

Houma-Terrebonne Regional Planning Commission

Robbie Liner.....	Chairman
Jan Rogers.....	Vice-Chairman
Rachael Ellender.....	Secretary/Treasurer
Ross Burgard.....	Member
Kyle Faulk.....	Member
Rev. Corion D. Gray.....	Member
Travion Smith.....	Member
Barry Soudelier.....	Member
Wayne Thibodeaux.....	Member

MAY 19, 2022, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A
Revised 5/16/2022

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 April 21, 2022
- E. COMMUNICATIONS**
- F. OLD BUSINESS:**
 - 1. Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) Lot 19, Block 2, Barrow Subdivision, 361 Dixie Avenue; Placement of (2) 4-unit apartment buildings; Dream Street Properties, L.L.C., c/o Corey Williams (*Council District 1 / City of Houma Fire*)
- G. STAFF REPORT**
- H. COMMISSION COMMENTS:**
 - 1. Zoning & Land Use Commissioners' Comments
 - 2. Chairman Comments
- I. PUBLIC COMMENTS**
- J. ADJOURN**

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. ACCEPTANCE OF MINUTES:**
 - 1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of April 21, 2022
- E. APPROVE REMITTANCE OF PAYMENT FOR THE MAY 19, 2022 INVOICES AND THE TREASURER'S REPORT OF APRIL 2022**
 - 1. Martin & Pellegrin, CPAs to present 2021 Annual Audit for ratification and acceptance
- F. COMMUNICATIONS**

G. OLD BUSINESS:

1. a) Subdivision: Tracts "1-A1" & "1-A2", A Redivision of "Tract 1-A" belonging to Daniel D. Henry, et ux
Approval Requested: Process D, Minor Subdivision
Location: 111 Highway 55, Bourg, Terrebonne Parish, LA
Government Districts: Council District 9 / Bourg Fire District
Developer: Daniel D. & Lauren Henry
Surveyor: T. Baker Smith, LLC

b) Consider Approval of Said Application
2. a) Subdivision: Lot "D-3" and Revised Lot "D-2", A Redivision of Property belonging to James G. Fister, Sr., et ux
Approval Requested: Process D, Minor Subdivision
Location: 3453 Bayou Black Drive, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Black Fire District
Developer: James G. Fister, Sr.
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application

H. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Redivision of Property belonging to Terry Lapeyrouse, Inc. Creating Tract A to be Acquired by Terrebonne Parish Fire District No. 7
Approval Requested: Process D, Minor Subdivision
Location: 6868 LA Highway 56, Chauvin, Terrebonne Parish, LA
Government Districts: Council District 8 / Little Caillou Fire District
Developer: Terrebonne Parish Fire District No. 7
Surveyor: Providence Engineering & Environmental Group, LLC

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Revised Tract 2 into Revised Tract 2A & Revised Tract 2B
Approval Requested: Process D, Minor Subdivision
Location: 7822 Waterfront Drive, Chauvin, Terrebonne Parish, LA
Government Districts: Council District 8 & 9 / Little Caillou Fire District
Developer: Lois Fakier
Surveyor: Delta Coast Consultants, LLC

b) Public Hearing
c) Variance Request: Variance for a draft site in lieu of a fire hydrant or dry hydrant
d) Consider Approval of Said Application
3. a) Subdivision: The New Isle, Phase 1
Approval Requested: Process C, Major Subdivision-Final
Location: 2170 West Main Street, Gray, Terrebonne Parish, LA
Government Districts: Council District 2 & 4 / Schriever Fire District
Developer: Louisiana Land Trust
Engineer: CSRS, Inc.

b) Consider Approval of Said Application
4. a) Subdivision: Summerfield Place Subdivision, Addendum No. 18, Phase A
Approval Requested: Process C, Major Subdivision-Final
Location: Lancaster Drive, Terrebonne Parish, LA
Government Districts: Council District 6 / City of Houma Fire District
Developer: Gadwall Properties, LLC, % Chad Daigle
Engineer: Milford & Associates, Inc.

b) Consider Approval of Said Application

I. STAFF REPORT

1. Discussion and possible action regarding the ratification of the 2021 HTRPC Annual Report

J. ADMINISTRATIVE APPROVAL(S):

1. Property belonging to Eugene Rodrigue; Section 86, T15S-R16E, Terrebonne Parish, LA (524 Main Project Road / Councilman John Amedée, District 4)
2. Division of Property belonging to Wilmer J. Blanchard, Jr., et al, or assigns; Section 6, T16S-R16E & Section 6, T16S-R17E, Terrebonne Parish, LA (4166 West Main Street, Gray / Council District 4)

3. Revised Lots 3-A and 6, Block 4 to Luke Subdivision; Section 105, T17S-R17E, Terrebonne Parish, LA *(212 Louise Street & 1405 Maxine Street / Councilman John Navy, District 1)*
4. Revised Lot 1, Block 2 of Bayou Terrebonne Subdivision and Lot "A" belonging to Rusty M. Price; Section 41, T17S-R18E, Terrebonne Parish, LA *(177 Company Canal Road / Councilman Steve Trosclair, Dist. 9)*
5. Revised Lots 16 and 17, Block 1 of Addendum No. 2 to Terra Cane Heights Subdivision; Section 104, T17S-R17E, Terrebonne Parish, LA *(245 & 251 Lakewood Drive / Councilman Danny Babin, District 7)*
6. Revised Tracts "B1", "B2", & "B5," Property of Barbara Henry Deroche, et al; Section 5, T18S-R19E, Terrebonne Parish, LA *(503-507 Highway 55 / Councilman Steve Trosclair, District 9)*

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
MEETING OF APRIL 21, 2022

- A. The Chairman, Mr. Robbie Liner, called the meeting of April 21, 2022 of the HTRPC to order at 6:03 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Ms. Ellender.
- B. Upon Roll Call, present were: Mr. Ross Burgard; Ms. Rachael Ellender, Secretary/Treasurer; Robbie Liner, Chairman; Mr. Travion Smith; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Mr. Kyle Faulk; Rev. Corion Gray; and Mr. Jan Rogers, Vice-Chairman. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning, Ms. Joan Schexnayder, TPCG Engineering Division; and Mr. Derick Bercegeay, Legal Advisor.
- C. **CONFLICTS DISCLOSURE:** The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter. *There were no conflicts to report.*
- D. **APPROVAL OF THE MINUTES:**
1. Ms. Ellender moved, seconded by Mr. Thibodeaux: “THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of March 17, 2022.”
- The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk, Rev. Gray, and Mr. Rogers. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Ms. Ellender moved, seconded by Mr. Thibodeaux: “THAT the HTRPC remit payment for the April 21, 2022 invoices and approve the Treasurer’s Report of March 2022.”
- The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk, Rev. Gray, and Mr. Rogers. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATIONS:**
1. Mr. Pulaski read a letter from T. Baker Smith, LLC, dated April 21, 2022, requesting to table the application by Daniel Henry, et ux until the next regular meeting of May 19, 2022 as per the Developer’s request [See *ATTACHMENT A*].
- a) Ms. Ellender moved, seconded by Mr. Thibodeaux: “THAT the HTRPC table the application by Daniel Henry, et ux, Process D, Minor Subdivision, for Tracts “1-A1” & “1-A2”, A Redivision of “Tract 1-A” belonging to Daniel D. Henry, et ux until the next regular meeting of May 19, 2022 as per the Developer’s request [See *ATTACHMENT A*].
- The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk, Rev. Gray, and Mr. Rogers. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. **OLD BUSINESS:**
- Ms. Ellender moved, seconded by Mr. Burgard: “THAT the Old Business be removed from the table and be considered at this time.”
- The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk, Rev. Gray, and Mr. Rogers. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. The Chairman called to order the Public Hearing for an application by CAVLAND Investments, LLC, requesting approval for Process D, Minor Subdivision, for Garden Estates Subdivision.
- a) Mr. Tre Chauvin, Leonard Chauvin P.E., P.L.S., Inc., discussed the location and division of property. He stated the application was previously submitted and

tabled indefinitely in order to install the waterline and fire hydrants as well as a drainage ditch that was dug to the rear including the servitude.

- b) There was no one from the public present to speak on the matter.
- c) Mr. Thibodeaux moved, seconded by Ms. Ellender: “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, Ms. Ellender, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk, Rev. Gray, and Mr. Rogers. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon an approval letter from Consolidated Waterworks District No. 1, an approval letter from TPCG Engineering Division, and municipal addresses being depicted on the plat.
- e) Discussion was held regarding the drainage flow to the CCC ditch acting somewhat of a retaining pond and the 17 lots being within a forced drainage system.
- f) Mr. Thibodeaux moved, seconded by Mr. Burgard: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Garden Estates Subdivision conditioned upon the submittal of an approval letter from Consolidated Waterworks District No. 1, submittal of an approval letter from TPCG Engineering Division, and municipal addresses being depicted on the plat.”

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

- 2. *Tabled until the next regular meeting of May 19, 2022.* Tracts “1-A” & “1-A2,” A Redivision of “Tract 1-A” belonging to Daniel D. Henry, et ux. [See *ATTACHMENT A*]
- 3. The Chairman called to order the application by Evangeline Business Park, L.L.C. requesting final approval for Process C, Major Subdivision, for Parc Evangeline Subdivision, Phase B.

- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., stated there was a long punch list at the previous meeting so the matter was tabled in order to get some things completed and a lot of the items were complete.
- b) Mrs. Brooke Domangue, on behalf of the TPCG Engineering Division, read a memo dated March 18, 2022 with regard to the punch list items for the development [See *ATTACHMENT B*].
- c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided the applicant agrees to meet all the comments on TPCG Engineering Division’s punch list.
- d) Discussion was held regarding the long punch list read by Engineering versus the few items Mr. Waitz stated were remaining. Ms. Domangue stated the letter was the same one that was read at the March 18th meeting because Pollution Control and Drainage did not have a chance to go out and reinspect so those items remained on the list.
- e) Discussion ensued regarding there being a bad batch of concrete, so a few panels had to be repaired.
- f) Mr. Burgard moved, seconded by Mr. Soudelier: “THAT the HTRPC grant final approval of the application for Process C, Major Subdivision, for Parc Evangeline Subdivision, Phase B, conditioned upon the Developer complying/resolving all remaining punch list items per TPCG Engineering Division’s memo dated March 18, 2022 [See *ATTACHMENT C*].”

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

H. APPLICATIONS / NEW BUSINESS:

1. The Chairman called to order the Public Hearing for an application by Sebrina A. Scurlock, requesting approval for Process D, Minor Subdivision, for Survey and Division of Property belonging to Sebrina A. Scurlock, et al (Tracts 1-A & 1-B, 2-A thru 2-E, and 3-A thru 3-C).

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) The Chairman recognized Mr. James Verdin, 5562 Shrimpers Row, who clarified the said property was considered to be in Houma, not Dulac. Mr. Rembert stated he was referring to Dulac as the general area of the property division.
- c) Mr. Burgard moved, seconded by Ms. Ellender: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon approval of the variance from the fire hydrant distance requirements for Tract 2-A for 260' in lieu of the required 250' (10% allowance) and municipal addresses being depicted on the plat.
- e) Discussion was held regarding the property being serviced with mechanical treatment plants.
- f) Mr. Thibodeaux moved, seconded by Ms. Ellender: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Survey and Division of Property belonging to Sebrina A. Scurlock, et al (Tracts 1-A & 1-B, 2-A thru 2-E, and 3-A thru 3-C) with a variance granted from the fire hydrant distance requirements for Tract 2-A for 260' in lieu of the required 250' (10% allowance) and conditioned upon municipal addresses being depicted on the plat."

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

2. The Chairman called to order the Public Hearing for an application by Carroll P. Naquin, requesting approval for Process D, Minor Subdivision, for Revised Lot A & Lot C, a Redivision of Property belonging to Carroll Pierre Naquin, et ux.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) There was no one from the public 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, Ms. Ellender, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk, Rev. Gray, and Mr. Rogers. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon municipal addresses being depicted on the plat.
- e) Mr. Soudelier moved, seconded by Mr. Smith: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Revised Lot A & Lot C, a Redivision of Property belonging to Carroll Pierre Naquin, et ux conditioned upon municipal addresses being depicted on the plat."

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

ABSENT: Mr. Faulk, Rev. Gray, and Mr. Rogers. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

3. The Chairman called to order the Public Hearing for an application by Debbie Maisog, requesting approval for Process D, Minor Subdivision, for Tracts A & B, A Redivision of Property belonging to Marcus J. McElroy.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) There was no one from the public present to speak on the matter.
- c) Mr. Thibodeaux moved, seconded by Ms. Ellender: "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, Ms. Ellender, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk, Rev. Gray, and Mr. Rogers. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

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

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

4. The Chairman called to order the Public Hearing for an application by James G. Fister, Sr. requesting approval for Process D, Minor Subdivision, for Lot "D-3" and Revised Lot "D-2", A Redivision of Property belonging to James G. Fister, Sr., et ux.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He requested to table the matter after the public hearing because the drainage calculations were submitted to TPCG Engineering in not enough time for them to review.
- b) There was no one from the public present to speak on the matter.
- c) Mr. Thibodeaux moved, seconded by Mr. Smith: "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, Ms. Ellender, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk, Rev. Gray, and Mr. Rogers. THE CHAIRMAN DECLARED THE PUBLIC HEARING CONTINUED.

- d) Ms. Ellender moved, seconded by Mr. Thibodeaux: "THAT the HTRPC table the application for Process D, Minor Subdivision, for Lot "D-3" and Revised Lot "D-2", A Redivision of Property belonging to James G. Fister, Sr., et ux until the next regular meeting of May 19, 2022 as per the Developer's request."

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

5. The Chairman called to order the Public Hearing for an application by Beverly G. Castagnos requesting approval for Process D, Minor Subdivision, for Lots 4-A & 4-B, Block 2 of Breaux-Morrison Addition.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) There was no one from the public 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, Ms. Ellender, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk, Rev. Gray, and Mr. Rogers. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon submittal of all utility service letters, location and description of at least one permanent type benchmark be depicted on the plat, approval of the lot size variance by the Commission, and approval of a variance for the 3,526 sq. ft. lot size for Lot 4-B by the Houma Board of Adjustment.
- e) Discussion was held regarding as to whether or not this matter came to the Commission previously.
- f) Mr. Burgard moved, seconded by Ms. Ellender: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots 4-A & 4-B, Block 2 of Breaux-Morrison Addition conditioned upon the submittal of all utility service letters, location and description of at least one permanent type benchmark be depicted on the plat, approval of the lot size variance by the Commission, and approval of a variance for the 3,526 sq. ft. lot size for Lot 4-B by the Houma Board of Adjustment.”

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

- 6. The Chairman called to order the Public Hearing for an application by Henry J. Richard requesting conceptual & preliminary approval for Process C, Major Subdivision (PUD), for Vicari Ridge Subdivision.

- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., discussed the location and division of property.
- b) There was no one from the public present to speak on the matter.
- c) Mr. Smith moved, seconded by Mr. Burgard: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon the proposed street names be depicted on the plat, submittal of all utility letters, and submittal of a Vehicular Circulation Plan indicating average daily trips (ADT) on the proposed and existing streets.
- e) Discussion was held regarding the subdivision being a Planned Unit Development (PUD) and why the lot sizes are smaller and that there is a similar subdivision across the street.
- f) Ms. Ellender moved, seconded by Ms. Ellender: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots 4-A & 4-B, Block 2 of Breaux-Morrison Addition conditioned upon the submittal of all utility service letters, location and description of at least one permanent type benchmark be depicted on the plat, approval of the lot size variance by the Commission, and approval of a variance for the 3,526 sq. ft. lot size for Lot 4-B by the Houma Board of Adjustment.”

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

I. STAFF REPORT:

1. Staff stated that the Annual Report had not yet been completed due to the current workload from Hurricane Ida and current staff shortage due to Covid.

