

Houma-Terrebonne Regional Planning Commission

L. A. "Budd" Cloutier, O.D.....	Chairman
W. Alex Ostheimer.....	Vice-Chairman
Angi Falgout.....	Secretary/Treasurer
Joseph Cehan, Jr.....	Member
James A. Erny.....	Member
Gloria Foret.....	Member
Jeremy Kelley.....	Member
Keith Kurtz.....	Member
Wayne Thibodeaux.....	Member

DECEMBER 21, 2017, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A

I. CONVENE AS THE ZONING AND LAND USE COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. APPROVAL OF MINUTES:**
 - 1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of November 16, 2017
- E. COMMUNICATIONS**
- F. STAFF REPORT**
- G. COMMISSION COMMENTS:**
 - 1. Planning Commissioners' Comments
 - 2. Chairman's 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. ACCEPTANCE OF MINUTES:**
 - 1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of November 16, 2017
- E. APPROVE EMITTENCE OF PAYMENT FOR THE DECEMBER 21, 2017 INVOICES AND TREASURER'S REPORT OF NOVEMBER 2017**
 - 1. Approval and accept the proposed 2018 Budget
- F. ANNUAL ORGANIZATIONAL MEETING:**
 - 1. Approval of proposal(s) for the 2017 Audit
 - 2. Election of Officers for 2018
- G. COMMUNICATIONS**

H. APPLICATIONS:

1. a) Subdivision: 19.19 Acre Tract of Land and approximately 0.04 Acre of Batture owned by Angela P. Pitre being divided into Tract A and Tract B
Approval Requested: Process D, Minor Subdivision
Location: 5310 North Bayou Black Drive, Terrebonne Parish, LA
Government Districts: Council District 2 / Gibson Fire District
Developer: Angela P. Pitre
Surveyor: Joshua K. Soileau, P.L.S.

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Redivision of a Tract of Land belonging to Kevin Charles LeBoeuf, et al (Tracts A & B)
Approval Requested: Process D, Minor Subdivision
Location: 438 & 440 St. George Road, Schriever, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Kevin LeBoeuf
Surveyor: Charles L. McDonald Land Surveyor, Inc.

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Acadian Pointe Subdivision, Phase B
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: Acadian Drive, Terrebonne Parish, LA
Government Districts: Council District 8 / City of Houma Fire District
Developer: Professional Construction and Leasing, LLC, c/o Donald B. Olivier, II
Surveyor: David A. Waitz Engineering & Surveying, Inc.

b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: Imperial Landing Subdivision, Phase A
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: 441 Duplantis Street, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Onshore Materials, LLC, c/o Neil L. Arabie
Surveyor: David A. Waitz Engineering & Surveying, Inc.

b) Public Hearing
c) Consider Approval of Said Application
5. a) Subdivision: La Belle Maison, Phases C & D
Approval Requested: Process C, Major Subdivision-Engineering
Location: 440 Main Project Road, Schriever, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: DR Development Group, LLC, % Timothy P. Duplantis
Engineer: Milford & Associates, Inc.

b) Consider Approval of Said Application

I. STAFF REPORT

J. ADMINISTRATIVE APPROVAL(S):

1. Revised Tract "A-2", A composite of Tracts A-2 thru A-6, Property belonging to Lawrence J. Boquet, Jr., et ux, Section 61, T20S-R18E, Terrebonne Parish, LA
2. Redivision of Property belonging to Faron & Jane Dupre and Property belonging to Eugene Luke, Section 44, T16S-R17E, Terrebonne Parish, LA
3. Revised Lots 6 & 7, A Redivision of Lot 7 & Revised Lot 6, Frontlawn Subdivision belonging to Louis J. Mohana, et ux, Sections 6, 7, & 29, T17S-R18E, Terrebonne Parish, LA
4. Revised Tracts 3 & 4, A Redivision of Tract 4 & Revised Tract 3, Property belonging to Ricky J. Porche, et ux, Section 42, T18S-R18E, Terrebonne Parish, LA
5. Tracts A & B, Property belonging to Michael K. Tate, et ux, Section 87, T19S-R17E, Terrebonne Parish, LA
6. Revised Lots 22 & 23, Block 2, A Redivision of Revised Lots 22 & 23, Block 2, Phase 1 to Northpark, Section 6, T16S-R17E, Terrebonne Parish, LA

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 (HTRPC)
MEETING OF NOVEMBER 16, 2017

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., Chairman, called to order the regular meeting of November 16, 2017 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:10 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Alex Ostheimer.
- B. Upon Roll Call, present were: Mr. Joseph “Joey” Cehan; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mrs. Angi Falgout, Secretary/Treasurer; Mrs. Gloria Foret; Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice-Chairman; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Mr. James Erny. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, and Mr. Laddie Freeman, 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 him or herself from participating in the debate, discussion, and voting on that matter.
- D. ACCEPTANCE OF MINUTES:
1. Mr. Ostheimer discussed the minutes and requested more information with regard to Coteau Ridge Subdivision be provided. He indicated the discussion with regard to the 5' servitude needed to specify that the servitude was in favor of Da Swamp and not part of the proposed subdivision.
 - a) Mr. Ostheimer moved, seconded by Mr. Kurtz: “THAT the HTRPC accept the minutes, as revised, for the Regional Planning Commission for the regular meeting of October 19, 2017.”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- Note: Mr. Erny arrived at the meeting at this time – 6:12 p.m.*
- E. Mrs. Falgout moved, seconded by Mr. Kelley: “THAT the HTRPC emit payment for the November 16, 2017 invoices and approve the Treasurer’s Report of October 2017.”

The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. PLANNING:
1. Planning Commissioners’ Comments: None
 2. Administration’s Comments:
 - a) Mr. Pulaski informed the Commissioners that they would be soon updating the Comprehensive Plan in 2018.
 3. Chairman’s Comments:
 - a) The Chairman inquired about the proposed pump station in the Ouiski Bayou area. Ms. Schexnayder indicated the pump station was designed and ready but the property nor the funding had yet to be acquired.
- G. COMMUNICATIONS: None.
- H. APPLICATIONS:
1. The Chairman called to order the Public Hearing for an application by Bart D. Chaisson requesting approval for Process D, Minor Subdivision, for Lots 9A & 9B, A Redivision of Lot 9, Block 9, Addendum No. 3 to Marcel Place Subdivision.
 - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the Mr. Chaisson, discussed the location and division of property. He stated the tenant on Agnes Street wished to purchase the house and they were requesting a variance from the minimum lot size requirement so as to not have to remove a fence already existing between the two structures.
 - b) No one from the public was present to speak.

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

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

- d) Discussion was held with regard to the two structures having separate sewer and water and all other utilities.
- e) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the HTRPC granting the variance from the minimum lot size from the required 6,000 sq. ft. to 4,023 sq. ft. for Lot 9A and that the Board of Adjustment grant a variance from the rear yard setback from the required 25' to 17' for Lot 9A.
- f) Mr. Kurtz moved, seconded by Mr. Erny: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots 9A & 9B, A Redivision of Lot 9, Block 9, Addendum No. 3 to Marcel Place Subdivision with a variance from the minimum lot size from the required 6,000 sq. ft. to 4,023 sq. ft. for Lot 9A and conditioned that the Board of Adjustment grant a variance from the rear yard setback from the required 25' to 17' for Lot 9A.”
- g) Discussion was held with regard to dividing the lots equally as other lots in the subdivision and both getting Board of Adjustment approval.

