

Houma-Terrebonne Regional Planning Commission

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Angi Falgout.....	Secretary/Treasurer
Joseph Cehan, Jr.....	Member
James A. Erny.....	Member
Gloria Foret.....	Member
Jeremy Kelley.....	Member
Keith Kurtz.....	Member
Wayne Thibodeaux.....	Member

SPECIAL MEETING

JUNE 28, 2018, THURSDAY

2:00 P.M.

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

A • G • E • N • D • A

CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. APPLICATION:

1. a) Subdivision: Evangeline Estates, Phase A
Approval Requested: Process C, Major Subdivision-Engineering
Location: Rue Des Affaires, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Gem Builders, LLC
Engineer: David A. Waitz Engineering & Surveying, Inc.

b) Consider Approval of Said Application

D. ADJOURN

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 checked="" 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: EVANGELINE ESTATES, PHASE A
- Developer's Name & Address: GEM BUILDERS, L.L.C., 222 ASHBURN DRIVE, SCHRIEVER, LA 70395
- *Owner's Name & Address: GEM BUILDERS, L.L.C., 222 ASHBURN DRIVE, SCHRIEVER, LA 70395
[* 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: RUE DES AFFAIRES, HOUMA, LA 70364
- Location by Section, Township, Range: SECTIONS 7, 69 & 82, T16S-R17E
- Purpose of Development: PLANNED UNIT DEVELOPMENT
- 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: JUNE 4, 2018 1" = 40'
11. Council District: 3 / Bayou Cane Fire
12. Number of Lots: 29
13. Filing Fees: \$860.00

I, JAMES A. ERNY, MANAGER, certify this application including the attached data to be true and correct.

JAMES A. ERNY, MANAGER
Print Applicant or Agent
6-4-2018
Date

James A. Erny
Signature of Applicant or Agent

The undersigned certifies: James A. Erny 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.

James A. Erny
Print Name of Signature
6-4-2018
Date

James A. Erny
Signature

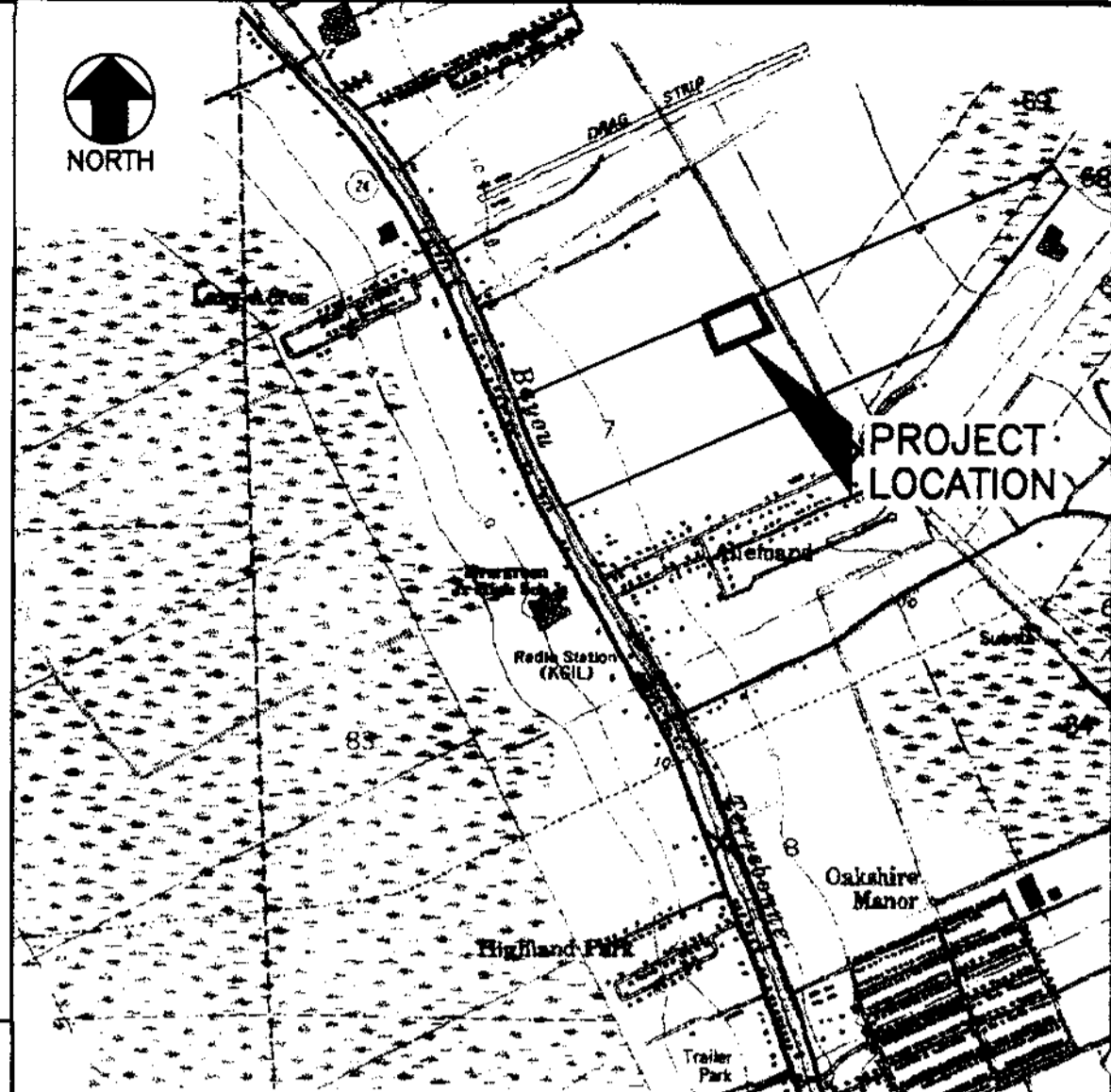
PC18/ 6 - 5 - 24

REFERENCE MAPS & BEARINGS:

- MAP SHOWING THE PROPERTY OF THE ESTATE OF ERNEST J. AYO IN SECTIONS 7, 82 & 82, T16S-R17E, TERREBONNE PARISH, LA. PREPARED BY: ROBERT R. WRIGHT DATED: OCTOBER 23, 1989
- EVANGELINE BUSINESS PARK COMMERCIAL DEVELOPMENT DIVISION OF PROPERTY BELONGING TO EVANGELINE BUSINESS PARK, L.L.C., LOCATED IN SECTIONS 7, 69 & 82, T16S-R17E, TERREBONNE PARISH, LOUISIANA PREPARED BY: T. BAKER SMITH & SON, INC. DATED: OCTOBER 4, 2004
- EVANGELINE BUSINESS PARK COMMERCIAL DEVELOPMENT DIVISION OF PROPERTY BELONGING TO EVANGELINE BUSINESS PARK, L.L.C., LOCATED IN SECTIONS 7, 69 & 82, T16S-R17E, TERREBONNE PARISH, LOUISIANA PREPARED BY: DAVID A. WAITZ DATED: MARCH 11, 2007
- EVANGELINE BUSINESS PARK - PHASE 2 COMMERCIAL DEVELOPMENT DIVISION OF PROPERTY BELONGING TO EVANGELINE BUSINESS PARK, L.L.C. LOCATED IN SECTIONS 7, 69, & 82, T16S-R17E, TERREBONNE PARISH, LOUISIANA PREPARED BY: DAVID A. WAITZ DATED: APRIL 30, 2007 ENTRY #1340514 & #1343576
- DIVISION OF PROPERTY BELONGING TO EVANGELINE BUSINESS PARK, L.L.C. LOCATED IN SECTIONS 7, 69 & 82, T16S-R17E, TERREBONNE PARISH, LA. PREPARED BY: DAVID A. WAITZ DATED: FEBRUARY 22, 2017

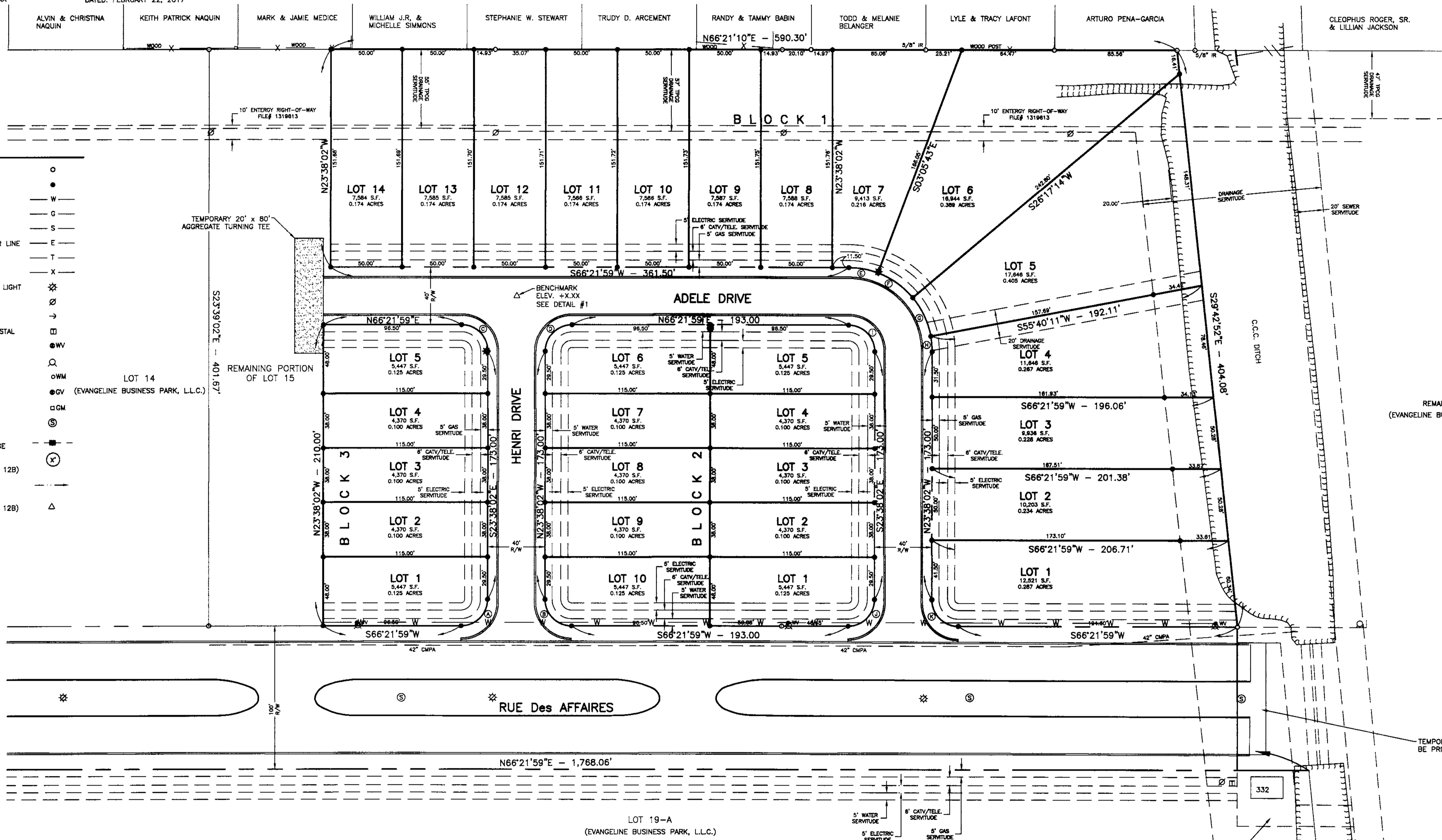
NOTE: REFERENCE BEARING IS N66°21'59"E ALONG THE SOUTHERN R/W OF RUE DES AFFAIRES AS SHOWN ON REF. MAP 4.

