

# Houma-Terrebonne Regional Planning Commission

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

**SEPTEMBER 19, 2019, THURSDAY**

**6:00 P.M.**

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

## **A • G • E • N • D • A**

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

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

#### **B. ROLL CALL**

#### **C. CONFLICTS DISCLOSURE**

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

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of August 15, 2019

#### **E. COMMUNICATIONS**

#### **F. PUBLIC HEARING(S):**

1. Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) zoning district, Southern Portion of Lot 17, Block D, Mechanicville Subdivision, 135B King Street; Rodney Johnson, applicant (*District 1/City of Houma Fire*)

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

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

#### **G. STAFF REPORT**

#### **H. COMMISSION COMMENTS:**

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

#### **I. PUBLIC COMMENTS**

#### **J. ADJOURN**

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

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

#### **B. ROLL CALL**

#### **C. CONFLICTS DISCLOSURE**

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

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of August 15, 2019

#### **E. APPROVE EMITTENCE OF PAYMENT FOR THE SEPTEMBER 19, 2019 INVOICES AND TREASURER'S REPORT OF AUGUST 2019**

#### **F. COMMUNICATIONS**

**G. OLD BUSINESS:**

1. a) Subdivision: Redivision of Property belonging to Kenneth H. Wright, et ux  
Approval Requested: Process D, Minor Subdivision  
Location: 6622 West Park Avenue, Terrebonne Parish, LA  
Government Districts: Council District 3 / Bayou Cane Fire District  
Developer: Neta Wright  
Surveyor: Charles L. McDonald Land Surveyor, Inc.  
b) Consider Approval of Said Application

**H. APPLICATIONS:**

1. a) Subdivision: Tracts B1, B2, C1, C2, & C3 belonging to Denise Serigne  
Approval Requested: Process D, Minor Subdivision  
Location: 3320 Southdown Mandalay Road, Terrebonne Parish, LA  
Government Districts: Council District 6 / City of Houma Fire District  
Developer: Denise Serigne  
Surveyor: Keneth L. Rembert Land Surveyors  
b) Public Hearing  
c) Consider Approval of Said Application
2. a) Subdivision: Lot Extension Redivision of Property belonging to Allen D. & Janie Bergeron  
Approval Requested: Process D, Minor Subdivision  
Location: 135 & 143 Square Wolf Lane, Terrebonne Parish, LA  
Government Districts: Council District 5 / Bayou Cane Fire District  
Developer: Allen Bergeron  
Surveyor: Charles L. McDonald Land Surveyor, Inc.  
b) Public Hearing  
c) Variance Request: Variance from the fire hydrant requirement  
d) Consider Approval of Said Application
3. a) Subdivision: Edgewood Estates Mobile Home Park  
Approval Requested: Process B, Mobile Home Park-Conceptual & Preliminary  
Location: 212 Edgewood Blvd., Terrebonne Parish, LA  
Government Districts: Council District 7 / Bayou Dularge Fire District  
Developer: Juan Clara-Gomez  
Surveyor: Charles L. McDonald Land Surveyor, Inc.  
b) Public Hearing  
c) Consider Approval of Said Application
4. a) Subdivision: UAS Complex Road (Thunderbird Road Extension & Orion Drive)  
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary (Road Project)  
Location: End of Thunderbird Road, Terrebonne Parish, LA  
Government Districts: Council District 8 / City of Houma Fire District  
Developer: Houma-Terrebonne Airport Commission  
Engineer: Milford & Associates, Inc.  
b) Public Hearing  
c) Consider Approval of Said Application
5. a) Subdivision: La Belle Maison, Phase C  
Approval Requested: Process C, Major Subdivision-Final  
Location: 440 Main Project Road, Terrebonne Parish, LA  
Government Districts: Council District 4 / Schriever Fire District  
Developer: DR Development Group, LLC  
Engineer: Milford & Associates, Inc.  
b) Consider Approval of Said Application
6. a) Subdivision: Belmont Place  
Approval Requested: Process C, Major Subdivision-Final  
Location: Westside Boulevard Extension, Terrebonne Parish, LA  
Government Districts: Council District 2 / Bayou Cane Fire District  
Developer: Linton Road Company, LLC  
Engineer: Milford & Associates, Inc.  
b) Consider Approval of Said Application

7. a) Subdivision: Acadian Pointe Subdivision, Phase "B"  
 Approval Requested: Process C, Major Subdivision-Final  
 Location: Acadian Drive, Terrebonne Parish, LA  
 Government Districts: Council District 8 / City of Houma Fire District  
 Developer: Professional Construction and Leasing, LLC  
 Engineer: David A. Waitz Engineering & Surveying, Inc.

b) Consider Approval of Said Application

**I. STAFF REPORT**

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

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

**K. COMMITTEE REPORT:**

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

**L. COMMISSION COMMENTS:**

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

**M. PUBLIC COMMENTS**

**N. ADJOURN**

## MINUTES

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

#### MEETING OF AUGUST 15, 2019

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called to order the regular meeting of August 15, 2019 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:05 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mrs. Angi Falgout.
- B. Upon Roll Call, present were: Mr. Joseph “Joey” Cehan; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mrs. Angi Falgout, Secretary/Treasurer; Mr. Kyle Faulk; Mr. Keith Kurtz; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Mrs. Gloria Foret; Mr. Jeremy “Digger” Kelley, Vice-Chairman; and Mr. Phillip Livas. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning, Mr. Laddie Freeman, Legal Advisor, and Ms. Joan Schexnayder, TPCG Engineering Division.
- C. CONFLICTS DISCLOSURE: The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse him or herself from participating in the debate, discussion, and voting on that matter.
- D. ACCEPTANCE OF MINUTES:
1. Mrs. Falgout moved, seconded by Mr. Cehan: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of July 18, 2019.”  
  
The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mr. Faulk, Mr. Kurtz, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret, Mr. Kelley, and Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mrs. Falgout moved, seconded by Mr. Faulk: “THAT the HTRPC emit payment for the August 15, 2019 invoices and approve the Treasurer’s Report of July 2019.”  
  
The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mr. Faulk, Mr. Kurtz, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret, Mr. Kelley, and Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. COMMUNICATIONS:
1. Mr. Pulaski read a letter from Charles L. McDonald Land Surveyor, Inc., dated August 15, 2019, requesting to table Item G.1 with regard to the Redivision of Property belonging to Kenneth H. Wright, et ux until the next regular meeting of September 19, 2019 [See ATTACHMENT A].
    - a) Mr. Faulk moved, seconded by Mr. Cehan: “THAT the HTRPC table the application by Neta Wright for Process D, Minor Subdivision for the Redivision of Property belonging to Kenneth H. Wright, et ux until the next regular meeting of September 19, 2019 as per the Developer’s request [See ATTACHMENT A].”  
  
The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mr. Faulk, Mr. Kurtz, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret, Mr. Kelley, and Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
  2. The Chairman discussed applications being continuously tabled and the time and materials it takes to make packets for every meeting.
- G. OLD BUSINESS:
- Mr. Kurtz moved, seconded by Mr. Faulk: “That the Old Business be removed from the table and considered at this time.”  
  
The Chairman called for a vote on the motion offered by Mr. Kurtz. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mr. Faulk, Mr. Kurtz, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret, Mr. Kelley, and Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. Withdrawn. *Redivision of Property belonging to Kenneth H. Wright, et ux* [See ATTACHMENT A]

2. The Chairman called to order an application by Scott G. & Rana Moise requesting approval for Process D, Minor Subdivision, for Lots 6A-1 and 6A-2, Block 6, Addendum No. 2, A Redivision of Revised Lot 6A of Hollywood Fields Subdivision.
  - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, stated the waterline was installed and they were just awaiting the approval letter from Waterworks.
  - b) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon the submittal of an approval letter from Consolidated Waterworks District No. 1.
  - c) Mrs. Falgout moved, seconded by Mr. Faulk: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots 6A-1 and 6A-2, Block 6, Addendum No. 2, A Redivision of Revised Lot 6A of Hollywood Fields Subdivision conditioned upon the submittal of an approval letter from Consolidated Waterworks District No. 1."

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

3. The Chairman called to order the Public Hearing for an application by Patricia Gouner Gilbert requesting approval for Process D, Minor Subdivision, for the Division of Property belonging to Patricia Gouner Gilbert.
  - a) No one was present to represent the application.
  - b) Mr. Pulaski discussed the Staff Report and stated Staff recommended denying the application due to various discrepancies with the application and no communication with the Surveyor or applicant [See *ATTACHMENT B*].
  - c) Mr. Thibodeaux moved, seconded by Mrs. Angi Falgout: "THAT the HTRPC deny the application for Process D, Minor Subdivision, for the Division of Property belonging to Patricia Gouner Gilbert due to numerous application deficiencies [See *ATTACHMENT B*]."

- d) Discussion was held with regard to adding the staff report and preliminary review letter to minutes and letter to Mr. Woodard. Discussion ensued with regard to no longer accepting handwritten drawings in the future.

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

4. The Chairman called to order an application by Arthur A. Eschete requesting approval for Process D, Minor Subdivision, for Tracts B-1-A thru B-1-D, A Redivision of Tract B-1 belonging to Arthur Anthony Eschete.
  - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, stated the fire hydrant was installed.
  - b) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided the location of the newly installed hydrant be indicated on the plat.
  - c) Mr. Kurtz moved, seconded by Mrs. Falgout: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts B-1-A thru B-1-D, A Redivision of Tract B-1 belonging to Arthur Anthony Eschete conditioned upon the location of the newly installed fire hydrant be indicated on the plat."

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

5. The Chairman called to order an application by Arthur A. Eschete requesting approval for Process D, Minor Subdivision, for Tracts 2-A, 2-B, 2-C, & 2-D, A Redivision of Tract 2 belonging to Arthur Anthony Eschete.
  - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, stated the fire hydrant was installed.

- b) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided the location of the newly installed hydrant be indicated on the plat.
- c) Mrs. Falgout moved, seconded by Mr. Thibodeaux: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts 2-A, 2-B, 2-C, & 2-D, A Redivision of Tract 2 belonging to Arthur Anthony Eschete conditioned upon the location of the newly installed fire hydrant be indicated on the plat.”

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

- 6. The Chairman called to order the Public Hearing for an application by Thomas Chauvin requesting approval for Process A, Raw Land Division, for the Survey of Tract of Land belonging to Chauvin Brothers, Inc. into Tract “A” (Raw Land) & Tract “B” (Raw Land).

- a) Mr. Prosper Toups, Delta Coast Consultants, LLC, discussed the location and division of property. He indicated he revised the application to request a variance from the required right-of-way.
- b) No one was present to speak on the matter.
- c) Mr. Thibodeaux moved, seconded by Mrs. Falgout: “THAT the Public Hearing be closed.”

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

- d) Discussion was held with regard to the raw land property with portions of it in the marsh.
- e) Mr. Faulk moved, seconded by Mr. Cehan: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Survey of Tract of Land belonging to Chauvin Brothers, Inc. into Tract “A” (Raw Land) & Tract “B” (Raw Land) with a variance from the 25’ frontage requirement in lieu of a 30’ servitude of passage for access to Tract B.”
- f) Mr. Freeman stated that the word “proposed” be removed from the plat and it state who the servitude was in favor of.
- g) *Motion as amended.* Mr. Faulk moved, seconded by Mr. Cehan: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Survey of Tract of Land belonging to Chauvin Brothers, Inc. into Tract “A” (Raw Land) & Tract “B” (Raw Land) with a variance from the 25’ frontage requirement in lieu of a 30’ servitude of passage for access to Tract B and conditioned upon a servitude of passage block stating who in favor of being indicated on the plat and removal of the word ‘proposed’.”

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

- 7. The Chairman called to order the Public Hearing for an application by Dantin Bruce Development requesting conceptual and preliminary approval for Process C, Major Subdivision, for Adley Oaks.

- a) Mr. Ross Bruce, Developer, discussed the location and 226-lot development that would be completed in three phases.
- b) Discussion was held with regard to the pond being accessible by the property owners for recreational use.
- c) Mr. Joe Labbe, Quality Engineering & Surveying, LLC, indicated that revised maps were presented based on comments from Mr. Pulaski’s preliminary review letter.
- d) No one from the public was present to speak on the matter.

- e) Mrs. Falgout moved, seconded by Mr. Faulk: “THAT the Public Hearing be closed.”

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

- f) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided the applicant adjust the block length between Hummingbird Drive and Sparrow Drive to be 1,500' or less prior to the submittal of the engineering application.

- g) Mrs. Falgout moved, seconded by Mr. Cehan: “THAT the HTRPC grant conceptual and preliminary approval of the application for Process C, Major Subdivision, for Adley Oaks conditioned upon the applicant adjusting the block length between Hummingbird Drive and Sparrow Drive to be 1,500' or less prior to the submittal of the engineering application.”

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

H. APPLICATIONS:

- 1. The Chairman called to order the Public Hearing for an application by Robert Carriles, et ux requesting approval for Process D, Minor Subdivision, for Lots 1-12, A Redivision of Revised Tract 3B-1a belonging to Robert J. Carriles, et ux.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.

- b) No one from the public was present to speak on the matter.

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

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the application.

