

Houma-Terrebonne Regional Planning Commission

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

OCTOBER 20, 2022, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A

I. CONVENE AS THE ZONING & LAND USE COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. APPROVAL OF MINUTES**
 - 1. Approval of Minutes of Zoning & Land Use Commission for the Regular Meeting of September 15, 2022
- E. COMMUNICATIONS**
- F. NEW BUSINESS:**
 - 1. Planned Building Group:
Addition of a permanent food truck vendor (previously existed as temporary) on property; 405 Grand Caillou Road; Abraham Valle-Santos, applicant (*Council District 1 / City of Houma Fire*)
 - 2. Planning Approval:
 - a) Proposed cemetery in an I-2 (Heavy Industrial) zoning district; 1519, 1525, 1529 Carrane Street, Lots 7, 8, 9, 10, 11, &12, Block 2, Deweyville; Larry Matthews, applicant (*Council District 1 / City of Houma Fire*)
 - b) Establish a church in a C-2 (General Commercial) zoning district; 6903 Alma Street, Lots 1, 2, 3, & 4, lock 2, Garden View Subdivision; Pan de Vida Houma, applicant (*Council District 5 / Bayou Cane Fire*)
- G. STAFF REPORT**
- H. COMMISSION COMMENTS:**
 - 1. Zoning & Land Use Commissioners’ Comments
 - 2. Chairman Comments
- I. PUBLIC COMMENTS**
- J. ADJOURN**

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIENCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. ACCEPTANCE OF MINUTES:**
 - 1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of September 15, 2022

E. APPROVE REMITTANCE OF PAYMENT FOR THE OCTOBER 20, 2022 INVOICES, THE TREASURER'S REPORT OF SEPTEMBER 2022, AND THE AMENDMENT TO THE 2022 BUDGET

F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: Revised Parcel 3-A & Lot 55, A Redivision of Parcel 3-A belonging to Four Geaux Louisiana, LLC
Approval Requested: Process D, Minor Subdivision
Location: 1047 Four Point Road, Dulac, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Joann Kaack
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Variance Request: Variance from the required minimum lot size requirements of 60' frontage and 12,000 square footage for Lot 55
d) Consider Approval of Said Application
2. a) Subdivision: Tracts "A" thru "K", A Redivision of Tract II belonging to Warren C. Carlos
Approval Requested: Process D, Minor Subdivision
Location: 7731-7742 Shrimpers Row, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Warren C. Carlos
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Redivision of a 3.265 Acre Tract into Tracts A & B on Property belonging to Brandon & Jeanne Carrere and Ricardo & Melinda Carrere (Formerly Goldsby-Mathews Trust)
Approval Requested: Process D, Minor Subdivision
Location: 264 Bull Run Road, Schriever, Terrebonne Parish, LA
Government Districts: Council District 6 / Schriever Fire District
Developer: Brandon & Jeanne-Claire Carrere
Surveyor: Providence Engineering & Environmental Group, LLC
b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: Division of Tract 1, Property belonging to Wayne A. & Tracy Lynn Gary Mayon
Approval Requested: Process D, Minor Subdivision
Location: 6623 Bayou Black Drive, Terrebonne Parish, LA
Government Districts: Council District 6 / Gibson Fire District
Developer: Wayne & Tracy Mayon
Surveyor: Charles L. McDonald Land Surveyor, Inc.
b) Public Hearing
c) Consider Approval of Said Application
5. a) Subdivision: Imperial Landing Subdivision, Phase B
Approval Requested: Process C, Major Subdivision-Final
Location: 441 Duplantis Street, Thibodaux, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Onshore Materials, L.L.C.
Engineer: David A. Waitz Engineering & Surveying, Inc.
b) Consider Approval of Said Application

H. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Lots 1 & 2, A Redivision of Property belonging to Jerry P. Thibodaux, et ux
Approval Requested: Process D, Minor Subdivision
Location: 1096 & 1102 Highway 665, Montegut, Terrebonne Parish, LA
Government Districts: Council District 9 / Montegut Fire District
Developer: Jerry P. & Melissa Thibodaux
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application

2. a) Subdivision: Tracts "C" & "D," A Redivision of Property belonging to P & S Rentals, LLP
Approval Requested: Process D, Minor Subdivision
Location: 4605 Highway 56, Chauvin, Terrebonne Parish, LA
Government Districts: Council District 8 / Little Caillou Fire District
Developer: Paul Dupre
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Survey and Redivision of Lot 4, Block 5 of Country Estates Subdivision into Lot 4A and Lot 4B
Approval Requested: Process D, Minor Subdivision
Location: 307 Country Estates Drive, Terrebonne Parish, LA
Government Districts: Council District 4 / Coteau Fire District
Developer: Kevin & Samantha Collins
Surveyor: David A. Waitz Engineering & Surveying, Inc.
b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: Survey of a 38.893 acre tract to be removed from Raw Land Designation belonging to HTA Properties, LLC
Approval Requested: Process D, Minor Subdivision
Location: Off of Main Project Road & Old LA Highway No. 20, Schriever, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: HTA Properties, LLC
Surveyor: David A. Waitz Engineering & Surveying, Inc.
b) Public Hearing
c) Consider Approval of Said Application
5. a) Subdivision: Mandalay Pass Subdivision
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: 3842 Southdown Mandalay Road, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Blue Fire District
Developer: Ciera Development Company, Inc.
Surveyor: David A. Waitz Engineering & Surveying, Inc.
b) Public Hearing
c) Consider Approval of Said Application
6. a) Subdivision: Re-Subdivision of Property belonging to Christopher M. & Jennifer Palm between the North halves of Lots "1" and "2," Block 114 of Boudreaux's Subdivision
Approval Requested: Process A, Re-Subdivision
Location: 1010 Verret Street, 601/603 Liberty Street, Terrebonne Parish, LA
Government Districts: Council District 5 / City of Houma Fire District
Developer: Christopher M. & Jennifer Palm
Surveyor: Delta Coast Consultants, LLC
b) Public Hearing
c) Variance Request: Variance from the minimum lot size requirement
d) Consider Approval of Said Application

I. STAFF REPORT

J. ADMINISTRATIVE APPROVAL(S):

1. Lot Line Adjustment of the Property of Saia Woodlawn Ranch, Inc.; Section 15, T17S-R18E & Section 56, T18S-R18E, Terrebonne Parish, LA (3950 Highway 56 / Councilman Dirk Guidry, District 8)
2. Revised Lot 5, Lots "A" & "B," A Redivision of Property belonging to MD Dagat Properties, L.L.C., et al; Section 38, T17S-R17E, Terrebonne Parish, LA (1121 Barrow Street / Councilman John Navy, District 1)
3. Map showing Additional Property to be acquired by Amy Price from Price Seafood, Inc.; Section 13, T19S-R18E, Terrebonne Parish, LA (5740 Highway 56, Lot 3 / Councilman Dirk Guidry, District 8)
4. Revised Tracts "C" thru "F" and Revised Tract "2" being a Redivision of Property belonging to Samuel J. Rogers, Sr., et ux; Section 85, T16S-R17E, Terrebonne Parish, LA (Lazy R Court / Councilman John Amedée, District 4)

5. Revision of Lot Lines between Tract B and Lumen Christi Retreat Center, Creating Tract B-1 for 2M Enterprises, L.L.C.; Section 13, T16S-R16E, Terrebonne Parish, LA *(2845 Highway 311, Schriever / Councilman Carl Harding, District 2)*
6. Survey & Division of Lot 4, Lot 5, the Easternmost 70' of Lot 3, and the Westernmost 30' of Lot 6, Block 2 of Medical Services Complex into Lot 4A and Lot 5A belonging to The Willows; Section 12, T17S-R17E, Terrebonne Parish, LA *(110 Picone Road / Councilman John Navy, District 1)*
7. Revised Tracts 2-A and 2-B2, into Revised-2 Tract 2-A and Revised-2 Tract 2-B2; Section 1, T18S-R18E and Section 11, T17S-R18E, Terrebonne Parish, LA *(4440 Country Drive, Bourg / Councilman Steve Trosclair, District 9)*
8. Lot Line Shift between Lots 2 & 3, Block 2 of Synergy Center Subdivision; Section 3, T17S-R17E, Terrebonne Parish, LA *(1876 & 1862 Martin Luther King Blvd. / Councilman Gerald Michel, District 3)*

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
MEETING OF SEPTEMBER 15, 2022

- A. The Chairman, Mr. Ross Burgard, called the meeting of September 15, 2022 of the HTRPC to order at 6:18 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and the Pledge of Allegiance led by Ms. Ellender.
- B. Upon Roll Call, present were: Mr. Ross Burgard; Ms. Rachael Ellender, Secretary/Treasurer; Mr. Robbie Liner, Chairman; Mr. Jan Rogers, Vice-Chairman; Travion Smith; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Kyle Faulk and Rev. Corion Gray. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning; Ms. Joan Schexnayder, TPCG Engineering Division; and Mr. Derick Bercegeay, Legal Advisor.
- C. **CONFLICTS DISCLOSURE:** The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter. *There were no conflicts to report.*
- D. **APPROVAL OF THE MINUTES:**
1. Ms. Ellender moved, seconded by Mr. Burgard: “THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of August 18, 2022.”
- The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and Rev. Gray. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Ms. Ellender moved, seconded by Mr. Rogers: “THAT the HTRPC remit payment for the September 15, 2022 invoices and approve the Treasurer’s Report of August 2022.”
- The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and Rev. Gray. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATIONS:**
1. Mr. Pulaski read a letter from Keneth L. Rembert Land Surveyors dated September 13, 2022, requesting to table the application for Four Geaux Louisiana, LLC until the next regular meeting of October 20, 2022 [See *ATTACHMENT A*].
- a) Mr. Rogers moved, seconded by Mr. Burgard: “THAT the HTRPC table the application for Process D, Minor Subdivision, for Revised Parcel 3-A & Lot 55, A Redivision of Parcel 3-A belonging to Four Geaux Louisiana, LLC until the next regular meeting of October 20, 2022 as per the Developer’s request [See *ATTACHMENT A*].”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and Rev. Gray. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
2. Mr. Pulaski read a letter from Keneth L. Rembert Land Surveyors dated September 13, 2022, requesting to table the application for Warren Carlos until the next regular meeting of October 20, 2022 [See *ATTACHMENT B*].
- a) Mr. Rogers moved, seconded by Ms. Ellender: “THAT the HTRPC table the application for Process D, Minor Subdivision, for Tracts “A” thru “K,” A Redivision of Tract II belonging to Warren C. Carlos until the next regular meeting of October 20, 2022 as per the Developer’s request [See *ATTACHMENT B*].”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and Rev. Gray. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

3. Mr. Pulaski read a letter from Charles L. McDonald Land Surveyor, Inc. dated September 14, 2022, requesting to completely withdraw the application for Rennis Roberts from the meeting agenda [See *ATTACHMENT C*].

- a) Ms. Ellender moved, seconded by Mr. Soudelier: “THAT the HTRPC withdraw the application for Process D, Minor Subdivision, for the Division of Lot 14, Block 2 of Van Place Subdivision as per the Developer’s request [See *ATTACHMENT C*].”

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

4. Mr. Pulaski read a letter from David A. Waitz Engineering & Surveying, Inc. dated September 13, 2022, requesting to table the final application for Process C, Major Subdivision, for Imperial Landing Subdivision, Phase B until the next regular meeting of October 20, 2022 as per the Developer’s request [See *ATTACHMENT D*].

- a) Mr. Burgard moved, seconded by Mr. Smith: “THAT the HTRPC table the final application for Process C, Major Subdivision, for Imperial Landing Subdivision, Phase B until the next regular meeting of October 20, 2022 as per the Developer’s request [See *ATTACHMENT D*].”

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

G. OLD BUSINESS:

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

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

1. *Tabled until the next regular meeting of October 20, 2022 as per the Developer’s request.* Revised Parcel 3-A and Lot 55, A Redivision of Parcel 3-A belonging to Four Geaux Louisiana, LLC [See *ATTACHMENT A*].
2. *Tabled until the next regular meeting of October 20, 2022 as per the Developer’s request.* Tracts “A” thru “K,” A Redivision of Tract II belonging to Warren C. Carlos [See *ATTACHMENT B*].
3. The Chairman called to order the next item under Old Business for the discussion and possible action with regard to Evangeline Oaks Subdivision and the conditional approval regarding the DOTD permit previously considered at the February 17, 2022 HTRPC meeting.

- a) David Waitz, David A. Waitz Engineering & Surveying, Inc., stated that the approval was conditioned upon acquiring a LA DOTD permit; however, LA DOTD stated they would not be issuing a permit at this time and is beyond their control.
 - b) Mr. Pulaski discussed the Staff Report and stated there were still some items on the punch list, but the requirement of the LA DOTD permit would be removed.
 - c) Mr. Thibodeaux moved, seconded by Mr. Rogers: “THAT the HTRPC grant a motion to amend the engineering approval to remove acquiring a LA DOTD permit as a condition of approval granted at the February 17, 2022 meeting and conditioned upon the Developer complying/resolving all remaining items per TPCG Engineering’s memo dated September 15, 2022 [See *ATTACHMENT E*].”

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

H. APPLICATIONS / NEW BUSINESS:

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

- a) Mr. Terral Martin, Providence Engineering & Environmental Group, LLC, discussed the location and division of property.
- b) The Chairman recognized Damon Woodfork, 405 Longdale Drive, who discussed the subdivision covenant restrictions that does not allow for divisions of property and inquired if the covenants were even considered.
- c) Mr. Soudelier moved, seconded by Mr. Burgard: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski stated that the subject property before the Planning Commission is not part of the subdivision and would not be subject to the covenants nor regulated by the Planning Commission. He discussed the Staff Report and stated Staff would recommend conditional approval provided upon the municipal addresses and method of sewerage disposal be depicted on the plat and submittal of all utility letters.
- e) Mr. Woodfork stated this property was located behind his home and the water from that property drains to his property.
- f) Discussion was held regarding to the subject lots not being a part of the subdivision based on the legal description. Discussion ensued regarding proper drainage should be from the rear to front and not altering drainage; Mr. Woodfork stated there was a ridge on the property that forced the water onto his property.
- g) Mr. Martin stated that the roadside ditch does need to be swept and there was a mound on Tract B. Mr. Woodfork stated he contacted the Parish about the roadside ditch, and they said there was nothing they could do.
- h) Mr. Burgard moved, seconded by Mr. Thibodeaux: "THAT the HTRPC table the application for Process D, Redivision of a 3.265 Acre Tract into Tracts A & B on Property belonging to Brandon & Jeanne-Claire Carrere and Ricardo & Melinda Carrere (Formerly Goldsby-Mathews Trust) until the next regular meeting of October 20, 2022 to allow TPCG Engineering Division to re-evaluate the situation of the slope and drainage and make a recommendation on the current situation to say if there is a plan to resolve."

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

2. The Chairman called to order the Public Hearing for an application by A.K.C.C. Holdings, L.L.C. requesting approval for Process D, Minor Subdivision, for Tracts "C-1" & "C-2", A Redivision of Tract "C," Property belonging to A.K.C.C. Holdings, L.L.C.