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



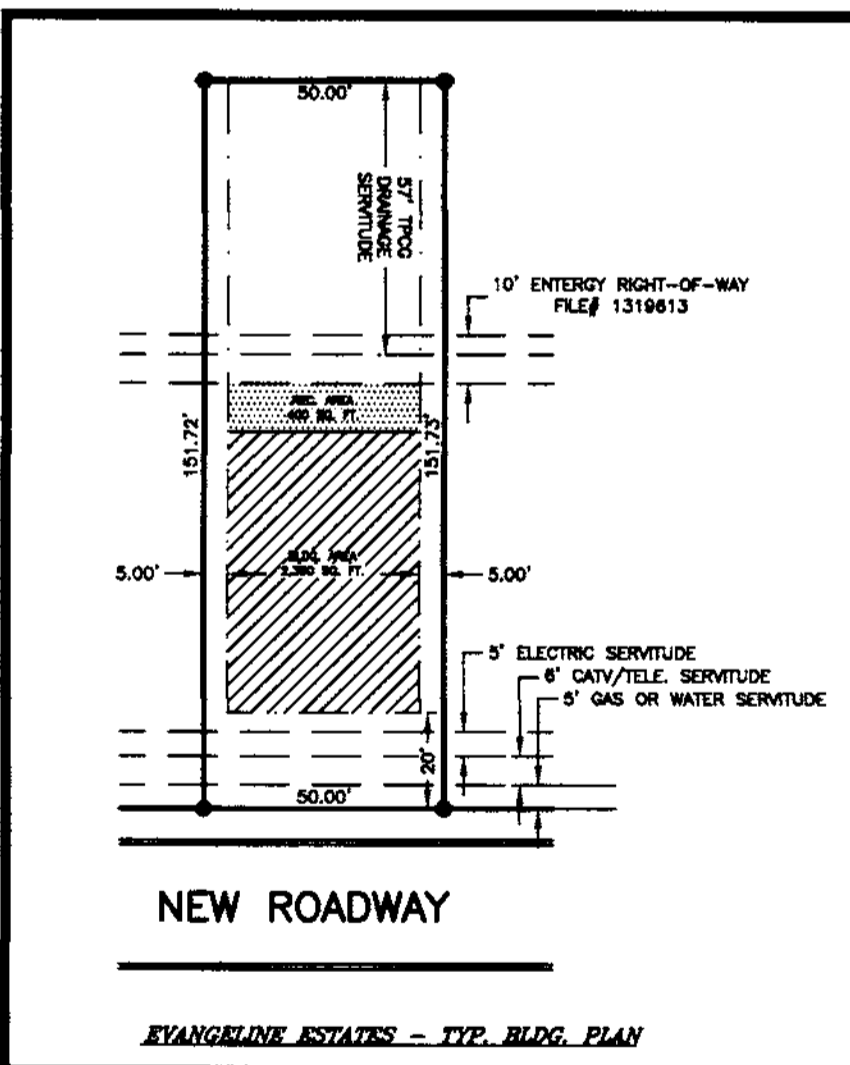
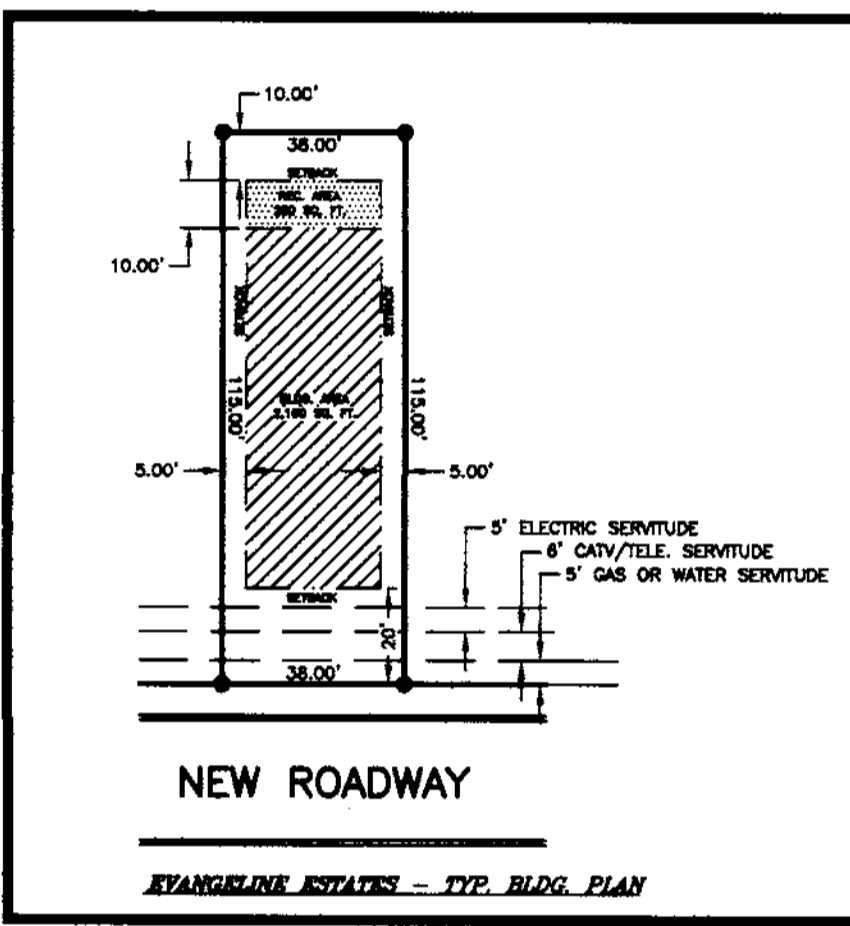
VICINITY MAP
SCALE 1" = 2000'

