

Houma-Terrebonne Regional Planning Commission

Robbie Liner.....	Chairman
Jan Rogers.....	Vice-Chairman
Vacancy.....	Secretary/Treasurer
Clarence McGuire.....	Member
Travion Smith.....	Member
Barry Soudelier.....	Member
Wayne Thibodeaux.....	Member
Vacancy.....	Member
Vacancy.....	Member

JANUARY 18, 2024, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A

Revised 1/12/2024

I. CONVENE AS THE ZONING & LAND USE COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. APPROVAL OF MINUTES

1. Approval of Minutes of Zoning & Land Use Commission for the Regular Meeting of December 21, 2023

E. COMMUNICATIONS

F. NEW BUSINESS:

1. Preliminary Hearing:
Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); Lot 8 & 1-8, Block 1, Catherine Subdivision, 8938 Norman Street; Daniel Turner, applicant; and call a Public Hearing for said matter on Thursday, February 22, 2024 at 6:00 p.m. (*Council District 1 / City of Houma Fire*)

G. STAFF REPORT

H. COMMISSION COMMENTS:

1. Zoning & Land Use Commissioners' Comments
2. Chairman Comments

I. PUBLIC COMMENTS

J. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. APPROVAL OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of December 21, 2023

*** ELECTION OF OFFICER:**

1. Election of Secretary/Treasurer

E. APPROVE REMITTANCE OF PAYMENT FOR THE JANUARY 18, 2024 INVOICES AND THE TREASURER'S REPORT OF DECEMBER 2023

F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: Survey of 30.75 acre tract belonging to Eric A. Newman, et al formerly being a portion of property belonging to Ellender Land, LLC
Approval Requested: Process D, Minor Subdivision
Location: 396 LA Highway 24, Bourg, Terrebonne Parish, LA
Government Districts: Council District 9 / Bourg Fire District
Developer: Eric Newman & Monique Savoy
Surveyor: Keneth L. Rembert Land Surveyors
 - b) Public Hearing
 - c) Variance Request: Variance from the fire hydrant distance requirements
 - d) Consider Approval of Said Application
2. Public Hearing. Reconsideration of the Redivision of Lot 7 and One Half of Lot 6, Block 12 of Castleguard South Subdivision, Citrus Court; Section 7, T18S-R17E, Terrebonne Parish, LA
(Council District 7 / Grand Caillou Fire)

H. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Division of Lot 16, Block 1 of Fontenot Estates Subdivision
Approval Requested: Process D, Minor Subdivision
Location: 5239 Highway 182, Gibson, Terrebonne Parish, LA
Government Districts: Council District 7 / Gibson East Fire District
Developer: Carmen Thomas Jacobs
Surveyor: Charles L. McDonald Land Surveyor, Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application

I. STAFF REPORT

1. Discussion and possible action regarding the American Planning Association’s National Conference to be held April 13-16, 2024 in Minneapolis, Minnesota (Online, May 8-10, 2024)

J. ADMINISTRATIVE APPROVAL(S):

1. Redivision of Lot Lines of Tract A belonging to Joseph Provost, Tract B belonging to Angela P. Pitre, and A Tract of Land owned by Joseph Provost, Angela Pitre and Betty T. Provost into Tracts P-1, P-2, and P-3; Sections 86 & 87, T16S-R15E, Terrebonne Parish, LA *(5306 North Bayou Black Drive / Councilman Carl Harding, District 2)*
2. Revised Lots 60 & 61, A Redivision of Lots 60 & 61 of Block 10, Rev. Add. No. 1 to Broadmoor Heights Subdivision; Sections 2, 4, & 94, T17S-R17E, Terrebonne Parish, LA *(611 & 613 Walker Drive / Councilman Clayton Voisin, Jr., District 3)*
3. Revised Tract P, A Redivision of Revised Tract P, Property belonging to The Kenneth Wood Family, LLC, et al; Section 9, T16S-R16E, Terrebonne Parish *(208 Rebecca Pond Road / Carl Harding, District 2)*
4. Survey and Division of Property belonging to Patrick L. Bussey, Joyce N. Bussey, Michelle L. Reaux, and Joshua J. Reaux, also Property belonging to Natasha D. McReynolds into Lot 1 and Lot 2; Section 7, T16S-R17E, Terrebonne Parish, LA *(4875 & 4891 West Park Ave. / Councilman John Amedée, District 4)*

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
MEETING OF DECEMBER 21, 2023

- A. The Chairman, Mr. Robbie Liner, called the meeting of December 21, 2023 of the HTRPC to order at 6:13 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Thibodeaux and the Pledge of Allegiance led by Mr. Travion Smith.
- B. Upon Roll Call, present were: Mr. Ross Burgard; Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mr. Jan Rogers, Vice-Chairman; Mr. Travion Smith; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Ms. Rachael Ellender, Secretary/Treasurer and Mr. Barry Soudelier. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning; Ms. Joan Schexnayder, TPCG Engineering Division; and Mr. Derick Bercegeay, Legal Advisor. *There were only eight (8) active members due to Mr. Kyle Faulk's position not being filled.*
- C. **CONFLICTS DISCLOSURE:** The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises, or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter. *There were no conflicts to report.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Rogers moved, seconded by Mr. Smith: "THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of November 16, 2023."
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. McGuire, Mr. Rogers, Mr. Smith, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mr. Rogers moved, seconded by Mr. Burgard: "THAT the HTRPC remit payment for the December 21, 2023 invoices and approve the Treasurer's Reports of November 2023."
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. McGuire, Mr. Rogers, Mr. Smith, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. Mr. Rogers moved, seconded by Mr. Burgard: "THAT the HTRPC accept and approve the proposed 2024 Budget."
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. McGuire, Mr. Rogers, Mr. Smith, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **ANNUAL ORGANIZATIONAL MEETING:**
1. Mr. Rogers moved, seconded by Mr. Burgard: "THAT the HTRPC ratify the acceptance of Martin & Pellegrin, CPAs for the 2023 audit per the 3-year engagement approved December 2022 for years 2022, 2023, & 2024."
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. McGuire, Mr. Rogers, Mr. Smith, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
2. Election of Officers:
- a) Mr. Rogers nominated Mr. Robbie Liner for the position of Chairman.
- (1) Mr. Rogers moved, seconded by Mr. Burgard: "THAT nominations for the position of Chairman be closed."
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. McGuire, Mr. Rogers, Mr. Smith, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- (2) Mr. Rogers moved, seconded by Mr. Burgard: “THAT Mr. Robbie Liner be elected as Chairman by acclamation.”