J. ADMINISTRATIVE APPROVAL(S):

Mr. Soudelier moved, seconded by Mr. Thibodeaux: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-14."

1. Revised Lots 1 and 2, A Redivision of Lots 1, 2, and 10, Block 2 of Lewis Subdivision in Sugar Mill Point belonging to Michael D. Bergeron, et al; Section 102, T17S-R17E, Terrebonne Parish, LA (205 & 106 Regency Lane / Councilman Darrin Guidry, District 6)
2. Survey of a Portion of Property belonging to Wills M. Boquet, Jr., et ux and Revised Lot 8, A Redivision of Lot 8, Block 6 of South Terrebonne Estates Subdivision; Section 40, T17S-R18E, Terrebonne Parish, LA (164 Texas Gulf Road / Councilman Steve Trosclair, District 9)
3. Division of Property belonging to DJW Property Management, L.L.C.; Section 6, T16S-R16E, Terrebonne Parish, LA (129 Roddy Court / Councilman John Amedée, District 4)
4. Division of Property belonging to Sandra Lapeyrouse Livingston, or assigns; Section 5, T16S-R16E, Terrebonne Parish, LA (209 Frontage Road A / Councilman John Amedée, District 4)
5. Division of Property belonging to Elmer J. & Myrtis R. Duplantis Trust, et al, or assigns; Section 4 & Section 5, T16S-R16E, Terrebonne Parish, LA (1049 Frontage Road A / Councilman John Amedée, District 4)
6. Division of Property belonging to Neal J. Prejean, et ux; Section 6, T16S-R16E, Terrebonne Parish, LA (4100 West Main Street / Councilman John Amedée, District 4)
7. Revised Tract 2 and Tract 3, A Redivision of Property belonging to Blake M. Dufrene, et al; Section 37, T17S-R18E, Terrebonne Parish, LA (417 & 421 Bayou Blue Road / Councilman Steve Trosclair, District 9)
8. Revised Tract 15 of Boudreaux Canal Subdivision, Addendum No. 1, Property of Lido, LLC, et al; Section 95, T19S-R18E, Terrebonne Parish, LA (Tave Drive & Highway 56 / Councilman Dirk Guidry, District 8)
9. Revised Lots 4 and 5, Block 2 of Bergeron Subdivision belonging to Thomas A. Stevens, et ux; Section 27, T17S-R17E, Terrebonne Parish, LA (106 & 108 Nancy Street / Councilman Steve Trosclair, District 9)
10. Division of Property belonging to Ronald Cortez, or assigns; Section 6, T16S-R16E, Terrebonne Parish, LA (4272 Connie Street / Councilman John Amedée, District 4)
11. Tracts 1, 2, and 3, A Redivision of Property belonging to Nolan J. Portier, Jr., et al; Section 21, T18S-R18E & Section 1, T19S-R18E, Terrebonne Parish, LA (5270 Highway 56 / Councilman Dirk Guidry, District 8)
12. Lots "D-1" and "D-2," A Redivision of Property belonging to James G. Fister, Sr., et ux; Section 104, T7S-R17E, Terrebonne Parish, LA (3449 Bayou Black Drive / Councilman Danny Babin, District 7)
13. Lot Line Shift between Properties belonging to Christopher P. Vitrano, Jr., et ux (Tracts A & B); Section 48, T18S-R19E, Terrebonne Parish, LA (4816 & 4817 Highway 56 / Councilman Dirk Guidry, District 8)
14. Lot Line Shift between Property belonging to Chester J. LeCompte or Assigns (Tracts 1 & 2); Section 2, T16S-R16E, Terrebonne Parish, LA (2639 West Park Avenue / Councilman Carl Harding, District 2)

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments: None.
2. Chairman's Comments: None.

M. PUBLIC COMMENTS: None.

N. Mr. Thibodeaux moved, seconded by Mr. Smith & Mr. Burgard: “THAT there being no further business to come before the HTRPC, the meeting be adjourned at 6:42 p.m.”

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



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

Christopher Pulaski

From: Kim Knight, P.L.S. <Kim.Knight@tbsmith.com>
Sent: Thursday, April 21, 2022 3:46 PM
To: Becky Becnel
Cc: Christopher Pulaski
Subject: RE: HTRPC Meeting Notice & Agenda, April 21, 2022 - Tracts "1-A1" & "1-A2" redivision of property for Daniel Henry, et ux

External Sender

This email is from a sender outside of Terrebonne Parish Consolidated Government's email system. **DO NOT** click on any links, open any attachments, or reply unless you trust the sender and know the content is safe. If you are unsure or have questions, please contact Information Technology for assistance.

Becky,

We would like to pull/table the project for Daniel Henry, et ux from tonight's agenda and place on next month's agenda (to give more time for the hydrant to be installed). The hydrant tap was shipped on April 7th and we are still waiting for Waterworks to install any day now. If you have any questions or need anything else give me a call.

Thanks,

Kim A. Knight, PLS
Project Manager
T. BAKER SMITH, LLC
985.223.9202 (o) | 985.688.6578 (m) | www.tbsmith.com

From: Becky Becnel <bbecnel@tpcg.org>
Sent: Tuesday, April 12, 2022 8:14 AM
To: Becky Becnel <bbecnel@tpcg.org>
Subject: HTRPC Meeting Notice & Agenda, April 21, 2022



Meeting of April 21, 2022

Please find attached the meeting notice and agenda for the Houma-Terrebonne Regional Planning Commission's Meeting of **April 21, 2022** at 6:00 p.m. The complete meeting packets can be found using the link below.

1



TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

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



March 18, 2022

TO: **Christopher M. Pulaski**

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

JES

SUBJECT: **Parc Evangeline Phase B**
Final Inspection

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

1. Lot grading is incomplete.
2. Rear of lots are not flagged.
3. Curbs need to be poured.
4. Seal expansion joints.
5. Cracks in curbs need to be replaced.
6. Cracked panels need to be replaced.
7. A panel on Marie Claire Drive is less than 5 feet.
8. Drainage:
 - a. Wood form needs to be removed from catchbasin at station 1+11.7 CB-02 #5.
 - b. Clean mud out of all catchbasins.
9. Pollution Control:
 - a. Mark all sewer services on the curb.
 - b. Clean all the lines of rock and mud.
 - c. Leak at lot 16/17 Sta. 8+53 on Sophie Drive.
 - d. Broken service line on lot 11 Sta 6+10.4 - broken close to the gravity main on Marie Claire Drive.
 - e. Lots of mud coming from service line for lot 44/45 Sta 11+22.5 on Marie Claire Drive.
 - f. Sewer Charge agreement required.
10. Lights are not connected.
11. Final approval from Waterworks is required.
12. No street signs are installed.
13. Center natural ground elevation of each proposed lot needs to be shown on the plat.
14. Benchmarks are not stamped.
15. Final survey plat shall record the location, three-point tie, datum, date, and elevation for the referenced public set benchmark.

RPC / D.1

Parc Evangeline Phase B

Final Inspection

JES Memo to CP dated 03/18/2022

16. All property surveyed within Terrebonne Parish shall tie to one of the following:
 - a. If the property is located within a two thousand foot radius of a National Geodetic Survey Monument or a Terrebonne Parish GIS monument, the survey plat shall show the state plane coordinate of a least two points within the subdivision.
 - b. If the property is located outside of the two thousand foot radius as specified above, but within a four thousand foot radius of any state, parish or municipal road intersection, the survey plat shall show at least two ties, with bearings and approximate distances.

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

cc: Jacob A. Waitz, P.E., L.S.I
Planning Commission
Ernest Brown
Engineering Division
Reading File
Council Reading File

RPC / D.1

ROBBIE LINER
Chairman

JAN ROGERS
Vice Chairman

RACHAEL ELLENDER
Secretary / Treasurer

ROSS BURGARD

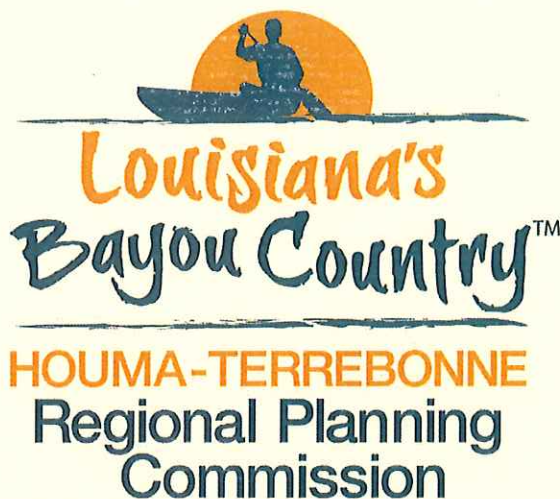
KYLE FAULK

REV. CORION D. GRAY

TRAVION SMITH

BARRY SOUDELIER

WAYNE THIBODEAUX



CHRISTOPHER M. PULASKI, PLA
Director

BECKY M. BECNEL
Minute Clerk

DERICK BERCEGEAY
Legal Advisor

Terrebonne Parish
Consolidated Government
Planning & Zoning Department
www.tpcg.org/planning

Post Office Box 1446
Houma, Louisiana 70361-1446
Phone (985) 873-6793
Fax (985) 580-8141

APRIL, 2022

HOUMA TERREBONNE REGIONAL PLANNING COMMISSION

BALANCE BROUGHT FORWARD 70,436.71

EXPENDITURES:

HOUMA-TERR PLANNING COMM. MEMBERS
(April Per Diems) 277.02

LEDET INSURANCE 500.00

THE COURIER
(Publications) 590.17

TPCG
Postage 255.55

IRS 2ND QTR TAXES 229.50

ADVANCE CHECKS
Corion Gray, Travion Smith & Rachael Ellender 7,419.96

CHASE BANK
(Service Fees) 30.00

TOTAL EXPENDITURES	9,302.20
SUBTOTAL	61,134.51
ACCOUNTS RECEIVABLE	4,305.60
ENDING BALANCE	65,440.11

Chase Bank - Savings Account	60,027.52
Chase One Bank - Checking Account	5,412.59
TOTAL	65,440.11

RPC / E

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
2022 - APRIL TREASURER'S REPORT
PAGE 2

ACCOUNTS RECEIVABLE:

Interest on Money Market Account	2.43
Interest on Checking Account	0.05
Keneth L. Rembert Land Surveyors	391.29
Keneth L. Rembert Land Surveyors	413.28
Keneth L. Rembert Land Surveyors	420.61
Keneth L. Rembert Land Surveyors	303.33
Keneth L. Rembert Land Surveyors	154.32
David Waitz Engineering & Surveying	170.29
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Law Office of Michelle Neil, LLC	500.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Lana R. Stevens	125.00
Vincent Dagate, Jr., APLC	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Charles L. McDonald Land Surveyor, Inc.	125.00
Charles L. McDonald Land Surveyor, Inc.	125.00
Delta Coast Consultants, LLC	200.00
Keneth L. Rembert Land Surveyors	500.00
	<u>\$ 4,305.60</u>

Approved by: _____

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

Outstanding invoices and disbursements

OPERATING ACCOUNT

Date	Invoice Number	Vendor	Description	Amount
5/19/2022		Wayne Thibodeaux	Per Diem	46.17
5/19/2022		Rachael Ellender	Per Diem	46.17
5/19/2022		Kyle D. Faulk	Per Diem	46.17
5/19/2022		Robbie R. Liner	Per Diem	46.17
5/19/2022		Barry Soudelier	Per Diem	46.17
5/19/2022		Jan J. Rogers	Per Diem	46.17
5/19/2022		Ross Burgard	Per Diem	46.17
5/19/2022		Corion D. Gray	Per Diem	46.17
5/19/2022		Travion Smith	Per Diem	46.17
5/19/2022	GZ-01353	TPCG	Postage	615.92
5/19/2022	300281918	The Courier	Advertising	390.59
5/19/2022	30003	Martin & Pellegrin	Audit	2,750.00
5/19/2022		Corion D. Gray	Reimbursement	267.06
TOTAL OPERATING EXPENDITURES				<u>4,439.10</u>

Date	Invoice	Vendor	Description	Amount
5/19/2022		H-T Reg. Plan Comm	Transfer	5,000.00

5/19/2022	Approved by:	Title
Date		
5/20/2021		Accountant
Date	Approved by:	Title

RPC / E

Receipts May 1, 2022 through May 31, 2022

Marty J. Thibodeaux	161.05
Marty J. Thibodeaux	0.60
Delta Coast Consultants, LLC	154.32
Road Home Corp.	935.00
Milford & Associates	65.00
Leonard Chauvin P.E., PLS	125.00
Vincent Dagate, Jr. APLC	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
	<u>2,065.97</u>

Chase Bank Money Market Account Balance \$57,093.49
Chase Bank Checking Account Balance \$6,240.55

ROBBIE LINER
Chairman

JAN ROGERS
Vice Chairman

RACHAEL ELLENDER
Secretary / Treasurer

ROSS BURGARD

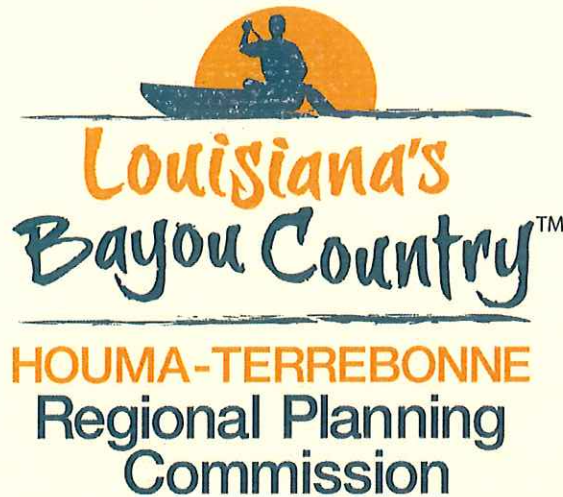
KYLE FAULK

REV. CORION D. GRAY

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Post Office Box 1446
Houma, Louisiana 70361-1446
Phone (985) 873-6793
Fax (985) 580-8141

April 30, 2022

Martin and Pellegrin, CPAs (PC)
103 Ramey Road
Houma, LA 70360

This representation letter is provided in connection with your audit of the financial statements of Houma-Terrebonne Regional Planning Commission as of December 31, 2021, and the related notes to the financial statements, for the purpose of expressing an opinion on whether the basic financial statements present fairly, in all material respects, the financial position and results of operations, of Houma-Terrebonne Regional Planning Commission in accordance with accounting principles generally accepted for governments in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in the light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement.

We confirm that, to the best of our knowledge and belief, having made such inquiries as we considered necessary for the purpose of appropriately informing ourselves as April 30, 2022:

Financial Statements

- We have fulfilled our responsibilities, as set out in the terms of the audit engagement dated January 2, 2020, for the preparation and fair presentation of the financial statements of the various opinion units referred to above in accordance with U.S. GAAP.
- The financial statements referred to above are fairly presented in conformity with U.S. GAAP and include all properly classified funds and other financial information of the primary government required by generally accepted accounting principles to be included in the financial reporting entity.
- We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
- We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.

- Significant assumptions used by us in making accounting estimates, including those measured at fair value, are reasonable.
- Related party relationships and transactions have been appropriately accounted for and disclosed in accordance with the requirements of U.S. GAAP.
- All events subsequent to the date of the financial statements and for which U.S. GAAP requires adjustment or disclosure have been adjusted or disclosed. No events, including instances of noncompliance, have occurred subsequent to the balance sheet date through the date of this letter that would require adjustments to or disclosure in the aforementioned financial statements or in the schedule of findings and questioned costs.
- The effects of all known actual or possible litigation and claims have been accounted for and disclosed in accordance with U.S. GAAP.