SOUTHERN ESTATES SUBDIVISION



LEGEND

- FOUND PROPERTY MARKER
- SET 3/4" I.R.
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING SEWER LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING TELEPHONE LINE
- EXISTING FENCE
- EXISTING POWER POLE W/ LIGHT
- EXISTING POWER POLE
- EXISTING ANCHOR
- EXISTING TELEPHONE PEDESTAL
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING SEWER MANHOLE
- EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE
- CENTER LOT ELEVATIONS (IN FEET, NAVD 88, GEOID 12B)
- DRAINAGE FLOW
- 2" DIAMETER BRASS DISK (IN FEET, NAVD 88, GEOID 12B) (DATE SET 2018)



FEMA FLOOD ZONE AND HAZARDS
THESE LOTS ARE LOCATED IN ZONE C, AREAS OF MINIMAL FLOODING
FEMA MAP COMMUNITY PANEL NUMBER 225206 0410 C, DATED: MAY 1, 1985
TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP # LA-T101
DATED: FEBRUARY 23, 2006; FLOOD ZONE: AREAS OUTSIDE THE LIMIT OF A.B.F.E.

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

I ALSO CERTIFY THERE ARE NO ENCROACHMENTS ACROSS ANY PROPERTY LINES

PRELIMINARY COPY:

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

APPROVED: James M. ...

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.

DEDICATION:
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.

By: CHRISTOPHER J. ERNY - AGENT
GEM BUILDERS, L.L.C.

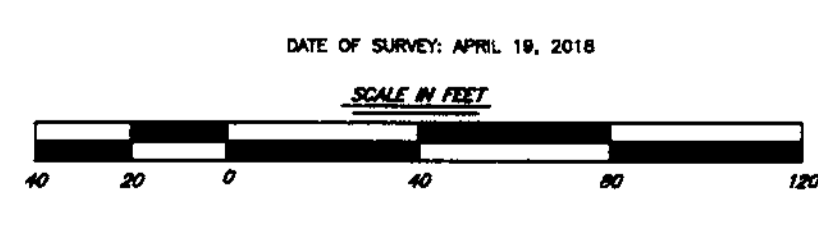
CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT, STATE OF LOUISIANA, AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT, AND I HEREBY APPROVE THE SAME.

By: TERREBONNE PARISH CONSOLIDATED GOVERNMENT

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

APPROVED BY: FOR:

APPROVALS
CHRISTOPHER J. ERNY - AGENT
GEM BUILDERS, L.L.C.



DATE	DESCRIPTION	BY

CONCEPTUAL/PRELIMINARY PLAN
RESIDENTIAL PLANNED UNIT DEVELOPMENT
29 SINGLE FAMILY RESIDENTIAL LOTS
OWNER: GEM BUILDERS, L.L.C.