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

- b) Mr. Burgard nominated Mr. Jan Rogers for the position of Vice-Chairman.

- (1) Mr. Burgard moved, seconded by Mr. Rogers: “THAT nominations for the position of Vice-Chairman be closed.”

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

- (2) Mr. Burgard moved, seconded by Mr. McGuire: “THAT Mr. Jan Rogers be elected as Vice-Chairman by acclamation.”

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

- c) Mr. Rogers nominated Mr. Ross Burgard for the position of Secretary/Treasurer.

- (1) Mr. Rogers moved, seconded by Mr. McGuire: “THAT nominations for the position of Secretary/Treasurer be closed.”

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

- (2) Mr. Rogers moved, seconded by Mr. Smith: “THAT Mr. Ross Burgard be elected as Secretary/Treasurer by acclamation.”

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

G. COMMUNICATIONS:

1. Mr. Pulaski read a letter from Keneth L. Rembert Land Surveyors dated December 21, 2023 requesting to table Item H.2 regarding the Eric Newman property until the next regular meeting [See *ATTACHMENT A*].”

- a) Mr. Rogers moved, seconded by Mr. Burgard: “THAT the HTRPC continue the Public Hearing and table the application by Eric Newman and Monique Savoy for Process D, Minor Subdivision, for the Survey of 30.75 acre tract belonging to Eric A. Newman, et al formerly being a portion of property belonging to Ellender Land, L.L.C. until the next regular meeting of January 18, 2024 as per the Developer’s request [See *ATTACHMENT A*].”

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

H. OLD BUSINESS:

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

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

1. The Chairman called to order an application by Evangeline Business Park, LLC requesting final approval for Process C, Major Subdivision, for Evangeline Oaks Subdivision.
 - a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., was present to represent the application.
 - b) Ms. Joan Schexnayder, TPCG Engineer, read a memo dated December 21, 2023 regarding the punch list items for the subdivision [See *ATTACHMENT B*].
 - c) Mr. Pulaski stated Staff recommend conditional approval provided upon TPCG Engineering Division's punch list being completed.
 - d) Mr. Waitz discussed Item 4 on the punch list whereas power had not yet been installed to the 31 streetlights and requested the submittal of a bond in order to get conditional approval for the subdivision while waiting for Entergy. A bond in the amount of \$38,750.00 was agreed upon by TPCG Engineering Division and the Developer.
 - e) Discussion was held regarding the stumps that were ultimately removed from the ditches but not the pond and have been removed from the punch list.
 - f) Mr. Burgard moved, seconded by Mr. Rogers: "THAT the HTRPC grant final approval for the application for Process C, Major Subdivision, for Evangeline Oaks Subdivision with the acceptance of a bond in the amount of \$38,750.00 for the unenergized streetlights and conditioned upon the Developer complying/resolving the remaining punch list items on TPCG Engineering Division's memo dated December 21, 2023 [See *ATTACHMENT B*]."

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

2. *Continued Public Hearing, Application tabled until January 18, 2024 as per the Developer's request.* Survey of 30.75 acre tract belonging to Eric A. Newman, et al formerly being a portion of property belonging to Ellender Land, L.L.C. [See *ATTACHMENT A*]

I. APPLICATIONS / NEW BUSINESS:

1. The Chairman called to order the application by Houma-Terrebonne Airport Commission requesting engineering approval of Process C, Major Subdivision, for RPA Campus Roads.
 - a) Mr. Gene Milford, Milford & Associates, Inc., was present to represent the application.
 - b) Ms. Joan Schexnayder, TPCG Engineer, read a memo dated December 20, 2023 regarding the punch list items for the subdivision [See *ATTACHMENT C*].
 - c) Mr. Pulaski stated Staff recommend conditional approval provided upon TPCG Engineering Division's punch list being completed.
 - d) Mr. Rogers moved, seconded by Mr. Burgard: "THAT the HTRPC grant engineering approval for the application for Process C, Major Subdivision, for RPA Campus Roads conditioned upon the Developer complying/resolving all punch list items per TPCG Engineering's letter dated December 20, 2023 [See *ATTACHMENT C*]."
 - e) Discussion was held regarding the Developer on behalf of Mr. Milford that they would comply with the punch list.

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

J. STAFF REPORT:

1. Mr. Rogers moved, seconded by Mr. Burgard: "THAT the HTRPC approve the change to the 2024 HTRPC Meeting Schedule & Deadlines as submitted."

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

K. ADMINISTRATIVE APPROVAL(S):

Mr. Rogers moved, seconded by Mr. Burgard: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-7."

1. Lot Line Adjustment of Revised Tract A-6 and Tract A-5 into Revised-2 Tract A-6 and Revised Tract A-5; Section 3, T17S-R17E, Terrebonne Parish, LA (1861 & 1873 Martin Luther King Blvd. / Councilman Gerald Michel, District 3)
2. Lot Line Shift Tract "B" and Tract "C" of the Partition of the Estate of Edme Theriot; Sections 23 & 24, T19S-R16E, Terrebonne Parish, LA (2121 & 2123 Brady Road / Councilman Danny Babin, District 7)
3. Lot Line Adjustment of Property belonging to Dean T. Dupre and Carolyn Ann Cox Dupre; Section 47, T17S-R16E, Terrebonne Parish, LA (4289 Bayou Black Drive / Councilman Danny Babin, District 7)
4. Tracts 2-A and 2-B, A Redivision of Property belonging to Sarah Aycock Walker, et al; Section 18, T18S-R17E, Terrebonne Parish, LA (805 Bayou Dularge Road / Councilman Danny Babin, District 7)
5. Revised Lots 1 & 23, A Redivision of Lots 1, 2, & 23, Block 3, Voisin Place Subdivision; Section 105, T17S-R17E, Terrebonne Parish, LA (1210 Ellender Street & 624 Engeron Street / Councilwoman Jessica Domangue, District 5)
6. Lots 1 & 2, A Redivisiion of Property belonging to Logan Marie Hymel; Section 31, T17S-R18E, Terrebonne Parish, LA (727 Bayou Blue Road / Councilman Steve Trosclair, District 9)
7. Revised Lots 7 & 8, A Redivision of Lots 7 & 8 of Block 4, Add. No. 1 to Greenacre Estates Subdivision; Sections 6, 7, & 14, T17S-R18E, Terrebonne Parish, LA (103 Menard Drive & 4100 Country Drive / Councilman Steve Trosclair, District 9)

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

L. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.

M. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:
 - a) Mr. Smith discussed becoming more pedestrian friendly with more sidewalks. Mr. Pulaski discussed the MPO and a public survey that was available to suggest improvements in accordance with the Master Transportation Plan and "Safe Routes." Mr. Pulaski stated he would email the website to the Commission in order to complete the survey.
 - b) Mr. Burgard questioned Administration about the topic of flood maps and where the Planning & Zoning Department stood on the matter. Mr. Pulaski indicated the flood maps and insurance rates were under litigation and looking to be in our favor but nothing official has been released. Mr. Pulaski discussed the CLOMER that was being put together which would be our own community maps that would include our levees and such to be brought to FEMA in Denton, Texas or Washington DC. He also discussed LOMERs that can be done individually on a more detailed scale with costs for a surveyor but would still be less than the insurance rates. He stated the new Administration was all on board with the proposals.
 - c) Discussion ensued regarding the sidewalks in Gray and Schriever that were placed due to the help of the MPO and state grants.
 - d) Mr. Pulaski stated he would get the MPO meeting schedule out to the Commissioners.
2. Chairman's Comments: None.

N. PUBLIC COMMENTS: None.

O. Mr. Smith moved, seconded Mr. Rogers: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 6:57 p.m."

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

Becky M Becnel

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

Keneth L. Rembert

LAND SURVEYORS

since 1973 (50 years of service)

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

December 21, 2023

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

Att: Mr. Chris Pulaski:

Re: OLD BUSINESS ITEM 2, ERIC NEWMAN 30.75 ACRE TRACT

Dear Chris:

Please let this letter serve as a request to leave the above item on the table at tonight's meeting and place it on the agenda for the next meeting. The plans for the proposed "Dry Hydrant" planned for this property are incomplete at this time.

Thank you.

Sincerely,



Keneth L. Rembert

KLR/apr



TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

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



December 21, 2023
Item No. H.1

TO: **Christopher M. Pulaski**

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

SUBJECT: **Evangeline Oaks**
Final Inspection

A final inspection of the above referenced subdivision was held by representatives of the Department of Public Works. The following punch list items remain and need to be addressed:

1. The ditches in the rear of the lots Block 1 Lot 6-38 & 53-83 need stumps, fallen trees, and branches removed.
2. Warranty items for the previous Evangeline Subdivisions (Parc Evangeline Ph B and Evangeline Estates Ph A & B) have yet to be completed. The first subdivision this applies to dates back to July of 2020. This is for informational purposes.
3. Roads:
 - a. Rue Jean Luc, Rue Evangeline, Rue Des Affaires - replace cracked curbs and cracked panels.
4. Utilities:
 - a. Street lights do not have power.

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

cc: Jacob A. Waitz, P.E., L.S.I (email)
David Rome (email)
Utilities (email)
Planning Commission (email)
Engineering Division
Reading File (electronic)
Council Reading File (electronic)



TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

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



December 20, 2023
2nd Review

TO: **Christopher M. Pulaski**

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

SUBJECT: **RPA Campus Roads
Review of Engineering Approval**

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

1. 24.7.6.2.6 Does not conform to the SDDM:
 - a. IV.A Discharge is not limited to 10-year, 24-hour pre-development rate and there are no calculations showing there are no adverse impacts.
 - b. V.A.4 Hydrographs need to be provided.
 - c. V.B.11 Inlet spacing and gutter calculations need to be provided.
2. 24.5.4.6.7 Letters and/or signed plats need to be provided from the following utilities showing approval of location of the utility servitudes:
 - a. Electric Utility
 - b. Pollution Control
 - c. Gas Utility
 - d. Department of Health and Hospitals for water and sewer.
3. 24.7.5.2 Approval from TPCG Utilities for street lights should be provided.

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

JES/bbd

cc: F.E. Milford, III, P.E. (email)
Utilities (email)
Planning Commission (email)
Engineering Division
Reading File (electronic)
Council Reading File (electronic)

Houma-Terrebonne Regional Planning Commission

Post Office Box 1446, Houma, Louisiana 70361-1446
 Phone (985) 873-6793 • htrpcinfo@tpcg.org

DECEMBER 2023

HOUMA TERREBONNE REGIONAL PLANNING COMMISSION

BALANCE BROUGHT FORWARD		66,138.39
EXPENDITURES:		
HOUMA-TERR PLANNING COMM. MEMBERS (Per Diems December 21, 2023)		277.02
THE COURIER (Publications - November 2023)		506.25
TPCG (Postage - November 2023)		42.08
LA Dept of Revenue (2023 - 4th Qtr. Taxes)		137.70
Beck Becnel (Reim - Supplies)		31.86
CHASE BANK (Service Fees)		30.00
TOTAL EXPENDITURES	1,024.91	
SUBTOTAL	65,113.48	
ACCOUNTS RECEIVABLE	1,936.94	
ENDING BALANCE		<u>67,050.42</u>
Chase Bank - Savings Account		61,908.52
Chase One Bank - Checking Account		5,141.90
TOTAL		<u><u>67,050.42</u></u>

ROBBIE LINER, Chairman
 JAN ROGERS, Vice Chairman
 RACHAEL ELLENDER, Secretary/Treasurer
 ROSS BURGARD
 KYLE FAULK
 CLARENCE MCGUIRE
 TRAVION SMITH
 BARRY SOUDELIER
 WAYNE THIBODEAUX

CHRISTOPHER M. PULASKI, PLA
 Director
 BECKY M. BECNEL
 Minute Clerk
 DERICK BERCEGEAY
 Legal Advisor
 Terrebonne Parish
 Consolidated Government
 Planning & Zoning Department
www.tpcg.org/planning

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
 2023 - NOVEMBER TREASURER'S REPORT
 PAGE 2

ACCOUNTS RECEIVABLE:

Interest on Money Market Account	2.39
Interest on Checking Account	0.05
Total Project Services, LLC	28.50
Houma-Terrebonne Airport Commission	860.00
Delta Coast Consultants, LLC	125.00
Charles L. McDonald Land Surveyor, Inc.	125.00
Arthur or Carolyn Dupre	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Charles L. McDonald Land Surveyor, Inc.	171.00