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

- 2. The Chairman called to order the application by DR Development Group, LLC requesting approval for Process D, Minor Subdivision, for La Belle Maison, Phases A & B (Lots 1 & 2, Block 1; Lot 1, Block 2; Lot 1, Block 3; Lots 1 & 2, Block 4).

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the Developer, discussed the location and division of property. He requested approval of 4 lots and conditional approval on the 2 lots that don't meet the fire hydrant requirements.
- b) Upon questioning how to handle the application with two different approvals, Mr. Freeman stated they would either make a motion to consider both together or do two separate motions.
- c) No one from the public was present to speak.
- d) Mrs. Falgout moved, seconded by Mr. Kelley: “THAT the Public Hearing be closed.”

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

- e) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of Lot 2, Block 1; Lot 1, Block 2; and Lots 1 & 2, Block 4 and conditional approval for Lot 1, Block 1 and Lot 1, Block 3 provided the Developer install hydrants within 250' in accordance with the requirements of Consolidated Waterworks.
- f) Discussion was held with regard to the application and how to handle. The applicant wished for approval of at least the four (4) lots so they could sell them to help fund the future phases. It was determined to only approve the four (4) lots that met the requirements and an application could be made at a later date for the other two (2).
- g) Mr. Ostheimer moved, seconded by Mrs. Falgout: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for La Belle Maison, Phases A & B (Lot 2, Block 1; Lot 1, Block 2; Lots 1 & 2, Block 4) and conditioned upon the plat being revised to remove Lot 1, Block 1 and Lot 1, Block 3.”

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

3. The Chairman called to order the conceptual and preliminary application by DR Development Group, LLC requesting approval for Process C, Major Subdivision, for La Belle Maison, Phases C & D.

- a) Mr. Gene Milford, Milford & Associates, Inc., representing the Developer, discussed the location and division of property.
- b) The Chairman recognized Mr. Frank Jarveaux, 127 Ouiski Bayou, who inquired about there being trailers on the property. The Chairman informed Mr. Jarveaux that the proposed land use is single-family residential but there is no zoning in that area so trailers would be allowed.
- c) The Chairman recognized Mr. Aaron Giroir, 422 Back Project Road, who inquired what he can do to stop trailers from going on the property. The Chairman indicated he can go to his Councilperson and request zoning.
- d) No one from the public was present to speak.
- e) Mr. Erny moved, seconded by Mr. Kelley: "THAT the Public Hearing be closed."

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

- f) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon submittal of a service availability letter from DHH.
- g) Mr. Erny moved, seconded by Mr. Cehan: "THAT the HTRPC grant approval of the application for Process C, Major Subdivision, for La Belle Maison, Phases C & D conditioned upon the submittal of a service availability letter from DHH."
- h) Discussion was held with regard to the 65' drainage servitude on both sides of the subdivision and how the drainage would flow. Discussion ensued with regard to sewer runoff and not considered part of natural runoff.
- i) Discussion was held with regard to sheds being built on servitudes and the Parish now strictly enforcing no building on servitudes.

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

4. The Chairman called to order the application by Diedrich Trading Corporation, LLC requesting approval for Process D, Minor Subdivision, for the Resubdivision of Lot 1, Lot 2 and a portion of Lots 27 and 28, Block 15, into Lot 1-A and Lot 1-B, Block 15, Addendum No. 2 to Ridgefield Heights.

- a) Mr. Byron Oncale, Acadia Land Surveying, Inc., representing the Developer, discussed the location and division of property. He indicated he revised the plat to have only two (2) lots versus the original three (3).
- b) No one from the public was present to speak.
- c) Mrs. Falgout moved, seconded by Mr. Erny: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the submittal of all utility service availability letters.

- e) Discussion was held with regard creating two non-conforming structures. Mr. Pulaski indicated he looked at it as a strip mall scenario with a property line going through walls that are fire rated.
- f) Mr. Kelley moved, seconded by Mr. Erny: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Resubdivision of Lot 1, Lot 2 and a portion of Lots 27 and 28, Block 15, into Lot 1-A and Lot 1-B, Block 15, Addendum No. 2 to Ridgefield Heights conditioned upon submittal of all utility service availability letters.”

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

I. STAFF REPORT: None.

J. ADMINISTRATIVE APPROVALS:

Mr. Erny moved, seconded by Mr. Kelley: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-4.”

- 1. Shift of Lot Lines between Tracts 2, 3-B-1, & ABCDEFA belonging to LA SHIP and Tract 3-A-1 belonging to the Terrebonne Port Commission, Sections 11, 12, & 97, T17S-R17E, Terrebonne Parish, LA
- 2. Lot Line Shift between Lots 1 & 2 of the Redivision of Property of Janice Richard Benoit, Section 84, T15S-R16E, Terrebonne Parish, LA
- 3. Tract 3 & Revised Tract 2, A Redivision of Property assessed to LeCompte Land No. 11, L.L.C., et al, Section 93, T21S-R18E, Terrebonne Parish, LA
- 4. Revised Tracts "A" & "B", A Redivision of Tracts "A" & "B", Formerly Lot 5-A-5, Property belonging to LL-PAC Properties, L.L.C., Sections 56 & 57, T16S-R17E, Terrebonne Parish, LA

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

K. COMMITTEE REPORT:

- 1. Subdivision Regulations Review Committee: None.

L. COMMISSION COMMENTS:

- 1. Planning Commissioners' Comments:

- a) Mr. Ostheimer suggested someone step up to become Vice-Chairman next year who would ultimately become Chairman. He also spoke of the Council reportedly having a policy of term limits for Planning Commissioners but hasn't been able to find anything but still researching. He also discussed the talk going on with the Recreation Districts and removal of appointed boards without cause. He stated we should know what the laws are for Planning Commission and requested information from Mr. Freeman.

- b) Mr. Ostheimer moved, seconded unanimously: “THAT the HTRPC ask Mr. Freeman to look into and advise the Planning Commission of the law where removal of Commissioners are concerned.

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

- c) Mr. Ostheimer also requested Mrs. Becnel to inform the Commission her process of determining ownership of property of applications submitted to the Commission.

- d) Mr. Erny requested the list of all owners included in the application be included in their packets.

- 2. Chairman's Comments:

- a) The Chairman stated he has been Chairman and it was time for some fresh blood. He stated if no one wanted it, he would do it for another year but for someone to start thinking about it for the year after.