Information Provided

- We have provided you with:
 - Access to all information, of which we are aware that is relevant to the preparation and fair presentation of the financial statements of the various opinion units referred to above, such as records, documentation, meeting minutes, and other matters;
 - Additional information that you have requested from us for the purpose of the audit; and
 - Unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.
 - Minutes of the meetings of the Houma-Terrebonne Regional Planning Commission or summaries of actions of recent meetings for which minutes have not yet been prepared.
- All material transactions have been recorded in the accounting records and are reflected in the financial statements.
- We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
- We have no knowledge of any fraud or suspected fraud that affects the entity and involves:
 - Management;
 - Employees who have significant roles in internal control; or
 - Others where the fraud could have a material effect on the financial statements.
- We have no knowledge of any allegations of fraud, or suspected fraud, affecting the entity's financial statements communicated by employees, former employees, vendors, regulators, or others.
- We have no knowledge of instances of noncompliance or suspected noncompliance with provisions of laws, regulations, contracts, or grant agreements, or abuse, whose effects should be considered when preparing financial statements.
- We have disclosed to you all known actual or possible litigation, claims, and assessments whose effects should be considered when preparing the financial statements.
- We have disclosed to you the identity of the entity's related parties and all the related party relationships and transactions of which we are aware.

Government – specific

- There have been no communications from regulatory agencies concerning noncompliance with or deficiencies in accounting, internal control, or financial reporting practices.
- We have identified to you any previous audits, attestation engagements, and other studies related to the audit objectives and whether related recommendations have been implemented.
- Houma-Terrebonne Regional Planning Commission has no plans or intentions that may materially affect the carrying value or classification of assets and liabilities.
- We have identified and disclosed to you the laws, regulations, and provisions of contracts and grant agreements that could have a direct and material effect on financial statement amounts, including legal and contractual provisions for reporting specific activities in separate funds.
- The Commission has no plans or intentions that may materially affect the carrying value or classification of assets, liabilities, or equity.
- We are responsible for compliance with the laws, regulations, and provisions of contracts and grant agreements applicable to us.
- We have identified and disclosed to you all instances that have occurred or are likely to have occurred, of fraud and noncompliance with provisions of laws and regulations that we believe have a material effect on the financial statements or other financial data significant to the audit objectives, and any other instances that warrant the attention of those charged with governance.
- We have identified and disclosed to you all instances, which have occurred or are likely to have occurred, of noncompliance with provisions of contracts and grant agreements that we believe have a material effect on the determination of financial statement amounts or other financial data significant to the audit objectives.
- We have identified and disclosed to you all instances that have occurred or are likely to have occurred, of abuse that could be quantitatively or qualitatively material to the financial statements or other financial data significant to the audit objectives.
- There are no violations or possible violations of budget ordinances, laws and regulations (including those pertaining to adopting, approving, and amending budgets), provisions of contracts and grant agreements, tax or debt limits, and any related debt covenants whose effects should be considered for disclosure in the financial statements, or as a basis for recording a loss contingency, or for reporting on noncompliance.
- As part of your audit, you assisted with preparation of the financial statements and related notes. We acknowledge our responsibility as it relates to those nonaudit services, including that we assume all management responsibilities; oversee the services by designating an individual, preferably within senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of the services performed; and accept responsibility for the results of the services. We have reviewed, approved, and accepted responsibility for those financial statements and related notes.
- Houma-Terrebonne Regional Planning Commission has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset or future revenue been pledged as collateral.
- We have complied with all aspects of grant agreements and other contractual agreements that would have a material effect on the financial statements in the event of noncompliance.

- The financial statements properly classify all funds and activities in accordance with GASB Statement No. 34.
- Components of net position (net investment in capital assets; restricted; and unrestricted) and equity amounts are properly classified and, if applicable, approved.
- Deposits and investment securities are properly classified as to risk and are properly disclosed.
- Capital assets are properly capitalized, reported, and, if applicable, depreciated.
- We acknowledge our responsibility for the required supplementary information (RSI). The RSI is measured and presented within prescribed guidelines and the methods of measurement and presentation have not changed from those used in the prior period. We have disclosed to you any significant assumptions and interpretations underlying the measurement and presentation of the RSI.

Signed: _____

Title: _____

Signed: _____

Rhonda Samanie

Title: _____

Accountant I

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

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

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

1. Name of Subdivision: Tracts 1-A1 & 1-A2 a Redivision of Daniel D. Henry, et ux Property
2. Developer's Name & Address: Daniel D. & Lauren Henry, 111 Hwy 55, Bourg, LA 70343
Owner's Name & Address: Daniel D. & Lauren Henry, 111 Hwy 55, Bourg, LA 70343
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: T. Baker Smith, LLC

SITE INFORMATION:

4. Physical Address: 111 Hwy 55, Bourg, LA 70343
5. Location by Section, Township, Range: Section 12, T17S-R18E & Section 2, T18S-R18E
6. Purpose of Development: To create separate tract
7. Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
8. Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☒ Rear Lot Open Ditches
☐ Other
10. Planned Unit Development: ☐ Y ☐ N ☒
11. Date and Scale of Map:
February 19, 2022 Scale: 1" = 60'
12. Council District / Fire Tax Area:
9 Trosclair / Bourg Fire
13. Number of Lots: 2
14. Filing Fees: \$198.30

CERTIFICATION:

- I, KIM KNIGHT, certify this application including the attached date to be true and correct.

KIM KNIGHT
Print Applicant or Agent

2-24-22
Date

[Signature]
Signature of Applicant or Agent

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

Lauren Henry
Print Name of Signature

2-24-22
Date

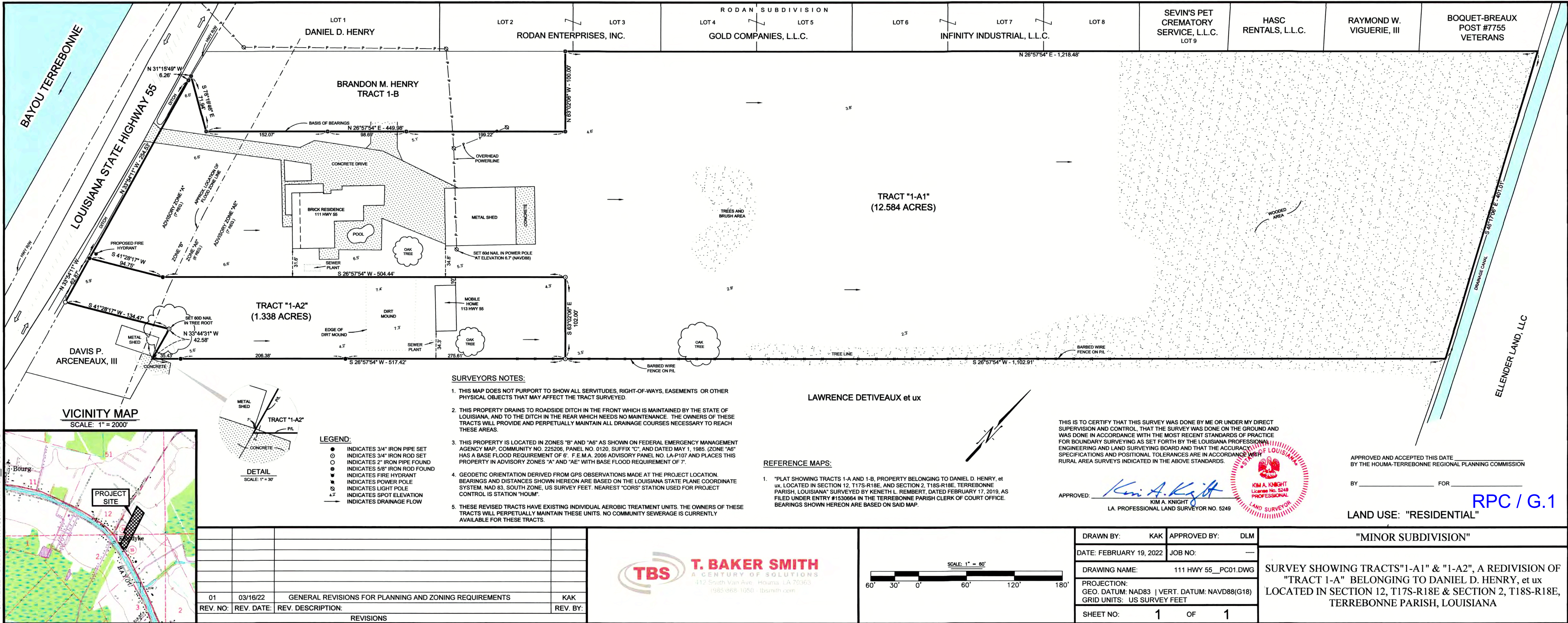
[Signature]
Signature

PC22/ 3 - 3 - 11

RPC / G.1

Revised 11/3/2021

3/17/2022 - C:\K111 HWY55111 HWY 55_PC01.DWG



Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

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

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

1. Name of Subdivision: LOT "D-3" AND REVISED LOT "D-2" A REDIVISION OF PROPERTY
BELONGING TO JAMES G. FISTER, SR. et ux
2. Developer's Name & Address: JAMES G. FISTER, SR. 3449 BAYOU BLACK DR HOUMA, LA 70360
LINDA & JAMES G. FISTER, SR. 3449 BAYOU BLACK DR 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: 3453 BAYOU BLACK DR
5. Location by Section, Township, Range: SECTION 104, T17S-R17E
6. Purpose of Development: CREATE TRACT FOR SON
7. Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
8. Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
10. Planned Unit Development: Y ☐ N ☒
11. Date and Scale of Map: DATE: 4/4/22 SCALE: 1"=60'
12. Council District / Fire Tax Area: 7 Babin / Bayou Black
13. Number of Lots: 2
14. Filing Fees: \$303.33 bmb

CERTIFICATION:

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

KENETH L. REMBERT

Print Applicant or Agent

4/4/22

Date


Signature of Applicant or Agent

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

JAMES G. FISTER, SR.

Print Name of Signature

4/4/22

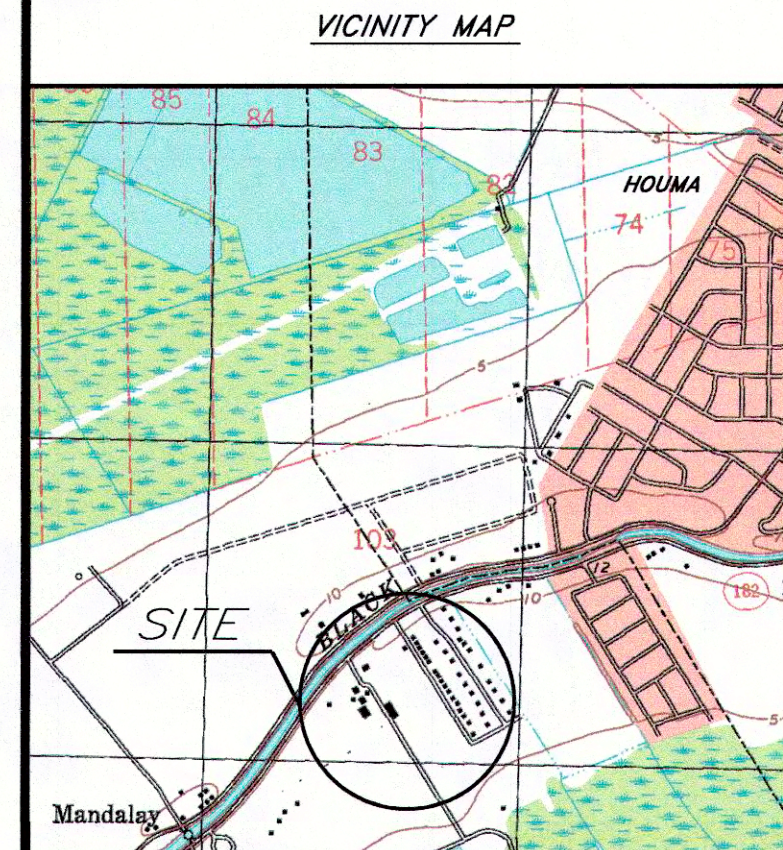
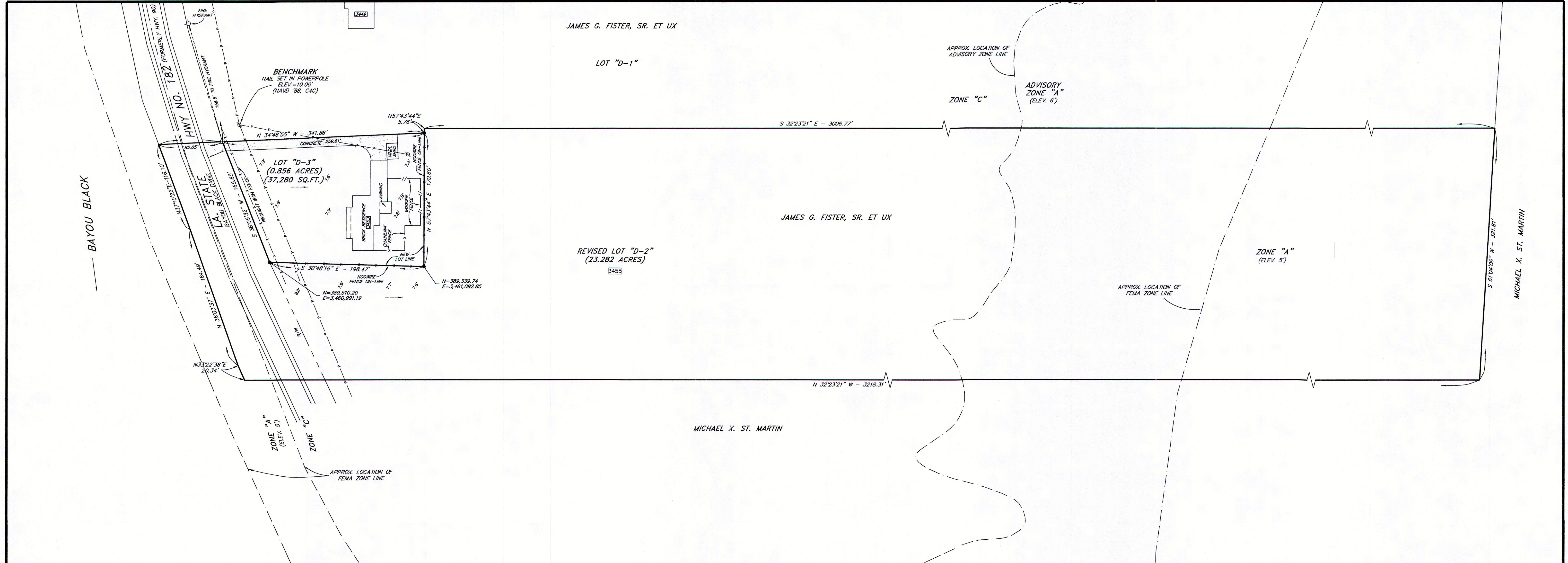
Date


Signature

PC22/ 4 - 4 - 19

RPC / G.2

Revised 11/3/2021



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

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

THIS SURVEY BASED ON MAP PREPARED BY KENETH L. REMBERT ENTITLED "SURVEY OF LOTS "D-1" AND "D-2", A REDIVISION OF PROPERTY BELONGING TO JAMES G. FISTER, SR. ET AL LOCATED IN SECTION 104, T17S-R17E, TERREBONNE PARISH, LOUISIANA" DATED MARCH 31, 2022. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

THESE LOTS ARE LOCATED IN ZONES "A" & "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0430, SUFFIX "C", DATED MAY 1, 1985 AND INDEXED APRIL 2, 1992. (ZONE "A" HAS A BASE FLOOD REQUIREMENT OF 5'). F.E.M.A. FEB. 23, 2006 ADVISORY PANEL NO. LA-Q100 PLACES A PORTION OF THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'. THE 2021 PRELIMINARY FIRM COMMUNITY NO. 22109C, PANEL NO. 0235 SUFFIX "E" PLACE THE REAR OF THIS PROPERTY IN ZONE "AE" WITH BASE FLOOD ELEVATIONS OF 8', 9' AND 10'.

