

Houma-Terrebonne Regional Planning Commission

Kyle Faulk.....	Chairman
Robbie Liner.....	Vice-Chairman
Rachael Ellender.....	Secretary/Treasurer
Ross Burgard.....	Member
L.A. “Budd” Cloutier, O.D.....	Member
Jan Rogers.....	Member
Barry Soudelier.....	Member
Wayne Thibodeaux.....	Member
Vacancy.....	Member

JUNE 17, 2021, THURSDAY

6:00 P.M.

TERREBONNE PARISH COUNCIL MEETING ROOM

Government Tower, 8026 Main Street, 2nd Floor, Houma, Louisiana

(Visitors enter at Gabasse Street Entrance, 1st Floor, Temperature Screening and Face Masks Required)

A • G • E • N • D • A

Revised 6/10/2021

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 May 20, 2021

E. COMMUNICATIONS

F. PUBLIC HEARING:

1. Rezone from OL (Open Land) to C-3 (Neighborhood Commercial) 807, 815, 831, 901, 907 East Street; 108 & 109 Brees Drive; 108 & 109 Fleur De Lis Drive; Terrebonne Parish Consolidated Government, applicant

G. STAFF REPORT

H. COMMISSION COMMENTS:

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

I. PUBLIC COMMENTS

J. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. ACCEPTANCE OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of May 20, 2021
2. Houma-Terrebonne Regional Planning Commission Minutes for the Special Meeting of May 20, 2021

E. APPROVE REMITTANCE OF PAYMENT FOR THE JUNE 17, 2021 INVOICES AND THE TREASURER’S REPORT OF MAY 2021

F. COMMUNICATIONS

1. Email from Mr. Ronnie Shaw, Annie 1, LLC, dated May 27, 2021 requesting to withdraw the Process D, Minor Subdivision, for Trinity Commercial Park, Addendum No. 3

G. OLD BUSINESS:

1. a) Subdivision: Redivision of Parcels B, D, F, F1, G, H, and I into Tract A and Lots 1 through 10 of Gulf South Square being a Portion of Lot 172, Honduras Plantation Subdivision
Approval Requested: Process D, Minor Subdivision
Location: 991 Grand Caillou Road, Terrebonne Parish, LA
Government Districts: Council District 1 / City of Houma Fire District
Developer: Arthur A. DeFraités, Jr. & John M. DeFraités
Surveyor: Providence Engineering & Environmental Group, LLC
b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Redivision of Two Tracts into Tracts A, B, & C on Property belonging to GLCB, L.L.C.
Approval Requested: Process D, Minor Subdivision
Location: 6451, 6453, 6473, 6475, 6481 West Main Street, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Andrée Casey
Surveyor: Providence Engineering & Environmental Group, LLC
b) Public Hearing
c) Variance Request: Variance from the commercial fire hydrant requirements, 190' in lieu of the required 150'
d) Consider Approval of Said Application
3. a) Subdivision: Tracts 5-A, 5-B, & 5-C, A Redivision of Tract 5 of Boudreaux Canal Subd.
Approval Requested: Process D, Minor Subdivision
Location: 6333 Highway 56, Chauvin, Terrebonne Parish, LA
Government Districts: Council District 8 / Little Caillou Fire District
Developer: DAS Technology Solutions,
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: Redivision of Property belonging to Earl H. Cato, et al (Tracts B-1, B-2, 2-E)
Approval Requested: Process D, Minor Subdivision
Location: 133 & 137 Brunet Street, Schriever, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Earl Cato
Surveyor: Charles L. McDonald Land Surveyor, Inc.
b) Public Hearing
c) Variance Request: 1) Variance from the 25' frontage on a public road
2) Variance from only one lot fronting on a stub out street
d) Consider Approval of Said Application
5. a) Subdivision: Garden Estates Subdivision
Approval Requested: Process D, Minor Subdivision
Location: Intersection of Bayou Gardens Boulevard & Coteau Road, Terrebonne Parish, LA
Government Districts: Council District 4 / Coteau Fire District
Developer: CAVLAND Investments, LLC
Surveyor: Leonard Chauvin P.E., P.L.S., Inc.
b) Public Hearing
c) Consider Approval of Said Application
6. a) Subdivision: Pasture Lane Subdivision, Phase 1
Approval Requested: Process C, Major Subdivision, Phase 1, Conceptual
Location: 100 Pasture Court, Thibodaux, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Cavco Investments, LLC
Surveyor: Leonard Chauvin P.E., P.L.S., Inc.
b) Consider Approval of Said Application

H. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Property belonging to Laddie J. Portier, et ux being a Portion of Lots 1 thru 6 of Block 13, Connely Subdivision
Approval Requested: Process D, Minor Subdivision
Location: 421 Oak Street, Terrebonne Parish, LA
Government Districts: Council District 5/ City of Houma Fire District
Developer: Laddie J. Portier
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Lots 1 thru 8, A Redivision of Property belonging to Harry Bourg Corporation
Approval Requested: Process D, Minor Subdivision
Location: 2429-2437 Bayou Dularge Road, Terrebonne Parish, LA
Government Districts: Council District 7/ Bayou Dularge Fire District
Developer: The Harry Bourg Corporation
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Tracts 1 & 2, A Redivision of Property belonging to Reed Bonvillain, et ux
Approval Requested: Process D, Minor Subdivision
Location: 4160 Southdown Mandalay Road, Terrebonne Parish, LA
Government Districts: Council District 6 / Bayou Black Fire District
Developer: Lera Bonvillain
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: Progressive Square Townhomes Subdivision
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: End of Rue D'Iberville, Terrebonne Parish, LA
Government Districts: Council District 2 / Bayou Cane Fire District
Developer: Travis Buquet Home Builders, Inc.
Surveyor: Delta Coast Consultants, LLC

b) Public Hearing
c) Variance Request: Variance from the 600' block length maximum to 657'
c) Consider Approval of Said Application
5. a) Subdivision: Benjamin Estates, Phases 1 & 2
Approval Requested: Process C, Major Subdivision, Engineering
Location: 141 Duplantis Street, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Duplantis Properties, L.L.C.
Engineer: Duplantis Design Group, P.C.

b) Consider Approval of Said Application

I. STAFF REPORT

1. Roll Call with regard to those who have completed the annual Ethics Training Course as required by the State Legislature and the Parish Harassment, Discrimination, & Diversity Training for 2021
2. Approval of Resolution with regard to required training received by Commissioners on March 27, 2021

J. ADMINISTRATIVE APPROVAL(S):

1. Revised Lot 1, Block 3 and Revised Lot 1, Block 4 of Pine Ridge Subdivision, A Redivision of Property belonging to B. Lambert Leasing, L.L.C., Section 4, T17S-R17E, Terrebonne Parish, LA
2. Revised Tracts 6 and 7, A Redivision of Tracts 6 & 7 belonging to Robert J. Carriles, et al, Sections 55 & 56, T19S-R17E, Terrebonne Parish, LA
3. Revised Lot 40, A Redivision of Lots 40 & 41 of Block 3 to Coco Villatge Camp Sites, Section 76, T20S-R18E, Terrebonne Parish, LA
4. Lots 1-A & 1-B, A Redivision of Lot 1, Block 1 of Crescent Subdivision, Tract B, Tract A-B-C-D-E-A and a portion of most 25' of Tract JR-1, Section 81, T17S-R16E, 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 MAY 20, 2021

- A. The Chairman, Mr. Kyle Faulk, called the meeting of May 20, 2021 of the HTRPC to order at 6:17 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Dr. Cloutier and the Pledge of Allegiance led by him.
- B. Upon Roll Call, present was: Mr. Ross Burgard; Dr. L.A. “Budd” Cloutier, Jr.; Ms. Rachael Ellender, Secretary/Treasurer; Mr. Kyle Faulk, Chairman; Mr. Robbie Liner, Vice-Chairman; Mr. Jan Rogers; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: None. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning 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 him or herself from participating in the debate, discussion, and voting on that matter. *There were no conflicts to report.*
- D. **ACCEPTANCE OF MINUTES:**
1. Dr. Cloutier moved, seconded by Mr. Soudelier: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of April 15, 2021.”
- The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Ms. Ellender moved, seconded by Mr. Liner: “THAT the HTRPC remit payment for the May 20, 2021 invoices and approve the Treasurer’s Report of April 2021.”
- The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATIONS:**
1. Mr. Pulaski read an email from Providence Engineering & Environmental Group, LLC, dated May 20, 2021, requesting to table Item G.1 regarding Gulf South Square and Item G.3 regarding the GLCG, LLC property until the next regular meeting of June 17, 2021 [See *ATTACHMENT A*].
- a) Dr. Cloutier moved, seconded by Mr. Liner: “THAT the HTRPC table the application by Arthur A. DeFraites and John M. DeFraites for the Redivision of Parcels B, D, F, F1, G, H, and I into Tract A and Lots 1 through 10 of Gulf South Square being a portion of Lot 172, Honduras Plantation Subdivision until the next regular meeting of June 17, 2021 as per the Developer’s request [See *ATTACHMENT A*].”
- The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- b) Dr. Cloutier moved, seconded by Mr. Soudelier: “THAT the HTRPC table the application by Andrée Casey for the Redivision of Two Tracts into Tracts A, B, & C on Property belonging to GLCB, LLC until the next regular meeting of June 17, 2021 as per the Developer’s request [See *ATTACHMENT A*].”
- The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. Mr. Pulaski read an email from Charles L. McDonald Land Surveyor, Inc. dated May 18, 2021, requesting to withdraw Item G.2 regarding Property belonging to the Estate of W.J. Blanchard, Jr. from any further consideration [See *ATTACHMENT B*].

- a) Dr. Cloutier moved, seconded by Mr. Thibodeaux: “THAT the HTRPC withdraw the application by Eartha St. Amant for the Division of Property belonging to the Estate of W.J. Blanchard, Jr. (Lot 9 + remaining) as per the Developer’s request [See *ATTACHMENT B*].”

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

3. Mr. Pulaski read a letter from Leonard Chauvin P.E., P.L.S., Inc. dated May 20, 2021, requesting to table Item H.5 regarding Garden Estates Subdivision until the next regular meeting of June 17, 2021 [See *ATTACHMENT C*].

- a) Dr. Cloutier moved, seconded by Mr. Liner: “THAT the HTRPC table the application by CAVLAND Investments, LLC for Garden Estates Subdivision until the next regular meeting of June 17, 2021 as per the Developer’s request [See *ATTACHMENT C*].”

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

4. Mr. Pulaski read an email from Leonard Chauvin P.E., P.L.S., Inc. dated May 20, 2021, requesting to table Item H.6 regarding the conceptual application for Pasture Lane Subdivision until the next regular meeting of June 17, 2021 [See *ATTACHMENT D*].

- a) Dr. Cloutier moved, seconded by Mr. Thibodeaux: “THAT the HTRPC table the application by Cavco Investments, LLC for Pasture Lane Subdivision until the next regular meeting of June 17, 2021 as per the Developer’s request [See *ATTACHMENT D*].”

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

G. OLD BUSINESS:

Dr. Cloutier moved, seconded by Mr. Liner: “That the Old Business be removed from the table and considered at this time.”

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

1. *Tabled until the June 17, 2021 meeting.* Redivision of Parcels B, D, F, F1, G, H, and I into Tract A and Lots 1-10 of Gulf South Square being a portion of Lot 172, Honduras Plantation Subdivision. [See *ATTACHMENT A*]
2. *Withdrawn.* Division of Property belonging to the Estate of W.J. Blanchard, Jr. (Lot 9 + remainder). [See *ATTACHMENT B*]
3. *Tabled until the June 17, 2021 meeting.* Redivision of Two Tracts into Tracts A, B, & C on Property belonging to GLCB, LLC. [See *ATTACHMENT A*]
4. The Chairman stated the next item under Old Business was the application by Annie 1, LLC for Process D, Minor Subdivision, for Trinity Commercial Park, Addendum No. 3.
 - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the minor subdivision and the changes Mr. Shaw made to reduce the six driveways.
 - b) The Chairman recognized a Public Speaker Card from Chad Arceneaux, 374 Sugar Plum Street, property owner in the immediate area, expressed concerns of residential in commercial, property purchased based on commercial use, property values, type of homes, children in the streets where many 18-wheelers come and

go. He also expressed concern of the notification process and there being no sign posted on the property.

- c) Discussion was held regarding the notification process of property owners within 250' of the development and there being a dated photo of the public hearing sign in the file.
- d) Discussion ensued regarding the property not being zoned and that should the property owners in the area want zoning, they should talk to their councilperson.
- e) The Chairman recognized a Public Speaker Card from Patti Reeves Floyd, 7847 Main Street, Attorney at Schwab Law Firm, who expressed concerns of the notification process and requested the matter be tabled. She spoke of the savvy Developer who established covenants that would allow him sole power to change as he pleased. She requested Mr. Pulaski to read a letter she previously submitted into the record.
- f) Mr. Pulaski read a letter from Patricia Reeves Floyd, The Schwab Law Firm, dated May 19, 2021 into public record [See *ATTACHMENT E*].
- g) The Chairman recognized a Public Speaker Card from Dean Cheramie, 222 Trinity Lane, who stated he called the Developer, Mr. Shaw, to ask his intentions and said he was not sure and was less than honest. He questioned the zoning process and the Developer's willingness to upset all of the business owners for this little piece of property.
- h) Mr. Pulaski further discussed the lengthy zoning process and the Master Plan that allows for zoning with 25% development versus the 50% previously.
- i) The Chairman recognized Councilman Carl Harding, District 2, and Councilman Darrin Guidry, District 6, who stated they were wanting to address Council and research the Home Rule Charter about zoning and actions they can take. The property is in Councilman Harding's district and a lot of the business owners live in Councilman Guidry's district.
- j) Discussion was held with regard to the Developer's lack of a master plan for the property as a whole and the process the Developer went through from the beginning with different submittals, subdivision names, and developer business names.
- k) The Chairman recognized a Public Speaker Card from Billy Cenac, 233 Country Club Drive, who expressed concerns of never purchasing the property had he known there would be residential included and concerns of property values.
- l) The Chairman recognized a Public Speaker Card from Greg Marie, 2751 Bayou Blue Road, and owning property at 253 Trinity Lane, expressed concerns of what was being developed and adherence to the covenants that he had to abide by for his \$8 million dollar building to include the building façade, grass maintenance, no seafood facilities, etc. He proceeded to discuss kids from the neighboring subdivisions already riding 4-wheelers around their properties.
- m) The Chairman recognized a Public Speaker Card from Kyle McGee, 203 Cheyenne Drive, who expressed concerns with property owners not receiving letters and that he will not proceed with building on his lot if the development moved forward and that he would have trouble selling his property due to it being next to residential.
- n) Discussion was held with regard to the lots being sold as residential and if there were any proposed buyers. Mr. Rembert indicated he gave the names and addresses of the adjacent property owners to the Planning Commission Clerk and not sure why anyone would not have received a letter if they were within the required 250' boundary.
- o) Mr. Pulaski discussed the Staff Report and stated Staff would recommend tabling the matter until the next regular meeting to allow both parties (applicant and those represented by the Schwab Law Firm) time to provide any documentation citing applicable portions of the Subdivision Regulations, abstracts, covenants, conveyances, or other legal means pertaining to the proposed development and what is or is not allowed and submit this information to the HTRPC office no later than close of business on Friday, June 4, 2021.
- p) Mr. Liner moved, seconded by Dr. Cloutier: "THAT the HTRPC table the application for Process D, Minor Subdivision, Trinity Commercial Park, Addendum No. 3, until the next regular meeting of June 17, 2021."

- q) Discussion was held with regard of tabling the matter for 60 days rather than 30 days. Mr. Bercegeay stated 30 days should suffice.

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

H. APPLICATIONS / NEW BUSINESS:

1. The Chairman called to order the Public Hearing for an application by Benoit Premium Threading, LLC for Process D, Minor Subdivision, Tracts 2-A & 2-B, A Redivision of Tract 2 belonging to Benoit Premium Threading, LLC.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) There was no one from the public to speak on the matter.
- c) Dr. Cloutier moved, seconded by Mr. Liner: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.
- e) Mr. Thibodeaux moved, seconded by Mr. Liner: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts 2-A & 2-B, A Redivision of Tract 2 belonging to Benoit Premium Threading, LLC."

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

2. The Chairman called to order the Public Hearing for an application by DAS Technology Solutions for Process D, Minor Subdivision, Tracts 5-A, 5-B, & 5-C, A Redivision of Tract 5 of Boudreaux Canal Subdivision.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated issues with a fire hydrant but had a letter from the Fire Chief indicating one did not need to be installed however a variance would need to be requested and adequate public notice was not published. He requested the public hearing be held and that he would table the application afterwards. He also requested guidance on whether the fire hydrant would be required and if the variance would be granted.
- b) There was no one from the public to speak on the matter.
- c) Discussion was held regarding a dry hydrant, 10% distance requirement allowance, and public notice required for variances. Discussion ensued with regard to continuing the public hearing.
- d) Discussion ensued with regard to the differences between a dry hydrant and draft sites and it varies from on fire district to another.
- e) Mr. Thibodeaux moved, seconded by Dr. Cloutier: "THAT the Public Hearing be continued."

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

- f) Mr. Pulaski discussed the Staff Report and stated Staff recommended tabling the application in order to allow the applicant time to revise the application to include the variance from the minimum fire hydrant distance requirement and to allow time for adequate public notice.

- g) Dr. Cloutier moved, seconded by Mr. Liner: “THAT the HTRPC table the application for Process D, Minor Subdivision, for the Tracts 5-A, 5-B, & 5-C, A Redivision of Tract 5 of Boudreaux Canal Subdivision until the next regular meeting of June 17, 2021 as per the Developer’s request.”

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

3. The Chairman called to order the Public Hearing for an application by Joseph C. Landry, Jr. for Process D, Minor Subdivision, Revised Tracts 1 and 2, A Redivision of Property belonging to Joseph C. Landry, Jr.

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

- b) There was no one from the public to speak on the matter.

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

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.

- e) Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Revised Tracts 1 and 2, A Redivision of Property belonging to Joseph C. Landry, Jr.”

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

4. The Chairman called to order the Public Hearing for an application by Earl Cato for Process D, Minor Subdivision, Redivision of Property belonging to Earl H. Cato, et al (Tracts B-1, B-2, 2-E).

- a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., discussed the location and division or property. She stated they needed another variance that was not published and would have to table the application.

- b) Mr. Pulaski discussed the Staff Report and stated Staff recommended tabling the item to allow for the additional variance for more than one lot fronting on a stub out street to be adequately published.

- c) Dr. Cloutier moved, seconded by Mr. Thibodeaux: “THAT the HTRPC table the application for Process D, Minor Subdivision, for Redivision of Property belonging to Earl H. Cato, et al (Tracts B-1, B-2, 2-E) until the next regular meeting of June 17, 2021 and continue the public hearing as per the Developer’s request.”

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

5. *Tabled until the June 17, 2021 meeting.* Garden Estates Subdivision [See ATTACHMENT C]

6. *Tabled until the June 17, 2021 meeting.* Pasture Lane Subdivision [See ATTACHMENT D]

7. The Chairman called to order the Public Hearing for the conceptual and preliminary application by Duplantis Properties, LLC for Process C, Major Subdivision, Benjamin Estates.

- a) Mr. Evan Geerts, Duplantis Design Group, discussed the location and division or property.

- b) No one from the Public was present to speak on the matter.
- c) Mr. Thibodeaux moved, seconded by Mr. Burgard: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conceptual and preliminary approval with no conditions.
- e) Discussion was held with regard to the ingress and egress for the subdivision.
- f) Dr. Cloutier moved, seconded by Mr. Rogers: “THAT the HTRPC grant conceptual and preliminary approval of the application for Process C, Major Subdivision, for Benjamin Estates.”
- g) Discussion ensued regarding the lot sizes, one contractor building out the entire subdivision, selling the subdivision as a whole to the contractor who would then sell the individual homes, the homes being from 1,400-2,000 square feet, and the lot layouts mimicking single-family residential setbacks although the property is not zoned.
- h) Discussion ensued regarding traffic, additional improvements made to the roads if necessary and determined at the engineering stage, utilizing the pond as recreational to help aesthetically and with drainage, subsurface drainage, and residential versus commercial street standards.
- i) Mr. Geerts stated the Developer had agreed to the pond being an amenity as to not have a fence surrounding it but working on the proposed maintenance of said pond.

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

- 8. The Chairman called to order the Public Hearing for an application by Terrebonne Parish Consolidated Government for Process D, Minor Subdivision, for the Division of Tract C into Tract C-1 and Tract C-2 belonging to Briarpatch, Inc.

- a) Mr. Pulaski, on behalf of TPCG, discussed the location and division of property. He stated this property would be to house a police substation made possible by a grant through the Hazard Mitigation Grant Program. He stated this location would be in addition to the existing one in Senator Circle. He discussed an even property swap between the Parish and Briarpatch, Inc. for this property and property designated as Tract J near the Walmart driveway that leads to East Street. He stated the rezoning of this property along with adjacent properties would be going to the Zoning and Land Use Commission and ultimately the Parish Council to rezone from open land to neighborhood commercial.

- b) There was no one from the public to speak on the matter.
- c) Mr. Thibodeaux moved, seconded by Dr. Cloutier: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.
- e) Mr. Rogers moved, seconded by Mr. Soudelier: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Division of Tract C into Tract C-1 and Tract C-2 belonging to Briarpatch, Inc.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING:

Mr. Faulk; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

I. STAFF REPORT:

1. Staff indicated that Dr. Cloutier, Mr. Faulk, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux had completed the required Ethics Training as of today.
 - a) Commissioners requested the new video on Parish Harassment, Discrimination, & Diversity Training that Mr. Brian Rodrigue, TPCG Information Technology, stated would be filmed and released via a flash drive or link. Mr. Pulaski stated he would look into it to see if it has been completed.

J. ADMINISTRATIVE APPROVALS:

Dr. Cloutier moved, seconded by Mr. Thibodeaux: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-9."