EVANGELINE ESTATES - PHASE A
LOCATED IN SECTION 7, T16S-R17E
TERREBONNE PARISH, LOUISIANA

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

DESIGNED: JAW DETAILED: JED TRACED: []
CHECKED: DAW CHECKED: DAW CHECKED: []
DATED: JUNE 4, 2018 FILE: F:\DWG\2017\17-056\PLAT.DWG JOB NO: 17-056



FRONT ELEVATION

BLDG. TYPICAL - 50' LOT



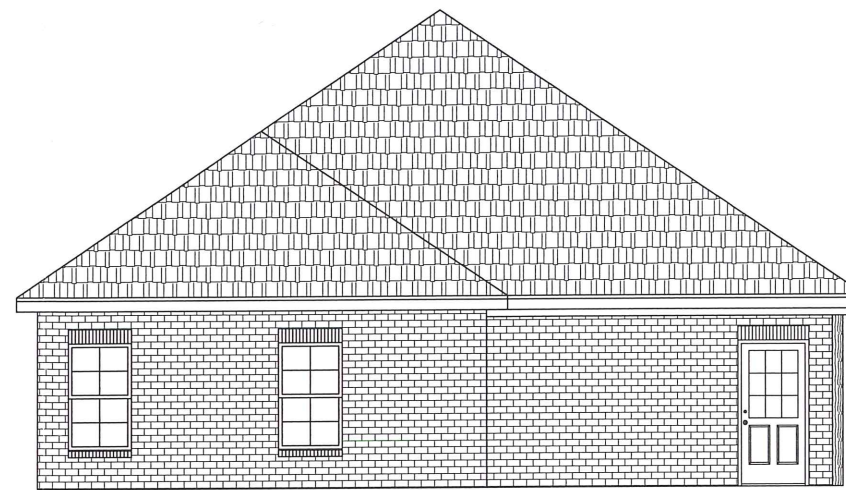
GENERAL NOTES

DOCUMENTS

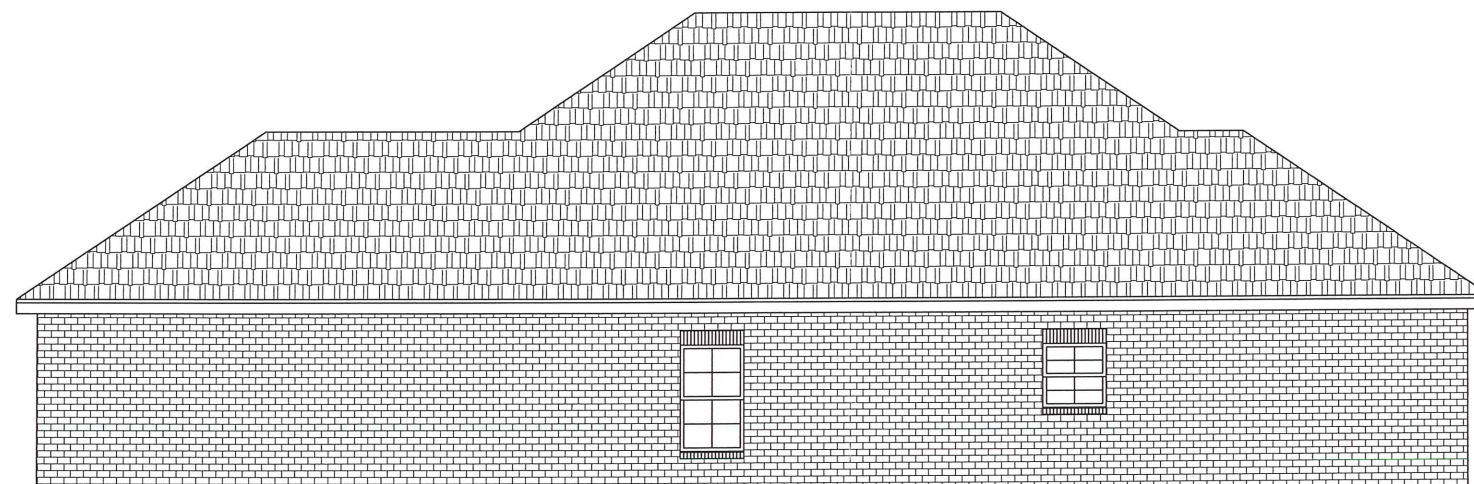
1. SEE DRAWING NO. 1 FOR GENERAL NOTES.



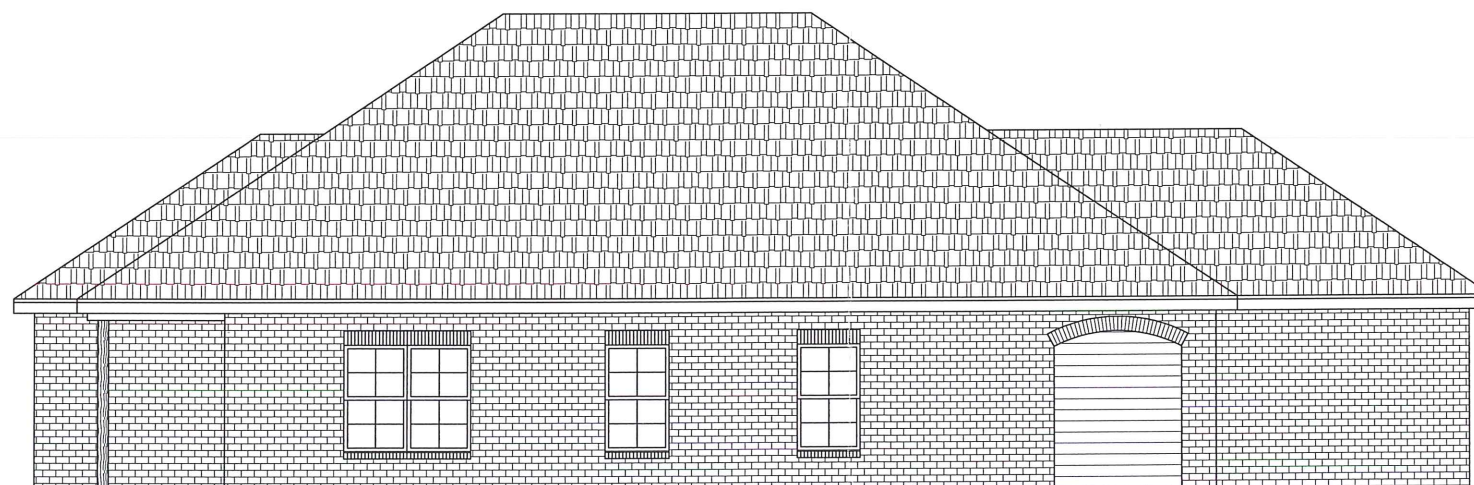
FRONT ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