	Secretary/Treasurer	\$ 1,936.94
Approved by:	Title	

	Chairman
Approved by:	Title

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

Outstanding invoices and disbursements

OPERATING ACCOUNT

Date	Invoice Number	Vendor	Description	Amount
1/18/2024		Barry Soudelier	Per Diem	46.17
1/18/2024		Clarence McGuire, Jr.	Per Diem	46.17
1/18/2024		Jan J. Rogers	Per Diem	46.17
1/18/2024		Robbie R. Liner	Per Diem	46.17
1/18/2024		Ross Burgard	Per Diem	46.17
1/18/2024		Travion Smith	Per Diem	46.17
1/18/2024		Wayne Thibodeaux	Per Diem	46.17
1/18/2024		The Courier	Advertising	1,455.75
1/18/2024		TPCG	Postage	23.20
1/18/2024				-
1/18/2024				-
				-
TOTAL OPERATING EXPENDITURES				<u>1,802.14</u>

Date	Invoice	Vendor	Description	Amount
1/18/2024		Evangeline Budiness Park LLC	Bond	38,750.00

1/18/2024 _____ Secretary/Treasurer
Date Title

1/18/2024 _____ Chairman
Date Approved by: Title

1/18/2024 _____ Accountant
Date Approved by: *Skyler Calypson* Title

Receipts January 1st through January 31st, 2024

Daniel Turner	25.00
Charles L. McDonald Land Surveyor, Inc.	142.06
Soileau Surveying, LLC	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
David A. Waitz Engineering & Surveying, Inc.	125.00

667.06

Chase Bank Money Market Account Balance \$101,325.58

Chase Bank Checking Account Balance \$3,339.76

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

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

VARIANCE REQUESTED FOR FIRE HYDRANT SINCE NONE CAN BE PLACED ON A 4" WATERLINE

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

1. Name of Subdivision: Survey of 30.75 acre Tract belonging to Eric A. Newman et al, formerly being a portion of property belonging to Ellender Land, L.L.C.
2. Developer's Name & Address: Eric Newman & Monique Savoy 72178 Hwy 23, Venice, LA 70091
Owner's Name & Address: Eric Newman & Monique Savoy 72178 Hwy 23, Venice, LA 70091
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: 396 LA State Highway 24 Bourg, LA
5. Location by Section, Township, Range: SECTION 76, T17S-R19E
6. Purpose of Development: RECONFIGURE LOT LINE
7. Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
8. Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
9. Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
10. Planned Unit Development: Y N
11. Date and Scale of Map: DATE: 10/27/2023 SCALE 1"=400'
12. Council District / Fire Tax Area: 9 / Bayou Bienvenue Bourg
13. Number of Lots: _____
14. Filing Fees: \$142.06

CERTIFICATION:

I, THOMAS W. REHAGE, certify this application including the attached date to be true and correct.