1. Revised Lot 4, A Redivision of Revised Lot 4, Block 4, Phase 2 of Mulberry Gardens Subdivision and Revised Lot 10, A Redivision of Revised Lot 10, Block 4, of South Point Estates Subdivision, Section 104, T17S-R17E, Terrebonne Parish, LA
2. Revised Lots 3 & 4, A Redivision of Lot 4 and Portions of Lots 3 and 5 of Hollywood Industrial Subdivision, Section 102, T17S-R17E, Terrebonne Parish, LA
3. Lot Line Revision of Property belonging to Gwen Boquet Rogers, et al, Section 56, T18S-R19E, Terrebonne Parish, LA
4. Lot Line Shift between Property belonging to John & Paulette Jackson and Chester J. LeCompte, Section 2, T16S-R16E, Terrebonne Parish, LA
5. Tracts "A" & "B", A Redivision of Property belonging to Estate of John Gustave Verret, et ux, Section 26, T19S-R16E, Terrebonne Parish, LA
6. Revised Lots 20 & 22, A Redivision of Lots 19 thru 22, Block 1 of Chauvin-Carlos Subdivision, Section 6, T17S-R17E, Terrebonne Parish, LA
7. Lot Line Shift between Lot 2, Lot 3, & Lot 4 of Chester Smith Subdivision belonging to the Estate of Eddie J. Lirette, Jr., Section 48, T18S-R19E, Terrebonne Parish, LA
8. Lot Line Shift between Lots 4 & 5 of Block 2, Hotard Subdivision with the Front and Adjacent Portions of Tract "B" of the Redivision of Property belonging to Barbara H. Foret, et al, Section 11, T17S-R18E, Terrebonne Parish, LA
9. Revision of Property Lines between Cavco Investments, LLC and Natchez Joseph Morice, III, Section 79, T15S-R16E, Terrebonne Parish, LA

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:
 - a) Mr. Pulaski stated the committee met on May 13, 2021 to further discuss rear lot drainage and altering of drainage in single family subdivisions.
 - (1) The committee, again, discussed addressing the rear lot drainage issues through the permit office with grading plans being required and inspections before certificates of occupancy are issued or by changing the regulations to increase the grade of lot rear than currently required.
 - b) Mr. Pulaski stated the next meeting would be held on Thursday, June 10, 2021 at 3:30 p.m.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:
 - a) Mr. Thibodeaux discussed wastewater treatment plan.
 - b) Dr. Cloutier discussed fire hydrant regulations and expressing that his fellow Commissioners use caution if attempt to waive and historically, the Planning Commissioner has never done so.
2. Chairman's Comments: None.

M. PUBLIC COMMENTS: None.

N. Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 8:02 p.m.”

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

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

From: [Terral Martin, Jr., PLS](#)
To: [Christopher Pulaski](#)
Cc: [Becky Becnel](#)
Subject: Table items
Date: Thursday, May 20, 2021 2:02:41 PM

External Sender

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Chris,

We need to table the Gulfsouth Square re-division and the Buquet Redivision. Both are waiting on Fire Hydrants and sewer.

Terral

Sent from my iPhone

From: [Alisa Champagne](#)
To: [Becky Becnel](#)
Subject: Division of Property Belonging to W.J. Blanchard, JR.
Date: Tuesday, May 18, 2021 3:31:52 PM

External Sender

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Becky,

At the request of the developer, I ask that you permanently remove Old Business Item No. G (2) The Division of Property Belonging to W.J. Blanchard, JR. from consideration on this month's Planning Commission Agenda and any future Planning Commission Agenda.

Sincerely,

Alisa Champagne, L.S.I.
Charles L. McDonald,
Land Surveyor, Inc.
(985)876-4412
(985)876-4806 (Fax)

627 JACKSON STREET
THIBODAUX, LA. 70301

(985) 449-1376 TEL
(985) 449-1050 FAX

LEONARD CHAUVIN P.E., P.L.S., INC.
Civil Engineer - Land Surveyor

May 20, 2021

Via Email

Terrebonne Parish Consolidated Government
Attn: Christopher Pulaski, Planning Director

***Re: CAVLAND Investments, LLC - Garden Estates Subdivision Located in
Terrebonne Parish, Louisiana***

Chris,

Please table this item until the June planning commission meeting. The waterline and fire hydrants are expected to be installed before the June planning and zoning meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Leonard J. Chauvin III, PE". The signature is stylized with a large "L" and "C".

Leonard J. Chauvin III, PE
Leonard Chauvin PE, PLS Inc.

From: [Tre Chauvin](#)
To: [Christopher Pulaski](#)
Cc: [Becky Becnel](#)
Subject: Pasture Lane Subdivision - Table Request
Date: Thursday, May 20, 2021 10:41:11 AM
Attachments: [image001.png](#)

External Sender

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Chris,

We would like to table this item until the June planning commission meeting. If you have any questions do not hesitate to contact me.

Tre

Sincerely,

Leonard J. Chauvin III, P.E.

Leonard Chauvin P.E., P.L.S., Inc.

627 Jackson St.

Thibodaux, LA 70301

Phone: 985-449-1376

Fax: 985-449-1050

Email: tre@ljcpe.com



LEONARD CHAUVIN P.E., P.L.S., INC.
CIVIL ENGINEER – LAND SURVEYOR



ATTORNEYS AT LAW

Danna E. Schwab
Patricia Reeves Floyd

7847 Main Street
Houma, Louisiana 70360

(985) 868-1342
(985) 868-1345 (Fax)

May 19, 2021

RUSH – VIA FAX ONLY TO (985) 580-8141-SECOND SEND, NAME ADDED

Houma-Terrebonne Regional Planning Commission
Attn:
Kyle Faulk, Chairman
PO Box 1446
Houma, LA 70361

RE: **Objection to Application for Subdivision of Property**
Agenda : May 20, 2021, Item G 4
Subdivision : Trinity Commercial Park, Addendum No. 3
Approval Requested: Process D, Minor Subdivision
Developer: Annie 1, LLC
Surveyor: Kenneth Rembert

Dear Planning Commission Members:

We are writing this letter on behalf of the owners of commercial land located in the Trinity Commercial Park. These individuals include the following, and we may have additional persons prior to the meeting:

Carroll Angelle
Chad Arceneaux
Jason Becnel
Travis Bergeron
Kent Bonvillian
Drew Boquet
Tate Boudreaux
Bobby Burguières
VJ Caro

(listing continued next page)

dschwab@theschwablawfirm.com • preevesfloyd@theschwablawfirm.com

(Owners, continued):

Billy Cenac
Dean Cheramie
Toby Credeur
David Erickson
Beth Gentry
Alex Gravois
Randy Leboeuf
Greg Marie
Clint Morgan
Harvey Sharp

It has come to their attention that the Developer intends to have the area adjacent to their commercial property declared a minor subdivision. The Restrictive Covenants of Trinity Commercial Park indicate that the property is to be used for Commercial or Industrial Use. These owners would not have purchased this land had they known that the adjacent area would be subdivided for residential use, as they believe that this diminishes the value of their property.

The owners of the property object to the area being anything other than commercial or industrial. They will be present at the meeting on Thursday, May 20, 2021. **They would like this letter read onto the record at that time.**

With kindest regards, I am

Sincerely,

THE SCHWAB LAW FIRM



Patricia Reeves Floyd

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
SPECIAL MEETING OF MAY 20, 2021

- A. The Chairman, Mr. Kyle Faulk, called the special meeting of May 20, 2021 of the HTRPC to order at 5:30 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Dr. Cloutier and the Pledge of Allegiance led by him.
- B. Upon Roll Call, present was: Mr. Ross Burgard; Dr. L.A. “Budd” Cloutier, Jr.; Ms. Rachael Ellender, Secretary/Treasurer; Mr. Kyle Faulk, Chairman; Mr. Jan Rogers; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Robbie Liner, Vice-Chairman. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning 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 him or herself from participating in the debate, discussion, and voting on that matter. *There were no conflicts to report.*
- D. **APPLICATIONS / NEW BUSINESS:**
1. The Chairman called to order the Public Hearing for an application by Terrebonne Parish Consolidated Government for Process A, Raw Land Division, for Division of Property belonging to Shirley Crowley, et al, Raw Land Tract B.
- a) Mr. John Mattingly, Morris P. Hebert, Inc., discussed the location and division of property.
- b) There was no one from the public to speak on the matter.
- c) Dr. Cloutier moved, seconded by Mr. Burgard: “THAT the Public Hearing be closed.”
- The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Liner. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.
- e) Discussion was held with regard to the variance due to Raw Land Tract B being acquired by TPCG for inclusion of a larger drainage retention area in the rear. Discussion ensued regarding the retention pond, pump station, and flap gates.
- f) Dr. Cloutier moved, seconded by Mr. Rogers: “THAT the HTRPC grant approval of the application for Process A, Raw Land Division, for Division of Property belonging to Shirley Crowley, et al, Raw Land Tract B with a variance granted from the 25' minimum frontage requirement.”
- The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk and Mr. Thibodeaux; ABSENT: Mr. Liner. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the special meeting be adjourned at 5:42 p.m.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Liner. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

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

KYLE FAULK
Chairman

ROBBIE LINER
Vice Chairman

RACHAEL ELLENDER
Secretary / Treasurer

ROSS BURGARD

L.A. "BUDD" CLOUTIER, JR., O.D.

PHILLIP LIVAS

JAN ROGERS

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
Fax (985) 580-8141

MAY, 2021

HOUMA TERREBONNE REGIONAL PLANNING COMMISSION

BALANCE BROUGHT FORWARD \$ 54,476.84

EXPENDITURES:

HOUMA-TERR PLANNING COMM. MEMBERS 323.19
(Special Meeting Per Diems)

HOUMA-TERR PLANNING COMM. MEMBERS 369.36
(Per Diems)

TPCG 5.56
(March Postage)

TPCG 727.14
(April Postage)

THE COURIER 497.07
(Publications)

CHASE BANK 30.00
(Service Fees)

TOTAL EXPENDITURES	1,952.32	
SUBTOTAL	52,524.52	
ACCOUNTS RECEIVABLE	2,762.84	
ENDING BALANCE		\$ 55,287.36

Chase Bank - Savings Account	\$ 51,131.12
Chase One Bank - Checking Account	4,156.24
TOTAL	\$ 55,287.36

RPC / E

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
2021 - MAY TREASURER'S REPORT
PAGE 2

ACCOUNTS RECEIVABLE:

Interest on Money Market Account	1.93
Interest on Checking Account	0.03
Terrebonne Parish Consolidated Government	46.00
Onshore Construction Company, LLC	50.00
Keneth L. Rembert Land Surveyors	138.92
Keneth L. Rembert Land Surveyors	138.92
Keneth L. Rembert Land Surveyors	145.88
Charles L. McDonald Land Surveyor	159.80
Leonard Chauvin P.E., PLS	323.84
Leonard Chauvin P.E., PLS	269.88
Duplantis Design Gourp, P.C.	116.76
Terrebonne Parish Consolidated Government	145.88
Keneth L. Rembert Land Surveyors	125.00
Charles L. McDonald Land Surveyor	125.00
Charles L. McDonald Land Surveyor	125.00
John G. Verret Jr	125.00
Keneth L. Rembert Land Surveyors	125.00
Charles L. McDonald Land Surveyor	125.00
Natalie or Keith Bergeron	125.00
Leonard Chauvin P.E., PLS	125.00
Keneth L. Rembert Land Surveyors	125.00
DB Adley Oaks LLC	100.00

\$	2,762.84
----	----------

Approved by:

RPC / E

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

Outstanding invoices and disbursements

OPERATING ACCOUNT

Date	Invoice Number	Vendor	Description	Amount
6/17/2021		Dr. L. Arnold Cloutier, Jr.	Per Diem	46.17
6/17/2021		Wayne Thibodeaux	Per Diem	46.17
6/17/2021		Rachael Ellender	Per Diem	46.17
6/17/2021		Kyle D. Faulk	Per Diem	46.17
6/17/2021		Robbie R. Liner	Per Diem	46.17
6/17/2021		Barry Soudelier	Per Diem	46.17
6/17/2021		Jan J. Rogers	Per Diem	46.17
6/17/2021		Ross Burgard	Per Diem	46.17
6/17/2021	GZ-01317	TPCG	Postage-May	367.87
6/17/2021	300240524	The Courier	Advertising	459.66

-

TOTAL OPERATING EXPENDITURES

1,196.89

Date	Invoice	Vendor	Description	Amount
6/17/2021		H-T Reg. Plan Comm	Transfer	

6/17/2021

Date

Approved by:

Title

Rhonda Samano

6/17/2021

Date

Approved by:

Accountant

Title

RPC / E

Receipts June 1, 2021 through June 30, 2021

Keneth L. Rembert Land Surveyors	138.92
Keneth L. Rembert Land Surveyors	138.92
Keneth L. Rembert Land Surveyors	323.84
Delta Coast Consultants, LLC	151.56
Duplantis Design Group, PC	860.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Terrebonne Parish Govt. (Special Meeting)	645.88

2,759.12

Chase Bank Money Market Account Balance \$53,890.24

Chase Bank Checking Account Balance \$2,959.35

RPC / E

From: [Christopher Pulaski](#)
To: [Becky Becnel](#)
Subject: Fwd: Minor Subdivision 6 Lots on Trinity
Date: Thursday, May 27, 2021 12:43:25 PM

For the file. Please take whatever procedural steps are necessary. Cp

Sent from my iPad

Begin forwarded message:

From: Ronnie Shaw <rshaw@rjshaw.net>
Date: May 27, 2021 at 12:29:28 PM CDT
To: Ken Rembert <aprembert@aol.com>, "Gene Milford III (milfordassociate@bellsouth.net)" <milfordassociate@bellsouth.net>
Cc: Christopher Pulaski <cpulaski@tpcg.org>
Subject: Minor Subdivision 6 Lots on Trinity

External Sender

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Ken and Chris,

Please withdraw the application which has been tabled for 30 days. We are offering large tracts for sale, so will not proceed with this proposal which has concerned many owners of nearby properties. Feel free to advise concerned stakeholders.

Thank you for your assistance.

Annie 1, LLC

***Ronnie Shaw, Managing Member
P.O. Box 869
Houma, LA 70361
Ph: Cell: 985-209-0791
Email: rshaw@rjshaw.net***

RPC / F.1

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

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. X Minor Subdivision

_____ Variance(s) (detailed description): _____

1. Name of Subdivision: Gulf South Square

2. Developer's Name & Address: Arthur A. De Fraites, Jr. and John M. DeFraites

*Owner's Name & Address: 991 Grand Caillou Road, Houma, LA 70363
[* All owners must be listed, attach additional sheet if necessary]

3. Name of Surveyor, Engineer, or Architect: Terral J. Martin, Jr. P.L.S.

4. Physical Address: 991 Grand Caillou Road

5. Location by Section, Township, Range: Section 105, T17S-R17E

6. Purpose of Development: To reconfigure lot lines.

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: 12/1/2020, Scale: 1" = 60'

11. Council District: 3

12. Number of Lots: 10

13. Filing Fees: \$250.28

TERRAL J. MARTIN JR.
Print Applicant or Agent
12/18/2020
Date


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.

ARTHUR A. DE FRATES, JR.
Print Name of Signature
12/8/2020
Date

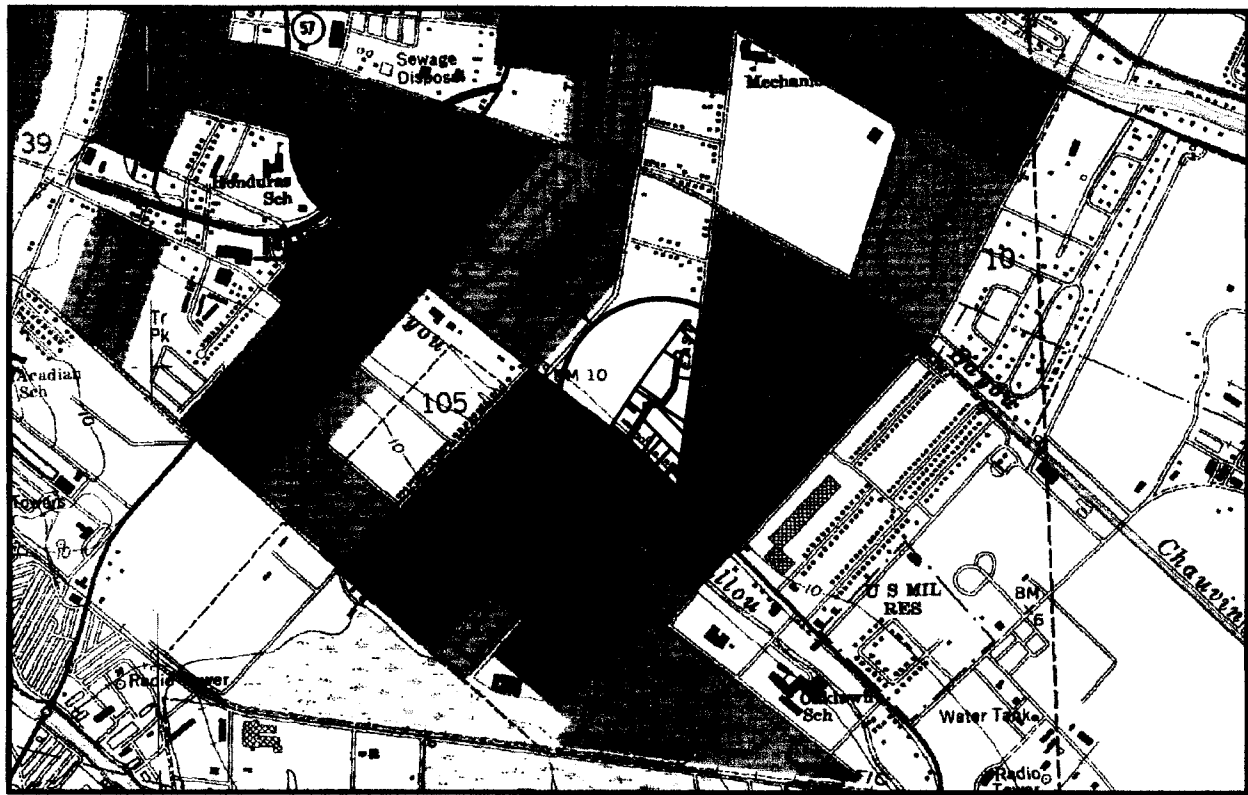
Signature Arthur C. G. Prater Jr.

RPC / G.1

LINE	CURVE	BEARING	DISTANCE	ARC DIST.	RADIUS	CH. BEARING	CH. DIST.
A-B		S 32°58'10" W	306.84'				
B-C				86.40'	205.04'	N 18°35'31" E	85.76'
C-D				15.44'	11.50'	N 44°59'12" E	14.31'
D-E		N 83°27'09" E	81.82'				
E-F		S 83°27'09" W	52.38'				
F-G				43.76'	51.50'	S 59°06'45" W	42.45'
G-H		S 34°46'21" W	172.90'				
H-I				24.51'	51.50'	S 21°08'08" W	24.28'
I-J		S 07°29'55" W	296.08'				
J-K				9.27'	10.00'	S 34°03'50" W	8.94'
K-L				199.85'	40.00'	S 82°30'05" E	48.00'
L-M				9.27'	10.00'	N 19°03'59" W	8.94'
M-N		S 55°13'39" E	157.22'				
N-O		S 36°20'00" E	285.11'				
O-P		S 44°12'19" E	242.71'				
P-Q		S 07°30'27" W	940.30'				
Q-E		N 44°05'11" W	407.20'				

CURVE	ARC DIST.	RADIUS	CH. BEARING	CH. DIST.
1	60.02'	40.0'	S 79°52'08" E	54.55'
2	49.38'	40.0'	N 21°46'37" E	46.30'
3	90.44'	40.0'	N 78°21'47" E	72.37'

COORDINATE TABLE NAD83/LA 1702 SOUTH ZONE		
POINT	NORTHING	EASTING
A	393,789.559	3,484,386.757
B	394,046.982	3,484,553.736
C	394,128.264	3,484,581.077
D	394,138.383	3,484,591.192
E	394,147.713	3,484,672.475
F	394,153.684	3,484,724.510
G	394,175.477	3,484,760.940
H	394,317.500	3,484,859.548
I	394,340.150	3,484,868.305
J	394,633.700	3,484,906.945
K	394,641.110	3,484,911.954
L	394,647.374	3,484,864.365
M	394,638.920	3,484,867.287
N	394,728.589	3,484,738.139
O	394,961.538	3,484,909.368
P	394,787.610	3,485,078.498
Q	393,855.235	3,484,955.769



VICINITY MAP
SCALE: 1"=2000'

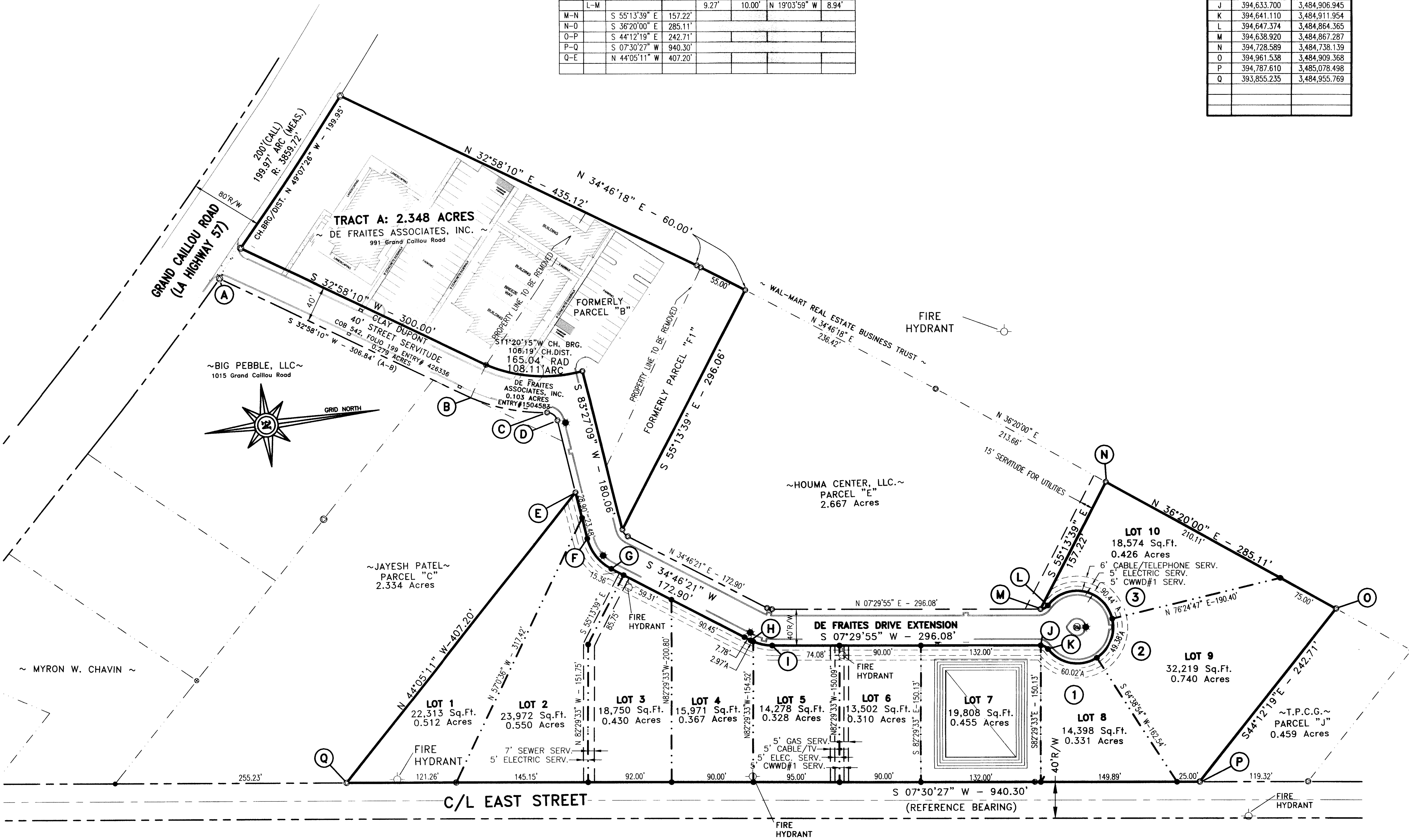
GENERAL NOTES:

- ALL BEARINGS ARE GRID AND REFERENCED TO THE "LOUISIANA COORDINATE SYSTEM OF NAD 1983, LA 1702 SOUTH ZONE (GORS 11) GEOID 12A. (BEARINGS GRID)
ALL DISTANCES ARE REFERENCED TO THE FOLLOWING PLAT:
A. SURVEY OF PROPERTY BELONGING TO CLAY DUPONT ET AL, LOCATED IN LOT 172 HONDURAS PLANTATION SUBDIVISION, SECTION 105, T17S-R17E, TERREBONNE PARISH, LOUISIANA. PREPARED BY GULF SOUTH ENGINEERS, INC. AND DATED 12/26/72, REV. 7/28/75.
B. SURVEY SHOWING PROPERTY LINE SHIFT OF PARCELS E, F, G, H, & I, OF PROPERTY BELONGING TO ARTHUR A. DEFRAITES, JR., JOHN M. DEFRAITES AND DEVLAND CORPORATION, BEING A PORTION OF LOT 172 OF HONDURAS PLANTATION SUBDIVISION, LOCATED IN SECTION 105, T17S-R17E, TERREBONNE PARISH, LOUISIANA. PREPARED BY PROVIDENCE/GSE ASSOCIATES, LLC. AND DATED JUNE 23, 2015 REV JULY 22, 2015.
- THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, AND/OR RIGHTS-OF-WAY WHICH MAY AFFECT SAID TRACTS EXCEPT AS OTHERWISE SHOWN HEREON.
- THIS SURVEY IS IN ACCORDANCE WITH "CLASS D" SURVEY CLASSIFICATION REQUIREMENTS OF THE LOUISIANA STANDARDS OF PRACTICE FOR ROUTE SURVEYS. THE PLAT AND FIELD SURVEY WERE PREPARED AND PERFORMED UNDER MY SUPERVISION AND THEREFORE THE MEASUREMENTS AND OTHER DATA INDICATED ARE CORRECT TO THE BEST OF MY KNOWLEDGE. CLASS D SURVEY: INCLUDES, BUT IS NOT LIMITED TO, SURVEYS OF FARM LANDS, RURAL AREAS, & ROUTE SURVEYS.
- THE NATIONAL FLOOD INSURANCE MAP SHOWS THIS PROPERTY TO BE IN ZONE "C" AS PER COMMUNITY PANEL NUMBER 220220 0005 C AND DATED MAY 19, 1981. ZONE C - REQUIRES NO BASE FLOOD ELEVATION. RITA FLOOD MAP #LA Q-103 DATED FEBRUARY 23, 2006 - REQUIRES NO ADVISORY BASE FLOOD ELEVATION.
- NO STRUCTURE, FILL, OR OBSTRUCTION SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLAIN.

