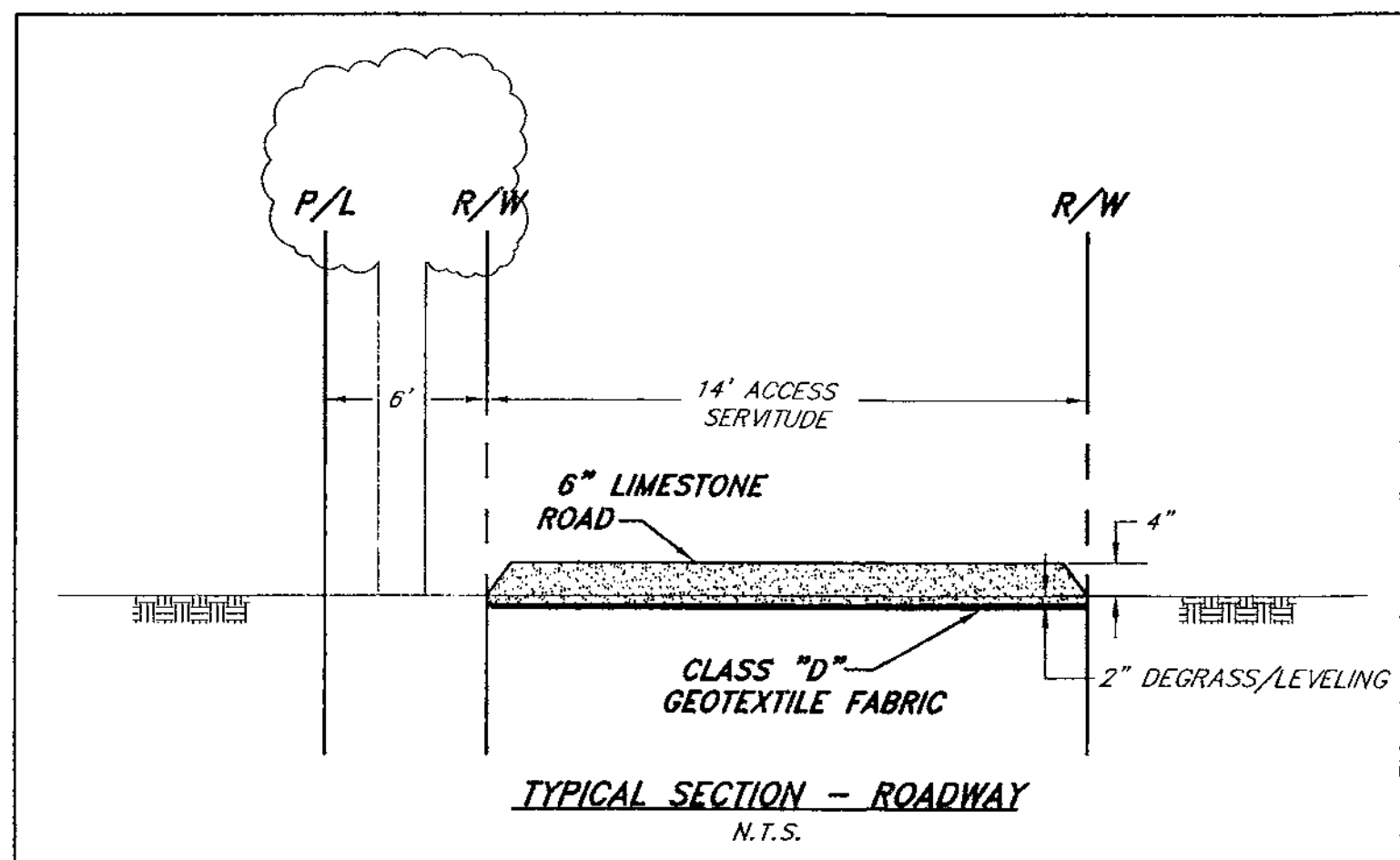
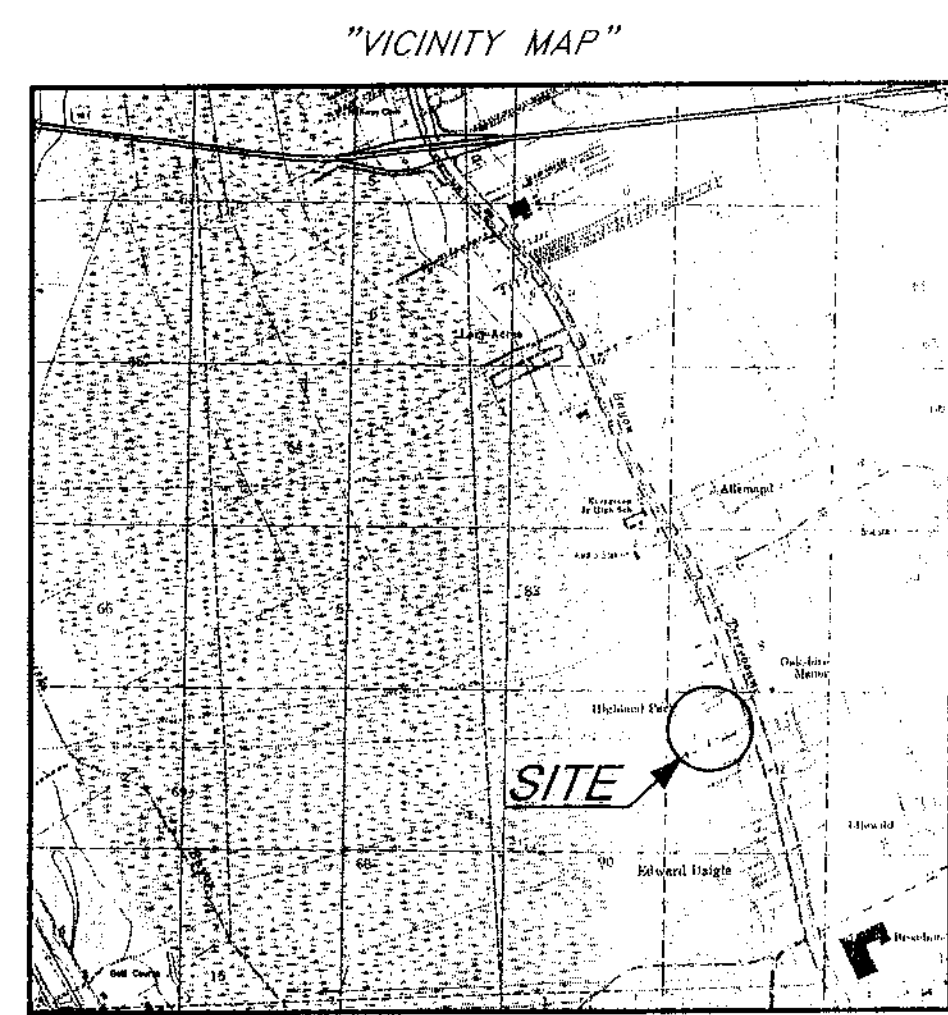
ZONE "A1" (REQ = 5)  
 ZONE "B"  
 ZONE "C"