- e) Mr. Faulk moved, seconded by Mrs. Falgout: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots 1-12, A Redivision of Revised Tract 3B-1a belonging to Robert J. Carriles, et ux.”

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

- 2. The Chairman called to order the Public Hearing for an application by Warren A. Morvant, Jr. requesting approval for Process D, Minor Subdivision, for Tracts 4A & 4B, A Redivision of a portion of Tract 4 belonging to Warren A. Morvant, Jr.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.

- b) No one from the public was present to speak on the matter.

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

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



- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided the applicant provides an approval letter from the Department of Health.
- e) Mr. Kurtz moved, seconded by Mrs. Falgout: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts 4A & 4B, A Redivision of a portion of Tract 4 belonging to Warren A. Morvant, Jr. conditioned upon the submittal of an approval letter from the Department of Health.”

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

I. STAFF REPORT: None.

J. ADMINISTRATIVE APPROVALS:

Mr. Cehan moved, seconded by Mr. Faulk: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-6.”

- 1. Lot Line Shift for Tracts 7-A and 9-A of the Division of Property belonging to Huey Authement; Section 1, T18S-R17E, Terrebonne Parish, LA
- 2. Revised Tracts 3B-1a and 3B-2a, A Redivision of Tracts 3B-1a and 3B-2a, Section 65, T19S-R17E, Terrebonne Parish, LA
- 3. Lot Line Shift between Property belonging to Lonnie W. & Pamela Matherne and Gary J. and Jill Nelton, Section 44, T18S-R18E, Terrebonne Parish, LA
- 4. Revised Tracts "A" & "B", A Redivision of Property belonging to Patrick J. Kane, et al, Section 28, T16S-R17E, Lafourche Parish and Section 61, T16S-R17E, Terrebonne Parish, LA
- 5. Revision of Lot Lines of Tracts 6 & 7 of the Leo Jos. Callahan Estate, Section 101, T15S-R16E, Terrebonne Parish, LA
- 6. Redivision of Tract 1 of the Estate of Lance P. Brien, Sr. & Tracts belonging to Lawrence F. Brien, or assigns, Section 63, T16S-R17E, Terrebonne Parish, LA

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

K. COMMITTEE REPORT:

- 1. Subdivision Regulations Review Committee:
  - a) Mr. Pulaski discussed the matters from the meeting of August 8 to include mobile home parks and bonds on temporary turnarounds. Discussion was held with regard to looking in notification procedures for schools when large subdivisions are being developed.

L. COMMISSION COMMENTS:

- 1. Planning Commissioners' Comments:
  - a) Mr. Kurtz discussed notification to the school board for large developments.
- 2. Chairman's Comments: None.

M. PUBLIC COMMENTS: None.

N. Mr. Thibodeaux moved, seconded Mr. Cehan: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 6:52 p.m.”

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

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



**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

August 15, 2019

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

Re: August 15, 2019 Agenda Item G.1. a) – Redivision of Property  
belonging to Kenneth H. Wright, et ux / Process D. Minor  
Subdivision / 6622 West Park Avenue, Terrebonne Parish, LA /  
Council District 3 / Bayou Cane Fire District / Neta Wright /  
Charles L. McDonald Land Surveyor, Inc.

Dear Becky:

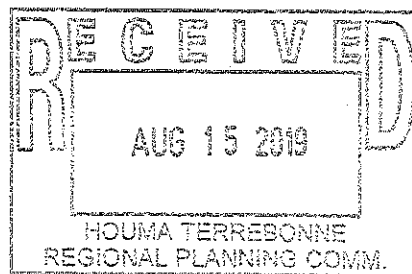
I'm requesting that the above referenced agenda item on the August  
15, 2019 Planning Commission's agenda be tabled until the next  
following agenda, due to the fire hydrant installation is incomplete.

Feel free to call me if you have any questions.

Sincerely,



Alisa Champagne,  
(agent for Neta Wright)





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<b>SUBDIVISION NAME:</b>	Division of Property belonging to Patricia Gouner Gilbert	<b>APPLICANT:</b>	Patricia Gouner Gilbert
<b>APPROVAL REQUESTED:</b>	Process D, Minor Subdivision	<b>LOCATION:</b>	4552 North Bayou Black Drive, Gibson
<b>RECOMMENDATION:</b>	<b>Denial</b>		

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**PROPOSAL:**

Minor subdivision to create two lots for residential use.

**ANALYSIS:**

It seems from reviewing Clerk of Court records that an act of cash sale occurred prior to the property receiving subdivision approval by the HTRPC. Applicant was also made aware of several deficiencies through a preliminary review letter attach to this staff report. Prior to the June 2019 meeting, applicant had indicated that they would be requesting the matter be tabled to the next regular meeting. Applicant also indicated to Staff that they would be resubmitting a revised plat prepared on CAD and more legible along with addressing the items identified in the preliminary review letter. To date, no revised plans or communication from the applicant has been received. Application was tabled at the July meeting by the HTRPC as per Staff recommendation.

**RECOMMENDATION:**

**Denial** based on the following deficiencies:

1. Land use is not depicted on the plat (24.5.1.8.C).
2. Need to use current standard signature block for approval by the Planning Commission. Plat currently has administrative approval signature block (24.5.1.8.K).
3. Plat should indicate either NGS Monument or Parish GIS Monument or coordinate points or bearing and distance to closest parish road intersection (24.5.1.8.N.1 or 24.5.1.8.N.2).
4. Need to submit all utility service availability letters (24.5.6).
5. Method of sewerage disposal needs to be depicted on the plat 24.5.6.6).
6. Plat needs to indicate location and description of at least one permanent type benchmark (24.7.6.4).

---

Christopher M. Pulaski, PLA, Director  
Planning & Zoning Department  
Terrebonne Parish Consolidated Government



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



P. O. BOX 2768  
HOUMA, LOUISIANA 70361  
(985) 868-3000

## TERREBONNE PARISH CONSOLIDATED GOVERNMENT

---

June 12, 2019

*VIA EMAIL*

Allen R. Woodard, P.L.S.  
200 Ringo Cocke Road  
Schriever, LA 70395

Re: Division of Property belonging to Patricia Gouner Gilbert  
*Agenda Item #4*

Dear Mr. Woodard:

A preliminary review has been conducted by staff pursuant to the referenced application submitted for the June 20, 2019 Houma-Terrebonne Regional Planning Commission meeting. The following deficiencies were noted:

1. Land use is not depicted on the plat (24.5.1.8.C).
2. Need to use current standard signature block for approval by the Planning Commission. Plat currently has administrative approval signature block (24.5.1.8.K).
3. Plat should indicate either NGS Monument or Parish GIS Monument or coordinate points or bearing and distance to closest parish road intersection (24.5.1.8.N.1 or 24.5.1.8.N.2).
4. Need to submit all utility service availability letters (24.5.6).
5. Method of sewerage disposal needs to be depicted on the plat (24.5.6.6).
6. Plat needs to indicate location and description of at least one permanent type benchmark (24.7.6.4).

Should you have any questions regarding these items, please refer to the Subdivision Regulations code referenced in italics. Please submit these item(s) 48 hours prior to the meeting date. Should you have any questions, please call me or Becky at (985) 873-6569.

Best Regards,

Christopher M. Pulaski, PLA, Director  
Department of Planning & Zoning

cc: Council Reading File  
Correspondence File

# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

- A.  Raw Land  
 Re-Subdivision
- B.  Mobile Home Park
- C.  Major Subdivision  
 Conceptual  
 Preliminary  
 Engineering  
 Final
- D.  \*\* Minor Subdivision

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

SEE ATTACHED LETTER

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

*MAP SHOWING THE REDIVISION OF PROPERTY BELONGING TO*

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

### SITE INFORMATION:

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

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

Alisa Champagne  
Print Applicant or Agent

  
Signature of Applicant or Agent

27 February 2019

Date

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

Neta Wright  
Print Name

  
Signature

28 FEBRUARY 2019

Date

PC19/3-2-14

28 February 2019

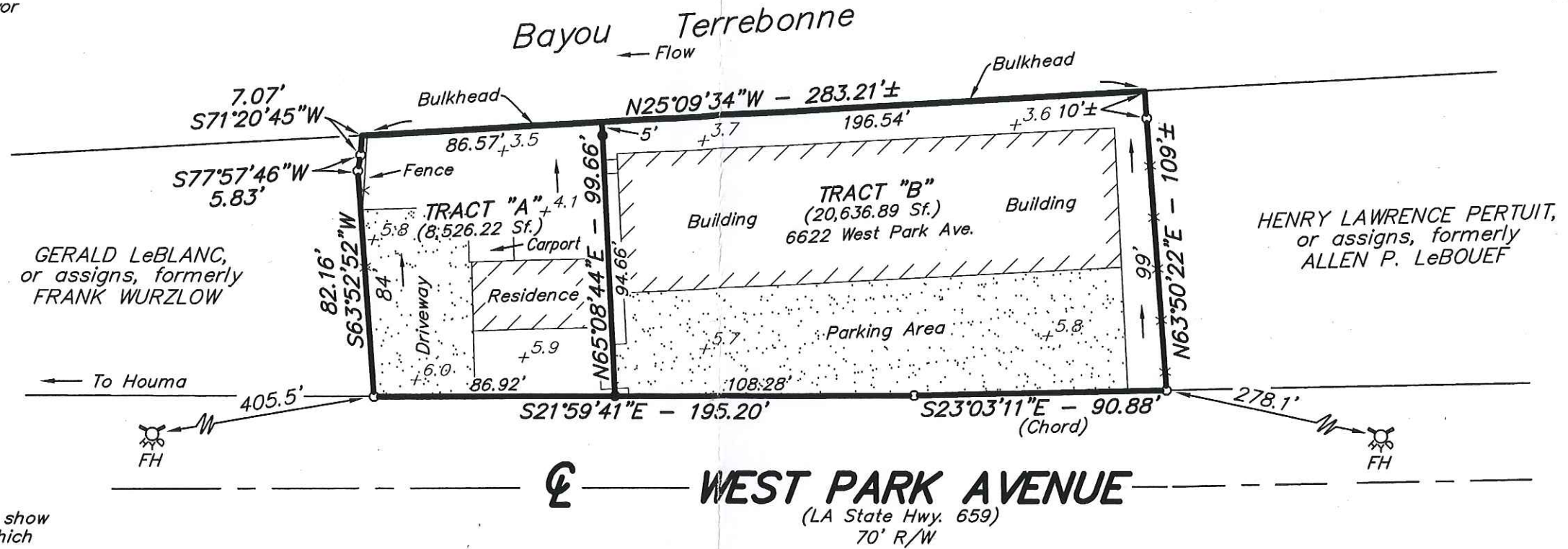
**Terrebonne Regional Planning Commission**  
P.O. Box 1446  
Houma, LA 70361

**Re: Variance from Fire Hydrant Spacing**

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



NOTE: BEARINGS INDICATED HEREON ARE BASED ON THE REFERENCED SURVEY MAP: "SURVEY OF TRACT "A-B-C-D-E-F-A" IN THE POSSESSION OF BRYANT S. COLE" prepared by Kenneth L. Rembert, Surveyor dated August 12, 2015.



GENERAL NOTES:

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

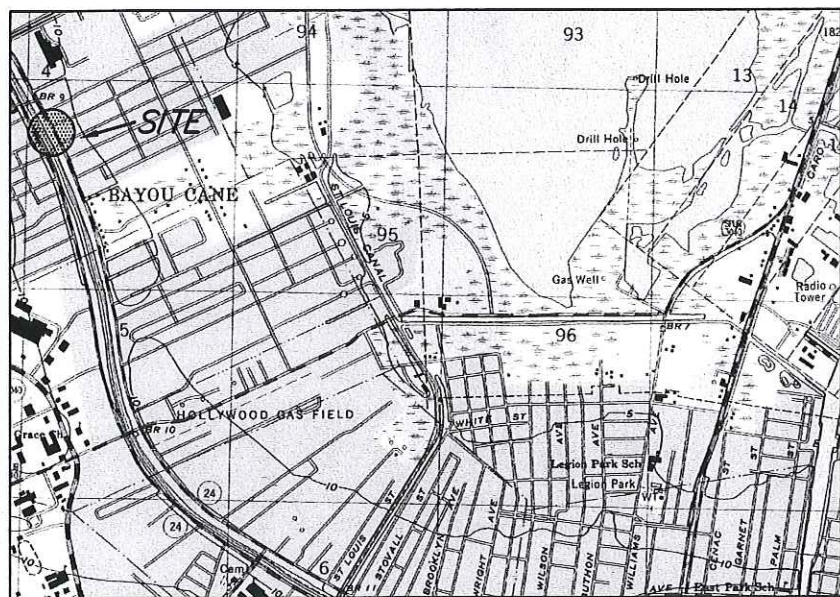
NOTE: This property is situated within ZONE "C & 2", as shown on the F.E.M.A. Flood Insurance Rate Map dated May 1, 1985. (Map No. 225206 0265 C) Zone "A2" EL. 4.0'

NOTE: All title information shown hereon was provided by the client and no additional title research was done by Charles L. McDonald, Land Surveyor, Inc.

NOTE: The property shown hereon drains into Bayou Terrebonne as indicated by the drainage arrows shown hereon.