LEGEND:

- - FOUND 3/4" GALV. IRON PIPE
- - SET 3/4" GALV. IRON PIPE
- ▨ - DENOTES DRAINAGE SERVITUDE LOT 7

RPC / G.1

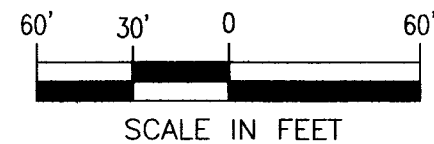


CERTIFICATION:

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

BY: PLANNING DIRECTOR

BY: CHAIRMAN



DESIGNED: TJM, JR.		CHECKED:	
DATE: DEC. 1, 2020		PLOT SCALE: 1:1	
JOB NO.: 816-032-GSE		FILE NAME:	

DATE	DESCRIPTION	BY
	REVISIONS	

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):

Tract C - Nearest Fire Hydrant 190' away. Minimum for Commercial is 150'.

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

- Name of Subdivision: TRACTS A, B, C
- Developer's Name & Address: Andree Casey, PO Box 7053, Houma, LA 70361
*Owner's Name & Address: Buquet Realty Company, Inc., PO Box 7053, Houma, LA 70361
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Terral J. Martin, Jr. P.L.S.

SITE INFORMATION:

- Physical Address: 6451, 6453, 6473, 6475, 6481 West Main Street, Houma, LA
- Location by Section, Township, Range: Section 4, T17S-R17E
- Purpose of Development: To separate the buildings.
- 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: 3/26/2021, Scale: 1" = 40'
- Council District: 3 Michel / Bayou Cane Fire
- Number of Lots: 3
- Filing Fees: \$166.76

I, Terral J. Martin Jr., certify this application including the attached date to be true and correct.

TERRAL J. MARTIN JR.
Print Applicant or Agent
3/29/21
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.

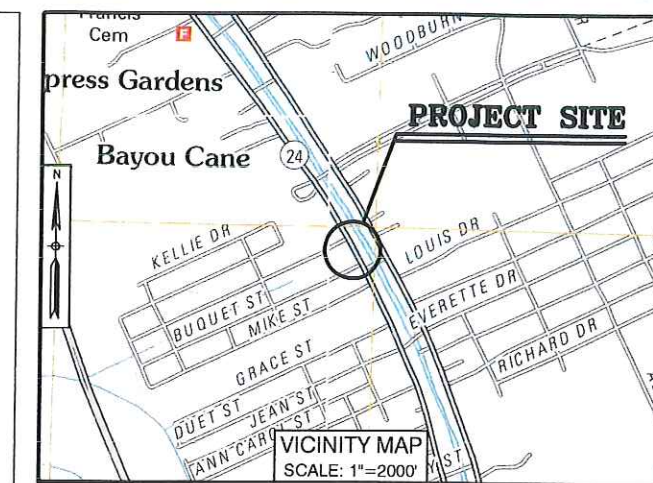
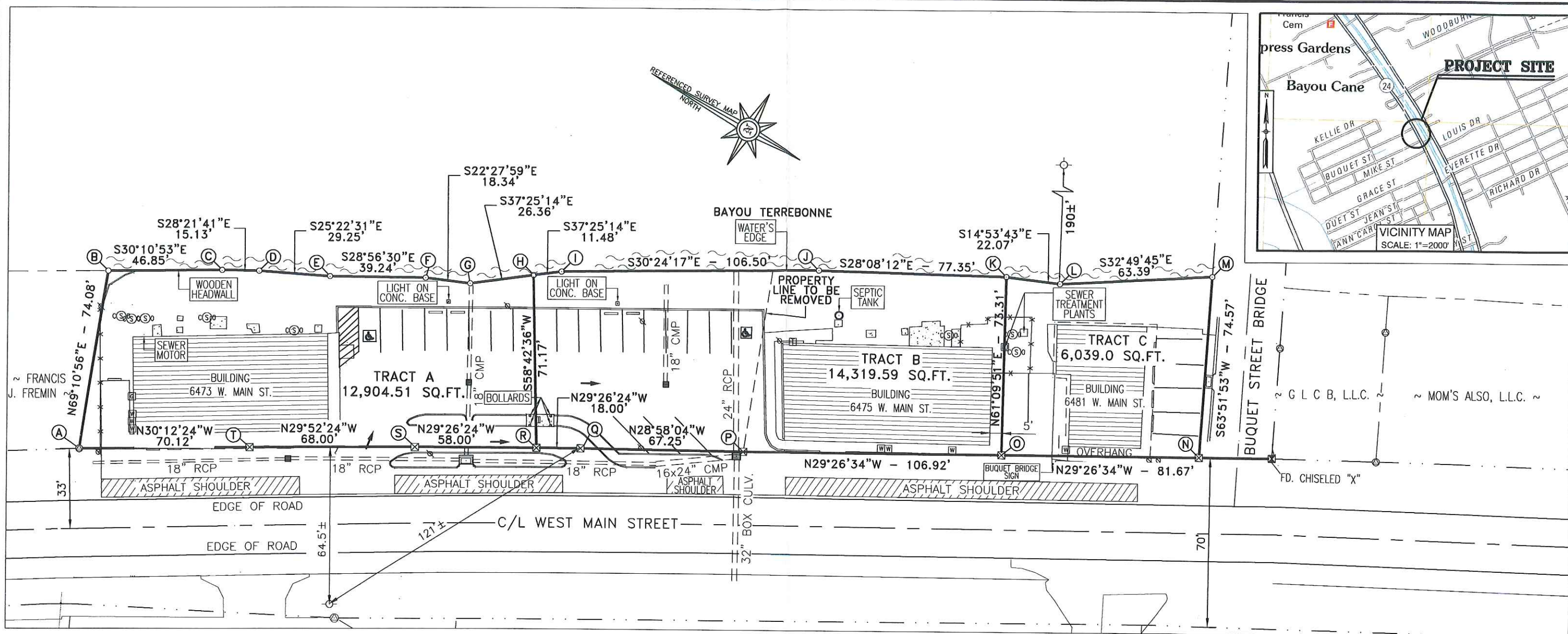
Andree Buquet-Casey
Print Name of Signature
3-29-21
Date

Andree Buquet-Casey
Signature

PC21/ 4 - 5 - 15

RPC / G.2

Revised 3/25/2010



GENERAL NOTES:

1. BEARINGS AND DISTANCES ARE BASED ON GPS OBSERVATIONS WITH THE FOLLOWING CRITERIA: US STATE PLANE NAD83, LOUISIANA 1702 SOUTH ZONE, GEOID MODEL 12B.

- A. "SURVEY OF PROPERTIES BELONGING TO THE TERREBONNE PARISH SCHOOL BOARD AND JAMES J. BUQUET, SR. PREPARED BY BERNARD B. DAVIS AND DATED DEC. 15, 1950.
B. "MAP SHOWING SURVEY OF BATTURE LOT ON PROPERTY OF ESTATE OF DALGUS BUQUET DESIGNATED AS "A-B-C-D" TO BE ACQUIRED BY JAMES BUQUET JR. AND LOCATED IN SECTION 4, T17S-R17E, TERREBONNE PARISH, LOUISIANA, DATED JUNE 4, 1957. PREPARED BY T. BAKER SMITH, C.E.

2. THIS SURVEY IS IN ACCORDANCE WITH "CLASS C" SURVEY CLASSIFICATION REQUIREMENTS OF THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS. THE PLAT AND FIELD SURVEY WERE PREPARED AND PERFORMED UNDER MY SUPERVISION. THEREFORE, THE MEASUREMENTS AND OTHER DATA INDICATED ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

3. THE PROPERTY IS LOCATED IN ZONES "C" AND "A2" AS DESIGNATED ON F.E.M.A. F.I.R.M. PANEL #220220 0265 C AND DATED MAY 1, 1985. ZONE "C" REQUIRES NO BASE FLOOD ELEVATION. ZONE "A2" REQUIRES A +4.00 BASE FLOOD ELEVATION. ADVISORY BASE FLOOD INFORMATION: THE PROPERTY IS LOCATED IN ZONES "C" AND "A" AS DESIGNATED BY RITA FLOOD MAP #LA R102 DATED FEBRUARY 23, 2006. ZONE "C" NO A.B.F.E. ZONE "A" ADVISES A +5.00 A.B.F.E.

4. THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES EASEMENTS, AND/OR RIGHTS-OF-WAY WHICH MAY AFFECT SAID TRACTS EXCEPT AS OTHERWISE SHOWN HEREON.

LEGEND:

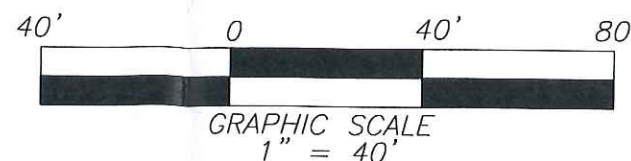
- - CORNER FALLS ON WATER'S EDGE
- ⊙ - FOUND 3/4" IRON PIPE
- ⊗ - FOUND CHISELED "X"
- ⊗ - SET CHISEL "X"
- - SET 3/4" IRON PIPE
- - DROP INLET
- ⊕ - FIRE HYDRANT
- ⊗ - GAS METER
- ⊗ - MAILBOX
- ⊗ - POWER POLE
- ⊗ - SEWER CLEANOUT
- ⊗ - TELEPHONE PEDESTAL
- ⊗ - WATER METER
- — — - FENCE

RE-DIVISION OF TWO TRACTS INTO TRACTS A, B, AND C ON PROPERTY BELONGING TO GLCB, L.L.C.

LOCATED IN SECTION 4, T17S-R17E
TERREBONNE PARISH, LOUISIANA
SOUTHEASTERN LAND DISTRICT
WEST OF THE MISSISSIPPI RIVER

SCALE: 1" = 40'

DATE: MARCH 26, 2021



CERTIFICATION:

APPROVED AND ACCEPTED BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION

BY:

RPC / G.2
PRELIMINARY

Prepared By:



PROVIDENCE
Providence Engineering and
Environmental Group LLC

Baton Rouge (225) 766-7400
1297 St. Charles Street, Suite H Houma, LA 70363 (985) 876-6380
Kenner (504) 454-1710

www.providenceeng.com
• Engineers • Surveyors •

FOR REVIEW ONLY
TERRAL J. MARTIN, JR.
License No. 5030
PROFESSIONAL

LAND SURVEYOR
Terral J. Martin, Jr.

TERRAL J. MARTIN, JR.
PROFESSIONAL LAND SURVEYOR
LA. LICENSE NO. 5030

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: Plat showing Tracts 5-A, 5-B & 5-C, a redivision of Tract 5 of Boudreaux Canal Subdivision
2. Developer's Name & Address: DAS Technology Solutions 214 W. Cornerview St Gonzales, LA 70737
DAS Technology Solutions 214 W. Cornerview St. Gonzales, LA
*Owner's Name & Address: 70737
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

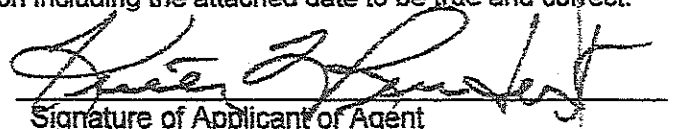
SITE INFORMATION:

4. Physical Address: 6333 Highway 56 Chauvin, LA 70344
5. Location by Section, Township, Range: Section 27, T19S-R18E
6. Purpose of Development: Create Tracts to sell
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: DATE: 4/21/21 SCALE: 1"=20'
11. Council District: S Gvidry / Little Caillou
12. Number of Lots: 3
13. Filing Fees: \$ 138.92

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

KENETH L. REMBERT
Print Applicant or Agent

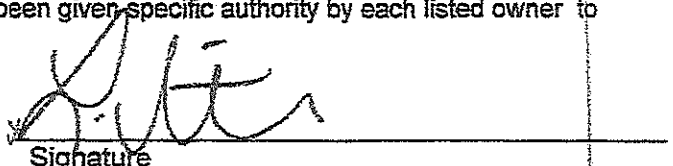
4/27/21
Date


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 L.V. 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.

LINDY VITRANO
Print Name of Signature

4/21/21
Date

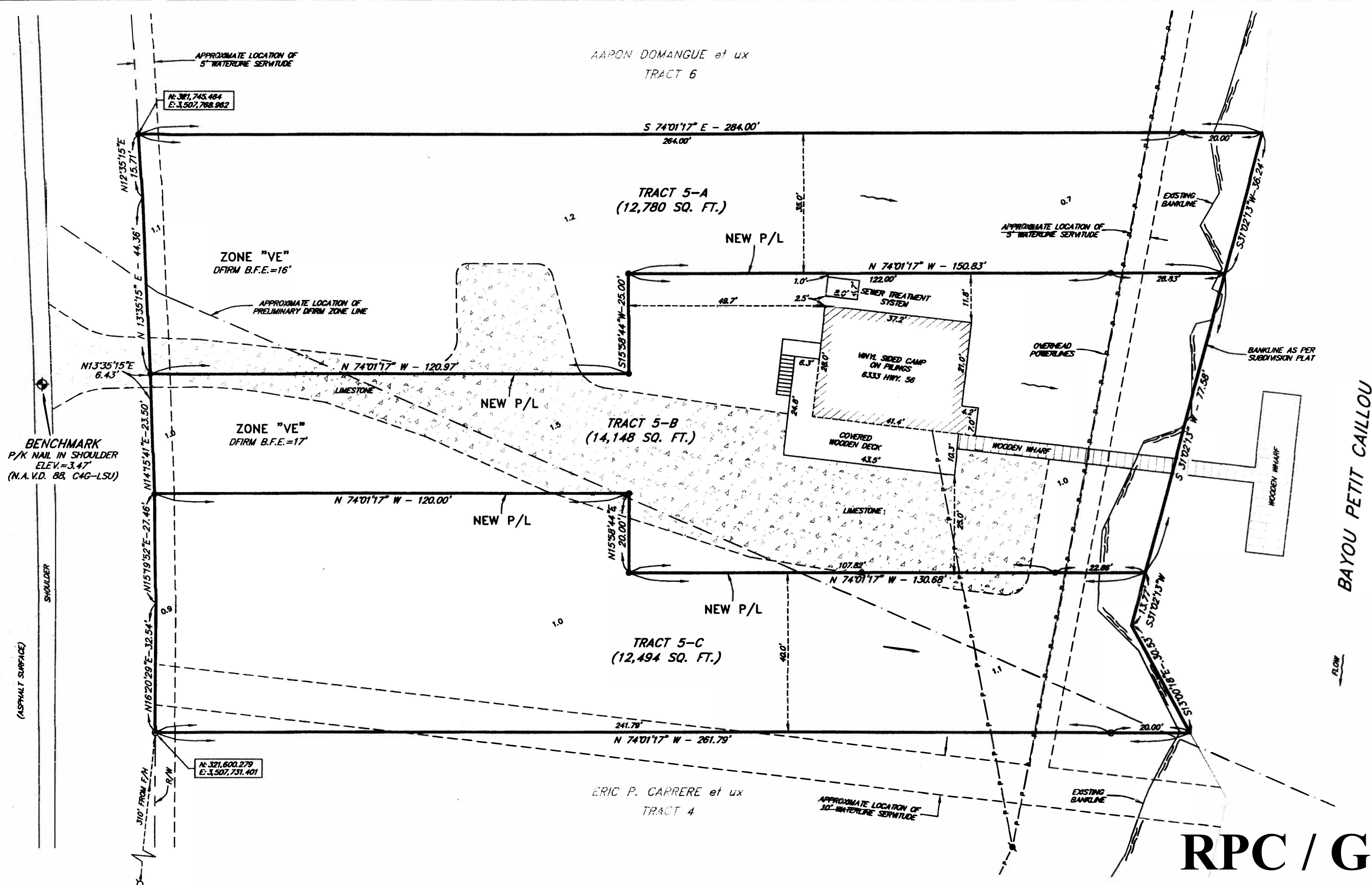

Signature

PC21/ 5 - 2 - 21

Revised 3/25/2010
RPC / G.3



C/L LA. STATE HWY. NO. 56



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

DRAINAGE NOTE:
THIS PROPERTY DRAINS TO BAYOU PETIT CAILLOU WHICH NEEDS NO MAINTENANCE.
THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY
MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

REFERENCE MAP:
MAP PREPARED BY KENETH L. REMBERT ENTITLED "SURVEY OF TRACT 5 BOUDREAUX CANAL
SUBDIVISION LOCATED IN SECTION 27, T19S-R18E" AND DATED APRIL 23, 2003.

BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

FLOOD INFORMATION:
THESE TRACTS ARE LOCATED IN ZONE "V21" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0145, SUFFIX "C", AND DATED MAY 1, 1985. ZONE "V21" HAS A BASE FLOOD REQUIREMENT OF 13' (FROM INVERT DATE APRIL 2, 1982). C.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL (FROM K-1106 PLACES THIS PROPERTY IN ZONE "VE" WITH A BASE FLOOD REQUIREMENT OF 14'. THE 2008 PRELIMINARY DFRM COMMUNITY NO. 22109G, PANEL NO. 0475 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "VE" AND HAS B.F.E. REQUIREMENTS OF 16' & 17'. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

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

LEGEND

- INDICATES 5/8" IRON ROD SET
- ◎ INDICATES 3/4" IRON PIPE FOUND
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- 3.3 INDICATES SPOT ELEVATION
(BASED ON NAVD '88 C4G-LSU)
- ⊕ INDICATES BENCHMARK AT
ELEVATION 3.47' - NAVD '88
- INDICATES DRAINAGE FLOW

ALL SURVEY CONTROL IS US FEET, ESTABLISHED BY GPS OBSERVATIONS AND POST PROCESSED WITH NGS C4G USING GEOID 18. THE VERTICAL DATUM IS NAVD 88 AND THE HORIZONTAL DATUM IS NAD 83, LOUISIANA SOUTH ZONE 1702.

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION
IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND
SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE
WITH CLASS "C" SUBURBAN SURVEYS AS INDICATED IN 1-A ABOVE STANDARDS

Surveyor's Signature: *John J. Snyder*

Surveyor's Name: KENETH L. REMBERT, PROFESSIONAL LAND SURVEYOR

Firm: KENETH L. REMBERT LAND SURVEYORS

Registration Number: 331

DATE	BY	DESCRIPTION
REVISIONS		

3 - LOTS

"MINOR SUBDIVISION"
LAND USE: CAMP SITES
DEVELOPER: D A S TECHNOLOGY SOLUTIONS

*PLAT SHOWING TRACTS 5-A, 5-B & 5-C,
A REDIVISION OF TRACT 5 OF
BOUDREAUX CANAL SUBDIVISION
LOCATED IN SECTION 27, T19S-R18E,
TERREBONNE PARISH, LOUISIANA*

Keneth L. Rembert, PLS
— LAND SURVEYORS —
635 SCHOOL STREET, HOUMA, LOUISIANA 70360
(985) 879-2782 FAX - (985) 879-1641

DRAWN: B.M.

CHK'D.: K.L.R.

SCALE: 1" = 20'

DATE: 21 APR 21

JOB NO. : 139 FIELD BOOK : 452 ADDRESS : 6333 HWY 56 CAD NAME : LINDY-VITRANO-DAS-TECHNOLOGY-LOT-5-BOUDREAU-CANAL-SUBD_21-139
DRAWN BY : BM PAGES : 47-48 SURVEY FILE : "BOUD-CAN" FOLDER : BOUDREAU CANAL TRACTS CRD: LINDY VITRANO-BOUDREAU CANAL-ST. MARTIN PROPERTY

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): Variance from 25' frontage on a public road. Brunet Street

right of way is only 40' wide. There is not enough right of way to get the 25' required minimum frontage. VARIANCE
FROM ONLY ONE LOT FRONTING ON A STUB OUT STREET

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

- Name of Subdivision: Map Showing the Redivision of Property belonging to Earl H. Cato, Et Al
- Developer's Name & Address: Earl Cato 133 Brunet Street Schriever, LA 70395
*Owner's Name & Address: Earl & Carolyn Cato 133 Brunet Street 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: 133 & 137 Brunet Street
- Location by Section, Township, Range: Section 83, T15S-R16E
- Purpose of Development: To create Lot 9 on Blanchard Court as depicted on the plat.
- 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: May 3, 2021 / Scale = 1" = 100'
- Council District: 4
- Number of Lots: 3
- Filing Fees: _____

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

Alisa Champagne
Print Applicant or Agent

Alisa Champagne
Signature of Applicant or Agent

May 3, 2021
Date

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.