- a) Mr. Gene Milford, on behalf of Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) There was no one from the public to speak on the matter.
- c) Mr. Rogers moved, seconded by Ms. Ellender: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon the method of sewerage disposal and location and description of at least one permanent type benchmark be depicted on the plat.
 - e) Mr. Rogers moved, seconded by Ms. Ellender: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts “C-1” & “C-2”, A Redivision of Tract “C,” Property belonging to A.K.C.C. Holdings, L.L.C. the method of sewerage disposal and location and description of at least one permanent type benchmark be depicted on the plat.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and Rev. Gray. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
3. The Chairman called to order the Public Hearing for an application by C & J Real Estate Holdings, LLC requesting approval for Process D, Minor Subdivision, for Tracts A & B, Division of Property belonging to C & J Real Estate Holdings, LLC.
 - a) Mr. Kim Knight, T. Baker Smith, LLC, discussed the location and division of property.
 - b) There was no one present to speak on the matter.
 - c) Mr. Rogers moved, seconded by Mr. Burgard: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and Rev. Gray. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided the land use, method of sewerage disposal, and location and description of at least one permanent type benchmark be depicted on the plat.
 - e) Mr. Burgard moved, seconded by Ms. Ellender: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts A & B, Division of Property belonging to C & J Real Estate Holdings, LLC conditioned upon the land use, method of sewerage disposal, and location and description of at least one permanent type benchmark be depicted on the plat.”

The Chairman called for a vote on the motion offered by Mr. Burgard. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and Rev. Gray. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
4. The Chairman called to order the Public Hearing for an application by Wayne & Tracy Mayon, requesting approval for Process D, Minor Subdivision, for the Division of Tract 1 (Tracts 1-A & 1-B), Property belonging to Wayne A. Mayon & Tracy Lynn Gary Mayon.
 - a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, discussed the location and division of property. She stated they did not submit the drainage calculations to the TPCG Engineering Division in time for review so they would table the application until the next meeting.
 - b) Mr. Soudelier moved, seconded by Mr. Thibodeaux: “THAT the HTRPC continue the public hearing and table the consideration of the application for Process D, Minor Subdivision, for Division of Tract 1 (Tracts 1-A & 1-B), Property belonging to Wayne A. Mayon & Tracy Lynn Gary Mayon until the next regular meeting of October 20, 2022 as per the Developer’s request.”

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and Rev. Gray. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. *WITHDRAWN*. Division of Lot 14, Block 2 of Van Place Subdivision [See *ATTACHMENT C*].

6. *Tabled until the next regular meeting of October 20, 2022 as per the Developer's request. Imperial Landing Subdivision, Phase B [See ATTACHMENT D].*

I. STAFF REPORT:

1. The Chairman called to order the discussion and possible action with regard to the resolution for parish-wide community sewerage expansion.
 - a) Mr. Thibodeaux discussed the proposed resolution and the \$80 million the Parish received for remediation and stated it was time that Terrebonne Parish gets serious about parish-wide sewer and wastewater collection [See ATTACHMENT F].
 - b) Mr. Thibodeaux moved, seconded unanimously: "THAT the HTRPC send Resolution 2022-001 with regard to expanding community sewer parish-wide to Parish President Dove and the TPCG Council for consideration [See ATTACHMENT F]."
 - c) Discussion was held regarding the updates to the comprehensive plan and the Commission's responsibilities.
 - d) Discussion ensued with regard to Recovery Planning and CSRS, Inc. being the main consultant on the project that will include sub-consultants and a steering committee that will include some Planning Commissioners as well as business representatives, members of the community, etc. The Chairman stated he would like to be on that committee and chose himself, Mr. Burgard, and Mr. Smith as members.
 - e) Mr. Thibodeaux read Resolution 2022-001 into the record [See ATTACHMENT F].

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and Rev. Gray. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
2. The Chairman called to order the discussion and possible action with regard to the proposed Travel Reimbursement Policy for Planning Commissioners.
 - a) Mr. Bercegeay discussed the proposed policy [See ATTACHMENT G].
 - b) Mr. Rogers moved, seconded by Ms. Ellender: "THAT the HTRPC approve and adopt the Travel Reimbursement Policy for Planning Commissioners as written [See ATTACHMENT G]."

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

J. ADMINISTRATIVE APPROVAL(S):

Ms. Ellender moved, seconded by Mr. Soudelier: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-6."

1. Division of Property belonging to Kurt Michael Guidry, et ux, or assigns; Section 6, T16S-R16E, Terrebonne Parish, LA (306 North Terrebonne Drive / Councilman John Amedée, District 4)
2. Tracts "A", "B", and "C" into Revised Tracts "A", "B", and "C"; Sections 44, T16S-R17E, Terrebonne Parish, LA (1753, 1757, 1761 Bayou Blue Road / Councilman Steve Trosclair, District 9)
3. Tract 12-A, A Redivision of Tract 12 & Property belonging to Lang Enterprises, Inc.; Sections 17 & 18, T18S-R19E, Terrebonne Parish, LA (4957-A Bayouside Drive / Councilman Dirk Guidry, District 8)
4. Revised Tracts 2 & 3, A Redivision of Property belonging to Lionel Falgout, et ux; Section 10, T17S-R18E, Terrebonne Parish, LA (127 Company Canal Road / Councilman Steve Trosclair, District 9)
5. Revised Lots "A" and "B", A Redivision of Lots "A" and "B", Block Z of Barrios Subdivision; Section 104, T17S-R17E, Terrebonne Parish, LA (1405 Bayou Black Drive / Councilman Danny Babin, District 7)
6. Tract "A-1" and Lot 1-A, A Redivision of Revised Tract "A" and Revised Lot 1 belonging to Paul G. Danos, et al; Section 80, T17S-R16E, Terrebonne Parish, LA (110 & 200 Ellendale Boulevard / Councilman Darrin Guidry, District 6)

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.
2. Mr. Pulaski used this time to discuss the credit card that the HTRPC has been trying to obtain and has not been successful as of yet, but he was still working on it.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:
 - a) Mr. Thibodeaux stated the state conference was coming up and he wanted to attend.
2. Chairman's Comments: None.

M. PUBLIC COMMENTS: None.

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

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



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

Keneth L. Rembert

LAND SURVEYORS

since 1973

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

September 13, 2022

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

Att: Mr. Chris Pulaski:

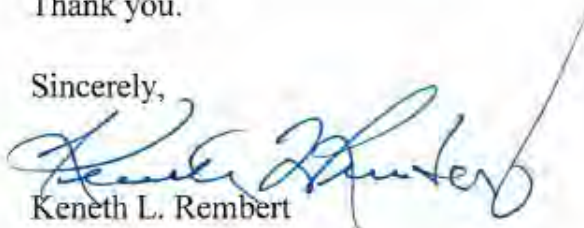
Re: OLD BUSINESS ITEM 1, REVISED parcel 3-A & Lot 55, Property of Four Geaux
Louisiana, L.L.C.

Dear Chris:

Please let this letter serve as a request to allow the above item to remain on the table and not be considered at the meeting of September 15, 2022. The Board of Health issue has not been resolved yet.

Thank you.

Sincerely,



Keneth L. Rembert

KLR/apr

Keneth L. Rembert

LAND SURVEYORS

since 1973

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

September 13, 2022

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

Att: Mr. Chris Pulaski:

Re: OLD BUSINESS ITEM 2, REDIVISION OF TRACT II PROPERTY OF WARREN
CARLOS

Dear Chris:

Please let this letter serve as a request to allow the above item to remain on the table and not be considered at the meeting of September 15, 2022. The fire hydrant has not yet been installed.

Thank you.

Sincerely,


Keneth L. Rembert

KLR/apr

Charles L. McDonald
Land Surveyor, Inc.
P O Box 1390
Gray, Louisiana 70359
Tele: (985) 876-4412 Fax: (985) 876-4806

Charles L. McDonald, PLS

Galen F. Bollinger, PLS

September 14, 2022

Houma Terrebonne Regional Planning Commission
Attn: Becky Becnel
P O Box 1446
Houma, LA 70361

Re: Agenda Item
H. APPLICATIONS / NEW BUSINESS:

Item #5. a)

Subdivision: Division of Lot 14, Block 2 of Van Place Subdivision
Location: 230 Agnes Street, Terrebonne Parish, LA
Gov. Dist.: Council District 8 /City of Houma Fire Dist.
Developer: Rennis Roberts
Surveyor: Charles L. McDonald Land Surveyor, Inc.

Dear Becky:

Please remove this above referenced Houma Terrebonne Regional Planning Commission Agenda item from the agenda permanently.

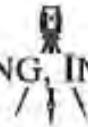
Feel free to call me if you have any questions.

Sincerely,



Alisa Champagne,
(agent for Rennis Roberts)

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



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

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

James M. Templeton, P.L.S.

September 13, 2022

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

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

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


Dear Becky:

We are hereby requesting that you remove Imperial Landing Subdivision, Phase "B" from the September 15, 2022 agenda of the Houma-Terrebonne Regional Planning Commission meeting. At this time the development is not fully complete and we request that this development be placed on the October 20, 2022 meeting agenda.

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

Sincerely,

DAVID A. WAITZ
ENGINEERING AND SURVEYING, INC.



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

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

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



TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

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



September 15, 2022
3rd Review

TO: **Christopher M. Pulaski**
FROM: **Joan E. Schexnayder, P.E.** *JES*
SUBJECT: **Evangeline Oaks**
Review of Engineering Approval

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

1. DOTD Permit is required for turning lane.
2. 24.5.4.6.7 Approval letters should be provided from the following utilities:
 - a. Electric Utility approving the servitudes.
 - b. Department of Health and Hospitals for water and sewer.

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

JES/bbd

cc: Jacob Waitz, P.E.
Utilities (email)
Engineering Division
Reading File (electronic)
Council Reading File (electronic)

OFFERED BY:
SECONDED BY:

HTRPC RESOLUTION NO. 2022-001

A Resolution of the Houma-Terrebonne Regional Planning Commission requesting that the Parish President Gordon E. Dove and the Parish Council consider developing a plan to expand community sewer parish-wide and begin obligating funds to do so; and

WHEREAS, one of the biggest challenges to implementing comprehensive land use plans is how to accommodate new development in designated growth areas that do not have public sewers; and

WHEREAS, one of the biggest challenges to implementing comprehensive land use plans is how to accommodate new development in designated growth areas that do not have public sewers; and

WHEREAS, the increased development in the parish requires the expansion of infrastructure especially as new subdivisions and developments occur in more rural areas of the parish; and

WHEREAS, Goals 5 and 6 of the Vision 2030: Terrebonne Parish Comprehensive Master Plan identify the funding of the community sewer master plan and implementation of an expanded wastewater system in order to improve water quality, the environment, and overall quality of life for parish citizens and visitors; and

WHEREAS, decentralized wastewater systems, potential alternatives to parish-wide wastewater system, are much cheaper and reduced the need for miles of large diameter pipe and lift stations and facilitate development in growth areas without increasing tax burden; and

WHEREAS, too many Terrebonne parish subdivisions and rural communities still rely on mechanical plants and septic systems that may not be compliant with Louisiana’s office of public health rules; and

WHEREAS, contemporary wastewater issues are the economic and environmental issues that include drinking water quality, deterioration of recreational water resources and other natural systems services, property values, and economic development which the public has a primary interest; and

WHEREAS, the impacts of Hurricane Ida have resulted in a need for more housing and resilient infrastructure which can also be funded thru State and Federal recovery funds and programs;

NOW, THEREFORE, BE IT RESOLVED by the Houma-Terrebonne Regional Planning Commission does hereby request that the Parish President, Hon. Gordon E. Dove, and the Parish Council begin development of a master plan for community sewer expansion and consideration for obligation of the necessary funds for implementation.

THERE WAS RECORDED:

YEAS: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

The Chairman declared this resolution adopted on this, the _____ day of _____, 2022.

ROBBIE LINER, CHAIRMAN
HOUMA-TERREBONNE REGIONAL
PLANNING COMMISSION

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION TRAVEL POLICY

A. Approval

1. Attendance at all out-of-parish conventions, conferences, workshops, etc., must be approved by the Houma-Terrebonne Regional Planning Commission (HTRPC).
2. Commissioners shall make formal notice to the HTRPC minute clerk of their intent to travel within sixty (60) days before scheduled events, when possible.

B. Booking

1. Commissioners shall coordinate with Terrebonne Parish Consolidated Government (TPCG) Finance Department as well as the HTRPC minute clerk to make airplane tickets, lodging, conference/event tickets, and any other purchase that can be made in anticipation of the event. The HTRPC credit card shall be used for the purchase of all items in this section.

C. Reimbursements

1. Commissioners are authorized reimbursements for expenses incurred while performing official duties while traveling to an HTRPC approved event.
2. Once the itemized receipts are submitted to the Finance Department, the Parish will issue a check for reimbursement of the following types of expenses:
 - a. Transportation
 - b. Parking
 - c. Lodging
 - d. Meals
 - e. Miscellaneous (if clearly documented as HTRPC business-related only)
3. The total cost of meals (breakfast/lunch/dinner) for any one (1) day may not exceed sixty-five dollars (\$65.00) and must be accompanied by proper receipts to be considered for reimbursement.
4. All requests for reimbursement for travel expenses must be submitted to TPCG Finance Department for review and to ensure that all proper receipts and other documentation are attached. It shall be the responsibility of the TPCG Finance Department to verify that the expenditures being submitted are reasonable and acceptable according to this section in accordance with applicable state laws. If a question concerning a request for reimbursement arises, it shall be the responsibility of the TPCG Finance Department to investigate the matter.

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION TRAVEL POLICY
EFFECTIVE _____

D. Transportation

1. The option of round-trip air fare or mileage for driving is up to the individual. Reimbursement, however, will be the amount equal to the lesser of the two (2). If the option of mileage is taken, the reimbursement will be for miles driven from the individual's residence to the meeting site and the return only and will not include gasoline or the cost of the rental of the vehicle.
2. A vehicle may be rented, and fuel charged, but the total reimbursable amount must still be equal to or less than round-trip air fare. Individuals using their personal vehicles may be reimbursed at the maximum mileage rate authorized by the Internal Revenue Service.
3. While attending an HTRPC approved event, reimbursement for taxi, bus, or other public transportation is authorized upon submission of the proper receipts.

E. Cancellations

1. If the person attending the meeting must cancel the trip, the individual must notify the HTPRC minute clerk so that an attempt can be made to cancel all reservations and receive a reimbursement and, second, an attempt can be made to allow another commissioner to attend in his/her place.