BLDG TYPICAL - 50' LOT



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OR UNAUTHORIZED DUPLICATION
OF ANY PART OF THESE PLANS OR
CONCEPTS CONTAINED WITHIN
IS STRICTLY PROHIBITED.



JIM ERNY
MUNICIPAL ADDRESS
LOT & BLOCK



NO. | FTR PORCH: XXX
COV. PATIO: XXX
CARRPORT: XXX
LIVING: XXX

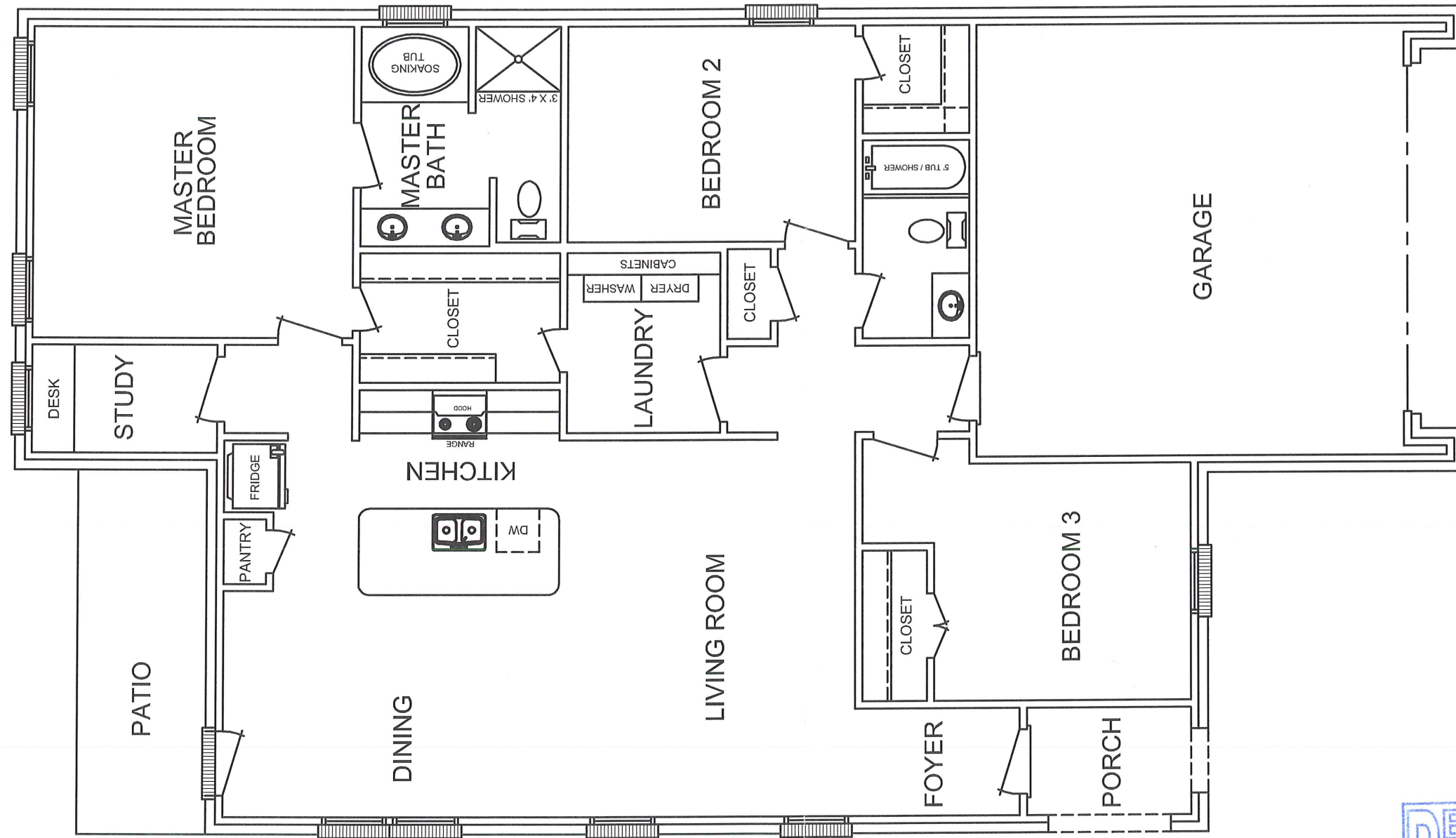