M. PUBLIC COMMENTS: None.

N. Mr. Kelley moved, seconded Mr. Erny: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 6:55 p.m.”

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

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

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

☐ Variance(s) (detailed description): _____

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

1. Name of Subdivision: Tract A and Tract B of 19.19 Acre Tract of Land and 0.04 Acre of Batture owned by Angela P. Pitre
2. Developer's Name & Address: Angela P. Pitre 5310 N. Bayou Black Dr. Gibson, LA 70356
*Owner's Name & Address: Angela P. Pitre 5310 N. Bayou Black Dr. Gibson, LA 70356
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Joshua K Soileau PLS 5179

SITE INFORMATION:

4. Physical Address: 5310 N. Bayou Black Dr. Gibson, LA 70356
5. Location by Section, Township, Range: Section 87, T16S-R15E
6. Purpose of Development: Divide tract of land
7. Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
8. Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
10. Date and Scale of Map: Sept. 22, 2017; 1"=300' inset 1"=150'
11. Council District: 2 Williams / Gibson East Fire
12. Number of Lots: 2
13. Filing Fees: \$309.18 \$322.36

I, Joshua K Soileau, certify this application including the attached date to be true and correct.

Joshua K Soileau

Print Applicant or Agent

October 3, 2017

Date

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

Angela P. Pitre

Print Name of Signature

October 3, 2017

Date

Angela P. Pitre
Signature

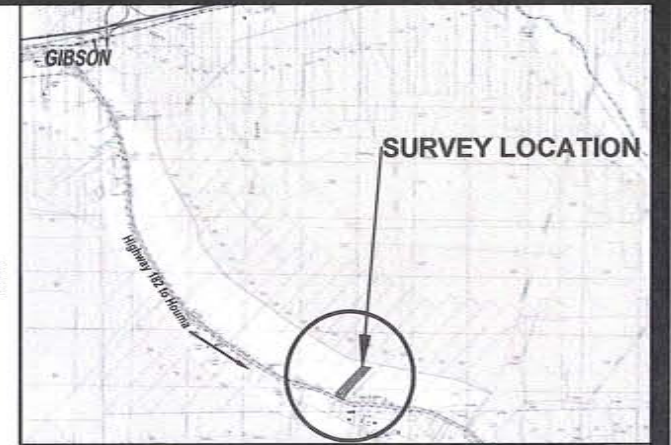
PC17/ 12 - 1 - 45

REFERENCE MAPS:

1. BEARINGS AND DISTANCE ARE REFERENCED TO THE MAP ENTITLED "MAP SHOWING BOUNDARY AGREEMENT LINE BETWEEN PROPERTY OF WILKEN J. SAMPAY ET AL & JAMES JOSEPH PROVOST LOCATED IN SECTION 87 OF T16S-R15E, TERREBONNE PARISH, LOUISIANA." DATED JUNE 4, 1986.
2. MAP SHOWING PROPERTY BEING PURCHASED BY JAMES JOSEPH PROVOST LOCATED IN SEC. 86 & 87, T16S-R15E, TERREBONNE PARISH, LOUISIANA. PREPARED BY DAVID L. MARTINEZ OF T. BAKER SMITH & SON. DATED OCTOBER 18, 1990.
3. EXHIBIT B, ENTERGY LOUISIANA LLC TERREBONNE TO BAYOU VISTA TRANSMISSION LINE EASEMENT ACROSS THE LAND OF ANGELA PROVOST PITRE. SECTION 87 TOWNSHIP 16 SOUTH, RANGE 15 EAST LOUISIANA MERIDIAN, TERREBONNE PARISH, LOUISIANA. DATED AUGUST 2, 2016
4. SKETCH PREPARED BY CHARLES L. MCDONALD LAND SURVEYOR FOR FRANK J. THERIOT OR ASSIGNS IN SEC. 87 OF T16S-R15E TERREBONNE PARISH, LOUISIANA. DATED JULY 30, 1991. BOOK 1536 PAGE 530, FILE #988764

SURVEY PLAT SHOWING A 19.19 ACRE TRACT OF LAND AND APPROXIMATELY 0.04 ACRE OF BATTURE OWNED BY ANGELA P. PITRE BEING DIVIDED INTO TRACT A AND TRACT B

LOCATED IN SECTION 87, T16S-R15E
TERREBONNE PARISH, LOUISIANA
SEPTEMBER 22, 2017



VICINITY MAP
Not to Scale

POB
N= 416,822.12
E= 3,408,101.20 NAD83(2011)

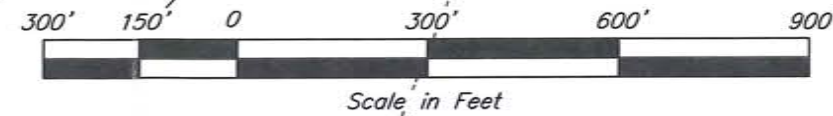
WILLIAMS Inc.

ENTERGY LOUISIANA LLC
0.202 ACRES EASEMENT
N= 413,754.68
E= 3,408,496.76

LOUISIANA POWER AND LIGHT
COMPANY 100' ROW

NOTES:

1. TRACT A IS LOCATED IN ZONES A & AE AS SHOWN ON THE RITA ADVISORY MAP NO. LA-S95 & LA-S96 DATED FEBRUARY 23, 2006. COMMUNITY BASE FLOOD ELEVATION FOR ZONE A IS 5 FEET NGVD29 AND ZONE AE IS 4 FEET NGVD.
2. TRACT A IS LOCATED IN ZONES C & A1 AS SHOWN ON FEMA FLOOD INSURANCE MAP, COMMUNITY PANEL NO. 225206 0560C DATED MAY 1, 1985. BASE FLOOD ELEVATION FOR ZONE A1 IS 3 FEET NGVD29; PORTION OF TRACT A IS LOCATED IN ZONE C ON FEMA FLOOD INSURANCE MAP, COMMUNITY PANEL NO. 225206 0570C.
3. TRACT B IS LOCATED IN ZONES A & AE AS SHOWN ON THE RITA ADVISORY MAP NO. LA-S95 DATED FEBRUARY 23, 2006. COMMUNITY BASE FLOOD ELEVATION FOR ZONE A IS 5 FEET NGVD29 AND ZONE AE IS 4 FEET NGVD29.
4. TRACT B IS LOCATED IN ZONES B, C & A1 AS SHOWN ON FEMA FLOOD INSURANCE MAP, COMMUNITY PANEL NO. 225206 0560C DATED MAY 1, 1985. BASE FLOOD ELEVATION FOR ZONE A1 IS 3 FEET NGVD29.
5. TRACT A & B ARE LOCATED IN FORCED DRAINAGE AREA D-16.
6. THIS PLAT DOES NOT PURPORT TO SHOW ALL EXISTING SERVITUDES, EASEMENTS, RIGHTS-OF-WAYS, RESTRICTIVE COVENANTS, AND/OR REGULATIONS OF GOVERNING AUTHORITIES WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.
7. LAND USE: SINGLE-FAMILY RESIDENTIAL.
8. SEWER TREATMENT TYPE IS INDIVIDUAL TREATMENT PLANT.
9. THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS AS SET FORTH BY THE LOUISIANA PROFESSIONAL ENGINEERS AND LAND SURVEYORS BOARD AND THAT THE ACCURACY SPECIFICATIONS AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH "CLASS D" SURVEYS INDICATED IN THE ABOVE STANDARDS.
10. COORDINATES SHOWN HEREON ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM NAD83 (2011), SOUTH ZONE (1702), US SURVEY FOOT.
11. POINT OF COMMENCEMENT: NGS DESIGNATION - B 4649, PID AU1402. STATE PLANE COORDINATES NAD83(2011) SOUTH ZONE (1702) NORTH 411,562.13, EAST 3,407,616.25 U.S. SURVEY FEET. POINT OF BEGINNING: NORTH 413,822.12, EAST 3,408,101.20 S. SURVEY FEET. OPUS ELEVATION OF B4649 = 3.28 FEET NAVD88, GEOID 12B, EPOCH 2010.00
12. THE BASIS OF BEARING IS LOUISIANA STATE PLANE COORDINATE SYSTEM NAD83(2011) SOUTH ZONE(1702). ALL BEARINGS AND DISTANCES SHOWN ARE MEASURED EXCEPT WHERE NOTED. ALL DISTANCES ARE GRID. TO CONVERT TO GROUND DISTANCE MULTIPLY GRID DISTANCE BY A FACTOR OF 1.000055155.
13. TRACT A CONTAINS ± 9.35 ACRES AND ± 0.021 ACRE BATTURE; TRACT B CONTAINS ± 9.84 ACRES AND ± 0.019 ACRE BATTURE.
14. LOCATION OF CORNER IS NORTH 412,299.01 EAST 3,407,132.59 U.S. SURVEY FEET. CORNER FALLS WITH ANIMAL ENCLOSURE WITH CEMENT FLOOR. A 3" IRON PIPE IS AT THE NORTH WEST CORNER OF THE ENCLOSURE. 3" IRON PIPE LOCATION IS NORTH 412,299.78, EAST 3,407,131.96 U.S. SURVEY FEET.
15. 4 1/2" GALVANIZED IRON PIPE IN BASE OF TREE.
16. THIS SURVEY IS VALID ONLY IF THE PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.