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

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

X from the minimum lot size requirements (see attached)

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

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

SITE INFORMATION:

- Physical Address: 1047 FOUR POINT ROAD
- Location by Section, Township, Range: SECTIONS 22 & 27, T20S-R17E
- Purpose of Development: RECONFIGURE LOT LINES
- Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
- Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
- Drainage:
☐ Curb & Gutter
☐ Roadside Open Ditches
☐ Rear Lot Open Ditches
☒ Other
- Planned Unit Development: ☐ Y ☐ N ☒
- Date and Scale of Map: DATE: 6/24/22 SCALE: 1"=40'
- Council District / Fire Tax Area: 7 Babin / Gr. Caillou Fire
- Number of Lots: 2
- Filing Fees: \$132.33

CERTIFICATION:

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

KENETH L. REMBERT
Print Applicant or Agent

[Signature]
Signature of Applicant or Agent

6/27/22
Date

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

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

X [Signature]
Signature

6/27/22
Date

Revised (1/3/2021)

Keneth L. Rembert

LAND SURVEYORS

since 1973

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

November 2, 2021

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

Att: Mr. Chris Pulaski:

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

Dear Chris:

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

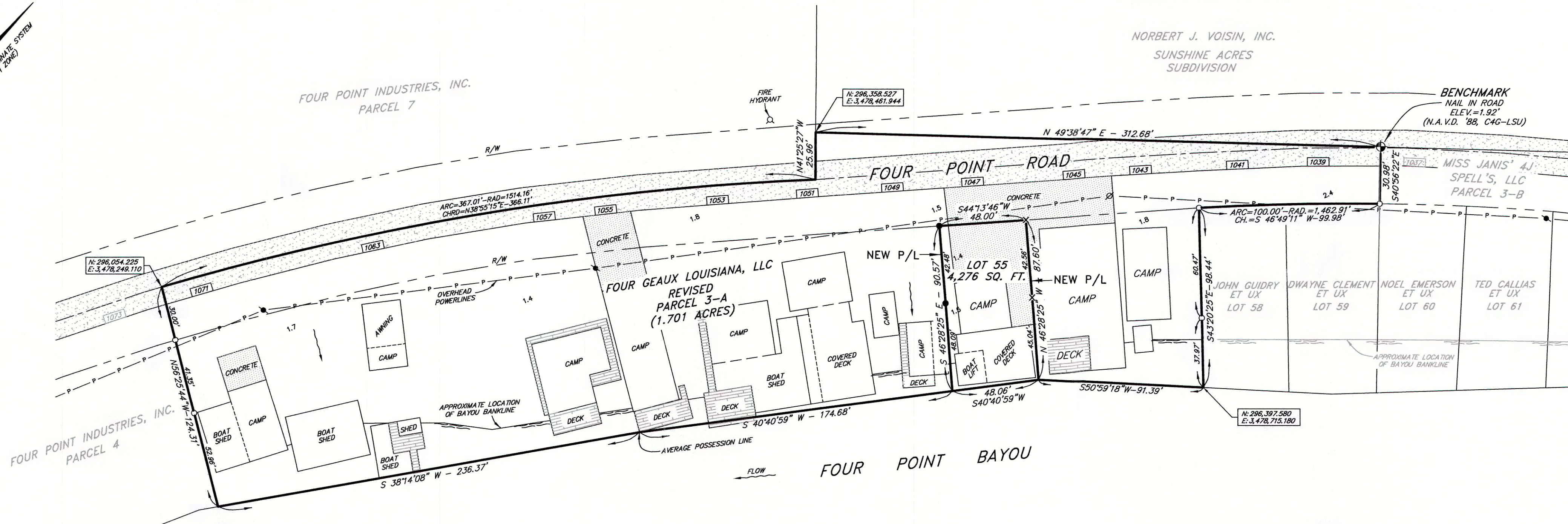
Thank you.

Sincerely,

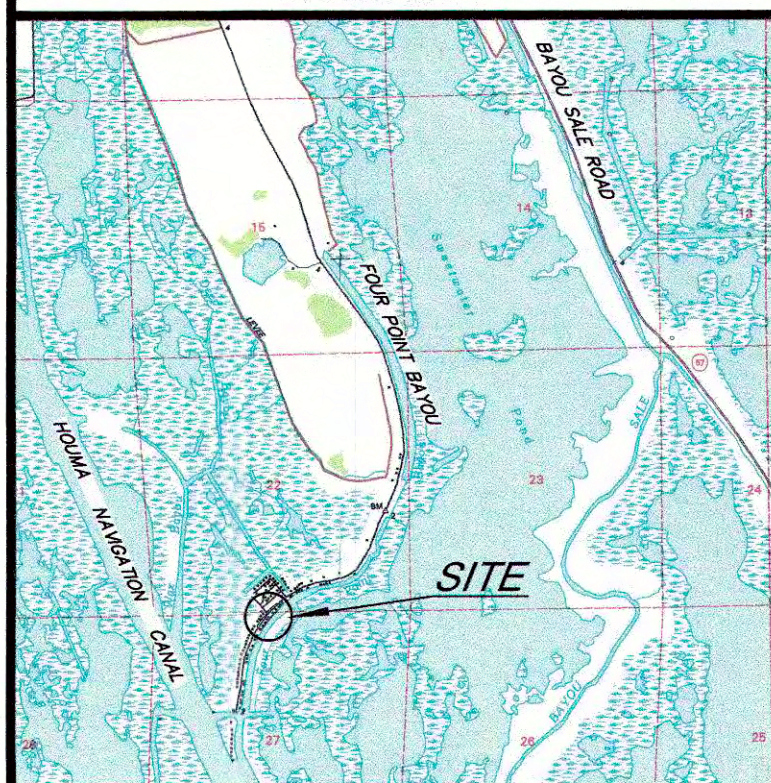


Keneth L. Rembert

KLR/apr



"VICINITY MAP"



SEWER SYSTEM:

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

DRAINAGE NOTE:

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

FLOOD INFORMATION:

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

REFERENCE MAPS:

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

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

LEGEND:

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

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

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

Surveyor's Signature: *Keneth L. Rembert*

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

Firm: KENETH L. REMBERT LAND SURVEYORS

Registration Number: 331

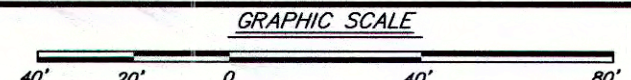
2 - PARCELS



"MINOR SUBDIVISION"
LAND USE: CAMP SITES

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

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



DRAWN: B.M.

CHK'D.: K.L.R.

SCALE: 1" = 40'

DATE: 24 JUN 22

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

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

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

1. Name of Subdivision: PLAT SHOWING LOTS "A" THRU "K" A REDIVISION OF TRACT II
PROPERTY OF WARREN CARLOS IN SECTION 86, T19S-R17E
WARREN C. CARLOS, 20406 CHAPEL GLEN COURT, KATY, TEXAS
2. Developer's Name & Address: 77450
Owner's Name & Address: SAME
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: 7731-7742 SHRIMPERS ROW, DULAC, LA
5. Location by Section, Township, Range: SECTION 86, T19S-R17E
6. Purpose of Development: OWNER WOULD LIKE TO SELL LOTS.
7. Land Use:
☐ Single-Family Residential
☐ Multi-Family Residential
☒ Commercial
☐ Industrial
8. Sewerage Type:
☒ Community
☐ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
10. Planned Unit Development: Y ☐ N ☐
11. Date and Scale of Map: 7/28/22 SCALE: 1" = 30'
12. Council District / Fire Tax Area: _____
13. Number of Lots: 11
14. Filing Fees: _____

CERTIFICATION:

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

KENETH L. REMBERT

Print Applicant or Agent

7/29/22

Date

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

WARREN C. CARLOS

Print Name of Signature

7/31/22

X

Signature

EUGENE V. KELLY *et al*

WENDAL J. BERGERON

S 82°04'21" E - 1107.62'

S 82°04'20" E - 401.16'

TRACT "B"
(32,193 SQ.FT.)

S 82°04'21" E - 403.43'

TRACT "C"
(32,262 SQ.FT.)

S 82°04'21" E - 403.13'

TRACT "D"
(32,235 SQ.FT.)

82°04'21" E - 402.74'

TRACT "E"
(32,236 SQ.FT.)

S 82°04'21" E - 403.64'

TRACT "F"
(32,328 SQ.FT.)

S 82°04'21" E - 403.43

TRACT "G"
(32,151 SQ.FT.)

N 82°04'21" W - 400.00'

WENDAL J. BERGERON

S 82°04'21" E - 277.61'

TRACT "H"
(18,643 SQ.FT.)

S 82°04'21" E - 255.06'

TRACT "I"
(17,521 SQ.FT.)

S 82°04'21" E - 246.12'

TRACT "J"
(16,802 SQ.FT.)

S 82°04'21" E - 233.94'

TRACT "K"
(62,205 SQ.FT.)
(1.428 ACRES)

JANIS M. SPELL *et al*

"MINOR SUBDIVISION"
LAND USE: RESIDENTIAL
DEVELOPER: WARREN C. CARLOS

*SURVEY OF TRACTS "A" THRU "K"
A REDIVISION OF TRACT II
BELONGING TO WARREN C. CARLOS
LOCATED IN SECTION 86, T19S - R17E
TERREBONNE PARISH, LOUISIANA*

JULY 12, 2022

SCALE: 1" = 50'

KENETH L. REMBERT, SURVEYOR
635 SCHOOL ST., HOUMA, LA.
PH. (985) 879-2782

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

FLOOD INFORMATION:
THESE LOTS ARE LOCATED IN ZONE "A15" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0295, SUFFIX "C", DATED MAY 1, 1985 AND INDEXED APRIL 2, 1982. ZONE "A15" HAS A BASE FLOOD REQUIREMENT OF 10'.
F.E.M.A. MAPS AND/OR AGENCIES HAVE NOT RECLASSIFIED THESE LOTS AS THIS PROPERTY IN ZONE "A6" WITH A BASE FLOOD REQUIREMENT OF 11'.
THE 2021 PRELIMINARY FIRM COMMUNITY NO. 22109C, PANEL NO. 0450 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "A6" WITH A BASE FLOOD ELEVATION REQUIREMENT OF 14'.
PLANS FOR THIS LOT PARCELS FLOOD DAMAGE MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

REFERENCE MAP:
THIS SURVEY BASED ON MAP PREPARED BY T. BAKER SMITH & SON, INC. ENTITLED "MAP
SHOWING THE DIVISION TO THE ESTATE OF HUGHES BREAUX IN SEC. 86, T19S-R17E TERREBOHNE
TERREBOHNE PARISH, LOUISIANA" DATED SEPTEMBER 12, 1972 AND REVISED JANUARY 17, 1973.
BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

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

JOB NO. : 395 FIELD BOOK : 463 ADDRESS : 7742 SHRIMPERS ROW CAD NAME : CARLOS-TRACT-II-DIVISION-7742-SHRIMPERS-ROW-TPC_22-395
DRAWN BY : AP PAGES : 10 SURVEY FILE : CARLOS-W FOLDER : CARLOS, WARREN

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

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

DATE	BY	DESCRIPTION
REVISIONS		

LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES 3/4" IRON PIPE FOUND
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING FIRE HYDRANT
- INDICATES SPOT ELEVATION
(BASED ON NAVD '88, CAG)
- INDICATES DRAINAGE FLOW
- INDICATES MUNICIPAL ADDRESS

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

BY _____ FOR _____

LOUISIANA COORDINATE SYSTEM
SOUTH ZONE



GRAPHIC SCALE



A horizontal scale bar with a double line. Below the bar, there are markings at 50', 25', 0, 50', and 100'.

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

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

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

- Name of Subdivision: REDIVISION OF 3.265 ACRE TRACT INTO TRACTS A & B
- Developer's Name & Address: BRANDON & JEANNE'-CLAIRE CARRERE, 317 HAWTHORNE DR, HOUMA, LA 70630
Owner's Name & Address: BRANDON & JEANNE'-CLAIRE CARRERE, 317 HAWTHORNE DR, HOUMA, LA 70630
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: TERRAL J. MARTIN JR., PLS

SITE INFORMATION:

- Physical Address: 264 BULL RUN ROAD, SCHRIEVER, LA 70395
- Location by Section, Township, Range: SECTION 16, T16S-R16E
- Purpose of Development: TO CREATE TWO LOTS OF RECORD
- Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
- Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
- Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
- Planned Unit Development: Y ☐ N ☒
- Date and Scale of Map: 8/12/2022 1"=100'
- Council District / Fire Tax Area: 6 / SCHRIEVER bmb
- Number of Lots: 2
- Filing Fees: \$125.00 + \$54.74 = \$179.74

CERTIFICATION:

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

TERRAL J. MARTIN JR., PLS

Print Applicant or Agent

Date

8/11/2022

TERRAL J. MARTIN JR., PLS

Signature of Applicant or Agent

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

BRANDON CARRERE

Print Name of Signature

Date

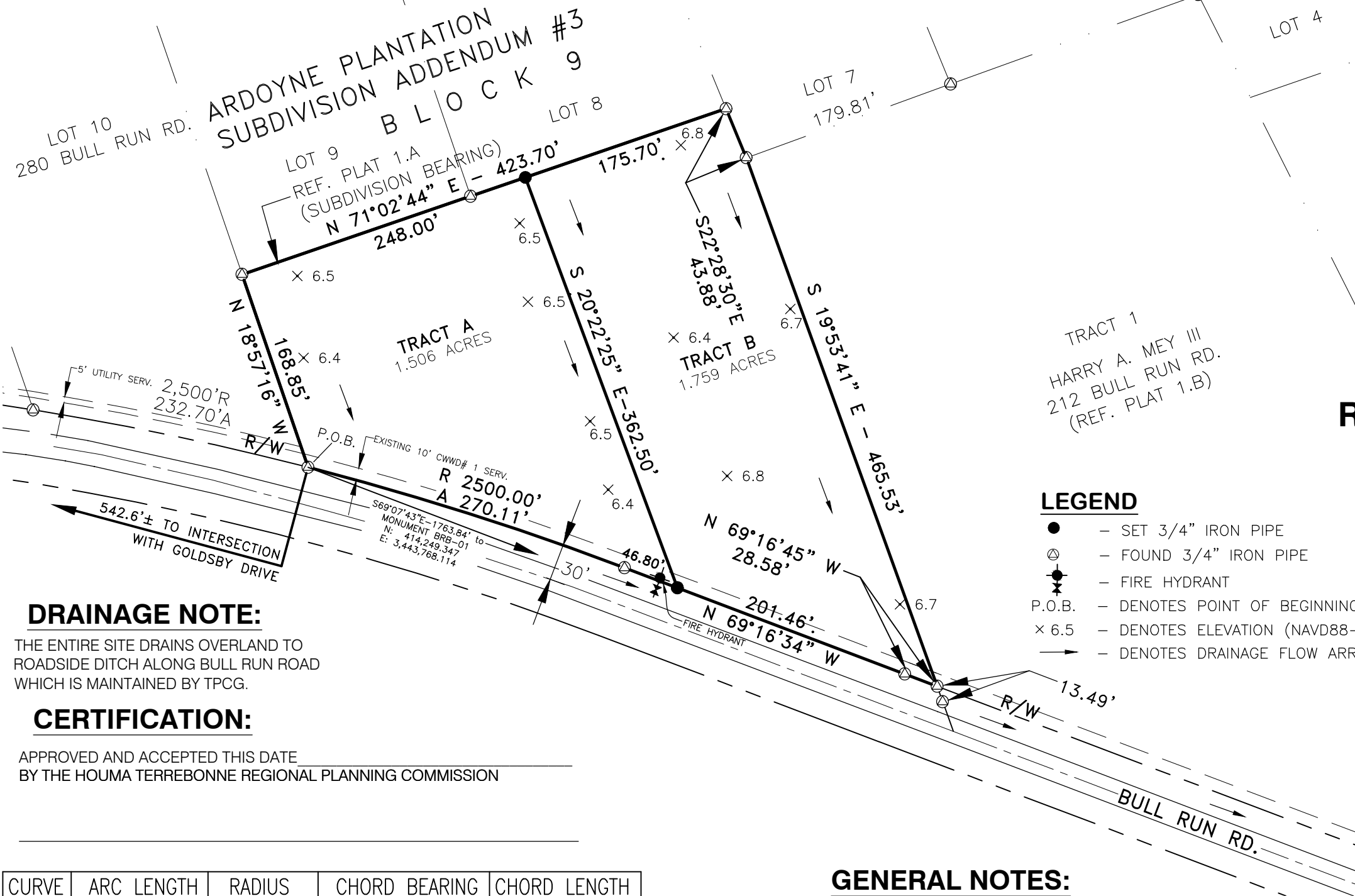
8/15/2022

Brandon Carrere

Signature

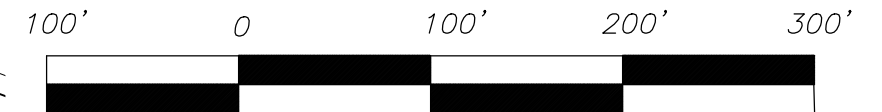
PC22/ 9 - 1 - 43

Revised 11/3/2021



**SURVEY SHOWING
RE-DIVISION OF A 3.265 ACRE TRACT
INTO TRACTS A & B
ON PROPERTY BELONGING TO
BRANDON & JEANNE CARRERE AND
RICARDO & MELINDA CARRERE
(FORMERLY GOLDSBY-MATHEWS TRUST)**

**LOCATED IN
SECTION 16 T16S-R16E
TERREBONNE PARISH, LOUISIANA
SOUTH EASTERN LAND DISTRICT
WEST OF THE MISSISSIPPI RIVER
DATE: AUGUST 12, 2022**



GRAPHIC SCALE
1" = 100'

DRAINAGE NOTE:

THE ENTIRE SITE DRAINS OVERLAND TO
ROADSIDE DITCH ALONG BULL RUN ROAD
WHICH IS MAINTAINED BY TPCG.