NO. | REVISION
PRELIMINARY-FOR REVIEW A

DATE | DATE
XXXX | XXXX

PLAN NUMBER: 1440
DATE: XXXX

SHEET 1 OF X

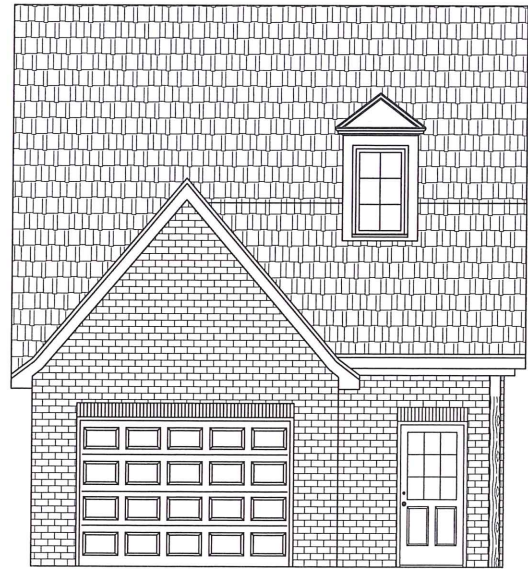
XXXX SF



FLOOR PLAN

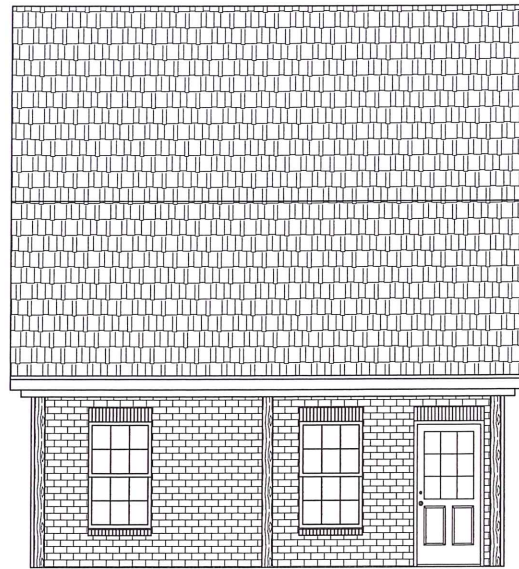


BLDG TYPICAL - 50' LOT



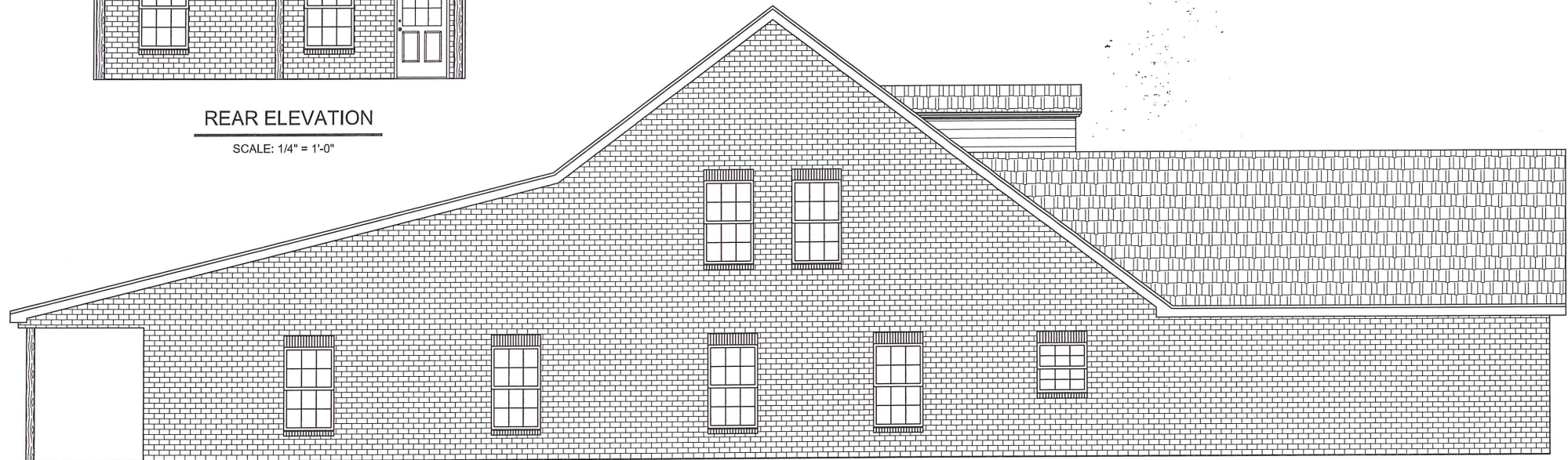
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