Earl H Cato
Print Name of Signature

Earl H Cato
Signature

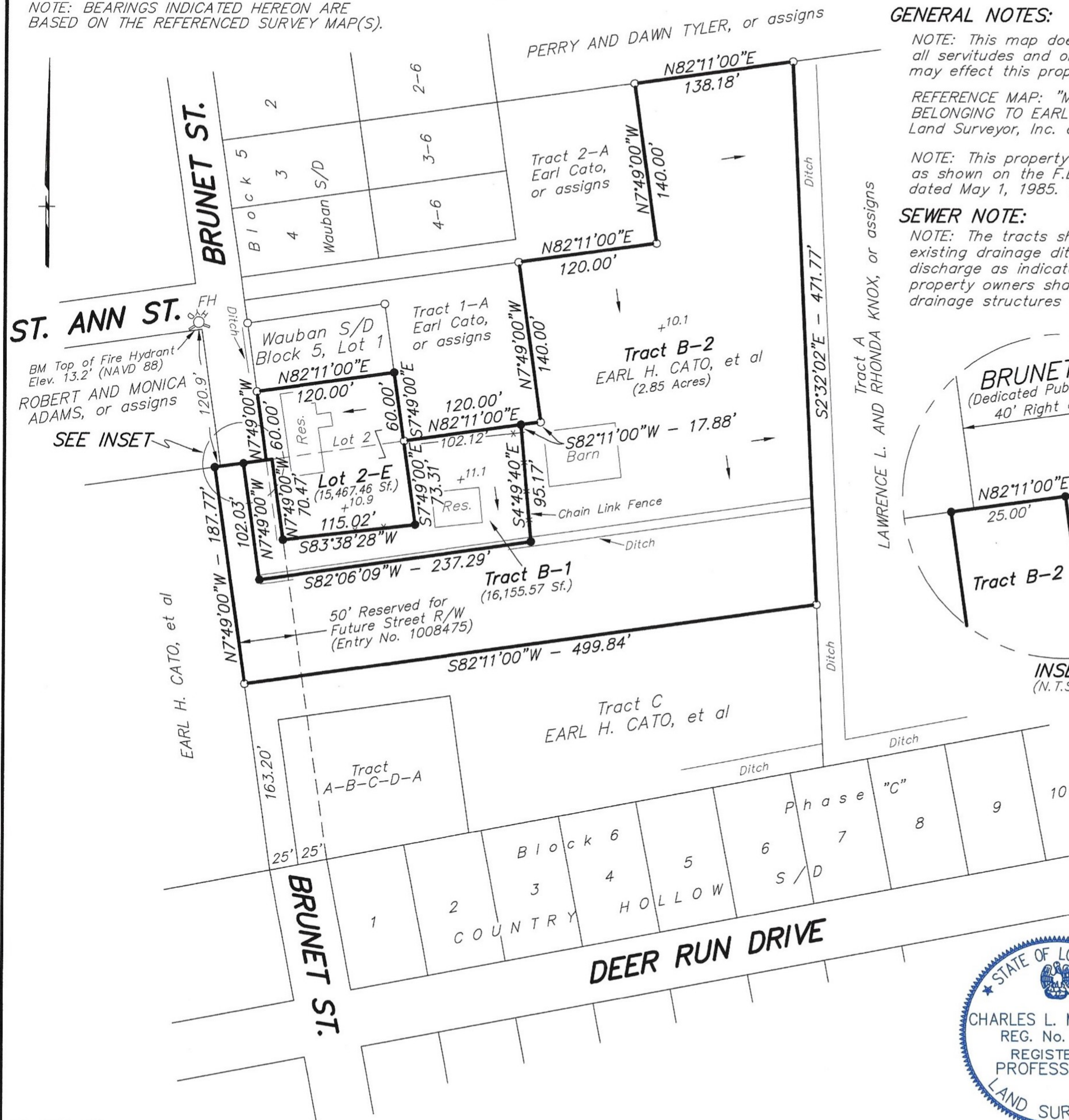
5-3-2021
Date



PC21/5-4-23

RPC / G.4
Revised 5/2010

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



GENERAL NOTES:

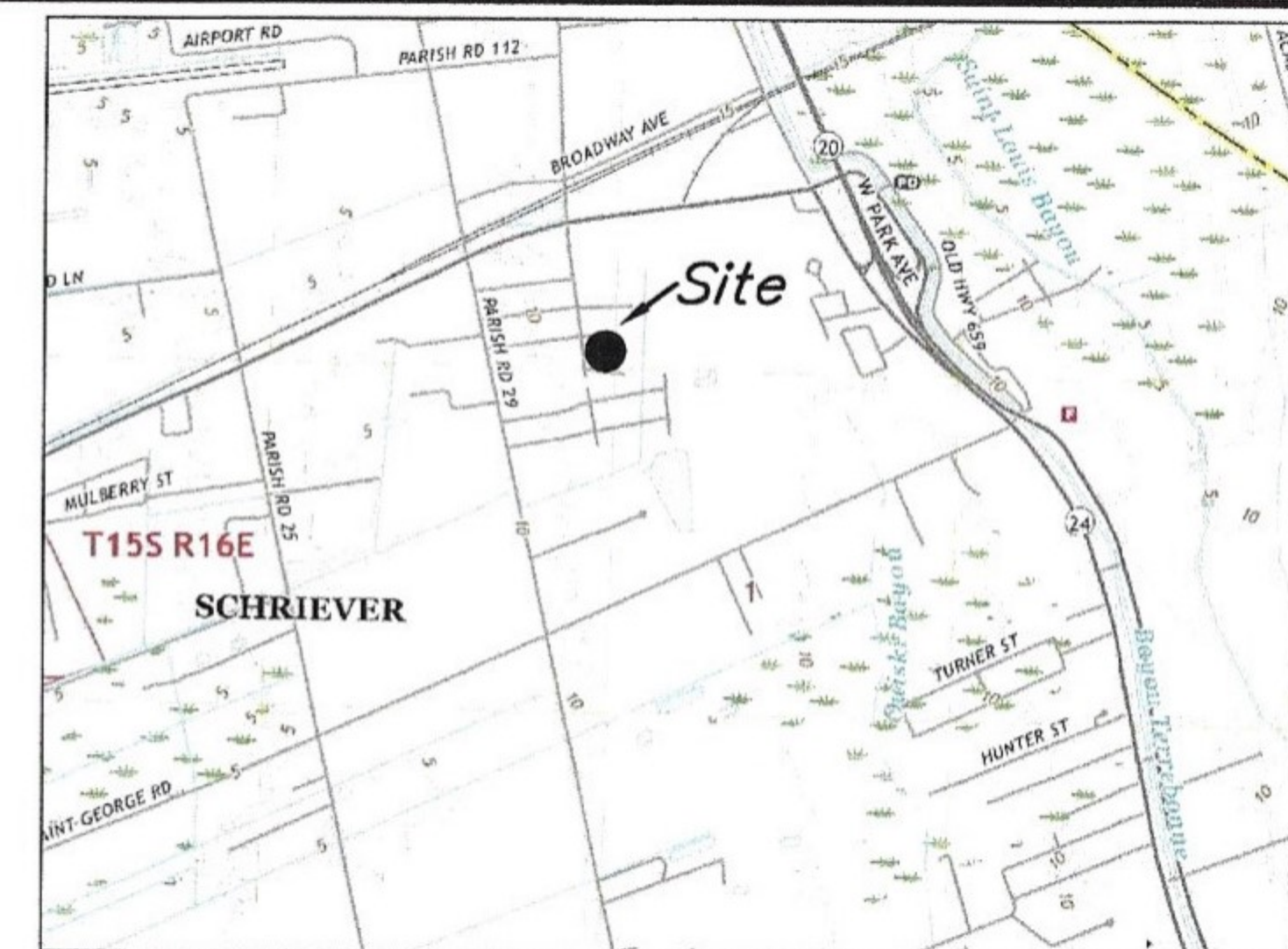
NOTE: This map does not purport to show
all servitudes and or right of ways which
may effect this property.

REFERENCE MAP: "MAP SHOWING THE REDIVISION OF PROPERTY
BELONGING TO EARL CATO" prepared by Charles L. McDonald,
Land Surveyor, Inc. dated 2 September 1997.

NOTE: This property is situated within ZONE "C",
as shown on the F.E.M.A. Flood Insurance Rate Map
dated May 1, 1985. (Map No. 225206 0415 C)

SEWER NOTE:

NOTE: The tracts shown hereon shall utilize the
existing drainage ditches shown hereon for sewer
discharge as indicated by the drainage arrows. The
property owners shall maintain all necessary private
drainage structures to said discharge destination.



Vicinity Map

LEGEND

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

Address:

133 Brunet St. (Lot 2-E)
137 Brunet St. (Tract B-1)
216 Brunet St. (Tract B-2)

Proposed Land Use:

Single Family Residential

Approved and accepted this date _____
by the Houma Terrebonne Regional Planning Commission

By: _____ For: _____

MAP SHOWING THE REDIVISION OF PROPERTY BELONGING TO EARL H. CATO, ET AL LOCATED IN SECTION 83, T15S-R16E, TERREBONNE PARISH, LOUISIANA

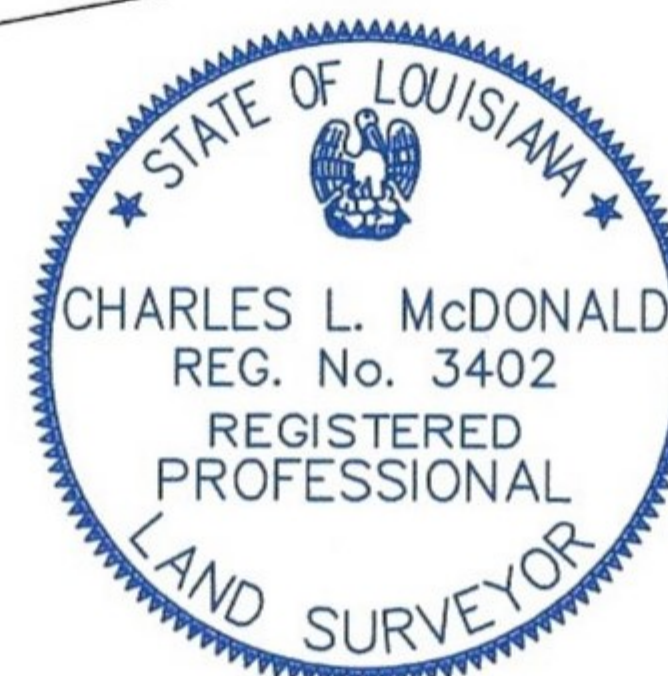
SCALE: 1" = 100'

3 MAY 2021

CHARLES L. McDONALD

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

RPC / G.4



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

APPROVED:

Charles L. McDonald

REG. P.L.S. No. 3402

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: Garden Estates Subdivision (7.868 Acres)
2. Developer's Name & Address: CAVLAND Investments, LLC, 125 Manchester Dr., Houma, LA 70360
*Owner's Name & Address: CAVLAND Investments, LLC, 125 Manchester Dr., Houma, LA 70360
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Leonard Chauvin PE, PLS, Inc., 627 Jackson St., Thibodaux, LA 70301

SITE INFORMATION:

4. Physical Address: At the intersection of Bayou Gardens Blvd. and Coteau Road
5. Location by Section, Township, Range: Sections 56, 85, & 86, T16S-R17E
6. Purpose of Development: Single-Family Residential Subdivision
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: April 30, 2021 1" = 60'
11. Council District: District 4 Amedee / Coteau Fire
12. Number of Lots: 17 Lots
13. Filing Fees: \$296 + \$27.84 = \$323.84

I, Leonard J. Chauvin, certify this application including the attached date to be true and correct.

LEONARD J. CHAUVIN

Print Applicant or Agent

Date

5/3/21

Leonard J. Chauvin

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.

Print Name of Signature

Date

Gwendolyn L. Caviness
5-3-2021

Signature

Gwendolyn L. Caviness

PC21/ 5 - 5 - 24

RPC / G.5

Revised 3/25/2010

NOTES:

- 1) REFERENCE MAP AND BEARING:
A. "SURVEY OF TRACTS 1 & 2 PREPARED FOR THE JAMES COLQUITT HARPER TUV DATED 5/22/12 LOCATED IN SECTIONS 56, 85, 86, & 89, T16S-R17E TERREBONNE PARISH, LOUISIANA"
PREPARED BY: T. BAKER SMITH, INC.
DATED: 07/15/20
- 2) VERTICAL DATUM - NAVD 88 - GEOID 18
- 3) THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ALL EXISTING SERVITUDES, EASEMENTS, AND/OR RIGHTS-OF-WAY WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.
- 4) THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- 5) SEWERAGE DISPOSAL - INDIVIDUAL SEWER TREATMENT PLANT

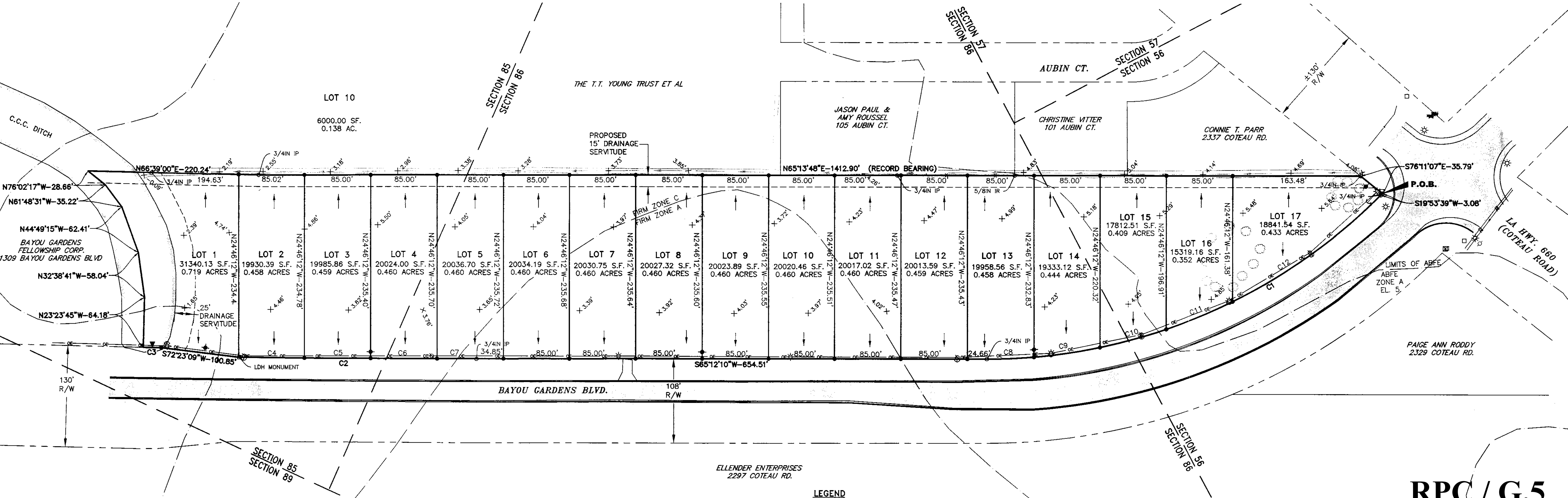
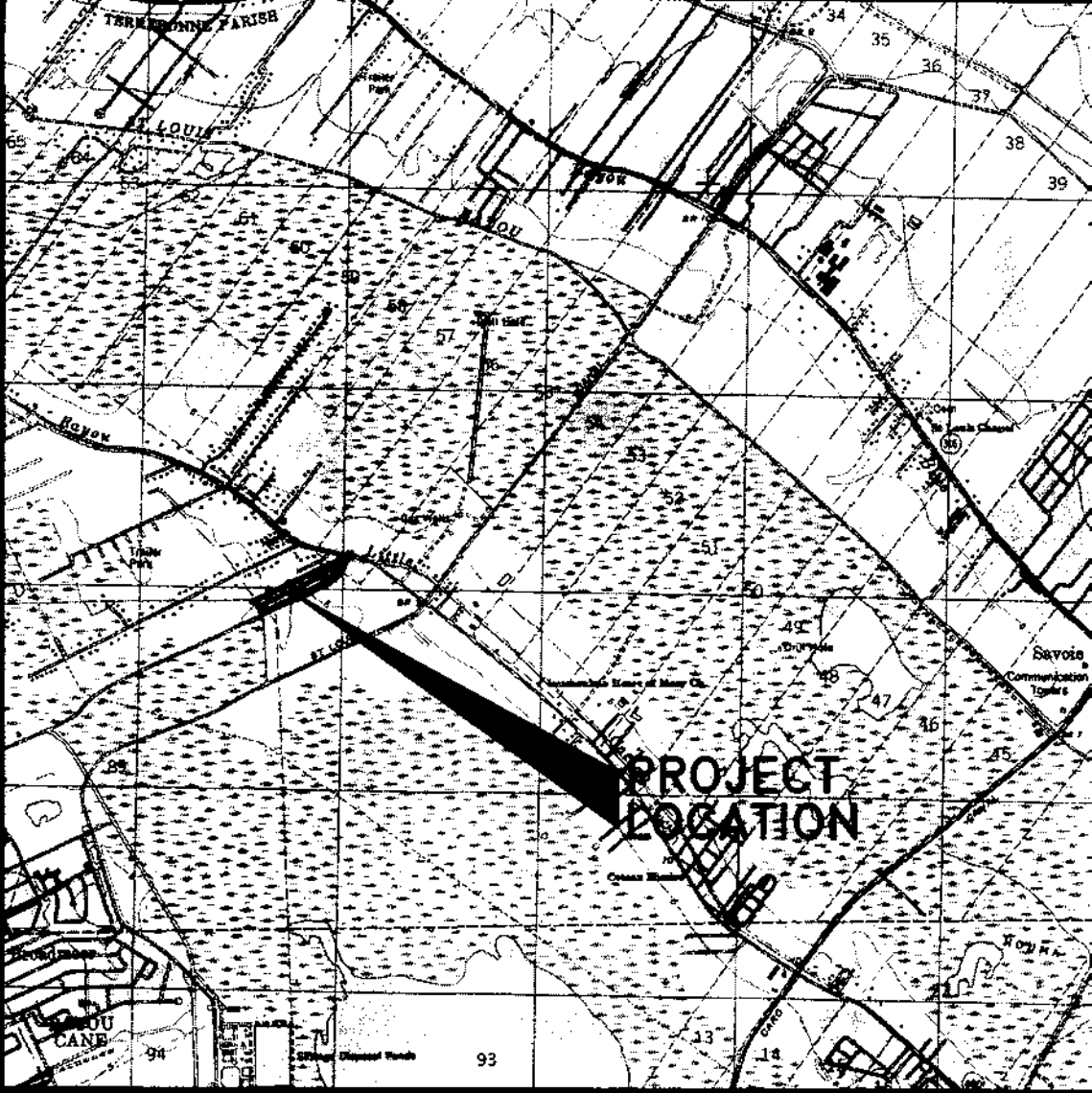
UTILITY NOTE:

A DILIGENT EFFORT HAS BEEN MADE TO SHOW ALL UTILITIES, HOWEVER OTHERS MAY BE PRESENT. THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE LOCATIONS OF FEATURES ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO CONSTRUCTION.

FEMA FLOOD ZONE AND HAZARDS:

- 1) THESE LOTS ARE LOCATED IN ZONE C AND ZONE A
FEMA MAP COMMUNITY PANEL NUMBER 225206 0245 C DATED: MAY 1, 1985
- 2) FLOOD ZONES DETERMINED FROM ADVISORY BASE FLOOD ELEVATION MAP LA-S102 INDICATES PROJECT IS LOCATED IN ABFE ZONE A (EL. 5) AND OUT OF LIMITS DATED FEBRUARY 23, 2006. FOR AREAS OUTSIDE THE STUDY LIMITS REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION.

CURVE DATA TABLE			
CURVE NO.	RADIUS	ARC	CHORD
C1	709.94'	561.45'	S45°32'49"W-546.93' (CALL) S42°32'49"W-546.93' (FOUND)
C2	22864.31'	305.17'	S65°35'06"W-305.17'
C3	22853.31'	23.13'	S66°14'47"W-23.13'
C4	22864.31'	85.02'	S65°51'39"W-85.02'
C5	22864.31'	85.00'	S65°38'52"W-85.00'
C6	22864.31'	85.00'	S65°26'05"W-85.00'
C7	22864.31'	50.15'	S65°15'56"W-50.15'
C8	709.94'	60.42'	S62°45'58"W-60.40'
C9	709.94'	85.97'	S56°51'33"W-85.92'
C10	709.94'	88.22'	S49°49'48"W-88.17'
C11	709.94'	92.19'	S42°33'00"W-92.12'
C12	709.94'	234.66'	S29°21'39"W-233.59'



PRELIMINARY DOCUMENT:

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY, FOR SUBMITTAL TO THE TERREBONNE PARISH PLANNING COMMISSION. THE PRELIMINARY DOCUMENT SHALL NOT BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT. THIS MAP DOES NOT MEET ALL STANDARDS SET FORTH BY THE LOUISIANA BOARD FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

DEDICATION

THIS IS TO CERTIFY THAT I THE UNDERSIGNED AND OWNER, DO HEREBY IRREVOCABLY OFFER FOR DEDICATION AND MAINTENANCE TO THE TERREBONNE PARISH COUNCIL OR THE PUBLIC UTILITY COMPANY OR SPECIAL DISTRICT HAVING JURISDICTION, THE PERPETUAL USE FOR PROPER PURPOSES INCLUDING, BUT NOT LIMITED TO DRAINAGE, REMOVAL OF SEWAGE, UTILITIES, PARISH USES SERVITUDES THAT ARE SHOWN ON THIS SUBDIVISION PLAT. NO TREES, SHRUBS OR PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR OTHER IMPROVEMENT BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT OF WAY AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSES FOR WHICH THE SERVITUDE OR RIGHT OF WAY WAS GRANTED.

LEGEND

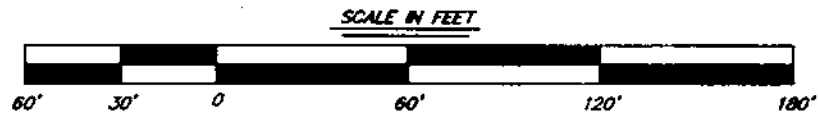
- FOUND AS NOTED
- SET 5/8" I.R.
- ⊗ EXISTING POWER POLE
- ⊗ EXISTING LIGHT POLE
- ⊕ POWER POLE ANCHOR
- ⬮ PROPOSED FIRE HYDRANT
- LDH MONUMENT
- EXISTING DITCH
- DRAINAGE DIRECTION

APPROVALS:

APPROVED & ACCEPTED THIS DATE _____

BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION

BY _____ FOR _____



DATE	DESCRIPTION	REVISION

APPROVALS:

OWNER/DEVELOPER - CAVLAND INVESTMENTS LLC DATE _____

PRELIMINARY PLAT
SINGLE FAMILY RESIDENTIAL LOTS (17 LOTS)

GARDEN ESTATES SUBDIVISION (7.868 ACRES)
LOCATED IN SECTIONS 56, 85, & 86 T16S-R17E
TERREBONNE PARISH, LOUISIANA



LEONARD CHAUVIN P.E., P.L.S., INC.
CIVIL ENGINEER - LAND SURVEYOR
627 JACKSON ST. THIBODAUX, LA.
PHONE: (985) 449-1376

DESIGNED: LJC III	DETAILED: JLN	TRACED:
CHECKED: LJC III	CHECKED: LJC III	CHECKED:
DATE: APRIL 30, 2021		

APPROVED: **PRELIMINARY**

LEONARD J. CHAUVIN, JR.