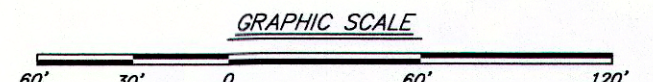
I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" (SUBURBAN) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

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. : 185 FIELD BOOK : 460 ADDRESS : HWY 182 CAD NAME : FISTER-LOTSD1-D3-3453-BAYOU-BLACK-TPC-22-185
DRAWN BY : AP PAGES : 4 SURVEY FILE : FIST-R83 FOLDER : FISTER, GARY

LEGEND:
INDICATES CHISELED SQUARE SET
INDICATES 5/8" IRON ROD SET
INDICATES 5/8" IRON ROD FOUND
EXISTING POWER POLE
EXISTING POWER POLE WITH LIGHT
EXISTING FIRE HYDRANT
INDICATES SPOT ELEVATION (BASED ON NAVD '88, C4G)
INDICATES DRAINAGE FLOW
INDICATES MUNICIPAL ADDRESS

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



REVISED: APRIL 5, 2022 ADDED ADDRESS



RPC / G.2

"MINOR SUBDIVISION"

LAND USE: SINGLE FAMILY RESIDENTIAL
DEVELOPER: JAMES G. FISTER, SR.

SURVEY OF LOT "D-3" AND REVISED LOT "D-2",
A REDIVISION OF PROPERTY
BELONGING TO JAMES G. FISTER, SR. ET UX
LOCATED IN SECTION 104, T17S - R17E
TERREBONNE PARISH, LOUISIANA

APRIL 4, 2022 SCALE: 1" = 60'

KENETH L. REMBERT, SURVEYOR
635 SCHOOL ST., HOUMA, LA.

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

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

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

- Name of Subdivision: TRACT A - REDIVISION OF PROPERTY OF TERRY LAPEYROUSE, INC
TERREBONNE PARISH FIRE DISTRICT 7, 5016 HWY 56,
- Developer's Name & Address: CHAUVIN, LA 70344
Owner's Name & Address: TERRY LAPEYROUSE, INC. 6890 HIGHWAY 56, CHAUVIN, LA 70344
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: TERRAL J. MARTIN, JR., PLS

SITE INFORMATION:

- Physical Address: 6868 LA HIGHWAY 56, CHAUVIN, LA 70344
- Location by Section, Township, Range: SECTION 71, T20S-R18E
- Purpose of Development: TO SUBDIVIDE LEASE AND TRANSFER TO TERREBONNE FIRE DIST. 7
- 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
- Planned Unit Development: ☐ Y ☐ N ☒
- Date and Scale of Map: 4/29/2022
- Council District / Fire Tax Area: 8 / LITTLE CAILLOU
- Number of Lots: 1
- Filing Fees: \$161.65

CERTIFICATION:

- 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

5/2/2022

Date


Signature of Applicant or Agent

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

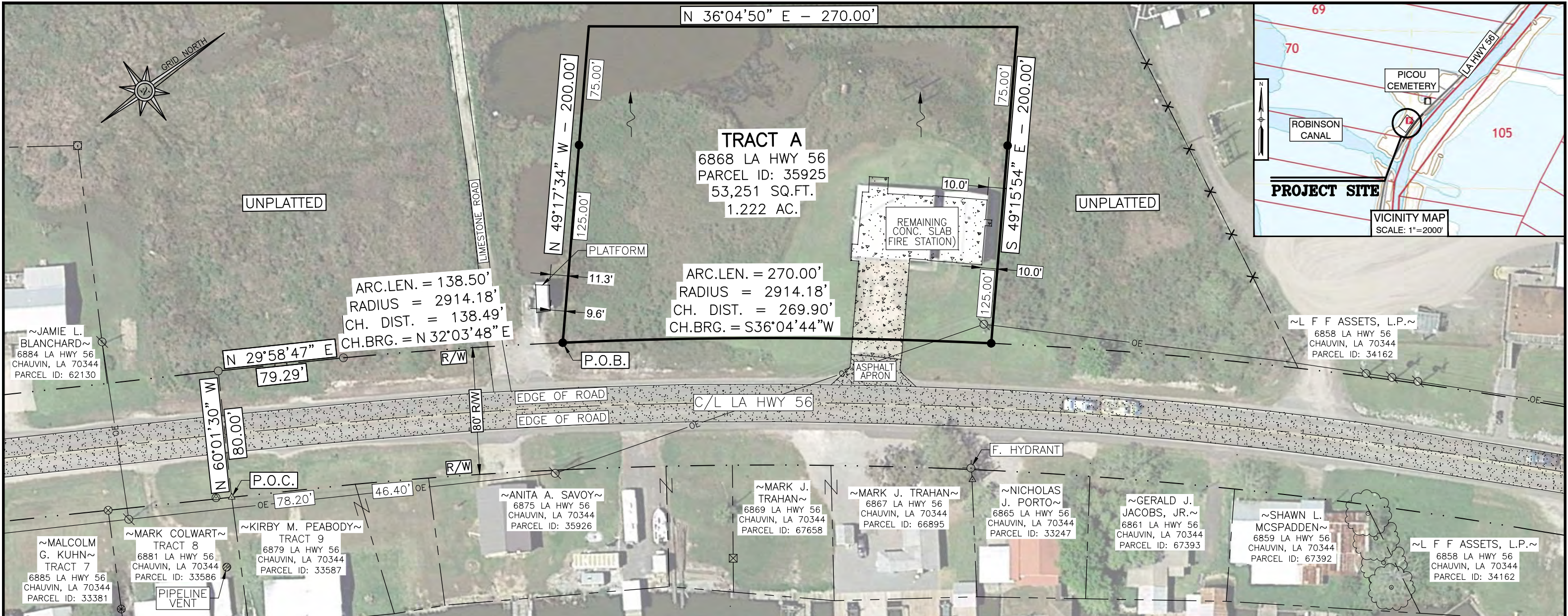
Terry J. Martin, Jr.
Print Name of Signature


Signature

Date

RPC / H.1

Revised 11/3/2021



GENERAL NOTES:

- BEARINGS AND DISTANCES ARE BASED ON GPS OBSERVATIONS WITH THE FOLLOWING CRITERIA: US STATE PLANE NAD83, LOUISIANA 1702 SOUTH ZONE, GEOID MODEL 12B.
- REFERENCED SURVEY PLAT:
 - "SURVEY OF TRACTS 1 AND 2 PROPERTY OF LAPEYROUSE SEAFOOD BAR & GROCERY, INC. AND SURVEY OF TRACTS 3 THROUGH 9 PROPERTY OF ROBINSON CANAL LAND COMPANY IN SECTIONS 71, 72, & 73, T20S - R18E, TERREBONNE PARISH, LOUISIANA" PREPARED BY KENETH L. REMBERT, SURVEYOR AND DATED JUNE 16, 1987.
- 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. CLASS C SURVEY: THIS INCLUDES, BUT IS NOT LIMITED TO, SURVEYS OF RESIDENTIAL AREAS WHICH CANNOT BE CLASSIFIED AS CLASS A OR CLASS B SURVEYS.
- THE PROPERTY IS LOCATED IN ZONE "V21" AS DESIGNATED ON F.E.M.A. F.I.R.M. PANEL #225206 0305 C, DATED MAY 1, 1985. ZONE "V21" REQUIRES A +13.00' BASE FLOOD ELEVATION. RITA ADVISORY BASE FLOOD MAP #LA-1105, DATED FEBRUARY 23, 2006. THE PROPERTY IS LOCATED IN ZONE "VE". ZONE "VE" REQUIRES AN ADVISORY BASE FLOOD ELEVATION (A.B.F.E.) OF +14.00'.
- 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:

- ⊗ - FOUND PK NAIL
- ⊠ - FOUND 1/2" IRON ROD
- △ - FOUND 3/4" IRON ROD
- ⊙ - FOUND 1/2" IRON PIPE
- ⊗ - FOUND 1-1/2" IRON PIPE
- ⊠ - FOUND 4" IRON PIPE
- - SET 3/4" IRON PIPE
- ⊙ - FIRE HYDRANT
- ⊗ - POWER POLE
- ⊙ - PIPELINE VENT
- ✕ - FENCE
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING

LAND USE:
COMMERCIAL

**RE-DIVISION OF PROPERTY
BELONGING TO
TERRY LAPEYROUSE, INC.
CREATING TRACT A
TO BE ACQUIRED BY
TERREBONNE PARISH
FIRE DISTRICT NO. 7**
LOCATED IN SECTION 71, T20S-R18E
TERREBONNE PARISH, LOUISIANA
SOUTHEASTERN LAND DISTRICT
WEST OF THE MISSISSIPPI RIVER
SCALE: 1" = 60' DATE: APRIL 29, 2022



DRAINAGE NOTE:

PROPERTY DRAINS OVERLAND INTO MARSH AREA WITHIN REAR OF PROPERTY.
ULTIMATE DISCHARGE INTO ROBINSON CANAL.

CERTIFICATION:

APPROVED AND ACCEPTED BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION

BY:

RPC / H.1

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 •



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

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

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

OK 5-16-22
FIRE DEPARTMENT DRAFT SITE IN LIEU OF
FIRE HYDRANT. Approved by LCFD Chief MARTY THIBODEAUX

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

- Name of Subdivision: REVISED TRACT 2A and REVISED TRACT 2B
- Developer's Name & Address: Lois Fakier, 402 Carthage Drive, Houma, La 70360
Owner's Name & Address: Lois Fakier, 402 Carthage Drive, Houma, La 70360
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: Prosper J. Toups, III, PLS

SITE INFORMATION:

- Physical Address: 7822 Waterfront Drive, Chauvin, LA 70344 (Cocodrie)
- Location by Section, Township, Range: Section 93, T21S-R18E
- Purpose of Development: Campsites
- Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
8. Sewerage Type:
☐ Community
☐ Individual Treatment
☐ Package Plant
☒ Other
9. Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
10. Planned Unit Development: Y ☐ N ☒
11. Date and Scale of Map: April 22, 2022 1"=40'
12. Council District / Fire Tax Area: District 8
13. Number of Lots: 2
14. Filing Fees: _____

CERTIFICATION:

I, PROSPER TOUPS, certify this application including the attached date to be true and correct.

PROSPER J. TOUPS III
Print Applicant or Agent

4-22-22
Date

[Signature]
Signature of Applicant or Agent

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

X GREGORY FAKIER X
Print Name of Signature

[Signature]
Signature

X 4/22/22
Date

7822 Waterfront Drive Owners:

Lois Fakier
402 Carthage Drive
Houma, LA 70360

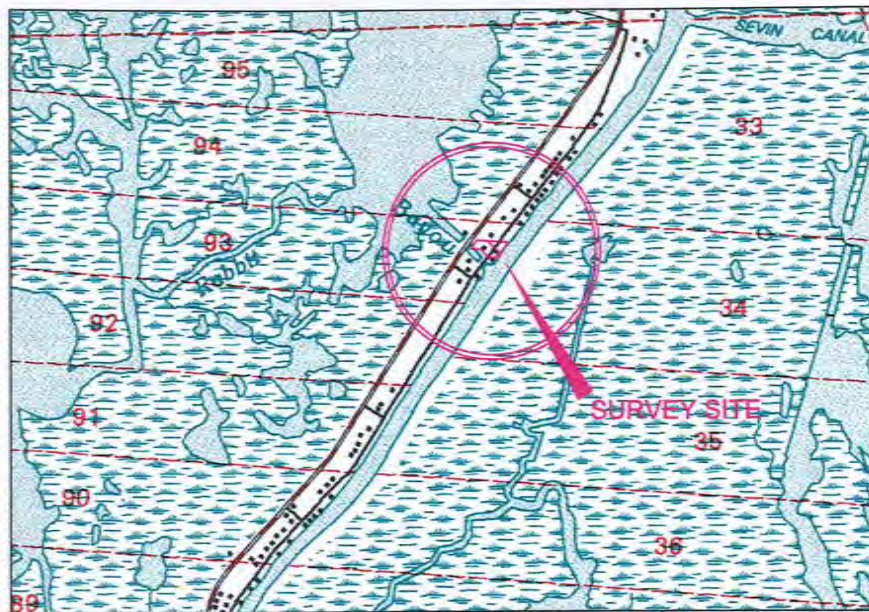
Gregory Fakier
208 Roussell Street
Houma, La 70360

George C & Son, Inc
8021 Main Street
Houma, LA 70360

Susan Fakier Courtney
620 General Hodges
Morgan City, LA 70380

George Fakier, III
3200 6th Avenue
San Diego California 92103,

OK
GI

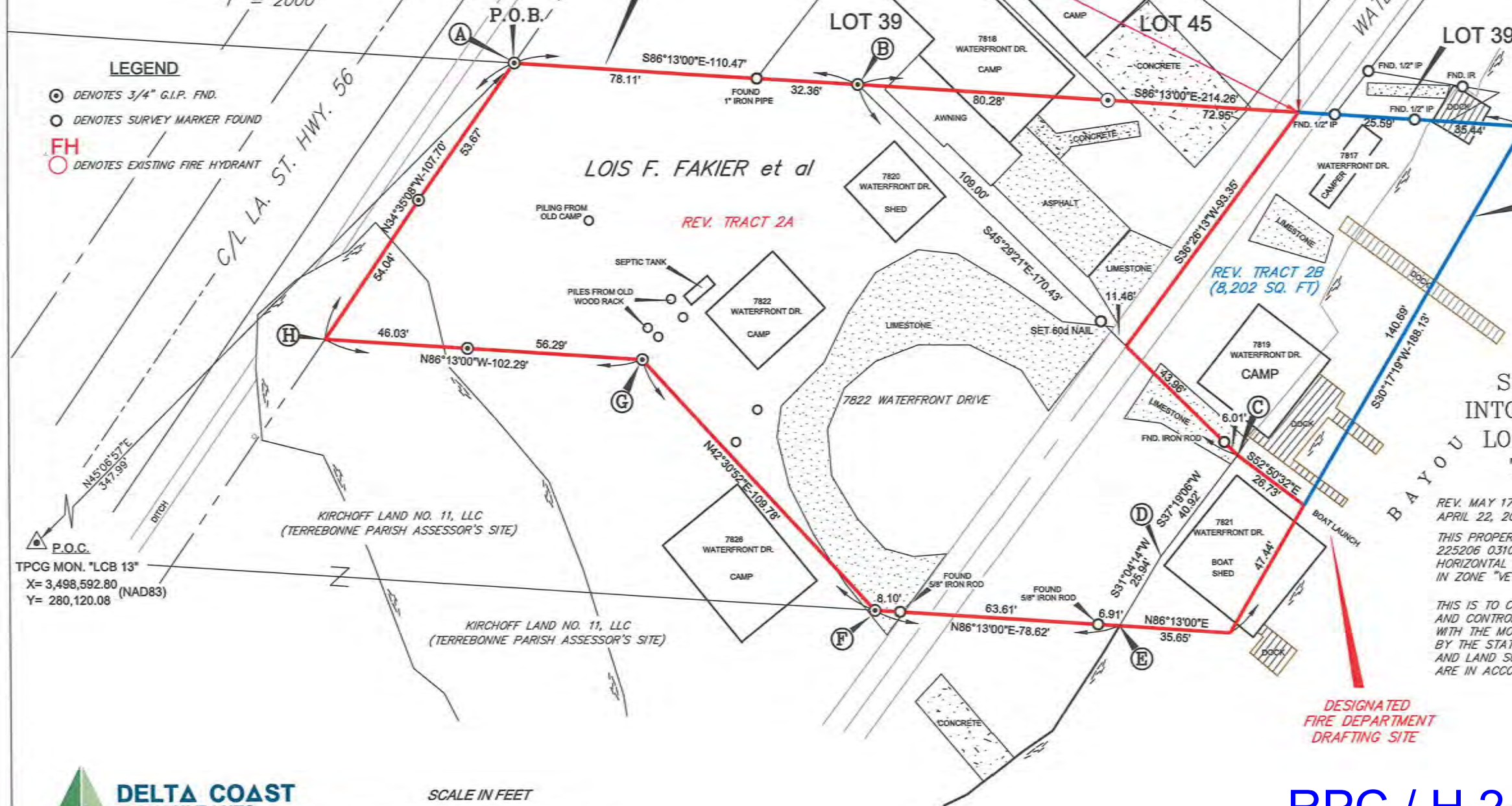


PROJECT VICINITY

1" = 2000'

LEGEND

- DENOTES 3/4" G.I.P. FND.
- DENOTES SURVEY MARKER FOUND
- FH ○ DENOTES EXISTING FIRE HYDRANT



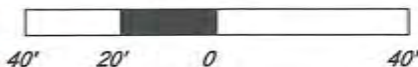
TPCG MON. "LCB 13"
X= 3,498,592.80
Y= 280,120.08 (NAD83)

KIRCHOFF LAND NO. 11, LLC
(TERREBONNE PARISH ASSESSOR'S SITE)

KIRCHOFF LAND NO. 11, LLC
(TERREBONNE PARISH ASSESSOR'S SITE)

DELTA COAST
CONSULTANTS, LLC
631 S. HOLLYWOOD RD. - HOUMA, LA 70360
PHONE: 985-655-3100 www.deltacoastllc.com

SCALE IN FEET



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

BY _____ FOR _____

NGS MON. "DREUX 2"
X= 3,499,180.47
Y= 287,947.57 (NAD83)
ELEV. = 1.5' NAVD88

REFERENCE BEARING IS S86°13'00"E ALONG LINE SEGMENT "A"- "B".
BEARING IS TAKEN FROM THE REFERENCE BEARING MAP BELOW.