PROPOSED LAND USE SINGLE FAMILY RESIDENTIAL and COMMERCIAL

VICINITY MAP



CAD #6330

APPROVED AND ACCEPTED THIS DATE BY THE TERREBONNE PARISH PLANNING COMMISSION

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

LEGEND

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



MAP SHOWING THE REDIVISION OF PROPERTY BELONGING TO KENNETH H. WRIGHT, ET UX LOCATED IN SECTION 4, T17S - R17E, TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 50'

27 FEBRUARY 2019

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

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

APPROVED: [Signature]

REG. P.L.S. No. 3402



# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

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

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

*SURVEY OF TRACTS B1, B2 & C1, C2 & C3 BELONGING TO DENISE*

1. Name of Subdivision:   SERIGNE
2. Developer's Name & Address:   DENISE SERIGNE 3320 SOUTHDOWN MANDALAY RD. HOUMA, LA 70360
- \*Owner's Name & Address:   SAME AS ABOVE    
[\* 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:   3320 SOUTHDOWN MANDALAY RD. HOUMA, LA 70360
5. Location by Section, Township, Range:   SECTION 103, T17S-R17E
6. Purpose of Development:   CREATE A LOT TO BUILD A NEW HOME
7. Land Use:  
  X   Single-Family Residential  
\_\_\_\_\_ Multi-Family Residential  
\_\_\_\_\_ Commercial  
\_\_\_\_\_ Industrial
8. Sewerage Type:  
  X   Community  
\_\_\_\_\_ Individual Treatment  
\_\_\_\_\_ Package Plant  
\_\_\_\_\_ Other
9. Drainage:  
\_\_\_\_\_ Curb & Gutter  
  X   Roadside Open Ditches  
\_\_\_\_\_ Rear Lot Open Ditches  
  X   Other
10. Date and Scale of Map:  
  DATE: 8/2/19 SCALE: 1"=40'
11. Council District:  
  6 Guidry / COH Five
12. Number of Lots:   5
13. Filing Fees:   \$ 336.92

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

  KENETH L. REMBERT  

Print Applicant or Agent

  8/22/19  

Date

  [Signature]    
Signature of Applicant or Agent

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

  DENISE SERIGNE  

Print Name of Signature

  8/22/19  

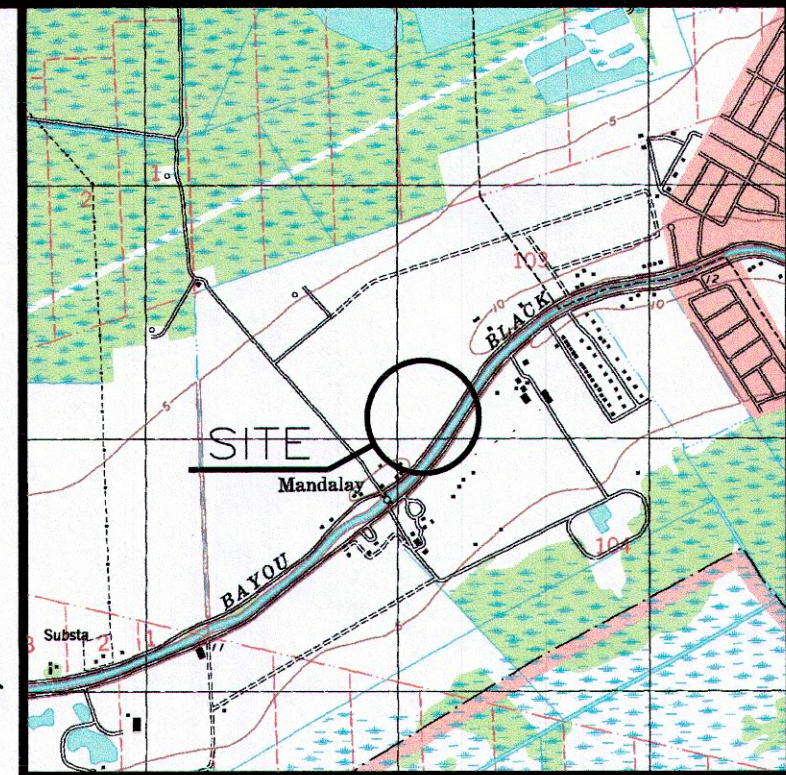
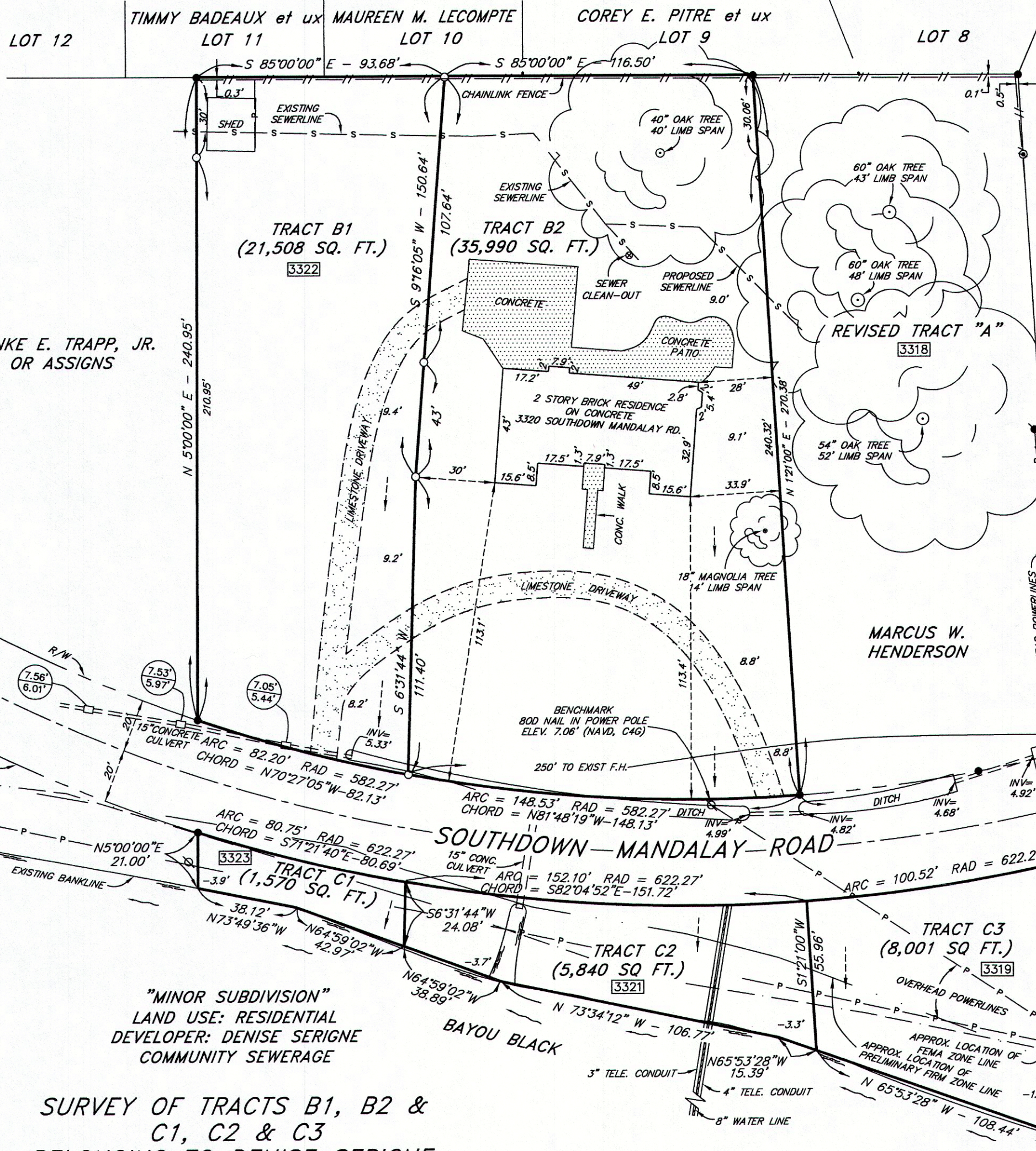
Date

  [Signature]    
Signature

PC19/   9 - 1 - 41



SUMMERFIELD PLACE ADDENDUM NO. 12



VICINITY MAP

HEINKE E. TRAPP, JR.  
OR ASSIGNS

GARY W. JONES  
OR ASSIGNS

MARCUS W.  
HENDERSON

JARRED  
W. LANDRY

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

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

"MINOR SUBDIVISION"  
LAND USE: RESIDENTIAL  
DEVELOPER: DENISE SERIGNE  
COMMUNITY SEWERAGE

SURVEY OF TRACTS B1, B2 &  
C1, C2 & C3  
BELONGING TO DENISE SERIGNE  
LOCATED IN SECTION 103, T17S-R17E,  
TERREBONNE PARISH, LOUISIANA  
AUGUST 23, 2019 SCALE: 1" = 40'

TRACT C1, C2 & C3 NOT TO BE USED  
FOR BUILDINGS REQUIRING SEWERAGE.

THIS PROPERTY DRAINS TO ROADSIDE DITCHES AND THEN TO BAYOU  
BLACK WHICH IS MAINTAINED BY TERREBONNE PARISH.  
THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY  
MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THESE TRACTS ARE LOCATED IN ZONES "C" & "A2" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY  
MAP, COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C", AND DATED MAY 19, 1985. (ZONE A2 HAS A  
BASE FLOOD REQUIREMENT OF 5' AND ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. 2006 ADVISORY  
PANEL NO. LA-Q101 DOES NOT AFFECT THIS PROPERTY.  
THE 2008 PRELIMINARY DFIRM COMMUNITY NO. 22109C, PANEL NO. 0650 SUFFIX "E"  
PLACES A PORTION OF THIS PROPERTY IN ZONE "VE" AND HAS B.F.E. REQUIREMENTS OF 7'.

THIS PLAT BASED ON MAP PREPARED BY DOUGLASS S. TALBOT ENTITLED "REVISED MAP SHOWING  
PROPERTY OF DR. OTIS J. BOURG JR. SECTION 103, T17S-R17E TERREBONNE PARISH, LOUISIANA"  
AND DATED SEPTEMBER 19, 1969 & FEBRUARY 26, 1971. BEARINGS SHOWN HEREON ARE BASED SAID MAP.

I CERTIFY THAT THIS PLAT 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.

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

- LEGEND:
- INDICATES 5/8" IRON ROD SET
  - INDICATES 3/4" IRON PIPE FOUND
  - ⊙ INDICATES 1/2" IRON PIPE FOUND
  - ⊕ EXISTING POWER POLE
  - ⊖ EXISTING POWER POLE WITH LIGHT
  - ⊗ EXISTING FIRE HYDRANT



*Kenneth L. Rembert*  
KENETH L. REMBERT, SURVEYOR  
635 SCHOOL ST., HOUMA, LA.



# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

\*\* Variance(s) (detailed description): Request for a variance from the fire hydrant requirement. See attached letter from the property owner.

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

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

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

### SITE INFORMATION:

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

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

Alisa Champagne  
Print Applicant or Agent

30 August 2019  
Date

Allen D. Bergeron  
Signature of Applicant or Agent

Alisa Champagne

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

Allen D. Bergeron  
Print Name of Signature

8-30-19  
Date

Allen D. Bergeron  
Signature

PC19/ 9 - 2 - 42

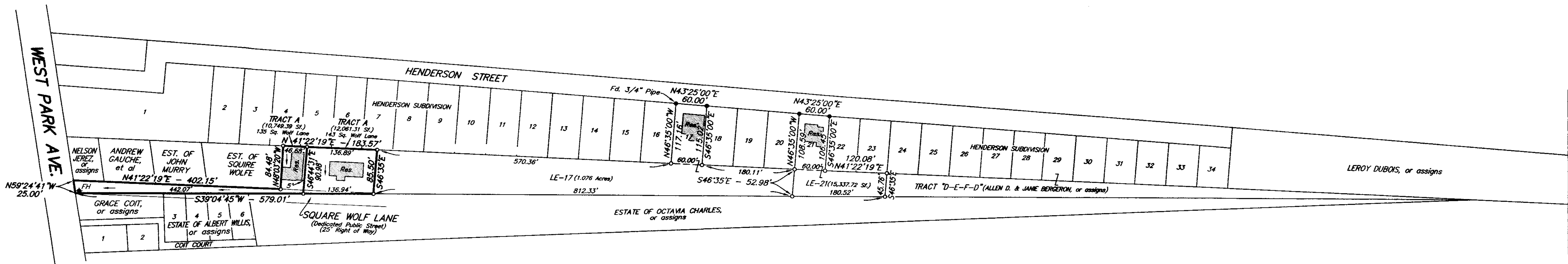
August 30, 2019

Houma Terrebonne Regional Planning Commission

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

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

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



SECTION 98, T17S-R17E

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

Planning Commission Chairman

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

SCALE: 1" = 100' 29 AUGUST 2019

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



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

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

**Flood Zone Information:**

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

**Notes:**

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

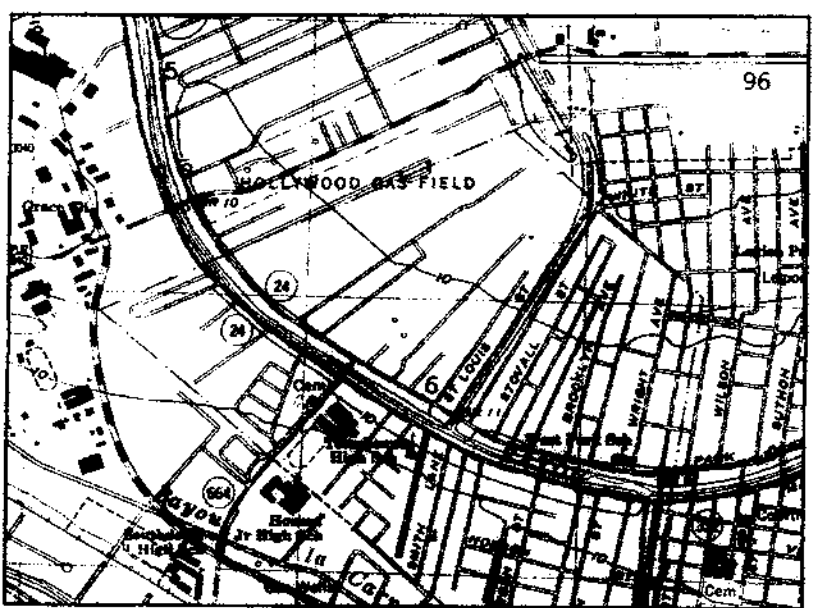
At the owner's request, some property corners are not monumented.