CAVLAND INVESTMENTS, LLC

DATE

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

- 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): _____

1. Name of Subdivision: Pasture Lane Subdivision Phase 1 (7.526 Acres)
2. Developer's Name & Address: Cavco Investments, LLC, 125 Manchester Dr., Houma, LA 70360
- *Owner's Name & Address: Cavco Investments, LLC, 125 Manchester Dr., Houma, LA 70360
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Leonard Chauvin PE, PLS, Inc., 627 Jackson St., Thibodaux, LA 70301

4. Physical Address: 100 Pasture Ct., Thibodaux, LA 70301
5. Location by Section, Township, Range: Section 79, T15S - R16E
6. Purpose of Development: Single Family Residential Subdivision
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. Date and Scale of Map: April 30, 2021 1" = 60'
11. Council District: District 2 Harding / Schriever Fire
12. Number of Lots: 43
13. Filing Fees: $\$75 + \$194.88 = \$269.88$

I, James A. Lee, certify this application including the attached date to be true and correct.

LEONARD J. CHAUVIN III

Print Applicant or Agent

5/3/21
Date

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 BC 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.

Gwendolyn L. Cavaness
Print Name of Signature

Print Name of Signature

5-3-2021

Date _____

Guendolen R. Cavass
Signature

Signature

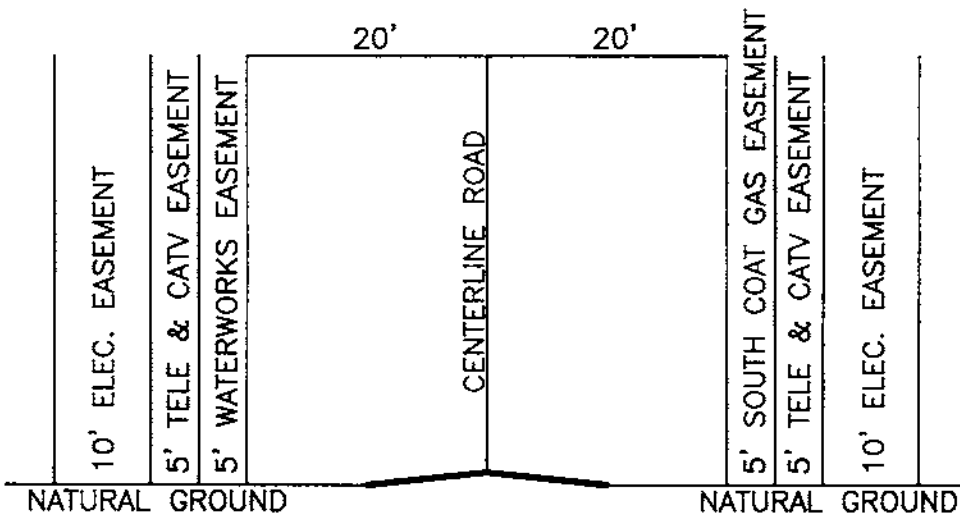
PC21/ 5 - 10 - 25

RPC / G.6

Revised 3/25/2010

NOTES:

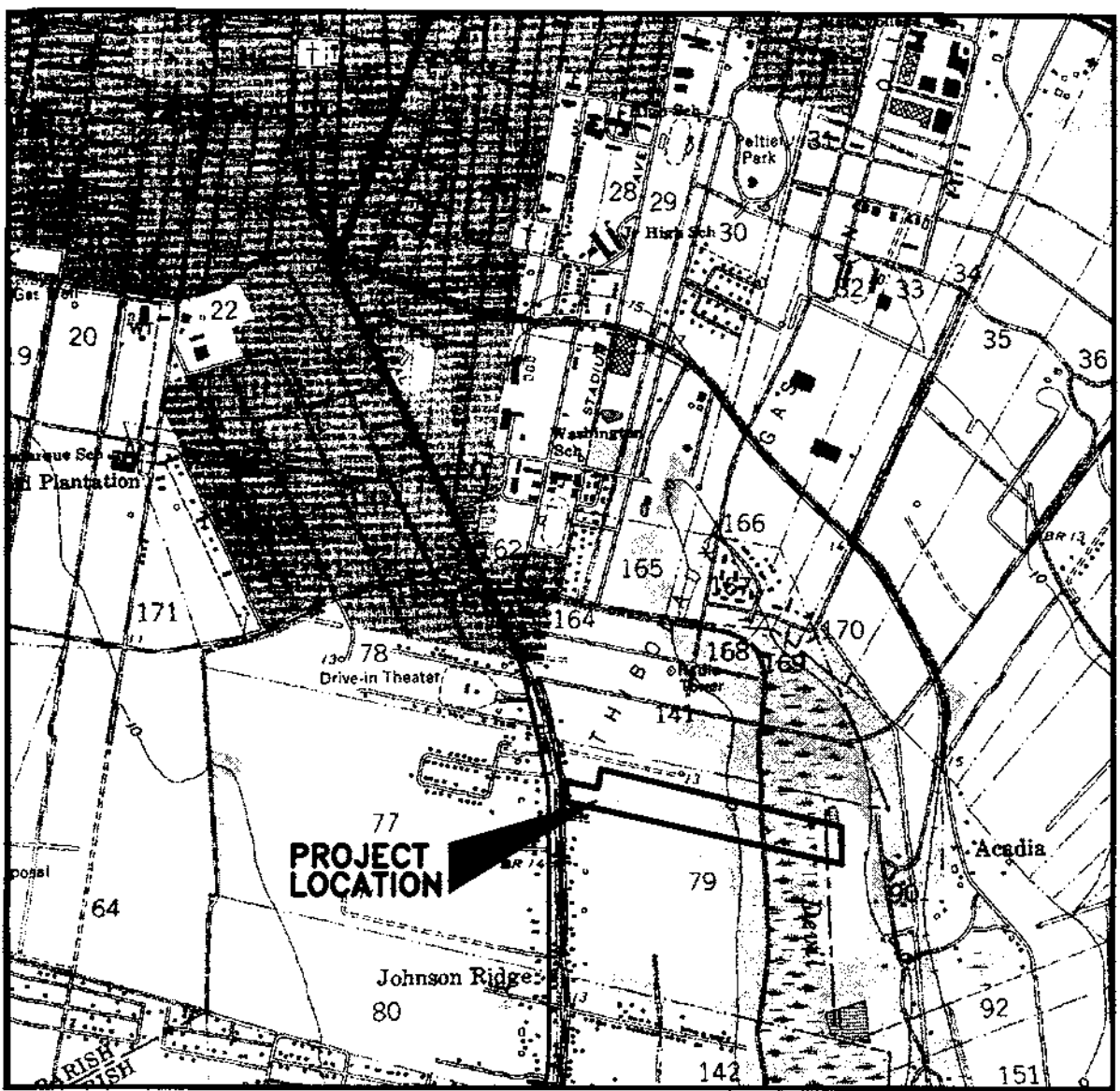
- 1) REFERENCES
- A) "A SURVEY OF A 28.01 ACRE TRACT LOCATED IN SECTION 79, T15S-R16E, TERREBONNE PARISH, LOUISIANA"
PREPARED BY: ALLEN R. WOODARD
DATED: 4/09/07
- B) "JOLIE OAKS SUBDIVISION, PHASE 1 A TOWN HOME DEVELOPMENT EVERETT - DEVELOPER SECTION 79, T15S - R16E, TERREBONNE PARISH, LOUISIANA"
PREPARED BY: MILFORD & ASSOCIATES, INC.
DATED: DECEMBER 4, 2000
ENTRY #1196954
- 2) ACCORDING TO ADVISORY BASE FLOOD ELEVATION MAP LA-W99 DATED FEBRUARY 23, 2006, PHASE 1 OF PASTURE LANE SUBDIVISION IS LOCATED OUTSIDE LIMITS OF ABFE. *FOR AREAS OUTSIDE THE STUDY LIMITS REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION WHERE APPLICABLE.
- 3) ACCORDING TO FEMA MAP COMMUNITY PANEL NUMBER 225206 0385 C AND 0395 C, DATED MAY 1, 1985 PROPERTY IS LOCATED IN ZONE C
- 4) ELEVATIONS SHOWN IN NAVD 88 - GEOID 18
- 5) SEWERAGE DISPOSAL - COMMUNITY SEWER TREATMENT SYSTEM
- 6) ALL LOTS ARE GRADED TO DRAIN INTO THE STREET RIGHT OF WAY AND INTO PROPOSED DRAINAGE SERVITUDES.



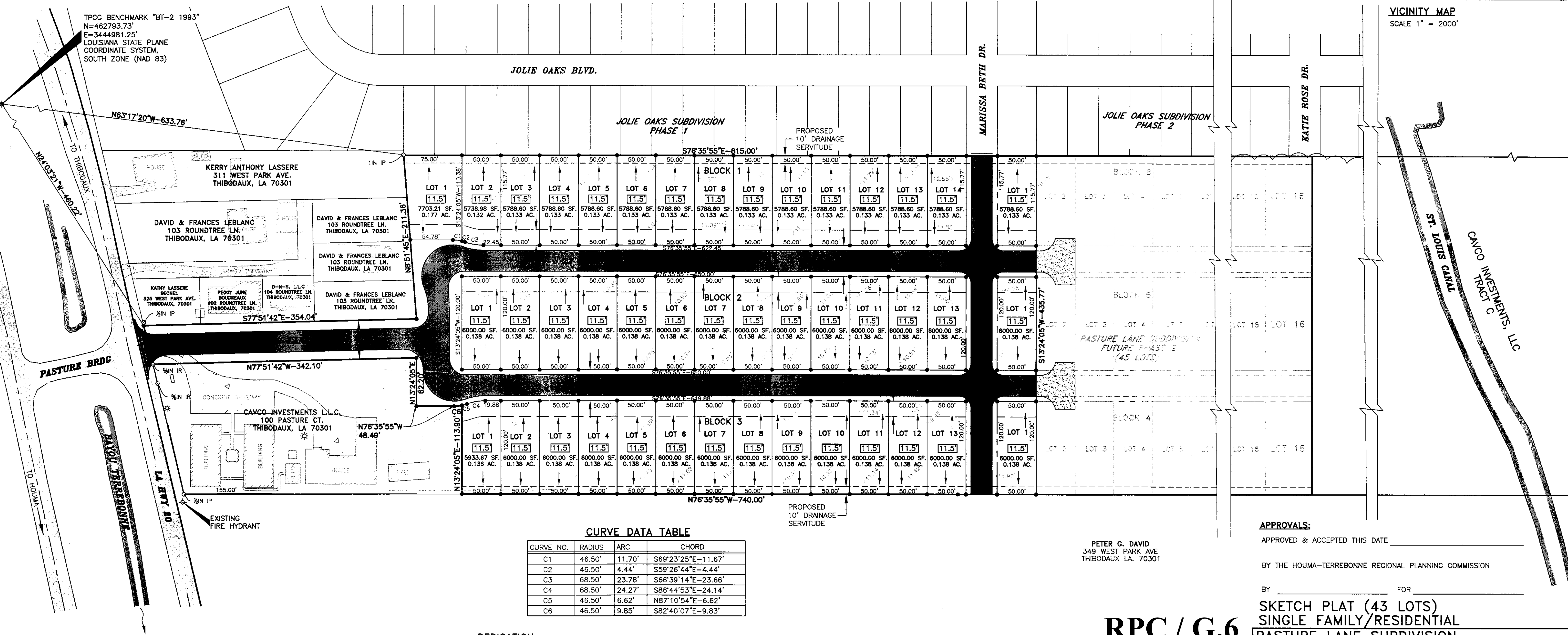
LEGEND



FOUND AS NOTED
SET 5/8" I.R.
EXISTING POWER POLE
EXISTING LIGHT POLE
PROPOSED LIGHT POLE
EXISTING FIRE HYDRANT
PROPOSED CENTER LOT ELEVATIONS
DRAINAGE DIRECTION



VICINITY MAP
SCALE 1" = 2000'



CURVE DATA TABLE			
CURVE NO.	RADIUS	ARC	CHORD
C1	46.50'	11.70'	S69°23'25"E-11.67'
C2	46.50'	4.44'	S59°26'44"E-4.44'
C3	68.50'	23.78'	S66°39'14"E-23.66'
C4	68.50'	24.27'	S86°44'53"E-24.14'
C5	46.50'	6.62'	N87°10'54"E-6.62'
C6	46.50'	9.85'	S82°40'07"E-9.83'

DEDICATION:

THIS IS TO CERTIFY THAT I THE UNDERSIGNED AND OWNER, DO HEREBY IRREVOCABLY OFFER FOR DEDICATION AND MAINTENANCE TO THE TERREBONNE PARISH COUNCIL OR THE PUBLIC UTILITY COMPANY OR SPECIAL DISTRICT HAVING JURISDICTION, THE PERPETUAL USE FOR PROPER PURPOSES INCLUDING, BUT NOT LIMITED TO DRAINAGE, REMOVAL OF SEWAGE, UTILITIES, PARISH USES SERVITUDES THAT ARE SHOWN ON THIS SUBDIVISION PLAT. NO TREES, SHRUBS OR PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR OTHER IMPROVEMENT BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT OF WAY AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSES FOR WHICH THE SERVITUDE OR RIGHT OF WAY WAS GRANTED.

PETER G. DAVID
349 WEST PARK AVE
THIBODAUX LA. 70301

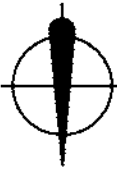
APPROVALS:

APPROVED & ACCEPTED THIS DATE _____

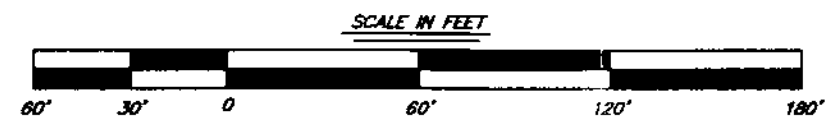
BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION

BY _____ FOR _____

SKETCH PLAT (43 LOTS)
SINGLE FAMILY/RESIDENTIAL
PASTURE LANE SUBDIVISION
"PHASE 1" (7.526 ACRES) (43 LOTS)
LOCATED IN SECTION 79, T15S-R16E
TERREBONNE PARISH, LOUISIANA



LEONARD CHAUVIN P.E., P.L.S., INC.
CIVIL ENGINEER - LAND SURVEYOR
627 JACKSON STREET THIBODAUX



DATE	DESCRIPTION	BY
	REVISION	

DESIGNED: LJC III	DETAILED: JLN	TRACED:
CHECKED: LJC III	CHECKED: LJC III	CHECKED:
DATE: APRIL 30, 2021		

PRELIMINARY DOCUMENT:

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY, FOR SUBMITTAL TO THE TERREBONNE PARISH PLANNING COMMISSION. THE PRELIMINARY DOCUMENT SHALL NOT BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT. THIS MAP DOES NOT MEET ALL STANDARDS SET FORTH BY THE LOUISIANA BOARD FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

APPROVED: **PRELIMINARY**

LEONARD J. CHAUVIN, JR.

OWNER

DATE

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: Property of Laddie J. Portier et ux Block 13, Connely Subdivision
- Developer's Name & Address: Laddie J. Portier 9952 East Park Ave. Houma, LA 70363
*Owner's Name & Address: Laddie & Janet Portier 9952 East Park Ave. Houma, LA 70363
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

- Physical Address: 421 Oak Street Houma, LA 70363
- Location by Section, Township, Range: Section 96, T17S-R17E
- Purpose of Development: Approve lot of record
- 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:
DATE: 5/11/21 SCALE: 1"=20'
- Council District:
5 Domangue / COH Fire
- Number of Lots: 1
- Filing Fees: \$138.92

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

KENETH L. REMBERT

Print Applicant or Agent

5/17/21

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.

LADDIE PORTIER

Print Name of Signature

5/17/21

Date

[Signature]
Signature

PC21/ 6 - 1 - 29

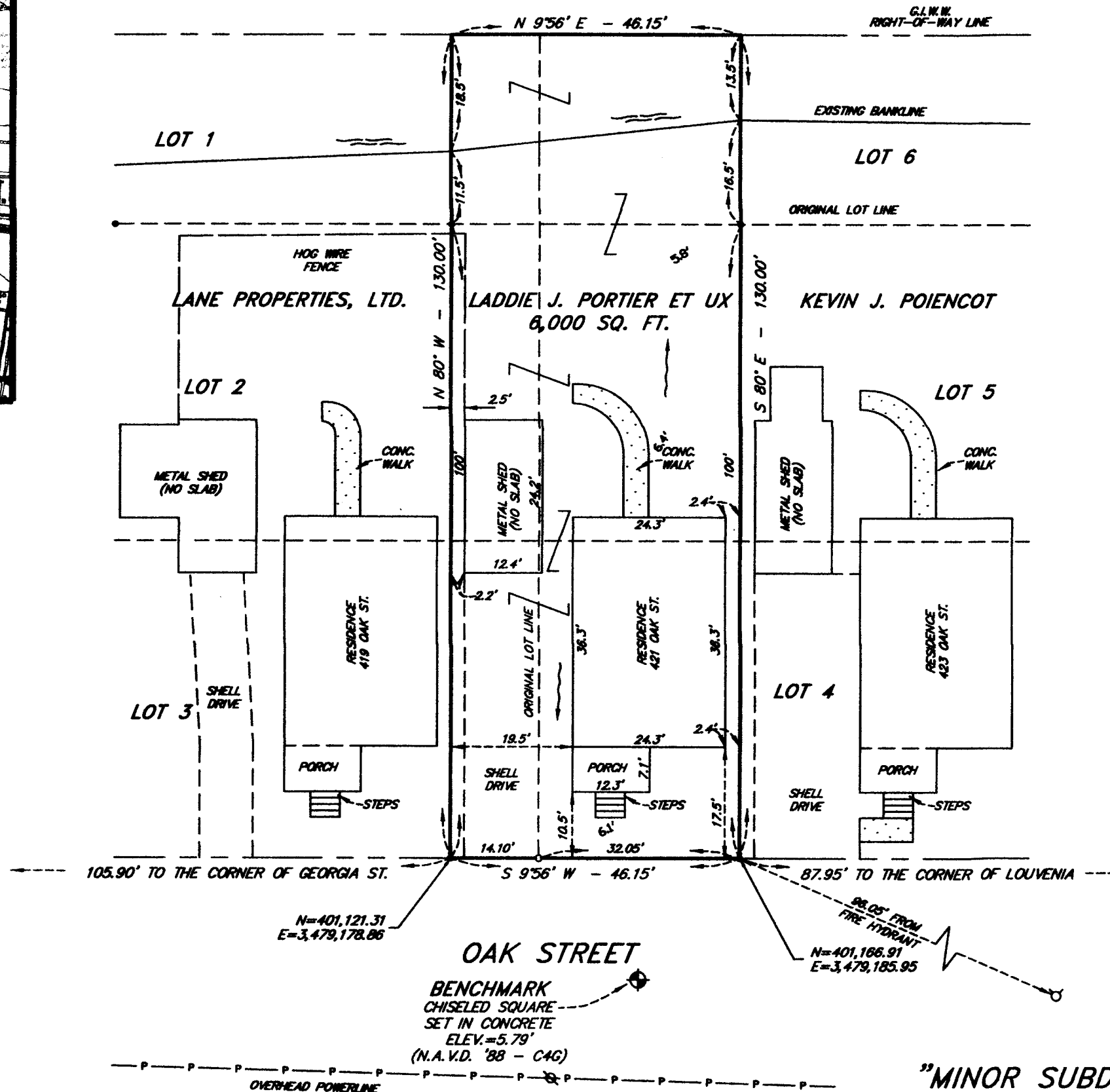
RPC / H.1

Revised 3/25/2010



VICINITY MAP

GULF INTRACOASTAL WATERWAY



LEGEND:

- INDICATES 5/8" IRON ROD PREV. SET
- INDICATES 5/8" IRON ROD FOUND
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING FIRE HYDRANT
- 3.3 INDICATES SPOT ELEVATION (BASED ON NAVD '88, C4G DATUM)
- ◆ INDICATES NAIL SET IN CONCRETE AT ELEV. 5.47' NAVD '88 - C4G DATUM
- INDICATES DRAINAGE FLOW

SEWER SYSTEM:
COMMUNITY SEWERAGE AVAILABLE IN THIS AREA.

THIS PROPERTY DRAINS TO CURB AND GUTTERS ALONG THE STREET WHICH ARE MAINTAINED BY THE PARISH AND TO THE GULF INTRACOASTAL WATERWAY 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 MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.

THIS LOT IS LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C", DATED AND INDEXED MAY 19, 1981. (ZONE "C" IS AN AREA OF MINIMAL FLOODING).
F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-R103 DOES NOT AFFECT THIS PROPERTY. THE 2008 PRELIMINARY FIRM COMMUNITY NO. 22109C, PANEL NO. 0255 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "AE" AND HAS A B.F.E. OF 7'.

THIS SURVEY BASED ON MAP RECORDED UNDER MAP NO. 130 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS.
BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

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

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

BY _____ FOR _____

OAK STREET

BENCHMARK
CHISELED SQUARE
SET IN CONCRETE
ELEV.=5.79'
(N.A.V.D. '88 - C4G)

"MINOR SUBDIVISION"

LAND USE: RESIDENTIAL DEVELOPER: LADDIE J. PORTIER
PLAT SHOWING PROPERTY BELONGING TO
LADDIE J. PORTIER ET UX
BEING A PORTION OF LOTS 1 THRU 6
OF BLOCK 13, CONNELLY SUBDIVISION
IN SECTION 96, T17S-R17E
TERREBONNE PARISH, LOUISIANA

MAY 11, 2021

SCALE: 1" = 20'



Keneth L. Rembert
KENETH L. REMBERT, SURVEYOR
635 SCHOOL ST. HOUMA, LA. 70360 (985)879-2782



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: Lots 1 THRU 8, A REDIVISION OF PROPERTY BELONGING TO THE HARRY BOURG CORPORATION
2. Developer's Name & Address: THE HARRY BOURG CORP. - 619 POINT ST HOUMA, LA 70360
*Owner's Name & Address: THE HARRY BOURG CORP. - 619 POINT ST HOUMA, LA 70360
[* 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: 2429-2437 BAYOU DULARGE RD
5. Location by Section, Township, Range: SECTION 35, T19S-R16E
6. Purpose of Development: CREATE RESIDENTIAL CAMPSITES
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:
DATE: 5/27/21 SCALE: 1"=40'
11. Council District: _____
12. Number of Lots: 8
13. Filing Fees: _____

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

KENETH L. REMBERT

Print Applicant or Agent

5/27/21

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 ☒ RB 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.