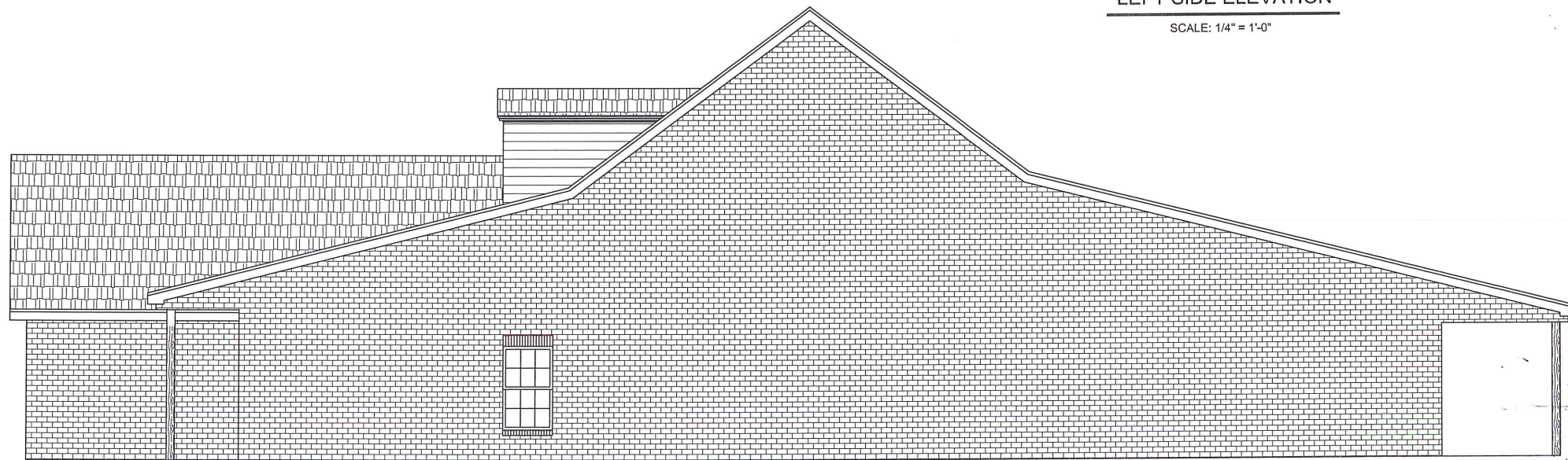
REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

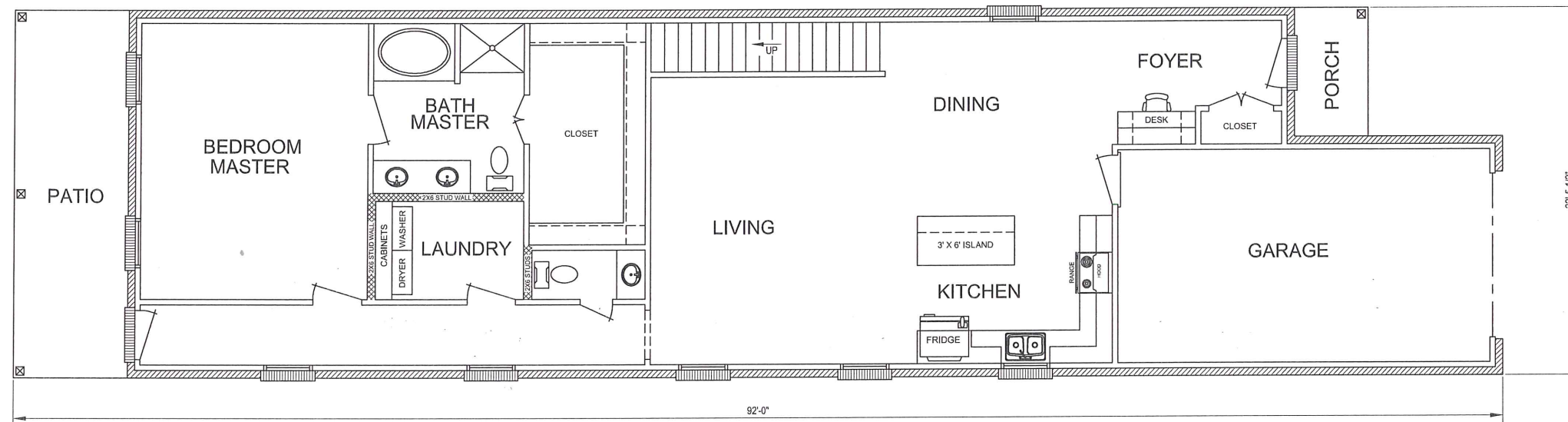
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

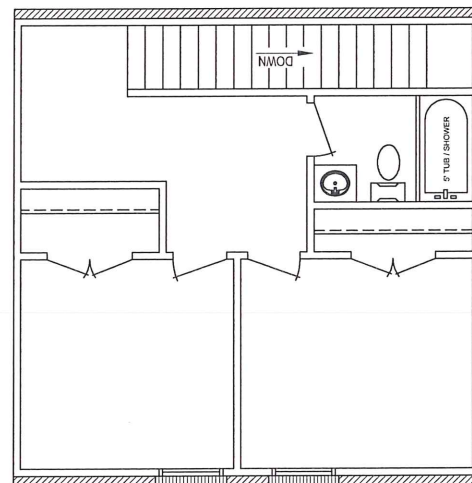
SCALE: 1/4" = 1'-0"

BLDG TYPICAL LOT - 38' LOT



FLOOR PLAN

SCALE: 1/4" = 1'-0"
ALL CEILINGS 9' U.N.



UPSTAIRS FLOOR PLAN

SCALE: 1/4" = 1'-0"

BLDG TYPICAL - 38' LOT