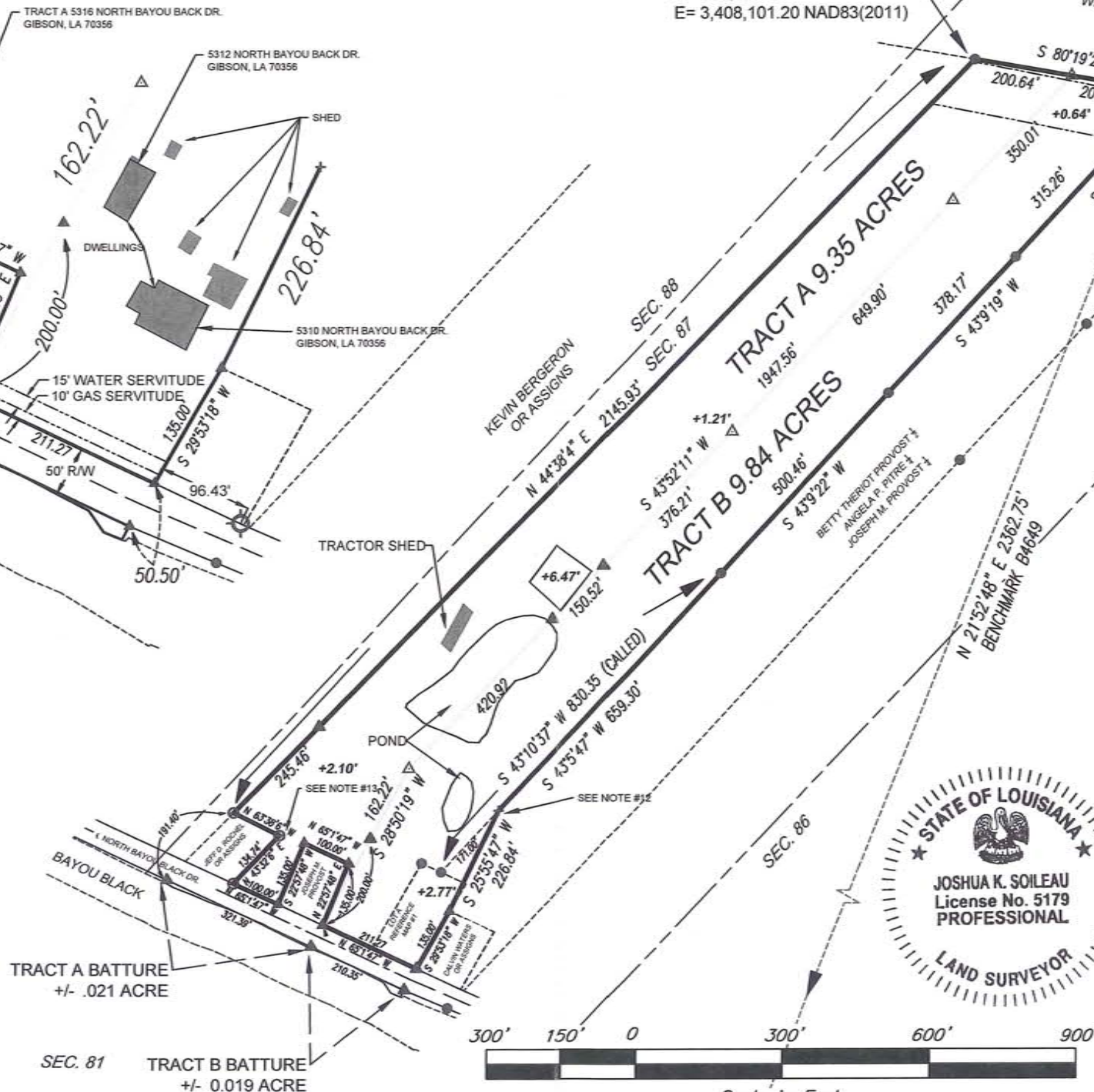
INSET ALONG NORTH BAYOU BLACK DR.
SCALE 1" = 150'

LEGEND

- DENOTES 3/4" IRON PIPE FOUND
- ▲ DENOTES 5/8" IRON ROD SET
- DENOTES 1" IRON PIPE FOUND
- △ DENOTES 3/4" G.I.P. SET
- ⊕ DENOTES FOUND PROPERTY MARKER
- ⊙ DENOTES LIGHT POLE
- ⊕ DENOTES FIRE HYDRANT
- +1.00' DENOTES ELEVATION NAVD88

Approved & Accepted this date _____
by the Houma-Terrebonne Regional Planning Commission
By _____ For _____

Joshua K. Soileau, PLS
716 HIGHWAY 308
THIBODAUX, LA 70301
(337)515-8621
soileausurveying@gmail.com



Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

☐ Variance(s) (detailed description):

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

- Name of Subdivision: Redivision of tract of land belonging to Kevin Charles LeBoeuf, et al
- Developer's Name & Address: Kevin LeBoeuf 440 St. George Road Schriever, LA 70395
*Owner's Name & Address: Kevin LeBoeuf 440 St. George Road Schriever, LA 70395
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor, Inc.

SITE INFORMATION:

- Physical Address: 438 & 440 St. George Road Schriever, LA
- Location by Section, Township, Range: Section 84, T15S-R16E
- Purpose of Development: Creates Tracts A & B from 150' x 295' residential tract
- Land Use:
☒ *** Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
- Sewerage Type:
☐ Community
☒ *** Individual Treatment
☐ Package Plant
☐ Other
- Drainage:
☐ Curb & Gutter
☐ Roadside Open Ditches
☐ Rear Lot Open Ditches
☒ *** Other
- Date and Scale of Map: 29 November 2017 1"=60'
- Council District: 4 - Dryden / Schriever Fire
- Number of Lots: 2
- Filing Fees: \$144.77

I, Galen Bollinger, certify this application including the attached data to be true and correct.