**Proposed Land Use:**

Residential

**Method of Sewer Disposal:**

Community System



Vicinity Map

**Legend:**

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

**ALLEN D. & JANIE BERGERON**

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

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

JOB # 6194

CAD # 61.94

# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

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

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

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

### SITE INFORMATION:

- Physical Address: 212 Edgewood Blvd.
- Location by Section, Township, Range: Section 32, T18S-R17E
- Purpose of Development: To create a minor mobile home park with 5 lots for rentals
- Land Use:  
 **\*\*** Single-Family Residential  
 Multi-Family Residential  
 Commercial  
 Industrial
- Sewerage Type:  
 **\*\*** Community  
 Individual Treatment  
 Package Plant  
 Other
- Drainage:  
 Curb & Gutter  
 **\*\*** Roadside Open Ditches  
 Rear Lot Open Ditches  
 Other
- Date and Scale of Map: \_\_\_\_\_
- Council District: \_\_\_\_\_
- Number of Lots: 5
- Filing Fees: \_\_\_\_\_

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

AUSA CHAMPAGNE

Print Applicant or Agent

08/30/2019

Date



Signature of Applicant or Agent

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

Juan Clara Gomez

Print Name of Signature

09-03-2019

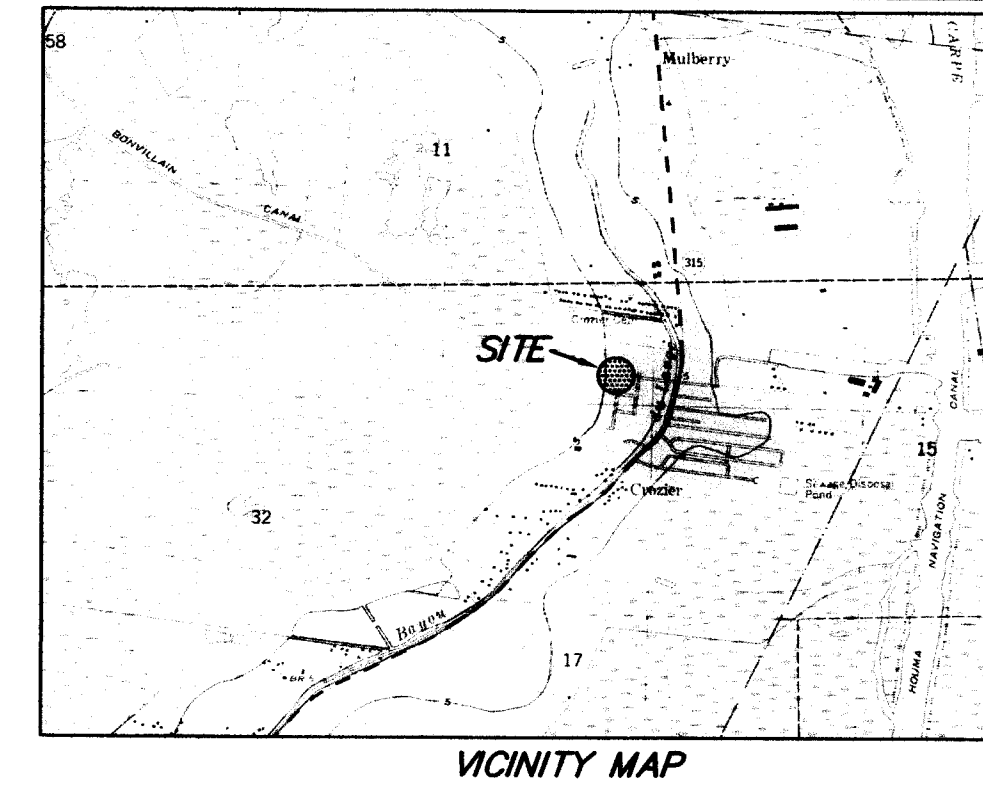
Date



Signature



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



JAMES McCLEARY, or assigns

N72°53'E - 525.00'

PHILIP CHAUVIN, or assigns

S82°33'07"E - 458.00'

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

S72°53'W - 36.00'

S82°33'07"E - 571.66'

EDGEWOOD SUBDIVISION

N82°33'07"W - 406.00'

S72°53'W - 14.25'

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

To Hwy. 315

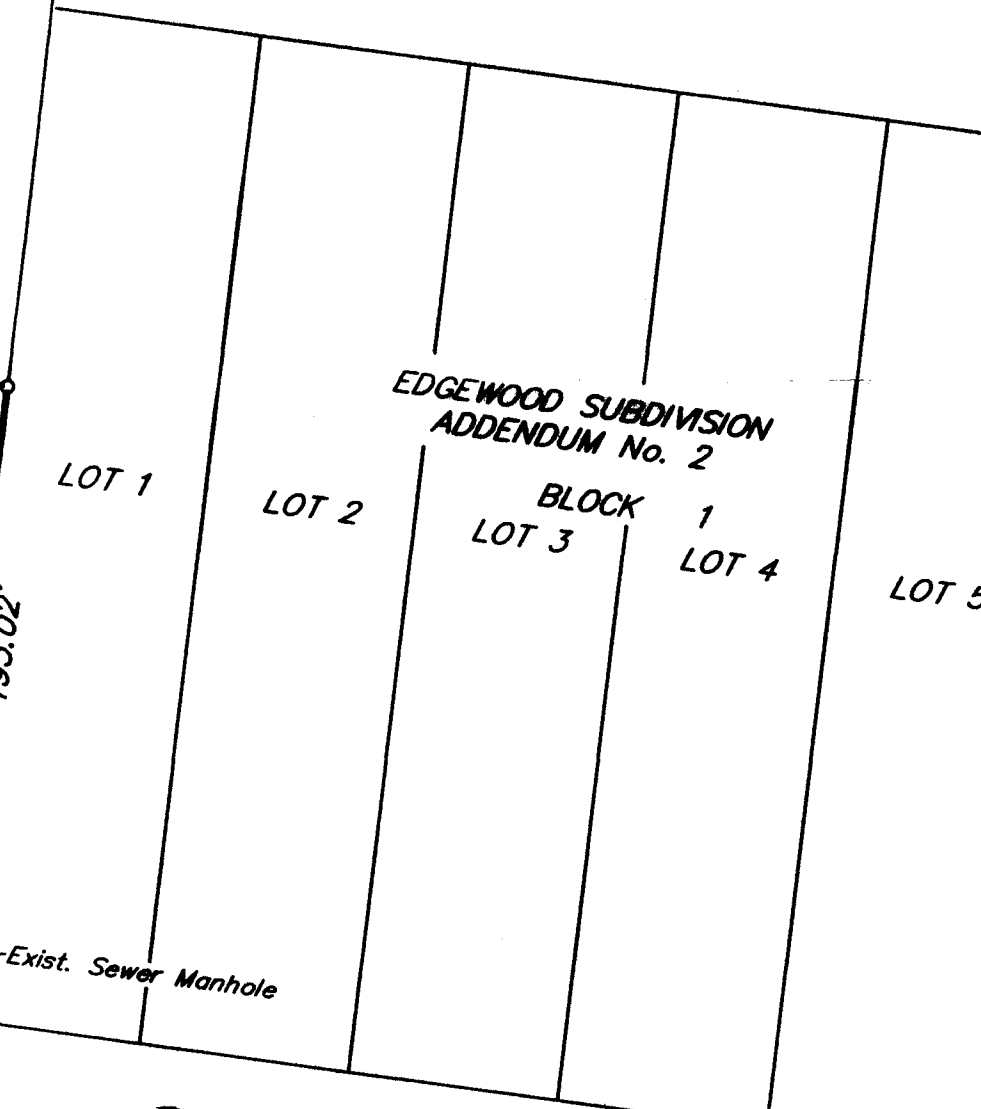
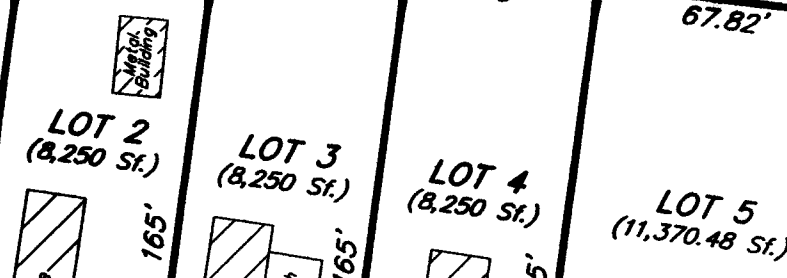
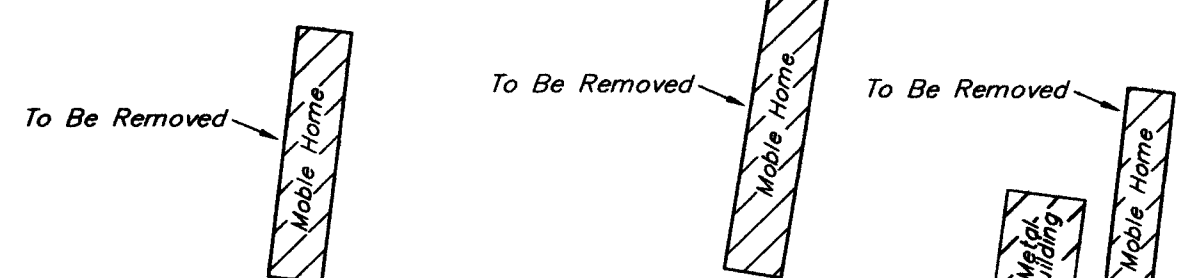
LOT 1  
REMAINING PORTION OF TRACT "B"  
JUAN CLARA GOMEZ  
(8.66 Acres)

S72°53'W - 300.00'

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

EDGEWOOD SUBDIVISION

282.18' S82°33'07"E - 500.00'



N82°33'07"W - 859.69'

Exist. 50' Servitude of Passage

N72°53'E - 9.74'

N72°53'E - 20.26'

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

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

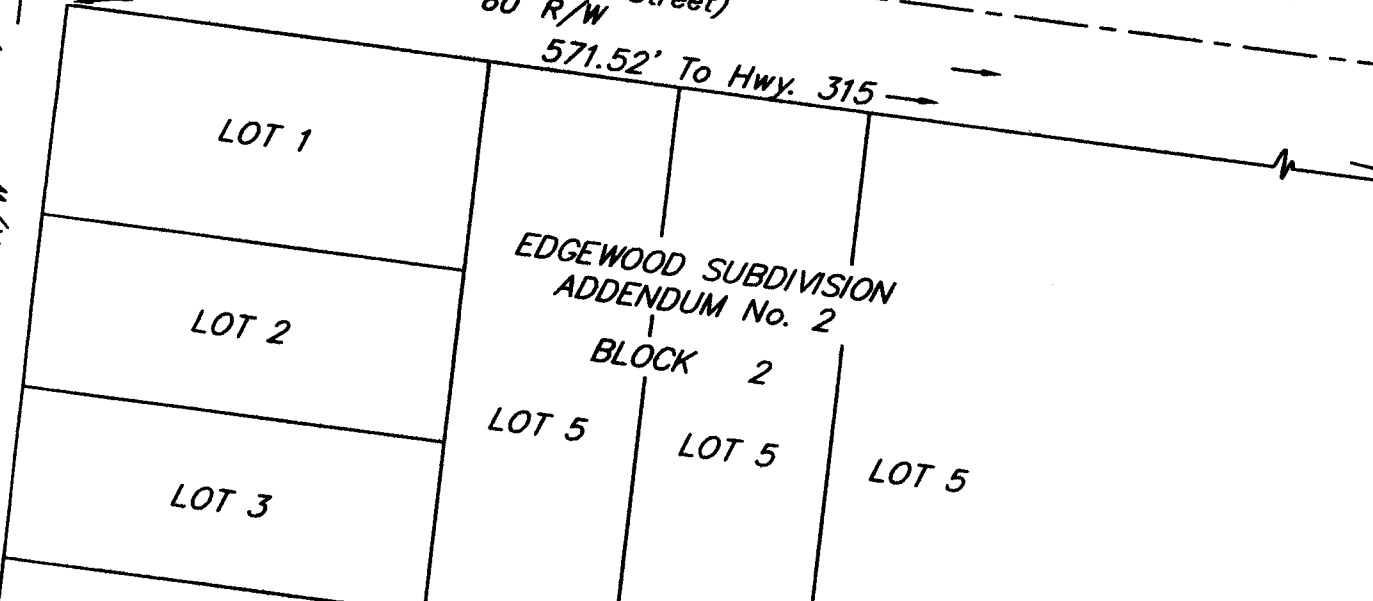
TRACT "A"  
DIANNE HEBERT, or assigns

ISREAL AND PATRICIA TURNER, or assigns

TRACT "A"  
DIANNE HEBERT, or assigns

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

571.52' To Hwy. 315



LA STATE HWY. 315  
(BAYOU DUVAL ROAD)

**Reference Maps:**

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

**Reference Maps:**

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

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

SCALE: 1" = 50' 5 AUGUST 2019

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



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

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

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

**PROPOSED LAND USE**  
SINGLE FAMILY RESIDENTIAL  
(Mobile Home Park)

DATE	REVISION	BY

APPROVED AND ACCEPTED THIS DATE \_\_\_\_\_ BY THE TERREBONNE PARISH PLANNING COMMISSION

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

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

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

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

JOB # 6358 CAD # 6358

# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

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

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

1. Name of Subdivision: UAS Complex Road
2. Developer's Name & Address: Houma-Terrebonne Airport Commission, 10264 East Main St.,  
Houma, LA 70363  
\*Owner's Name & Address: Terrebonne Parish Consolidated Government, P.O. Box 2768,  
Houma, LA 70361  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Milford & Associates, Inc.