THE HARRY BOURG CORPORATION

BY: RONNIE BERGERON

Print Name of Signature

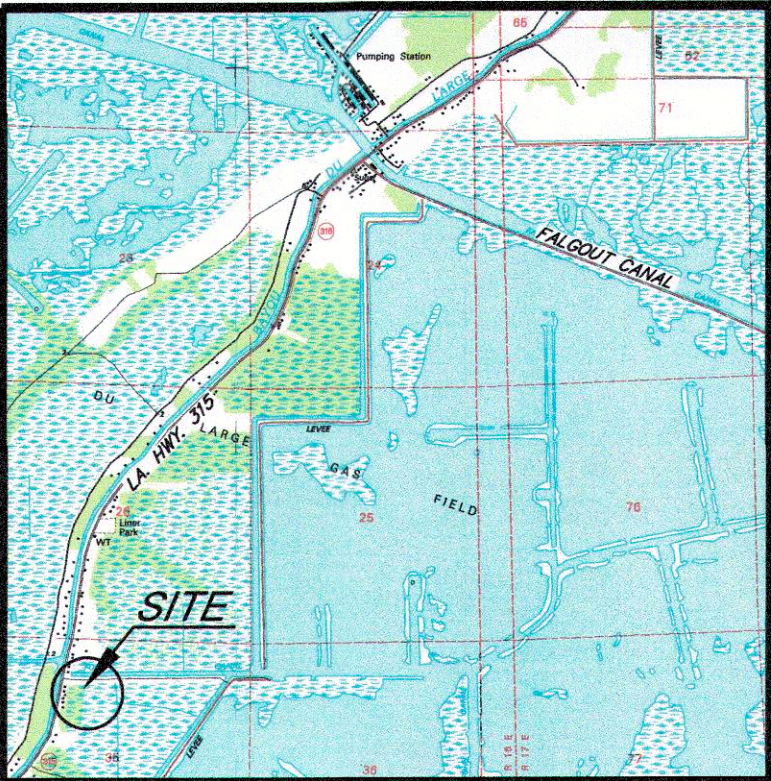
5/27/21

Date


Signature

RPC / H.2

Revised 3/25/2010



"VICINITY MAP"

CONSTLR, L.L.C. et al

LOUISIANA COORDINATE SYSTEM
(SOUTH ZONE)

SEWER SYSTEM:

INDIVIDUAL TREATMENT PLANT TO BE USED IN THIS AREA
AND DISCHARGED INTO HIGHWAY DITCH.
COMMUNITY SEWERAGE IS NOT AVAILABLE.

REFERENCE MAPS:

- 1) MAP PREPARED BY T. BAKER SMITH & SON DATED OCTOBER 6, 1960.
- 2) MAP PREPARED BY T. BAKER SMITH & SON ENTITLED "MAP SHOWING THE RECOVERY OF
PROPERTY LINES IN SECTION 35, T19S-R16E AND SECTIONS 3, 9 AND 10, T20S-R16E,
TERREBONNE PARISH, LOUISIANA FOR THE HARRY BOURG CORPORATION" DATED MAY 10, 1984.
BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

DRAINAGE NOTE:

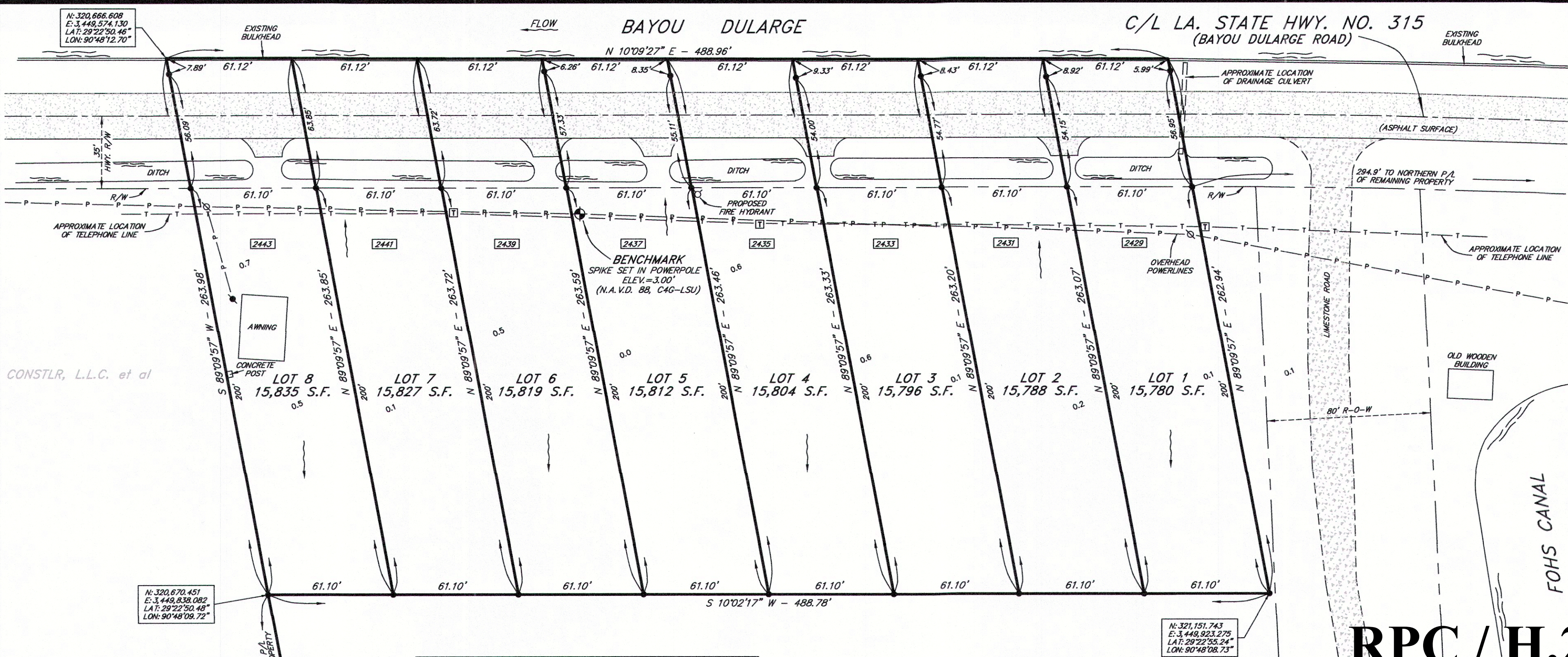
THIS PROPERTY DRAINS TO BAYOU DULARGE WHICH NEEDS NO MAINTENANCE
AND TO THE SWAMP IN THE REAR WHICH NEEDS NO MAINTENANCE.
THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY
MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

FLOOD INFORMATION:

THESE LOTS ARE LOCATED IN ZONE "A15" AS SHOWN ON FEDERAL EMERGENCY
MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0475, SUFFIX "C",
AND DATED MAY 1, 1985. (ZONE "A15" HAS A BASE FLOOD REQUIREMENT OF 10').
(FIRM INDEX DATE APRIL 2, 1992). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL
NO. LA-K100 PLACES THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD REQUIREMENT OF 11'.
THE 2008 PRELIMINARY DIRM COMMUNITY NO. 22109C, PANEL NO. 0425 SUFFIX "E"
PLACES THIS PROPERTY IN ZONE "VE" AND HAS A B.F.E. REQUIREMENT OF 16'.
PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE
CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

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

JOB NO. : 212 FIELD BOOK : 450 ADDRESS : BAYOU DULARGE CAD NAME : HARRY-BOURG-SUBDIVISION-SECTION-35-PC-21.212
DRAWN BY : BM PAGES : 056 SURVEY FILE : "BOURG-HA" FOLDER : HARRY-BOURG-SECTION 35 CRD: HARRY BOURG -- SECTION 35-SUBDIVISION



AREA BETWEEN EASTERN RIGHT-OF-WAY LINE
OF LA. HWY. NO. 315 AND REAR PROPERTY LINE
OF LOTS 1 THRU 5 CONTAIN 12,000 SQ. FT.

HARRY BOURG CORPORATION
±17.75 ACRES OF
REMAINING PROPERTY

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

BY _____ FOR _____

"MINOR SUBDIVISION"

LAND USE: RESIDENTIAL
DEVELOPER: HARRY BOURG CORPORATION

PLAT SHOWING LOTS 1 THRU 8,
A REDIVISION OF PROPERTY BELONGING TO
HARRY BOURG CORPORATION
LOCATED IN SECTION 35, T19S-R16E,
TERREBONNE PARISH, LOUISIANA

Keneth L. Rembert, PLS
— LAND SURVEYORS —
635 SCHOOL STREET, HOUMA, LOUISIANA 70360
(985) 879-2782 FAX - (985) 879-1641



DRAWN: B.M.

CHK'D: K.L.R.

SCALE: 1" = 40'

DATE: 27 MAY 21

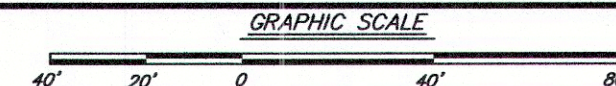
ALL SURVEY CONTROL IS US FEET, ESTABLISHED BY GPS OBSERVATIONS
AND POST PROCESSED WITH NGS C4G USING GEOID 18. THE VERTICAL
DATUM IS NAVD '88 AND THE HORIZONTAL DATUM IS NAD 83, LOUISIANA
SOUTH ZONE 1702.

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

Surveyor's Signature:
Surveyor's Name: KENETH L. REMBERT, PROFESSIONAL LAND SURVEYOR
Firm: KENETH L. REMBERT LAND SURVEYORS
Registration Number: 331

14 JUN 21	BM	TO SHOW ADDRESSES, BULKHEAD & HYDRANT
DATE	BY	DESCRIPTION
REVISIONS		

8 - LOTS



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: Tracts 1 & 2, A redivision of property belonging to Reed Bonvillain et ux
2. Developer's Name & Address: Lera Bonvillain 4164 Southdown Mandalay Rd. Houma, LA 70360
Reed & Lera Bonvillain 4164 Southdown Mandalay Rd Houma, LA
*Owner's Name & Address: 70360
[* All owners must be listed, attach additional sheet if necessary]

3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

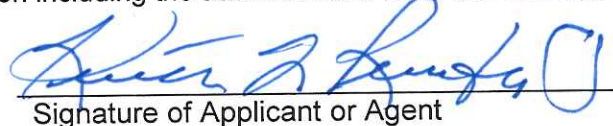
SITE INFORMATION:

4. Physical Address: 4160 Southdown Mandalay Rd. Houma, LA 70360
5. Location by Section, Township, Range: SECTIONS 17 & 18, T17S-R16E
6. Purpose of Development: CREATING A HOMESITE ON TRACT 2
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:
DATE: 05/11/2021 SCALE: 1"= 40'
11. Council District:
6 Guidry / Bayou Black
12. Number of Lots: 2
13. Filing Fees: \$323.84 (eng)

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

KENETH L. REMBERT
Print Applicant or Agent

05/26/2021
Date


Signature of Applicant or Agent

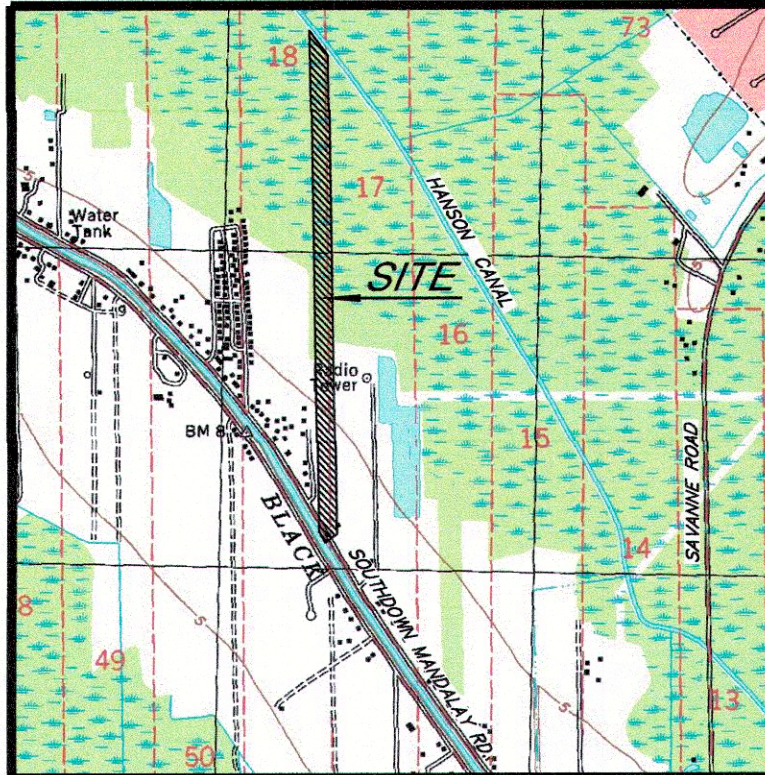
The undersigned certifies: 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or ☒ 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, 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.

LERA BONVILLAIN
Print Name of Signature

05/26/21
Date


Signature

PC21/ 6 - 3 - 31 **RPC / H.3** Revised 3/2/2010



"VICINITY MAP"

ELLENDALE PLANTATION, L.L.C.

ELLENDALE PLANTATION, L.L.C.

FLOOD INFORMATION:

THESE TRACTS ARE LOCATED IN ZONES "A" & "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0440, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A" HAS A BASE FLOOD REQUIREMENT OF 5'). (FIRM INDEX DATE APRIL 2, 1992). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-R99 PLACES THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'. THE 2008 PRELIMINARY DFIRM COMMUNITY NO. 22109C, PANEL NO. 0250 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "AE" AND HAS B.F.E. REQUIREMENTS OF 3', 4', 5', 6' & 7'. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

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

JOB NO. : 198 FIELD BOOK : ADDRESS : SOUTHDOWN MANDALAY CAD NAME : REED-BONVILLAIN-SOUTHDOWN-MANDALAY-PC_21-198
DRAWN BY : BM PAGES : SURVEY FILE : "BON-REED" FOLDER : REED & LERA BONVILLAIN CRD: REED BONVILLAIN-BAYOU BLACK-TRACTS 1 & 2

SEWER SYSTEM:

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

DRAINAGE NOTE:

THIS PROPERTY DRAINS TO VARIOUS DITCHES THAT DRAIN TO BAYOU BLACK AND TO THE REAR WHICH NEEDS NO MAINTENANCE.
THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

REFERENCE MAP:

MAP PREPARED BY PROSPER J. TOUPS, III ENTITLED "SHIFT OF LOT LINES BETWEEN MAXIE P. CHAMPAGNE AND JAMES G. BARRETT LOCATED IN SECTIONS 17 & 18, T17S-R16E" AND DATED MAY 25, 2017.

BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

ALL SURVEY CONTROL IS US FEET, ESTABLISHED BY GPS OBSERVATIONS AND POST PROCESSED WITH NGS C4G USING GEOID 18. THE VERTICAL DATUM IS NAVD '88 AND THE HORIZONTAL DATUM IS NAD 83, LOUISIANA SOUTH ZONE 1702.

LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES 5/8" IRON ROD FOUND
- ⊙ INDICATES 3/4" IRON PIPE FOUND
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING FIRE HYDRANT
- ⊕ INDICATES SPOT ELEVATION (BASED ON NAVD '88, C4G-LSU)
- ⊙ INDICATES BRASS DISK SET AT ELEV. 2.66' NAVD '88
- INDICATES DRAINAGE FLOW

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

BY _____ FOR _____

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

Surveyor's Signature: *Keneth L. Rembert*

Surveyor's Name: **KENETH L. REMBERT, PROFESSIONAL LAND SURVEYOR**

Firm: **KENETH L. REMBERT LAND SURVEYORS**

Registration Number: **331**

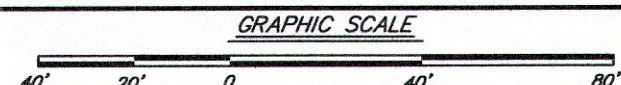
2 - TRACTS



"MINOR SURVEY"
LAND USE: RESIDENTIAL
DEVELOPER: REED BONVILLAIN

PLAT SHOWING TRACTS 1 & 2,
A REDIVISION OF PROPERTY BELONGING TO
REED BONVILLAIN et ux
LOCATED IN SECTIONS 17 & 18, T17S-R16E,
TERREBONNE PARISH, LOUISIANA

Keneth L. Rembert, PLS
— LAND SURVEYORS —
635 SCHOOL STREET, HOUMA, LOUISIANA 70360
(985) 879-2782 FAX - (985) 879-1641



DRAWN: B.M.

CHK'D.: K.L.R.

SCALE: 1" = 40'

DATE: 11 MAY 21

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

Variance from the 600-ft. block length maximum (Sec 24.7.6.3). Maximum block length will be 657-ft.

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

- Name of Subdivision: Progressive Square Townhomes Subdivision
- Developer's Name & Address: Travis Buquet Home Builders, Inc., 510 Bayou Gardens Dr., Houma, LA 70364
*Owner's Name & Address: Southwest Louisiana Land, L.L.C., 5430 LBJ Freeway, Suite 1700, Dallas, TX 75240
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Delta Coast Consultants, LLC

SITE INFORMATION:

- Physical Address: End of Rue D'Iberville
- Location by Section, Township, Range: Section 101, T17N-R17E
- Purpose of Development: Residential Planned Unit Development Townhouses
- 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: May 18, 2021, 1" = 60'
- Council District: 2 Harding / Bayou Cane Fire
- Number of Lots: 21
- Filing Fees: \$151.56

I, Kevin P. Rizzo, P.E., certify this application including the attached data to be true and correct.

Kevin P. Rizzo
Print Applicant or Agent

05/27/21
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, initial or TB 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.

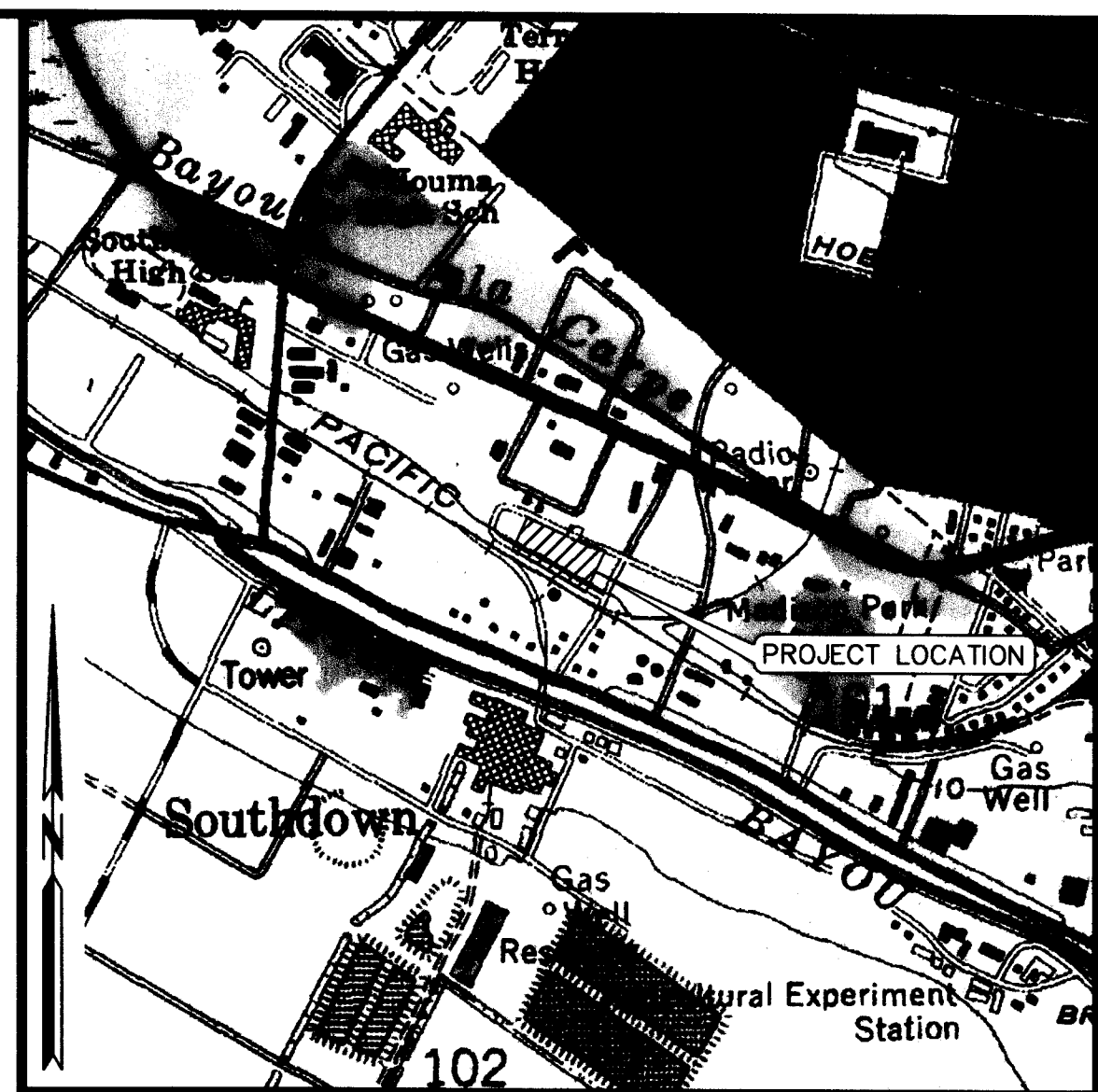
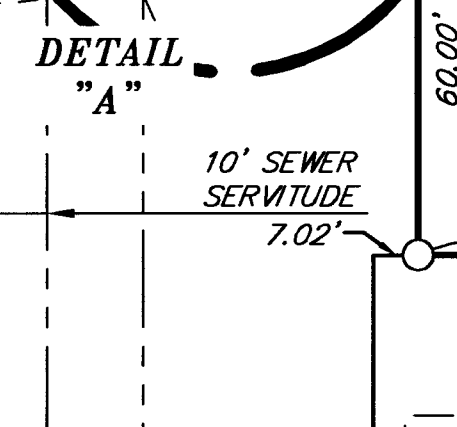
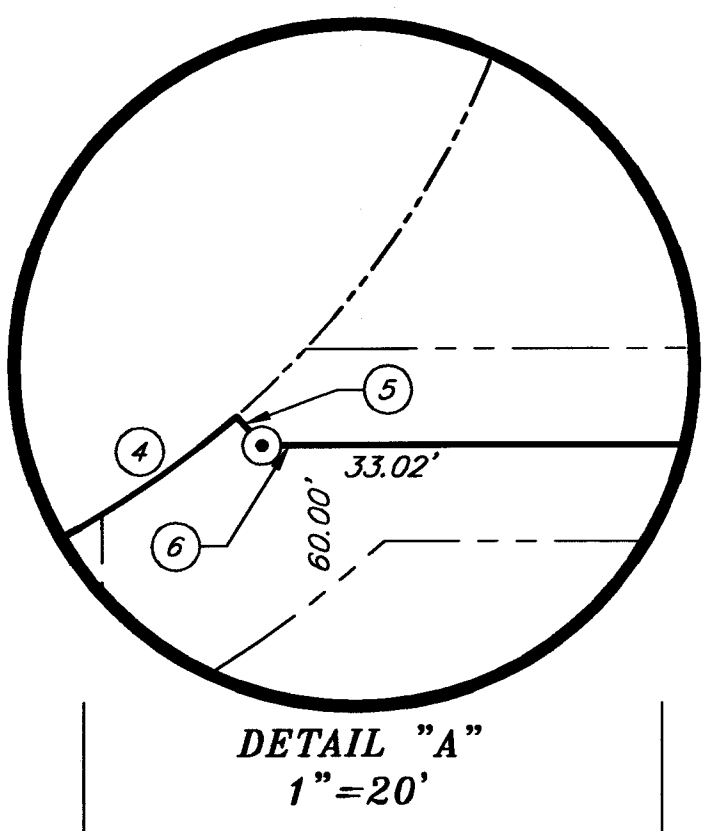
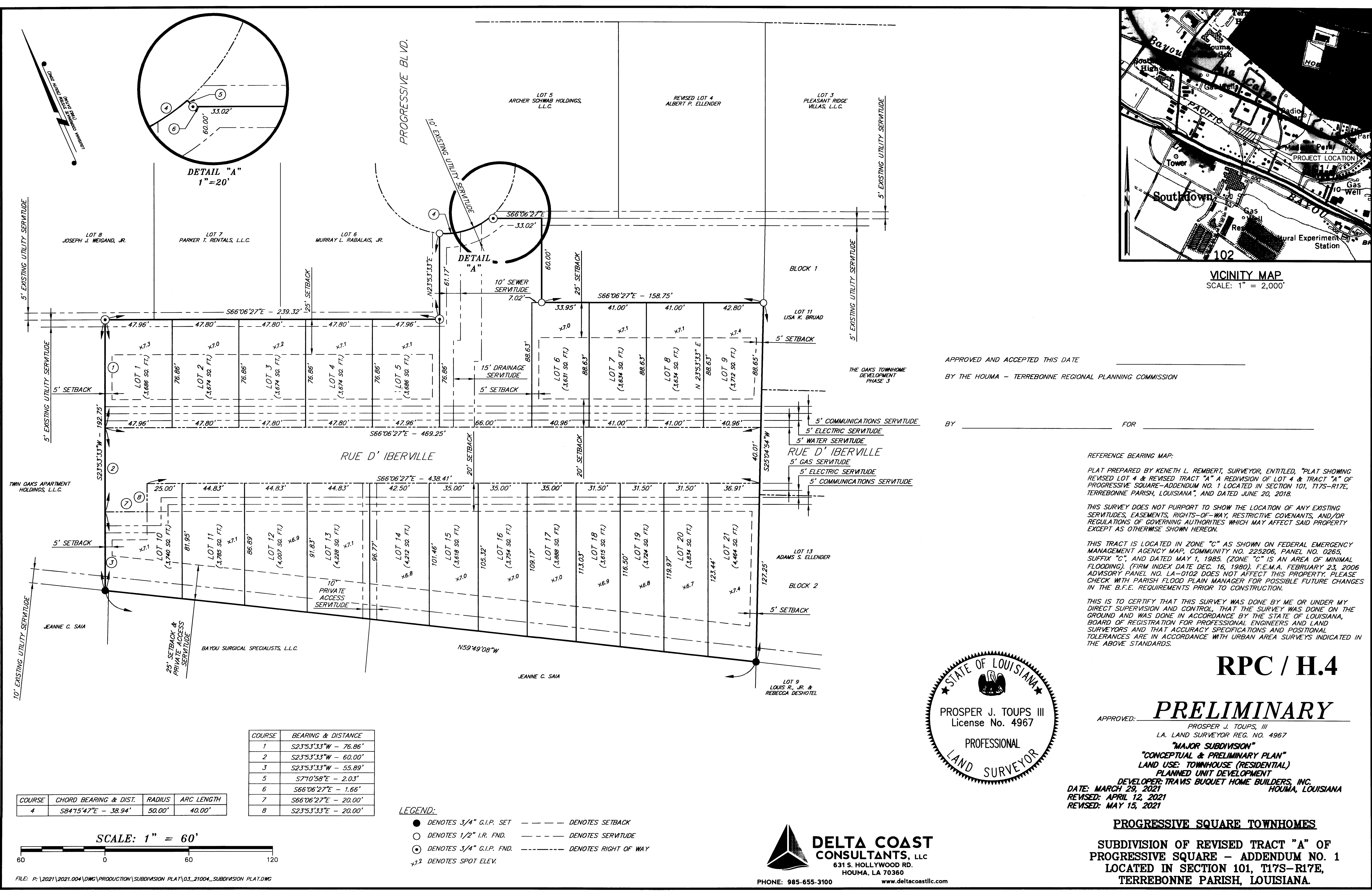
Travis Buquet
Print Name of Signature