Galen Bollinger
Print Applicant or Agent

4 December 2017
Date


Signature of Applicant or Agent

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

Print Name of Signature

Signature

Date

PC17/12-2-46

Revised 12/25/2010

Bearings shown hereon are based on the reference map entitled "SURVEY OF A 1.0089 ACRE TRACT OF LAND BELONGING TO EVELYN CORBIN ET AL, LOCATED IN SECTION 84, T15S-R16E, TERREBONNE PARISH, LOUISIANA" prepared by Edward C. McGee, Jr., Surveyor.

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

Proposed Land Use:
Single Family Residential

By: _____ For: _____

SCALE: 1" = 60'

29 NOVEMBER 2017

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:

Callenbolling — REG. P.L.S. No. 4850

- Indicates 1/2" iron pipe set
- Indicates 3/4" iron pipe found
- LP ○ Indicates light pole
- Indicates Fire Hydrant

This property is situated within Zone "C" as shown on the F.E.M.A. Flood Insurance Rate Map dated 5/1/1985. (Map No. 225206 0410 C). The FEMA Advisory Base Flood Elevation Map (ABFE) shows this property outside of the limits of the ABFE's. (Map No. LA-V99)



Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

☐ Variance(s) (detailed description):

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

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

SITE INFORMATION:

4. Physical Address: ACADIAN DRIVE
5. Location by Section, Township, Range: SECTION 105, T17S-R17E
6. Purpose of Development: PLANNED UNIT DEVELOPMENT (PUD)
7. Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
8. Sewerage Type:
☒ Community
☐ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
10. Date and Scale of Map: DECEMBER 4, 2017 1" = 30'
11. Council District: B- Guidry / COH Fire
12. Number of Lots: 30
13. Filing Fees: \$121.13

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

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


Signature of Applicant or Agent

Date

12/4/17

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

Donald B. Olivier, II, Manager of Professional
Construction and Leasing, L.L.C.

Print Name of Signature

 12/4/17
Signature

PC17/ 12 - 3 - 47

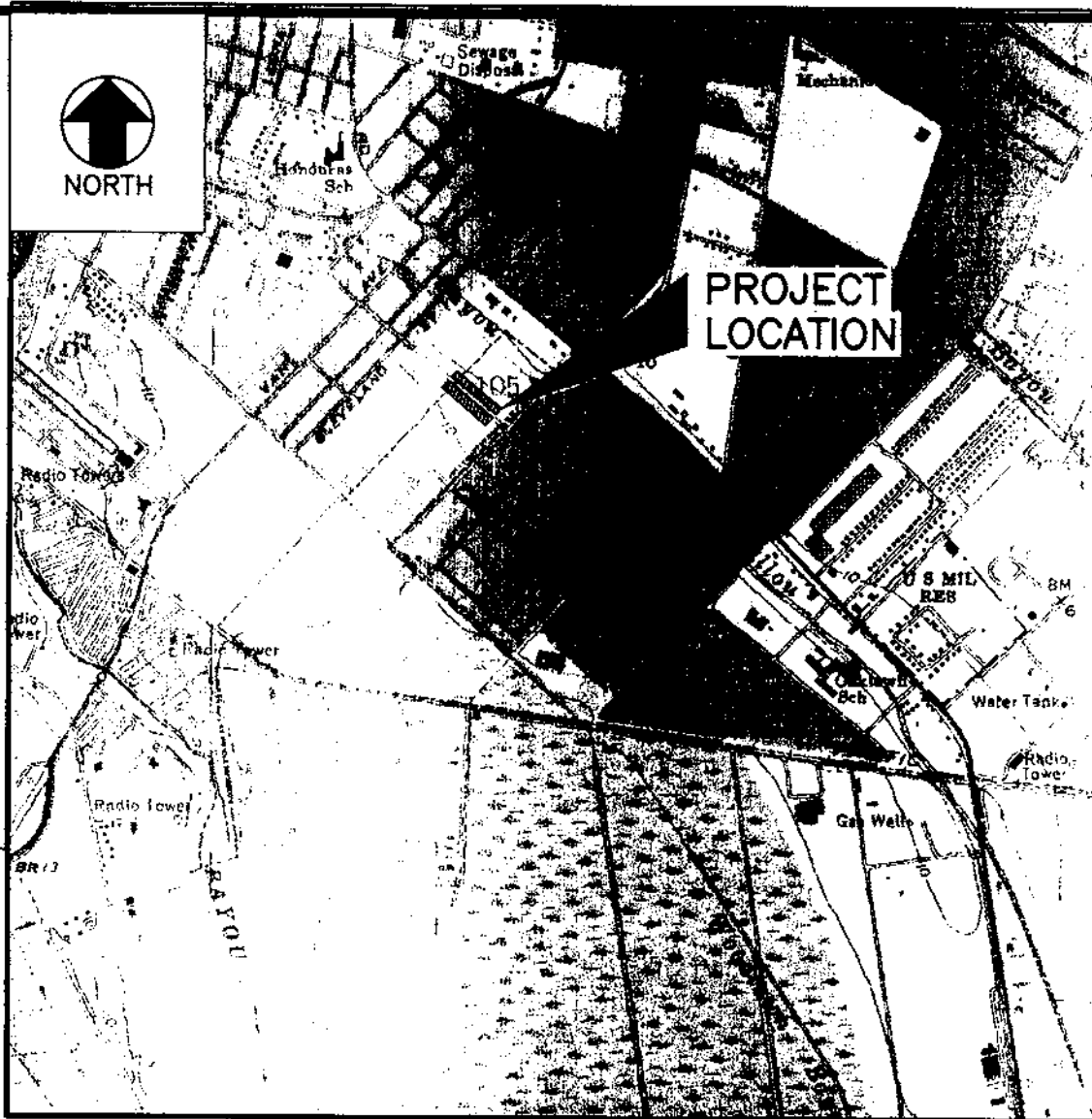
REFERENCE MAPS & BEARINGS:

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

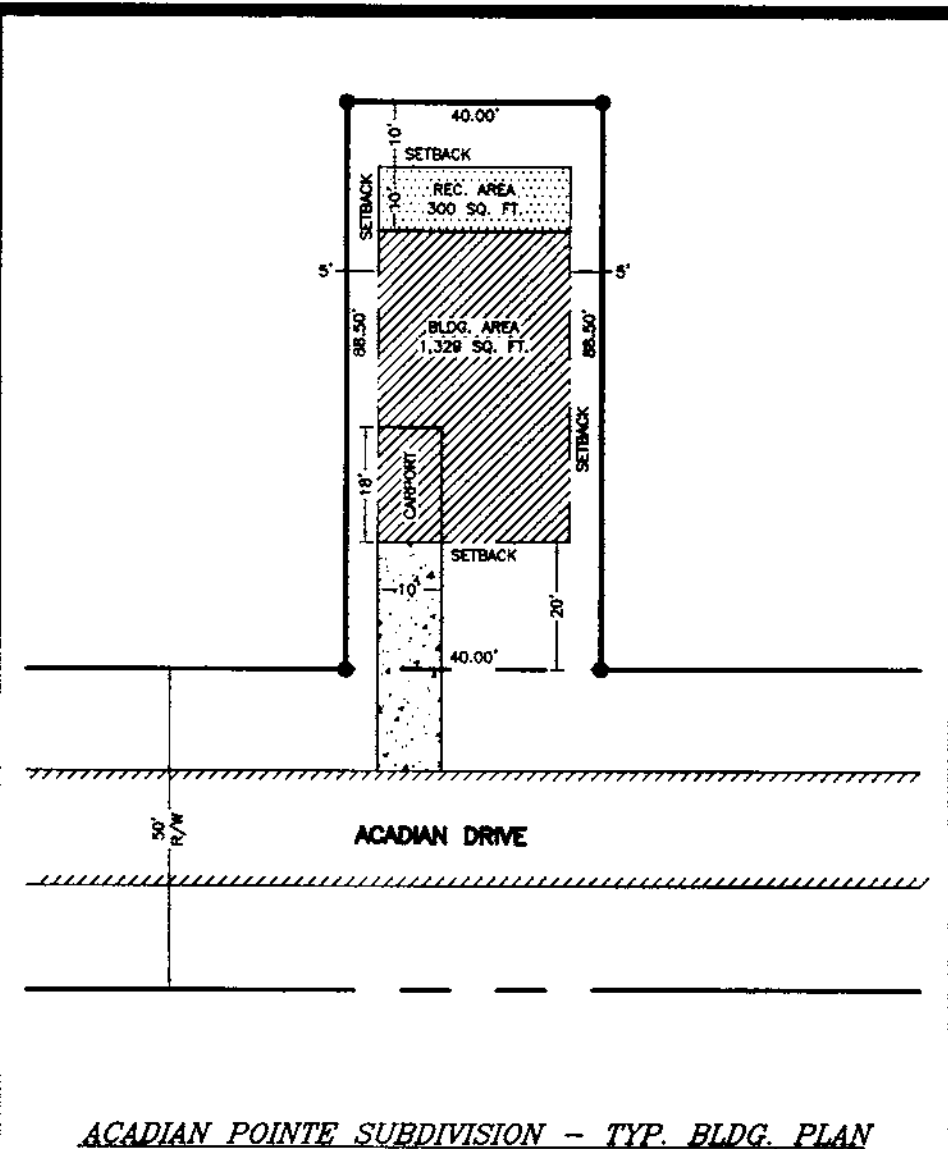
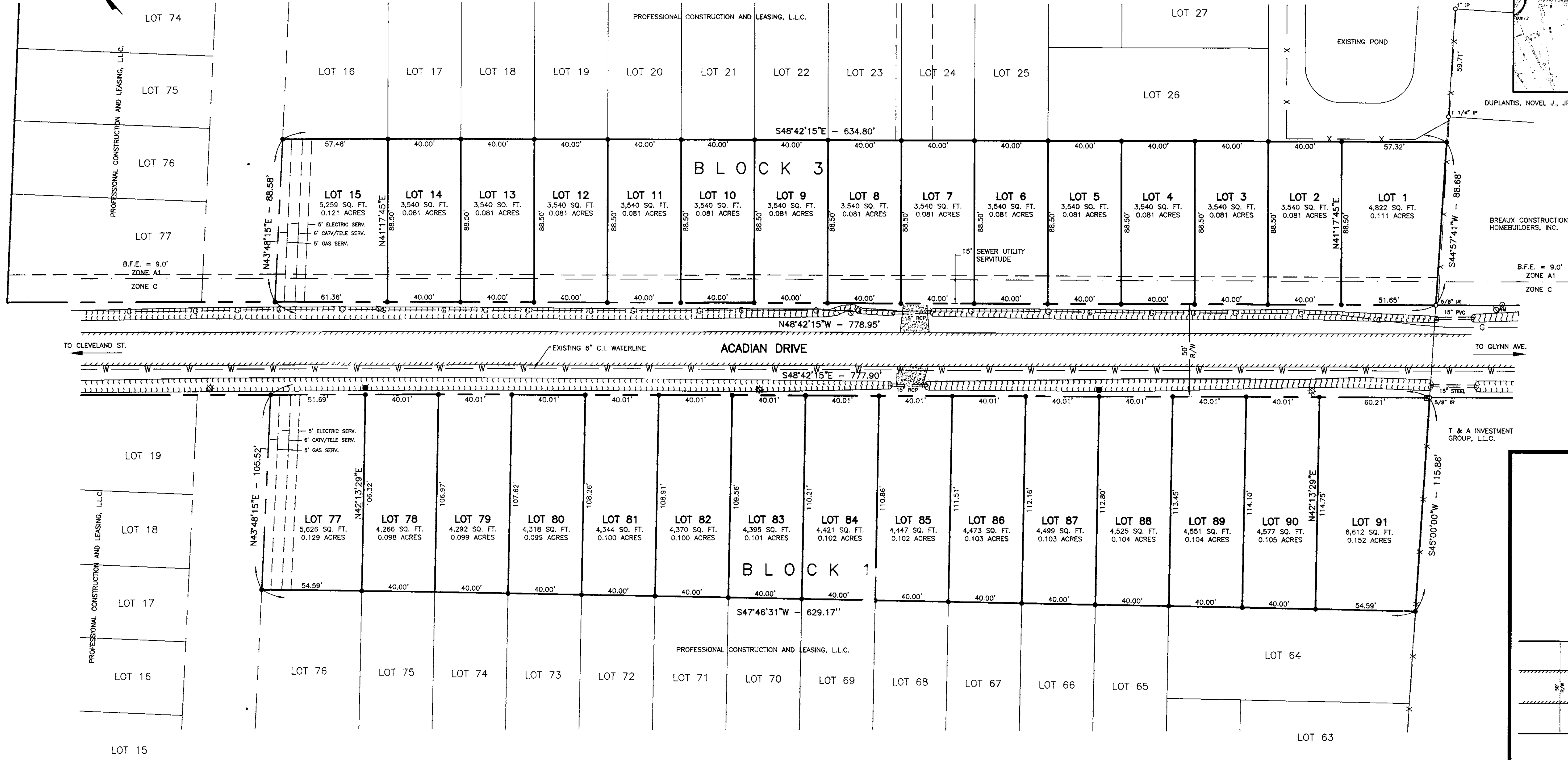
NOTE: REFERENCE BEARING IS N48°42'15"W ALONG THE R/W OF ACADIAN DRIVE AS SHOWN ON REF. MAP NO. 2.

LEGEND

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



VICINITY MAP
SCALE 1" = 2000'



FEMA FLOOD ZONE AND HAZARDS
THESE LOTS ARE LOCATED IN ZONES C AND A1. (ZONE A1 B.F.E. = 9.0')
FEMA MAP COMMUNITY PANEL NUMBER 225206 0265 C; DATED: MAY 1, 1985
TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP # LA-0103
DATED: FEBRUARY 23, 2006; FLOOD ZONE: ALL AREAS OUTSIDE THE LIMIT OF A.B.F.E.
NOTE: FOR AREAS OUTSIDE THE ABOVE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE.