CERTIFICATION:

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

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	275.11'	2500.00'	N 72°25'43" W	274.97'

GENERAL NOTES:

- ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE FOLLOWING PLATS ENTITLED:
 - "FINAL ARDOYNE PLANTATION ESTATES ADDENDUM #3 ON PROPERTY BELONGING TO MID-SOUTH MORTGAGE COMPANY LOCATED IN SECTION 16 T16S-R16E, TERREBONNE PARISH, LOUISIANA" PREPARED BY GSE ASSOCIATES, INC. AND DATED FEBRUARY 1, 2008/ FINAL REVISION JULY 15, 2009.
 - "SURVEY SHOWING 3.265 ACRE TRACT BEING A PORTION OF THE REMAINING PROPERTY OF ARDOYNE PLANTATION ON PROPERTY BELONGING TO THOMAS B. GOLDSBY, JR., LOCATED IN SECTION 16, T16S-R16E, TERREBONNE PARISH, LOUISIANA". PREPARED BY PROVIDENCE/GSE ASSOCIATES, LLC AND DATED APRIL 28, 2014.
- THIS SURVEY IS IN ACCORDANCE WITH "CLASS C" SURVEY CLASSIFICATION REQUIREMENTS OF THE LOUISIANA STANDARDS FOR PROPERTY BOUNDARY SURVEYS, THE PLAT AND FIELD SURVEY WERE PREPARED AND PERFORMED UNDER MY SUPERVISION AND THEREFORE THE MEASUREMENTS AND OTHER DATA INDICATED ARE CORRECT TO THE BEST OF MY KNOWLEDGE. CLASS C: SURVEYS OF RESIDENTIAL AND SUBURBAN AREAS.
- THE PROPERTY IS LOCATED IN ZONE "C" AS DESIGNATED ON F.E.M.A. F.I.R.M. PANEL #225206 0420 AND DATED MAY 01, 1985. ZONE C REQUIRES NO BASE FLOOD ELEVATION REQUIREMENT. FEMA ADVISORY BASE FLOOD ELEVATION MAP LA- S99 DATED 2/23/06 SHOWS PROPERTY TO BE OUTSIDE THE LIMITS OF THE ADVISORY BASE FLOOD ELEVATION REQUIREMENTS.
- THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, AND/OR RIGHTS-OF-WAY WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.
- THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- LAND USE: SINGLE FAMILY RESIDENTIAL



Baton Rouge (225) 766-7400
1297 St. Charles Street, Suite H
Houma, LA 70360
www.providenceeng.com
Engineers • Surveyors •



TERRAL J. MARTIN, JR.
PROFESSIONAL LAND SURVEYOR
LA. LICENSE NO. 5030

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

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

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

1. Name of Subdivision: MAP SHOWING THE DIVISION OF TRACT 1 BELONGING TO WAYNE A. MAYON AND TRACY LYNN GARY MAYON
2. Developer's Name & Address: Wayne and Tracy Mayon 222 Old Spanish Trail Gibson, LA
Owner's Name & Address: Wayne and Tracy Mayon 222 Old Spanish Trail Gibson, LA
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor, Inc.

SITE INFORMATION:

4. Physical Address: 6623 Bayou Black Drive Gibson, LA
5. Location by Section, Township, Range: Section 105, T17S-R17E
6. Purpose of Development: To divide Tract 1 into 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. Planned Unit Development: ☐ Y ☐ N ☒ 1
11. Date and Scale of Map: 26 August 2022 - 1"= 40'
12. Council District / Fire Tax Area: _____
13. Number of Lots: 2
14. Filing Fees: _____

CERTIFICATION:

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

Alisa Champagne
Print Applicant or Agent

29 August 2022

Date

Alisa Champagne
Signature of Applicant or Agent

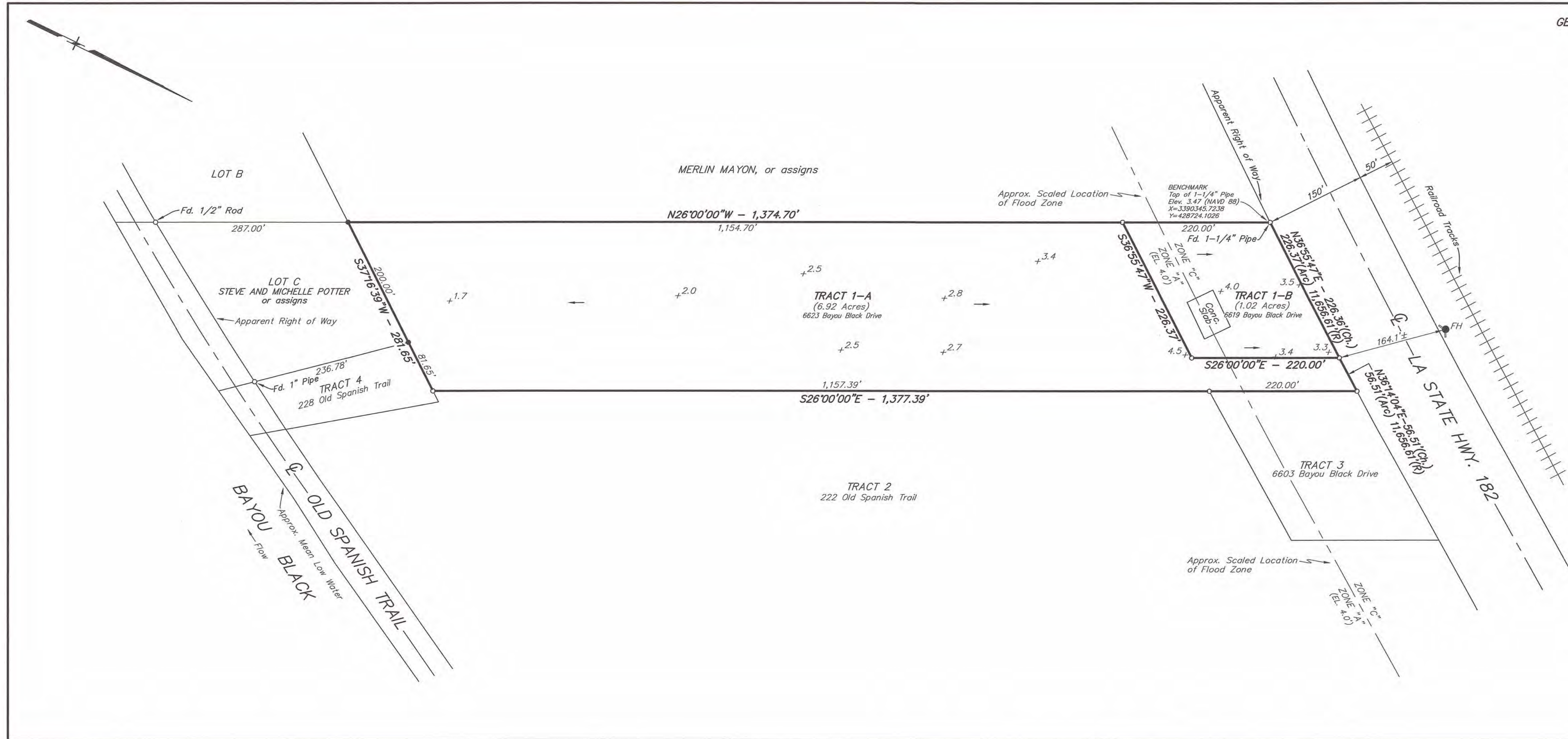
The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of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

Tracy Mayon
Print Name of Signature

9-1-22

Date

Tracy Mayon
Signature



GENERAL NOTES:

NOTE: BEARINGS INDICATED HEREON ARE BASED ON THE REFERENCED SURVEY MAP: "PLAN OF LAND SHOWING PORTION A-B-C-D-E-F-G-A OF PROPERTY OF LAWRENCE P. CUTRONE AND ANTHONY FREIA" prepared by Roes & Associates dated August 29, 1975.

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

NOTE: This property is situated within ZONE "A & C", as shown on the F.E.M.A. Flood Insurance Rate Map dated May 1, 1985. (Map No. 225206 0725 C) ZONE "A" B.F.E EL. 4.0'

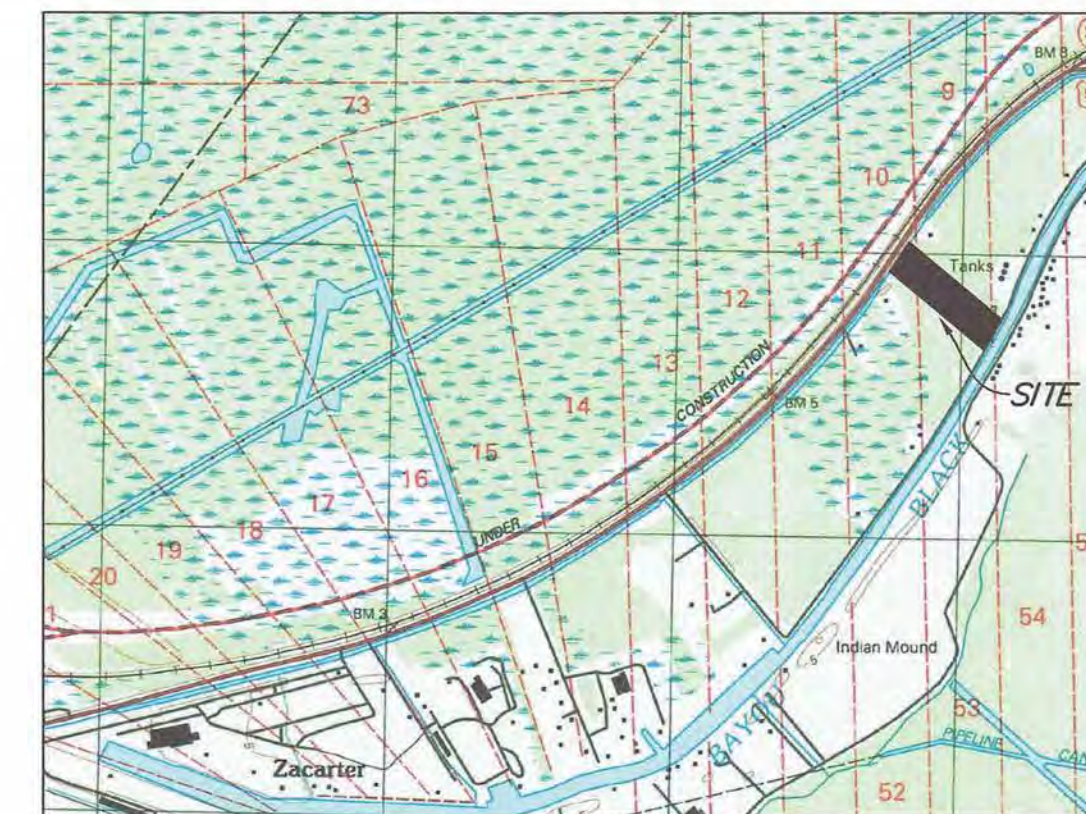
Note: The tracts shown hereon shall utilize the DOTD maintained roadside ditch along LA State Hwy. 182 as indicated by the drainage arrows shown hereon. The property owners shall maintain all necessary private drainage structures

Method of sewer disposal is an Individual Sewer Treatment Plant System.

LEGEND

- Indicates 1/2" Pipe Set Unless Noted
- Indicates 3/4" Pipe Fd. Unless Noted
- FH ● Indicates Exist. Fire Hydrant
- Indicates Drainage Flow

Proposed Land Use:
Single Family Residential



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

BY _____ FOR _____

**MAP SHOWING THE DIVISION OF TRACT 1
PROPERTY BELONGING TO WAYNE A. MAYON
AND TRACY LYNN GARY MAYON
LOCATED IN SECTIONS 9 & 10, T16S-R14E,
TERREBONNE PARISH, LOUISIANA**

SCALE: 1" = 100'

26 AUGUST 2022

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

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

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

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

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

SITE INFORMATION:

- Physical Address: 441 DUPLANTIS STREET, THIBODAUX, LA 70301
- Location by Section, Township, Range: SECTION 77, T15S-R16E
- Purpose of Development: SINGLE FAMILY RESIDENTIAL
- Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
- Sewerage Type:
☒ Community
☐ Individual Treatment
☐ Package Plant
☐ Other
- Drainage:
☒ Curb & Gutter
☐ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
- Planned Unit Development: Y ☒ N ☐
- Date and Scale of Map:
SEPTEMBER 2022 1" = 100'
- Council District / Fire Tax Area:
4 / Schriever
- Number of Lots: 71
- Filing Fees: \$1,000.00

CERTIFICATION:

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

JOSHUA ARABIE, MEMBER

Print Applicant or Agent

08/29/2022

Date

[Signature]
Signature of Applicant or Agent

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

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

Print Name of Signature

08/29/2022

Date

[Signature]
Signature

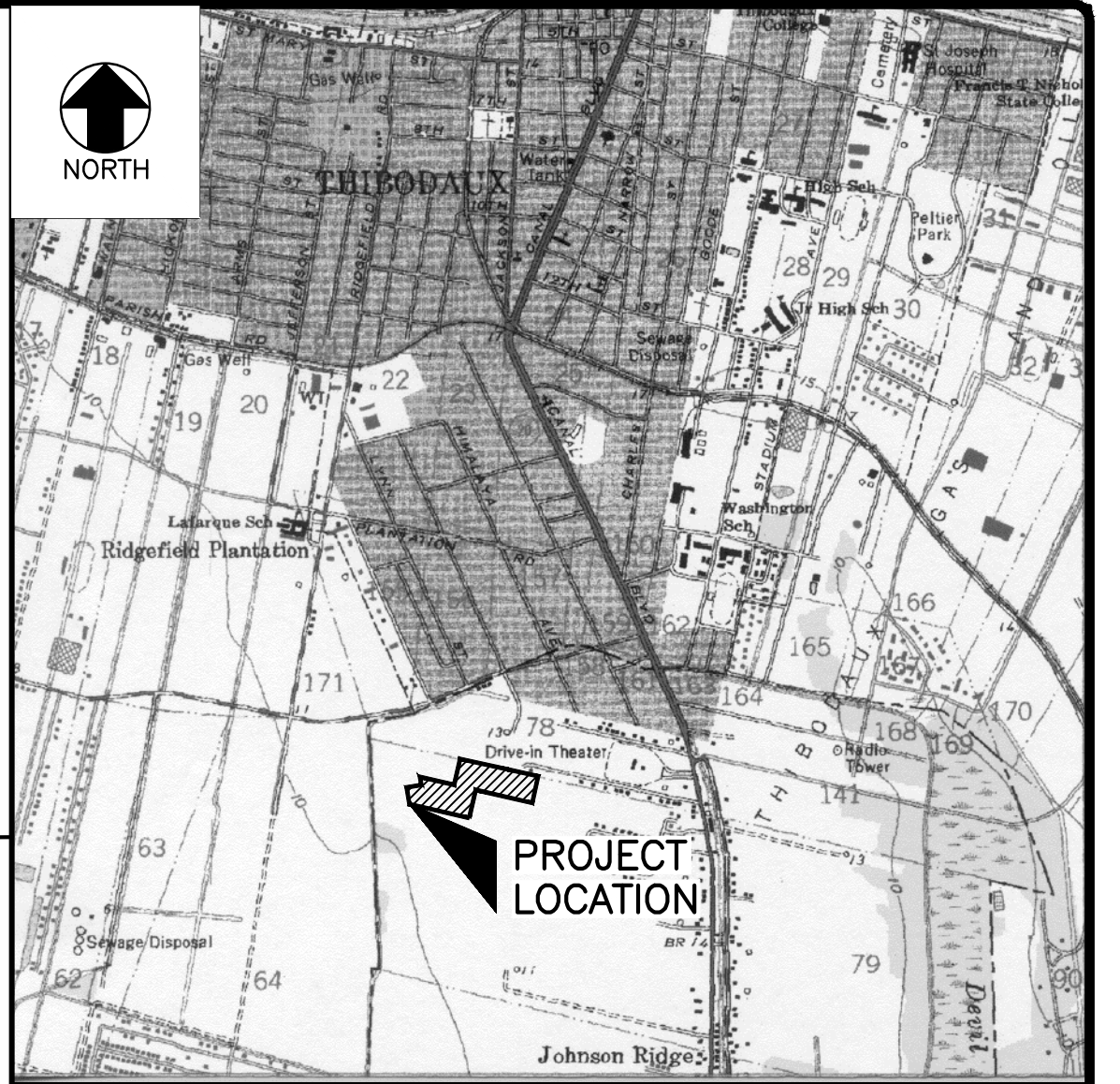
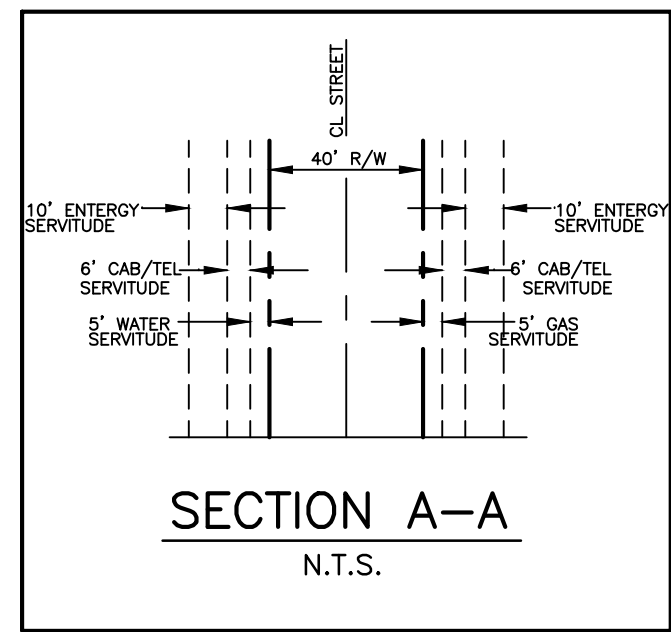
PC22/ 9 - 6 - 48

Revised 11/3/2021

LANDRY-GAUTREAUX SUBDIVISION
PROPERTY OF PRUDENT P. LANDRY
AND JAMES E. GAUTREAUX IN SECTION 77, T15S-R16E
TERREBONNE PARISH, LA
BY: GEORGE BERGERON, JR. DATED: JULY 16, 1955
SURVEY MAP SHOWING PROPERTY CLAIMED BY BENJAMIN ROTH, JR., IN SECTION 78, T15S-R16E,
TERREBONNE PARISH, LOUISIANA
BY: CARL E. HECK DATED: JUNE 02, 1970
MAP SHOWING A PORTION OF THE PROPERTY BELONGING TO PRUDENT P. LANDRY, OR ASSIGNS SITUATION IN SECTION 77,
T15S-R16E, TERREBONNE PARISH, LOUISIANA BY: CHARLES L. McDONALD
DATED: DECEMBER 02, 1986 ENTRY# 794890
SURVEY OF A 38.78 ACRE TRACT - PROPOSED PURCHASE OF DONALD BOURGEOIS LOCATED IN SECTION 77, T15S-R16E
TERREBONNE PARISH, LOUISIANA BY: DAVID L. MARTINEZ (T.BAKER SMITH & SON, INC.) DATED: MAY 24, 1994
REVISSED: MARCH 06, 1995 ENTRY# 795507
SURVEY OF A 10.00 ACRE RIDGEFIELD, LOCATED IN SECTIONS 15S, 156 & 157, T15S-R16E LAFOURCHE PARISH,
TERREBONNE PARISH, LOUISIANA BY: DAVID L. MARTINEZ (T.BAKER SMITH & SON, INC.) DATED: JUNE 17, 1994 REVISSED:
MARCH 06, 1995 ENTRY# 955057
RAW LAND DIVISION RIDGEFIELD, INC. RAW LAND DIVISION CREATING RAW LAND TRACT 1, RAW LAND TRACT 2, AND RAW
LAND TRACT 3, LOCATED IN SECTION 77, T15S-R16E, TERREBONNE PARISH, LOUISIANA
BY: JAMES M. TEMPLETON (DAVID A. WATZ ENGINEERING & SURVEYING, INC.) DATED: MARCH 09, 2017
ENTRY# 1236229
EXHIBIT "A" 82' WIDE RIGHT OF WAY FOR FUTURE ROAD AND UTILITIES - BELONGING TO BNR, JR., L.L.C. LOCATED IN
SECTIONS 77 & 78, T15S-R16E TERREBONNE PARISH, LOUISIANA BY: DAVID A. WATZ DATED: AUGUST 03, 2017
IMPERIAL LANDING SUBDIVISION - PHASE A LOCATED IN SECTIONS 77 & 78, T15S-R16E TERREBONNE PARISH, LOUISIANA
BY: DAVID A. WATZ DATED: OCTOBER 17, 2018.

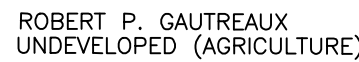
BENJAMIN N. ROTH, JR. FAMILY, L.L.C.
UNDEVELOPED (AGRICULTURE)

CURVE	ARC	RADIUS	CHORD
A	17.94°	58.5'	S18°21'52"E-17.87'
B	51.02°	58.5'	S52°08'03"E-49.42'
C	21.81°	58.5'	S32°07'04"E-26.16'
D	29.06°	18.5'	S32°07'04"E-26.16'
E	29.06°	18.5'	S57°52'56"W-26.16'
F	29.23°	18.5'	S32°23'18"E-26.04'
G	28.89°	18.5'	N57°36'42"E-26.04'
H	29.23°	18.5'	N32°23'18"W-26.09'
I	28.89°	18.5'	N57°36'42"E-26.04'
J	18.02°	18.5'	N74°26'24"E-17.31'
K	29.42°	50.0'	N13°30'26"E-29.00'
L	52.7°	50.0'	S13°30'26"E-43.60'
M	45.11°	50.0'	S13°30'26"E-43.60'
N	38.17°	50.0'	S34°12'30"W-37.20'
O	37.04°	50.0'	S77°14'77"W-36.25'
P	52.03°	50.0'	N51°40'09"W-49.32'
Q	18.02°	18.5'	N49°45'27"W-17.71'



LEGEND

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



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

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

APPROVED: David A. Waitz Reg. No. 4744

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

BY: _____
TERREBONNE PARISH CONSOLIDATED GOVERNMENT

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

APPROVED BY: _____
FOR: _____

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

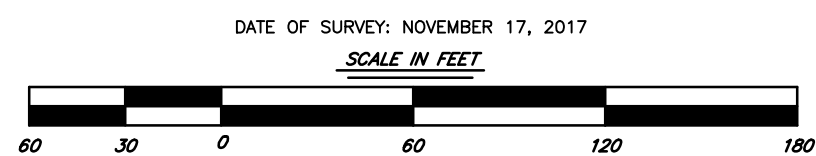
NOTE:
THIS PLAT DOES NOT PURPORT TO SHOW ALL
EASEMENTS, SERVITUDES AND/OR RIGHTS-OF-WAY
THAT MAY OR MAY NOT EXIST ON THIS PROPERTY.
THIS PLAT DOES NOT PURPORT TO SHOW ALL
UNDERGROUND UTILITIES AND/OR PIPELINES
THAT MAY OR MAY NOT EXIST ON THIS PROPERTY.
THIS PLAT WAS PREPARED WITHOUT THE BENEFIT
OF A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

40 SINGLE-FAMILY LOTS

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

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

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



DATE	DESCRIPTION	BY
REVISION		

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

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

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

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

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

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

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

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

1. Name of Subdivision: LOTS 1 & 2 A REDIVISION OF PROPERTY BELONGING TO JERRY P. THIBODAUX ET UX
2. Developer's Name & Address: Jerry P. & Melissa Thibodaux 4014 Country Dr Bourg, LA 70343
Owner's Name & Address: Jerry P. & Melissa Thibodaux 4014 Country Dr Bourg, LA 70343
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: 1096 & 1102 Highway 665 Montegut, LA
5. Location by Section, Township, Range: SECTION 59, T18S-R19E
6. Purpose of Development: RECONFIGURE LOT LINES
7. Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
8. Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
10. Planned Unit Development: Y ☐ N ☒
11. Date and Scale of Map:
DATE: 9/14/22 SCALE: 1"=20'
12. Council District / Fire Tax Area:
9 Trosclair / Montegut
13. Number of Lots: 2
14. Filing Fees: \$132.82

CERTIFICATION:

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

KENETH L. REMBERT

Print Applicant or Agent

9/29/22

Date

[Signature]
Signature of Applicant or Agent

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

JERRY P. THIBODAUX

Print Name of Signature

9/29/22

Date

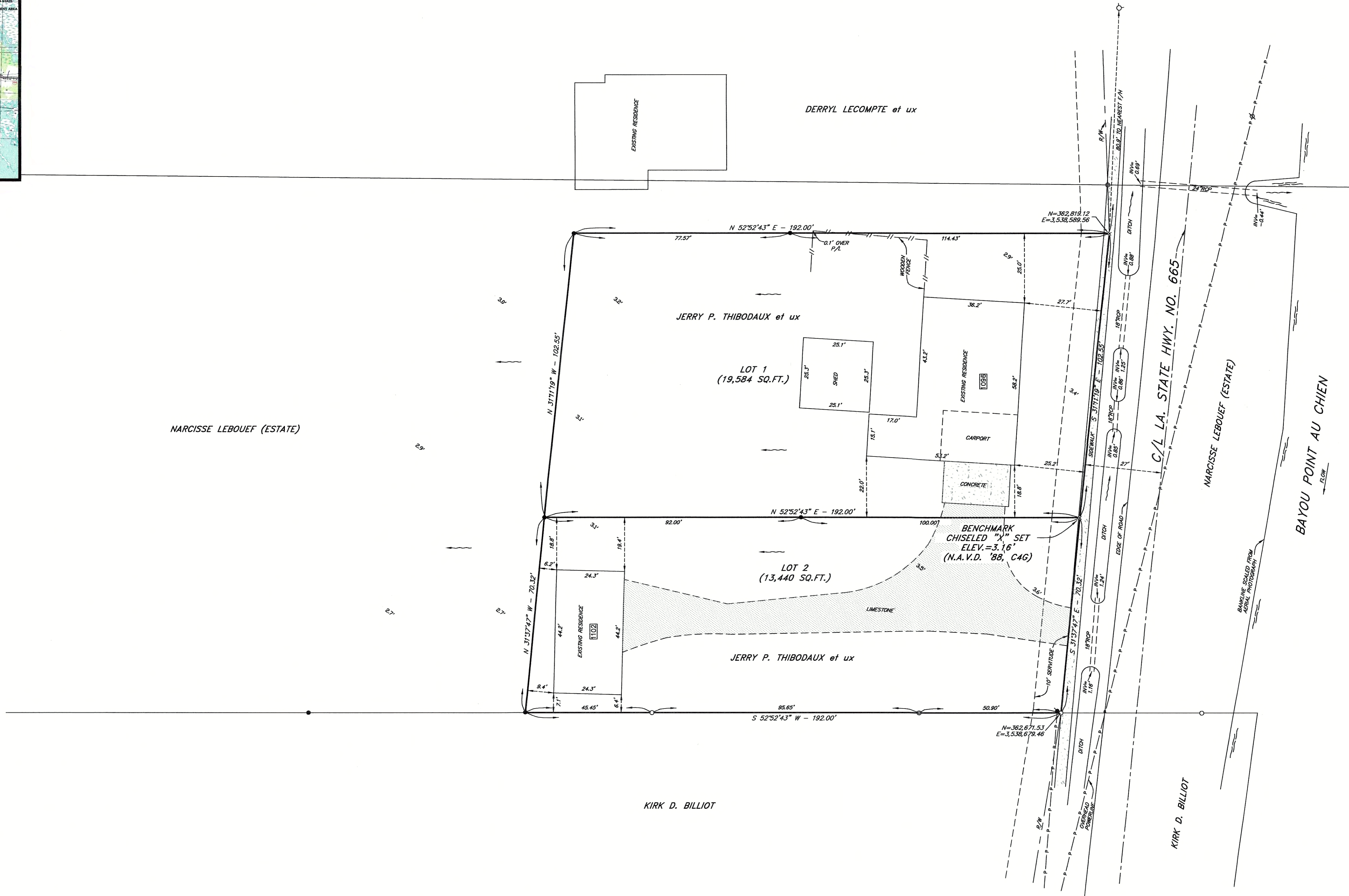
[Signature]
Signature

PC22/ 10 - 1 - 49

Revised 11/3/2021



"VICINITY MAP"



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

THIS PROPERTY DRAINS TO THE REAR, ROADSIDE DITCHES AND BAYOU POINT AU CHIEN WHICH IS
MAINTAINED BY THE PARISH. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY
MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

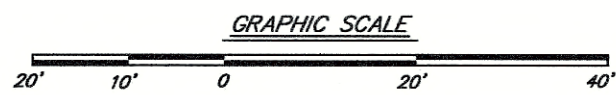
FLOOD INFORMATION:

THESE LOTS ARE LOCATED IN ZONE "A15" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT
AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0130, SUFFIX "C", DATED MAY 1, 1985
AND INDEXED APRIL 2, 1992. ZONE "A15" HAS A BASE FLOOD REQUIREMENT OF 9'.
F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-1109 PLACES THIS PROPERTY
IN ZONE "AE" WITH A BASE FLOOD REQUIREMENT OF 10'.
THE 2021 PRELIMINARY FIRM COMMUNITY NO. 22109C, PANEL NO. 0475 SUFFIX "E" PLACES
THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD ELEVATION REQUIREMENT OF 12'.
PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE
CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

THIS SURVEY BASED ON MAP PREPARED BY KENNETH L. REMBERT, PLS. ENTITLED "SURVEY
OF A PORTION OF LOTS 2, 4, 6, 8, AND THE NORTHERNMOST 11.44' OF LOT 10 OF THE
VALERIE AND ANASTASIE DUPRE PARTITION IN SECTION 59, T18S-19E, TERREBONNE
PARISH, LOUISIANA" AND DATED MAY 1, 1989.