THOMAS W. REHAGE

Print Applicant or Agent

10/27/23

Date

Thomas W. Rehage

Signature of Applicant or Agent

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

ERIC A. NEWMAN

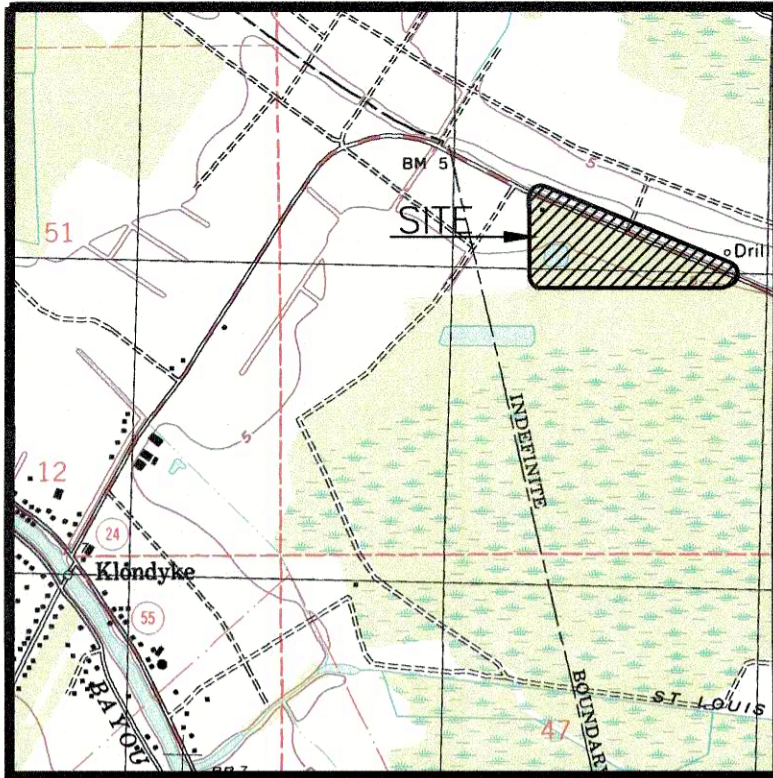
Print Name of Signature

10/27/23

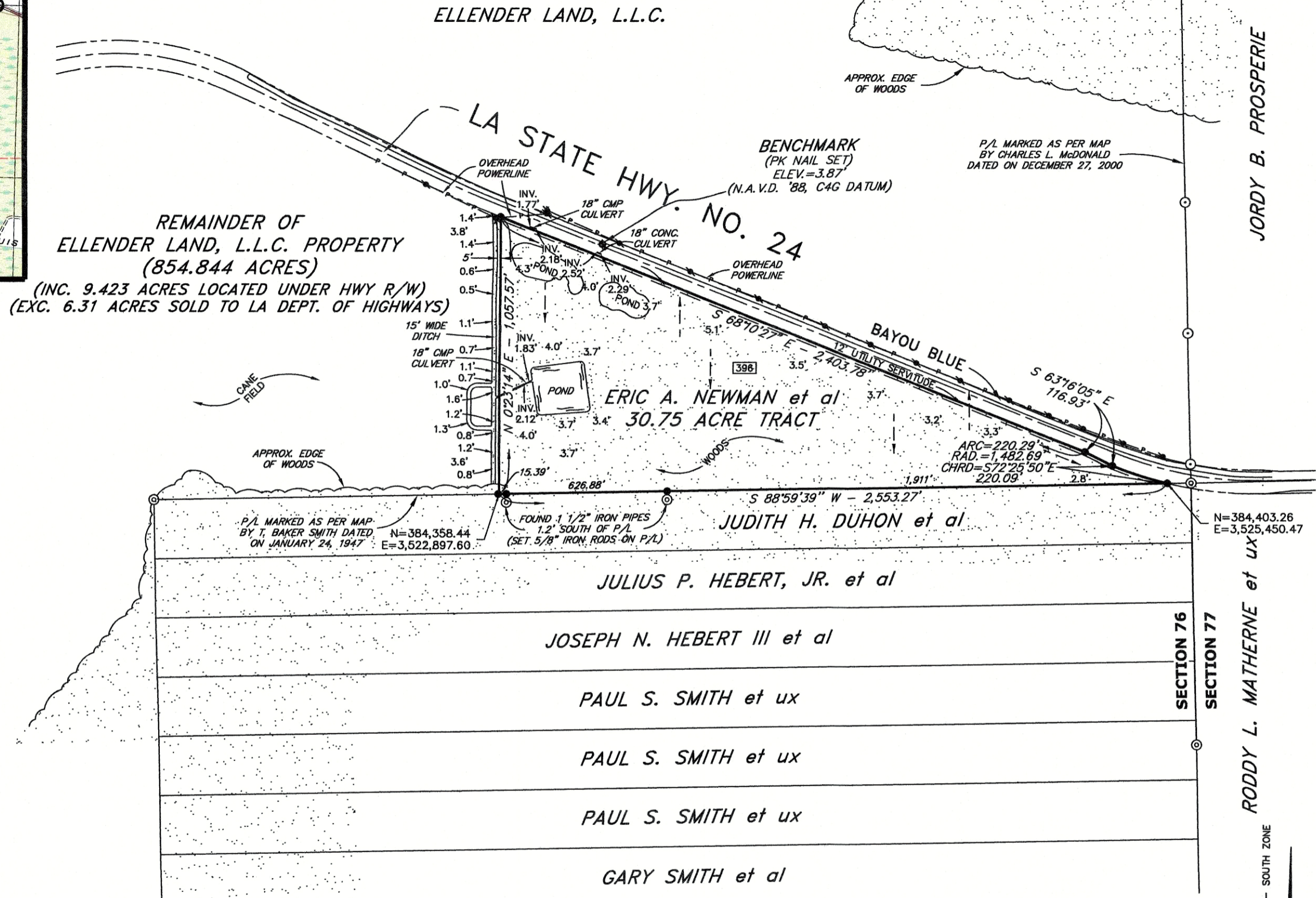
Date

Eric Newman
Signature

PC23/ 11 - 1 - 47



VICINITY MAP



- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - INDICATES 5/8" IRON ROD FOUND
 - ⊙ INDICATES 1/2" IRON ROD FOUND
 - ⊕ INDICATES 1 1/2" IRON PIPE FOUND
 - ⊗ INDICATES 3/4" IRON PIPE FOUND
 - ⊙ INDICATES EXISTING POWER POLE
 - ⊙ INDICATES EXISTING POWER POLE WITH LIGHT
 - ⊙ INDICATES EXISTING FIRE HYDRANT
 - 3.3' SPOT ELEVATION (NAVD 88 EPOCH 2004 DATUM)
 - INDICATES DRAINAGE ARROW
 - 484 INDICATES MUNICIPAL ADDRESS

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

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

THIS SURVEY BASED ON MAP ENTITLED "SURVEY OF PROPERTY BELONGING TO ELLENDER LAND, L.L.C. LOCATED IN SECTIONS 12, 50 & 51, T17S-R18E AND IN SECTIONS 66 & 76, T17S-R19E TERREBONNE & LAFOURCHE PARISHES, LOUISIANA" PREPARED BY KENETH L. REMBERT, SURVEYOR AND DATED FEBRUARY 11, 2005 AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

THIS TRACT IS LOCATED IN ZONE "AE" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 22109C, PANEL NO. 0300, SUFFIX "E", AND DATED SEPTEMBER 7, 2023. (ZONE "AE" HAS A BASE FLOOD ELEV. OF 11').

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

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

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

BY _____ FOR _____



"MINOR SUBDIVISION"
 LAND USE: RESIDENTIAL
 DEVELOPER: ERIC A. NEWMAN

SURVEY OF A 30.75 ACRE TRACT
 BELONGING TO ERIC A. NEWMAN et al
 FORMERLY BEING A PORTION OF PROPERTY
 BELONGING TO ELLENDER LAND, L.L.C.
 LOCATED IN SECTION 76, T17S-R19E,
 TERREBONNE PARISH, LOUISIANA
 OCTOBER 27, 2023 SCALE: 1" = 400'

Keneth L. Rembert
 KENETH L. REMBERT, LAND SURVEYORS
 635 SCHOOL STREET, HOUMA, LOUISIANA
 985-879-2782



APPLICATION FOR SUBDIVISION APPROVAL

APPROVAL REQUESTED:

CONCEPTUAL PRELIMINARY ENGINEERING FINAL *VARIANCE

*For what specific requirements in the regulations Family Partition

COMPLETE THE FOLLOWING:

1. Name of Subdivision: Redivision of Lot 7 and 1/2 of Lot 6 of Blk. 12 Castleguard So. S/D.
2. Name and Address of Developer: Frank Carrere Bl. 6, Box 417 E. Castleguard Houma, LA 70360
3. Name of Planner, Engineer or Architect: Charles L. McDonald
4. Location by Section, Township and Range: Sec. 7, T18S-R17E
5. Date and Scale of Map: 1" = 100' 3 September 1985
6. Political Jurisdiction: Terrebonne Parish Council
7. Filing Fees: \$75 + 2.95/owner =

I, Charles L. McDonald, certify that this application including the attached data to be true and correct.

Charles L. McDonald
Agent For: Frank Carrere, Sr.

Sept. 3, 1985
Date

The undersigned is the owner(s) of the entire land area included in the proposal and in signing indicated concurrence with the application.

RECEIVED

SEP 3 1985

HOUMA TERREBONNE
REGIONAL PLANNING COMM.

Frank Carrere
Signature of Owner

Sept 3 - 85
Date

Please submit copies of maps, application and correspondence to the Planning Commission, 519 East Main or mail to P.O. Box 1446, Houma, LA

- Conceptual: Submit fifteen (15) copies of the plans.
- Preliminary: Submit fifteen (15) copies of the plans; Names and addresses of the adjacent property owners.
- Engineering: Submit one (1) copy of the construction and specifications plans and fifteen (15) copies of the layout plan.
- Final: Submit fifteen (15) copies of the plans.

ALSO SUBMIT COPIES TO:

1. Terrebonne Parish Department of Public Works
2. City of Houma, Leesa Foreman - Only if application is in the City limits.
3. Terrebonne Parish Clerk of Court - After approval has been stamped on plat.