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

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

APPROVED: James M. Templeton Reg. No. 5129

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

PROFESSIONAL CONSTRUCTION AND LEASING, L.L.C.

CERTIFICATION:

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

BY: TERREBONNE PARISH CONSOLIDATED GOVERNMENT

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

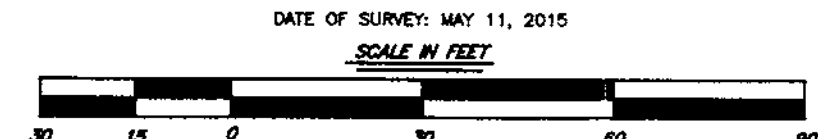
APPROVED BY: PRELIMINARY COPY.

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

PROFESSIONAL CONSTRUCTION AND LEASING, L.L.C. DATE

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.



DATE	DESCRIPTION	BY
	DESIGNED: JMT	
	CHECKED: JMT	
	TRACED: JED	
	CHECKED: JMT	
	REVISION	

CONCEPTUAL/PRELIMINARY
RESIDENTIAL PLANNED UNIT DEVELOPMENT (CLUSTER HOUSING)
OWNER: PROFESSIONAL CONSTRUCTION AND LEASING, L.L.C.

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

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

DATE: DECEMBER 04, 2017 FILE: F:\DWG\2015\15-090\PHASE B\PLAT.DWG JOB NO: 15-090

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. ☐ Raw Land
☐ Re-Subdivision
- B. ☐ Mobile Home Park
☐ Residential Building Park
- C. ☒ Major Subdivision
☒ Conceptual
☒ Preliminary
☐ Engineering
☐ Final
- D. ☐ Minor Subdivision
☐ Conceptual/Preliminary
☐ Engineering
☐ Final
- ☐ Variance(s) (detailed description):

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

1. Name of Subdivision: IMPERIAL LANDING SUBDIVISION, PHASE "A"
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 & SURVEYING, INC.

SITE INFORMATION:

4. Physical Address: 441 DUPLANTIS STREET, THIBODAUX, LA 70301
5. Location by Section, Township, Range: SECTIONS 77 & 78, 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. Date and Scale of Map: DECEMBER 4, 2017 1" = 50'
11. Council District: 4 Dryden / Schriever Fire
12. Number of Lots: 37
13. Filing Fees: \$ 121.13

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

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

Date

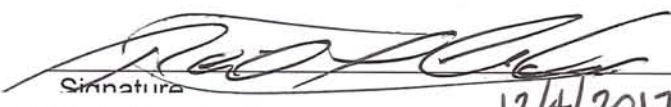
12/4/17


Signature of Applicant or Agent

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

Neil L. Arabie, Manager of Onshore Materials,
L.L.C.

Print Name of Signature


Signature

12/4/2017

PC17/ 12 - 4 - 48

Revised 3/25/2010

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

☐ Variance(s) (detailed description): _____

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

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

SITE INFORMATION:

4. Physical Address: 440 MAIN PROJECT ROAD
5. Location by Section, Township, Range: SECTION 85, T15S-R16E
6. Purpose of Development: SINGLE FAMILY RESIDENTIAL LOTS
7. Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
8. Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☒ Curb & Gutter
☐ Roadside Open Ditches
☒ Rear Lot Open Ditches
☐ Other
10. Date and Scale of Map: 1DEC17 Scale 1" = 100'
11. Council District: 4 Dryden / Schriever Fire
12. Number of Lots: 58
13. Filing Fees: \$860.00

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

FLOYD E. MILFORD, III

Print Applicant or Agent

12-4-17

Date

[Signature]

Signature of Applicant or Agent

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

Timothy Duplantis

Print Name of Signature

11-30-17

Date

[Signature]

Signature

PC17/ 12 - 5 - 49

LEGEND:
X CHISELED "X" SET IN CONCRETE
O INDICATES 5/8" IRON ROD SET
O INDICATES 5/8" IRON ROD FOUND
EXISTING POWER POLE
EXISTING FIRE HYDRANT WITH LIGHT
EXISTING FIRE HYDRANT
INDICATES SPOT ELEVATION
INDICATES BENCHMARK (BPM-02)
(2017 C + 0 NET DATUM)
PROPOSED FIRE HYDRANT
PROPOSED STREET LIGHT

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

CULVERT CHART	
BLOCK 1	
LOT #	REAR
LOT 3	15" RPVC
LOT 4	15" RPVC
LOT 5	15" RPVC
LOT 6	15" RPVC
LOT 7	24" RPVC
LOT 8	24" RPVC
LOT 9	24" RPVC
LOT 10	30" RPVC
LOT 11	30" RPVC
LOT 12	30" RPVC
LOT 13	42" CPEPDW
LOT 14	42" CPEPDW
LOT 15	42" CPEPDW
LOT 16	42" CPEPDW
LOT 17	42" CPEPDW
LOT 18	42" CPEPDW
LOT 19	42" CPEPDW
LOT 20	42" CPEPDW
LOT 21	42" CPEPDW
LOT 22	42" CPEPDW

BLOCK 1	
LOT 2	SIDE 24" RPVC

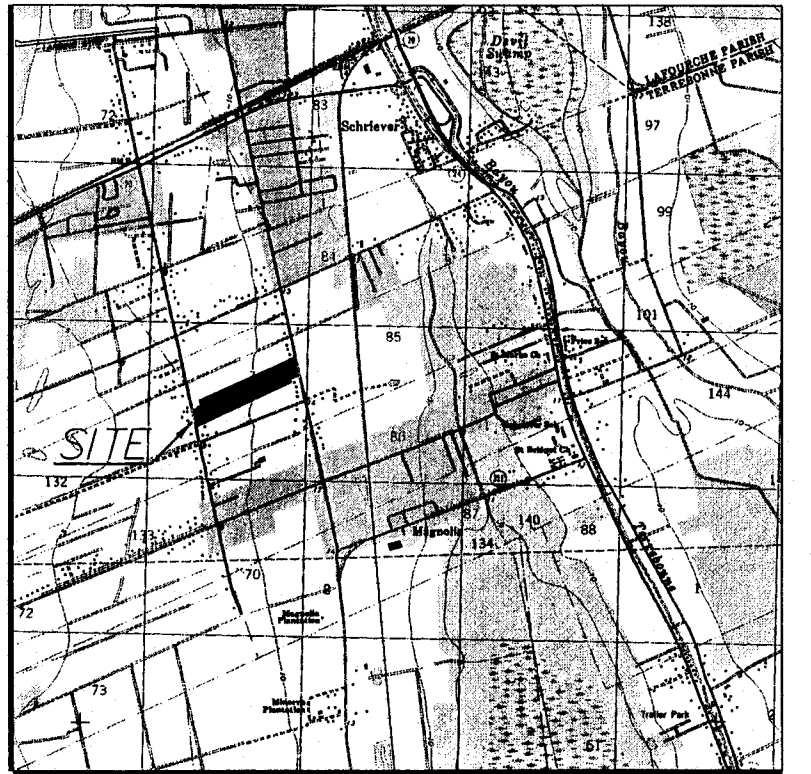
CULVERT CHART	
BLOCK 2	
LOT #	REAR
LOT 2	15" RPVC
LOT 3	15" RPVC
LOT 4	15" RPVC
LOT 5	15" RPVC
LOT 6	15" RPVC
LOT 7	15" RPVC
LOT 8	24" RPVC
LOT 9	24" RPVC
LOT 10	24" RPVC
LOT 11	36" RPVC
LOT 12	36" RPVC
LOT 13	36" RPVC
LOT 14	42" CPEPDW
LOT 15	42" CPEPDW
LOT 16	42" CPEPDW
LOT 17	42" CPEPDW
LOT 18	42" CPEPDW
LOT 19	42" CPEPDW
LOT 20	42" CPEPDW