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

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



JOB NO. : 523 FIELD BOOK : 462 ADDRESS : 1096 HWY 665 CAD NAME : THIBODAUX-1096-HWY-665-TPC-22-523
DRAWN BY : AP PAGES : 15-16 SURVEY FILE : LBO-883 FOLDER : DUPRE, VALERIE & ANASTASIE

DATE	BY	REVISIONS

LEGEND:

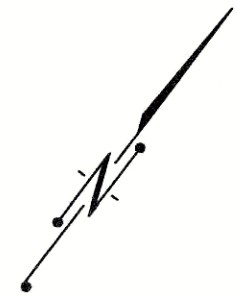
- INDICATES 5/8" IRON ROD SET
- INDICATES 5/8" IRON ROD FOUND
- ⊙ INDICATES 3/4" IRON PIPE FOUND
- ⊕ INDICATES 2" AXLE FOUND
- ⊖ EXISTING SERVICE POLE
- ⊙ EXISTING POWER POLE WITH LIGHT
- ⊙ EXISTING FIRE HYDRANT
- ⊙ INDICATES SPOT ELEVATION (BASED ON NAVD '88, C4G)
- ⊙ INDICATES DRAINAGE FLOW
- ⊙ INDICATES MUNICIPAL ADDRESS

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

BY _____ FOR _____

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

ALL SURVEY CONTROL IS US FEET, ESTABLISHED BY GPS OBSERVATIONS
AND POST PROCESSED WITH NGS C4G USING GC010 18. THE VERTICAL
DATUM IS NAVD '88 AND THE HORIZONTAL DATUM IS NAD 83, LOUISIANA
SOUTH ZONE 1702.



"MINOR SUBDIVISION"
LAND USE: RESIDENTIAL
DEVELOPER: JERRY P. THIBODAUX

SURVEY OF LOTS 1 & 2 A REDIVISION
OF PROPERTY BELONGING TO
JERRY P. THIBODAUX et ux
LOCATED IN SECTION 59, T18S - R19E
TERREBONNE PARISH, LOUISIANA

SEPTEMBER 14, 2022

SCALE: 1" = 20'

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

Houma-Tenobonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

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

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

1. Name of Subdivision: TRACTS "C" & "D". A REDIVISION OF PROPERTY BELONGING TO P & S RENTALS, LLP
2. Developer's Name & Address: PAUL DUPRE 4608 HWY 56 CHAUVIN, LA 70344
P & S RENTALS, LLP 4608 HWY 56 CHAUVIN, LA 70344
Owner's Name & Address: PAUL DUPRE 4608 HWY 56 CHAUVIN, LA 70344
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: 4605 HWY 56
5. Location by Section, Township, Range: SECTION 37, T18S-R18E
6. Purpose of Development: RECONFIGURE LOT LINES
7. Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
8. Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☐ Curb & Gutter
☐ Roadside Open Ditches
☐ Rear Lot Open Ditches
☒ Other
10. Planned Unit Development: ☐ Y ☐ N ☒
11. Date and Scale of Map:
DATE: 10/3/22 SCALE: 1"=50'
12. Council District / Fire Tax Area:
8 Guidry / Little Caillou
13. Number of Lots: 2
14. Filing Fees: \$140.00

CERTIFICATION:

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

KENETH L. REMBERT

Print Applicant or Agent

10/3/22

Date

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

P & S RENTALS, LLP

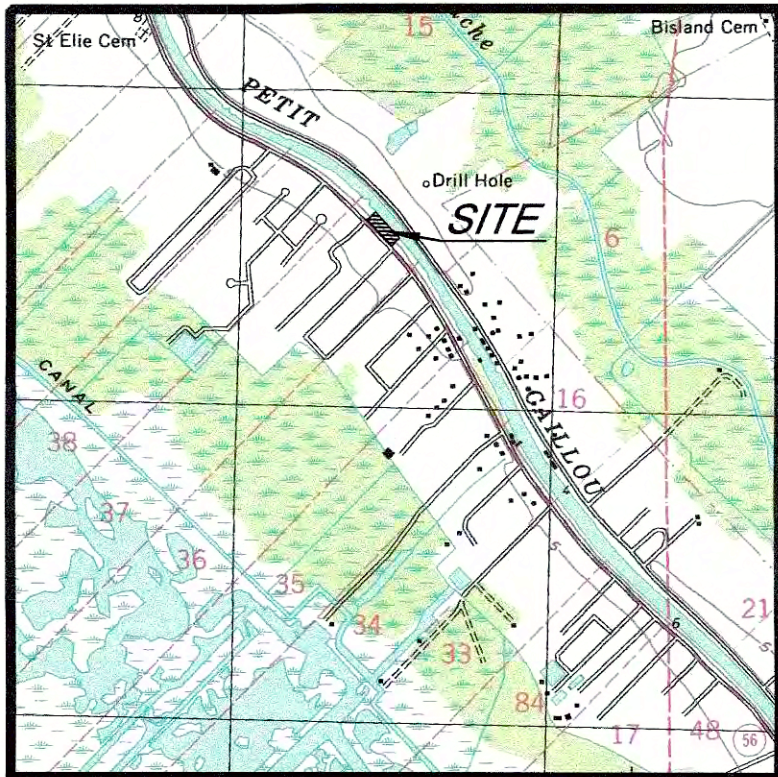
by: Shantel Dupre

Print Name of Signatory

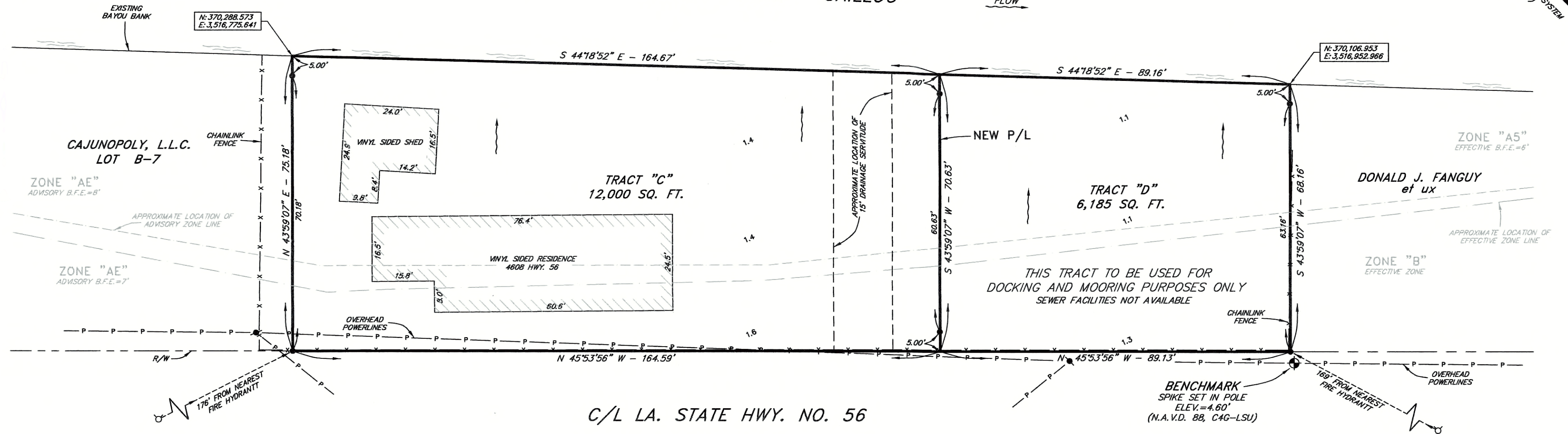
10/3/22

Shantel Dupre
Signature

PC22/ 10 - 2 - 50



"VICINITY MAP"



SEWER SYSTEM:

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

DRAINAGE NOTE:

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

FLOOD INFORMATION:

THIS TRACT IS LOCATED IN ZONES "A5" & "B" AS SHOWN ON FEDERAL EMERGENCY
MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0120, SUFFIX "C",
AND DATED MAY 1, 1985. (ZONE "A5" HAS A BASE FLOOD REQUIREMENT OF 6').
(FIRM INDEX DATE APRIL 2, 1992). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL
NOS. LA-0106 & 0107 PLACES THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD
REQUIREMENTS OF 7' & 8'.
THE 2021 PRELIMINARY DFIRM COMMUNITY NO. 22109C, PANEL NO. 0300 SUFFIX "E"
PLACES THIS PROPERTY IN ZONE "AE" AND HAS A B.F.E. REQUIREMENT OF 12'.
PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE
CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

REFERENCE MAPS:

- 1) MAP PREPARED BY SOUTHERN SURVEYORS ENTITLED "MAP SHOWING SURVEY OF PROPERTY
BELONGING TO WILLIAM P. LEBOEUF, JR. LOCATED IN SECTION 37, T18S-R18E,
TERREBONNE PARISH, LOUISIANA" DATED JULY 8, 1976.
- 2) MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "SURVEY OF A PORTION OF FORMER
SYLVESTER FANGUY ESTATE LOCATED IN SECTION 37, T18S-R18E,
TERREBONNE PARISH, LOUISIANA" DATED MARCH 2, 1989.

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

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

LEGEND:

- INDICATES 5/8" IRON ROD SET
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- 3.3 INDICATES SPOT ELEVATION
- INDICATES DRAINAGE FLOW

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

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

Surveyor's Signature: *Kenneth L. Rembert*

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

Firm: KENETH L. REMBERT LAND SURVEYORS

Registration Number: 331

2 - LOTS



"MINOR SUBDIVISION"
LAND USE: RESIDENTIAL & DOCKING
DEVELOPER: PAUL DUPRE

PLAT SHOWING TRACT "C" & "D",
A REDIVISION OF PROPERTY BELONGING TO
P & S RENTALS, LLP
LOCATED IN SECTION 37, T18S-R18E,
TERREBONNE PARISH, LOUISIANA

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



DRAWN: B.M.

CHK'D.: K.L.R.

SCALE: 1" = 50'

DATE: 03 OCT 22

JOB NO. : 542 FIELD BOOK : 462 ADDRESS : 4608 HWY 56 CAD NAME : PAUL-DUPRE-4608-HWY-56-CHAUVIN-AA-22-542
DRAWN BY : BM PAGES : 21-23 SURVEY FILE : "DUPRE-SH" FOLDER : SYLVESTER FANGUY ESTATE CRD: PAUL DUPRE - 4608 HWY 56 - CHAUVIN

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

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

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

1. Name of Subdivision: COUNTRY ESTATES
2. Developer's Name & Address: KEVIN COLLINS and SAMANTHA COLLINS,
5768 VICARI STREET, HOUMA, LA 70364
Owner's Name & Address: KEVIN COLLINS and SAMANTHA COLLINS,
5768 VICARI STREET, HOUMA, LA 70364
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.

SITE INFORMATION:

4. Physical Address: 307 COUNTRY ESTATES DRIVE, HOUMA, LA 70364
5. Location by Section, Township, Range: SECTIONS 63 & 64, T16S-R17E
6. Purpose of Development: SINGLE FAMILY RESIDENTIAL
7. Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
8. Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☐ Curb & Gutter
☐ Roadside Open Ditches
☐ Rear Lot Open Ditches
☒ Other
10. Planned Unit Development: Y ☐ N ☒
11. Date and Scale of Map: AUGUST 29, 2022 1" = 20'
12. Council District / Fire Tax Area: 4 Amedee / Coteaux
13. Number of Lots: 2
14. Filing Fees: \$295.00 + 10% = 303.82

CERTIFICATION:

I, KEVIN COLLINS and SAMANTHA COLLINS, certify this application including the attached data to be true and correct.

KEVIN COLLINS and SAMANTHA COLLINS

Print Applicant or Agent

9-14-2022

Date

Kevin Collins Samantha Collins
Signature of Applicant or Agent

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

KEVIN COLLINS and SAMANTHA COLLINS

Print Name of Signature

9-14-2022

Date

Kevin Collins Samantha Collins
Signature

Revised 11/3/2021

PC22/ 10 - 3 - 51

NOTE:
BEARINGS AND/OR COORDINATES ARE BASED ON NAD 83,
STATE PLANE 1702 LOUISIANA SOUTH COORDINATES, U.S. FEET,
WHICH ARE BASED ON ONLINE POSITIONING USER SERVICE (O.P.U.S.).
SOLUTION FILE NO. 2022_043.TPS OP1657222073815, HAVING THE
COORDINATES OF NORTHING = 425,157.10; EASTING= 3,468,829.60

BEARINGS AND/OR COORDINATES ARE BASED ON NAD 83,
STATE PLANE 1702 LOUISIANA SOUTH COORDINATES, U.S. FEET,
WHICH ARE BASED ON ONLINE POSITIONING USER SERVICE (O.P.U.S.):
SOLUTION FILE NO. 2022_043.TPS OP1657222073815, HAVING THE
COORDINATES OF NORTHING = 425,157.10; EASTING= 3,468,829.60

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.

SAMANTHA COLLINS

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.

LAND USE –
SINGLE FAMILY RESIDENTIAL

SURVEY AND REDIVISION OF LOT 4, BLOCK 5
OF COUNTRY ESTATES SUBDIVISION INTO
LOT 4A AND LOT 4B
LOCATED IN SECTIONS 63 & 64, T16S-R17E
TERREBONNE PARISH, LOUISIANA

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

DESIGNED: JMT	DETAILED: JED	FIELD BOOK: 398
---------------	---------------	-----------------

CHECKED: JMT	CHECKED: JMT	PAGE: 74
--------------	--------------	----------

DATE: AUGUST 29, 2022 FILE: F:\DWGS\2022\22-114\P1AT.dwg JOB NO: 22-114

DATE OF SURVEY: JULY 07, 2022

SCALE IN FEET

20 10 0 20 40 60

DATE	DESCRIPTION	BY
REVISION		

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

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

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

1. Name of Subdivision: SURVEY OF A 38.893 ACRE TRACT TO BE REMOVED FROM RAW LAND DESIGNATION BELONGING TO HTA PROPERTIES, L.L.C. LOCATED IN SECTION 81, T15S-R16E, TERREBONNE PARISH, LOUISIANA
2. Developer's Name & Address: HTA PROPERTIES, L.L.C.
130 VERSAILLES DRIVE, HOUMA, LA 70360
- Owner's Name & Address: HTA PROPERTIES, L.L.C.
130 VERSAILLES DRIVE, HOUMA, LA 70360
- All owners must be listed, attach additional sheet if necessary*
3. Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.

