

Houma-Terrebonne Regional Planning Commission

Robbie Liner.....	Chairman
Jan Rogers.....	Vice-Chairman
Rachael Ellender.....	Secretary/Treasurer
Ross Burgard.....	Member
Kyle Faulk.....	Member
Clarence McGuire.....	Member
Travion Smith.....	Member
Barry Soudelier.....	Member
Wayne Thibodeaux.....	Member
Vacancy.....	Member

NOVEMBER 16, 2023, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A

I. CONVENE AS THE ZONING & LAND USE COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. APPROVAL OF MINUTES**
 - 1. Approval of Minutes of Zoning & Land Use Commission for the Regular Meeting of October 19, 2023
- E. COMMUNICATIONS**
- F. STAFF REPORT**
- G. COMMISSION COMMENTS:**
 - 1. Zoning & Land Use Commissioners' Comments
 - 2. Chairman Comments
- H. PUBLIC COMMENTS**
- I. 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 October 19, 2023
- E. APPROVE REMITTANCE OF PAYMENT FOR THE NOVEMBER 16, 2023 INVOICES, THE TREASURER'S REPORT OF OCTOBER 2023, AND THE AMENDMENT TO THE 2023 BUDGET**
- F. COMMUNICATIONS**
- G. OLD BUSINESS:**
 - 1. a) Subdivision: *Evangeline Oaks Subdivision*
 - Approval Requested: Process C, Major Subdivision-Final
 - Location: Rue Des Affaires, Terrebonne Parish, LA
 - Government Districts: Council District 4 / Bayou Cane Fire District
 - Developer: Evangeline Business Park, L.L.C.
 - Engineer: David A. Waitz Engineering & Surveying, Inc.
 - b) Consider Approval of Said Application

H. APPLICATIONS / NEW 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. a) Subdivision: RPA Campus Roads
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: End of Thunderbird Road, Terrebonne Parish, LA
Government Districts: Council District 8 / City of Houma Fire District
Developer: Houma-Terrebonne Airport Commission
Surveyor: Milford & Associates, Inc.

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Imperial Landing Subdivision, Phase D
Approval Requested: Process C, Major Subdivision-Engineering
Location: Intersection of Monroe Street & Core Drive, Thibodaux, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Onshore Materials, LLC
Engineer: David A. Waitz Engineering & Surveying, Inc.

b) Consider Approval of Said Application

I. STAFF REPORT

1. *Public Hearing*
Discussion and possible action regarding the adoption of the Main Street Corridor Master Plan

J. ADMINISTRATIVE APPROVAL(S):

1. Survey and Division of Property belonging to Barker Holding Company, L.L.C. into Tract 1 and Raw Land; Section 4, T17S-R17E, Terrebonne Parish, LA (6444 & 6316 West Main Street / Councilman Gerald Michel, District 3)
2. Resubdivision Combination of Lots 2, 3, & 4 into Lot 2-A, Block 1, being a portion of Rebecca Plantation, Phase II, First Filing; Section 10, T16S-R16E, Terrebonne Parish, LA (Along north side of Rebecca Plantation Blvd., west of LA Hwy. 311 / Councilman Darrin Guidry, District 6)
3. Redivision of Lot Lines between Tract A, Tract B, and Tract C of Property belonging to The Schriever Assembly Church, Inc.; Section 8, T16S-R17E, Terrebonne Parish, LA (5522 West Main Street / Councilman Gerald Michel, District 3)
4. Lot Line Shift of Property belonging to Susan Dupont Boudreaux, or assigns; Section 60, T16S-R15E, Terrebonne Parish, LA (1909, 1911, & 1913 Bull Run Road / Councilman John Amedee, District 4)
5. Lot Line Shift between Property belonging to Polmer Brothers, Ltd. And Richard J. Bourgeois; Section 81, T15S-R16E, Terrebonne Parish, LA (147 Old Highway 20 / Councilman John Amedee, District 4)
6. Lot Line Adjustment between the remaining portion of Tract "B" belonging to Barbara Foret & a portion of Tract "B" belonging to Keith and Natalie Bergeron; Section 11, T17S-R18E, Terrebonne Parish, LA (108 Hotard Street / Councilman Steve Trosclair, District 9)
7. A Division of a Portion of Lot 37 of Terrebonne Project LA 12 & Tracts O, P, & Q of Tracts of Land carved out of Property of Augustine Rodrigue, Sr. situated in Lot 38 of Terrebonne Project LA 12 to create Lot Extension 37-A & 37-B; Section 86, T15S-R16E, (150 Isle of Cuba Road / Councilman John Amedee, District 4)
8. Tracts B-1 & B-2, A Redivision of a portion of Property belonging to Roy A. Mott, et ux; Section 85, T16S-R17E, Terrebonne Parish, LA (2413 Coteau Road / Councilman John Amedee, 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 OCTOBER 19, 2023

- A. The Chairman, Mr. Robbie Liner, called the meeting of October 19, 2023 of the HTRPC to order at 6:19 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Thibodeaux and the Pledge of Allegiance led by Mr. Kyle Faulk.
- B. Upon Roll Call, present were: Mr. Ross Burgard; Mr. Kyle Faulk; Mr. Robbie Liner, Chairman; Mr. Jan Rogers, Vice-Chairman; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Ms. Rachael Ellender, Secretary/Treasurer and Mr. Travion Smith. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning; Ms. Joan Schexnayder, TPCG Engineering Division; and Mr. Derick Bercegeay, Legal Advisor.
- C. **CONFLICTS DISCLOSURE:** The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises, or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter. *There were no conflicts to report.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Faulk moved, seconded by Mr. Thibodeaux: “THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of September 21, 2023.”

The Chairman called for a vote on the motion offered by Mr. Faulk. **THERE WAS RECORDED: YEAS:** Mr. Burgard, Mr. Faulk, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Ms. Ellender and Mr. Smith. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. Mr. Rogers moved, seconded by Mr. Faulk: “THAT the HTRPC remit payment for the October 19, 2023 invoices and approve the Treasurer’s Reports of September 2023.”

The Chairman called for a vote on the motion offered by Mr. Rogers. **THERE WAS RECORDED: YEAS:** Mr. Burgard, Mr. Faulk, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Ms. Ellender and Mr. Smith. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- F. **COMMUNICATIONS:**
1. Mr. Pulaski read a letter from David A. Waitz Engineering & Surveying, Inc. dated October 17, 2023, requesting to withdraw the application regarding the final approval for Evangeline Oaks Subdivision [See *ATTACHMENT A*].
 - a) Mr. Burgard moved, seconded by Mr. Thibodeaux: “THAT the HTRPC adopt a motion to table the application for Process C, Major Subdivision, Evangeline Oaks Subdivision until the next regular meeting of November 16, 2023 as per the Developer’s request [See *ATTACHMENT A*].

The Chairman called for a vote on the motion offered by Mr. Burgard. **THERE WAS RECORDED: YEAS:** Mr. Burgard, Mr. Faulk, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Ms. Ellender and Mr. Smith. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- G. **OLD BUSINESS:**
Mr. Faulk moved, seconded by Mr. Rogers: “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. Faulk. **THERE WAS RECORDED: YEAS:** Mr. Burgard, Mr. Faulk, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Ms. Ellender and Mr. Smith. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
1. The Chairman called to order an application by Roddy Matherne requesting reconsideration of a variance request from the fire hydrant distance requirements for Process D, Minor Subdivision, for Tracts “F” & “G,” A Redivision of Property belonging to Roddy L. Matherne, et ux.
 - a) Mrs. Beth Arceneaux, Keneth L. Rembert Land Surveyors, stated there was only a 4” waterline and the Fire Chief wouldn’t approve a tank or pond for fire protection.

- b) Mr. Pulaski discussed the issues with the 4” waterline and other options and discussed a similar issue that was approved off of Waterplant Road in 2015. He stated he would recommend approval of the variance from the fire hydrant requirements.
- c) Discussion ensued regarding the location of the nearest 8” waterline being approximately a mile away and a nearby pond also owned by Mr. Matherne but possibilities of it being dry. Discussed continued regarding the existing home and business and the desire to separate them.
- d) Mr. Soudelier moved, seconded by Mr. Rogers: “THAT the HTRPC grant a variance from the fire hydrant distance requirements due to a substandard waterline for Process D, Minor Subdivision, for Tracts “F” & “G,” A Redivision of Property belonging to Roddy L. Matherne, et ux.”

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Faulk, Mr. Rogers, and Mr. Soudelier; NAYS: Mr. Burgard & Mr. Thibodeaux; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 2. The Chairman called to order the Public Hearing for an application by Leon Cox requesting approval for Process D, Minor Subdivision, for Lot “A,” Property belonging to Leon Cox.

- a) Mrs. Beth Arceneaux, Keneth L. Rembert Land Surveyors, stated the matter was tabled at the previous meeting in order to allow time for the drainage calculations to be approved.
- b) There was no one present to speak on the matter.
- c) Mr. Rogers moved, seconded by Mr. Burgard: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval with no conditions.
- e) Mr. Rogers moved, seconded by Mr. Faulk: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lot “A,” Property belonging to Leon Cox.”

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

- 3. The Chairman called to order the final application for Process C, Revised Tract “B,” Property belonging to Terrebonne Parish Recreation District No. 1.

- a) Mrs. Beth Arceneaux, Keneth L. Rembert Land Surveyors, stated they did receive Waterworks approval but did not have a letter from them yet.
- b) Mr. Pulaski stated Waterworks approval was the only condition on TPCG Engineering’s punch list [See *ATTACHMENT B*].
- c) Mr. Faulk moved, seconded by Mr. Rogers: “THAT the HTRPC grant approval of the final application for Process C, Major Subdivision, for Revised Tract B, Property belonging to Terrebonne Parish Recreation District No. 1 conditioned upon the Developer complying/resolving all punch list items per TPCG Engineering Division’s memo dated October 19, 2023.”