### SITE INFORMATION:

4. Physical Address: End of Thunderbird Road
5. Location by Section, Township, Range: Section 3, T17S-R18E
6. Purpose of Development: Extension of Road for UAS Complex
7. Land Use:  
 Single-Family Residential  
 Multi-Family Residential  
 Commercial  
 Industrial
8. Sewerage Type:  
 Community  
 Individual Treatment  
 Package Plant  
 Other
9. Drainage:  
 Curb & Gutter  
 Roadside Open Ditches  
 Rear Lot Open Ditches  
 Other
10. Date and Scale of Map: 26AUG19 1" = 40'
11. Council District: 8 Guidry / COH Fire
12. Number of Lots: ± 0
13. Filing Fees: \$75.00

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

Floyd E. Milford, III  
Print Applicant or Agent

8/29/19  
Date

  
Signature of Applicant or Agent

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

Myrden J. Pellegrin Jr.  
Print Name of Signature

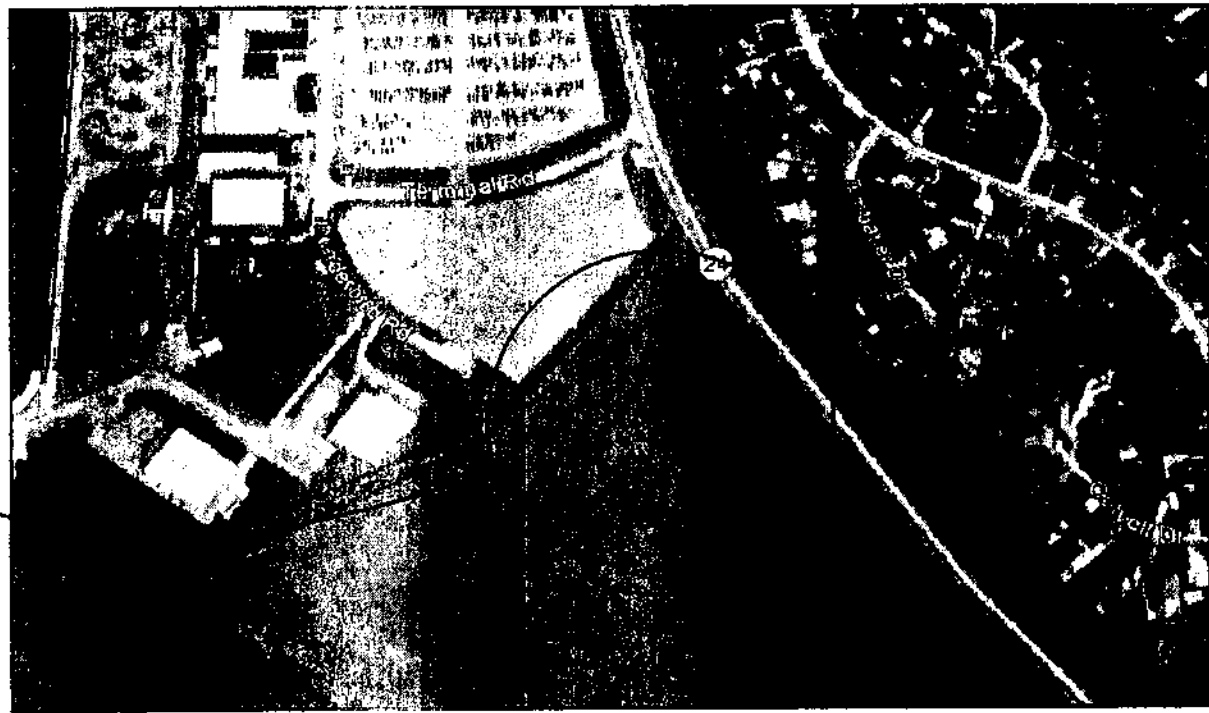
8/29/19  
Date

  
Signature

PC19/ 9 - 4 - 44



PROJECT NO.	PARISH	SHEET NO.
19-48	TERREBONNE	1



VICINITY MAP

LEASE No.  
PHI-7-06B  
(195,811.0 Sf., 4.5 Acres)

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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

DEDICATION OF STREETS AND SERVITUDES

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

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

AUTHORIZED OWNER

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

FOR \_\_\_\_\_

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

CERTIFICATION  
I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE LOUISIANA REVISED STATUTES AND TERREBONNE PARISH REGULATIONS AND HEREBY APPROVE THE SAME.

FLOYD E. MILFORD III, P.E.

W-1-80

PROJECT SITE

SUPPORT TENNANT LEASE AREA

SUPPORT TENNANT LEASE AREA

TENNANT LEASE AREA

PRELIMINARY

This drawing is not to be used for construction, recordation, conveyance, sales. This preliminary drawing has been prepared by F.E. Milford, III, LA #30701

CONCEPTUAL & PRELIMINARY  
LAND USE: COMMERCIAL  
DRAINAGE: SUB-SURFACE

FEDERAL GRANT NO. 06-01-06277 ROAD PLAN

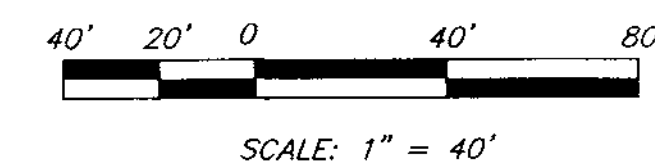
UAS COMPLEX  
HOUMA TERREBONNE  
AIRPORT COMMISSION  
SECTION 3, T17S - R18E  
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.  
CONSULTING ENGINEERS HOUMA, LOUISIANA

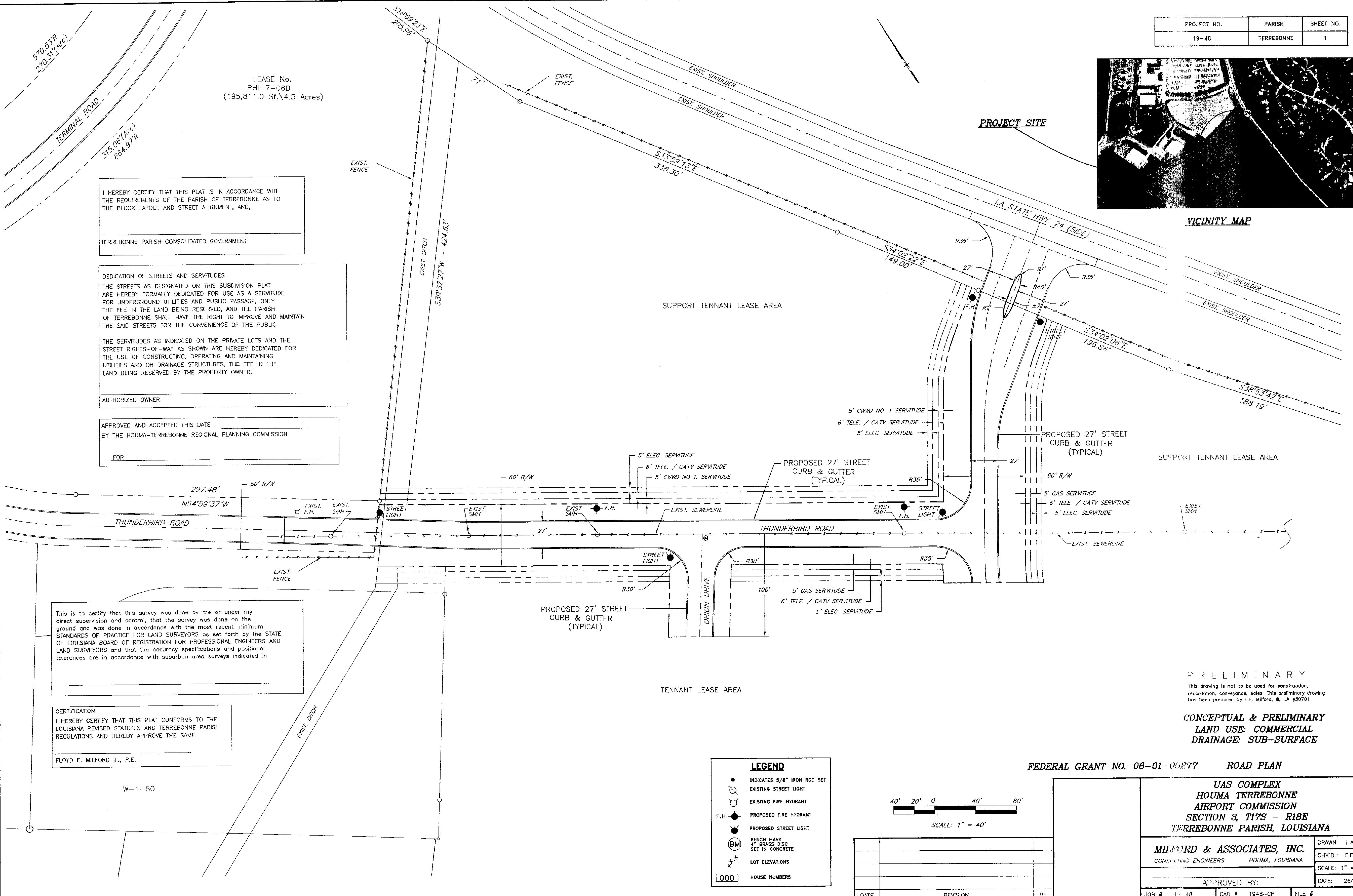
APPROVED BY: \_\_\_\_\_

JOB # 19-48 CAD # 1948-CP FILE # \_\_\_\_\_

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



DATE	REVISION	BY



# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

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

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

- Name of Subdivision: LA BELLE MAISON PHASE C
- Developer's Name & Address: DR DEVELOPMENT GROUP, LLC, 1986 HWY 182, HOUMA LA, 70360
- \*Owner's Name & Address: DR DEVELOPMENT GROUP, LLC, 1986 HWY 182, HOUMA LA, 70360  
[\* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: MILFORD & ASSOCIATES, INC.