CULVERT CHART	
BLOCK 3	
LOT #	REAR
LOT 2	36" RPVC
LOT 3	36" RPVC
LOT 4	36" RPVC
LOT 5	36" RPVC
LOT 6	36" RPVC
LOT 7	36" RPVC
LOT 8	36" RPVC
LOT 9	40" - LOT LINE 7,8 36" RPVC 30" - TO RUE BELLE R/W 60" CPEPDW

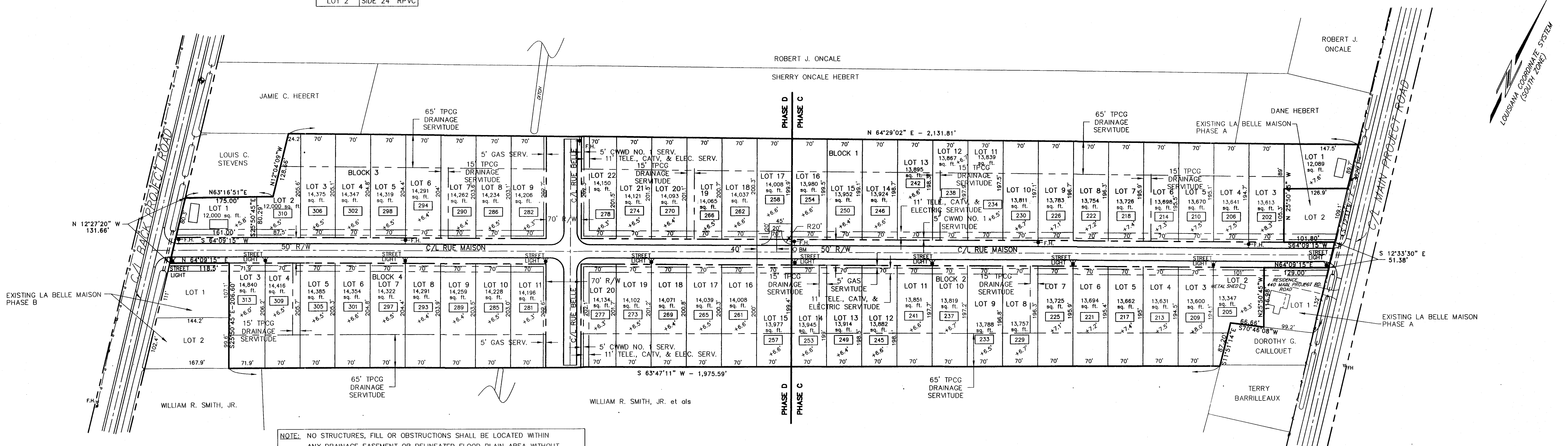
BLOCK 3	
LOT 1	SIDE 36" RPVC

CULVERT CHART	
BLOCK 4	
LOT #	REAR
LOT 3	15" RPVC
LOT 4	15" RPVC
LOT 5	15" RPVC
LOT 6	15" RPVC
LOT 7	15" RPVC
LOT 8	42" CPEPDW
LOT 9	42" CPEPDW
LOT 10	42" CPEPDW
LOT 11	REAR 54" CPEPDW SIDE 54" CPEPDW

PROJECT NO.	PARISH	SHEET NO.
17-42	TERREBONNE	2



VICINITY MAP



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

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

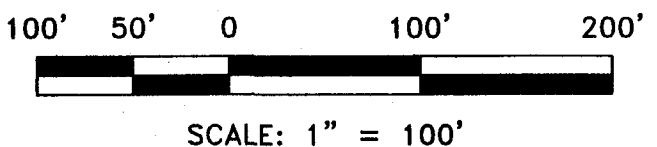
This is to certify that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent minimum STANDARDS OF PRACTICE FOR LAND SURVEYORS as set forth by the STATE OF LOUISIANA BOARD OF REGISTRATION FOR PROFESSIONAL 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.

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

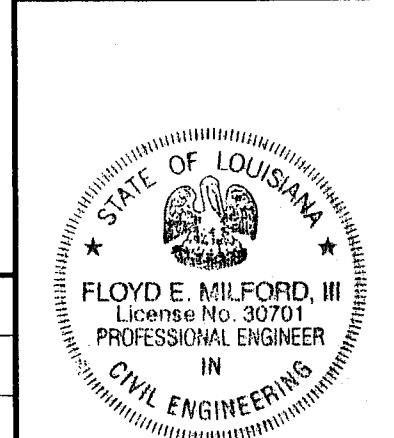
DEDICATION OF STREETS AND SERVITUDES
THE STREETS AS DESIGNATED ON THIS SUBDIVISION PLAT ARE HEREBY FORMALLY DEDICATED FOR USE AS A SERVITUDE FOR UNDERGROUND UTILITIES AND PUBLIC PASSAGE, ONLY THE FEE IN THE LAND BEING RESERVED, AND THE PARISH OF TERREBONNE SHALL HAVE THE RIGHT TO IMPROVE AND MAINTAIN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

THIS TRACT IS LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0415, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "C" IS AN AREA OF MINIMAL FLOODING) (FIRM INDEX DATE DEC. 16, 1980). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. 14-16-99 DOES NOT AFFECT THIS PROPERTY. AREAS OUTSIDE OF THE ABFE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE. THE 2008 PRELIMINARY FIRM, AS PER THE LSU AG CENTER, COMMUNITY NO. 221090, PANEL NO. 0100 SUFFIX "E", HAS NO AFFECT ON THIS PROPERTY. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.



DATE	REVISION	BY

LAND USE: SINGLE FAMILY RESIDENTIAL
DRAINAGE: CURB & GUTTER
REAR LOT
SEWER: INDIVIDUAL
PHASE C = 28 LOTS
PHASE D = 30 LOTS
TOTAL LOTS = 58
SUBDIVISION PLAN



LA BELLE MAISON PHASE C & D DR DEVELOPMENT GROUP, L.L.C. SECTION 85, T15S-R16E TERREBONNE PARISH, LOUISIANA		DRAWN: L.A.T.
MILFORD & ASSOCIATES, INC. CONSULTING ENGINEERS HOUMA, LOUISIANA		CHK'D: F.E.M. III
APPROVED BY:		SCALE: 1" = 100'
DATE: 1DEC17		DATE: 1DEC17
JOB # 17-42	CAD # 1742-SD	FILE #