SITE INFORMATION:

4. Physical Address: OFF OF MAIN PROJECT ROAD AND OLD LA. HWY. NO. 20, SCHRIEVER, LA 70395
5. Location by Section, Township, Range: SECTION 81, T15S-R16E
6. Purpose of Development: PROPOSED PRIVATE SCHOOL (NOW LISTED AS RAW LAND)
7. Land Use:
☐ Single-Family Residential
☐ Multi-Family Residential
☒ Commercial
☐ Industrial
8. Sewerage Type:
☐ Community
☐ Individual Treatment
☒ Package Plant
☐ Other
9. Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
10. Planned Unit Development: Y ☐ N ☒
11. Date and Scale of Map: OCTOBER 3, 2022 1" = 100'
12. Council District / Fire Tax Area: + Amedee / Schriever
13. Number of Lots: 1
14. Filing Fees: \$125.00 + 109.48 = 234.48

CERTIFICATION:

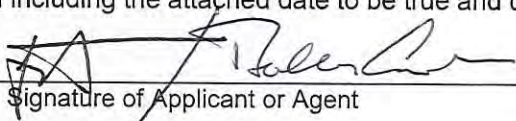
I, JUSTIN CORTE, MANAGER OF HTA PROPERTIES, L.L.C., certify this application including the attached date to be true and correct.

JUSTIN CORTE, MANAGER OF HTA PROPERTIES, L.L.C.

Print Applicant or Agent

October 3, 2022

Date


Signature of Applicant or Agent

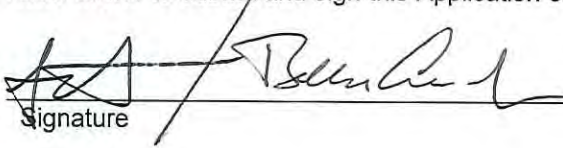
The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of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

JUSTIN CORTE, MANAGER OF HTA PROPERTIES, L.L.C.

Print Name of Signature

October 3, 2022

Date


Signature

PC22/ 10 - 4 - 52

Revised 11/3/2021

1. SURVEY OF PROPERTY BELONGING TO
THE ESTATE OF A.M. TOUPS, BEING A PORTION OF
DUCROS PLANTATION,
LOCATED IN SECTION 81, T15S-R16E,
TERREBONNE PARISH, LOUISIANA
DATED: JULY 27, 1994 BY: WM. CLIFFORD SMITH

2. SURVEY OF TRACT A-B-C-D-E-F-A
REDIVISION OF PROPERTY BELONGING TO
POLMER BROTHERS, LTD.
LOCATED IN SECTION 81, T15S-R16E,
TERREBONNE PARISH, LOUISIANA
DATED: OCTOBER 20, 1994 BY: KENETH L. REMBERT
ENTRY #947975

3. MAP SHOWING RAW LAND DIVISION OF TRACT "A"
BELONGING TO POLMER BROTHERS, LTD.
LOCATED IN SECTION 81, T15S-R16E,
TERREBONNE PARISH, LOUISIANA
DATED: AUGUST 23, 2021 BY: CHARLES L. McDONALD
ENTRY #1636986

4. MAP SHOWING TOPOGRAPHIC & ELEVATION
SURVEY OF TRACT "A" BELONGING TO
POLMER BROTHERS, LTD., OR ASSIGNS
LOCATED IN SECTION 81, T15S-R16E,
TERREBONNE PARISH, LOUISIANA
DATED: JANUARY 21, 2022 BY: CHARLES L. McDONALD

5. MAP SHOWING LOT EXTENSION LE-1 OF THE
DIVISION OF PROPERTY BELONGING TO
RICHARD JOSEPH BOURGEOIS
LOCATED IN SECTION 81, T15S-R16E,
TERREBONNE PARISH, LOUISIANA
DATED: FEBRUARY 01, 2022 BY: CHARLES L. McDONALD
ENTRY #1649212

NOTE: REFERENCE BEARING IS
S78°03'12"E ALONG THE NORTHERNMOST
PROPERTY LINE OF TRACT "A" - RAW LAND
AS SHOWN ON REF. MAP #3.

CURVE	ARC	RADIUS	CHORD
A	272.59'	1,865.66'	S30°54'18"E-272.35'
B	393.39'	3,043.08'	S29°00'47"E-393.13'
C	958.68'	2,306.98'	N22°24'22"W-951.77'
D	100.00'	1,865.66'	S25°11'01"E-100.00'

POLMER BROTHERS, LTD
(NOT A PART)
LAND USE = AGRICULTURE

POLMER BROTHERS, LTD
(NOT A PART)
LAND USE = AGRICULTURE

TRACT "A"
1,694,187 S.F.
38.893 ACRES

LAND USE = RESIDENTIAL

THESE LOTS ARE LOCATED IN ZONE C. (AREAS OF MINIMAL FLOODING)
FEMA MAP COMMUNITY PANEL NUMBER 225206 0395 C. DATED: MAY 01, 1985.
TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-W99
DATED: FEBRUARY 23, 2006. LOTS SHOWN ARE OUTSIDE THE LIMIT OF THE A.B.F.E.

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

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

I ALSO CERTIFY THERE ARE NO ENCROACHMENTS ACROSS ANY PROPERTY LINES
EXCEPT AS SHOWN **PRELIMINARY COPY.**

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

APPROVED: James M. Templeton

Req. No. 5129

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

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

APPROVALS

HTA PROPERTIES, L.L.C.
JUSTIN CORTE (MANAGER)

DATE _____

NOTE:
THIS LOT WILL BE CONNECTED TO
COMMUNITY SEWERAGE.

DATE OF SURVEY: SEPTEMBER 22, 2022

SCALE IN FEET



DATE	DESCRIPTION	BY
REVISION		

SURVEY OF A 38.893 ACRE TRACT TO BE
REMOVED FROM RAW LAND DESIGNATION
BELONGING TO HTA PROPERTIES, L.L.C.
LOCATED IN SECTION 81, T15S-R16E
TERREBONNE PARISH, LOUISIANA

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

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

DESIGNED: JMT
CHECKED: JMT

DATE: OCTOBER 03, 2022

\\2022\22-093\PLAT.dwg

FIELD BOOK: 404
PAGE: 3

JOB NO: 22-093

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

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

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

1. Name of Subdivision: MANDALAY PASS SUBDIVISION
Ciera Development Company, Inc., P. O. Box 4034,
2. Developer's Name & Address: HOUMA, LA 70361
Owner's Name & Address: Ciera Development Company, Inc., P. O. Box 4034,
HOUMA, LA 70361
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.

SITE INFORMATION:

4. Physical Address: 3842 SOUTH MANDALAY ROAD, HOUMA, LA 70360
5. Location by Section, Township, Range: SECTION 10, T17S-R16E
6. Purpose of Development: SINGLE FAMILY RESIDENTIAL
7. Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
8. Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☒ Curb & Gutter
☐ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
10. Planned Unit Development: Y ☒ N ☐
11. Date and Scale of Map:
SEPTEMBER 26, 2022 1" = 100'
12. Council District / Fire Tax Area:
7 Bahin / Bayou Black
13. Number of Lots: 58
14. Filing Fees: \$270.50

CERTIFICATION:

I, MICHAEL A. FESI, PRESIDENT OF
Ciera Development Company, Inc., certify this application including the attached date to be true and correct.

MICHAEL A. FESI, PRESIDENT OF
Ciera Development Company, Inc.

Print Applicant or Agent

Date

9/28/22

Signature of Applicant or Agent

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

MICHAEL A. FESI, PRESIDENT OF
Ciera Development Company, Inc.

Print Name of Signature

Date

9/28/22

Signature

PC22/ 10 - 5 - 53

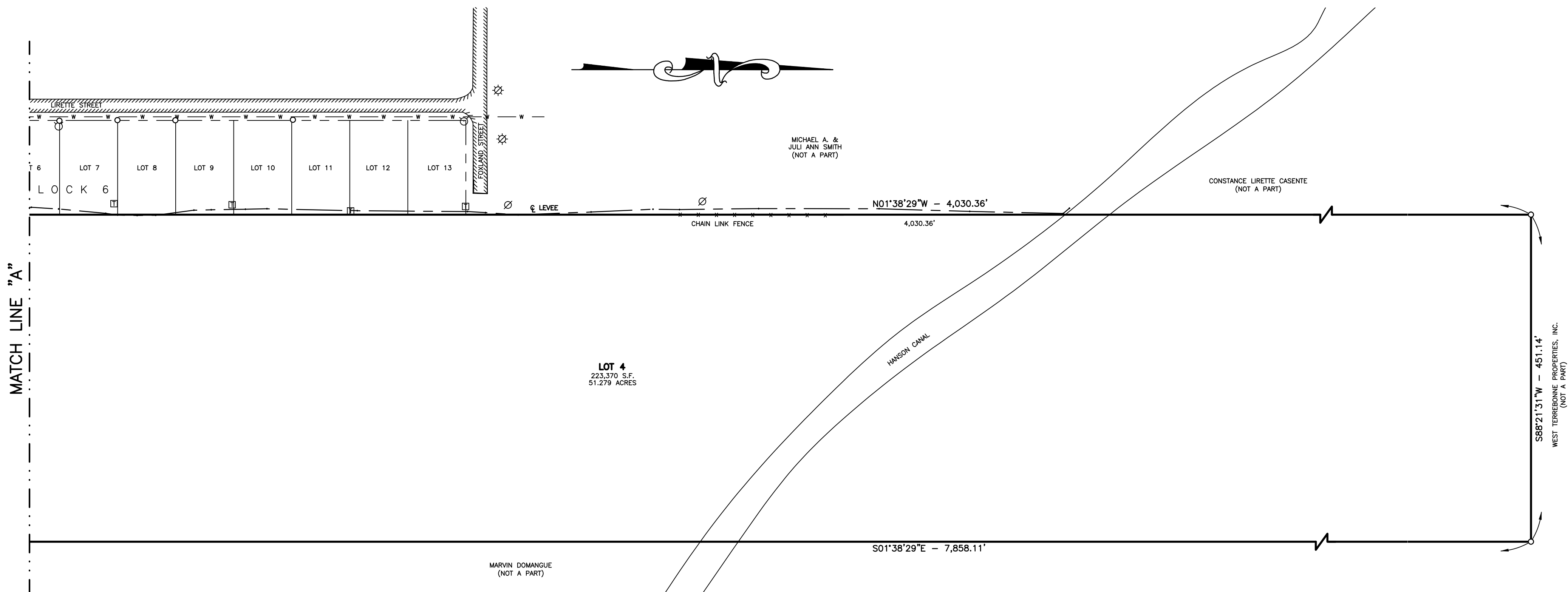
Revised 11/3/2021

2. A MAP ENTITLED " ADDENDUM NO. 1 TO BAYOU
BLACK HEIGHTS SUBDIVISION, PROPERTY OF CONRAD
LIRETTE, SECTION 10, T17S-R16E, TERREBONNE PARISH,
LOUISIANA"
PREPARED BY: DOUGLASS S. TALBOT
DATED: AUGUST 15, 1969
REVISED: FEBRUARY 7, 1977
ENTRY #535203

NOTE:
BEARINGS AND/OR COORDINATES ARE BASED ON NAD 83,
STATE PLANE 1702 LOUISIANA SOUTH COORDINATES, U.S. FEET,
WHICH ARE BASED ON ONLINE POSITIONING USER
SERVICE (O.P.U.S.) SOLUTION FILE NO. 2005_038_14_1.tps
OP1602765351612, HAVING THE COORDINATES OF
NORTHING = 384071.30; EASTING= 3445353.78



CURVE	RADIUS	ARC	CHORD
A	80.00'	69.79'	S 23°21'06" W - 67.60'
B	18.50'	29.06'	S 46°38'29" E - 26.16'
C	18.50'	29.06'	S 43°21'31" W - 26.16'
D	18.50'	29.06'	S 46°38'29" E - 26.16'
E	18.50'	29.06'	S 43°21'31" W - 26.16'
F	120.00'	40.13'	N 38°45'48" E - 39.95'
G	120.00'	35.00'	N 20°49'35" E - 34.88'
H	120.00'	29.56'	N 05°24'53" E - 29.48'



FEMA FLOOD ZONE AND HAZARDS
THESE LOTS ARE LOCATED IN ZONE C. (AREAS OF MINIMAL FLOODING). AND
IN ZONE A (ZONE A = 5.0' B.F.E.).
FEMA MAP COMMUNITY PANEL NUMBER 225206 0430 C. DATED: MAY 1, 1985.
TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-Q100
DATED: FEBRUARY 23, 2006. FLOOD ZONE: A. A.B.F.E. = 6.0'.

CERTIFICATIONS

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

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

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.

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

THE STREETS AND RIGHT-OF-WAYS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED, INCLUDING A SERVITUDE OF PASSAGE AND THE RIGHT TO INSTALL, MAINTAIN DRAINAGE, ELECTRICAL COMMUNICATION, GAS, SEWER & WATER UTILITIES CREATED IN FAVOR OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT, SOUTH CENTRAL BEIT, VISBOULE AND THE CITY OF HOUMA OVER AND IN ALL THESE CERTAIN STREETS AND RIGHT-OF-WAYS, UTILITIES AND/OR SHOWN ON THIS PLAT OF SUBMISSION AND BELONGING TO THE UNDERSIGNED FEE TITLE OWNER OF SAID STREET RIGHT-OF-WAY AND SERVITUDES IS EXPRESSLY RETAINED. MINERAL RIGHTS ARE SPECIFICALLY EXCLUDED AND ARE RETAINED IN FULL BY THE OWNER THEREOF.

BY: _____
MICHAEL A. FESI – AGENT
CIERA DEVELOPMENT

DATE _____

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 PLANNING COMMISSION
PREFLIMINARY COPY:
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.
APPROVE AND ACCEPTED THIS _____ DAY OF _____, 20____, BY THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION.