### SITE INFORMATION:

- Physical Address: 440 MAIN PROJECT ROAD
- Location by Section, Township, Range: SECTION 85, T15S-R16E
- Purpose of Development: SINGLE FAMILY RESIDENTIAL LOTS
- Land Use:  
 Single-Family Residential  
 Multi-Family Residential  
 Commercial  
 Industrial
- Sewerage Type:  
 Community  
 Individual Treatment  
 Package Plant  
 Other
- Drainage:  
 Curb & Gutter  
 Roadside Open Ditches  
 Rear Lot Open Ditches  
 Other
- Date and Scale of Map: 29 AUG 19 Scale 1" = 50'
- Council District: 4 Dryden / Schriever Fire
- Number of Lots: PH. C - 28
- Filing Fees: \$395.00

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

Floyd E. Milford, III  
Print Applicant or Agent

  
Signature of Applicant or Agent

August 28, 2019  
Date

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

Timothy P. Duplantis  
Print Name of Signature

  
Signature

August 28, 2019  
Date

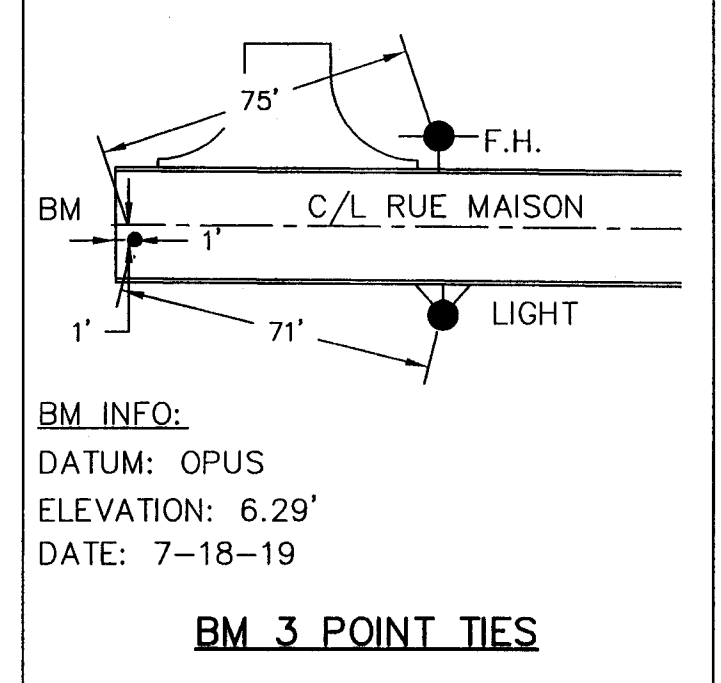
PC19/ 9 - 5 - 45



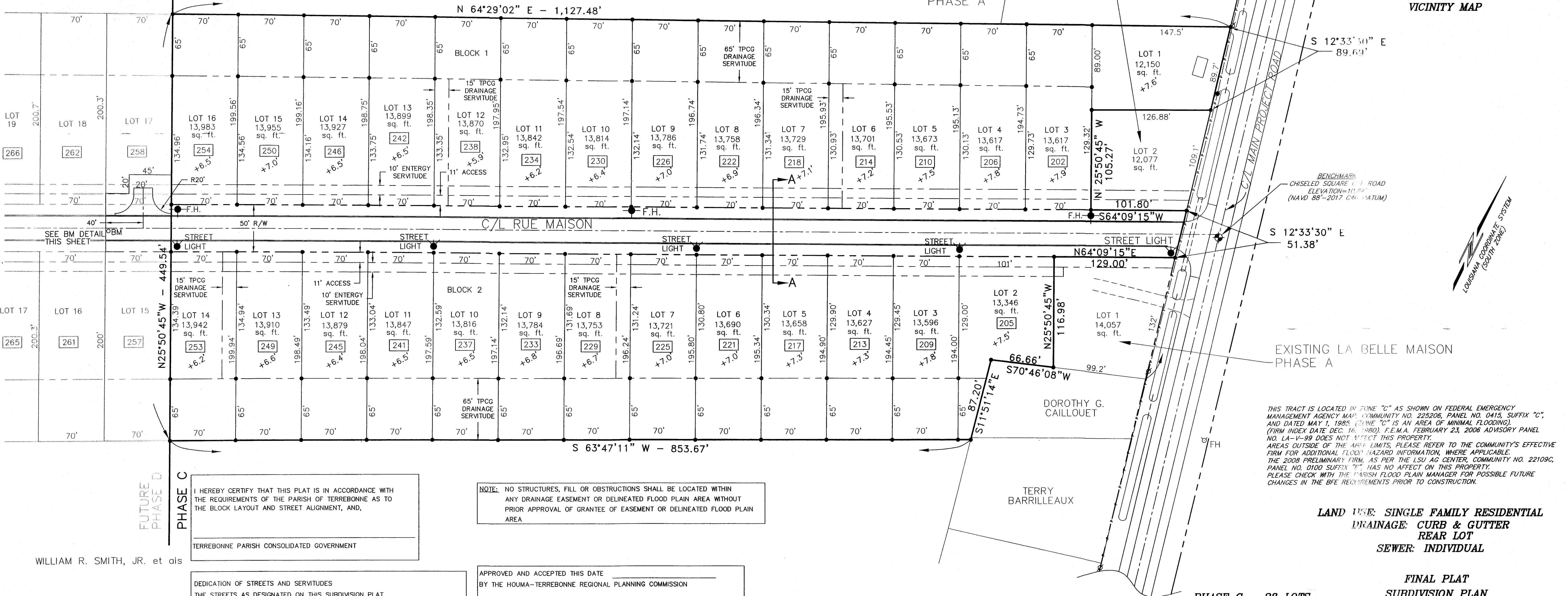
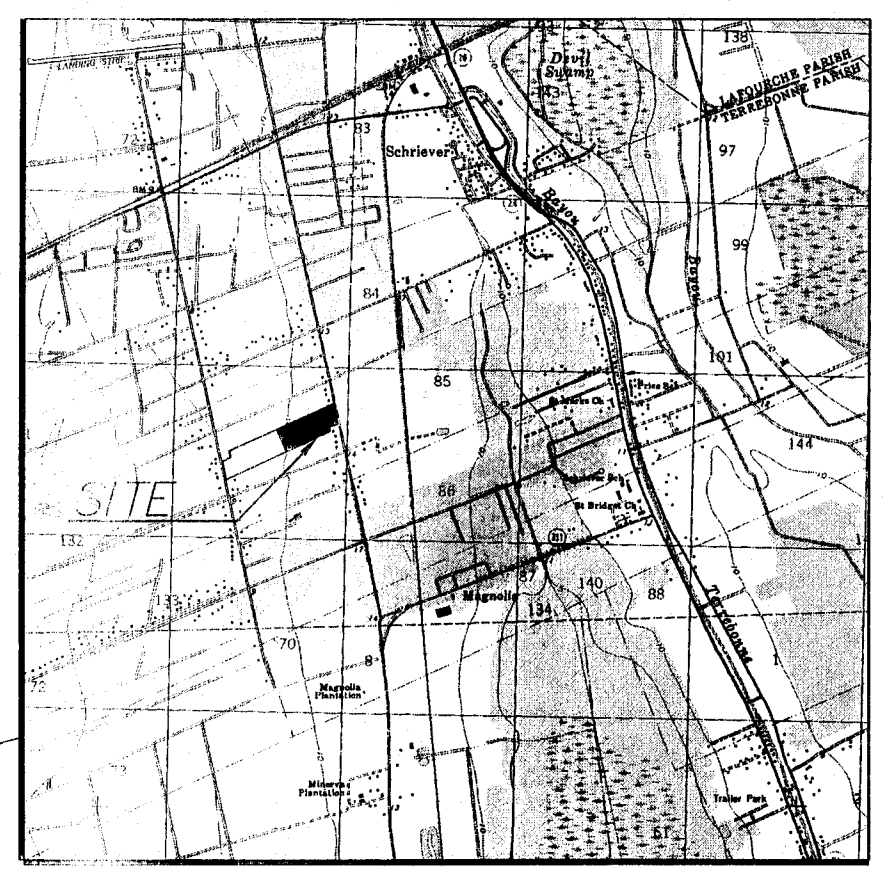
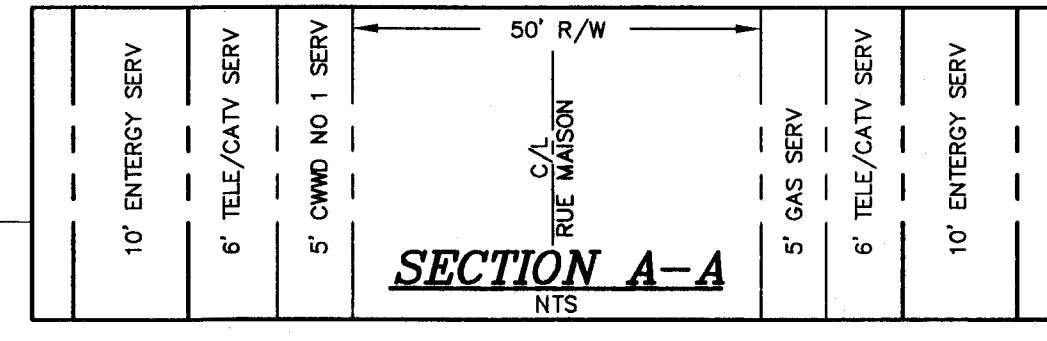
**LEGEND:**  
 X CHISELED "X" SET IN CONCRETE INDICATES 3/8" IRON ROD FOUND  
 ○ EXISTING POWER POLE  
 ○ EXISTING FIRE HYDRANT WITH LIGHT  
 ○ INDICATES SPOT ELEVATION  
 ○ INDICATES BENCHMARK (BPP-02) (2017 C & G NET DATUM)  
 ○ FIRE HYDRANT  
 ○ STREET LIGHT

COUNCIL DISTRICT 4	
SEWER	INDIVIDUAL
ELEC.	ENTERGY
CABLE	COMCAST
FIRE	SCHRIEVER
ZONED	N/A

ROBERT J. ONCALE  
 SHERRY ONCALE HEBERT



**NOTES:**  
 1. NO CULVERTS PERMITTED IN REAR DITCHES.



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

**NOTE:** NO STRUCTURES, FILL OR OBSTRUCTIONS SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLAIN AREA WITHOUT PRIOR APPROVAL OF GRANTEE OF EASEMENT OR DELINEATED FLOOD PLAIN AREA

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

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

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

AUTHORIZED OWNER \_\_\_\_\_

**CERTIFICATION**  
 I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE LOUISIANA REVISED STATUTES AND TERREBONNE PARISH REGULATIONS AND HEREBY APPROVE THE SAME.  
 FLOYD E. MILFORD III, P.E.

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

DATE	REVISION	BY

**FINAL PLAT**  
**SUBDIVISION PLAN**

**LA BELLE MAISON**  
**PHASE C**  
**DR DEVELOPMENT GROUP, L.L.C.**  
**SECTION 85 T15S-R16E**  
**TERREBONNE PARISH, LOUISIANA**

Kenneth L. Rembert, PLS  
 LAND SURVEYORS  
 635 SCHWAB STREET, HOUMA, LOUISIANA 70360  
 (985) 879-2782 FAX - (985) 879-1841

STATE OF LOUISIANA  
 KENETH L. REMBERT  
 REG. NO. 331  
 REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

DRAWN: D.A.B.  
 CHK'D: F.E.M. III  
 SCALE: 1" = 50'  
 DATE: 29AUG19

JOB # 17-42 CAD #1742\_SD\_FINAL\_1 FILE #

WILLIAM R. SMITH, JR. et als

# Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

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

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

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

### SITE INFORMATION:

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

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

Floyd E. Milford, III

Print Applicant or Agent

8/30/19

Date

  
Signature of Applicant or Agent

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

Robert M. Aiello

Print Name of Signature

8/27/19

Date

  
Signature



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

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

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

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

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

WESTSIDE CAPITAL L.L.C.  
 COMMERCIAL

**LEGEND**

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



**NOTES:**

- 1) ZONING: R1 (SINGLE FAMILY RESIDENTIAL FAMILY DETACHED) & C2 (GENERAL COMMERCIAL DISTRICT) DISTRICTS SHALL BE VERIFIED BY THE OWNER, DEVELOPER AND OR CONTRACTOR PRIOR TO ANY CONSTRUCTION. AS AN INSTRUMENT OF SERVICE PROVIDED BY THE SURVEYOR, ZONING AND DISTRICTS ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S ZONING DEPARTMENT BEFORE ANY DESIGN OR CONSTRUCTION.
- 2) REFERENCE MAPS:  
 A) BEARINGS ARE BASED ON REFERENCE MAP \*\*\*  
 B) BEARINGS ARE BASED ON BEARINGS, DISTANCE SHOWN ARE U.S. SURVEY FEET.  
 C) ELEVATIONS SHOWN HEREON ARE BASED ON THE "NORTH AMERICAN VERTICAL DATUM OF 1885 - 1888" BY (CONVD 124) WHICH USES OF WADSWORTH SYSTEM ADAPTED ON MARCH 13, 2007.
- 3) FLOOD ZONE: THE PROPERTY HEREON IS LOCATED IN FLOOD ZONE "A" (AREA OF 100-YEAR FLOOD, BASE FLOOD ELEVATION AND FLOOD HAZARD FACTORS DETERMINED), FLOOD ZONE "R" (AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTH OF LESS THAN (1) FOOT OR WHERE THE CONTIGUOUS DRAINAGE AREA LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD AND FLOOD ZONE "V" (AREAS OF SPECIAL FLOODING) IN ACCORDANCE WITH FEMA FLOOD INSURANCE RATE MAP PANEL NUMBER 22520604300, DATED MAY 1, 2006, FOR TERREBONNE PARISH, LOUISIANA. BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S FLOOD PLAN ADMINISTRATION BEFORE DESIGN OR CONSTRUCTION.
- 4) UTILITIES: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE UTILITY FEATURES, AND PRELIMINARY CONSTRUCTION DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT FOR THE ABOVE-GROUND VISIBLE UTILITY FEATURES. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
- 5) NO ATTEMPT HAS BEEN MADE BY ACADIA LAND SURVEYING, L.L.C. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, DEED RESTRICTIONS, EASEMENTS, ALIENS, RIGHT-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE. THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVICEDS AND RESTRICTIONS ARE SHOWN. OTHER SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPIING THE DATA FOR THIS SERVICE.
- 6) ACADIA LAND SURVEYING, L.L.C. HAS NOT AND DOES NOT PROVIDE DELINEATION OF JURISDICTIONAL BOUNDARIES. ACADIA LAND SURVEYING, L.L.C. DOES NOT RECEIVE OR RESEARCH THE LOCATION OF WETLAND AREAS AS DELINEATED BY THE APPROPRIATE AUTHORITIES.
- 7) THE WORDS "CERTIFY", "CERTIFICATE" OR "CERTIFICATION" AS USED HEREON IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED.
- 8) SITE 1/4" S (TEMPORARY MARKS)
- 9) ELEVATION - SHALL BE IN N.A.S.D. 88