5-28-21
Date

[Signature]
Signature

PC21/ 6 - 4 - 32

RPC / H.4
Revised 3/23/2010



VICINITY MAP
SCALE: 1" = 2,000'

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

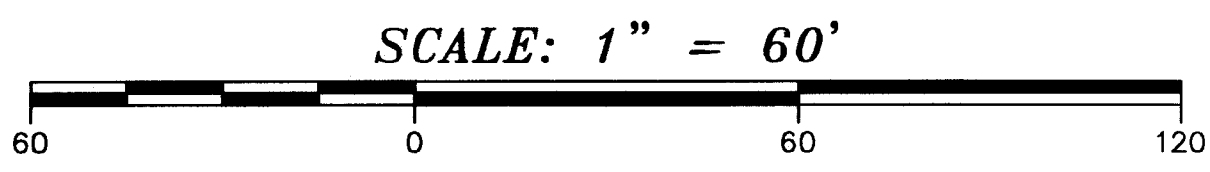
REFERENCE BEARING MAP:
PLAT PREPARED BY KENETH L. REMBERT, SURVEYOR, ENTITLED, "PLAT SHOWING REVISED LOT 4 & REVISED TRACT "A" A REDIVISION OF LOT 4 & TRACT "A" OF PROGRESSIVE SQUARE-ADDENDUM NO. 1 LOCATED IN SECTION 101, T17S-R17E, TERREBONNE PARISH, LOUISIANA", AND DATED JUNE 20, 2018.
THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, AND/OR REGULATIONS OF GOVERNING AUTHORITIES WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.
THIS TRACT IS LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0265, 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. LA-0102 DOES NOT AFFECT THIS PROPERTY. PLEASE CHECK WITH PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE B.F.E. REQUIREMENTS PRIOR TO CONSTRUCTION.
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 BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT ACCURACY SPECIFICATIONS AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH URBAN AREA SURVEYS INDICATED IN THE ABOVE STANDARDS.



RPC / H.4
PRELIMINARY
APPROVED: PROSPER J. TOUPS, III
L.A. LAND SURVEYOR REG. NO. 4967
"MAJOR SUBDIVISION"
"CONCEPTUAL & PRELIMINARY PLAN"
LAND USE: TOWNHOUSE (RESIDENTIAL)
PLANNED UNIT DEVELOPMENT
DEVELOPER: TRAVIS BUQUET HOME BUILDERS, INC.
DATE: MARCH 29, 2021 HOUMA, LOUISIANA
REVISED: APRIL 12, 2021
REVISED: MAY 15, 2021
PROGRESSIVE SQUARE TOWNHOMES
SUBDIVISION OF REVISED TRACT "A" OF
PROGRESSIVE SQUARE - ADDENDUM NO. 1
LOCATED IN SECTION 101, T17S-R17E,
TERREBONNE PARISH, LOUISIANA.

COURSE	BEARING & DISTANCE
1	S23°53'33"W - 76.86'
2	S23°53'33"W - 60.00'
3	S23°53'33"W - 55.89'
5	S71°0'58"E - 2.03'
6	S66°06'27"E - 1.66'
7	S66°06'27"E - 20.00'
8	S23°53'33"E - 20.00'

COURSE	CHORD BEARING & DIST.	RADIUS	ARC LENGTH
4	S84°15'47"E - 38.94'	50.00'	40.00'



LEGEND:
● DENOTES 3/4" G.I.P. SET --- DENOTES SETBACK
○ DENOTES 1/2" I.R. FND. --- DENOTES SERVITUDE
⊙ DENOTES 3/4" G.I.P. FND. --- DENOTES RIGHT OF WAY
+1.2 DENOTES SPOT ELEV.

DELTA COAST
CONSULTANTS, LLC
631 S. HOLLYWOOD RD.
HOUMA, LA 70360
PHONE: 985-655-3100 www.deltacoastllc.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: Benjamin Estates
- Developer's Name & Address: Duplantis Properties, LLC 192 Acacia Woods Dr. Thibodaux, LA
*Owner's Name & Address: BNR, JR. LLC; P.O. Box 306 Thibodaux, LA 70302
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Duplantis Design Group, P.C.

SITE INFORMATION:

- Physical Address: 141 Duplantis Street, Thibodaux, LA
- Location by Section, Township, Range: Section 78, Township 15 S - Range 16 E
- Purpose of Development: Single Family Residential Development
- 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: Acadia Plat 5/18 1:60, DDG Plans 5/24
- Council District: 4 Amedee / Schriever Fire
SCALE VARIES
- Number of Lots: 107
- Filing Fees: \$860

I, Evan M. Geerts, certify this application including the attached date to be true and correct.

Evan M. Geerts for Duplantis Design Group
Print Applicant or Agent

Evan M. Geerts
Signature of Applicant or Agent

5-24-2021
Date

The undersigned certifies: ☐ 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or J.S. ☐ 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.

5-24-2021
Print Name of Signature

Richard J. Roth
Signature

Richard J. Roth
Date

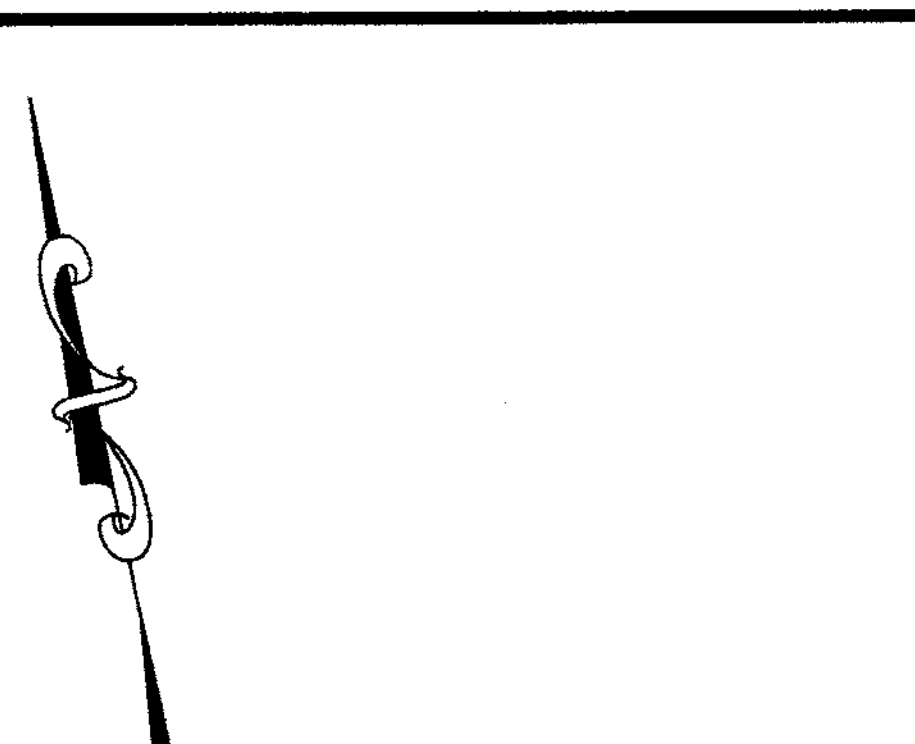
PC21/ 6 - 5 - 33

RPC / H.5

Revised 3/25/2010

Owners of BNR, JR. LLC:

- Ann Roth Foret
- Alida Roth Chatham
- Benjamin N. Roth, III
- Thomas M. Roth
- Eugene N. Roth
- Richard J. Roth
- Mark B. Roth



T 15 S - R 16 E
SECTION 78

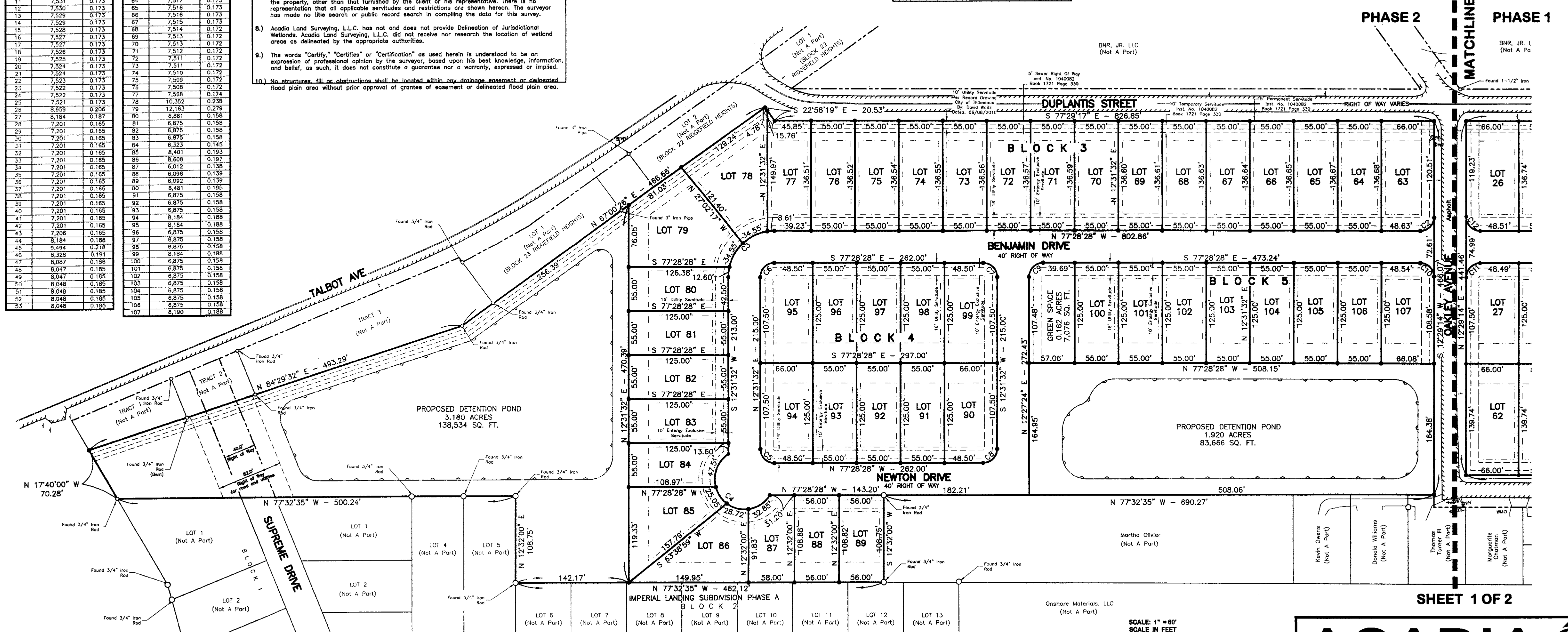
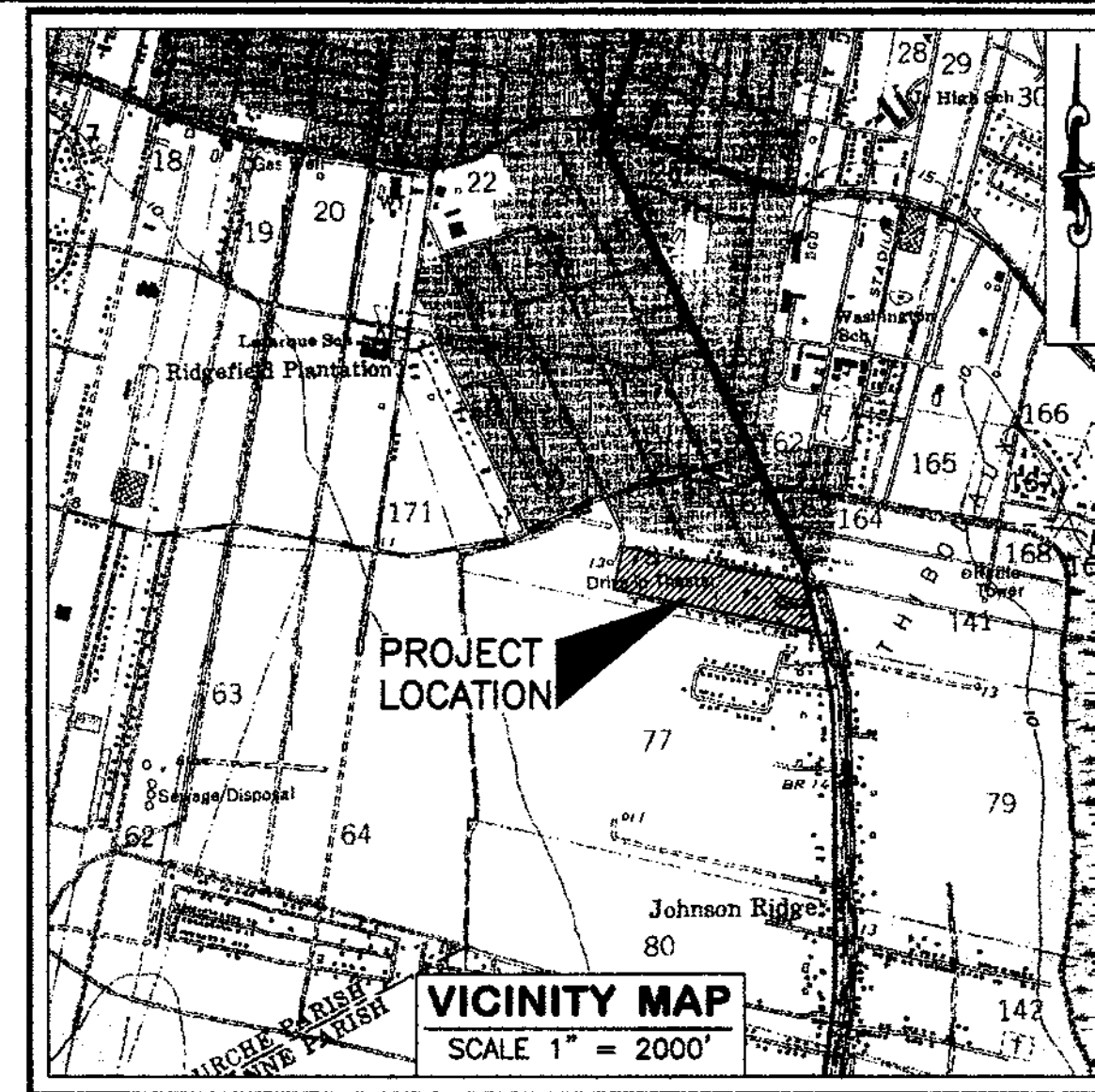
NOTES:

- Zoning: None
Setback lines shall be verified by the owner, developer and/or contractor prior to any construction, as an abstract has not been performed by the surveyor. Zoning and setbacks are subject to change and should be verified with the local authority's Permit Office before any design or construction.
- Reference Maps:
 - Plot Showing Resubdivision of Property Belonging to Benjamin Roth, Jr. Family, LLC into Tracts A-1 (Raw Land Tract 1, Raw Land Tract 2, and Raw Land Tract 3), A-2, A-3, & A-4 Benjamin Roth, Jr. Family, LLC. Subdivision Located in Section 78, T15S-R16E, Terrebonne Parish, Louisiana. Prepared by: Acadia Land Surveying, LLC Dated: May 19, 2015 Entry No. 1484032
 - Imperial Landing Subdivision - Phase A Located in Sections 77 & 78, T15S-R16E, Terrebonne Parish, Louisiana. Prepared by: David A. Waltz Dated: January 3, 2020 Entry No. 1595838
 - 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, & 157, T15S-R16E Lafourche Parish, Louisiana. Prepared by: David A. Waltz Dated: March 9, 2017 Entry No. 1236229
- Basis of Bearings:
The bearings shown hereon are based on the Louisiana Coordinate System of 1983 South Zone - NAD 83 using GPS C4Gnet-RTN System accessed on March 18, 2021.
(*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.
- Flood Note: The property hereon is located in Flood Zone "C" (Areas of minimal flooding. No shading.) in accordance with FEMA Flood Insurance Rate Map Panel Number 2252060395C, dated May 1, 1985, for Terrebonne Parish, Louisiana.
The property is located outside the limits of the ABFE zone in accordance with Panel LA-W99 dated February 23, 2006 of the Hurricane Rita Advisory Base Flood Elevation (ABFE) Maps for Terrebonne Parish.
Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.
- Utilities: Acadia Land Surveying, LLC. made no attempt to locate visible utilities or evidence of buried utilities as part of this survey. implied.
- No attempt has been made by Acadia Land Surveying, LLC. to verify title, actual legal ownership, deed restrictions servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
- Acadia Land Surveying, LLC. has not and does not provide Delineation of Jurisdictional Wetlands. Acadia Land Surveying, LLC. did not receive nor research the location of wetland areas as delineated by the appropriate authorities.
- The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.
- 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.