REFERENCE BEARING MAP:

- PLAT PREPARED BY MORRIS P. HEBERT, INC. ENTITLED, "ROBINSON CANAL CAMP SITES TRACT "D" BEING A PORTION OF PROPERTY OF ROBINSON CANAL LAND CO., INC. SECTIONS 93 AND 94, T21S-R18E, TERREBONNE PARISH, LOUISIANA.", AND DATED OCTOBER 4, 1984. AND REVISED JANUARY 15, 1986.
- PLAT PREPARED BY MORRIS P. HEBERT, INC. ENTITLED, "ROBINSON CANAL CAMP SITES TRACT "D" ROBINSON CANAL LAND CO., INC. RE-DIVISION OF PROPERTY LOCATED IN SECTIONS 93 AND 94, T21S-R18E, TERREBONNE PARISH, LOUISIANA.", AND RECORDED JUNE 21, 1993 UNDER ENTRY #918532
- PLAT PREPARED BY KENETH L. REMBERT, ENTITLED, "LOT LINE ADJUSTMENT- PLAN SHOWING TRACT 3 & REVISED TRACT 2 A REDIVISION OF PROPERTY ASSESSED TO LECOMPT LAND NO. 11, L.L.C. et al LOCATED IN SECTIONS 93, T21S-R18E, TERREBONNE PARISH, LOUISIANA.", DATED OCTOBER 13, 2017
- PLAT PREPARED BY PROSPER TOUPS LAND SURVEYING LLC, ENTITLED, "PLAT SHOWING LAND BEING CLAIMED BY MIKE DEFOURNEAUX & ROGER BORDES LOCATED IN SECTION 93, T21S-R18E, TERREBONNE PARISH, LOUISIANA.", DATED JULY 14, 2015.

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.

METHOD OF SEWAGE DISPOSAL: SEPTIC TANK
LAND USE: CAMP SITES
DEVELOPER: LOIS FAKIER, et al

SUBDIVISION OF REVISED TRACT 2 INTO REV. TRACT 2A & REV. TRACT 2B LOCATED IN SECTION 93, T21S-R18E, TERREBONNE PARISH, LOUISIANA

REV. MAY 17, 2022
APRIL 22, 2022

HOUMA, LOUISIANA

THIS PROPERTY IS LOCATED IN ZONE V21 AS SHOWN ON THE FEMA MAP COMMUNITY PANEL 225206 0310C, DATED MAY 1, 1985. (ZONE "V21" ELEV. REQUIREMENT 15.0' BOTTOM OF LOWEST HORIZONTAL BEAM). FEMA 2006 RITA ADVISORY PANEL NO. G-104 PLACES THIS PROPERTY IN ZONE "VE" WITH ELEVATION REQUIREMENT OF 16.0' (BOTTOM OF LOWEST HORIZONTAL BEAM)

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

DESIGNATED
FIRE DEPARTMENT
DRAFTING SITE

RPC / H.2

APPROVED: _____
PROSPER J. TOUPS, III
LA. LAND SURVEYOR REG. NO. 4967
5-17-22

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

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

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

1. Name of Subdivision: The New Isle
Louisiana Land Trust, 11100 Mead Rd. Ste 200, Baton Rouge, LA
2. Developer's Name & Address: 70816
Owner's Name & Address: Louisiana Land Trust, 11100 Mead Rd. Ste 200, Baton Rouge, LA 70816
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: CSRS, Inc.

SITE INFORMATION:

4. Physical Address: 2170 West Main Street
S1 T16S R16E, S1 T16S R17E, S142 T15S R17E, S144 T15S
5. Location by Section, Township, Range: R16E, S145 T15S R16E
6. Purpose of Development: Community Relocation
7. Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☒ Commercial
☒ Industrial
8. Sewerage Type:
☒ Community
☐ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☒ Curb & Gutter
☒ Roadside Open Ditches
☒ Rear Lot Open Ditches
☐ Other
10. Planned Unit Development: Y ☐ N ☒
11. Date and Scale of Map: April 2022, 1" = 300'
12. Council District / Fire Tax Area: Districts 2 and 6, Fire Tax Area - Schriever
13. Number of Lots: 64
14. Filing Fees: \$935

CERTIFICATION:

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

JAMES ANDERMANN

Print Applicant or Agent

April 25, 2022

Date

James Andermann

Signature of Applicant or Agent

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

Michael B. Taylor

Print Name of Signature

4/26/2022

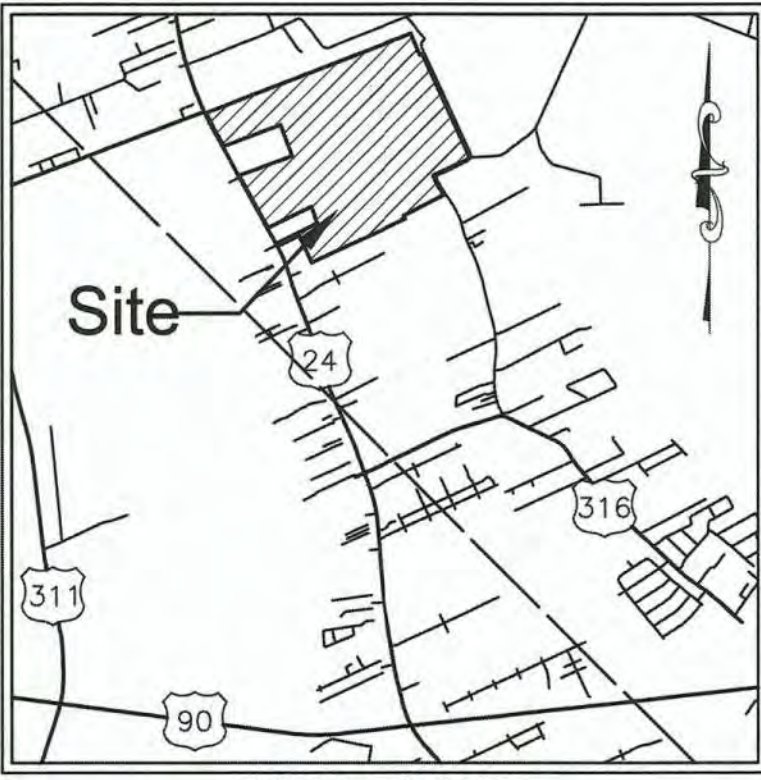
Date

Michael B. Taylor hrt

Signature

RPC / H.3

Revised 11/3/2021



VICINITY MAP
Scale: 1"=5000'±

CURVE TABLE					
NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA ANGLE
C27	1356.00'	370.76'	S37°54'33"E	399.60'	15°39'57"
C50	707.00'	81.99'	S49°20'29"E	81.95'	6°38'41"
C51	707.00'	66.99'	S57°01'02"E	66.97'	5°25'45"
C52	707.00'	66.99'	S32°26'46"E	66.97'	5°25'45"
C53	707.00'	66.99'	S37°52'31"E	66.97'	5°25'45"
C54	707.00'	66.99'	S43°18'16"E	66.97'	5°25'45"
C55	707.00'	81.99'	S49°20'29"E	81.95'	6°38'41"
C56	707.00'	66.99'	S55°22'42"E	66.97'	5°25'45"
C57	707.00'	66.99'	S67°48'26"E	66.97'	5°25'45"
C58	707.00'	66.99'	S66°14'11"E	66.97'	5°25'45"
C59	707.00'	66.99'	S71°39'56"E	66.97'	5°25'45"
C60	942.00'	109.25'	N49°20'29"W	109.18'	6°38'41"
C61	942.00'	89.26'	S71°39'56"E	89.23'	5°25'45"
C62	942.00'	89.26'	S66°14'11"E	89.23'	5°25'45"
C63	942.00'	89.26'	S67°48'26"E	89.23'	5°25'45"
C64	942.00'	89.26'	S55°22'41"E	89.23'	5°25'45"
C85	942.00'	109.25'	S49°20'29"E	109.18'	6°38'41"
C86	942.00'	89.26'	S43°18'16"E	89.23'	5°25'45"
C87	942.00'	89.26'	S37°52'31"E	89.23'	5°25'45"
C88	942.00'	89.26'	S32°26'47"E	89.23'	5°25'45"
C89	942.00'	89.26'	S27°01'02"E	89.23'	5°25'45"
C70	1022.00'	103.44'	S48°14'39"E	103.39'	5°47'56"

CURVE TABLE					
NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA ANGLE
C71	1022.00'	89.84'	S23°48'15"E	89.83'	3°24'59"
C72	1022.00'	89.84'	S27°59'29"E	89.81'	4°57'28"
C73	1022.00'	89.84'	S32°55'59"E	89.81'	4°57'28"
C74	1022.00'	89.84'	S37°54'27"E	89.81'	4°57'28"
C75	1022.00'	89.84'	S42°51'56"E	89.81'	4°57'28"
C76	1022.00'	103.34'	S46°14'39"E	103.39'	5°47'56"
C77	1022.00'	89.84'	S53°32'21"E	89.81'	4°57'28"
C78	1022.00'	89.84'	S58°34'50"E	89.81'	4°57'28"
C79	1022.00'	89.84'	S63°32'19"E	89.81'	4°57'28"
C80	1022.00'	89.84'	S68°29'48"E	89.81'	4°57'28"
C81	1222.00'	75.32'	N49°22'40"W	75.31'	3°31'53"
C82	1222.00'	105.74'	S68°29'48"E	105.71'	4°57'28"
C83	1222.00'	105.74'	S63°32'19"E	105.71'	4°57'28"
C84	1222.00'	105.74'	S58°34'50"E	105.71'	4°57'28"
C85	1222.00'	105.74'	S53°32'21"E	105.71'	4°57'28"
C86	1222.00'	75.32'	S49°22'40"E	75.31'	3°31'53"
C87	1222.00'	48.36'	S46°28'42"E	48.36'	2°16'03"
C88	1222.00'	105.74'	S42°51'56"E	105.71'	4°57'28"
C89	1222.00'	105.74'	S37°54'27"E	105.71'	4°57'28"
C90	1222.00'	105.74'	S32°56'58"E	105.71'	4°57'28"
C91	1222.00'	105.74'	S27°59'29"E	105.71'	4°57'28"
C92	1460.00'	86.33'	S67°17'47"W	86.32'	3°23'17"

CURVE TABLE					
NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA ANGLE
C93	660.00'	65.35'	S44°01'57"E	65.33'	5°40'28"
C94	660.00'	65.35'	S37°00'39"E	65.33'	5°40'28"
C95	660.00'	65.35'	S32°41'05"E	65.33'	5°40'28"
C96	660.00'	65.35'	S26°51'56"E	65.33'	5°40'28"
C97	660.00'	65.35'	S21°01'57"E	65.33'	5°40'28"
C98	660.00'	65.35'	S14°01'57"E	65.33'	5°40'28"
C99	660.00'	80.36'	S50°21'27"E	80.31'	6°58'34"
C100	660.00'	65.35'	S56°40'57"E	65.33'	5°40'28"
C101	895.00'	88.63'	S38°21'31"E	88.59'	5°40'28"
C102	895.00'	88.63'	S36°40'57"E	88.59'	5°40'28"
C103	895.00'	108.97'	S50°21'27"E	108.90'	6°58'34"
C104	895.00'	88.63'	S44°01'57"E	88.59'	5°40'28"
C105	895.00'	88.63'	S38°21'31"E	88.59'	5°40'28"
C106	895.00'	88.63'	S32°41'05"E	88.59'	5°40'28"
C107	895.00'	88.63'	S27°00'39"E	88.59'	5°40'28"
C108	895.00'	60.44'	S22°14'22"E	60.43'	3°32'09"
C109	240.00'	28.32'	N23°14'06"W	28.30'	6°45'38"
C110	975.00'	84.30'	S24°14'51"E	84.27'	4°57'13"
C111	975.00'	84.30'	S21°14'51"E	84.27'	4°57'13"
C112	975.00'	84.30'	S17°14'51"E	84.27'	4°57'13"
C113	975.00'	99.30'	S14°32'44"E	99.25'	5°50'06"
C114	975.00'	84.30'	S9°59'24"E	84.27'	4°57'13"

CURVE TABLE					
NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA ANGLE
C115	875.00'	84.30'	S44°59'37"E	84.27'	4°57'13"
C116	875.00'	84.30'	S40°59'37"E	84.27'	4°57'13"
C117	875.00'	84.30'	S36°59'37"E	84.27'	4°57'13"
C118	1175.00'	101.59'	S32°59'37"E	101.56'	4°57'13"
C119	1175.00'	101.59'	S28°59'37"E	101.56'	4°57'13"
C120	1175.00'	101.59'	S24°59'37"E	101.56'	4°57'13"
C121	1175.00'	101.59'	S20°59'37"E	101.56'	4°57'13"
C122	1175.00'	101.59'	S16°59'37"E	101.56'	4°57'13"
C123	1175.00'	119.66'	S12°59'37"E	119.61'	5°50'06"
C124	1175.00'	101.59'	S8°59'37"E	101.56'	4°57'13"
C202	240.00'	197.79'	S50°40'30"E	192.24'	47°13'10"
C203	1022.00'	60.38'	S72°40'08"E	60.37'	3°23'06"
C204	160.00'	150.95'	S47°19'58"E	145.42'	54°03'21"
C205	975.00'	24.95'	S21°02'16"E	24.95'	1°27'58"
C206	895.00'	142.63'	S64°05'06"E	142.48'	9°07'50"
C207	25.00'	51.48'	N52°21'17"E	42.86'	117°59'24"
C208	975.00'	278.01'	S69°29'48"E	277.07'	16°20'13"
C210	8.00'	8.36'	S43°43'13"E	7.99'	59°53'21"
C211	974.00'	19.45'	S14°20'52"E	19.45'	1°06'39"

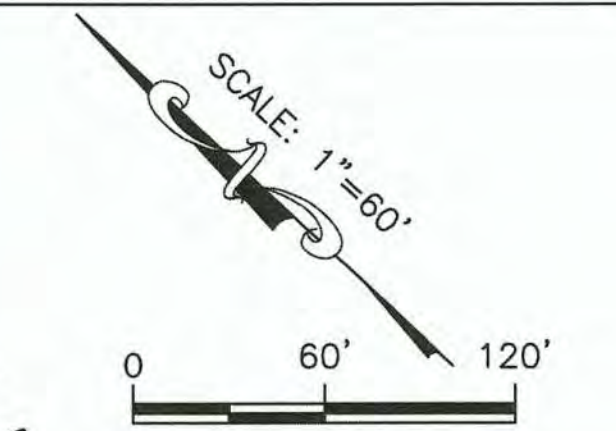
CERTIFICATION:
I HEREBY CERTIFY THAT HIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TERRIBONE PARISH CONSOLIDATED GOVERNMENT, STATE OF LOUISIANA, AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT, AND I HEREBY APPROVE THE SAME.