**SURVEY DATA**

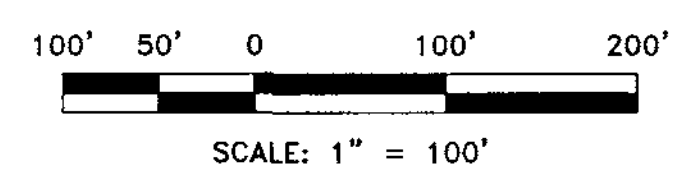
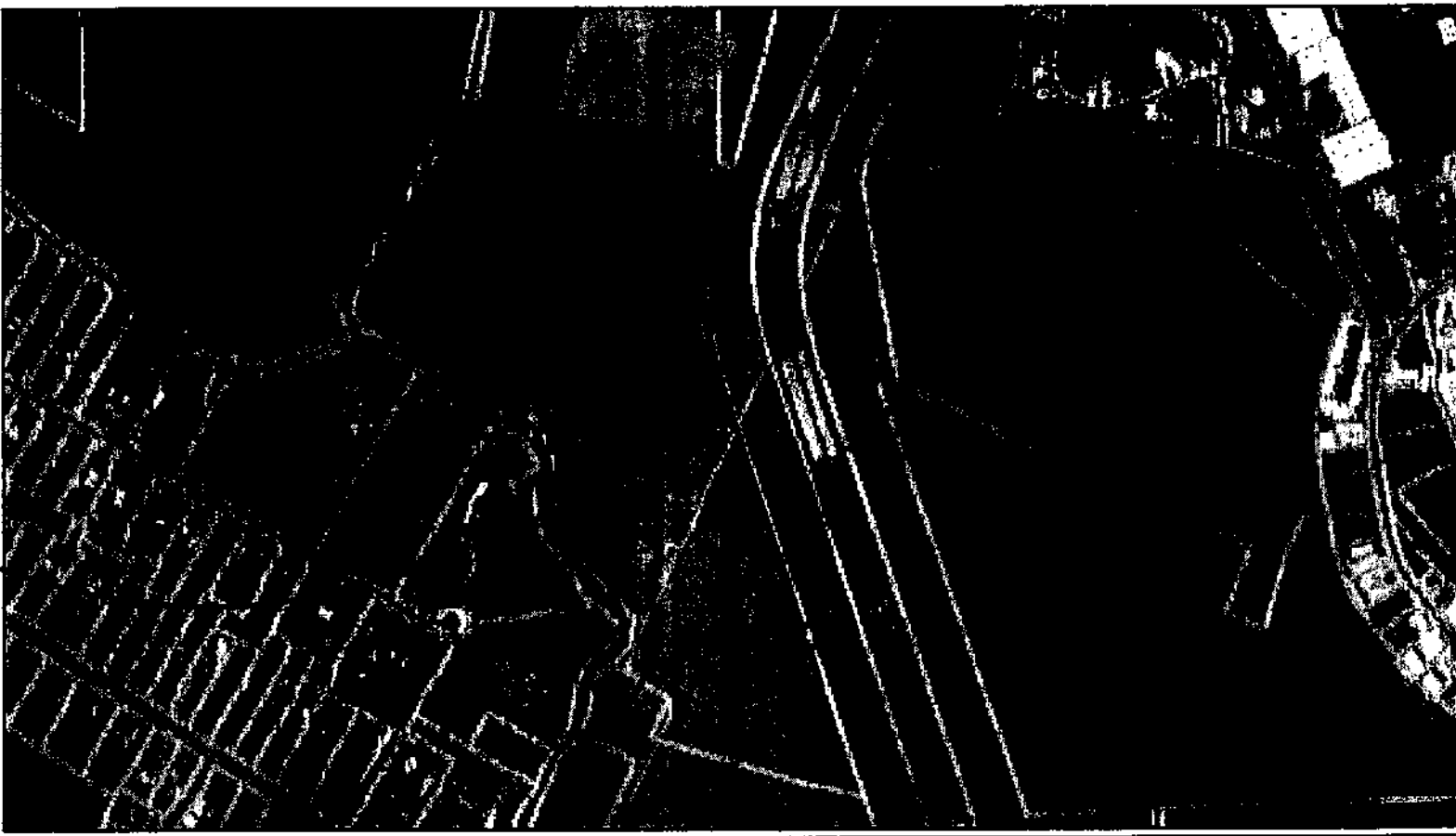
DESCRIPTION	A	B	C	D	E	F	G
T	43.750	13.828	41.144	107.127	315.888	53.822	121.878
D	11°4'08"02"	11°4'35"30"	11°4'35"30"	3°07'51"	3°07'51"	33°42'12"	19°39'07"
Δ	80°08'02"	30°27'00"	70°34'00"	8°42'02"	18°34'58"	30°08'09"	38°37'48"
R	50	50	100	1000	1000	170	370
L	43.750	28.573	68.853	214.010	625.45	104.350	235.47
LC	42.388	28.281	68.540	213.888	622.410	102.824	231.518

**SURVEY DATA**

DESCRIPTION	A	B	C	D	E	F	G
T	38.701	24.414	50.882	50.882	44.347	38.701	124.700
D	11°4'35"30"	11°4'35"30"	9°43'44"	9°43'44"	7°30'22"	11°4'35"30"	9°43'44"
Δ	79°28'53"	82°13'40"	9°43'50"	9°43'50"	8°48'04"	79°28'53"	1°12'58"
R	50	50	1000	1000	750	50	1000
L	69.870	72.83	100.04	100.04	80.59	69.87	246.12
LC	61.208	66.411	88.888	88.888	66.539	61.208	247.484

**SURVEY DATA**

DESCRIPTION	A	B	C	D	E	F	G
T	246.101	252.981	4.484				
D	11°27'38"	9°43'48"	11°43'50"				
Δ	82°27'38"	28°08'10"	10°43'53"				
R	500	1000	50				
L	457.38	481.07	8.38				
LC	441.808	466.151	9.348				



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

132 - TOTAL LOTS

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

**SUBDIVISION PLAN**

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

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

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

DATE: 23JUL18

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

DRAWN: L.A.T.  
 CHK'D: F.E.M. III  
 SCALE: 1" = 100'  
 DATE: 23JUL18

# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

Variance(s) (detailed description):

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


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

### SITE INFORMATION:

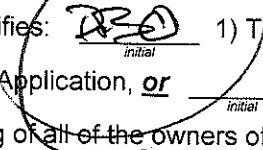

4. Physical Address: ACADIAN DRIVE
5. Location by Section, Township, Range: SECTION 105, T17S-R17E
6. Purpose of Development: PLANNED UNIT DEVELOPMENT (PUD)
7. Land Use:  
 Single-Family Residential  
 Multi-Family Residential  
 Commercial  
 Industrial
8. Sewerage Type:  
 Community  
 Individual Treatment  
 Package Plant  
 Other
9. Drainage:  
 Curb & Gutter  
 Roadside Open Ditches  
 Rear Lot Open Ditches  
 Other
10. Date and Scale of Map: February 5, 2018 1" = 30'
11. Council District: B Guidry / COH Fire
12. Number of Lots: 30
13. Filing Fees: \$425.00

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

David Waitz, P.E., Agent  
Print Applicant or Agent

  
Signature of Applicant or Agent

8/29/19  
Date

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

Donald B. Olivier, II, Manager of Professional  
Construction and Leasing, L.L.C. 8/29/19  
Print Name of Signature

PC19/ 9 - 7 - 47

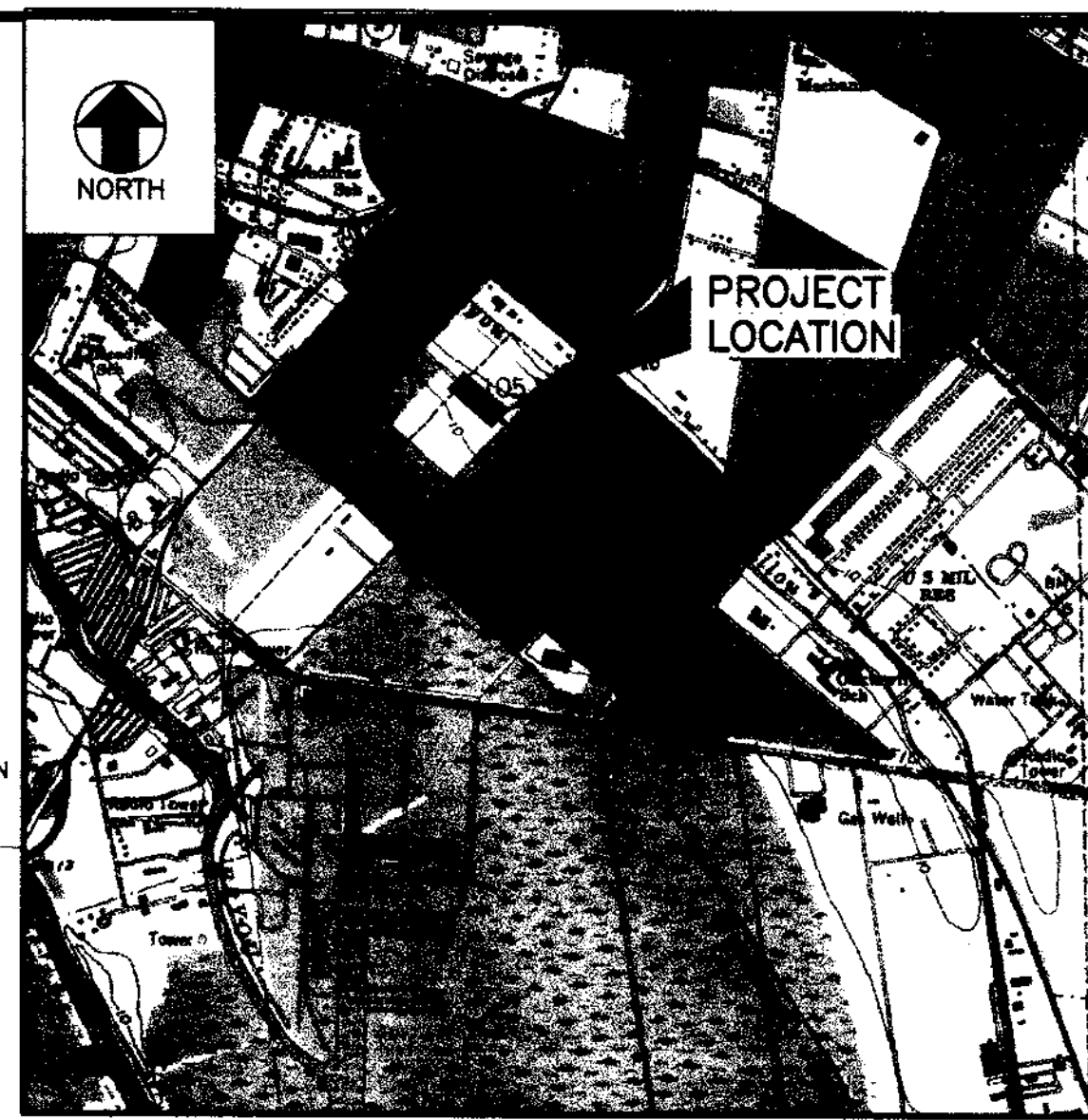


- REFERENCE MAPS & BEARINGS:**
1. SURVEY OF TRACT 2 - PROPERTY BELONGING TO ALPHONSE J. GENAC, JR. ET AL. SECTION 105, T17S-R17E, TERREBONNE PARISH, LOUISIANA. PREPARED BY: KENETH REMBERT. DATED: JUNE 20, 1996. ENTRY NO.: 1481250.
  2. SURVEY OF TRACT 3 - PROPERTY BELONGING TO ALPHONSE J. GENAC, JR. ET AL. SECTION 105, T17S-R17E, TERREBONNE PARISH, LOUISIANA. PREPARED BY: KENETH REMBERT. DATED: JUNE 21, 1996. ENTRY NO.: 1481249.
  3. MAP SHOWING TRACTS 1 THRU 8 SECTION 105, T17S-R17E, TERREBONNE PARISH, LOUISIANA. PREPARED BY: KENETH REMBERT. DATED: APRIL 23, 1980. ENTRY NO.: 625777.
  4. REVISED ADDENDUM NO. 1 TO HOUMA EAST SUBDIVISION SECTION 105, T17S-R17E, TERREBONNE PARISH, LOUISIANA. PREPARED BY: KENETH REMBERT. DATED: NOVEMBER 29, 1971. ENTRY NO.: 411254.
  5. ACADIAN POINT SUBDIVISION - PHASE A LOCATED SECTION 105, T17S-R17E, TERREBONNE PARISH, LOUISIANA. PREPARED BY: DAVID A. WAITZ. DATED: SEPTEMBER 28, 2015. ENTRY NO.: 1529640.