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

4. The Chairman called to order the Public Hearing for an application by Emmett J. Robichaux, Jr. requesting approval for Process D, Minor Subdivision, for Lots “A-1-A” thru “A-1-C,” A Redivision of Property belonging to Emmett J. Robichaux, Jr., et ux.

- a) Mrs. Beth Arceneaux, Keneth L. Rembert Land Surveyors, stated the fire hydrant had been installed and the drainage calculations were approved.
- b) There was no one present to speak on the matter.
- c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval with no conditions.
- d) Mr. Rogers moved, seconded by Mr. Burgard: “THAT the Public Hearing be closed.”

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

- e) Mr. Rogers moved, seconded by Mr. Faulk: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots “A-1-A” thru “A-1-C,” A Redivision of Property belonging to Emmett J. Robichaux, Jr., et ux.”

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

5. The Chairman called to order the Public Hearing for an application by Joe Bernier requesting approval for Process D, Minor Subdivision, for the Subdivision of Tracts 2 & 3 into Tract 4, Revised Tract 2, and Revised Tract 3.

- a) Mr. Prosper Toups, Delta Coast Consultants, LLC, stated their variance requested was approved at the last meeting and the drainage calculations have been conditionally approved upon swales being dug. He further stated there was an issue with the sewer that they were waiting on.
- b) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon all utility letters being submitted and the swales being dug as per TPCG Engineering Division’s memo dated October 12, 2023 and confirmed per a field inspection by TPCG Engineering Division [See *ATTACHMENT C*].
- c) Mr. Faulk moved, seconded by Mr. Rogers: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Subdivision of Tracts 2 & 3 into Tract 4, Revised Tract 2, and Revised Tract 3 conditioned upon the submittal of an approval letter for sewer and swales being dug as per TPCG Engineering Division’s memo dated October 12, 2023 and confirmed per a field inspection by TPCG Engineering Division [See *ATTACHMENT C*].”
- d) Discussion was held regarding the swales being dug along the side property lines toward Windfield Drive.

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

6. The Chairman called to order the application by Coteau Land, LLC requesting approval for Process D, Minor Subdivision, for Resubdivision Survey of Parcels #14868, #14384, #42968, #12890, & #15290 into Tracts 1A thru 5A & Tracts 1B thru 5B.

- a) Mr. Lee Shaffer, applicant, 2678 Highway 311, stated everything should be rectified from the previous meeting.
- b) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval with no conditions.
- c) Mr. Rogers moved, seconded by Mr. Faulk: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, Resubdivision Survey of Parcels #14868, #14384, #42968, #12890, & #15290 into Tracts 1A thru 5A & Tracts 1B thru 5B.”

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

7. *Tabled until November 16, 2023 as per the Developer's request.* Evangeline Oaks Subdivision [See ATTACHMENT A]

H. APPLICATIONS / NEW BUSINESS:

1. The Chairman called to order the Public Hearing for an application by Liberty Properties Enterprises, LLC requesting approval of Process D, Minor Subdivision, for the Survey of Lots D & E, A Redivision of the Southernmost Portions of Lots 4 & 5, Block 2, Honduras Townsite Addition to the City of Houma.

- a) Mrs. Beth Arceneaux, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) The Chairman recognized Mr. Joseph Wythe, 952 Wood Street, who had his son, Neil Wythe on Facetime, who stated he was not opposed to the division.
- c) The Chairman recognized Ms. Diane Trotter, 703 Liberty Street, who questioned the property being rezoned to commercial and expressed concerns of the aesthetics of the parking area, the number of rentals in the area, and tenants not maintaining landscaping, etc.
- d) Mr. Pulaski clarified that the owners' insurance company was classifying the property as commercial, but the zoning of the property was to remain residential.
- e) Discussion was held regarding green space, parking, and drainage.
- f) Mr. Pulaski stated the applicant had received a variance from the Board of Adjustment for setbacks and the Commission was to consider a variance for minimum lot size requirements.
- g) Mr. Rogers moved, seconded by Mr. Burgard: "THAT the Public Hearing be closed."

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

- h) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the variance and application with no conditions.
- i) Mr. Faulk moved, seconded by Mr. Rogers: "THAT the HTRPC grant a variance from the minimum lot size requirements and approval of the application for Process D, Minor Subdivision, for the Survey of Lots D & E, A Redivision of the Southernmost Portions of Lots 4 & 5, Block 2, Honduras Townsite Addition to the City of Houma."

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

2. The Chairman called to order the Public Hearing for an application by Warren C. Carlos requesting approval for Process D, Minor Subdivision, for Tracts "K-1," "K-2," & "K-3," A Redivision of Tract "K" belonging to Warren Charles Carlos.

- a) Mrs. Beth Arceneaux, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) There was no one present to speak on the matter.
- c) Mr. Burgard moved, seconded by Mr. Rogers: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon municipal addresses being depicted on the plat.
- e) Mr. Rogers moved, seconded by Mr. Soudelier: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts “K-1,” “K-2,” & “K-3,” A Redivision of Tract “K” belonging to Warren Charles Carlos conditioned upon municipal addresses being depicted on the plat.”

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

- 3. The Chairman called to order the Public Hearing for an application by Montegut Lions Club, Inc. requesting approval for Process D, Minor Subdivision, for Lots 1-A & 1-B being a portion of Property belonging to Montegut Lions Club, Inc.

- a) Mrs. Beth Arceneaux, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) There was no one present to speak on the matter.
- c) Mr. Faulk moved, seconded by Mr. Rogers: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval with no conditions.
- e) Mr. Rogers moved, seconded by Mr. Faulk: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots 1-A & 1-B being a portion of Property belonging to Montegut Lions Club, Inc.”

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

- 4. The Chairman called to order the Public Hearing for an application by Al J. Rodrigue requesting approval for Process D, Minor Subdivision, for Tracts “A,” “B,” & “C,” A Redivision of Property belonging to Al J. Rodrigue.

- a) Mrs. Beth Arceneaux, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) There was no one present to speak on the matter.
- c) Mr. Faulk moved, seconded by Mr. Rogers: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon an approval letter from the Department of Health and municipal addresses being depicted on the plat.
- e) Mr. Burgard moved, seconded by Mr. Rogers: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts “A,” “B,” & “C,” A Redivision of Property belonging to Al J. Rodrigue conditioned upon submittal of an approval letter from LA Department of Health and municipal addresses being depicted on the plat.”

The Chairman called for a vote on the motion offered by Mr. Burgard. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. Faulk, Mr. Rogers, Mr. Soudelier,

and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

5. The Chairman called to order the Public Hearing for an application by Ironman Properties of America, LLC requesting approval for Process D, Minor Subdivision, for Lots A, B, & C, A Redivision of Tracts A-B-C-D-A, Property belonging to Ironman Properties of America, LLC.

- a) Mrs. Beth Arceneaux, Keneth L. Rembert Land Surveyors, discussed the location and division of property. She stated they were requesting a variance from the fire hydrant distance requirements that was within the 10% allowance.
- b) The Chairman recognized Ms. Katie Brown, 38 Parkway Circle, who inquired about allowing this applicant to not put a fire hydrant and not allowing the same for an application that was presented prior and near the same area.
- c) Mr. Faulk moved, seconded by Mr. Burgard: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the variance from the fire hydrant distance requirements and conditional approval provided upon municipal addresses being depicted on the plat.
- e) Discussion was held regarding the previous application [Division of Property belonging to William J. Washam to create Tract WW-1 and Tract WW-2, 7060 & 7064 Main Street] and the distance of the fire hydrant being much further and outside of the 10% allowance than this subject application. Mr. Pulaski mentioned that once the structures were being built on the property, the building code may require a fire hydrant.
- f) Ms. Brown suggested that both applicants split the cost of a fire hydrant, but the placement of a fire hydrant would not benefit both properties due to the distance.
- g) Mr. Burgard moved, seconded by Mr. Rogers: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots A, B, & C, A Redivision of Tracts A-B-C-D-A, Property belonging to Ironman Properties of America, LLC with a variance from the fire hydrant distance requirements for Tract C to be 262' in lieu of the required 250' (within 10% allowance) and conditioned upon municipal addresses being depicted on the plat."

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

6. The Chairman called to order the Public Hearing for an application by Barell Billiot requesting approval for Process D, Minor Subdivision, for the Division of Property belonging to Barell Joseph Billiot (Tracts A-E).

- a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc. discussed the location and division of property. She stated they were requesting a variance from the fire hydrant distance requirements that was within the 10% allowance.
- b) There was no one from the public to speak on the matter.
- c) Mr. Rogers moved, seconded by Mr. Faulk: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the variance from the fire hydrant distance requirements and

conditional approval provided upon the plat being revised with updated FEMA FIRM information to reflect the September 7, 2023 flood maps, municipal addresses being depicted on the plat, submittal of all utility letters, and method of sewerage disposal being depicted on the plat.

- e) Mr. Faulk moved, seconded by Mr. Rogers: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Division of Property belonging to Barell Joseph Billiot (Tracts A-E) with a variance from the fire hydrant distance requirements for Tract C to be 260' in lieu of the required 250' (within 10% allowance) and conditioned upon the plat being revised with updated FEMA FIRM information to reflect the September 7, 2023 flood maps, municipal addresses being depicted on the plat, submittal of all utility letters, and method of sewerage disposal being depicted on the plat.”

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

I. STAFF REPORT:

- 1. The Chairman called to order the Public Hearing for the discussion and possible action regarding the adoption of the Main Street Corridor Master Plan.
 - a) Mr. Pulaski discussed the Main Street Corridor Master Plan and stated they would be scheduling more public meetings.
 - b) There was no one from the Public to speak on the matter.
 - c) Mr. Faulk moved, seconded by Mr. Burgard: “THAT the Public Hearing be continued for the discussion and adoption of the Main Street Corridor Master Plan to Thursday, November 16, 2023 at 6:00 p.m.”