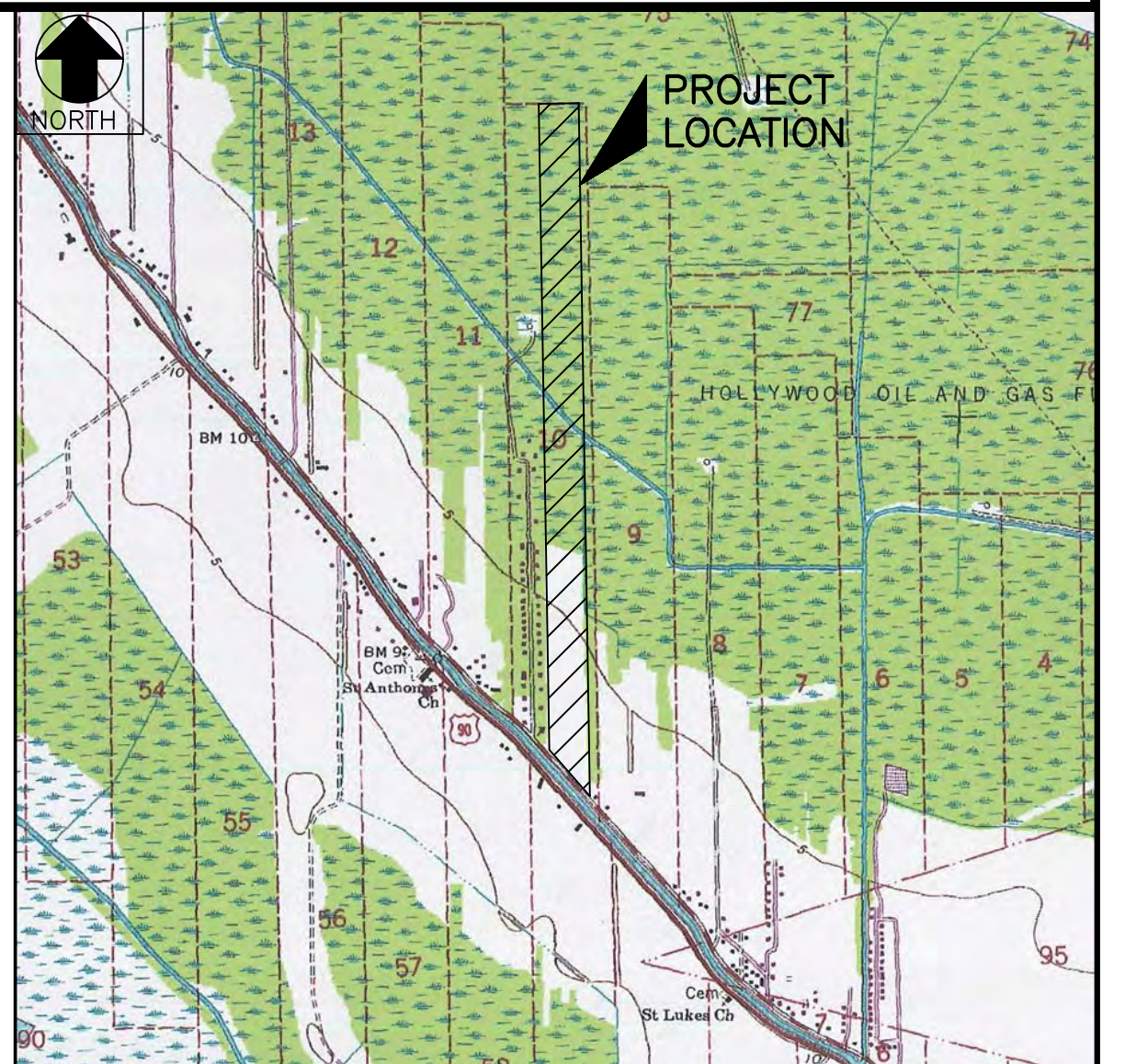
APPROVED BY: _____
FOR: _____

APPROVALS

MICHAEL A. FESI – AGENT CIERA DEVELOPMENT	DATE
--	------

LEGEND

- | FOUND PROPERTY MARKER | |
|--|-----------------|
| SET 3/4" I.B.
(UNLESS NOTED OTHERWISE) | ● |
| EXISTING WATER LINE | — W — |
| EXISTING GAS LINE | — G — |
| EXISTING SEWER LINE | — S — |
| EXISTING OVERHEAD POWER LINE | — E — |
| EXISTING TELEPHONE LINE | — T — |
| EXISTING FENCE | — X — |
| EXISTING POWER POLE W/ LIGHT | ⊗ |
| EXISTING POWER POLE | ⊙ |
| EXISTING ANCHOR | → |
| EXISTING TELEPHONE PEDESTAL | ⊞ |
| EXISTING WATER VALVE | ⊙W |
| EXISTING FIRE HYDRANT | ⊙H |
| EXISTING WATER METER | ⊙WM |
| EXISTING GAS VALVE | ⊙GV |
| EXISTING GAS METER | ⊙GM |
| EXISTING SEWER MANHOLE | ⊙S |
| DRAINAGE FLOW | — — — → |
| EXISTING CATCH BASIN
WITH SUBSURFACE DRAINAGE | — — — [] — — — |
| MUNICIPAL ADDRESS | [XXX] |
| 2" DIAMETER BRASS DISK
(IN FEET, NAVD 88, GEOID 18)
(DATE SET: , 2022) | △ |
| CENTER LOT ELEVATIONS
(IN FEET, NAVD 88, GEOID 18) | (X.X) |

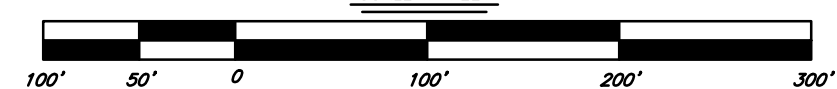


VICINITY MAP
SCALE 1" = 2000'

NOTE:
THESE LOTS SHALL HAVE INDIVIDUAL
SEWER TREATMENT PLANTS.

58 SINGLE-FAMILY LOTS

DATE OF SURVEY: OCTOBER 14, 202



DATE	DESCRIPTION	BY
REVISION		

CONCEPTUAL/PRELIMINARY PLAT
SINGLE-FAMILY RESIDENTIAL
OWNER: CIERA DEVELOPMENT, INC.

MANDALAY PASS SUBDIVISION
LOCATED IN SECTION 10, T17S-R16E
TERREBONNE PARISH, LOUISIANA

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

DESIGNED: JAW	DETAILED: JED	TRACED:
CHECKED: JMT	CHECKED: JMT	CHECKED:
DATED: SEPTEMBER 26, 2022 FILE: F:\DWGS\2020\20-162\PLAT.DWG JOB NO: 2020-162		

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

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

Lots did not meet square foot requirements for lot line adjustment

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

1. Name of Subdivision: Subdivision of the North halves of Lots 1 & 2
2. Developer's Name & Address: Christopher M. & Jennifer Palm, 165 Aubrey Dr. Houma LA, 70360
Owner's Name & Address: Christopher M. & Jennifer Palm
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: Delta Coast Consultants, L.L.C.

SITE INFORMATION:

4. Physical Address: 1010 Verret St. and (601 & 603) Liberty St.
5. Location by Section, Township, Range: Section 7, T17S - R17E
6. Purpose of Development: create two lots of record that meet planning requirements
7. Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
8. Sewerage Type:
☒ Community
☐ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☒ Curb & Gutter
☐ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
10. Planned Unit Development: ☐ Y ☐ N ☒
11. Date and Scale of Map: September 29, 2022 1" = 20'
12. Council District / Fire Tax Area: 5/ City of Houma Fire
13. Number of Lots: 2
14. Filing Fees: 140.64

CERTIFICATION:

I, Prosper Toups, certify this application including the attached data to be true and correct.

PROSPER J. TOUPS, III
Print Applicant or Agent

9-29-22
Date

[Signature]
Signature of Applicant or Agent

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

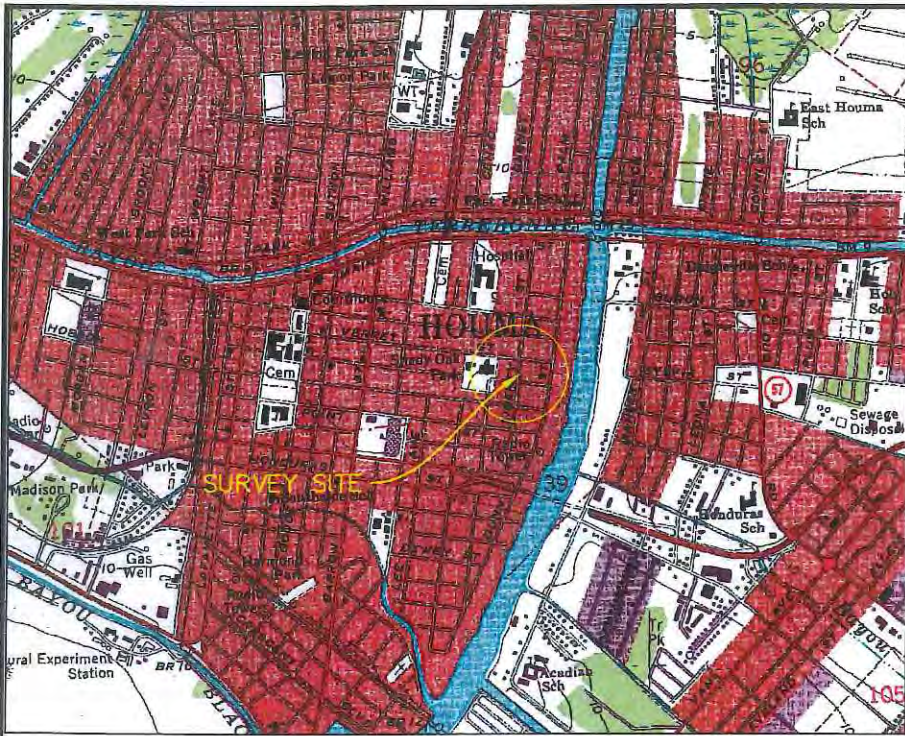
X Christopher Palm
X Jennifer Palm
Print Name of Signature

X 9/29/2022
Date

X [Signature] 9/29/2022 7:30 PM
X [Signature] 9/29/2022 7:29 PM
Signature

PC22/ 10 - 6 - 54

Revised 11/3/2021



PROJECT VICINITY
1" = 2000'

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

BY: _____ FOR _____

THESE TRACTS ARE LOCATED IN ZONE "C"
AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP,
COMMUNITY NO. 220220, PANEL NO. 0005 SUFFIX "C",
AND DATE MAY 19, 1981. THE F.E.M.A. ABFE MAP PLACES THESE
TRACTS OUTSIDE OF THE ABFE LIMITS.

THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF
ANY EXISTING SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE
COVENANTS, AND/OR REGULATIONS OF GOVERNING AUTHORITIES WHICH MAY AFFECT SAID
PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.

BASIS OF BEARING:

THE BASIS OF BEARING IS BASED ON A FIELD SURVEY UTILIZING RTK GPS
ON AUGUST 26, 2022

REFERENCE MAP:

A PLAN PREPARED BY S.J. ACHEE, SURVEYOR, ENTITLED
"PLAN OF BOUDREAUX'S SUBDIVISION" FILED IN CLERK OF COURTS ON DECEMBER 27, 1902

HOUMA, LA.

SEPTEMBER 29, 2022

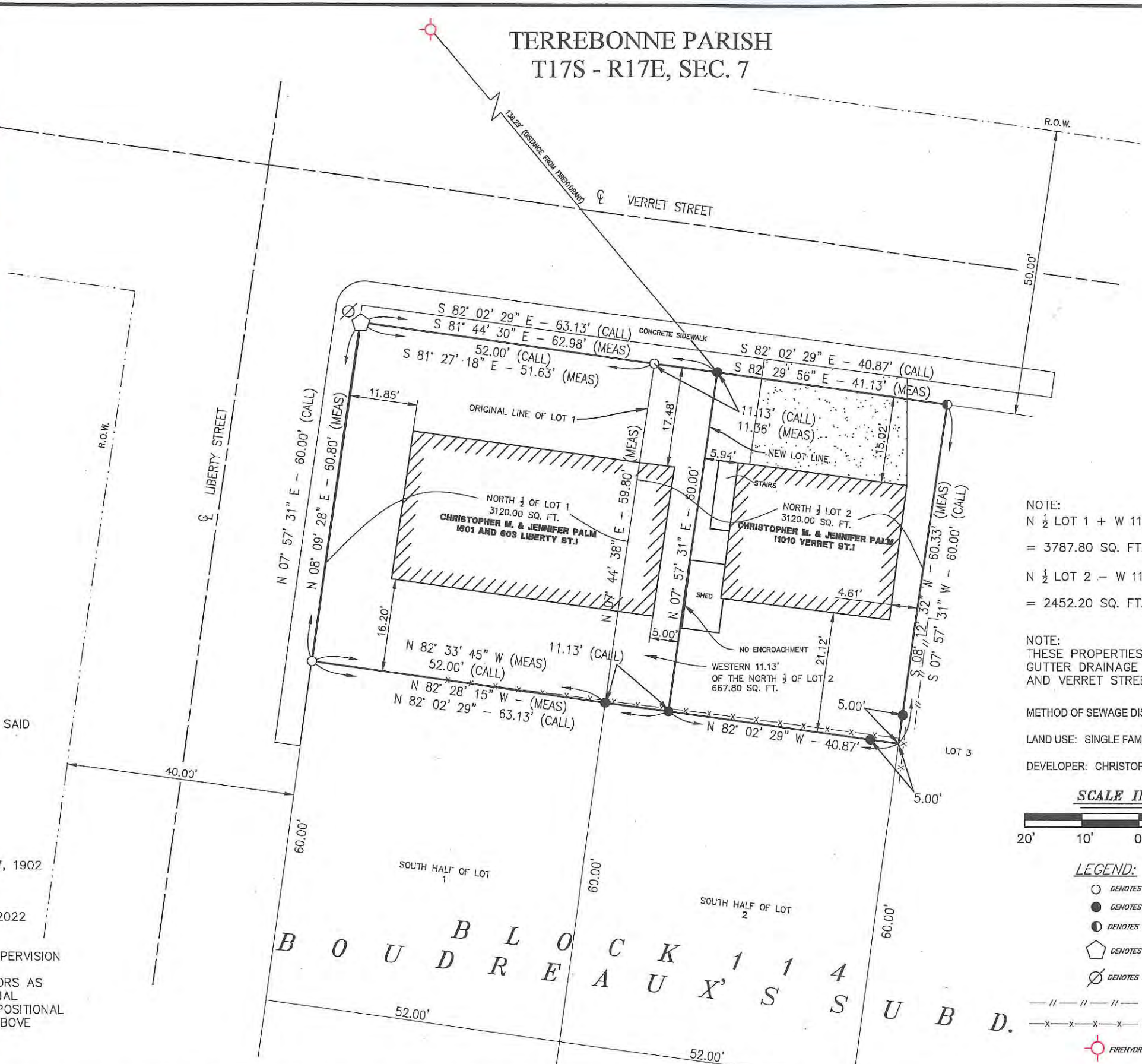
CERTIFICATION

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 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 SPECIFICATIONS AND POSITIONAL
TOLERANCES ARE IN ACCORDANCE WITH URBAN AREA SURVEYS INDICATED IN THE ABOVE
STANDARDS.

APPROVED:
PROSPER J. TOUPS, III, P.L.S.
LA. LAND SURVEYOR REG. NO. 4967

FILE: P:\2022\2022.062\SURVEY\VERETTE_RESUB.DWG

TERREBONNE PARISH
T17S - R17E, SEC. 7



NOTE:
N 1/2 LOT 1 + W 11.13' OF N 1/2 LOT 2
= 3787.80 SQ. FT.
N 1/2 LOT 2 - W 11.13' OF N 1/2 LOT 2
= 2452.20 SQ. FT.

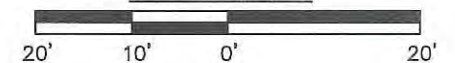
NOTE:
THESE PROPERTIES DRAIN TO CURB AND
GUTTER DRAINAGE PROVIDED BY LIBERTY
AND VERRET STREET

METHOD OF SEWAGE DISPOSAL: CITY SEWAGE

LAND USE: SINGLE FAMILY RESIDENTIAL

DEVELOPER: CHRISTOPHER M. AND JENNY PALM

SCALE IN FEET



LEGEND:

- DENOTES 3/4" G.I.P. FOUND
- DENOTES 3/4" G.I.P. SET
- DENOTES 800 HAIL FOUND
- DENOTES AXEL FOUND
- DENOTES POWER POLE
- — — — — BOARD FENCE
- x — x — x — CHAINLINK FENCE
- ⊕ FIREHYDRANT

RE-SUBDIVISION OF PROPERTY BELONGING TO CHRISTOPHER M. & JENNIFER PALM
BETWEEN THE NORTH HALVES OF LOTS "1" AND "2"
CONTAINED IN BLOCK 114 OF BOUDREAUX'S SUBDIVISION LOCATED IN SECTION 7, T17S-R17E
TERREBONNE PARISH, LOUISIANA

DELTA COAST
CONSULTANTS, LLC
631 S. HOLLYWOOD RD.
HOUMA, LA 70360
PHONE: 985-655-3100
www.deltacoastllc.com