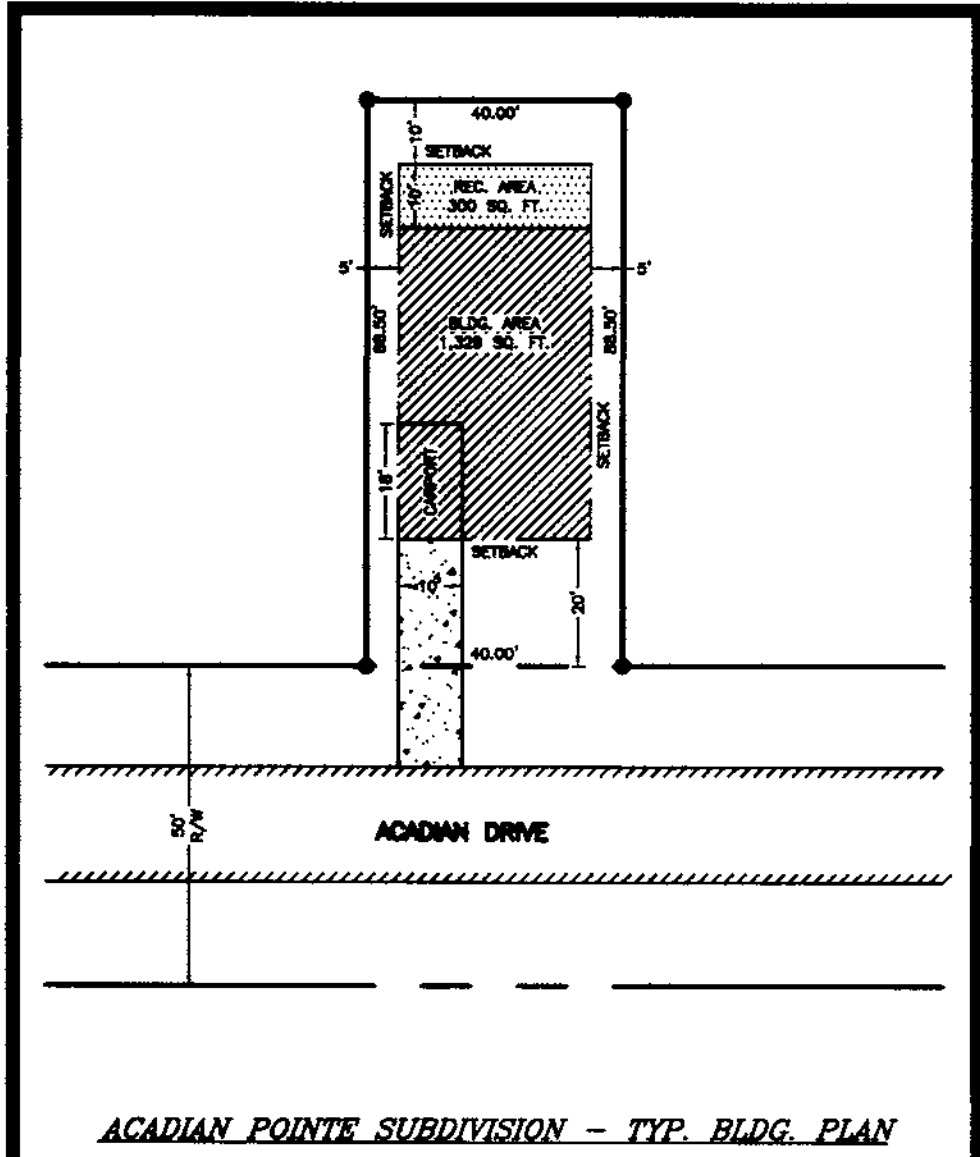
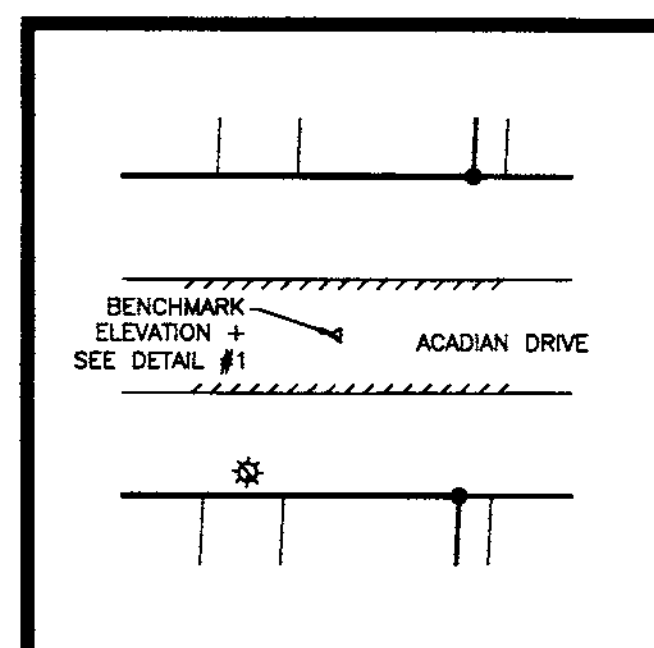
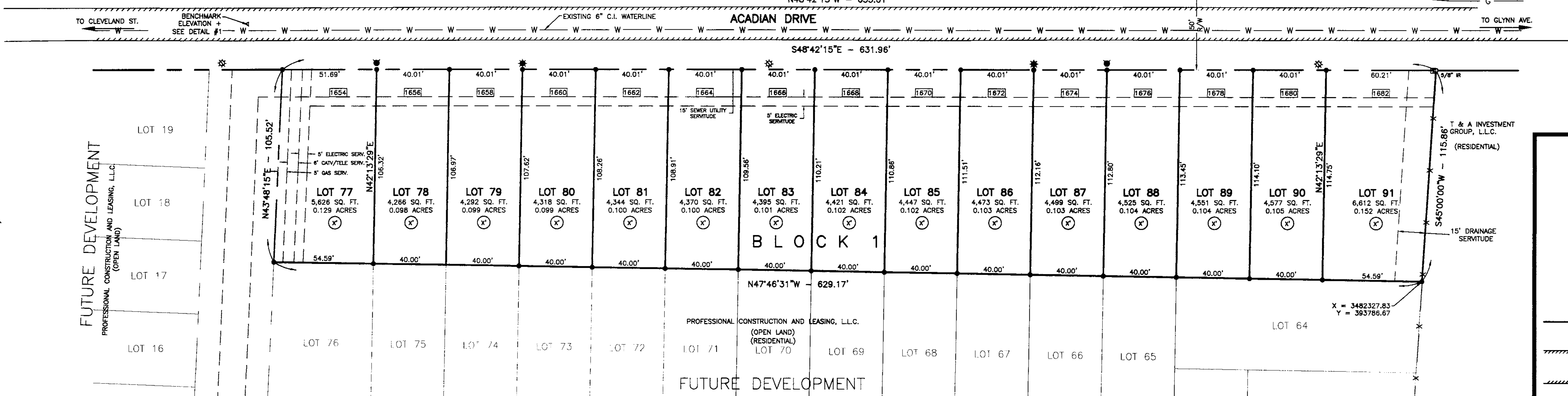
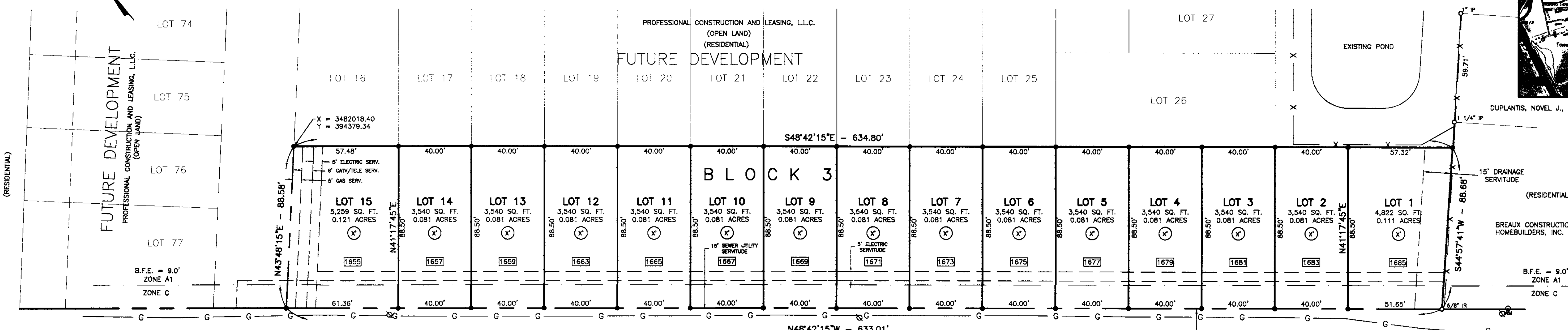
NOTE: REFERENCE BEARING IS N48°42'15"W ALONG THE R/W OF ACADIAN DRIVE AS SHOWN ON REF. MAP NO. 2.

**LEGEND**

- |                              |       |   |      |
|------------------------------|-------|---|------|
| FOUND PROPERTY MARKER        | ○     | EXISTING WATER VALVE                                | ⊙    |
| SET 3/4" I.R.                | ●     | EXISTING FIRE HYDRANT                               | ⊕    |
| EXISTING WATER LINE          | — W — | PROPOSED FIRE HYDRANT                               | ⊕    |
| EXISTING GAS LINE            | — G — | EXISTING WATER METER                                | ⊙    |
| EXISTING SEWER LINE          | — S — | EXISTING GAS VALVE                                  | ⊙    |
| EXISTING OVERHEAD POWER LINE | — E — | EXISTING GAS METER                                  | ⊙    |
| EXISTING TELEPHONE LINE      | — T — | EXISTING SEWER MANHOLE                              | ⊙    |
| EXISTING FENCE               | — X — | EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE       | ⊙    |
| EXISTING POWER POLE W/ LIGHT | ⊙     | CENTER LOT ELEVATIONS (IN FEET, NAVD 88, GEOID 12A) | ⊙    |
| NEW POWER POLE W/ LIGHT      | ⊙     | DRAINAGE FLOW                                       | →    |
| EXISTING POWER POLE          | ⊙     | PHYSICAL ADDRESS                                    | XXXX |
| EXISTING ANCHOR              | →     |   |      |
| EXISTING TELEPHONE PEDESTAL  | ⊙     |   |      |



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



**FEMA FLOOD ZONE AND HAZARDS**  
THESE LOTS ARE LOCATED IN ZONES C AND A1. (ZONE A1 B.F.E. = 9.0')  
FEMA MAP COMMUNITY PANEL NUMBER 225206 0265 C, DATED: MAY 1, 1985  
TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-Q103  
DATED: FEBRUARY 23, 2006; FLOOD ZONE: ALL AREAS OUTSIDE THE LIMIT OF A.B.F.E.  
NOTE: FOR AREAS OUTSIDE THE ABE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE.

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

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

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

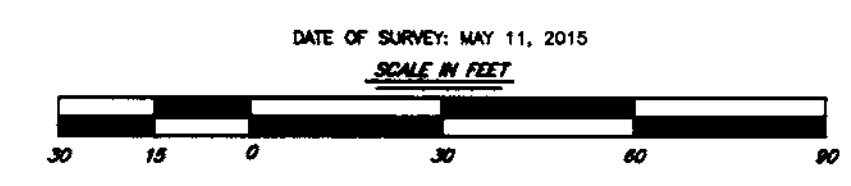
THIS IS TO CERTIFY THAT A SERVITUDE OF PASSAGE AND THE RIGHT TO INSTALL, MAINTAIN DRAINAGE, ELECTRICAL, COMMUNICATION, GAS, SEWER & WATER UTILITIES IS HEREBY CREATED IN FAVOR OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT SOUTH CENTRAL BELL VISION CABLE AND THE CITY OF HOUMA OVER AND IN ALL THESE CERTAIN STREETS AND SERVITUDES AS NAMED HEREON AND/OR SHOWN ON THIS PLAN OF SUBMISSION AND BELONGING TO THE UNDERSIGNED 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.

**CERTIFICATION:**  
I HEREBY CERTIFY THAT THIS PLAN 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: \_\_\_\_\_

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

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



DATE	DESCRIPTION	BY	TRACED

**FINAL PLAT**  
RESIDENTIAL PLANNED UNIT DEVELOPMENT (CLUSTER HOUSING)  
OWNER: PROFESSIONAL CONSTRUCTION AND LEASING, L.L.C.

**ACADIAN POINTE SUBDIVISION - PHASE "B"**  
LOCATED IN SECTION 105, T17S-R17E  
TERREBONNE PARISH, LOUISIANA

**DAVID A. WAITZ**  
ENGINEERING AND SURVEYING, INC.  
Civil Engineers & Professional Land Surveyors  
Thibodaux, Louisiana  
THIBODAUX, LA 70301  
(985) 447-4017 OFFICE  
(985) 447-1998 FAX  
DWAITZ@BELLNETSOUTH.NET  
DESIGNED: JMT  
CHECKED: JMT  
DATE: FEBRUARY 14, 2019  
FILE: F:\DWAITZ\2015\15-050\PHASE B\RECORD DRAWINGS\PLAT.DWG  
JOB NO: 15-050