TERREBONE PARISH CONSOLIDATED GOVERNMENT

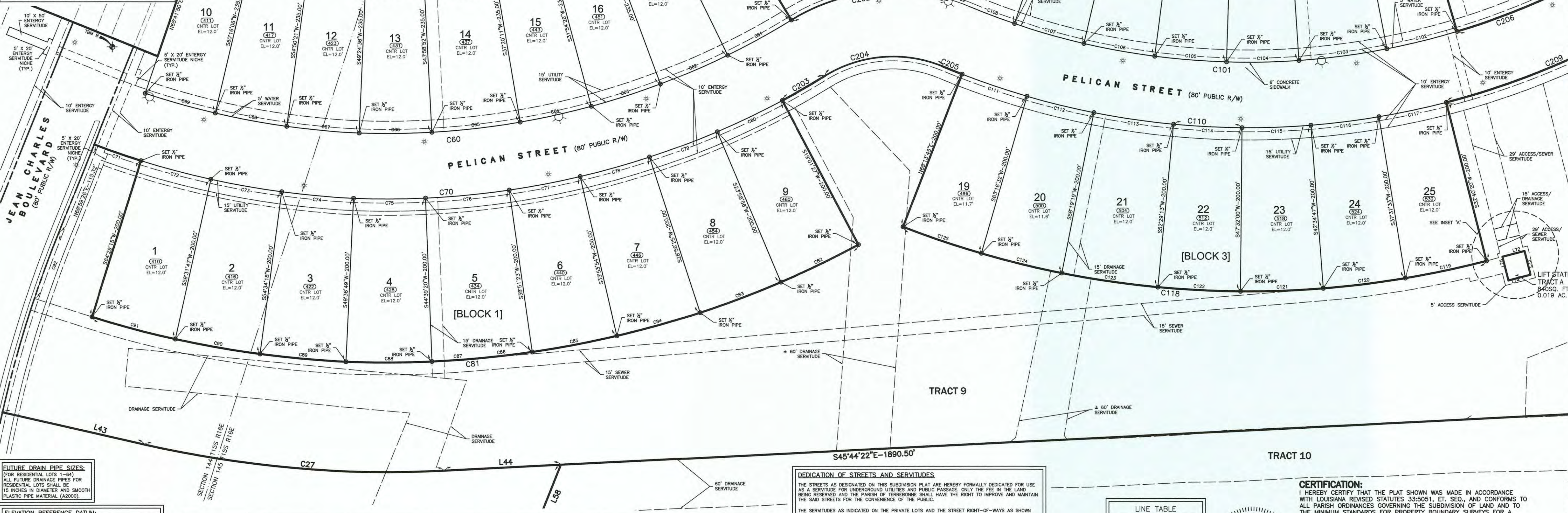
APPROVED AND ACCEPTED THIS DATE
BY THE HOUMA - TERREBONE REGIONAL PLANNING COMMISSION

APPROVED BY: _____

FOR: _____



- GENERAL NOTES:**
- FLOOD NOTE: IN ACCORDANCE WITH FEMA FLOOD INSURANCE RATE MAP, PANEL NO. 225060405C OF TERREBONE PARISH, LOUISIANA, LAST REVISED MAY 1, 1985, THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "A" & "C". NEAREST BASE FLOOD ELEVATION = 5.0' (NAVD 1988). BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S FLOOD PLAIN ADMINISTRATOR BEFORE ANY IMPROVEMENTS TO THE PROPERTY ARE CONTEMPLATED.
 - ZONING: THE PROPERTY IS CURRENTLY NOT ZONED, AND THE DEVELOPMENT IS OUTSIDE OF ZONING DISTRICT BOUNDARIES.
-LAND USE: COMMERCIAL, LIGHT INDUSTRIAL & SINGLE-FAMILY RESIDENTIAL
(LOTS 1-64 ARE DESIGNATED AS SINGLE FAMILY RESIDENTIAL)
 - REFERENCE DOCUMENTS:
A.) SURVEY OF EVERGREEN PLANTATION LOCATED IN SECTIONS 87, 88, 134, 140, 144 & 145, T-15S - R-16E, SECTIONS 141 & 142, T-15S - R-17E, SECTIONS 1 & 61, T-16S - R-16E & SECTION 1, T-16S - R-17E, TERREBONE PARISH, LOUISIANA BY CHARLES M. CAMP, DATED JUNE 10, 1981 AND REVISED ON MARCH 17, 1987, ENTRY NO. 813626, COB 1125, FOLD 155 AND RECORDED ON NOVEMBER 6, 1987.
B.) STATE PROJECT NO. 855 - 08 - 13 HOUMA - SCHRIEVER HIGHWAY BY CARL E. HECK DATED OCTOBER 7, 1982.
C.) REMAINING UNDEVELOPED LAND ALONG HIGHWAY 24 EVERGREEN PLANTATION FOR ACADIA AGRICULTURAL HOLDINGS, L.L.C. BY MATTHEW J. LEDET, DATED NOVEMBER, 2013, ENTRY NO. 1447417.
D.) DIVISION OF +/- 5 ACRES ALONG HIGHWAY 24 WITHIN THE EVERGREEN PLANTATION BY DAVID L. MARTINEZ, ENTRY NO. 1387424.
E.) REDIVISION OF TRACT C ALONG HIGHWAY 24 WITHIN THE EVERGREEN PLANTATION BY JAMES B. PELLEGRIN, DATED DECEMBER 15, 2012, BOOK W312, PAGE 697, FILE NO. 1416197.
F.) REDIVISION OF TRACT B ALONG HIGHWAY 24 WITHIN THE EVERGREEN PLANTATION BY DAVID L. MARTINEZ, DATED JANUARY 22, 2009, ENTRY NO. 1318084.
G.) REDIVISION OF REMAINDER OF EVERGREEN PLANTATION INTO TRACT E AND REMAINING PROPERTY ALONG LOUISIANA HIGHWAY 24 BY MATTHEW J. LEDET, DATED NOVEMBER, 2013, BOOK 2365, PAGE 684, FILE NO. 1447418.
H.) ALTA/ACSM SURVEY OF TRACT D ALONG LOUISIANA HIGHWAY 24 WITHIN EVERGREEN PLANTATION BY JAMES B. PELLEGRIN, DATED DECEMBER 21, 2010, FILE NO. 1364178.
 - NO STRUCTURE, FILL OR OBSTRUCTIONS SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLAIN AREA WITHOUT A LETTER OF NO OBJECTION OR EQUAL.
 - ELEVATIONS AND TBM'S SHOWN HEREON ARE IN NAVD88 AND ARE BASED ON STATIC GPS OBSERVATIONS PROCESSED BY OPUS USING GEOID 12B. OBSERVATION DATES: JANUARY 24, 2018
TO CONVERT TO IRON GRID BEARING TO TRUE BEARINGS USE: \pm
 $\Theta = 01632.94455'$ (SCALE FACTOR=0.999936954)
 - NO ATTEMPT HAS BEEN MADE BY CSRS, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, DEED RESTRICTIONS, SERVITUDES, EASEMENTS, OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.
 - LOT INFORMATION:
64 TOTAL SINGLE FAMILY LOTS
2 LIFT STATION TRACTS
11 TOTAL TRACTS
 - UTILITIES:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM L.A. ONE CALL OR VISIBLE UTILITY FEATURES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT FOR ABOVE GROUND VISIBLE UTILITY FEATURES.
 - SECTION LINES HAVE NOT BEEN VERIFIED IN THE FIELD AND ANY SHOWN ARE FOR GENERAL LOCATIVE INFORMATION ONLY.
 - BAYOU BLUE IS A LOUISIANA STATE OWNED WATER BOTTOM PER THE OFFICE OF STATE LANDS, DIVISION OF ADMINISTRATION, WEB SITE. BANKS SHOWN PER LINE WORK VERIFIED AT <http://www.dola.louisiana.gov/PAGES/CSL/SS-DATA/SS2> ON JUNE 26, 2018. OWNERSHIP OF THE BED OF BAYOU BLUE IS SUBJECT TO JUDICIAL DETERMINATION OF APPLICABILITY OF THE TEST FOR NAVIGABILITY.



FUTURE DRAIN PIPE SIZES:
(FOR RESIDENTIAL LOTS 1-64)
ALL FUTURE DRAINAGE PIPES FOR RESIDENTIAL LOTS SHALL BE 18 INCHES IN DIAMETER AND SMOOTH PLASTIC PIPE MATERIAL (AD300).

ELEVATION REFERENCE DATUM:
COORDINATES ARE REFERENCED TO LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83. GPS OBSERVATIONS, OPUS SOLUTION DATED JANUARY 24, 2018. REFERENCE MONUMENTS USED 057771, 053315, 048631. DISTANCES ARE IN U.S. SURVEY FEET.
ELEVATIONS AND TBM'S SHOWN HEREON ARE IN NAVD88 AND ARE BASED ON STATIC GPS OBSERVATIONS PROCESSED BY OPUS USING GEOID 12B. OBSERVATION DATES: JANUARY 24, 2018

BENCHMARKS:
TBM 8 - "X" SCRIBED IN CORNER OF CONCRETE
ELEVATION = 8.87'

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
LOT #	ACRES	SQ.FT.	LOT #	ACRES	SQ.FT.	LOT #	ACRES	SQ.FT.	LOT #	ACRES	SQ.FT.	LOT #	ACRES	SQ.FT.	LOT #	ACRES	SQ.FT.
1	0.446	19418.28	6	0.446	19418.28	11	0.421	18359.55	16	0.421	18359.56	21	0.503	21898.03	26	0.416	18113.53
2	0.446	19418.28	7	0.446	19418.28	12	0.421	18359.55	17	0.421	18359.56	22	0.427	18588.34	27	0.415	18093.71
3	0.446	19418.28	8	0.446	19418.28	13	0.421	18359.55	18	0.421	18359.56	23	0.427	18588.34	28	0.415	18093.71
4	0.446	19418.28	9	0.446	19418.28	14	0.516	22470.39	19	0.427	18588.34	24	0.427	18588.34	29	0.415	18093.71
5	0.521	22711.82	10	0.421	18359.55	15	0.421	18359.55	20	0.427	18588.34	25	0.427	18588.34	30	0.415	18093.71

DEDICATION OF STREETS AND SERVITUDES

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

THE SERVITUDES AS INDICATED ON THE PRIVATE LOTS AND THE STREET RIGHT-OF-WAYS AS SHOWN ARE HEREBY DEDICATED FOR THE USE OF CONSTRUCTING, OPERATING AND MAINTAINING UTILITIES AND OF DRAINAGE STRUCTURES. THE FEE IN THE LAND BEING RESERVED BY THE PROPERTY OWNER.

Michael R. Taylor *4/26/2022*

AUTHORIZED OWNER/AGENT
LOUISIANA LAND TRUST, LLC
11100 MEAD ROAD SUITE 200
BATON ROUGE, LA 70816
225-395-0777

DATE

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L43	S33°04'25"E	178.24'
L44	S45°44'22"E	2033.87'
L58	S68°59'26"W	425.21'
L72	S57°16'44"E	28.00'
L73	S32°41'14"W	30.00'
L74	N57°18'44"W	28.00'
L75	N32°41'14"E	30.00'



CERTIFICATION:
I HEREBY CERTIFY THAT THE PLAT SHOWN WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051, ET. SEQ., AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "B" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

Colin B. Gravois *4/26/2022*

COLIN B. GRAVOIS, P.L.S.
License No. 5115

DATE

CSRS

8555 United Plaza Blvd., Baton Rouge, LA 70809
Telephone: 225 769-0546 Fax: 225 767-0060
www.csrsinc.com

Client: _____

LOUISIANA LAND TRUST

LEGEND

SYMBOL	DESCRIPTION
---	SERVITUDE
---	BUILDING LINE
---	SET 1/2" IRON PIPE
---	FOUND 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
T.B.M.	T.B.M.
---	STREET LIGHT
---	FIRE HYDRANT
---	PHYSICAL ADDRESS
---	CENTER LOT ELEVATION
---	FLOODZONE 'A'

Revisions: _____

CSRS

6767 Perkins Road Suite 200 Baton Rouge, LA 70808
Telephone: 225 769-0546 Fax: 225 767-0060
www.csrsinc.com

MAP SHOWING FINAL PLAT

OF

THE NEW ISLE

PHASE 1

TRACT F

INTO

TRACTS 1- 14,

LOTS 1-64

& LIFT STATION

TRACTS A & B

LOCATED IN

SECTIONS 144 & 145, T-15-S R-16-E
SECTION 142, T-15-S R-17-E
SECTION 1, T-16-S R-16-E
SECTION 1, T-16-S R-17-E
SOUTHWESTERN LAND DISTRICT,
WEST OF THE MISSISSIPPI RIVER
TERREBONE PARISH
LOUISIANA

FOR

LOUISIANA LAND TRUST, LLC

Date: _____ APRIL 25, 2022

Project Number: _____ 217062

Drawn By: _____ dch

Checked By: _____ CBG

Sheet: _____



VICINITY MAP
Scale: 1"=5000'

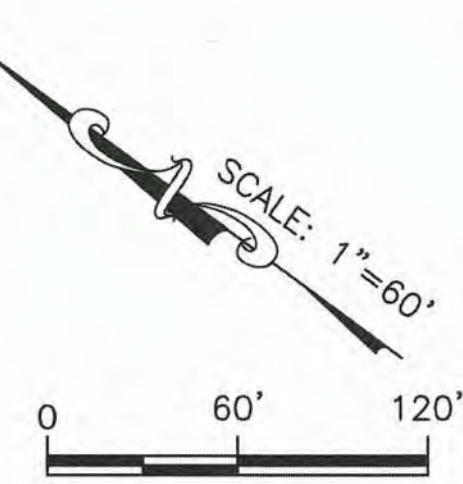
CURVE TABLE					
NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA ANGLE
C13	480.00'	116.68'	N20°38'54"E	116.37'	14°32'00"
C14	620.00'	90.28'	S74°05'26"E	90.21'	8°20'36"
C126	659.00'	80.29'	S40°38'27"E	80.24'	6°58'50"
C127	659.00'	65.29'	S17°16'59"E	65.26'	5°40'35"
C128	659.00'	65.29'	S22°57'34"E	65.26'	5°40'35"
C129	659.00'	65.29'	S28°38'09"E	65.26'	5°40'35"
C130	659.00'	65.29'	S34°18'44"E	65.26'	5°40'35"
C131	659.00'	80.29'	S40°38'27"E	80.24'	6°58'50"
C132	659.00'	65.29'	S49°58'10"E	65.26'	5°40'35"
C133	659.00'	65.29'	S52°38'45"E	65.26'	5°40'35"
C134	659.00'	65.21'	S58°19'08"E	65.18'	5°40'11"
C135	894.00'	108.92'	S40°38'27"E	108.85'	6°58'50"
C136	290.00'	37.07'	N50°07'54"W	37.04'	7°19'25"
C137	864.00'	51.64'	S57°08'20"E	51.63'	3°18'34"
C138	894.00'	88.57'	S52°38'45"E	88.53'	5°40'35"
C139	894.00'	88.57'	S46°58'10"E	88.53'	5°40'35"
C140	894.00'	108.92'	S40°38'27"E	108.85'	6°58'50"
C141	894.00'	88.57'	S34°18'44"E	88.53'	5°40'35"
C142	894.00'	88.57'	S28°38'09"E	88.53'	5°40'35"
C143	894.00'	88.57'	S22°57'34"E	88.53'	5°40'35"
C144	894.00'	88.57'	S17°16'59"E	88.53'	5°40'35"
C145	974.00'	83.62'	S37°56'15"E	83.59'	4°58'08"