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

J. ADMINISTRATIVE APPROVAL(S):

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

- 1. Survey and Division of Property belonging to Huntington B. Downer, Jr. and Waitz & Downer Rentals, L.L.C. into Lot 28, Block 8 of the City of Houma; Section 7, T17S-R17E, Terrebonne Parish, LA (*423 Goode Street & 537 Verret Street / Councilman Brien Pledger, District 1*)
- 2. Tract A, A Redivision of Property belonging to Michael X. St. Martin, et al; Section 104, T17S-R17E, Terrebonne Parish, LA (*3511 Bayou Black Drive / Councilman Danny Babin, District 7*)
- 3. Lot Line Adjustment between Lot 15, Block 9, Addendum 3, Phase A and Lot 14, Block 9, Addendum 3, Phase B into Revised Lot 15, Block 9, Addendum 3, Phase A & B, West Manchester Subdivision; Section 74, T17S-R16E, Terrebonne Parish, LA (*226 & 230 Exeter Run / Councilman Darrin Guidry, District 6*)
- 4. Survey and Redivision of Property belonging to Barker Holding Company, L.L.C. into Lot 1 and Raw Land; Section 4, T17S-R17E, Terrebonne Parish, LA (*6316 West Main Street / Councilman Gerald Michel, District 3*)
- 5. Survey and Redivision of Property belonging to Westside Lands, L.L.C. into Lot 1, Lot 2, Lot 3, and Lot 4; Section 4, T17S-R17E, Terrebonne Parish, LA (*Amy Court / Councilman Gerald Michel, District 3*)
- 6. Revised Tract 3 and Lot 4A, A Redivision of Property belonging to Iver Consulting Services, LLC; Sections 58 & 59, T16S-R15E, Terrebonne Parish, LA (*2115 Bull Run Road / Councilman Carl Harding, District 2*)

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

K. COMMITTEE REPORT:

- 1. Subdivision Regulations Review Committee: None.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:

- a) Mr. Burgard discussed the letter written to the Commissioners by Edward Babin, 822 Division Avenue, concerning safe bicycle routes for cyclists [See *ATTACHMENT D*].
- b) Mr. Burgard moved, seconded by Mr. Thibodeaux: "THAT the HTRPC incorporate proposed safe bicycle routes in the Master Plan and acknowledge the letter and time Mr. Edward Babin took to inform them of providing safe bicycle routes for cyclists [See *ATTACHMENT D*]."

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

2. Chairman's Comments: None.

M. PUBLIC COMMENTS: None.

N. Mr. Rogers moved, seconded Mr. Faulk: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 7:35 p.m."

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



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

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



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

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

James M. Templeton, P.L.S.

October 17, 2023

VIA: EMAIL: bbecnel@tpcg.org

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

Attention: Becky M. Becnel,
Planning Commission Secretary

RE: WITHDRAWAL OF REQUEST FOR FINAL PLAT APPROVAL - **EVANGELINE OAKS
SUBDIVISION** – LOCATED IN SECTIONS 7, 68, 69 & 82, T16S-R17E, TERREBONNE
PARISH, LOUISIANA – ENGINEER'S PROJECT NO. 2021-064

Dear Becky:

We are hereby requesting that you remove Evangeline Oaks Subdivision from the October 19, 2023 agenda of the Houma-Terrebonne Regional Planning Commission meeting. At this time the development is not fully complete and we request that this development be placed on the November 16, 2023 meeting agenda. At this time the developer is diligently working with his contractor to have all punch list items addressed and having most, if not all of the subdivision re-inspected and approved by the next meeting.

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

Sincerely,

DAVID A. WAITZ
ENGINEERING AND SURVEYING, INC.

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

JAW/dth
Cc: Evangeline Business Park, L.L.C.
File

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




TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

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



October 19, 2023
Item No. H-3

TO: **Christopher M. Pulaski**

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

SUBJECT: **Coteau-Bayou Blue Park**
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. Final approval from Waterworks is required.

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

cc: Matthew Rodrigue, P.E. (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



October 12, 2023
Item No. G-5

TO: **Christopher M. Pulaski**
FROM: **Joan E. Schexnayder, P.E.** 
SUBJECT: **Joe Bernier**
Process "D" No. 2023-10-06

The Engineering Division of the Terrebonne Parish Department of Public Works has reviewed the drainage plan submitted by the engineering firm of Delta Coast Consultants, LLC, for the above referenced re-division of property. These plans and calculations comply with the conditions for Engineering Approval set forth by the Parish ordinances and TPCG SDDM *conditioned that the proposed swales are dug.*

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: Amber Plessala, P.E. (email)
Planning Commission (email)
Engineering Division File
Reading File (electronic)
Council Reading File (electronic)

~~Rev. Curious Gray~~

EDWARD BABIN
822 DIVISION AVE
HOUMA, LA 70360

In early August, professional cyclist Robert Hurd set out on a cross-country trip to raise money for cyclists injured by cars.

Last Thursday, he was struck and killed by a pickup truck.

Across the nation, we have infrastructure that is hostile to anyone not in a car. But it doesn't have to be that way. I am Edward Babin, a local resident of Houma, and I am pleading for your help.

Cyclists are vulnerable to cars. Pedestrians are vulnerable to cars. And really, even drivers of cars are vulnerable to cars. The solution to this exists- bike lanes and sidewalks should exist and be separated from motor vehicles by physical barriers.

Commuting by bike, scooter, foot, or even segway should be a safe alternative to commuting by car. But for some reason, we have designated "bike paths" which are no different than any other stretch of highway. For example, the "Bayou Black Loop", which even has a segment so dangerous that it is called the "Dead man's curve". We have roads that don't offer even a shoulder for a bike or pedestrian. And when a cyclist gets killed, we decide that the cyclist was at fault and ignore the overarching problem.

This danger disproportionately affects lower-income citizens - those who can't afford a 3 ton steel safety cage for their grocery trip. I see cyclists every single day, despite the hostile environment and risk of injury or death. Clearly there is demand for cycling infrastructure. How many accidents will we see before we build it?

Sincerely,
Edward Babin

ROBBIE LINER
Chairman

JAN ROGERS
Vice Chairman

RACHAEL ELLENDER
Secretary / Treasurer

ROSS BURGARD

KYLE FAULK

REV. CORION D. GRAY

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

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

October 2023

HOUMA TERREBONNE REGIONAL PLANNING COMMISSION

BALANCE BROUGHT FORWARD 66,001.84

EXPENDITURES:

HOUMA-TERR PLANNING COMM. MEMBERS
(Per Diems October 19, 2023) 277.02

THE COURIER
(Publications - October 2023) 553.20

TPCG
(Postage - October 2023) 12.60

LA Dept of Revenue
(2023 - 3rd. Taxes) 0.00

Deluxe Chase Checks
(Checks - Savings Account) 152.70
(Checks - Checking Account) 179.53

CHASE BANK
(Service Fees) 30.00

TOTAL EXPENDITURES	1,205.05
SUBTOTAL	64,796.79
ACCOUNTS RECEIVABLE	2,136.61
ENDING BALANCE	<u>66,933.40</u>

Chase Bank - Savings Account	62,721.07
Chase One Bank - Checking Account	4,212.33
TOTAL	<u>66,933.40</u>

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

ACCOUNTS RECEIVABLE:

Interest on Money Market Account	2.67
Interest on Checking Account	0.05
Vidal Jackson	10.00
Keneth L. Rembert Land Surveyors	142.06
Keneth L. Rembert Land Surveyors	142.06
Keneth L. Rembert Land Surveyors	304.53
Keneth L. Rembert Land Surveyors	330.12
Keneth L. Rembert Land Surveyors	313.06
Charles L. McDonald Land Surveyors	142.06
David Waitz Engineering & Surveying, Inc.	125.00
Keneth L. Rembert Land Surveyors	125.00
Delta Coast Consultants, LLC	125.00
David Waitz Engineering & Surveying, Inc.	125.00
David Waitz Engineering & Surveying, Inc.	125.00
T. Baker Smith, LLC	125.00

<u>Secretary/Treasurer</u>	<u>\$ 2,136.61</u>
Approved by: _____	Title

<u>Chairman</u>
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
11/16/2023		Ross Burgard	Per Diem	46.17
11/16/2023		Rachael Ellender	Per Diem	46.17
11/16/2023		Kyle D. Faulk	Per Diem	46.17
11/16/2023		Robbie R. Liner	Per Diem	46.17
11/16/2023		Clarence McGuire, Jr.	Per Diem	46.17
11/16/2023		Jan J. Rogers	Per Diem	46.17
11/16/2023		Travion Smith	Per Diem	46.17
11/16/2023		Barry J. Soudelier	Per Diem	46.17
11/16/2023		Wayne Thibodeaux	Per Diem	46.17
11/16/2023		TPCG	Postage	286.95
11/16/2023		Gate House Media Holdings	Advertising	2,451.65
11/16/2023		Deluxe	Checks - Savings	152.70
TOTAL OPERATING EXPENDITURES				3,306.83

Date	Invoice	Vendor	Description	Amount
11/16/2023		H-T Reg. Plan Comm	Transfer	5,000.00

11/16/2023 _____ Secretary/Treasurer
Date Title

11/16/2023 _____ Chairman
Date Approved by: Title

11/16/2023 _____ Accountant
Date Approved by: *Seyla Calypso* Title

Receipts November 1st through November 30th, 2023

Keneth L. Rembert Land Surveyors	313.06
Milford & Associates, Inc.	75.00
David Waitz Engineering & Surveying, Inc.	860.00
David Waitz Engineering & Surveying, Inc.	125.00
CSRS, LLC	125.00
Charles L. McDonald Land Surveyor, Inc.	125.00
Charles L. McDonald Land Surveyor, Inc.	125.00
Charles L. McDonald Land Surveyor, Inc.	125.00
Delta Coast Consultants, LLC	125.00
Leonard Chauvin P.E., P.L.S., Inc.	125.00
Keneth L. Rembert Land Surveyors	125.00

2,248.06

Chase Bank Money Market Account Balance \$57,721.07
Chase Bank Checking Account Balance \$6,088.15

OFFERED BY:
SECONDED BY:

ORDINANCE NO. 1

AN ORDINANCE TO AMEND THE 2023 ADOPTED BUDGET OF THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION TO PROVIDE FUNDING FOR THE FOLLOWING ITEMS.