Sub 10

Houma - Terrebonne Regional Planning Commission

P.O. Box 1116

Houma, Louisiana 70361

Terry Trosclair,
Chairman

Julius L. Robert,
Vice-Chairman

Carroll Parr,
Secretary-Treasurer

H.C. Bertuit
Eustace Phillips
Witz LeBlanc

Eulin Guidry
Emile Richard
Bobby Boudreaux

September 20, 1985

Charles L. McDonald
P. O. Box 1070
Gray, LA 70395

Dear Mr. McDonald:

At the regular meeting of the Houma-Terrebonne Regional Planning Commission, held on September 19, 1985, the Commission adopted the following motion:

Mr. Parr offered a motion, seconded by Mr. Richard, "THAT a variance for family partition of Lot 7 and $\frac{1}{2}$ of Lot 6 of Block 12 to Frank Carrere in Castleguard Subdivision South, in Section 7, T18S-R17E, with the condition that all stipulations by the Board of Health are met."

If you have any questions concerning this application, please do not hesitate to contact our office.

Sincerely,

Terry J. Trosclair

Terry J. Trosclair
Chairman

TJT/mcp

cc Paul Labat
Leesa Foreman
Pat Gordon

719 4172

was shown as 1-A. The developer would like to swap out locations, put 100 foot servitude of passage to conform with the drainage pattern. Mr. Black stated that he has no objections to this redivision.

Mr. Pertuit offered a motion, seconded by Mr. Boudreaux, "THAT a variance for redivision be granted to Castleguard Subdivision South, Portion of Block 3, in Section 6, T18S-R17E."

THERE WAS RECORDED:

YEAS: J. Hebert, C. Parr, B. Boudreaux, E. Richard, H. L. Pertuit and W. LeBlanc.

NAYS: None.

NOT VOTING: T. Trosclair.

ABSENT: E. Guidry and E. Phillips.

The Chairman declared the motion passed.

The Chairman read an application on file by Frank Carrere, requesting a variance for Family Partition to Castleguard South Subdivision, Block 12, Lot 7 and ½ of Lot 6.

Mr. Black indicated that the proposal is located in the Castleguard Subdivision. The proposal is for a family partition, by Mr. Carrere Sr., in accordance to the Planning Commission's direction of the last meeting. At the last meeting Mr. Voisin and Mr. Carrere has split the middle lot, each have 150 foot frontage on LA 57. Main residence showing an access servitude to the rear of 30 feet for four lots. The required wording is shown on the plat for a family partition. There are some Board of Health requirements which must be met. (SEE ATTACHED LETTER)

Mr. Parr offered a motion, seconded by Mr. Richard, "THAT a variance for family partition of Lot 7 and ½ of Lot 6 of Block 12 to Frank Carrere in Castleguard Subdivision South, Section 7, T18S-R17E, be granted with the condition that all stipulations by the Board of Health are met."

THERE WAS RECORDED:

YEAS: C. Parr, Boudreaux, H. L. Pertuit and E. Richard.

NAYS: J. Hebert, and W. LeBlanc.

NOT VOTING: T. Trosclair.

ABSENT: E. Guidry and E. Phillips.

The Chairman declared the motion passed.

The Chairman read an application on file by C. D. M. Enterprises, requesting Conceptual, Preliminary and Revised Master Plan to South Coteau Estates.

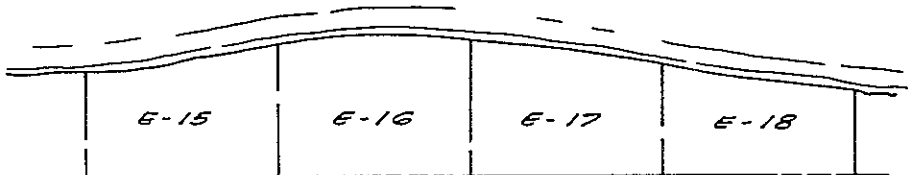
Mr. Black indicated that the proposal is located off of LA 660, Coteau Road, not far from the intersection of the Bayou Blue Road. Master Plan was originally approved in January 1985 with 19 single family residential lots, this revision shows 26 residential single family residential lots in accordance with the new regulations stipulated in the Louisiana State Sanitary Code. The plat does not show the required proposed servitude for preliminary. Mr. Black's recommendation is to approve conceptual, and Master Plan Revisions, but not preliminary. However, if this application comes up for engineering, the drainage considerations will have to be given a hard look. Any Board of Health requirements must be met.

Mr. Pertuit offered a motion, seconded by Mr. Boudreaux, "THAT conceptual and Revised Master Plan be approved for South Coteau Estates, located in Section 26, T17S-R17E. Preliminary is denied because it does not show the required servitudes."

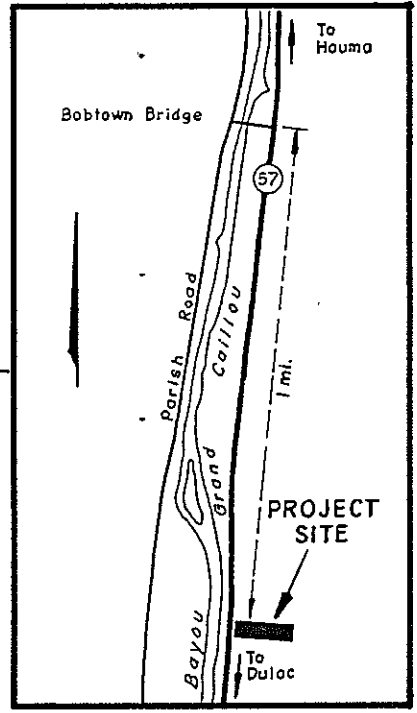
Mr. Parr asked Mr. Black if the turn around in the back wide enough for school buses and garbage trucks.

Mr. Black indicated that the plat shows a 90' x 50' right of way. It's not a culdesac, it's a "T", which means that vehicles have to make the turn, back up and