CURVE TABLE					
NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA ANGLE
C146	974.00'	83.62'	S17°22'46"E	83.59'	4°55'08"
C147	974.00'	98.62'	S22°44'22"E	98.58'	5°48'05"
C148	974.00'	83.62'	S28°05'59"E	83.59'	4°55'08"
C149	974.00'	83.62'	S33°01'07"E	83.59'	4°55'08"
C150	974.00'	83.62'	S37°56'15"E	83.59'	4°55'08"
C151	974.00'	83.62'	S42°51'23"E	83.59'	4°55'08"
C152	974.00'	98.62'	S48°12'39"E	98.58'	5°48'05"
C153	974.00'	83.62'	S53°34'36"E	83.59'	4°55'08"
C154	974.00'	46.88'	S57°24'53"E	46.87'	2°45'27"
C155	210.00'	36.91'	N53°45'32"W	36.86'	10°04'10"
C156	1174.00'	100.79'	S37°56'15"E	100.76'	4°55'08"
C157	1174.00'	100.59'	S58°28'26"E	100.56'	4°54'33"
C158	1174.00'	100.79'	S53°34'36"E	100.76'	4°55'08"
C159	1174.00'	118.87'	S48°12'39"E	118.82'	5°48'05"
C160	1174.00'	100.79'	S42°51'23"E	100.76'	4°55'08"
C161	1174.00'	100.79'	S37°56'15"E	100.76'	4°55'08"
C162	1174.00'	100.79'	S33°01'07"E	100.76'	4°55'08"
C163	1174.00'	100.79'	S28°05'59"E	100.76'	4°55'08"
C164	1174.00'	118.87'	S22°44'22"E	118.82'	5°48'05"
C165	1174.00'	100.79'	S17°22'46"E	100.76'	4°55'08"
C166	305.00'	62.55'	S36°11'27"E	62.44'	11°45'00"
C167	305.00'	47.55'	S7°59'07"E	47.50'	8°55'56"

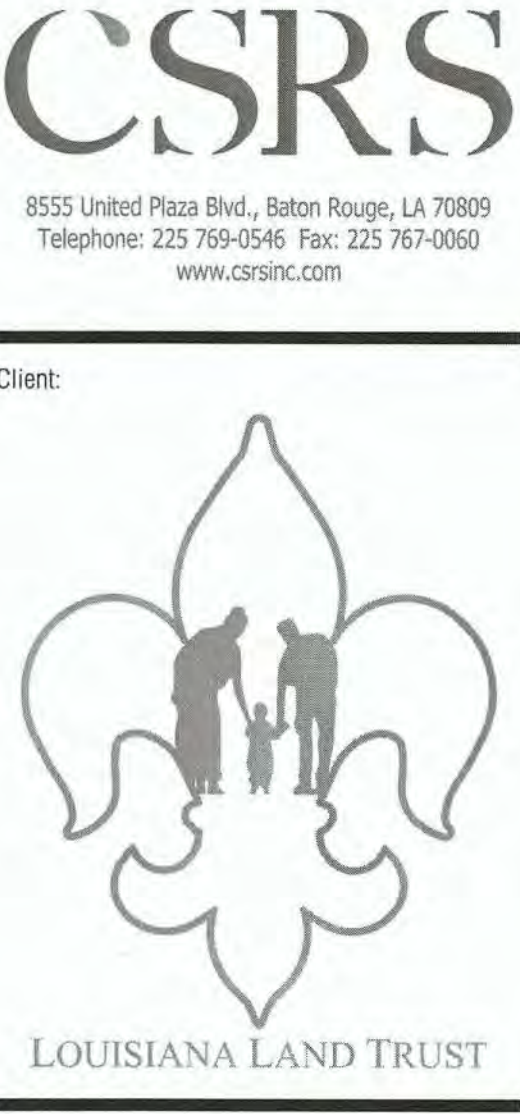
CURVE TABLE					
NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA ANGLE
C168	305.00'	47.55'	S16°55'03"E	47.50'	8°55'56"
C169	305.00'	47.55'	S29°50'59"E	47.50'	8°55'56"
C170	305.00'	62.55'	S36°11'27"E	62.44'	11°45'00"
C171	305.00'	47.55'	S46°31'55"E	47.50'	8°55'56"
C173	305.00'	47.55'	S64°23'46"E	47.50'	8°55'56"
C174	540.00'	136.97'	S20°36'54"W	136.61'	14°32'00"
C175	540.00'	110.74'	S36°11'27"E	110.55'	11°45'00"
C176	540.00'	33.06'	S70°36'59"E	33.06'	3°30'29"
C177	540.00'	84.18'	S64°23'46"E	84.10'	8°55'56"
C178	540.00'	84.18'	S55°27'50"E	84.10'	8°55'56"
C179	540.00'	84.18'	S46°31'55"E	84.10'	8°55'56"
C180	540.00'	110.74'	S36°11'27"E	110.55'	11°45'00"
C181	540.00'	84.18'	S25°50'59"E	84.10'	8°55'56"
C182	540.00'	84.18'	S16°55'03"E	84.10'	8°55'56"
C183	540.00'	84.18'	S7°59'07"E	84.10'	8°55'56"
C184	820.00'	98.41'	S34°32'20"E	98.31'	9°05'40"
C185	820.00'	83.41'	S10°43'16"E	83.35'	7°42'29"
C186	820.00'	83.41'	S18°25'46"E	83.35'	7°42'29"
C187	820.00'	83.41'	S28°08'15"E	83.35'	7°42'29"
C188	820.00'	98.41'	S34°32'20"E	98.31'	9°05'40"
C189	820.00'	83.41'	S42°56'24"E	83.35'	7°42'29"
C190	820.00'	83.41'	S50°38'54"E	83.35'	7°42'29"

CURVE TABLE					
NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA ANGLE
C191	820.00'	83.41'	S58°21'23"E	83.35'	7°42'29"
C192	820.00'	83.41'	S66°03'53"E	83.35'	7°42'29"
C193	820.00'	130.16'	S34°32'20"E	130.02'	9°05'40"
C194	820.00'	110.32'	N68°03'53"W	110.23'	7°42'29"
C195	820.00'	110.32'	N58°21'23"W	110.23'	7°42'29"
C196	820.00'	110.32'	N50°38'54"W	110.23'	7°42'29"
C197	820.00'	110.32'	N42°56'24"W	110.23'	7°42'29"
C198	820.00'	130.16'	N34°32'20"W	130.02'	9°05'40"
C199	820.00'	110.32'	N26°08'15"W	110.23'	7°42'29"
C200	820.00'	110.32'	S18°25'46"E	110.23'	7°42'29"
C201	820.00'	110.32'	S10°43'16"E	110.23'	7°42'29"
C206	885.00'	142.63'	S64°05'05"E	142.48'	9°07'50"
C207	25.00'	51.48'	N52°21'17"E	42.86'	11°59'24"
C209	975.00'	278.01'	S65°29'46"E	277.07'	16°20'13"
C210	8.00'	8.36'	S43°43'13"E	7.99'	59°53'21"
C211	974.00'	19.45'	S14°20'52"E	19.45'	1°08'39"
C212	290.00'	256.80'	S26°08'05"E	248.49'	50°44'13"
C213	540.00'	26.26'	S27°34'07"E	26.26'	2°47'11"
C214	210.00'	175.90'	S24°43'43"E	170.80'	47°59'28"
C215	620.00'	66.38'	S3°48'00"E	66.35'	6°08'03"

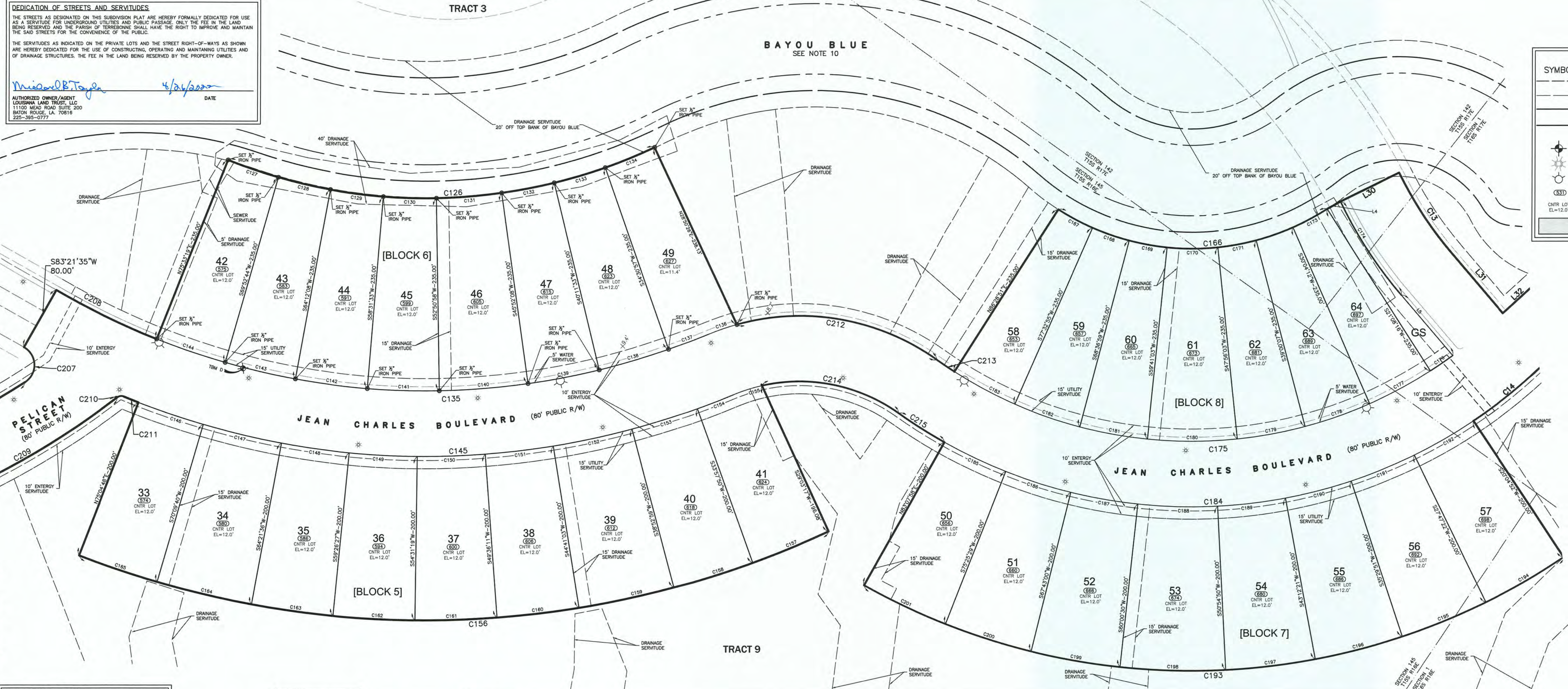
LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L2	S24°08'18"E	98.28'
L3	S24°08'18"E	225.08'
L4	S65°14'46"E	18.81'
L5	S13°22'54"W	97.09'
L31	N13°22'54"E	97.65'
L32	N78°15'44"W	81.86'
L33	S78°15'44"E	163.49'
L34	N20°04'52"E	200.00'



ELEVATION REFERENCE DATUM:
COORDINATES ARE REFERENCED TO LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83, GPS OBSERVATIONS, OPUS SOLUTION DATED JANUARY 24, 2018, REFERENCE MONUMENTS USED: D5771, D55315, D5631. DISTANCES ARE IN U.S. SURVEY FEET.
ELEVATIONS AND TBM'S SHOWN HEREON ARE IN NAVD83 AND ARE BASED ON STATIC GPS OBSERVATIONS PROCESSED BY OPUS USING UGEO 128. OBSERVATION DATES: JANUARY 24, 2018
BENCHMARKS:
TBM D - ARROW ON FIRE HYDRANT
ELEVATION = 12.33'



DEDICATION OF STREETS AND SERVIDUTES
THE STREETS AS DESIGNATED ON THIS SUBDIVISION PLAT ARE HEREBY FORMALLY DEDICATED FOR USE AS A SERVIDUTE 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 SERVIDUTES AS INDICATED ON THE PRIVATE LOTS AND THE STREET RIGHT-OF-WAYS AS SHOWN ARE HEREBY DEDICATED FOR THE USE OF CONSTRUCTING, OPERATING AND MAINTAINING UTILITIES AND OF DRAINAGE STRUCTURES. THE FEE IN THE LAND BEING RESERVED BY THE PROPERTY OWNER.
Mickael B. Taylor 4/26/2022 DATE
AUTHORIZED OWNER/AGENT
LOUISIANA LAND TRUST, LLC
11100 MEAD ROAD SUITE 200
BATON ROUGE, LA 70816
225-385-0777



FUTURE DRAIN PIPE SIZES:
(FOR RESIDENTIAL LOTS 1-64)
ALL FUTURE DRAINAGE PIPES FOR RESIDENTIAL LOTS SHALL BE 18 INCHES IN DIAMETER AND SMOOTH PLASTIC PIPE MATERIAL (A2000).

CERTIFICATION:
I HEREBY CERTIFY THAT HIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT, STATE OF LOUISIANA, AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT, AND I HEREBY APPROVE THE SAME.
TERREBONNE PARISH CONSOLIDATED GOVERNMENT
APPROVED AND ACCEPTED THIS DATE
BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION
APPROVED BY:
FOR:

LOT AREA TABLE		
LOT #	ACRES	SQ.FT.
33	0.423	18440.85
34	0.499	21748.86
35	0.423	18440.85
36	0.423	18440.85
37	0.423	18440.85
38	0.423	18440.85
39	0.499	21748.86
40	0.423	18440.85
41	0.421	18357.10
42	0.415	18078.54
43	0.415	18078.54
44	0.415	18078.54
45	0.415	18078.54
46	0.510	22332.05
47	0.415	18078.54
48	0.415	18078.54
49	0.415	18097.95

LOT AREA TABLE		
LOT #	ACRES	SQ.FT.
50	0.445	19372.78
51	0.445	19372.78
52	0.445	19372.78
53	0.525	22856.65
54	0.445	19372.78
55	0.445	19372.78
56	0.445	19372.78
57	0.445	19372.78
58	0.355	15478.48
59	0.355	15478.48
60	0.355	15478.48
61	0.467	20361.48
62	0.355	15478.48
63	0.355	15478.48
64	0.355	15478.48
65	0.111	4830.78