SECTION I

WHEREAS, the Houma – Terrebonne Regional Planning Commission estimated the budget for revenues and various expense accounts, which need to be adjusted respectively, and

WHEREAS, the adjustments will be reflected to various accounts, and

WHEREAS, this amendment would decrease various expense accounts by \$0.00.

NOW, THEREFORE BE IT ORDAINED, by the Houma – Terrebonne Regional Planning Commission that the 2023 Adopted Budget be amended for the following:

HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION

	<u>2023 Adopted Budget</u>	<u>Change</u>	<u>2023 Amended Budget</u>
Meetings & Public Notices	6,500	6,500	13,000
Audit Fees	3,000	25	3,025
Training	8,000	(6,525)	1,475

THERE WAS RECORDED:

YEAS:

NAYS:

ABSTAINING:

ABSENT:

The Chairman declared the ordinance adopted on this, the 16th day of November 2023.

Chairman

Vice Chairman or Secretary

Prepared By: Skyla Galjour
PC File: Planning -- Line-Item Adjustment 2023
Date Prepared: 11/15/2023

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
- B. _____ Mobile Home Park
_____ Residential Building Park
_____ Conceptual/Preliminary
_____ Engineering
_____ Final
- C. _____ Major Subdivision
_____ Conceptual
_____ Preliminary
_____ Engineering
 X 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: EVANGELINE OAKS SUBDIVISION
2. Developer's Name & Address: EVANGELINE BUSINESS PARK, L.L.C., 1055 ST. CHARLES AVENUE, SUITE 120, NEW ORLEANS, LA 70130
Owner's Name & Address: EVANGELINE BUSINESS PARK, L.L.C., 1055 ST. CHARLES AVENUE, SUITE 120, NEW ORLEANS, LA 70130
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.

SITE INFORMATION:

4. Physical Address: RUE DES AFFAIRES, HOUMA, LA 70364
5. Location by Section, Township, Range: SECTION 7, T16S-R17E
6. Purpose of Development: SINGLE FAMILY RESIDENTIAL
7. Land Use:
 X Single-Family Residential
_____ Multi-Family Residential
_____ Commercial
_____ Industrial
8. Sewerage Type:
 X Community
_____ Individual Treatment
_____ Package Plant
_____ Other
9. Drainage:
 X Curb & Gutter
_____ Roadside Open Ditches
_____ Rear Lot Open Ditches
_____ Other
10. Planned Unit Development: Y N
11. Date and Scale of Map: AUGUST 25, 2023 1" = 100'
12. Council District / Fire Tax Area: _____
13. Number of Lots: 235
14. Filing Fees: \$1,000.00

CERTIFICATION:

I, RONNIE J. THERIOT, MANAGER, certify this application including the attached date to be true and correct.

RONNIE J. THERIOT, MANAGER

Print Applicant or Agent

Date

Signature of Applicant or Agent

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

RONNIE J. THERIOT, MANAGER

Print Name of Signature

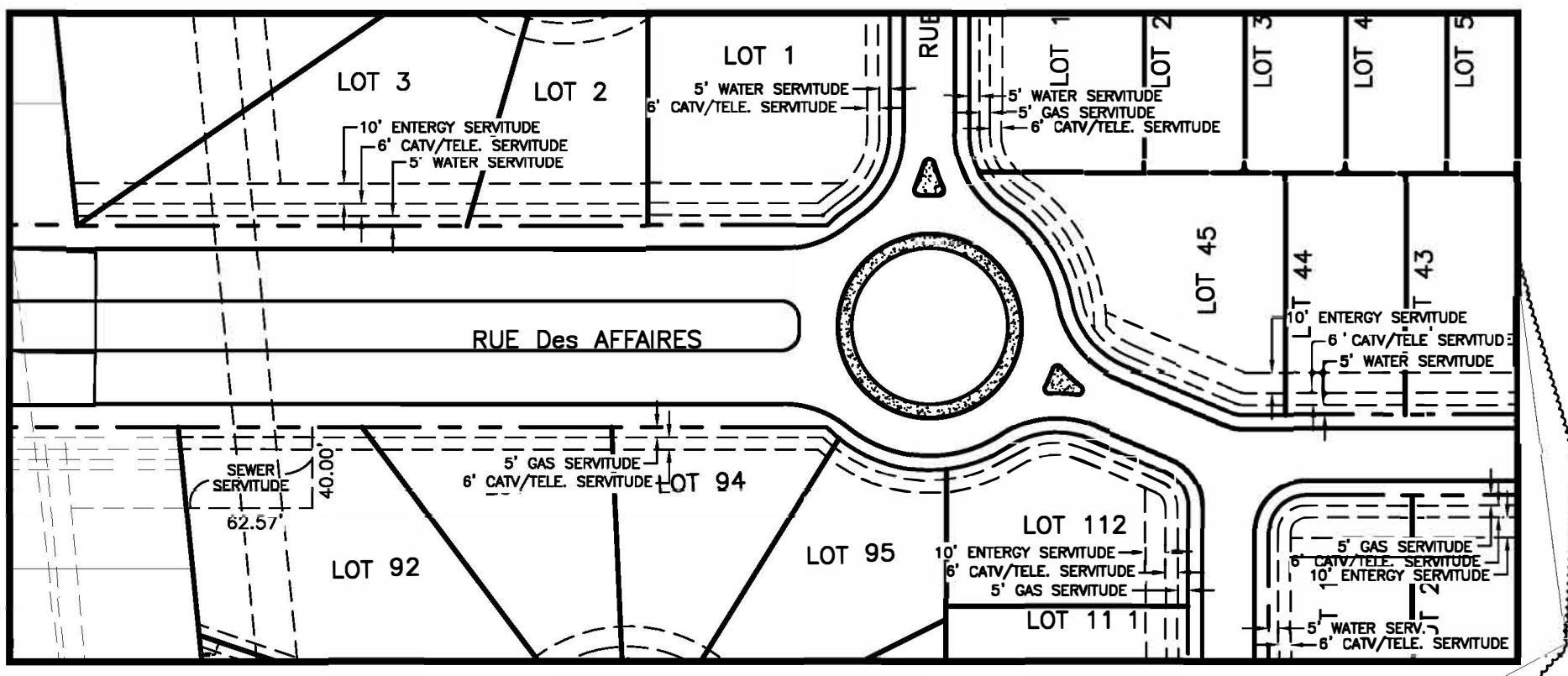
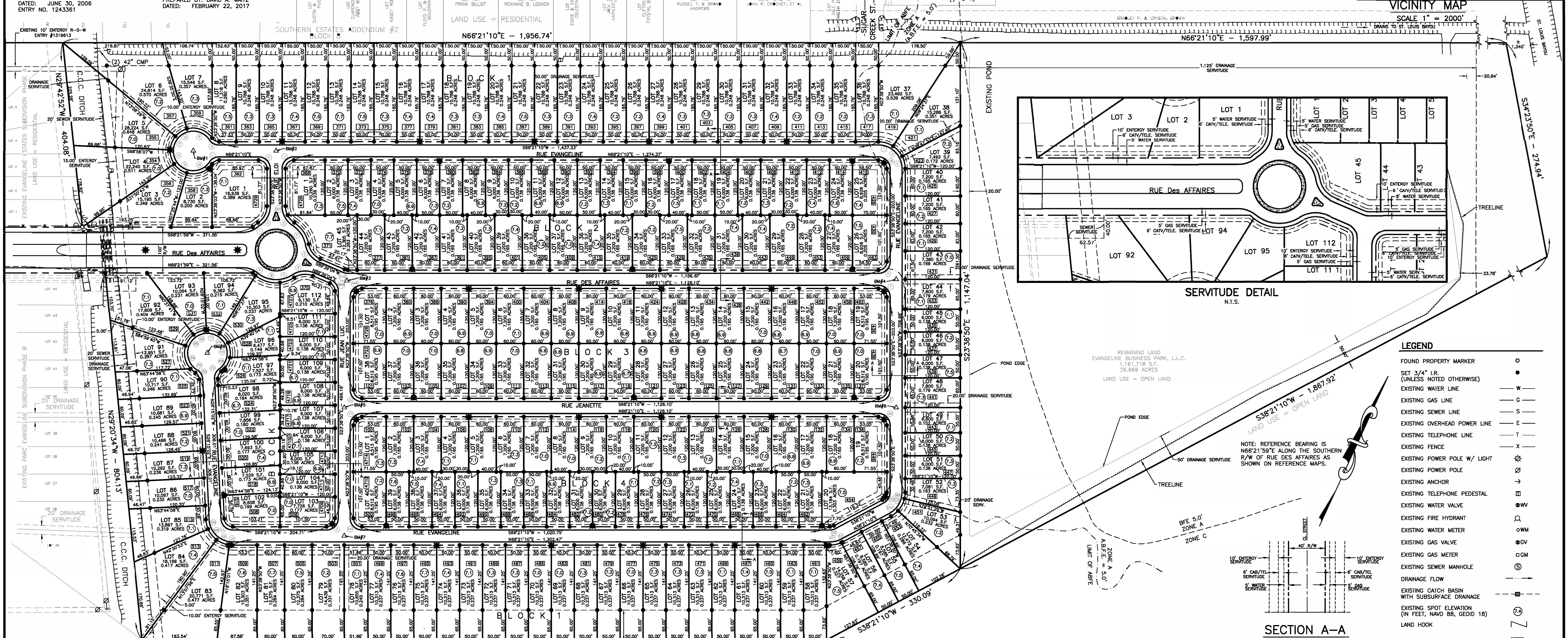
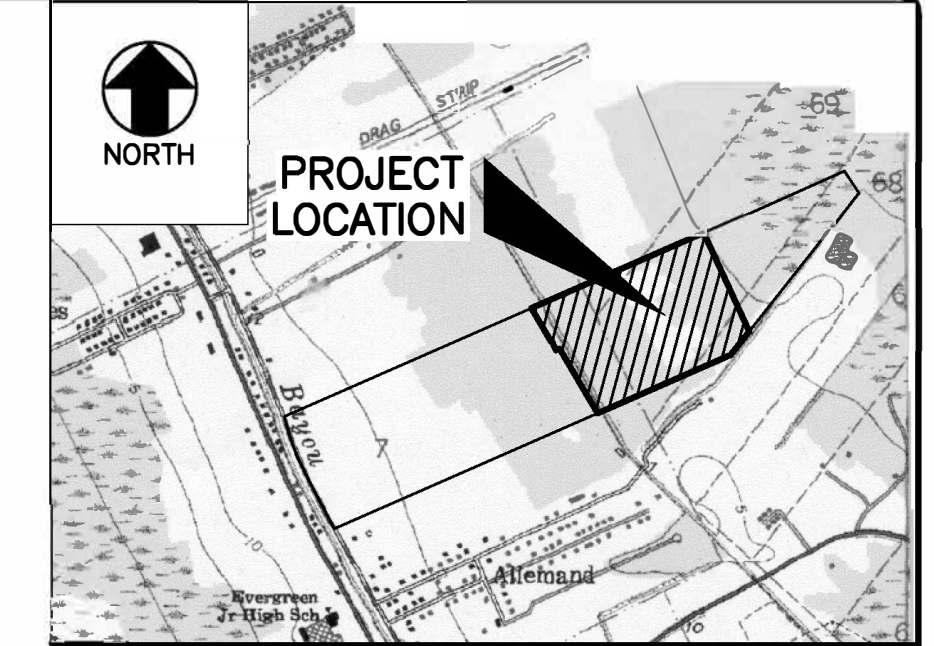
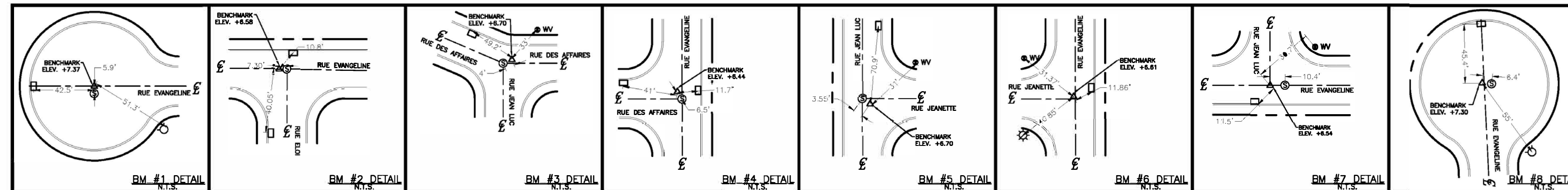
Date