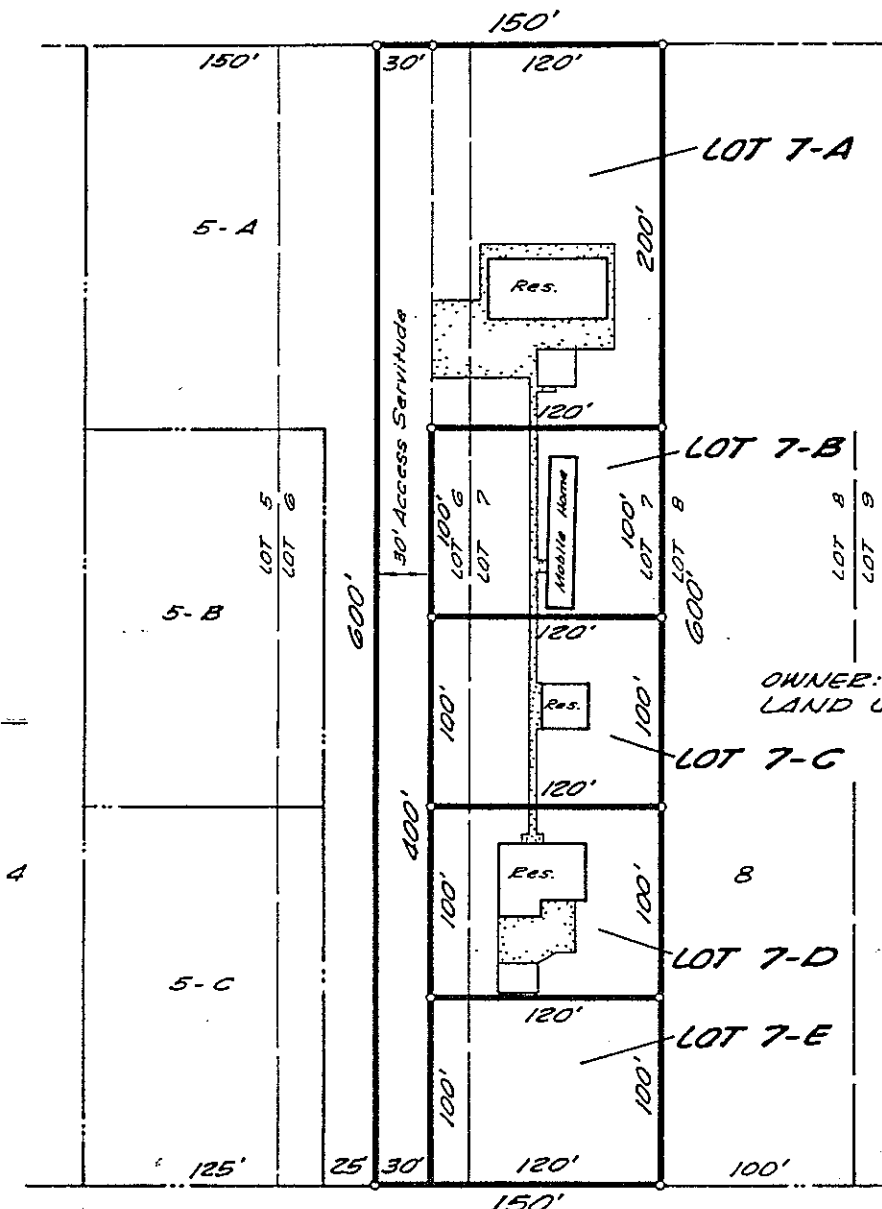
Bayou Grand Caillou



C/L STATE HWY. NO. 57



2-311



OWNER: FRANK CARREBE, SR.
LAND USE: SINGLE FAMILY
RESIDENTIAL
(FAMILY PARTITION)

APPROVED & ACCEPTED
By the Houma-Terrebonne Regional
Planning Commission this day
SEP 19, 1985

For a family
Partition on this
division Approval

F. E. PALOMEQUE, ET AL

NOTES

- ON SITE SEWER DISPOSAL SYSTEMS TO BE CONSTRUCTED AS PER DEPT. OF HEALTH REGULATIONS AND WILL BE SUBJECT TO APPROVAL BY SAME.
- THIS FAMILY PARTITION IS A PRIVATE DEVELOPMENT. STREET REMAINS PRIVATE. ITS MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO PUBLIC SERVICES ARE AVAILABLE.
- SALE OF ANY LOT TO ANY PERSON OR PARTY OTHER THAN A MEMBER OF THE FRANK CARREBE FAMILY WILL REQUIRE APPROVAL OF THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION AND COMPLIANCE WITH ALL SUBDIVISION REGULATIONS.

Signed:
6/2/97

Juzette Jones

MAP SHOWING THE REDIVISION OF LOT 7
AND ONE HALF OF LOT 6, BLOCK 12, OF
CASTLEGUARD SOUTH SUBDIVISION IN
SECTION 7, TIBS-RITE, TERREBONNE
PARISH, LOUISIANA

SCALE: 1" = 100'

3 SEPTEMBER 1985

PREPARED BY:
CHARLES L. McDONALD
LAND SURVEYOR, INC.
HOUMA, LOUISIANA

APPROVED:

Charles L. McDonald

Reg. L.S. 3402

2-311

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

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

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

1. Name of Subdivision: MAP SHOWING THE DIVISION OF LOT 16, BLOCK 1 OF FONTENOT ESTATES SUBDIVISION
2. Developer's Name & Address: Carmen Thomas Jacobs 416 Linda Ann Ave. Gray, LA 70359
Owner's Name & Address: Carmen Thomas Jacobs 416 Linda Ann Ave. Gray, LA 70359
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor, Inc.

SITE INFORMATION:

4. Physical Address: 5239 Highway 182 (Old Hwy. 90) Gibson, LA
5. Location by Section, Township, Range: Sections 16,17,18,19, 20, 29 & 30, T17S-R15E
6. Purpose of Development: To divide Lot 16, Block 1 into two tracts of record
7. Land Use:
_____ ** Single-Family Residential
_____ Multi-Family Residential
_____ Commercial
_____ Industrial
8. Sewerage Type:
_____ Community
_____ ** Individual Treatment
_____ Package Plant
_____ Other
9. Drainage:
_____ Curb & Gutter
_____ ** Roadside Open Ditches
_____ Rear Lot Open Ditches
_____ Other
10. Planned Unit Development: Y N
11. Date and Scale of Map:
28 December 2023 / 1" = 100'
12. Council District / Fire Tax Area:
7 Babin / Gibson East Fire
13. Number of Lots: 2 Lots
14. Filing Fees: \$ 142.06

CERTIFICATION:

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

Alisa Champagne

Print Applicant or Agent

28 DECEMBER 2023

Date

Alisa Champagne

Signature of Applicant or Agent

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

CARMEN JACOBS

Print Name of Signature

28 DECEMBER 2023

Date

Carmen Jacobs

Signature

24
PC23/ 1 - 1 - 1

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

GENERAL NOTES:

NOTE: This map does not purport to show all improvements, underground utilities, wetlands, pipelines, rights of way, restrictive covenants or servitudes which may affect this property.

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.