LOT AREA TABLE			LOT AREA TABLE		
LOT	SQUARE FEET	ACRES	LOT	SQUARE FEET	ACRES
1	8,197	0.188	54	8,048	0.185
2	8,875	0.158	55	8,049	0.185
3	8,875	0.158	56	8,049	0.185
4	8,874	0.158	57	8,049	0.185
5	8,874	0.158	58	8,049	0.185
6	11,203	0.257	59	8,049	0.185
7	13,828	0.317	60	8,050	0.185
8	7,808	0.179	61	8,050	0.185
9	7,807	0.179	62	9,223	0.212
10	7,844	0.175	63	8,963	0.206
11	7,531	0.173	64	7,517	0.173
12	7,530	0.173	65	7,516	0.173
13	7,529	0.173	66	7,516	0.173
14	7,529	0.173	67	7,515	0.173
15	7,528	0.173	68	7,514	0.172
16	7,527	0.173	69	7,513	0.172
17	7,527	0.173	70	7,513	0.172
18	7,526	0.173	71	7,512	0.172
19	7,525	0.173	72	7,511	0.172
20	7,524	0.173	73	7,511	0.172
21	7,524	0.173	74	7,510	0.172
22	7,523	0.173	75	7,509	0.172
23	7,522	0.173	76	7,508	0.172
24	7,522	0.173	77	7,508	0.174
25	7,521	0.173	78	10,352	0.238
26	8,959	0.206	79	12,163	0.279
27	8,184	0.187	80	8,881	0.158
28	7,201	0.165	81	8,875	0.158
29	7,201	0.165	82	8,875	0.158
30	7,201	0.165	83	8,875	0.158
31	7,201	0.165	84	8,323	0.145
32	7,201	0.165	85	8,401	0.193
33	7,201	0.165	86	8,606	0.197
34	7,201	0.165	87	8,012	0.138
35	7,201	0.165	88	6,096	0.139
36	7,201	0.165	89	6,092	0.139
37	7,201	0.165	90	8,481	0.195
38	7,201	0.165	91	8,875	0.158
39	7,201	0.165	92	8,875	0.158
40	7,201	0.165	93	8,875	0.158
41	7,201	0.165	94	8,184	0.188
42	7,201	0.165	95	8,184	0.188
43	7,206	0.165	96	8,875	0.158
44	8,184	0.188	97	8,875	0.158
45	8,184	0.188	98	8,875	0.158
46	8,184	0.188	99	8,184	0.188
47	8,087	0.186	100	8,875	0.158
48	8,047	0.185	101	8,875	0.158
49	8,047	0.185	102	8,875	0.158
50	8,048	0.185	103	8,875	0.158
51	8,048	0.185	104	8,875	0.158
52	8,048	0.185	105	8,875	0.158
53	8,048	0.185	106	8,875	0.158
			107	8,190	0.188

GENERAL INFORMATION	
BENJAMIN ESTATES	
RESIDENTIAL	107
LAND USE	NUMBER OF LOTS
SUB-SURFACE	CITY OF THIBODAUX
DRAINAGE	SEWER
ENTERGY	CHARTER
ELECTRIC	CABLE
FIRE	GARBAGE
SOUTH COAST GAS	
GAS	
FRONT: 20'	
REAR: 25'	
SIDE: 5' (16' Along Corner Lots)	
BUILDING SETBACKS	

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C2	85°42'00"	17.50'	26.18'	S 59°40'32" W - 23.80'
C3	90°00'00"	57.50'	90.32'	S 57°31'32" W - 81.32'
C4	205°12'11"	37.45'	134.13'	S 32°34'25" E - 73.10'
C5	90°00'00"	17.50'	27.49'	N 32°28'28" W - 24.75'
C6	90°00'00"	17.50'	27.49'	N 57°31'32" E - 24.75'
C7	89°59'58"	17.50'	27.49'	S 32°28'27" E - 24.75'
C8	90°00'01"	17.50'	27.49'	S 57°31'32" W - 24.75'
C9	90°04'08"	17.50'	27.51'	N 57°29'28" E - 24.76'
C10	86°28'22"	17.50'	26.41'	S 34°14'17" E - 23.98'
C11	90°00'00"	17.50'	27.49'	N 57°31'32" E - 24.75'
C12	89°58'05"	17.50'	27.48'	N 32°29'26" W - 24.74'
C13	173°26'28"	26.80'	81.40'	N 32°16'02" W 53.60'
C14	90°00'12"	16.00'	25.13'	N 32°28'34" W - 22.63'
C15	89°59'48"	16.00'	25.13'	S 57°31'26" W - 22.63'
C16	90°00'00"	17.50'	27.49'	S 32°28'28" E - 24.75'



LEGEND	
FOUND PROPERTY CORNER (AS NOTED)	○
SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE)	●
EXISTING POWER POLE	⊗
EXISTING POWER POLE WITH LIGHT	⊗
EXISTING GUY ANCHOR	→
EXISTING ELECTRIC PEDESTAL	⊠
EXISTING CHAIN LINK FENCE	—○—
EXISTING SEWER MANHOLE	⊙
EXISTING SUBSURFACE DRAINAGE	=====
EXISTING AREA INLET CATCH BASIN	■

DEDICATION OF STREETS AND SERVITUDES
THE STREETS AS DESIGNATED ON THIS SUBDIVISION PLAT ARE HEREBY FORMALLY DEDICATED FOR PUBLIC 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 INDICATED ON THE PRIVATE LOTS AND THE STREET RIGHT OF WAY AS SHOWN ARE HEREBY DEDICATED FOR THE USE OF CONSTRUCTING, OPERATING AND MAINTAINING UTILITIES AND OR ORANGE STRUCTURES. THE FEE IN THE LAND BEING RESERVED BY THE PROPERTY OWNER.

AUTHORIZED OWNER

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

BY _____ FOR _____

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.

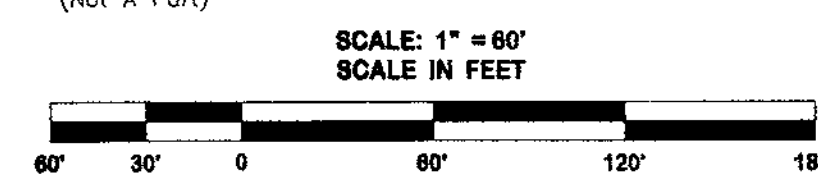
TERREBONNE PARISH CONSOLIDATED GOVERNMENT

CONCEPTUAL AND PRELIMINARY
PLAT SHOWING RESUBDIVISION
OF
BENJAMIN ESTATES
PHASES 1 & 2
LOCATED IN SECTION 78,
TOWNSHIP 15 SOUTH - RANGE 16 EAST
TERREBONNE PARISH, LOUISIANA

CERTIFICATION:
This is to certify that this survey was done by me or under my direct supervision and control, and that the survey was done on the ground and was done in accordance with the Standards and Practices for Boundary Surveys as set forth by the State of Louisiana, Board of Registration of Professional Engineers and Land Surveyors and that the accuracy specification and positions/tolerances are in accordance with Class "C" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines shown on this plat.

REGISTERED PROFESSIONAL
Michael P. Blanchard, P.L.S.,
05/18/2020
Reg. No. 4861

This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.



ACADIA

LAND SURVEYING, LLC

LOUISIANA • MISSISSIPPI • TEXAS

206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301

Phone • (985) 449-0094 Fax • (985) 449-0085

EMAIL • ACADIA@ACADIALANDSURVEYING.COM

DATE	CHECKED BY: MPB	REVISION DESCRIPTION	APPROVED BY: MPB	INT.
DRAWN BY: CMW	FIELD BOOK: xxx, pg. xx-xx	FIELD WORK COMPLETED ON: MARCH 18, 2021	ALS FILE: 2021/21-01-206/21-208RS.dwg	

RPC/H.5

NOTES:

1.) Zoning: None

Setback lines shall be verified by the owner, developer and or contractor prior to any construction, as an abstract has not been performed by the surveyor. Zoning and setbacks are subject to change and should be verified with the local authority's Permit Office before any design or construction.

2.) Reference Maps:

A.) Plot Showing Resubdivision of Property Belonging to Benjamin Roth, Jr. Family, LLC into Tracts A-1 (Raw Land), A-2, A-3, & A-4 Benjamin Roth, Jr. Family, LLC. Subdivision Located in Section 78, T15S-R16E, Terrebonne Parish, Louisiana. Prepared by: Acadia Land Surveying, LLC Dated: May 19, 2015 Entry No. 1484032

B.) Imperial Landing Subdivision - Phase A Located in Sections 77 & 78, T15S-R16E, Terrebonne Parish, Louisiana. Prepared by: David A. Waltz Dated: January 3, 2020 Entry No. 1595838

C.) Raw Land Division Creating Raw Land Tract 1, Raw Land Tract 2, and Raw Tract 3, Belonging to Ridgefield, Inc. Located in Sections 155, & 157, T15S-R16E Lafourche Parish, Louisiana. Prepared by: David A. Waltz Dated: March 9, 2017 Entry No. 1236229

3.) Basis of Bearings:

The bearings shown hereon are based on the "Louisiana Coordinate System of 1983 South Zone - NAD 83" using GPS C4Gnet-RTN System accessed on March 18, 2021.
(*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.

5.) Flood Note: The property hereon is located in Flood Zone "C" (Areas of minimal flooding. No shading.) In accordance with FEMA Flood Insurance Rate Map Panel Number 225060385C, dated May 1, 1985, for Terrebonne Parish, Louisiana. The property is located outside the limits of the ABFE zone in accordance with Panel LA-W99 dated February 23, 2008 of the Hurricane Rita Advisory Base Flood Elevation (ABFE) Maps for Terrebonne Parish. Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.

6.) Utilities: Acadia Land Surveying, LLC. made no attempt to locate visible utilities or evidence of buried utilities as part of this survey. Implied.

7.) No attempt has been made by Acadia Land Surveying, LLC. to verify title, actual legal ownership, deed restrictions, servitudes, easements, covenants, or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.

8.) Acadia Land Surveying, LLC. has not and does not provide Delineation of Jurisdictional Wetlands. Acadia Land Surveying, LLC. did not receive nor research the location of wetland areas as delineated by the appropriate authorities.

9.) The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.

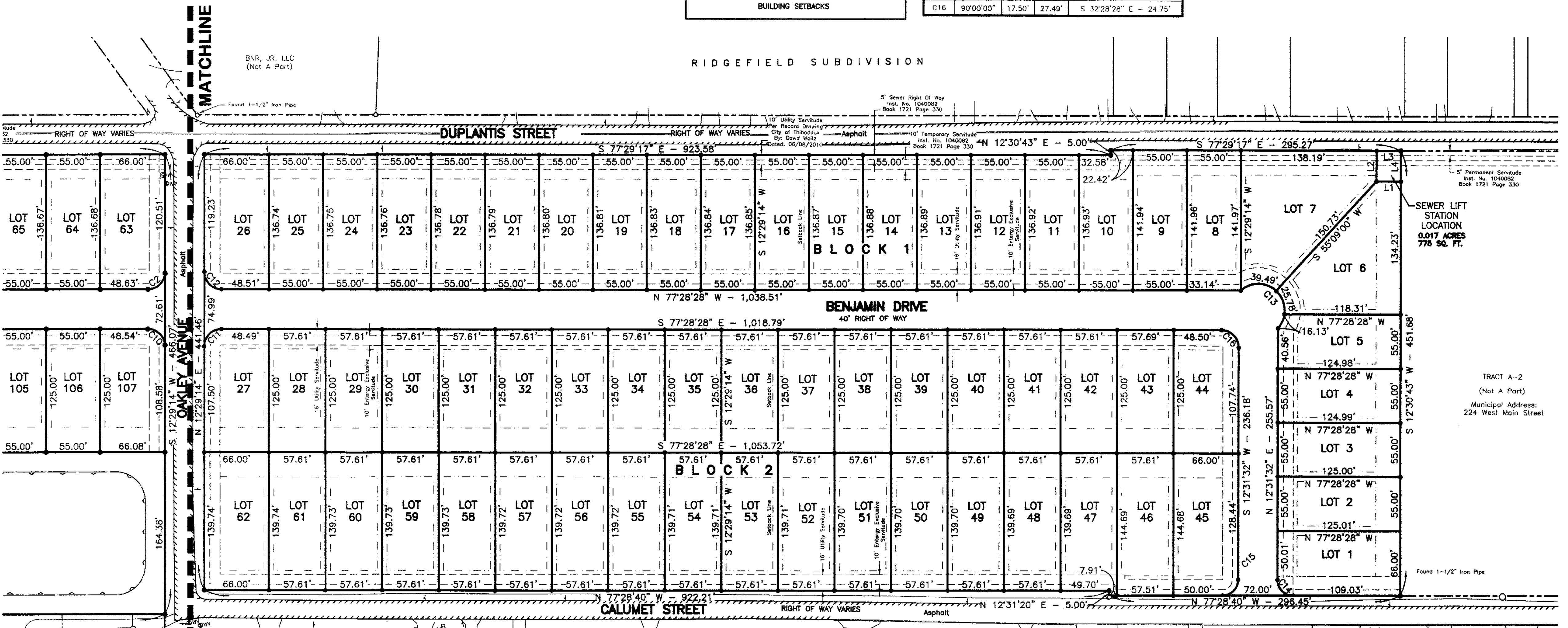
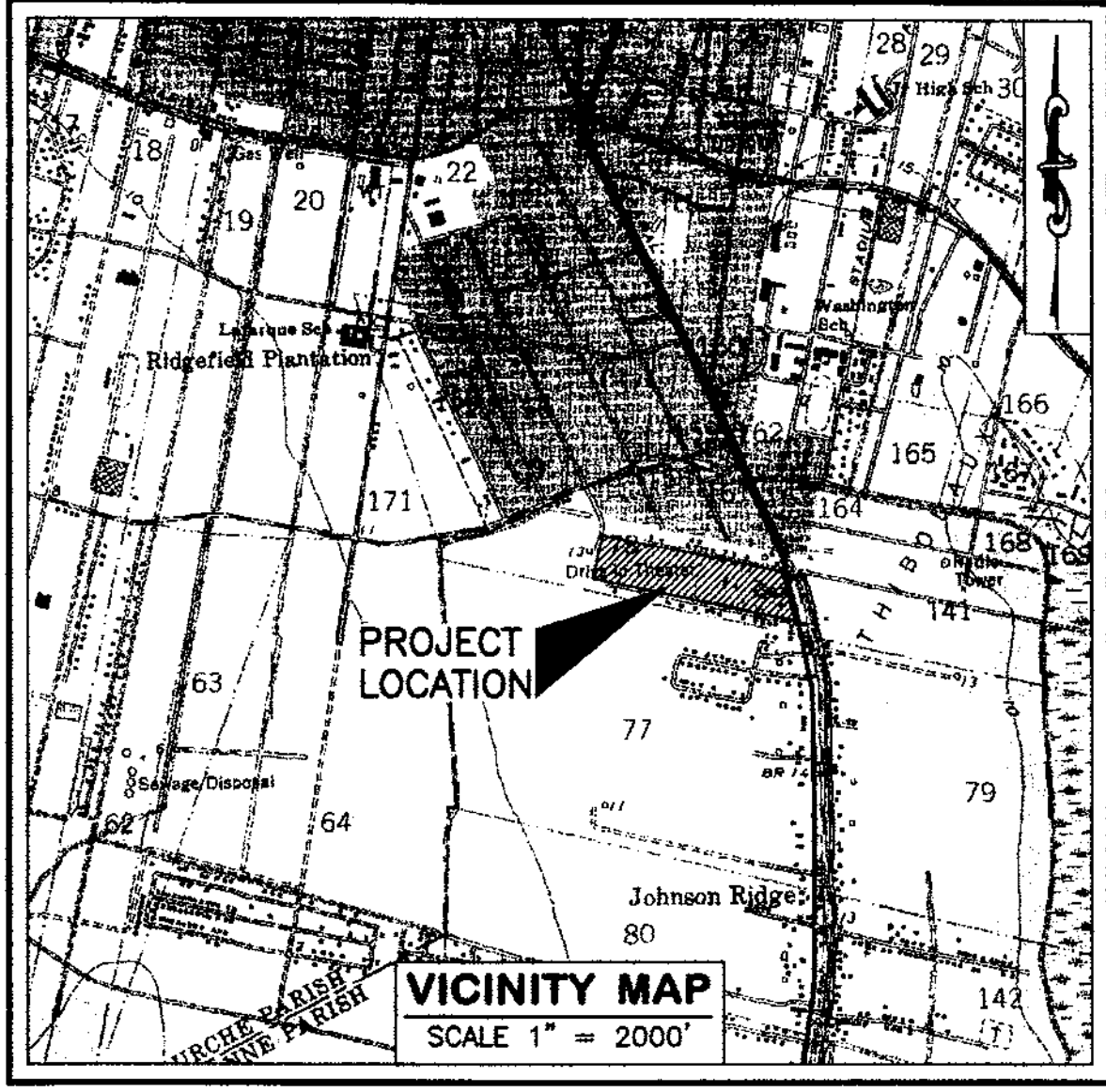
10.) No structures, fill or obstructions shall be located within any drainage easement or delineated flood plain area without prior approval of grantees of easement or delineated flood plain area.

T 15 S - R 16 E
SECTION 78

GENERAL INFORMATION	
BENJAMIN ESTATES	
RESIDENTIAL	107
LAND USE	NUMBER OF LOTS
SUB-SURFACE	CITY OF THIBODAUX
DRAINAGE	SEWER
ENTERGY	CHARTER
ELECTRIC	CABLE
FIRE	GARBAGE
SOUTH COAST GAS	
GAS	
FRONT: 20'	
REAR: 25'	
SIDE: 5' (16' Along Corner Lots)	
BUILDING SETBACKS	

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 77°28'28" W	24.65'
L2	N 12°30'43" E	31.44'
L3	S 77°29'17" E	24.65'
L4	S 12°30'43" W	31.44'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C2	85°42'00"	17.50'	26.18'	S 59°40'32" W - 23.80'
C3	90°00'00"	57.50'	90.32'	S 57°31'32" W - 81.32'
C4	205°12'11"	37.45'	134.13'	S 32°34'25" E - 73.10'
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C13	173°26'28"	26.89'	81.40'	N 32°16'02" W - 53.69'
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C16	90°00'00"	17.50'	27.49'	S 32°28'28" E - 24.75'



LOT AREA TABLE		
LOT	SQUARE FEET	ACRES
1	8,046	0.185
2	8,046	0.185
3	8,046	0.185
4	8,046	0.185
5	8,046	0.185
6	11,203	0.257
7	13,828	0.317
8	7,808	0.179
9	7,807	0.179
10	7,644	0.175
11	7,531	0.173
12	7,530	0.173
13	7,529	0.173
14	7,529	0.173
15	7,528	0.173
16	7,527	0.173
17	7,527	0.173
18	7,526	0.173
19	7,525	0.173
20	7,524	0.173
21	7,524	0.173
22	7,523	0.173
23	7,522	0.173
24	7,522	0.173
25	7,521	0.173
26	8,959	0.206
27	8,184	0.187
28	7,201	0.165
29	7,201	0.165
30	7,201	0.165
31	7,201	0.165
32	7,201	0.165
33	7,201	0.165
34	7,201	0.165
35	7,201	0.165
36	7,201	0.165
37	7,201	0.165
38	7,201	0.165
39	7,201	0.165
40	7,201	0.165
41	7,201	0.165
42	7,201	0.165
43	7,206	0.165
44	8,184	0.188
45	8,184	0.188
46	8,184	0.188
47	8,087	0.186
48	8,047	0.185
49	8,047	0.185
50	8,048	0.185
51	8,048	0.185
52	8,048	0.185
53	8,048	0.185

LOT AREA TABLE		
LOT	SQUARE FEET	ACRES
54	8,046	0.185
55	8,049	0.185
56	8,049	0.185
57	8,049	0.185
58	8,049	0.185
59	8,049	0.185
60	8,050	0.185
61	8,050	0.185
62	9,223	0.212
63	8,963	0.206
64	7,517	0.173
65	7,516	0.173
66	7,516	0.173
67	7,515	0.173
68	7,514	0.172
69	7,513	0.172
70	7,512	0.172
71	7,512	0.172
72	7,511	0.172
73	7,511	0.172
74	7,510	0.172
75	7,509	0.172
76	7,508	0.172
77	7,508	0.172
78	10,352	0.236
79	12,163	0.279
80	6,881	0.158
81	6,875	0.158
82	6,875	0.158
83	6,875	0.158
84	6,323	0.145
85	8,401	0.193
86	8,608	0.197
87	6,012	0.138
88	6,056	0.139
89	6,092	0.139
90	8,481	0.195
91	6,875	0.158
92	6,875	0.158
93	6,875	0.158
94	6,184	0.140
95	8,184	0.188
96	6,875	0.158
97	6,875	0.158
98	6,875	0.158
99	6,184	0.140
100	6,875	0.158
101	6,875	0.158
102	6,875	0.158
103	6,875	0.158
104	6,875	0.158
105	6,875	0.158
106	6,875	0.158
107	6,190	0.140

LEGEND	
FOUND PROPERTY CORNER (AS NOTED)	○
SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE)	●
EXISTING POWER POLE	⊗
EXISTING POWER POLE WITH LIGHT	⊗
EXISTING GUY ANCHOR	→
EXISTING ELECTRIC PEDESTAL	⊞
EXISTING CHAIN LINK FENCE	—○—
EXISTING SEWER MANHOLE	⊙
EXISTING SUBSURFACE DRAINAGE	=====
EXISTING AREA INLET CATCH BASIN	■

DEDICATION OF STREETS AND SERVITUDES

THE STREETS AS DESIGNATED ON THIS SUBDIVISION PLAT ARE HEREBY FORMALLY DEDICATED FOR PUBLIC 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 INDICATED ON THE PRIVATE LOTS AND THE STREET RIGHT OF WAY AS SHOWN ARE HEREBY DEDICATED FOR THE USE OF CONSTRUCTING, OPERATING AND MAINTAINING UTILITIES AND OR DRAINAGE STRUCTURES, THE FEE IN THE LAND BEING RESERVED BY THE PROPERTY OWNER.

APPROVED AND ACCEPTED ON THIS DATE _____

BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION

BY _____ FOR _____

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

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.

CONCEPTUAL AND PRELIMINARY
PLAT SHOWING RESUBDIVISION
OF
BENJAMIN ESTATES
PHASES 1 & 2
LOCATED IN SECTION 78,
TOWNSHIP 15 SOUTH - RANGE 16 EAST
TERREBONNE PARISH, LOUISIANA

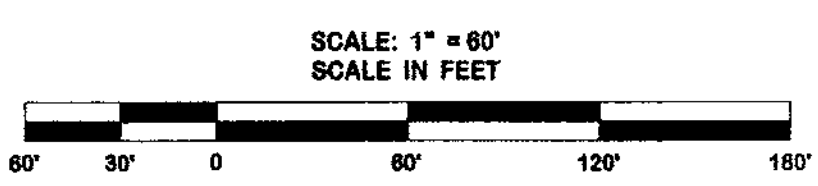
CERTIFICATION:

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 Standards of Practice for Boundary Surveys as set forth by the State of Louisiana, Board of Registration of Professional Engineers and Land Surveyors and that the accuracy specification and sectional tolerances are in accordance with Class "C" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines or easements.

REG. NO. 4851
MICHAEL P. BLANCHARD, P.L.S.,
PROFESSIONAL LAND SURVEYOR

05/18/2021
Reg. No. 4861

This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.



SHEET 2 OF 2

ACADIA

LAND SURVEYING, LLC

LOUISIANA • MISSISSIPPI • TEXAS

206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301

Phone • (985) 449-0094 Fax • (985) 449-0085

EMAIL • ACADIA@ACADIALANDSURVEYING.COM

DATE	CHECKED BY: MPE	REVISION DESCRIPTION	APPROVED BY: MPE	INT.
FIELD BOOK: xxx, PG xx-xx	FIELD WORK COMPLETED ON: MARCH 18, 2021	ALS FILE: 2021/21-01-208/21-208R5.lwg		

RPC/H.5

OFFERED BY:
SECONDED BY:

**TERREBONNE PARISH
STATE OF LOUISIANA**

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION

RESOLUTION NO. HTRPC-2021-001

A Resolution to certify that named Commissioner(s) attended a training workshop in compliance with the four (4) hours of training requirements of Act 859 of the 2004 Louisiana Legislature.

WHEREAS; Act 859 of the 2004 Louisiana Legislature requires that newly appointed members of planning commissions, zoning boards of adjustments and similar boards must receive at least four hours of training in the duties and responsibilities of planning commissioners; and

WHEREAS; it is important that all commissioners, zoning board of adjustments members, and similar board members should have a basic understanding of planning, land use, zoning laws, and ethics in order to better fulfill their responsibilities; and

WHEREAS a Planning Commissioner’s workshop was held on March 27, 2021 virtually in Houma, Louisiana via Zoom Video Communications; and

BE IT RESOLVED that the Houma-Terrebonne Regional Planning Commission certifies that the following Commissioners attended said workshop on March 27, 2021 and that these Commissioners hereby complies with the four hours of training requirements of Act 859;

Commissioner Ross Burgard

Commissioner Rachael Ellender

Commissioner Jan J. Rogers

Commissioner Barry Soudelier

The Chairman declared this resolution ADOPTED on this, the 17th day of June, 2021.

**KYLE D. FAULK, CHAIRMAN
HOUMA-TERREBONNE
REGIONAL PLANNING COMMISSION**

* * * * *

RPC / I.2