Signature

REFERENCE MAPS & BEARINGS:
1. MAP SHOWING THE PROPERTY OF THE ESTATE OF ERNEST J. AYO IN SECTIONS 7, 8, & 9, T165-R17E, TERREBONNE PARISH, LA. PREPARED BY: ROBERT R. WRIGHT DATED: OCTOBER 29, 1969
2. EVANGELINE BUSINESS PARK COMMERCIAL DEVELOPMENT DIVISION OF PROPERTY BELONGING TO EVANGELINE BUSINESS PARK, L.L.C., LOCATED IN SECTIONS 7, 69 & 82, T165-R17E, TERREBONNE PARISH, LOUISIANA PREPARED BY: T. BAKER SMITH & SON, INC. DATED: OCTOBER 4, 2004
3. EVANGELINE BUSINESS PARK COMMERCIAL DEVELOPMENT DIVISION OF PROPERTY BELONGING TO EVANGELINE BUSINESS PARK, L.L.C., LOCATED IN SECTIONS 7, 69 & 82, T165-R17E, TERREBONNE PARISH, LOUISIANA PREPARED BY: DAVID A. WAITZ DATED: JUNE 30, 2006 ENTRY NO. 1243361

4. EVANGELINE BUSINESS PARK COMMERCIAL DEVELOPMENT LOT LINE SHIFT DIVISION OF LOT 3 AND LOT 2-A OF EVANGELINE BUSINESS PARK INTO LOT 3-A AND LOT 2-A-1 LOCATED IN SECTIONS 7, 69 & 82, T165-R17E, TERREBONNE PARISH, LOUISIANA PREPARED BY: DAVID A. WAITZ DATED: APRIL 30, 2007 ENTRY #1340514 & #1343576
5. EVANGELINE BUSINESS PARK - PHASE 2 COMMERCIAL DEVELOPMENT DIVISION OF PROPERTY BELONGING TO EVANGELINE BUSINESS PARK, L.L.C. LOCATED IN SECTIONS 7, 69 & 82, T165-R17E, TERREBONNE PARISH, LOUISIANA PREPARED BY: DAVID A. WAITZ DATED: APRIL 30, 2007 ENTRY #1340514 & #1343576
6. DIVISION OF PROPERTY BELONGING TO EVANGELINE BUSINESS PARK, L.L.C. LOCATED IN SECTIONS 7, 69 & 82, T165-R17E, TERREBONNE PARISH, LA. PREPARED BY: DAVID A. WAITZ DATED: FEBRUARY 22, 2017

7. PARK EVANGELINE SUBDIVISION PHASE A LOCATED IN SECTION 7, T165-R17E, TERREBONNE PARISH, LA. DATED: APRIL 08, 2021 BY: JAMES M. TEMPLETON ENTRY #1624916
8. PARK EVANGELINE SUBDIVISION PHASE B LOCATED IN SECTION 7, T165-R17E, TERREBONNE PARISH, LA. DATED: MAY 12, 2022 BY: JAMES M. TEMPLETON ENTRY #1651182



SERVITUDE DETAIL N.T.S.

FOUND PROPERTY MARKER	○
SET 3/4" I.R. (UNLESS NOTED OTHERWISE)	●
EXISTING WATER LINE	— W —
EXISTING GAS LINE	— G —
EXISTING SEWER LINE	— S —
EXISTING OVERHEAD POWER LINE	— E —
EXISTING TELEPHONE LINE	— T —
EXISTING FENCE	— X —
EXISTING POWER POLE W/ LIGHT	⊗
EXISTING POWER POLE	⊕
EXISTING ANCHOR	→
EXISTING TELEPHONE PEDESTAL	⊠
EXISTING WATER VALVE	⊘
EXISTING FIRE HYDRANT	⊙
EXISTING WATER METER	⊖
EXISTING GAS VALVE	⊕
EXISTING GAS METER	⊖
EXISTING SEWER MANHOLE	⊙
DRAINAGE FLOW	—▶—
EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE	⊠
EXISTING SPOT ELEVATION (IN FEET, NAD 83, GEOD 18)	⊙
LAND HOOK	⊚
MUNICIPAL ADDRESS	⊠
2" DIAMETER BRASS DISK (IN FEET, NAD 83, GEOD 18) (DATE SET)	⊠

SECTION A-A N.T.S.

CURVE	ARC	RADIUS	CHORD
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CURVE	ARC	RADIUS	CHORD
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CURVE	ARC	RADIUS	CHORD
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CURVE	ARC	RADIUS	CHORD
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FEMA FLOOD ZONE AND HAZARDS
THESE LOTS ARE LOCATED IN ZONE C (AREAS OF MINIMAL FLOODING).
FEMA MAP COMMUNITY PANEL NUMBER 225202 0410 C. DATED: APRIL 17, 1985
TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-T101
DATED: FEBRUARY 23, 2006. FLOOD ZONES: ZONE A (ZONE A = 5.0' A.B.F.E.) AND 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.

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.

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

METHOD OF SEWERAGE DISPOSAL—COMMUNITY SEWER
LAND USE: SINGLE FAMILY RESIDENTIAL

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

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: RONNIE THERIOT - AGENT
EVANGELINE BUSINESS PARK, L.L.C.

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: RONNIE THERIOT - AGENT
EVANGELINE BUSINESS PARK, L.L.C.

DATE OF SURVEY: SEPTEMBER 14, 2020

DATE	DESCRIPTION	BY

DESIGNED: JMW CHECKED: JMW
TRACED: JMT
DATE: AUGUST 29, 2023 FILE: F:\DWG\2021\2021-06\A\PLAT.DWG JOB NO: 2021-064

FINAL PLAT
235 SINGLE FAMILY RESIDENTIAL LOTS
OWNER/DEVELOPER: EVANGELINE BUSINESS PARK, L.L.C.
EVANGELINE OAKS SUBDIVISION
LOCATED IN SECTIONS 7, 68, 69, & 82
T165-R17E
TERREBONNE PARISH, LOUISIANA

DAVID A. WAITZ
ENGINEERING AND SURVEYING, INC.
Civil Engineers & Professional Land Surveyors
Thibodaux, Louisiana
1107 CANAL BLVD.
THIBODAUX, LA 70301
(985) 447-4017 OFFICE
(985) 447-1998 FAX
DWAITZ@WAITZENGINERING.COM