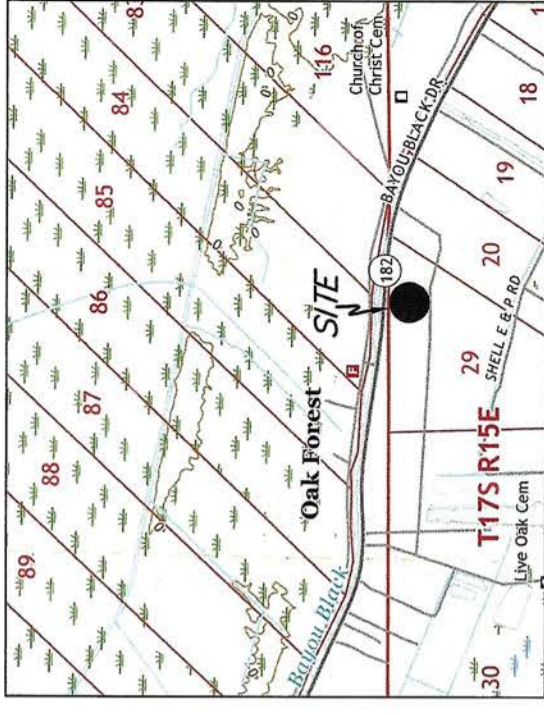
NOTE: This property is situated within ZONE "AE", as shown on the F.E.M.A. Flood Insurance Rate Map dated September 7, 2023. (Map No. 22109C 0075 E) Req. d B.F.E. 8.0)

NOTE: The tracts shown hereon shall utilize the DOTD maintained roadside ditch along LA State Hwy 182 (Old U.S. 90) for sewer discharge as indicated by the drainage arrows shown.

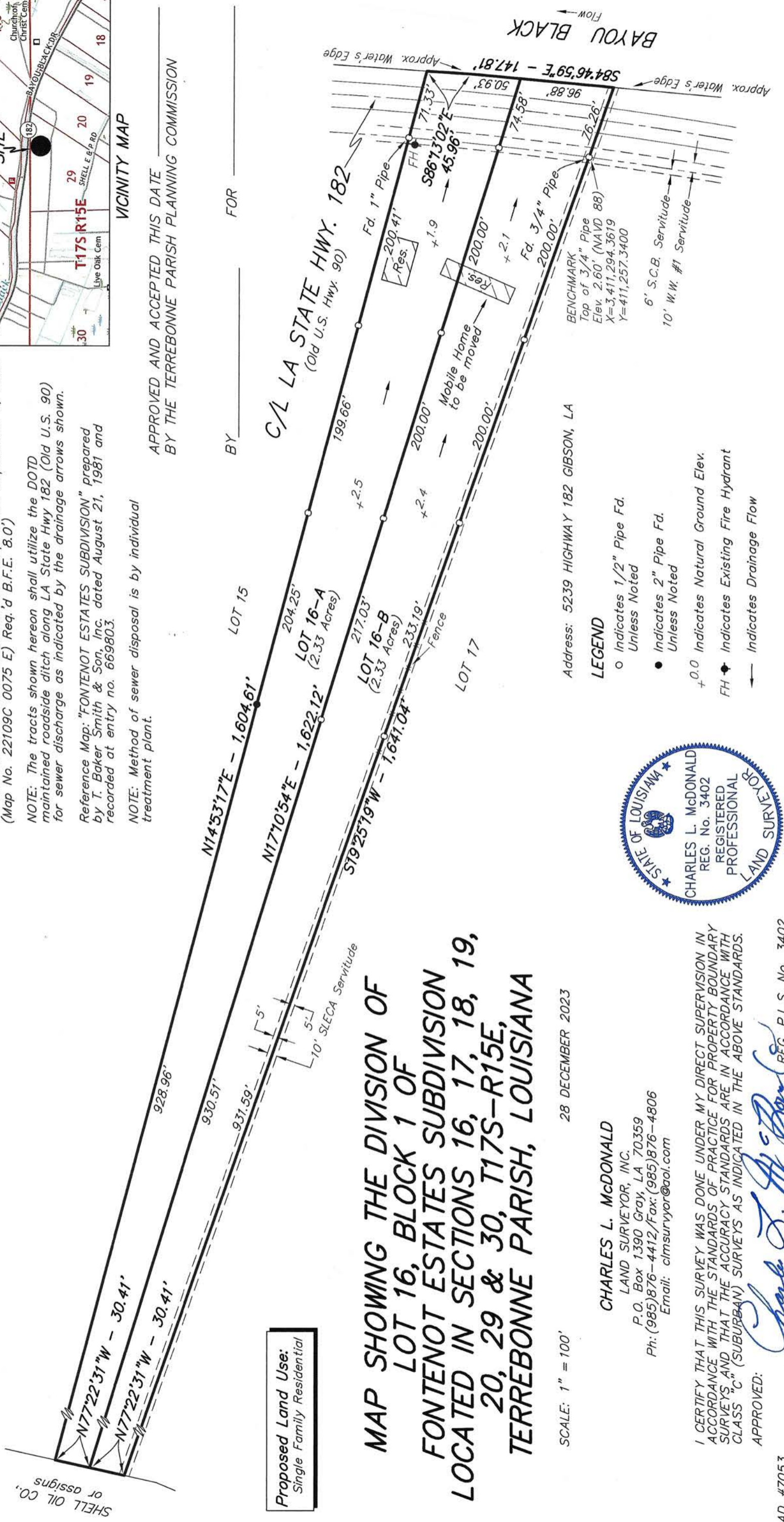
Reference Map: "FONTENOT ESTATES SUBDIVISION" prepared by T. Baker Smith & Son, Inc. dated August 21, 1981 and recorded at entry no. 669803.

NOTE: Method of sewer disposal is by individual treatment plant.

APPROVED AND ACCEPTED THIS DATE _____
BY _____ FOR _____
BY THE TERREBONNE PARISH PLANNING COMMISSION



SHELL OIL CO.
or assigns



Proposed Land Use:
Single Family Residential

MAP SHOWING THE DIVISION OF LOT 16, BLOCK 1 OF FONTENOT ESTATES SUBDIVISION LOCATED IN SECTIONS 16, 17, 18, 19, 20, 29 & 30, T17S-R15E, TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 100' 28 DECEMBER 2023

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: _____

CAD #7053 REG. P.L.S. No. 3402

- LEGEND**
- Indicates 1/2" Pipe Fd. Unless Noted
 - Indicates 2" Pipe Fd. Unless Noted
 - +0.0 Indicates Natural Ground Elev.
 - FH ♦ Indicates Existing Fire Hydrant
 - Indicates Drainage Flow

Address: 5239 HIGHWAY 182 GIBSON, LA

BAYOU BLACK

BENCHMARK
Top of 3/4" Pipe
Elev. 2.60' (NAVD 88)
X=3,411,294.3619
Y=411,257.3400