NOTE:  
 NO STRUCTURE, FILL OR OBSTRUCTIONS SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLAN.  
 UNITS CANNOT BE LEASED OR RENTED TO ANYONE ELSE AND ANY FUTURE SALES OF THE PROPERTY HAVE TO GO BACK TO THE PLANNING COMMISSION FOR APPROVAL TO ENSURE ALL INFRASTRUCTURE AND STREETS MEET CURRENT REGULATIONS.

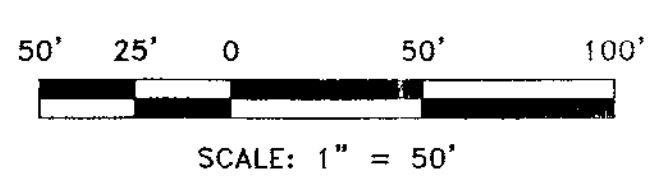


I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "D" RURAL SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

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



NOTE:  
 THIS PROPERTY DRAINS TO THE REAR TO A DRAINAGE DITCH WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.  
 THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 513085 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENNETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM SOUTH ZONE.  
 THESE LOTS ARE LOCATED IN ZONE "C", "B" & "A1" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0410, SUFFIX "C", AND DATED MAY 1, 1985, (FIRM INDEX DATE DEC. 16, 1980). ZONES "C" & "B" ARE AREAS OF MINIMAL FLOODING. ZONE "A1" HAS A BASE FLOOD ELEVATION OF 5'. F.E.M.A. 2006 ADVISORY PANEL NO. LA-5101 DOES NOT AFFECT THIS PROPERTY. THE 2009 PRELIMINARY OFRM COMMUNITY NO. 221096, PANEL NO. 0095 SUFFIX "E" DOES NOT AFFECT THIS PROPERTY. PLEASE CHECK WITH THE PARISH FLOOD PLAN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.  
 THIS MAP DOES NOT PURPORT TO SHOW ALL SERVIDUES, RIGHT-OF-WAYS, EASEMENTS, PIPELINES OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE PROPERTY SURVEYED. UNDERGROUND UTILITIES SHOWN AS INDICATED BY OWNER.  
 THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.



DATE	REVISION	BY	JOB #

NEW ORLEANS COMMUNITY  
 RESIDENTIAL BUILDING PARK  
 FINAL  
 SUBDIVISION PLAN

OWNER: LIVING QUARTERS  
 DEVELOPER  
 SECTION 8, T16S-R17E,  
 TERREBONNE PARISH, LOUISIANA

DRAWN: L.A.T.  
 CHECKED: F.E.M. III  
 SCALE: 1" = 50'  
 DATE: 30SEP19  
 HOUMA ASSOCIATES, INC.  
 HOUMA, LOUISIANA  
 FILE # 186B-SD\_FINAL