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

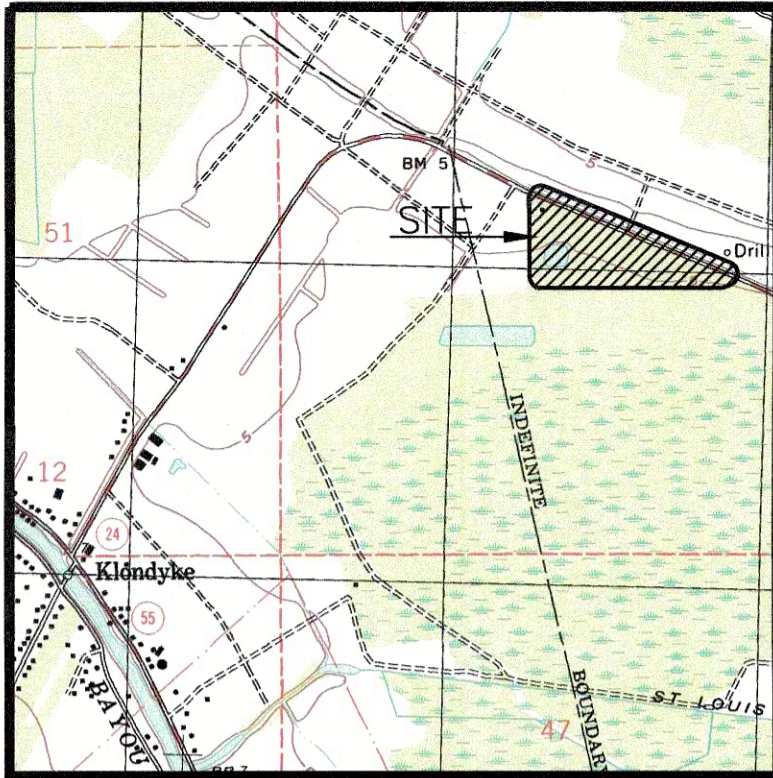
The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of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

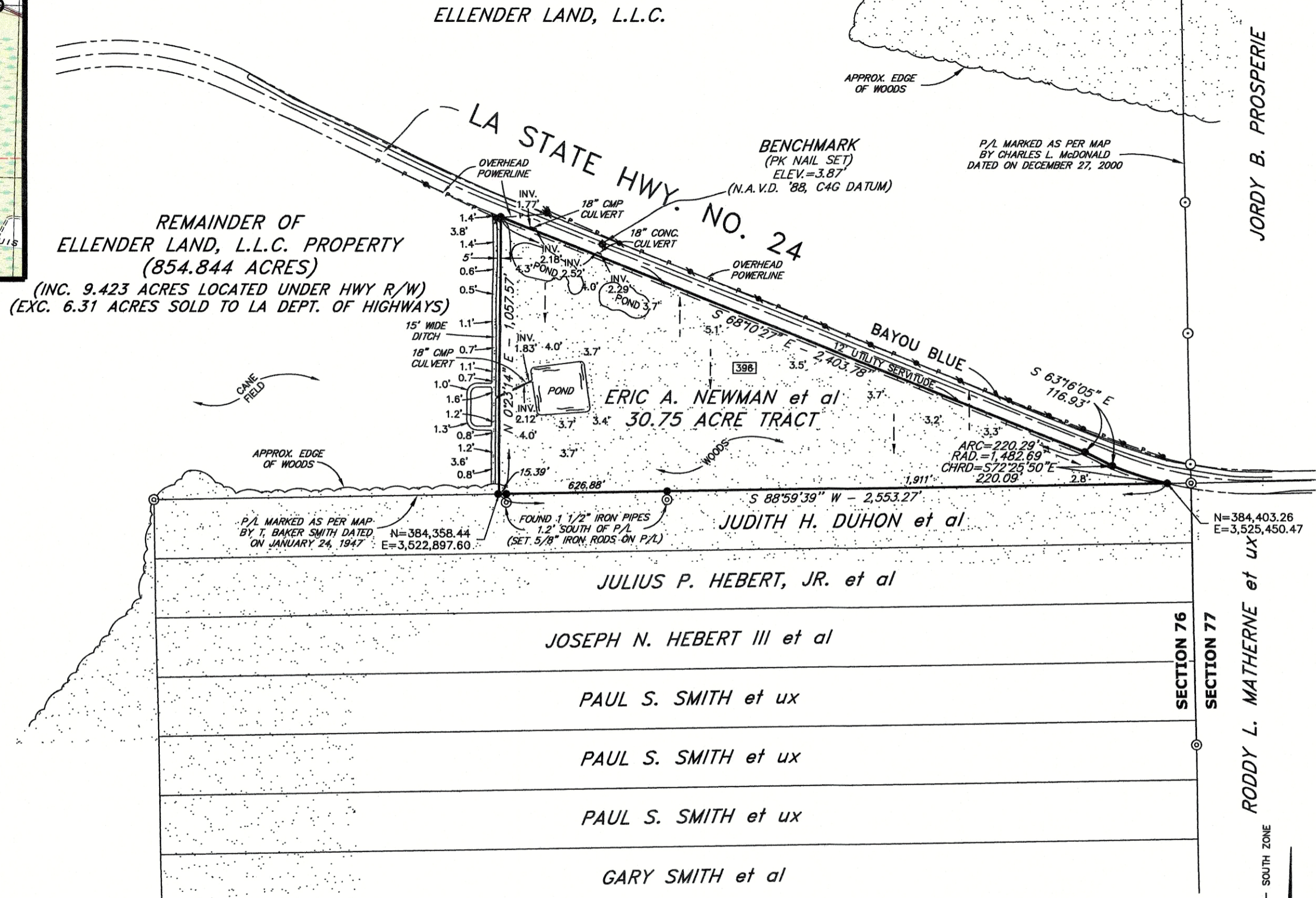
10/27/23
Date

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
- ⊙ EXISTING POWER POLE
- ⊙ EXISTING POWER POLE WITH LIGHT
- ⊙ 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 _____



GRAPHIC SCALE

"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



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
- B. Mobile Home Park
 Residential Building Park
 Conceptual/Preliminary
 Engineering
 Final
- C. Major Subdivision
 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: RPA Campus Roads
Developer's Name & Address: Houma-Terrebonne Airport Commission
10264 East Main St., Houma, LA 70363
2. Address: 10264 East Main St., Houma, LA 70363
Owner's Name & Address: TPCG P.O. Box 2768 Houma, LA, 70361
H-TAC, 10264 East Main St., Houma, LA 70363
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: RPA Campus Roads
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:
18OCT2023 1" = 60'
12. Council District / Fire Tax Area:
8 / City of Houma
13. Number of Lots: 1
14. Filing Fees: \$ 75.00

CERTIFICATION:

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

30 OCT 23
Date

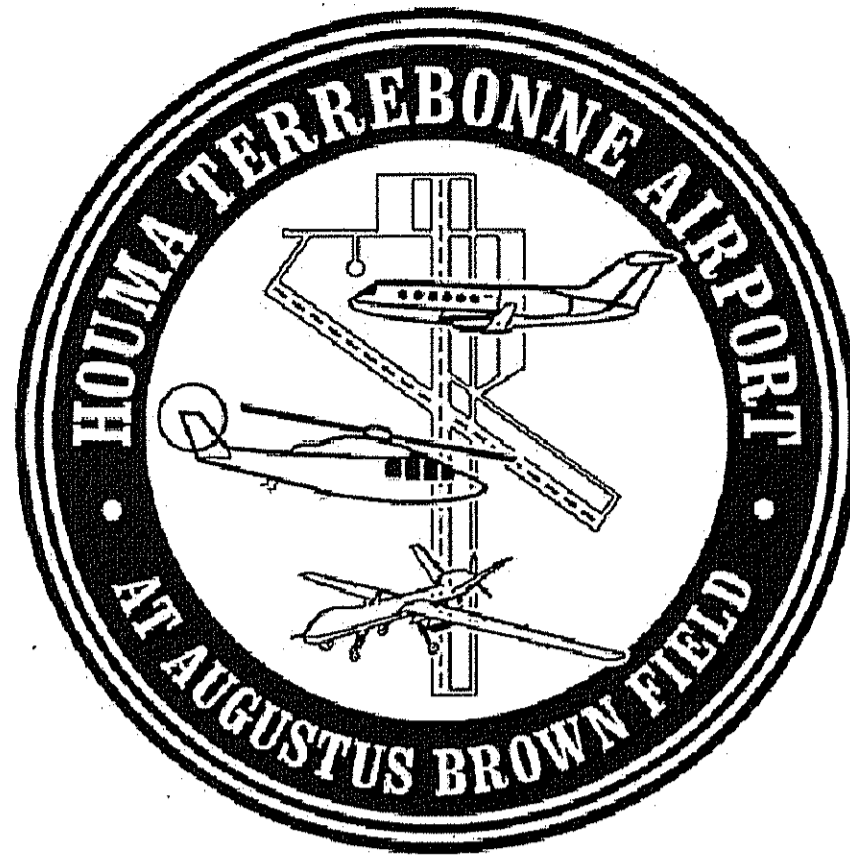

Signature of Applicant or Agent

Mert Pellegrin
Print Name of Signature

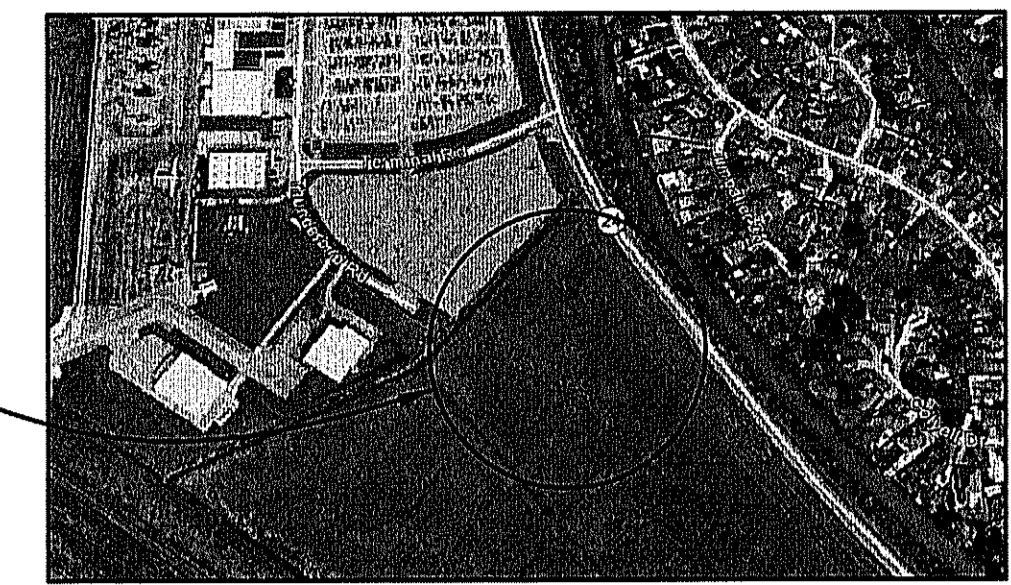
10/24/2023
Date


Signature

PC23/ 11 - 2 - 48

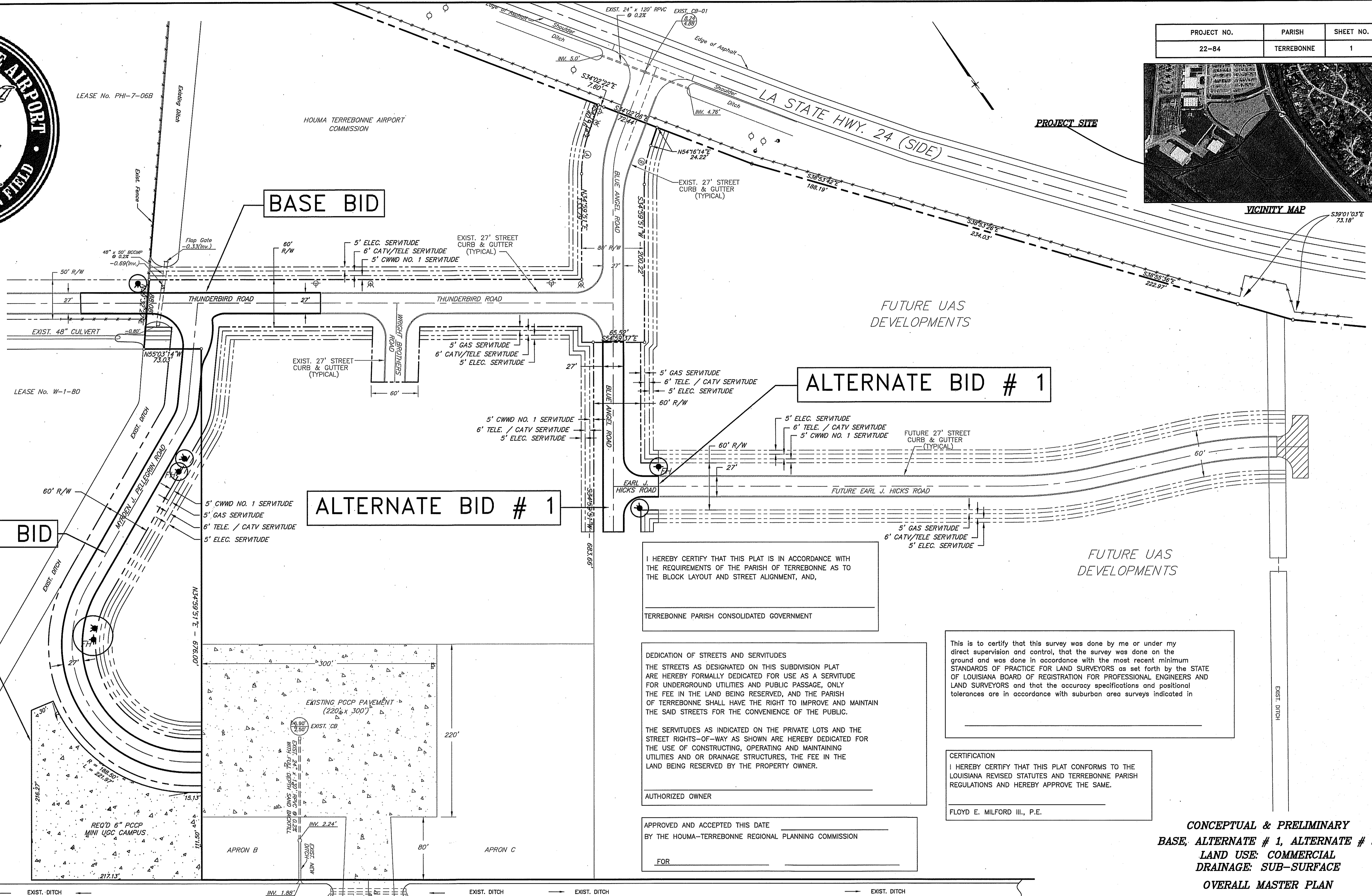


PROJECT NO.	PARISH	SHEET NO.
22-84	TERREBONNE	1



LEGEND

- INDICATES 5/8" IRON ROD SET
- INDICATES 1/2" PIPE
- INDICATES EXISTING STREET LIGHT
- INDICATES EXISTING POWER POLE
- INDICATES EXISTING ANCHOR WIRE
- INDICATES EXISTING FIRE HYDRANT
- INDICATES EXISTING STREET LIGHT
- F.H. ● PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- INDICATES EXISTING SEWER MANHOLE
- INDICATES EXISTING SEWERLINE
- INDICATES EXISTING FENCE
- BM ● BENCH MARK
- BRASS DISC SET IN CONCRETE
- △ LOT ELEVATIONS
- 0000 HOUSE NUMBERS



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.

CONCEPTUAL & PRELIMINARY
BASE, ALTERNATE # 1, ALTERNATE # 2
LAND USE: COMMERCIAL
DRAINAGE: SUB-SURFACE
OVERALL MASTER PLAN

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

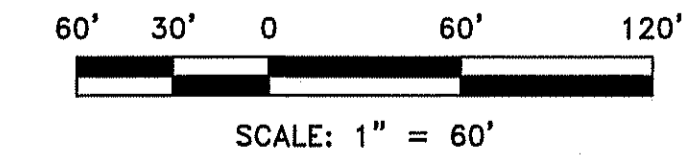
NOTE: BEARINGS INDICATED HEREON ARE BASED ON THE REFERENCED SURVEY MAP(S).

CURVE (A)	CURVE (B)
A = 50.46'	A = 50.46'
R = 150.00'	R = 150.00'
CH = 50.22'(Dist.)	CH = 50.22'(Dist.)
N44°38'03"E (Brg.)	S44°38'03"W (Brg.)

Reference Map:
"MAP SHOWING LEASE No. PHI-7-06B LEASED FROM THE HOUMA-TERREBONNE AIRPORT COMMISSION" prepared by Charles L. McDonald, Land Surveyor, Inc. and dated 19 December 2006.

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



DATE	REVISION	BY

RPA CAMPUS ROADS
HOUMA TERREBONNE
AIRPORT COMMISSION
SECTION 3, T17S - R18E
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY: _____

JOB # 22-84 CAD # 2284_C&P

DATE: 18OCT23

FILE # _____

DRAWN: L.A.T.
CHK'D: F.E.M. III
SCALE: 1" = 60'

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

SITE INFORMATION:

4. Physical Address: INTERSECTION OF MONROE ST. & CORE DR., THIBODAUX, LA 70301
5. Location by Section, Township, Range: SECTION 77, T15S-R16E
6. Purpose of Development: SINGLE FAMILY RESIDENTIAL
7. Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
8. Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
9. Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
10. Planned Unit Development: Y N
11. Date and Scale of Map: JUNE 29, 2023 1" = 40'
12. Council District / Fire Tax Area: _____
13. Number of Lots: 31
14. Filing Fees: \$860.00

CERTIFICATION:

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

JOSHUA L. ARABIE, AGENT
Print Applicant or Agent

10/9/23
Date

[Signature]
Signature of Applicant or Agent

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

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

10/09/23
Print Name of Signature

10/09/23
Date

[Signature]
Signature

REFERENCE MAPS & BEARINGS:

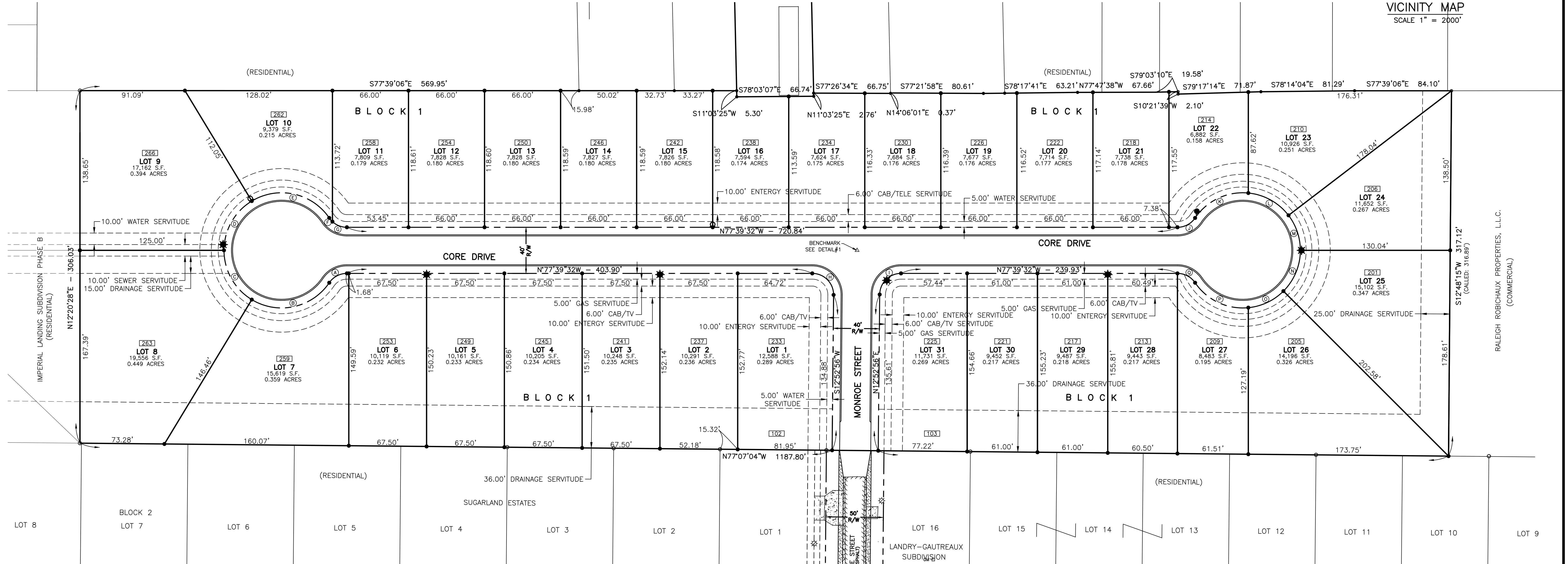
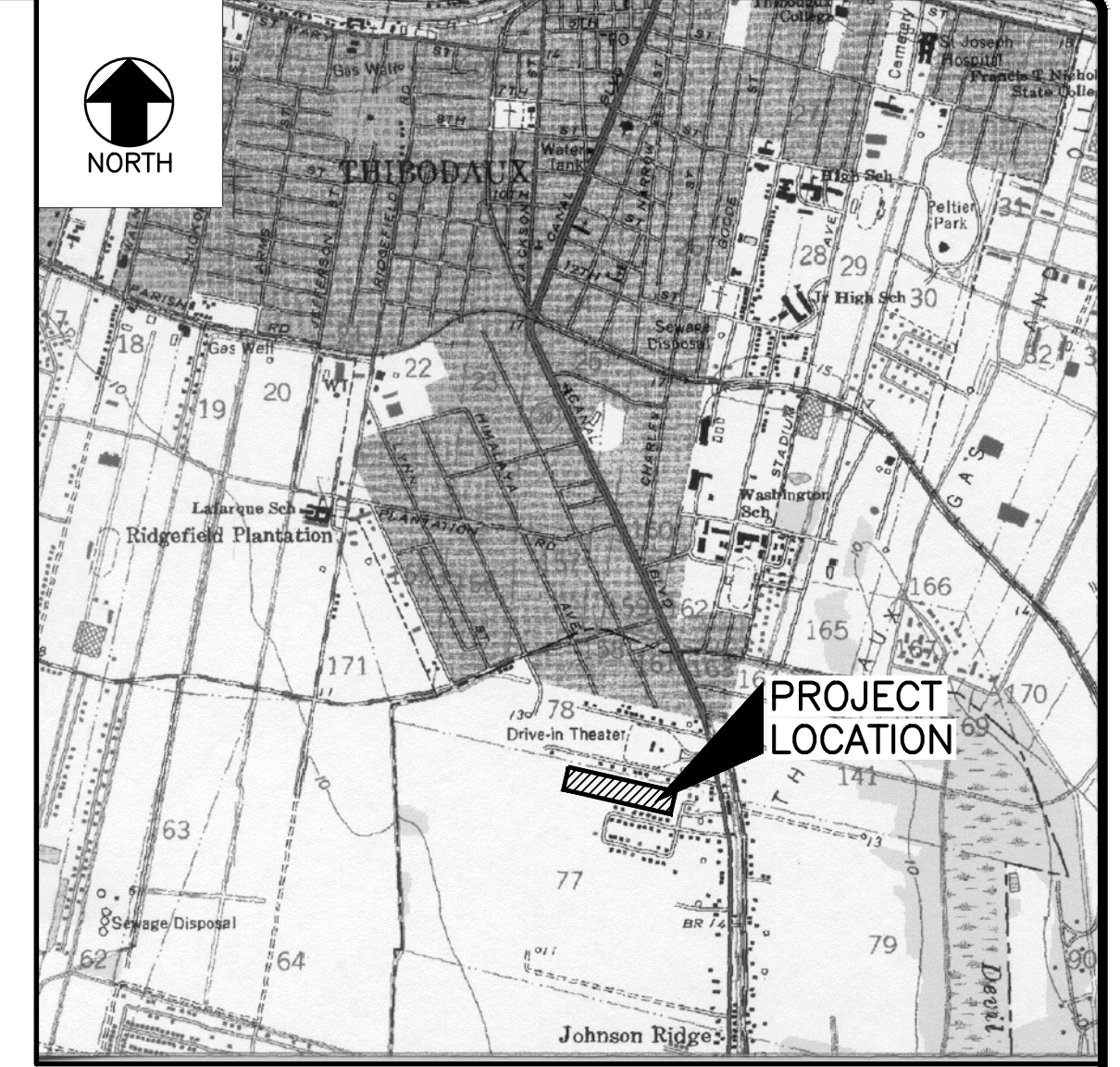
- 1. LANDRY-GAUTREUX SUBDIVISION PROPERTY OF PRUDENT P. LANDRY AND JAMES E. GAUTREUX IN SECTION 77, T15S-R16E TERREBONNE PARISH, LA BY: GEORGE BERGERON, JR. DATED: JULY 16, 1955 SURVEY MAP SHOWING PROPERTY CLAIMED BY BENJAMIN ROTH, JR., IN SECTION 78, T15S-R16E, TERREBONNE PARISH, LOUISIANA BY: CARL E. HECK DATED: JUNE 02, 1970 MAP SHOWING A PORTION OF THE PROPERTY BELONGING TO PRUDENT P. LANDRY, OR ASSIGNS SITUATED IN SECTION 77, T15S-R16E, TERREBONNE PARISH, LOUISIANA BY: CHARLES L. McDONALD DATED: DECEMBER 02, 1986 ENTRY# 794890 SURVEY OF A 38.78 ACRE TRACT - PROPOSED PURCHASE OF DONALD BOURGEOIS LOCATED IN SECTION 77, T15S-R16E TERREBONNE PARISH, LOUISIANA BY: DAVID L. MARTINEZ (T.BAKER SMITH & SON, INC.) DATED: MAY 24, 1994 SUGARLAND ESTATES "PHASE A" BELONGING TO BOURGEOIS LAND COMPANY, INC. LOCATED IN SECTION 77, T15S-R16E TERREBONNE PARISH, LOUISIANA BY: DAVID L. MARTINEZ (T.BAKER SMITH & SON, INC.) DATED: JUNE 17, 1994 REVISED: MARCH 06, 1995 ENTRY# 955057 RAW LAND DIVISION - RIDGEFIELD, INC. RAW LAND DIVISION CREATING RAW LAND TRACT 1, RAW LAND TRACT 2, AND RAW LAND TRACT 3, BELONGING TO RIDGEFIELD, INC. LOCATED IN SECTIONS 155, 156 & 157, T15S-R16E LAFOURCHE PARISH, LOUISIANA BY: JAMES M. TEMPLETON (DAVID A. WAITZ ENGINEERING & SURVEYING, INC.) DATED: MARCH 09, 2017 ENTRY# 1236229 EXHIBIT "A" 82' WIDE RIGHT OF WAY FOR FUTURE ROAD AND UTILITIES - BELONGING TO BNR, JR., L.L.C. LOCATED IN SECTION 78, T15S-R16E TERREBONNE PARISH, LOUISIANA BY: DAVID A. WAITZ DATED: AUGUST 03, 2017

NOTE: BEARINGS AND/OR COORDINATES ARE BASED ON THE LOUISIANA COORDINATE SYSTEM OF 1983 SOUTH ZONE, U.S. FEET. THE PRIMARY REFERENCE STATION USED IS PID = AU0286, STAMPED "CLUB" AND HAVING THE FOLLOWING COORDINATES: NORTHING = 467,947.13; EASTING = 3,454,859.98

LEGEND

- FOUND PROPERTY MARKER O 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 * EXISTING ANCHOR
PROPOSED POWER POLE W/ LIGHT * EXISTING TELEPHONE PEDESTAL
EXISTING POWER POLE O EXISTING TELEPHONE PEDESTAL
MUNICIPAL ADDRESS [XXXX] CENTER LOT ELEVATION

CURVE DATA TABLE with columns: CURVE, ARC, RADIUS, CHORD. Lists curves A through Q with their respective measurements.



FEMA FLOOD ZONE AND HAZARDS THESE LOTS ARE LOCATED IN ZONE C. FEMA MAP COMMUNITY PANEL NUMBER 225206 0395 C; DATED: MAY 1, 1985 TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-W99 DATED: FEBRUARY 23, 2006; FLOOD ZONE: ALL AREAS OUTSIDE THE LIMIT OF A.B.F.E.

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.

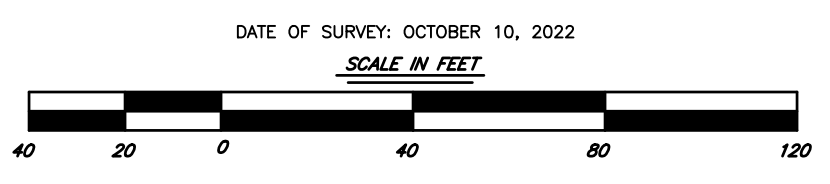
31 SINGLE-FAMILY LOTS

NOTE: THESE LOTS WILL BE CONNECTED TO COMMUNITY SEWERAGE.

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

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

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.



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

APPROVED: David A. Waitz Reg. No. 4744

APPROVALS: JOSHUA L. ARABIE - AGENT DATE ONSHORE MATERIALS, L.L.C.

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

IMPERIAL LANDING SUBDIVISION - PHASE D LOCATED IN SECTION 77 T15S-R16E TERREBONNE PARISH, LOUISIANA

DAVID A. WAITZ ENGINEERING AND SURVEYING, INC. THIBODAUX, LA 70301 (885) 447-4017 OFFICE (885) 447-1998 FAX DWAITZ@BLSLSOUTH.NET