GENERAL NOTES:
1.) FLOOD NOTE: IN ACCORDANCE WITH FEMA, FLOOD INSURANCE RATE MAP, PANEL NO. 225060405C OF TERREBONNE PARISH, LOUISIANA, LAST REVISED MAY 1, 1985, THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "A" & "X". NEAREST BASE FLOOD ELEVATION = 5.0' (NAVD 1988). BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S FLOOD PLAIN ADMINISTRATOR BEFORE ANY IMPROVEMENTS TO THE PROPERTY ARE CONTINGENT.
2.) ZONING: THE PROPERTY IS CURRENTLY NOT ZONED, AND THE DEVELOPMENT IS OUTSIDE OF ZONING DISTRICT BOUNDARIES.
-LAND USE: COMMERCIAL, LIGHT INDUSTRIAL & SINGLE-FAMILY RESIDENTIAL (LOTS 1-64 ARE DESIGNATED AS SINGLE FAMILY RESIDENTIAL)
3.) REFERENCE DOCUMENTS:
A.) SURVEY OF EVERGREEN PLANTATION LOCATED IN SECTIONS 87, 88, 134, 140, 144 & 145, T15S - R16E, SECTIONS 141 & 142, T15S - R17E, SECTIONS 1 & 61, T16S - R16E & SECTION 1, T16S - R17E, TERREBONNE PARISH, LOUISIANA BY CHARLES M. CAMP, DATED JUNE 10, 1981 AND REVISED ON MARCH 17, 1987, ENTRY NO. 813826, DOB 1120, FOLIO 155 AND RECORDED ON NOVEMBER 6, 1987.
B.) STATE PROJECT NO. 865 - 06 - 13 HOUMA - SCHRIEVER HIGHWAY BY CARL E. HECK DATED OCTOBER 7, 1982.
C.) REMAINING UNDEVELOPED LAND ALONG HIGHWAY 24 EVERGREEN PLANTATION FOR ACADIA AGRICULTURAL HOLDINGS, L.L.C. BY MATTHEW J. LEDET, DATED NOVEMBER, 2013, ENTRY NO. 1447417.
D.) DIVISION OF +/- 5 ACRES ALONG HIGHWAY 24 WITHIN THE EVERGREEN PLANTATION BY DAVID L. MARTINEZ, ENTRY NO. 1267424.
E.) REDIVISION OF TRACT C ALONG HIGHWAY 24 WITHIN THE EVERGREEN PLANTATION BY JAMES B. PELLEGRIN, DATED DECEMBER 15, 2012, BOOK M2312, PAGE 697, FILE NO. 1461897.
F.) REDIVISION OF TRACT B ALONG HIGHWAY 24 WITHIN THE EVERGREEN PLANTATION BY DAVID L. MARTINEZ, DATED JANUARY 22, 2009, ENTRY NO. 1318064.
G.) REDIVISION OF REMAINDER OF EVERGREEN PLANTATION INTO TRACT E AND REMAINING PROPERTY ALONG LOUISIANA HIGHWAY 24 BY MATTHEW J. LEDET, DATED NOVEMBER, 2013, BOOK 2365, PAGE 694, FILE NO. 1447418.
H.) ALTA/ACSM SURVEY OF TRACT D ALONG LOUISIANA HIGHWAY 24 WITHIN EVERGREEN PLANTATION BY JAMES B. PELLEGRIN, DATED DECEMBER 21, 2010, FILE NO. 1364178.
4.) NO STRUCTURE, FILL OR OBSTRUCTIONS SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLAIN AREA WITHOUT A LETTER OF NO OBJECTION OR EQUAL.
5.) ELEVATIONS AND TBM'S SHOWN HEREON ARE IN NAVD83 AND ARE BASED ON STATIC GPS OBSERVATIONS 10. PROCESSED BY OPUS USING GEOID 128. OBSERVATION DATES: JANUARY 24, 2018
TO CONVERT TO FROM GRID BEARING TO TRUE BEARINGS USE: - +
- 0°16'32.84455" (SCALE FACTOR=0.999936694)
6.) NO ATTEMPT HAS BEEN MADE BY CSRS, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, DEED RESTRICTIONS, SERVIDUTES, EASEMENTS, OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.
7.) LOT INFORMATION:
64 TOTAL SINGLE FAMILY LOTS
2 LEFT STATION TRACTS
11 TOTAL TRACTS
8.) UTILITIES:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM LA. ONE CALL OR VISIBLE UTILITY FEATURES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT FOR ABOVE GROUND VISIBLE UTILITY FEATURES.
9.) SECTION LINES HAVE NOT BEEN VERIFIED IN THE FIELD AND ANY SHOWN ARE FOR GENERAL LOCATION INFORMATION ONLY.

BAYOU BLUE IS A LOUISIANA STATE OWNED WATER BOTTOM PER THE OFFICE OF STATE LANDS, DIVISION OF ADMINISTRATION, WEB SITE, BANKS SHOWN PER LINE WORK VERIFIED AT
HTTP://WWW.DOLA.LA.GOV/PAGES/OSL/GS-DATA.ASPX ON JUNE 26, 2018. OWNERSHIP OF THE BED OF BAYOU BLUE IS SUBJECT TO JUDICIAL DETERMINATION OF APPLICABILITY OF THE TEST FOR NAVIGABILITY.



CERTIFICATION:
I HEREBY CERTIFY THAT THE PLAT SHOWN WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051, ET. SEQ., AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "B" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
COLIN B. GRAVOIS, P.E.
License No. 5115
4.25.2022 DATE

Revisions:	

CSRS
6767 Perkins Road Suite 200 Baton Rouge, LA 70808
Telephone: 225 769-0546 Fax: 225 767-0060
www.csrinc.com

MAP SHOWING
FINAL PLAT
OF
THE NEW ISLE
PHASE 1
TRACT F
INTO
TRACTS 1- 14,
LOTS 1-64
& LIFT STATION
TRACTS A & B

LOCATED IN
SECTIONS 144 & 145, T-15-S R-16-E
SECTION 142, T-15-S R-17-E
SECTION 1, T-16-S R-16-E
SECTION 1, T-16-S R-17-E
SOUTHWESTERN LAND DISTRICT,
WEST OF THE MISSISSIPPI RIVER
TERREBONNE PARISH
LOUISIANA

FOR
LOUISIANA LAND
TRUST, LLC
Date: APRIL 25, 2022
Project Number: 217062
Drawn By: dch
Checked By: CBG
Sheet:

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

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

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

1. Name of Subdivision: Summerfield Addendum No. 18, Phase A
2. Developer's Name & Address: Gadwall Properties, LLC
182 Winter Quarters Dr., Houma, LA 70360
- Owner's Name & Address: Gadwall Properties, LLC
182 Winter Quarters Dr., Houma, LA 70360
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: Milford & Associates, Inc.

SITE INFORMATION:

4. Physical Address: Lancaster Drive
5. Location by Section, Township, Range: Sections 74, 82 and 103, T17S-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. Planned Unit Development: Y ☐ N ☒
11. Date and Scale of Map: 21APR22 Scale 1" = 30'
12. Council District / Fire Tax Area: 6/City of Houma
13. Number of Lots: 6
14. Filing Fees: \$65.00

CERTIFICATION:

I, Floyd E. Milford, III, certify this application including the attached date to be true and correct.

Floyd E. Milford, III

Print Applicant or Agent

27 APR 22

Date

[Signature]

Signature of Applicant or Agent

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

Chad Daigle

Print Name of Signature

27 APR 22

Date

[Signature]

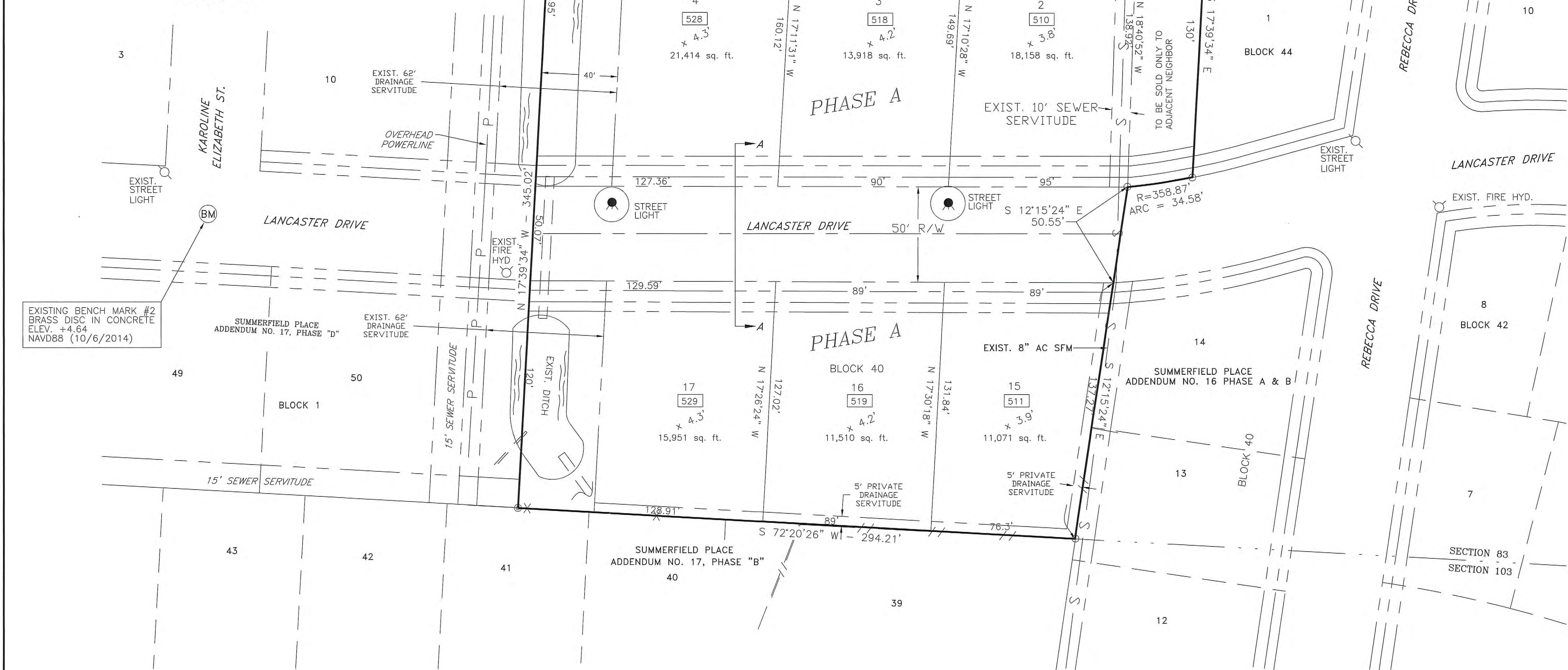
Signature

RPC / H.4

Revised 11/3/2021



VICINITY MAP



NOTES:
THIS PLAT DOES NOT PURPORT TO SHOW ALL SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS OR REGULATIONS OF GOVERNING AUTHORITIES.

REFERENCE BEARINGS TAKEN FROM PLATS ENTITLED:

- "TRACT 1 SURVEY OF A 100.000 ACRE TRACT LOCATED IN SECTIONS 74, 75, 82, 102 & 103, T17S-R17E, TERREBONNE PARISH, LOUISIANA," BY T. BAKER SMITH AND SON, INC. DATED FEBRUARY 6, 1979.
- "PLAT SHOWING PROPERTY PURCHASED BY TERREBONNE PARISH CONSOLIDATED GOVERNMENT FROM CONTRAH CORP. LOCATED IN SECTIONS 74, 75, 82, 102 & 103, T17S-R17E, TERREBONNE PARISH, LOUISIANA," BY T. BAKER SMITH AND SON, INC. DATED JULY 7, 1995.
- "SUMMERFIELD PLACE ADDENDUM NO. 16, PHASE B WITHIN THE CITY OF HOUMA, BELONGING TO RODNEY BURNS, INC. LOCATED IN SECTIONS 82 & 103, T17S-R17E, TERREBONNE PARISH, LA," BY T. BAKER SMITH AND SON, INC. DATED AUGUST 25, 1997.

THESE TRACTS ARE LOCATED IN ZONE "C", AN AREA OF MINIMAL FLOODING, AND ZONE "A" BASE FLOOD PARISH REQUIREMENT OF 4', AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 22020, PANEL NO. 0005, SUFFIX "C" AND DATED MAY 19, 1991, F.E.M.A. 2006 ADVISORY PANEL NO. LA-0101 PLACES THIS PROPERTY IN ADJ. ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'. PRELIMINARY DIRM PANEL ID 22108C0235E DATED JULY 7, 2008 PLACES A PORTION OF THIS PROPERTY IN ZONE "AE" WITH BASE FLOOD REQUIREMENT OF 3'.

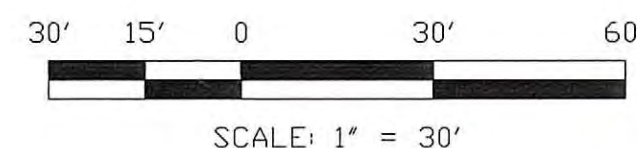
I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" (SUBURBAN) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

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

LEGEND

- EXISTING POWER POLE WITH LIGHT
- EXISTING FIRE HYDRANT
- F.H. FIRE HYDRANT
- STREET LIGHT
- BM BENCH MARK
- 4" BRASS DISC SET IN CONCRETE
- LOT ELEVATIONS
- HOUSE NUMBERS

- INDICATES 3/4" IRON PIPE FOUND
- INDICATES 2 7/8" IRON PIPE FOUND
- INDICATES 5/8" IRON ROD SET



DATE	REVISION	BY

TOTAL LOTS = 6 LOTS



DRAINAGE: SUBSURFACE
SEWER: TPCG COMMUNITY
FINAL PLAT
SUBDIVISION PLAT

SUMMERFIELD ADDENDUM # 18
PHASE A
GADWALL PROPERTIES L.L.C. - DEVELOPER
SECTIONS 74, 82 & 103, T17S-R17E
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC. CONSULTING ENGINEERS HOUMA, LOUISIANA	DRAWN: LAT CHK'D: F.E.M. III SCALE: 1" = 30' DATE: 26APR22
APPROVED BY:	JOB # 20-57 CAD # 2057-SD_FINAL FILE #

PROJECT NO.	PARISH	SHEET NO.
20-57	TERREBONNE	2

I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PARISH OF TERREBONNE AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT, AND,

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

DEDICATION OF STREETS AND SERVITUDES

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

THE SERVITUDES AS INDICATED ON THE PRIVATE LOTS AND THE STREET RIGHTS-OF-WAY AS SHOWN ARE HEREBY DEDICATED FOR THE USE OF CONSTRUCTING, OPERATING AND MAINTAINING UTILITIES AND OR DRAINAGE STRUCTURES, THE FEE IN THE LAND BEING RESERVED BY THE PROPERTY OWNER.

AUTHORIZED OWNER

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

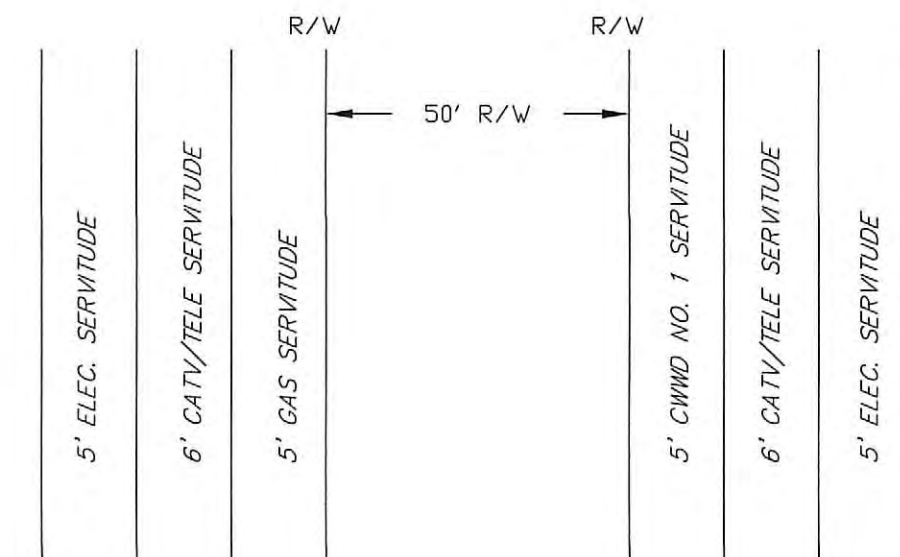
FOR

This is to certify that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent minimum STANDARDS OF PRACTICE FOR LAND SURVEYORS as set forth by the STATE OF LOUISIANA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS and that the accuracy specifications and positional tolerances are in accordance with suburban area surveys indicated in

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE LOUISIANA REVISED STATUTES AND TERREBONNE PARISH REGULATIONS AND HEREBY APPROVE THE SAME.

FLOYD E. MILFORD III., P.E.



TYPICAL UTILITY SERVITUDES (SECTION A-A)
LOOKING IN DIRECTION SHOWN
NTS